



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 27-11-2025

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THE HONOURABLE MR JUSTICE KRISHNAN RAMASAMY

WP No. 24882 of 2025

AND

WMP NO. 28052 OF 2025

M.Muneeswaran,
S/o.Late.P.M.Muniasamy,
No.3/2, Jothi Ramalingam Street,
West Mambalam, Chennai-600 033.

Petitioner(s)

Vs

1.The Special Commissioner,
Director Of Urban Land Ceiling And
Urban Land Tax, Ezhilagam, Chepauk,
Chennai-600 005.

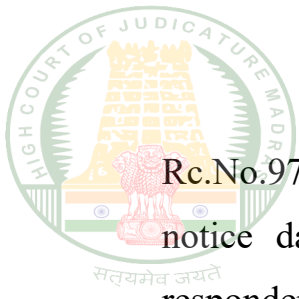
2.The Assistant Commissioner,
Urban Land Tax, Kundrathur,
No.153, Karuneeagar Street,
Adambakkam, Chennai-600 088.

3.The Tahsildar,
Pallavaram Taluk, Pallavaram,
Chennai-600 043.

4.The Sub-Registrar,
Pallavaram.
(R4 Suo Motu Impleaded Vide Order
Dated 19.11.2025 Made In
Wp.24882/2025 By KRJ)

Respondent(s)

PRAYER:-Writ Petition filed under Article 226 of the Constitution of India, praying for an issuance of Writ of Certiorarified Mandamus, to call for the records from the 2nd respondent pertaining to the proceedings bearing



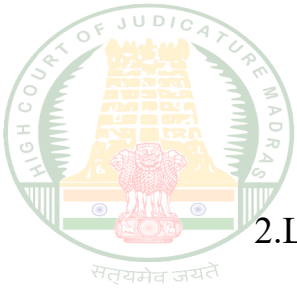
Rc.No.979/1983/D dated 20.5.1983 and the subsequent impugned form VII notice dated 17.09.1983, quash the same and consequently direct the 3rd respondent to mutate the revenue records in the name of the petitioner pertaining to the lands to an extent of 19656 sq.ft(1750 sq.mtrs)comprised in Survey No.387/1A, Town Survey No.6/1, Block No.6, Ward D, situated at Zamin Pallavaram Village, Pallavaram Taluk, Chengalpattu District within the time to be stipulated by this Court

For Petitioner : Mr.V.P.Sengottuvel
Senior Counsel
for Mr.M.Anandaraj

For Respondent(s): Mrs.S.Indhu Bala
Additional Government Pleader
For R1 to R3
Mr..U.Baranidharan,
Special Government Pleader for R4

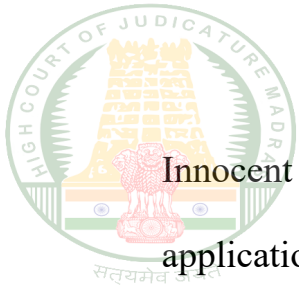
ORDER

This writ petition has been filed by the petitioner seeking to call for the records from the 2nd respondent pertaining to the proceedings bearing Rc.No.979/1983/D dated 20.5.1983 and the subsequent impugned form VII notice dated 17.09.1983, quash the same and consequently direct the 3rd respondent to mutate the revenue records in the name of the petitioner pertaining to the lands to an extent of 19656 sq.ft(1750 sq.mtrs)comprised in Survey No.387/1A, Town Survey No.6/1, Block No.6, Ward D, situated at Zamin Pallavaram Village, Pallavaram Taluk, Chengalpattu District.



2.Learned counsel for the petitioner would submit that in the present case, the petitioner's father purchased the subject property from one M/s.Mahaboobi, the urban land holder to an extent of 1750 sq.mts comprised in S.No.387/1A, Town Survey No.6/1, Block No.6, Ward D, situated at Jamin Pallavaram Village, Saidapet Taluk, Chennai, vide sale deed dated 17.06.1964, registered as Doc.No.1395 of 1964 before Sub-Registrar Office, Pallavaram. Thereafter, the revenue records were also mutated in favour of the petitioner's father in the year 2018. According to the petitioner, he is the only legal heirs of his parents and thus, he inherited the subject property.

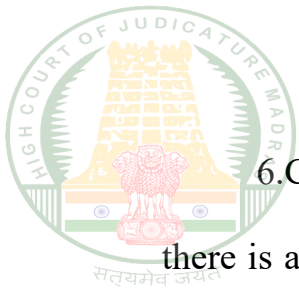
3.He would further submit that the petitioner after the death of his parents, made an application to mutate the revenue records in his name and he came to know from the Officials of the respondents that the subject property was acquired under the purview of the Tamil Nadu Urban Land (Ceiling and Regulation) Act, 1978 (hereinafter referred as 'the Act'). However, the petitioner's father has never issued with any acquisition proceedings and no intimation of the acquisition was served upon to the petitioner's father in the past six years. He would also submit that the subject property was purchased by the petitioner in the year 1964 itself by his father and therefore, the question of urban land ceiling will not come into picture. Therefore, the petitioner made an application for regularisation of the purchase of the subject property under the



Innocent Purchaser Scheme. However, the 2nd respondent rejection the said application vide proceedings dated 19.05.2025. Hence, the petitioner has challenged the acquisition order dated 20.05.1983 passed under Section 9(5) of the Act, 1978 and the notice dated 17.09.1983 passed under section 11(5) of the Act.

4.Learned Additional Government Pleader appearing for the respondents 1 to 3 and the learned Special Government Pleader appearing for the 4th respondent would submit that since the revenue records were mutated in the name of the petitioner's father only in the year 2018, the urban land ceiling proceedings were initiated in the name of the petitioner's vendor. However, he would also submit that the petitioner's father had purchased the subject property in the year 1964 through registered sale deed dated 17.06.1964 and therefore, the subject property comes outside the purview of urban land ceiling. However, the petitioner's entitlement with regard to the fulfillment of the Innocent Purchaser Scheme based on the right over the property is under question.

5.Heard the learned counsel for the petitioner as well as the learned Additional Government Pleader appearing for the respondents 1 to 3 and learned Special Government Pleader appearing for the 4th respondent.



6. Considering the submission made by either parties, it is evident that there is a dispute on the aspect that whether the petitioner is the only legal heir of his father late P.M.Muniasamy. Such being the case, with regard to the petitioner's right over the property, the same has to be decided before the appropriate Civil Court. Further, the issue regarding whether the subject property falls under the scope of the urban land ceiling is concerned, the Act came into force on 03.08.1976. Whereas, the petitioner's father had purchased the subject property in the year 1964 itself. Therefore, the subject property will not fall under the category of Urban Land Ceiling. Since the petitioner's father failed to mutate the revenue records immediately after the purchase of the subject land, though the subject property falls outside the purview of urban land ceiling, the proceedings dated 20.05.1983 was wrongly initiated against the vendor of the petitioner's father.

7. In view of the above, the proceedings dated 20.05.1983 and the notice dated 17.09.1983 issued under Section 9(5) and 11(5) of the Act, respectively with regard to the subject property to an extent of 1750 sq.mts comprised in S.No.387/1A, Town Survey No.6/1, Block No.6, Ward D, situated at Jamin Pallavaram Village, Saidapet Taluk, Chennai is hereby stands quashed.

8. Such being the case, the application made by the petitioner in the capacity of the owner of the subject property for regularization of land can be



considered by the respondents 1 and 2. Merely by granting regularisation for the subject property will not give right to the petitioner over the said property. If there is any dispute regarding the ownership of the subject property, the same has to be decided by the Civil Court. Thus, there is no impediment for the respondents 1 and 2 to consider and pass orders on the petitioner's application for regularisation under Innocent Purchaser Scheme.

9. With the above observations, this writ petition is disposed of. No costs. Consequently, connected miscellaneous petition is closed.

27-11-2025

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Index: Yes/No

Speaking/Non-speaking order

Internet: Yes

Neutral Citation: Yes/No



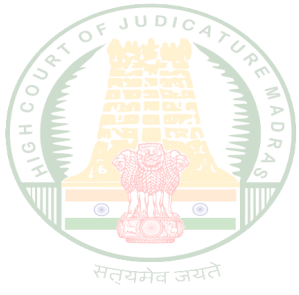
To

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