



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 03-06-2026

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THE HON'BLE MR JUSTICE KRISHNAN RAMASAMY

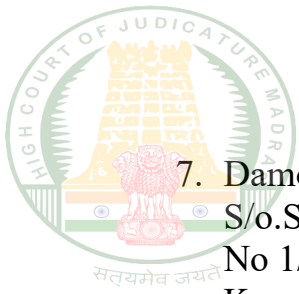
WP No. 16905 of 2026

M.Rajendren
S/o.Mr.Munuswamy,
No.13,Vallalar Nagar First Street,
Thirumullaivoyal, Chennai-600062,

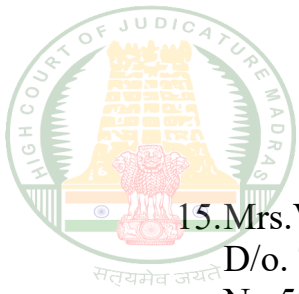
..Petitioner(s)

Vs

1. The Inspector General of Registration
No.100, Santom Highway,
Chennai-600028
2. The District Registrar,
Registration Department,
Tiruvallur District
3. The Sub-Registrar,
Avadi Registrar Office,
Avadi, Chennai-62
4. Mr.Mullaimuthu (A) Muthu,
S/o. Mr.Patchai,
No 5/2, Venkateshwara 1st Street,
Thirumullaivoyal, Avadi, Chennai-62.
5. Mr.Periyasamy
S/o.Shanmugam,
No 1/20, Thideer Nagar, Kavangkolathur,
Pudumavilangai,Thiruvallur District-203
6. Mr.Sekar,
S/o.Shanmugam,
No 1/21, Thideer Nagar,
Kavangkolathur, Pudumavilangai,
Thiruvallur District-203



7. Damodharan
S/o.Shanmugam,
No 1/21, Thideer Nagar,
Kavangkolathur, Pudumavilangai,
Thiruvallur District-203.
8. Revathy
D/o.Shanmugam,
No 1/87, Perumal kovil st,
Thideernagar, Kavangkolathur,
Pudumavilangai, Thiruvallur District-203
9. Dhanasekarn
S/o.Thanigachalam Reddyar,
No 109, Bazaar Vedhi,
Kadambathur, Thiruvallur District-203.
- 10.Rajeshwari
D/o.Thanigachalam Reddiar,
W/o.Godandan Naikar,
No 53, Main Road, Vellanur Village,
Chennai-62
- 11.Komala
D/o.Thanigachalam Reddyar,
W/o.Dhasaradhan
No 39, Bajanai Kovil St,
Vellanur Village, Chennai-62
- 12.Uma
D/o.Dhasaradhan
No 39, Bajanai Kovil St,
Vellanur Village, Chennai-62.
- 13.Usha
D/o.Dhasaradhan
No 39, Bajanai Kovil St,
Vellanur Village, Chennai-62.
- 14.Kirubakaran
S/o. Thanigachalam Reddyar,
No 42/2, Devar Street,
Pattabiram, Thandurai,Avadi, Chennai-72



15. Mrs. Vijaya (A) Vijayalakshmi,
D/o. Thanigachalam Reddyar,
No 59, 1 st Vanniyar St,
Korattur, Chennai 80

..Respondent(s)

Prayer:

Writ Petition filed under Article 226 of the Constitution of India, praying to issue a Writ of Mandamus, to consider petitioner protest petition dated 18-03-2026 and direct the Third respondent to not to register the documents in respect to all that piece and parcel of vacant land measuring 49 cents (Western side) out of 107 cents, comprised in S.No.499/4 measuring 43.5 Ares and S.No.499/7 measuring 8 Ares, situated in Vellanur Village, Avadi Taluk, Thiruvallur District as unapproved layouts

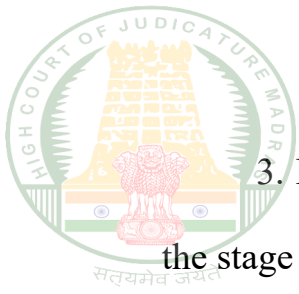
For Petitioner(s): Mr.J.Suresh

For Respondent(s): Mr.Dominic S.David, Govt's counsel
for R1 to 3

ORDER

This writ petition has been filed to direct the respondent to consider the protest petition dated 18.03.2026 filed by the petitioner.

2. Mr.Dominic S.David, learned Government's counsel, takes notice on behalf of the respondents 1 to 3.



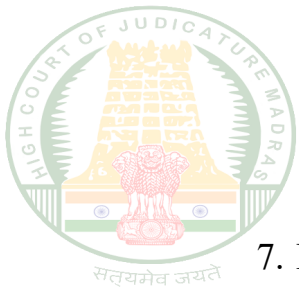
3. By consent of the parties, the main petition is taken up for disposal in the stage of admission itself.

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4. The learned counsel for the petitioner would submit that in this case, initially, a General Power of Attorney (GPA) was executed in favour of the petitioner and subsequently, it was cancelled. Now, the main grievance of the petitioner is that after cancellation of GPA, the original owner had sold the property as “unapproved layout” to a 3rd party vide sale deed dated 21.02.2026.

5. Further, he would submit that in terms of Section 22A of the Registration Act, there is a bar to register the documents, pertaining to the unapproved layout. Hence, a protest petition was filed before the respondents requesting not to register the sale deed pertaining to the subject property. However, the said protest petition was not at all considered by the respondents. Hence, this petition.

6. In reply, the learned counsel for the respondent would submit that since the GPA, executed in favour of the petitioner, was cancelled much prior to the registration of sale deed, the petitioner is no way connected with the registration of the said sale deed.



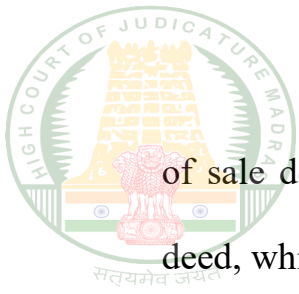
7. Further, he would contend that due to this registration, the petitioner's interest will not get affected in any way. Even if it is so, the only recourse available to the petitioner is to file a suit before the Civil Court. Hence, he prays for dismissal of this petition.

8. Heard the learned counsel for the petitioner and the respondents and also perused the entire materials available on record.

9. In the case on hand, initially, a General Power of Attorney (GPA) was executed in favour of the petitioner and subsequently, it was cancelled. After cancellation, the original owner had sold the property as “unapproved layout” to a 3rd party vide sale deed dated 21.02.2026.

10. According to the petitioner, in terms of Section 22A of the Registration Act, there is a bar to register the documents, pertaining to any unapproved layout. Hence, a protest petition was filed before the respondents requesting not to register the sale deed pertaining to the subject property. However, the said petition was not at all considered by the respondents.

11. On the other hand, it was submitted by the respondent that the GPA, executed in favour of the petitioner, was cancelled much prior to the execution



of sale deed and hence, the petitioner is no way connected with the said sale deed, which was executed in respect of the subject property.

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12. In such view of the matter, as rightly stated by the respondents, if there is any grievance on the part of the petitioner, the same has to be agitated before an appropriate Civil Court and no relief will be granted by way of filing a protest petition before the respondents.

13. In view of the above, this Court is not inclined to entertain this petition. However, if so advised, the petitioner is granted liberty to approach an appropriate Civil Court and challenge the registration of sale deed executed in respect of the subject property, if it is within the limitation, or otherwise in accordance with law.

14. With the above directions, this writ petition is disposed of. No cost.

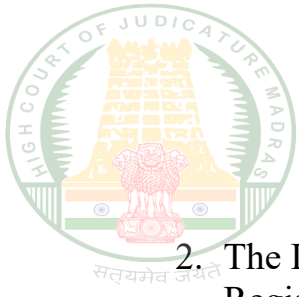
03-06-2026

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

nsa

To

1. The Inspector General of Registration
No.100, Santom Highway,
Chennai-600028



2. The District Registrar,
Registration Department,
Tiruvallur District

3. The Sub-Registrar,
Avadi Registrar Office,
Avadi, Chennai-62



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WP No. 16905 of 2



KRISHNAN RAMASAMY J.

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