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W.P.No.9789 of 2025

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED : 20.03.2025

CORAM

THE HONOURABLE Mr. JUSTICE N. ANAND VENKATESH

W.P.No.9789 of 2025

S.Mahendran

.... Petitioner

Vs

1.The Inspector General of Registration

No.100, Santhome High Road

Mandavelipakkam, Raja Annamalai Puram

Chennai - 600 028.

2.The Deputy Inspector General of Registration

Office of the Deputy Inspector General of Registration

Chengalpet.

3.The District Registrar (Admin)

Office of the District Registrar

Chengalpet District.

4.The Sub Registrar

Thiruporur Sub Registrar Office

Chengalpet District, Thiruporur - 603 110.

.... Respondents



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Prayer : Writ Petition filed under Article 226 of Constitution of India praying to issue a Writ of Mandamus directing the third respondent to consider the proceedings in Na.Ka.No.2018/E1/2024 dated 15.07.2024 issued by the second respondent and consequently fix the guideline value of the subject property within the time stipulated by this Court.

For Petitioner : Mr.M.A.Arshad

For Respondents : Mr.B.Vijay
Additional Government Pleader [R1 to R4]

ORDER

This writ petition has been filed for issue of Writ of Mandamus directing the third respondent to consider the proceedings issued by the second respondent dated 15.07.2024 and to fix the guideline value of the subject property within a time frame fixed by this Court.

2. Heard Mr.M.A.Arshad, learned counsel appearing for the petitioner and Mr.B.Vijay, learned Additional Government Pleader appearing for the respondents.



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3. The grievance of the petitioner is that though the guideline value of the subject property has sufficiently increased and according to the petitioner, the ongoing rate is Rs.3,00,000/- per acre, the guideline value that has been reflected in the official website of the Registration Department is Rs.1,250/- per sq.ft. Hence, the petitioner made a representation dated 10.07.2024 to the second respondent requesting the second respondent to fix the guideline value for the lands in Survey No.753/1 of Kayar Village, Chengalpet Taluk. On receipt of the same, the second respondent informed the petitioner through his communication dated 15.07.2024, that a direction had been given to the third respondent to consider the representation of the petitioner dated 10.07.2024. Since there was no progress thereafter, the present writ petition is filed before this Court seeking for appropriate directions.

4. In the considered view of this Court, the fixation of guideline value has to be done by the Valuation Committee and the law on this issue was discussed in detail by this Court in *Anita Thomas & Others Vs Inspector General of Registration* reported in 2024 5 CTC 76.



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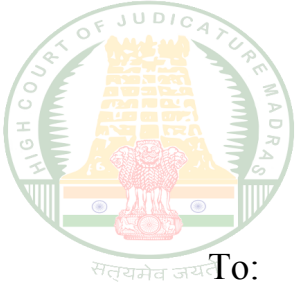
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5. In view of the above, there shall be a direction to the third respondent to place the request made by the petitioner before the Committee constituted under the Rule and necessary proceedings shall be issued by the Committee within a period of three months from the date of receipt of a copy of this order.

6. The writ petition is disposed of with the above directions. No costs.

20.03.2025

Index : Yes/No
Speaking Order/Non-Speaking Order
Neutral citation : Yes/No
ds



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