



WEB COPY

WP No. 14586 of 2



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 04-03-2026

CORAM

THE HON'BLE MR JUSTICE KRISHNAN RAMASAMY

WP No. 14586 of 2024

Jayavel
S/o.Periyanna Gounder

..Petitioner(s)

Vs

1. The District Registrar
Back Side of Office of The District Collector,
Tiruchengode Road,
Namakkal District.
2. The Sub-Registrar
Office Of The Sub-Registrar,
Rasipuram Taluk, Namakkal District.
3. The Assistant Commissioner Hindu Religious
and Charitable Endowment Department,
Collectorate Campus, Nallipalayam,
Namakkal 637003.
(R-3 Impleaded Vide Order Dt.24.06.2024 made
In WMP.17105/2024 In WP.14586/2024)

..Respondent(s)

This Writ Petition filed under Article 226 of the Constitution of India to issue a writ of mandamus directing the respondents to re-fix the guideline value of the petitioner's property, situate in Moolakkaadu Village, Rasipuram Taluk, Namakkal District, comprised in S.No. 42/2-7A, in the Guidelines Register maintain by them in lieu of wrong fixation of "0" Guideline value by considering the petitioner's representation dated 27.02.2024 sent to the respondents.



For Petitioner(s): Mr. K.M.Arun

For Respondent(s): Mrs. Aswini Devi, AGP
For R1 And R2
Mr.S.Ravichandran,AGP
For R3

ORDER

This writ of mandamus has been filed seeking a direction to consider the petitioner's representation and to re-fix the guideline value in respect of the petitioner's property situated at Survey No.42/2-7A, Moolakkadu Village, Rasipuram Taluk, in the Guideline Register maintained by them, in lieu of the wrong fixation of '0' guideline value.

2. The case of the petitioner is that he has purchased the land in Survey No.42/2-7, Moolakkaadu Village, Rasipuram Taluk, by way of a sale deed dated 30.03.1994, registered as Document No.854 of 1994 on the file of the Sub-Registrar, Rasipuram. Subsequently, a Manai Vari Tharaya Patta has also been issued in favour of the petitioner in Form-IV.

3. Thereafter, on 02.11.2007, an extent of 175.5 sq.mtr., out of the total extent of 225 sq.mtr., was acquired for widening the National Highway and the acquired land was sub-divided as S.No.42/2-7B and the remaining portion of the petitioner's land was assigned as S.No.42/2-7A.



4. It is the grievance of the petitioner that while making entries in the Guideline Register, the guideline value for both S.Nos.42/2-7A and 42/2-7B has been wrongly fixed as '0'. Hence, the petitioner submitted a representation dated 17.07.2020 to the second respondent requesting to re-fix the guideline value by rectifying the above error.

5. The second respondent, after obtaining a No Objection Certificate from the Tahsildar, Rasipuram, dated 03.06.2020, forwarded the petitioner's representation to the first respondent for further action. However, the same has been returned by the first respondent stating that the property has been shown in the Government Guideline Value Register as "Government lands-Hindu Religious and Charitable Endowments Lands" and that a No Objection Certificate has to be obtained from the third respondent.

6. On 18.03.2024, the second respondent also sent a reminder to the third respondent seeking clarification as to whether the land belongs to HR &CE Department or to issue a No Objection Certificate to re-fix the guideline value. However, till date no action has been taken on the petitioner's representation. Hence, the present writ petition.



7. Heard the learned counsel for the petitioner and the learned Special Government Pleader appearing for the respondents and perused the materials available on records.

8. Considering the facts and circumstances of the case, and without going into the merits of the matter, this Courts directs the respondents to consider the petitioner's representation dated 27.02.2024 and pass appropriate orders for fixing the guideline value in respect of the petitioner's property situated in S.No.42/2-7A & S.No.42/2-7B, Moolakkaadu Village, Rasipuram Taluk, Namakkal Districtm, on its own merits and in accordance with law, within a period of eight(8) weeks from the date of receipt of a copy of this order. No costs.

9. With the above directions, this writ petition is disposed of. No costs.

04-03-2026

Index: Yes/No
Speaking/Non-speaking order
Neutral Citation: Yes/No

MRP



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KRISHNAN RAMASAMY, J.

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