



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 08-07-2026

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THE HON'BLE MR JUSTICE KRISHNAN RAMASAMY

WP No. 18713 of 2026

C.Saravanan,
S/o.A.P.Chandramouleeswaran, No.J2 and J3,
No.12, Gilchrist Avenue, Harrington Road, Chetpet,
chennai 600 031.

..Petitioner(s)

Vs

1. The District Registrar,
(Competent Authority under the Tamil Nadu,
Apartment Ownership Act, 2022)The District
Registrar Office, Central Madrs, No.182, Bharathi
Salai, Royapettah, Chennai 600 014.
2. Alsa Residency Owners Association,
Rep. By its Secretary, No.12, Gilchrist
Avenue,Harrington Road, Chetpet, Chennai 600 031.

..Respondent(s)

PRAYER: The Writ Petition is filed under Article 226 of the Constitution of India seeking the issuance of a Writ of Mandamus directing the 1st respondent to consider my complaint dated 06.02.2026.

For Petitioner(s): Mr. C.Prasanna Venkatesh

For Respondent(s): Mr.Roshan Atiq M.

Government Counsel for R1

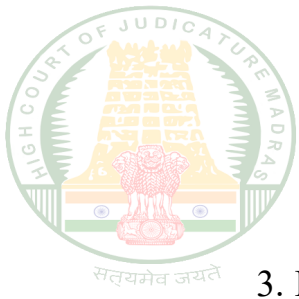


ORDER

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The present Writ Petition has been filed seeking the issuance of a Writ of Mandamus directing the 1st respondent to consider my complaint dated 06.02.2026.

2. The learned counsel for the petitioner submitted that the petitioner, an apartment owner in Alsa Residency, submitted a statutory complaint dated 06.02.2026 before the first respondent, the Competent Authority under the Tamil Nadu Apartment Ownership Act, 2022, invoking Sections 24 and 25 read with Rule 17. The petitioner sought registration of the Apartment Owners' Association, a declaration that the stilt and open parking areas are common areas, and equitable allotment of at least one parking space to each apartment owner. Despite the complaint being duly filed with all supporting documents, the first respondent failed to initiate any action or conduct an enquiry and erroneously declined to entertain the complaint on the ground that action could be taken only against registered associations. Aggrieved by the respondent's failure to exercise the statutory jurisdiction, the petitioner has filed the present writ petition seeking a Writ of Mandamus directing the first respondent to consider and dispose of the statutory complaint in accordance with law within a stipulated time.



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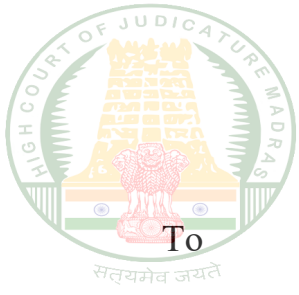
3. Heard Mr.Roshan Atiq M., learned Government Counsel appearing for the 1st respondent.

4. Considering the facts and circumstances of the case and the submissions made on either side, this Court, without expressing any opinion on the merits of the matter, directs the first respondent / District Registrar to consider the petitioner's statutory complaint dated 06.02.2026. The first respondent shall, after issuing due notice to the petitioner as well as the second respondent and affording them an opportunity of a personal hearing, pass appropriate orders on merits and in accordance with law, within a period of eight (8) weeks from the date of receipt of a copy of this order.

5. With the above directions, this Writ Petition stands disposed of. There shall be no order as to costs.

08-07-2026

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(Competent Authority under the Tamil Nadu, Apartment
Ownership Act, 2022)The District Registrar Office,
Central Madrs, No.182, Bharathi Salai, Royapettah,
Chennai 600 014.
2. The Secretary, Alsa Residency Owners Association,
No.12, Gilchrist Avenue,Harrington Road, Chetpet,
Chennai 600 031.



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KRISHNAN RAMASAMY, J.

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