WP.No.17716 of 2026

M.DHANDAPANI, J.

The matter is listed under the caption ''for being mentioned''.

2. Heard the learned counsel for the petitioner.

3. No further order is necessary in this case.

04.06.2026

rliIN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 30.04.2026

CORAM:

THE HON'BLE MR. JUSTICE M. DHANDAPANI

W.P. No.17716 of 2026
and
W.M.P. Nos.19040, 19041 and 19042 of 2026

Akilan

..Petitioner(s)

Vs

1. The District Revenue Officer
Collectorate,
Thiruvarur district,
Tamil Nadu 610 001.

2. Revenue Divisional Officer
Mannargudi Taluk, Thiruvarur District
Tamil Nadu -614001

3. The Tahsildar,
Mannargudi Division, Taluk Office Road,
Mannargudi, Thiruvarur District,
Tamil Nadu 614001

4. M. Palanivel

..Respondents

Prayer: Writ Petition filed under Article 226 of the Constitution of India, for the issuance of a Writ of Certiorarified Mandamus to call for the records of the 1st respondent to impugned order Na. Ka. No.13096/2024/A1 dated 18.02.2026 the District Revenue Officer, Thiruvarur and quash the same as being illegal, without jurisdiction, perverse and contrary to law and consequently declare that the petitioner is the lawful Patta-holder and person in possession and enjoyment of the land in Survey No. 152/5A measuring 0.24 acres (0.59 cents) situated at Adicharpuram Village, Mannargudi Taluk, Thiruvarur District

For Petitioner	:	Mr.K. Venkatesan
For Respondents	:	Mr. D. Ravichander Spl. Govt. Pleader for R1-R3

ORDER

Mr.D. Ravichander, learned Special Government Pleader takes notice for respondents 1 to 3. By consent of both the parties, this writ petition is taken up for final disposal at the admission stage itself.

2. Challenging the proceedings of the 1st respondent in No.13096/2024/A1 dated 18.02.2026, whereby directions were issued for transfer of Patta and correction of revenue records in respect of the land comprised in Survey No.152/5A measuring 0.24 acres situated at Adichapuram Village in favour of the 4th respondent, this writ petition has been filed.

3. It is stated that the subject property originally belonged to the petitioner's maternal grandfather, late Mr. L. Kunjuthevar, who had executed a registered Settlement Deed dated 17.02.1971 in favour of the petitioner's

mother, Smt. Anjammal. Thereafter, the property devolved upon the petitioner by way of a registered Release Deed dated 11.07.2019. According to the petitioner, himself and his predecessor-in-title have been in continuous possession and enjoyment of the property for more than 54 years and are cultivating the same.

4. It is further stated that the 4th respondent had earlier approached the Revenue Divisional Officer, Mannargudi, seeking correction of the survey sub-division number in the revenue records. The said request was considered and rejected by the Revenue Divisional Officer by order dated 08.10.2024, confirming the petitioner's mother's name in the Patta relating to Survey No.152/5A. Aggrieved by the same, the 4th respondent preferred a revision before the 1st respondent after a delay of more than 210 days, beyond the prescribed period of limitation.

5. It is the case of the petitioner that the 1st respondent, without conducting any enquiry, without jurisdiction to adjudicate disputed title, and in complete disregard of the concurrent findings rendered by the 2nd and 3rd respondents, passed the impugned order directing transfer of patta in favour of the 4th respondent. Aggrieved by the said order dated 18.02.2026 issued by the 1st respondent, this writ petition has been filed.

6. Learned counsel for the petitioner submitted that without jurisdiction, the respondents decided disputed title in respect of immovable property and corrected revenue records. He vehemently argued that the 1st respondent in complete disregard of the concurrent findings, without conducting proper inquiry or without valid legal reasons passed the impugned order, which is unsustainable and illegal. He further contended that the impugned proceedings were passed in violation of the principles of natural justice and despite the specific intimation regarding the pendency of O.S.No.57 of 2025 on the file of the District Munsif Court, Mannargudi, wherein the very same issue relating to title and possession is the subject matter of adjudication. He strongly pointed out that the revenue authorities have no jurisdiction to decide title disputes relating to immovable property, which domain exclusively falls within the jurisdiction of the competent Civil Court. In view of the above, the impugned order issued by the 1st respondent dated 18.02.2026 is bad in law and therefore, the same is liable to be set aside as well as he prayed to declare the petitioner as the lawful patta-holder.

7. Per contra, learned Special Government Pleader appearing for the respondents 1 to 3 submitted that the impugned order has been passed by the 1st

respondent/competent authority based on the materials available on record and after considering the rival claims made by the parties. He further submitted that the proceedings related only to correction of revenue records and do not finally adjudicate title. He also submitted that the petitioner has an effective alternative remedy and therefore the writ petition is not maintainable. However, he fairly submitted that subject to the outcome of the civil proceedings pending between the parties, the issue will be resolved. Therefore, this Court may issue appropriate directions in the above regard.

8. Heard the learned counsel for the petitioner and learned Special Government Pleader appearing for the respondents 1 to 3 and perused the materials available on record.

9. It is not in dispute that civil suit viz., O.S.No.57 of 2025 is pending before the District Munsif Court, Mannargudi with regard to the very same property. It is well settled that revenue authorities cannot adjudicate disputed questions of title and any mutation in revenue records is always subject to the decision of the Civil Court. In the present case, the 1st respondent appears to have ventured into issues touching upon title despite the pendency of the civil suit between the parties.

10. In such view of the matter, the impugned proceedings of the 1st respondent in No.13096/2024/A1 dated 18.02.2026 is hereby set aside. The parties are relegated to work out their rights before the said Civil Court in the pending suit.

11. Accordingly, this writ petition is disposed of, granting liberty to the petitioner to canvass all the issues relating to title before the said civil court in the pending suit. In the event the petitioner succeeds in the said suit, it is open to him to make a fresh application before the 3rd respondent /Tahsildar for issuance of patta, and such application shall be considered on its own merits and in accordance with law, after affording an opportunity of hearing to the petitioner as well as the 4th respondent. No costs.

30.04.2026

Index : Yes / No
Speaking Order / Non-speaking order
Neutral Citation Case : Yes / No
vsi2

M. DHANDAPANI, J.

vsi2

To :

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