



WP No. 39622 of 2025

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 23-10-2025

CORAM

THE HONOURABLE MR JUSTICE KRISHNAN RAMASAMY

WP No. 39622 of 2025

Prema,
W/o Sathish,
No 57/1, Old Police Station Road,
Muthapudupettai, Ambattur,
Chennai 600 055.

Petitioner(s)

Vs

1.The District Registrar,
Tiruvallur District.

2.The Sub Registrar,
No.2 Joint Sub Registrar Office,
Tiruvallur, Tiruvallur District.

Respondent(s)

PRAYER:-Writ Petition filed under Article 226 of the Constitution of India, praying for an issuance of Writ of Certiorarified Mandamus, to call for the records relating to the impugned proceedings dated 15.09.2025 made in refusal



WP No. 39622 of 2025

check slip in RFL / 2 No Joint sub registrar Tiruvallur / 28 / 2025 dated 15.09.2025 issued by the 2nd respondent quash the same as illegal, improper, unreasonable, arbitrary and against the principles of natural justice and thereby direct the 2nd respondent to register the sale deed dated 15.09.2025 (No TP / 232913861 /2025) presented by the petitioner.

For Petitioner(s): Mr.N.Palanisamy

For Respondent: Mr.P.Harish
Government Advocate

ORDER

This writ petition has been filed by the petitioner challenging the impugned proceedings dated 15.09.2025 made in refusal check slip in RFL / 2 No. Joint sub registrar Tiruvallur / 28 / 2025 dated 15.09.2025 issued by the 2nd respondent.

2.Mr.P.Harish, learned Government Advocate, takes notice on behalf of the respondents. By consent of the parties, the main writ petition is taken up for disposal at the admission stage itself.



WP No. 39622 of 2025

WEB COPY

3.Learned counsel for the petitioner would submit that the petitioner intent to purchase 10 cents of land in Survey No.80/1 situated at Pakkam Village, Tiruvallur Taluk and District from one Mallika. The petitioner and her vendor prepared a sale deed for registration of the aforesaid 10 cents of land. When the same was presented for registration, the 2nd respondent refused to register the sale deed on the ground that the petitioner intent to register the un-approved plot and the same is not permissible as per Section 22A of the Registration Act.

4.He would further submit that the petitioner's vendor had already sold some of the plot in the aforesaid survey number and registered the same before the 2nd respondent in the year 2015, without obtaining any approval. Therefore, there is no impediment for the respondents to register the sale deed executed in favour of the petitioner as per the law laid down by this Court in the case of ***Subramani Vs. The Sub-Registrar, Rasipuram*** in ***W.P.No.11056 of 2024*** dated



WP No. 39622 of 2025

26.04.2024 since majority of the plots were already sold without obtaining approval.

5.Learned Government Advocate appearing for the respondents would submit that the law laid by this Court in W.P.No.11056 of 2024 dated 26.04.2024 was set aside by the Hon'ble Division Bench of this Court and there is bar under Section 22A of the Registration Act, to register the un-approved plots. Hence, the 2nd respondent refused to register the sale deed presented by the petitioner.

6.Heard the learned counsel for the petitioner as well as the learned Government Advocate appearing for the respondents and perused the materials available on record.

7.Considering the submissions made by either parties, this Court finds force in the submissions made by the learned Government Advocate appearing



WP No. 39622 of 2025

WEB COPY

for the respondents. The law laid by this Court in W.P.No.11056 of 2024 dated 26.04.2024 was set aside by the Hon'ble Division Bench of this Court and there is no dispute on the said aspect. In the present case, the petitioner intent to purchase the un-approved plot citing the reason that majority of the plots in the same survey number was sold out and the petitioner intent to purchase only 10 cents of land and therefore, according to the petitioner, the 2nd respondent ought not to have refused to register the same. However, since there is a bar under Section 22A of the Registration Act for registering the un-approved plot unless and otherwise an approval is obtained by the petitioner's vendor, the same cannot be registered and citing the said reason, 2nd respondent has rightly refused to register the sale deed presented by the petitioner. Thus, this Court does not find any error in the decision making process of the 2nd respondent in refusing the sale deed presented by the petitioner for registration and the right course available for the petitioner is to get the layout approved by the petitioner's vendor. Hence, this writ petition is devoid of merits.



WP No. 39622 of 2025

8. In the result, this Writ Petition stands dismissed. There is no order as to

costs.

23-10-2025

rst

Index: Yes/No

Speaking/Non-speaking order

Internet: Yes

Neutral Citation: Yes/No



WEB COPY

To

1.The District Registrar,
Tiruvallur District.

2.The Sub Registrar,
No 2 Joint Sub Registrar Office,
Tiruvallur, Tiruvallur District.



WP No. 39622 of 2025



WEB COPY



WP No. 39622 of 2025

KRISHNAN RAMASAMY J.

rst

WP No.39622 of 2025

23-10-2025