



W.P.No.17912 of 2025

IN THE HIGH COURT OF JUDICATURE AT MADRAS

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Dated : 05.06.2025

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THE HON'BLE Mr. JUSTICE MOHAMMED SHAFFIQ

W.P.No.17912 of 2025

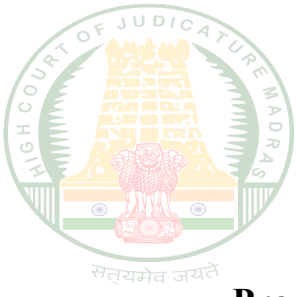
Pramila Promoters Private Limited,
Rep. by its Authorized Signatory,
Mr.E.Sundaravadivelu

... Petitioner

Vs.

- 1.The Inspector General of Registration,
Office of Inspector General of Registration,
Santhome, Chennai - 28.
- 2.The Additional Inspector General of
Registration (Guideline Value),
Office of Inspector General of Registration,
Chennai - 28.
- 3.The Deputy Inspector General of Registration,
Office of Deputy Inspector General of Registration,
Trichi.
- 4.The District Registrar,
Office of District Registrar,
Ariyalur.
- 5.The Sub Registrar,
Office of Sub Registrar,
Udaiyarpalayam.

... Respondents



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Prayer:

Writ Petition filed under Article 226 of the Constitution of India praying to issue a Writ of Mandamus directing the IG Registration to rectify the error accrued in the guideline value in survey No.191/2A as per original value.

For Petitioner : M/s.Anitha Dominic

For Respondents 1 to 5 : Mr.U.Baranidharan,
Special Government Pleader

ORDER

By consent of learned counsel on both sides, this writ petition is taken up for final disposal at the admission stage itself.

2. The present writ petition is filed praying for a writ of mandamus to direct the IG Registration to rectify the error in the guideline value in respect of survey No.191/2A.

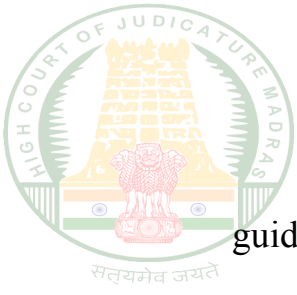


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3. It is submitted by the learned counsel for the petitioner that the petitioner-company is in the business of promoting land and building. The petitioner had purchased lands comprised in S.Nos.187/7A, 187/7B and 191/2A at Managethi Village, Ariyalur District and formed a residential Layout called "Golden Eagle Co-operative Society Nagar". The petitioner obtained DTCP approval No.4 of 2018 and 3 of 2019. The above said survey Nos.187/7A and 187/7B were categorized as Residential Special Type-I (RS-I) and guideline value was fixed as Rs.500/- per sq.mt, vide proceedings of Ariyalur District Registrar dated 27.12.2021.

4. In the year 2023, during the course of registration of documents for certain plots, the petitioner came to know that the guideline value has been wrongly shown as Rs.5,385/- per sq.ft and Rs.500/- per sq.mt. Further, on 01.04.2023, the online guideline value was wrongly shown as Rs.8,038/- per sq.ft. and Rs.86,525/- sq.mt. The above discrepancy was brought to the knowledge of SRO, Udayarpalayam and the



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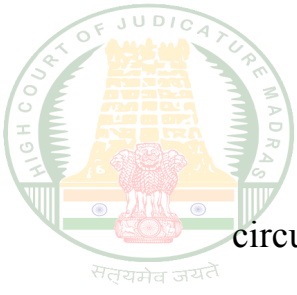
guidelines value was fixed at Rs.51/- sq.ft. and Rs.500 per sq.mt.

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Whileso, on 11.06.2024, the petitioner sought to register one of the plots in S.No.191/2A, the guideline value was wrongly shown as Rs.8,038/- per sq.ft. and Rs.86,525/- per sq.mt. Accordingly, the petitioner submitted a representation dated 12.06.2024 to the first respondent, seeking rectification of error in the guideline value. However, the said representation has not been considered so far. Aggrieved by the same, the petitioner has come before this Court.

5. At the outset, it was submitted by the learned Special Government Pleader for the respondents that the first respondent will examine the representation and will pass appropriate orders by rectifying discrepancy, if any, in fixation of the guideline value, after issuing notice and hearing the petitioner and any other interested parties, within the time frame fixed by this Court, which was agreed to by the learned counsel for petitioner.

6. In view of the same, taking into consideration the facts and



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circumstances of the case and the limited relief sought for in this Writ Petition, there shall be a direction to the respondents, to consider the representation dated 12.06.2024 on its own merits and pass appropriate orders in accordance with law, after affording reasonable opportunity of hearing to the petitioner and any other interested persons, and also putting the petitioner and any other interested persons/rival claimants on notice, within a period of sixteen (16) weeks from the date of receipt of a copy of this order. It is made clear that this Court has not expressed any views with regard to the merits of the representations and it is open to the concerned respondent to consider the representations on its own merits and in accordance with law. It is open to the petitioner to submit any relevant documents during the course of hearing, before the first respondent.

7. Accordingly, the writ petition stands disposed of. There shall be no order as to costs.

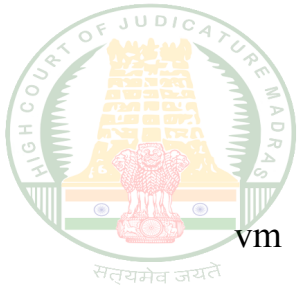
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Speaking/Non-speaking order

Index : Yes / No

Neutral Citation : Yes / No

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MOHAMMED SHAFFIQ.J.,

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To

- 1.The Inspector General of Registration,
Office of Inspector General of Registration,
Santhome, Chennai - 28.
- 2.The Additional Inspector General of
Registration (Guideline Value),
Office of Inspector General of Registration,
Chennai - 28.
- 3.The Deputy Inspector General of Registration,
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- 4.The District Registrar,
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