



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 19-12-2025

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THE HON'BLE MR.JUSTICE V. LAKSHMINARAYANAN

WP No. 49343 of 2025

1. R.Dhandapani
2. R.Sachidhanandan
3. D.Uvaraj

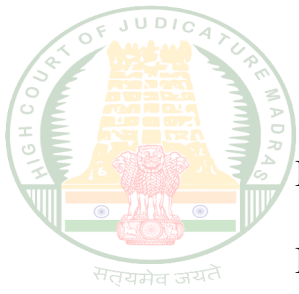
..Petitioner(s)

Vs

1. The DirectorDirectorate Of Town And Country Planning, Dtcp, Cmda Office Complex, E And C Market Rd, Srinivasa Nagar, Virrugambakkam, Koyambedu, Chennai- 107.
2. The Joint Director / Assistant DirectorDistrict Town And Country Planning, 2nd Floor, Ex-service Man Welfare Office Building Campus, Vellore, Vellore District.
3. The CommissionerVellore Municipal Corporation, Vellore District.

..Respondent(s)

Calling for the records relating to the Impugned Notice dated 24.07.2025 in Na.Ka.No.2166/ 2023/F1 issued by the 3rd Respondent directing the Petitioners to rectify the irregularities cited in the above impugned notice and quash the same and consequently directing the 3rd Respondent to grant final approval for petitioners residential layout comprised in Town Survey No.667, measuring an extent of 1.74 cents, situated in ward No.5, Block No.15, Vellore Taluk, within the Registration District of Vellore and pass.



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For Petitioner(s):

M/s.M.Rebecca

For Respondent(s):

M/s.C.Meera Arumugham, AGP for
Mr.N.Naveen Kumar, GA (for R1 & R2)

Ms.R.Regamitha for
Mr.P.S.Prabu (for R3)

ORDER

The petitioner is the owner of the properties situated in Survey No.667/1, 2 and 667/3 of Velur Taluk. The petitioner wanted to develop the property into a layout regarding which he filed an application before the respondents. The respondents called upon him to comply with certain conditions like executing a gift deed for properties reserved for TANGEDCO and to the Local Body and also undertake to develop infrastructure works like storm water drains, water supply, electric poles and sewage lines etc.,

2.The petitioner complied with all the requirements imposed by the 3rd respondent on him. In order to get a view of the technical compliance, the 3rd respondent, by way of a letter dated 13.12.2023, requested the Principal, Government Engineering College, Thorapadi, Vellore, to conduct a field inspection of the petitioner's property



3. Physical inspection was done by the Professor of Civil Engineering of Government Engineering College, Thorapadi, Vellore. The inspection report along with photographs were submitted on 04.01.2024 stating that the petitioner has black topped the roads to a thickness of 246 millimeters, constructed storm water drains using reinforced concretes and has also laid drinking water pipelines in PVC. The Professor of Civil Engineering had the same verified through one Dr.J.Sriram Babu.

4. After submitting this certificate, the petitioner was called upon to deposit some additional fees, which he also did. Yet, the plans were not approved. Therefore, the petitioner came forward with a writ petition in WP.No.6943 of 2025 which was ordered on 12.03.2025 by which this court directed as follows :

“7. The 3rd respondent is directed to grant final approval to the petitioner if the same is in order and accordance with law, if the resolution is passed by the council within a period of eight weeks from the date of receipt of a copy of this order.”

5. Instead of complying with the order of this Court, the 3rd respondent has passed an order finding faults in the proposed layout of the petitioner. The report of the Professor of Civil Engineering of Government Engineering College, Thorapadi, Vellore, has not even been referred to in the impugned order. The impugned order reports that the 33rd Ward Counsellor of the 3rd



respondent objected to the layout and consequently, the 3rd respondent has come to a conclusion that defects exist in the layout developed by the petitioner.

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6.M/s.C.Meera Arumugham, learned AGP appeared for Mr.N.Naveen Kumar, learned GA, takes notice for R1 & R2 and Ms.R.Regamitha appeared for Mr.P.S.Prabu takes notice for R3.

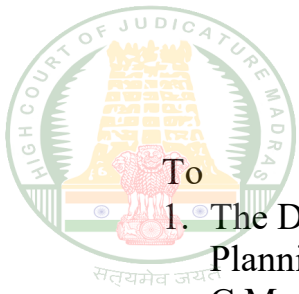
7.Since the report of the Professor of Civil Engineering of Government Engineering College, Thorapadi, Vellore, has not been set aside and stands in favour of the petitioner, the third respondent/Commissioner is not entitled to issue an order contrary to that report.

8.Learned counsel for the 3rd respondent shall report as to whether the 33rd Ward Councillor is an expert body in the field of Civil and Structural Engineering, and on what basis on which the impugned order was passed despite the specific order of this Court.

9.Post the matter on 02.01.2026 and list the same in the admission list, awaiting the report.

19-12-2025

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To

1. The Director Directorate Of Town And Country Planning, Dtcp, Cmda Office Complex, E And C Market Rd, Srinivasa Nagar, Virrugambakkam, Koyambedu, Chennai- 107.
2. The Joint Director / Assistant Director District Town And Country Planning, 2nd Floor, Ex-service Man Welfare Office Building Campus, Vellore, Vellore District.
3. The Commissioner Vellore Municipal Corporation, Vellore District.

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V.LAKSHMINARAYANAN, J.

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