



WEB COPY



W.A. No.3353 of 2025

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED : 05.11.2025

CORAM

THE HONOURABLE MR. JUSTICE **S.M.SUBRAMANIAM**  
AND  
THE HONOURABLE MR. JUSTICE **MOHAMMED SHAFFIQ**

**W.A. No.3353 of 2025**  
**and**  
**C.M.P. No.27344 of 2025**

1.The Inspector General of Registration,  
No.100, Pattinapakkam, Santhome,  
Chennai - 28.

2.The Deputy Inspector General of Registration,  
Integrated Building for Offices of the  
Commercial Taxes and Registration,  
Nandanam Chennai - 35.

3.The District Registrar,  
Office of District Registrar,  
Kancheepuram - 631 502.

4.The Sub Registrar,  
Office of Sub Registrar, Walajahbad.

... Appellants

**Vs.**

1.Prema Ranjithkumar

2.The District Collector,  
Kancheepuram.

3.The Tahsildar,  
Walajabad,  
Kancheepuram District.

... Respondents



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For Appellants : Mr.U.Baranidharan,  
Special Government Pleader

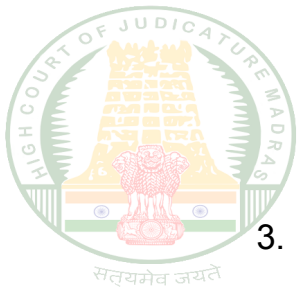
For Respondents : Ms.Akila Rajendran,  
Government Advocate for R2 and R3

**ORDER**

(Order of the Court was made by *S.M.SUBRAMANIAM, J.*)

Mr.U.Baranidharan, learned Special Government Pleader appearing on behalf of the appellants/State would contend that registering authority while scrutinising the document presented for registration found that subject land in the Schedule is classified as 'Eri' (waterbody).

2. Tahsildar, Walajabad has issued a letter dated 19.09.2025 to Sub Registrar, Walajabad, which would show that the entire property except 66 cents is classified as 'Valluvapakkam Eri'. It is not made clear whether any action has been taken to evict the encroachers from the waterbody and on what basis Tahsildar issued such a letter to the Sub Registrar. The idea behind issuing such a letter especially to the registering authority is also to be explained. In order to understand complete facts, District Collector, Kancheepuram and Tahsildar, Walajabad, Kancheepuram District have been suo motu impleaded as respondents 2 and 3 in the present writ appeal.



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3. Ms.Akila Rajendran, learned Government Advocate takes notice for the newly impleaded respondents and seeks time to secure instructions from the District Collector.

4. Learned Special Government Pleader for appellants is permitted to take private notice to the first respondent and serve notice to counsel who appeared for first respondent in the writ proceedings.

5. District Collector, Kancheepuram is directed to file a report regarding classification of subject property.

6. There cannot be any registration in respect of Eri, which is a waterbody. It is to be made clear that the authorities ought to have raised objection under the provisions of the Registration Act, instead a letter was sent to the Sub Registrar, providing certain details, which in the opinion of this Court, appears to be erroneous. That apart, there is an express bar under Section 22A of the Registration Act to register Government poramboke, waterbodies etc.,

7. There shall be an order of interim stay until further orders. Post next



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[S.M.S., J.] [M.S.Q., J.]  
05.11.2025

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**P.S.: ISSUE TODAY**

To

- 1.The District Collector,  
Kancheepuram.
- 2.The Tahsildar,  
Walajabad,  
Kancheepuram District.



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**S.M.SUBRAMANIAM, J.  
AND  
MOHAMMED SHAFFIQ, J.**

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