



W.P.(MD)No.1919 of 2026

BEFORE THE MADURAI BENCH OF MADRAS HIGH COURT

DATED: 27.01.2026

CORAM

THE HONOURABLE **Mr. JUSTICE KRISHNAN RAMASAMY**

W.P.(MD)No.1919 of 2026

Paramasiva

...Petitioner

vs.

The Sub Registrar,
Pudukkottai Sub Registrar Office,
Thoothukudi District.

...Respondent

Prayer: Writ Petition filed under Article 226 of Constitution of India, praying to issue a Writ of Certiorarified Mandamus calling for the records of the respondent in RFL/Pudukkottai/212/2025 dated 29.12.2025 and Na.Ka.No. 585/2025 dated 29.12.2025 in respect of sale deed dated 29.12.2025 with regard to house site bearing S.F.No.75/4C with respective New S.F.No.75/47 in individual Patta No.4870 having an extent of 2861 Sq.Ft and house site bearing S.F.No.75/4C with respective New S.F.No.75/48 in individual Patta No.4871 having an extent of 2177.9 Sq. Ft situate at Maravanmadam Village, Thoothukudi Taluk, Thoothukudi District and quash the same and consequently direct the respondent to register the petitioner's sale deed dated 29.12.2025 within the time stipulated by this Court.

For Petitioner : Ms.A.Aruljenifer

For Respondent : Mr.K.S.Selvaganesan,
Additional Government Pleader



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ORDER

This Writ Petition has been filed challenging the order of the respondent in RFL/Pudukkottai/212/2025 dated 29.12.2025 and Na.Ka.No. 585/2025 dated 29.12.2025 in respect of sale deed dated 29.12.2025 with regard to the house site bearing S.F.No.75/4C, New S.F.No.75/47, individual Patta No.4870 to an extent of 2861 Sq.Ft and house site bearing S.F.No. 75/4C, New S.F.No.75/48, individual Patta No.4871 to an extent of 2177.9 Sq. Ft situated at Maravanmadam Village, Thoothukudi Taluk, Thoothukudi District and to direct the respondent to register the petitioner's sale deed dated 29.12.2025.

2. Mr.K.S.Selvaganesan, learned Additional Government Pleader takes notice for the respondent.

3. By consent on either sides, this Writ Petition is taken up for final disposal at the admission stage itself.

4. The learned counsel appearing for the petitioner would submit that the petitioner intends to purchase house sites in S.F.Nos.75/47 and 75/48 from his vendors Sundareswari and Kavitha. The petitioner's vendors purchased the subject properties from their vendors as unapproved plots on



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28.09.2020. While so, when sale deed dated 29.12.2025 was presented by the petitioner before the respondent, they refused to register the same stating that the subject properties are unapproved plots. Hence, the Writ Petition.

5. The learned Additional Government Pleader appearing for the respondent would submit that the subject properties are part of unapproved layout, wherein road was formed and handed over to the local authorities. Therefore, he would submit that the petitioner may be directed to approach the local authorities for getting necessary approval, since the Scheme in respect of regularization is extended without mentioning any specific date.

6. I have given due consideration to the submissions made on either sides.

7. Upon perusal of the FMB sketch, it is seen that many number of plots in the subject layout have been subdivided and accordingly, plots numbers have been provided. The plots intended to be purchased by the petitioner are 47 and 48 and approach road in the subject layout has also been handed over to the local authorities. Such being the case, merely because, the petitioner's vendors have purchased the subject properties as unapproved plots and it was registered as such, the petitioner cannot claim to



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register his sale deed as a matter of right. According to the respondent, the sale effected by the petitioner was not proper in the eye of law. Therefore, this Court is of the view that the respondent has rightly issued the impugned refusal check slip.

8. In view of the same, this Court directs the petitioner to obtain necessary approval for the subject properties and thereafter, present the sale deed before the respondent for registration. In case the petitioner approaches the Deputy Director of Urban Planning / Member Secretary, Local Planning Group, District Town and Country Planning Office, District Collector Office, Korampallam, Thoothukudi and the Chairperson, Tuticorin Panchayat Union Office, Pudukottai by way of an application for obtaining necessary approval, the Authorities are directed to dispose of the petitioner's application in accordance with law, within a period of four (4) weeks from the date of such application. After obtaining necessary approval, the petitioner is directed to re-present the sale deed to the respondent and on such re-presentation, the respondent is directed register the same, if it is otherwise in order.



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9. Accordingly, this Writ Petition is disposed of. No costs.

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Speaking / Non-speaking order

Index : Yes/No

NCC : Yes/No

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To

1.The Sub Registrar,
Pudukkottai Sub Registrar Office,
Thoothukudi District.

2. The Deputy Director of Urban Planning
/ Member Secretary,
Local Planning Group,
District Town and Country Planning Office,
District Collector Office, Korampallam,
Thoothukudi.

3.The Chairperson,
Tuticorin Panchayat Union Office,
Pudukottai.



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KRISHNAN RAMASAMY, J.

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