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W.P. No.10980 of 2025

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 28.04.2025

CORAM:

THE HON'BLE MR. JUSTICE N. ANAND VENKATESH

W.P. No.10980 of 2025 and W.M.P.No.12386 of 2025

Maheswari

Petitioner

vs.

1. The Inspector General (Registration)
Government of Tamil Nadu
No.120, Santhome High Road
Chennai
2. The District Registrar (South) Chennai
District Registrar's Office
Integrated Building Offices of the
Commercial Taxes and Registration Department
Nandanam
Chennai 600 035
3. The Sub Registrar
Chennai South Joint I Sub Registrar Office
Chennai 600 015
4. The District Forest Officer
Office of the Forest Department
Chennai Division No.259
III Floor, DMS Complex
Chokkalingam Nagar
Teynampet
Chennai 600 006

Respondents

Writ Petition filed under Article 226 of the Constitution of India seeking a writ of mandamus directing the third respondent to receive and register the sale deed dated 14.12.2023 executed in favour of the petitioner Maheswari by P.S. Vigneswaran, S/o Parthasarathy in respect of the vacant land measuring an extent of 1,500 sq. ft. in "Parasuram Nagar", comprised in S.No.534/7A and 534/4A, Pallikaranai Village,



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Sholinganallur Taluk, Chennai bearing Patta No.37500 also having CMDA Planning Permission, PPA/WDCN 14/03547/2023 and Building Approval in BA/WDCN14/03784/2023 dated 05.06.2023 for registration as per the provisions of the Registration Act, 1908, and register the same in accordance with law on payment of requisite stamp duty, registration fees and other charges.

For petitioner	Mr. K. Chozhan
For RR 1 to 3	Mr. R. Sasikumar Government Advocate
For R4	Mr. C. Selvaraj Additional Government Pleader

ORDER

This writ petition has been filed for the issue of a writ of mandamus directing the third respondent to register the sale deed dated 14.12.2023 executed by one Vigneswaran in favour of the petitioner with respect to the subject property in Survey No.534/7A and 534/4A at Pallikaranai Village, Sholinganallur Taluk, Chennai.

2. When this writ petition came up for hearing on 03.04.2025, this Court directed the learned Additional Government Pleader for the fourth respondent to take instructions since the third respondent was refusing to register the sale deed on the ground that objections have been received from the fourth respondent and therefore, the petitioner must get a No Objection Certificate from the fourth respondent.



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3. When the matter was taken up for hearing today, learned Additional Government Pleader for the fourth respondent submitted the written instructions received from the Forest Range Officer, Pallikaranai Range, Chennai. A scanned reproduction of the relevant portion of the said written instructions is as follows:

In this regard, I submit to state that an extent of land measuring 697.96 Hectares of marsh lands as mentioned below are continue to remain under the administrative control of Pallikaranai range of Chennai Forest Division.

Sl. No	Section of TNFA	Name of Taluk	Name of village	Survey Nos	Area	Remarks
1.	Notified under sec 16 (Final Notification)	Sholinga-nallur	Pallikara-Nai	657/3A3	133.00.0	G.O.(Ms).No.62 E&F (FR-14)Dept dated 10.05.2018
				453/2C	26.06.0	
				432/1	56.55.0	
				429/2	26.21.5	
				430	16.49.5	
				431	13.20.0	
				657/3E	0.40.5	
				657/3C,3D, 3F to 3K	3.53.0	

Sl. No	Section of TNFA	Name of Taluk	Name of village	Survey Nos	Area	Remarks
				433/1A to 1 H433/2A to 2 F	34.28.5	
				444/2	0.39.0	
				434/3	6.87.0	
				Sub Total	317.00.0	
2.	Notified under sec 04	Sholinga-nallur	Sholinga-nallur	602/7 & 8	55.19.0	G.O.(Ms). No.90 E&F (FR-14) Department dated 19.07.2017
		Tambaram	Perumbakkam	534/4	20.74.0	
				Sub total	75.93.0	
3.	Notified under sec 26	Sholinga-nallur	Pallikarainai	657/4A	04.89.5	Kancheepuram District Gazette No.6 dated 01.07.2013
				657/4C	10.90.5	
				658/1A1	34.84.0	
				657/1A	80.91.0	
				Sub total	131.55.0	
				658/1A(P)	3.07.80	
				Sub total	3.07.80	
Grand total				697.96.Ha.		

The impugned land comprised in S.No.534/7A and 534/4A, of Pallikaranai Village, Shollinganallur Taluk, Chennai District as mentioned in the writ petition is not belongs to Forest Department. District Forest Officer, Chennai Division is included in this writ petition as 4th respondent, who is nowhere connected with this impugned land belongs to the petitioner.

4. On a careful consideration of the submissions made on either side and also the written instructions received from the fourth



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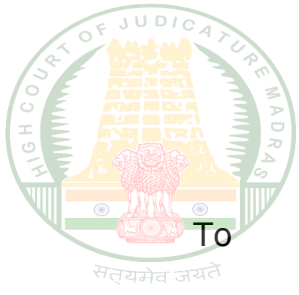
respondent, it is clear that the subject property in S.No.534/7A and 534/4A of Pallikaranai Village, Sholinganallur Taluk, Chennai, is not within the notified area and therefore, it is not necessary for the petitioner to get a No Objection Certificate from the fourth respondent.

5. In view of the above, there shall be a direction to the third respondent to register the sale deed pertaining to the subject property, if it is otherwise in order.

6. With the above direction, this writ petition is disposed of. Connected W.M.P. stands closed. No costs.

28.04.2025

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N. ANAND VENKATESH, J.
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