



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 26-02-2026

CORAM

THE HONOURABLE MR.JUSTICE V. LAKSHMINARAYANAN

WP No. 5204 of 2026

1. M/s. Rams Pinnacle Apartment
Association
Rep. by its Secretary, Having its office
at - New No. 37, Old No. 16, 4th Main
Road, Gandhinagar, Adyar, Chennai 20

Petitioner(s)

Vs

1. The Commissioner
Greater Chennai corporation, Rippon
Building, Chennai 09

2.The Regional Joint Commissioner,
South Region
Greater Chennai corporation, Zone 13,
Adyar, Chennai 20

3.The Executive Engineer
Greater Chennai corporation, Zone 13,
Adyar, Chennai 20

4.Chief Planner
Chennai Metropolitan Development
Authority, Thalamuthu Natarajan
Maaligai, No.1, Gandhi Irwin Road,
Egmore Chennai 08

Respondent(s)

PRAYER

To issue a writ of mandamus, directing the 3rd respondent to



process the Application for Demolition dated 29.11.2025 bearing Reference no. DA/ WDCN13/ 01203/ 2025 and consequentially issue “Demolition permission” in respect of the Apartment complex known as “Rams Pinnacle” situate at New No. 37, Old No. 16, 4th Main Road, Gandhinagar, Adyar, Chennai-600 020, on the basis of the Consent letters furnished by more than 2/3rd of the Apartment owners residing in Rams Pinnacle Apartment complex, without insisting on production of General Powers of attorney of all Thirteen (13) Apartment Owners in favour of the petitioner Association.

For Petitioner(s): Mr.Sachin Menon
for M/s Tatva Legal Chennai

For Respondent(s): Ms.P.T.Ramadevi
Standing Counsel for RR 1 to 3
Mr.B.Sanjay Balachandran
Standing Counsel (CMDA) for R4

ORDER

This Writ Petition is dismissed as withdrawn with liberty to strictly comply with the provisions of Rule 9 of the Tamil Nadu Apartment Ownership Rules, 2024. The petitioner shall hold a Special General Body meeting, after due notice to all the occupants. In case, a resolution for re-development is passed, it is at liberty to communicate the same to the Chennai Metropolitan Development Authority (CMDA) by way of “Form I”. Once “Form I” is submitted, the Board of Managers shall inform all the house owners regarding



the filing of the same and produce the acknowledgement thereof before the Chief Planner. In case, no objections are filed before the Chief Planner, it is up to him to take a call on the request made in the Special General Body meeting.

2. With this liberty, this Writ Petition is dismissed as withdrawn. No costs.

26-02-2026

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Index: Yes/No

Speaking/Non-speaking order

Internet: Yes

Neutral Citation: Yes/No

To

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Chennai 09

2. The Regional Joint Commissioner, South Region

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Chennai 20

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4. Chief Planner

Chennai Metropolitan Development Authority,
Thalamuthu Natarajan Maaligai, No.1, Gandhi Irwin
Road, Egmore Chennai 08



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V.LAKSHMINARAYANAN J.

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