



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 20-01-2026

CORAM

THE HON'BLE MR JUSTICE SETHILKUMAR RAMAMOORTHY

WP No. 50109 of 2025

S.Dhanalakshmi W/o.J.Senthil Kumar,
D601,Globuse Arima Legend Apartments,
Peelamedu,Coimbatore-641 004.

..Petitioner(s)

Vs

1. THE INSPECTOR General of
Registration 100, Santhome High Road, Raja
Annamalaipuram, Chennai-600 028.
2. The Sub Registrar
Nallur Sub Registrar Office, Tirupur.

..Respondent(s)

PRAYER: Writ petition is filed under Article 226 of the Constitution of India, pleaded to issue a Writ of Mandamus, directing the 2nd respondent herein to revoke / cancel the reclassification of value and classification of land in survey No. 273/1B of Nallur village, Which is situated in Senthil Nagar, from Zero Value to Guideline value of 729/- per Sq.ft and classification of Land from HR and CE to Mixed Type -I, which was existing earlier and consequently entertain and register all documents for conveyance, transfer, lease, mortgage, memorandum of deposit of title deeds, etc., presented by the petitioner for registration in respect of lands totally measuring 50.32 cents comprised in old Survey No.273/1, New Survey No.273/1B and Situated in Senthil Nagar of Nallur village, Tirupur South Taluk, Tirupur District.



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For Petitioner(s):

Mr.A.M. Esakkiappan

For Respondent(s):

Mr.U.Baranidharan,
Special Government Pleader

ORDER

The petitioner asserts that she is the sole and absolute owner of land admeasuring 50.32 cents in New Survey No.273/1B of Nallur Village, Tiruppur South Taluk. According to the petitioner, the second respondent herein issued order dated 29.05.2023 rejecting the objections raised by the HR & CE Department and holding that documents presented for registration by the petitioner's husband would be received for registration. The petitioner also relies upon earlier order dated 14.09.2022 of the District Revenue Officer confirming the issuance of patta in favour of the petitioner's husband. In these circumstances, the petitioner seeks a direction to the third respondent to cancel the current zero value assigned to the land and to instead provide the guideline value of Rs.729/- per sq.ft. The petitioner also seeks re-classification of the land from HR & CE land to mixed type.

2. Learned Special Government Pleader accepts notice for both the respondents. He submits that the Minor Inams Tribunal, Coimbatore, by order dated 08.11.1971 in C.M.A.No.323 of 1969 concluded that the land was private land and not the land of the Soliamman temple.



3. The petitioner has placed on record multiple documents, including the order dated 08.11.1971 of the Inam Tribunal, the order dated 14.09.2022 of the District Revenue Officer in proceedings under the Tamil Nadu Patta Passbook Act, 1983 and order dated 29.05.2023 of the second respondent. In all these proceedings, the title of the predecessor-in-interest of the petitioner was upheld. Therefore, the petitioner makes out a case for the consideration of the request for re-fixation of value and re-classification.

4. Therefore, this writ petition is disposed of on the following terms:

(i) The petitioner is directed to submit a representation to the second respondent within **two weeks** from the date of receipt of a copy of this order.

(ii) Upon receipt thereof, the second respondent is directed to consider the request and take necessary measures for the restoration of the guideline value within **four weeks** from the date of receipt thereof after providing a reasonable opportunity to the petitioner.

(iii) No costs.

20-01-2026

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

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SENTHILKUMAR RAMAMOORTHY, J.

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To

1. The Inspector General of
Registration 100, Santhome High Road, Raja
Annamalaipuram, Chennai-600 028.
2. The Sub Registrar Nallur Sub Registrar Office,
Tirupur.

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