

W.P(MD)No.10569 of 2026

BEFORE THE MADURAI BENCH OF MADRAS HIGH COURT

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Dated: 16.04.2026

CORAM

THE HONOURABLE MR JUSTICE D.BHARATHA CHAKRAVARTHY

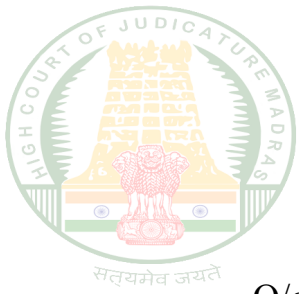
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1. C.Karthikeyan
2. Maheshwari
3. Bhuvaneshwari

... Petitioners

Vs.

1. The State Level Valuation Committee,
Represented by its Chairman,
Inspector General of Registration,
Chennai.
2. The District Collector,
O/o. District Collectorate,
Dindigul.
3. The District Registrar, (Admin),
O/o. the District Registrar,
Dindigul.
4. The District Revenue Officer,
O/o. the District Revenue Office,
Dindigul District.
5. The District Valuation Committee,
Rep. by its Chairman,
O/o. the District Collectorate,
Dindigul District.
6. The Revenue Divisional Officer,



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O/o. the Revenue Divisional Office,
Dindigul District.

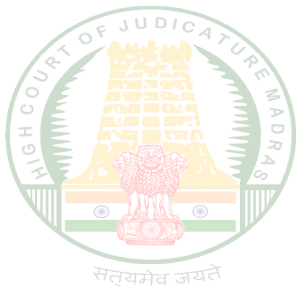
7. The Sub Registrar,
Dindigul Joint-II,
Dindigul.

8. The Valuation Committee,
Rep. by the Inspector General of Registration,
No.100, Santhome High Road,
Chennai-600028.

9. The Valuation Sub-Committee,
Headed by the District Collector,
Dindigul District.

...Respondents

Prayer: Writ Petition filed under Article 226 of the Constitution of India, praying this Court to issue a Writ of Mandamus to dispose of the representation dated 02.01.2026 preferred by the petitioners for the revision of the guideline value qua the lands comprised in T.S.Nos.54/3, 54/4, 54/5 (Old T.S.No.636/1) situate at 1st Ward, Block 11, Karunanithi Nagar, Dindigul Taluk, Dindigul Town, Dindigul District by considering the said lands as agricultural lands instead of residential lands within the period that may be stipulated by this Honble Court and pass such other or further orders as this Honble Court may deem fit and proper in the circumstances of this case and thus render justice.



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For Petitioners

:Mr.A.Shanmuga Priya
for M/s.Ajmal Associates

For R1 to R8

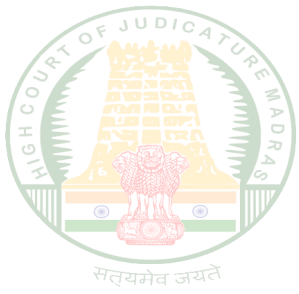
:Mr.F.Deepak
Special Government Pleader

ORDER

The writ petition is filed to dispose of the representation of the petitioner dated 02.01.2026 for revision of the guideline value with reference to the lands in T.S.Nos.54/3, 54/4, 54/5 (Old T.S.No.636/1) situate at 1st Ward, Block 11, Karunanithi Nagar, Dindigul Taluk, Dindigul Town, Dindigul District.

2. Heard M/s.A.Shanmuga Priya, learned counsel appearing for the petitioners and Mr.F.Deepak, learned Special Government Pleader, who takes notice on behalf of the respondents 1 to 8.

3. According to the petitioners, although the lands are described as being situated within Karunanithi Nagar, they continue to be agricultural in nature. Therefore, they have submitted the above representation dated 02.01.2026, seeking refixation of the value of the said lands.



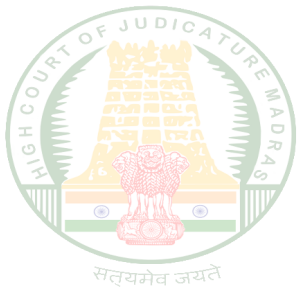
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4. The learned counsel appearing for the petitioners submitted that the relevant Rules have been framed under the name and style Tamil Nadu Stamp (Constitution of Valuation Committee for Estimation, Publication and Revision of Market Value Guidelines of Properties) Rules, 2010, vide G.O.Ms. No. 75, Commercial Taxes and Registration (J1) Department, dated 01.06.2010.

5. Under the said Rules, a Valuation Committee has been constituted for the purpose of carrying out revisions such as the one sought by the petitioners. Therefore, the respondents are duty-bound to consider the same and pass orders in accordance with law.

6. When the matter was taken up for hearing today, the learned counsel taking notice on behalf of respondents 1 to 8, submitted that the petitioner's representation will be placed before the appropriate Valuation Committee and the same will be considered and appropriate orders will be passed in accordance with law.



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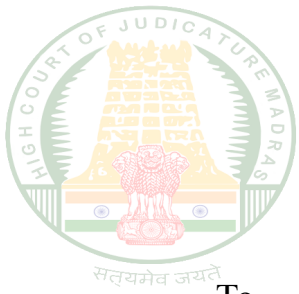
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7. In view thereof, this writ petition is disposed of on the following terms:-

- i. The petitioner is directed to place the representation 02.01.2026 before the Valuation Committee and the same shall be considered with due notice to the petitioner and final orders shall be passed in accordance with law, as expeditiously as possible, in any event, not later than four months from the date of receipt of the web copy of the order.
- ii. No costs.

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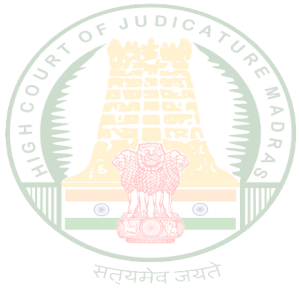
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To

1. The State Level Valuation Committee,
Represented by its Chairman,
Inspector General of Registration,
Chennai.
2. The District Collector,
O/o. District Collectorate,
Dindigul.
3. The District Registrar, (Admin),
O/o. the District Registrar,
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4. The District Revenue Officer,
O/o. the District Revenue Office,
Dindigul District.
5. The District Valuation Committee,
Rep. by its Chairman,
O/o. the District Collectorate,
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7. The Sub Registrar,
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