

BEFORE THE MADURAI BENCH OF MADRAS HIGH COURT

Dated: 19.06.2026

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**THE HONOURABLE MR JUSTICE D.BHARATHA
CHAKRAVARTHY**

**W.P(MD)Nos.8204 to 8215 of 2026
and**

**W.M.P(MD)Nos.6690, 6692, 6693, 6694, 6696, 6698, 6716, 6718, 6712,
6715, 6702, 6705, 6699, 6704, 6700, 6703, 6708, 6711, 6720, 6721, 6723,
6725, 6707 and 6709 of 2026**

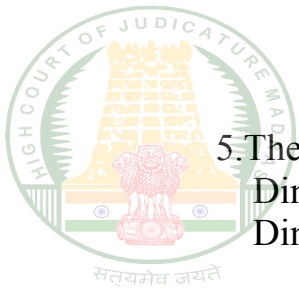
W.P(MD)No.8204 of 2026

R.V.Fasal Rahman

... Petitioner(s)

- Vs. -

- 1.The Inspector General of Registration,
Santhome High Road,
Chennai 600 004
- 2.The Member Secretary
Hill Area Conservation Authority,
Directorate of Town and Country Planning,
807 Anna Salai,
Chennai 600 002
- 3.The Director of Town and Country Planning,
No.807 Anna Salai,
Chennai 600 002
4. The Deputy Director of Town And Country Planning,
Madurai Region,
No.2 K.K Nagar,
Madurai 625 020



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5.The District Collector,
Dindigul District,
Dindigul

6.The District Revenue Officer,
Dindigul District,
Dindigul

7. The District Registrar,
Dindigul District,
Dindigul

8.The Block Development Officer,
Kodaikanal Panchayat Union,
Kodaikanal,
Dindigul District.

9.The Sub Registrar,
Kodaikanal,
Dindigul District.

10.S.Madhavan

11.Gnanasehar Devadason

... Respondent(s)

Prayer in WP(MD). 8204/ 2026 :

Writ Petition is filed under Article 226 of the Constitution of India, praying this Court Writ Petition filed under Article 226 of the Constitution of India, praying this Court to issue a Writ of DECLARATION declaring the registration of the sale deed dated 11.11.2025 registered as Document No. 2867 of 2025 on the file of the 9th respondent, Sub-Registrar, Kodaikanal, relating to the lands comprised in Survey Nos. 150/1 and 150/3 of Kodaikanal Village within Adukkam Panchayat, Kodaikanal Taluk, Dindigul District, as illegal, void ab initio and without jurisdiction, being in violation of the statutory provisions of the Registration Act, 1908, the Tamil Nadu Town and Country Planning Act, 1971, the Tamil Nadu Regularisation of



Unapproved Layouts and Plots Rules, 2017, and the Tamil Nadu Combined Development and Building Rules, 2019.

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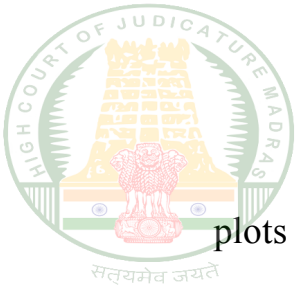
For Petitioner	:Mr.M.Saravanan
For R1 to R9	:Mr.P.Rajagopalan Government Standing Counsel
For R10 & R11	Mr.V.S.Arihara Sudhan

ORDER

All these matters are connected to each other and as such are taken up and disposed of by this common order.

2.All the writ petitions are for a prayer to declare the sale deeds bearing Document Nos.2867, 2868, 2869, 2870, 2916, 2918, 2921, 2928, 2930, 2931, 2938 and 2939 of 2025, dated 11.11.2025, 18.11.2025 and 19.11.2025 respectively,

3.The crux of the submissions made by the learned counsel for the petitioner is that when the private respondents had one chunk of agricultural land without any zone conversion or prior approval, the entire land has been plotted out as 12 plots and the road portion is made as if it is a common area within them and without reference to section 22-A(2) of the Act, the Sub-Registrar erroneously had registered the document and the petitioner is before this court.

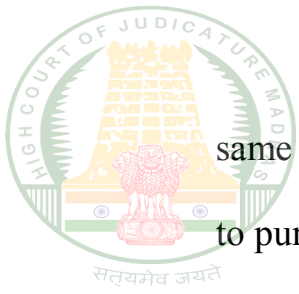


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4.In view of the subsequent development that even with reference to plots which are sought to be registered where they are expressed with reference to 22-A(2), by the judgment of this Court in Sankarakumar & another -Vs- The Sub-Registrar, Panpozhi (W.P.(MD) No.29522 of 2025), and followed by several other orders, this Court has been ordering registration of the document by considering the proprietary right of the petitioners under Article 300-A of the Constitution of India, however, on condition that they will not change the user of the property or make any developments until they get all the statutory approvals.

5.In this case also, the learned counsel appearing on behalf of the private respondents, on instructions, such undertakes before this Court that they will not carry out any development or convert the land into residential, commercial or other use without obtaining due approval as per law. The same is recorded.

6.There is yet another argument that is made in this case with reference to the title of the property, by contending that the entire land or a portion thereof is a Government interest land. It is stated by the learned counsel that the matter is sub judice before the DRO by way of an enquiry. Therefore no opinion is expressed by this Court in respect of the same as the



same is not germane to the issue before this court. The parties would be free to pursue their case before the appropriate authorities.

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7.Recording the aforesaid undertaking, these writ petitions stand disposed of. No costs. Consequently, connected miscellaneous petitions are closed.

19.06.2026

NCC:Yes/No

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Note:Registry is directed to type full cause title, while issuing the order.

To

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W.P(MD)Nos.8204 to 8215 of 2



D.BHARATHA CHAKRAVARTHY, J.

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Dindigul
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