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IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 27-04-2026

CORAM

THE HON'BLE MR JUSTICE ABDUL QUDDHOSE

Writ Petition No.15972 of 2026

and

W.M.P.No.17224 of 2026

M/s.Chettinad Academy of Research and Education
Represented by its Authorized Signatory
Mr.Sivaramakrishnan Hariharan,
No.603, 5th Floor, Chettinad Towers,
Anna Salai, Chennai - 600 006.

..Petitioner

Vs

1. Greater Chennai Corporation ("GCC"),
represented by its Commissioner,
Ripon Buildings, Chennai - 600 003.
2. The Chennai Metropolitan Development
Authority ("CMDA")
represented by its Member Secretary,
Thalamuthu Natarajan Building No.1,
Gandhi Irwin Road, Egmore,
Chennai - 600 008.

..Respondents

Writ Petition filed under Article 226 of the Constitution of India seeking issuance of a Writ of Mandamus directing the first respondent herein i.e. Greater Chennai Corporation to forthwith process and sanction the petitioner's application bearing Plan Submission Number OBPA/02/00138/2026 dated 06.02.2026 seeking for permission to demolish the existing structures falling within the setback area of the subject property.



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For Petitioner : Mr.Nithyaesh Natraj
for Mr.Vaibhav R Venkatesh

For Respondents : Mr.E.C.Ramesh,
Standing Counsel [R1]
Mr.B.Sanjay Balachandar,
Standing Counsel [R2]

ORDER

This writ petition has been filed seeking for a direction to the first respondent to grant building demolition sanction in favour of the petitioner for the property more fully disclosed in the affidavit filed in support of the writ petition based on the petitioner's application dated 06.02.2026 within a time frame to be fixed by this Court.

2. The petitioner admits in the affidavit filed in support of the writ petition that the building was constructed without obtaining building plan sanction. The petitioner is the subsequent purchaser having purchased the land and the building through SARFAESI proceedings under the SARFAESI Act. The petitioner seeks for demolition of the building. The petitioner had submitted an application with the first respondent on 06.02.2026 seeking for building sanction. Since the said application has not been considered till date, the petitioner has filed this writ petition.



3. Mr.E.C.Ramesh, learned Standing Counsel, accepts notice on behalf of the first respondent and Mr.B.Sanjay Balachandar, learned Standing Counsel, accepts notice on behalf of the second respondent.

4. No prejudice would be caused to the respondents if the petitioner's application, as stated supra, is considered on merits and in accordance with law within a time frame to be fixed by this Court. This Court is not expressing any opinion on the merits of the petitioner's application.

5. For the foregoing reasons, this Court directs the first respondent to pass orders on merits and in accordance with law on the petitioner's application dated 06.02.2026 seeking for building demolition sanction in respect of the building more fully disclosed in the affidavit filed in support of the petitioner's application dated 06.02.2026 after giving due consideration to the supporting documents produced by the petitioner within a period of six (6) weeks from the date of receipt of a copy of this order.

This writ petition is disposed of with the above direction. No costs. Consequently, connected miscellaneous petition is closed.

27-04-2026

Index: Yes/No
Speaking/Non-speaking order
Neutral Citation: Yes/No
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Writ Petition No.15972 of 2



ABDUL QUDDHOSE, J.

gm

To

- 1.The Commissioner,
Greater Chennai Corporation (“GCC”),
Ripon Buildings, Chennai - 600 003.
- 2.The Member Secretary,
Chennai Metropolitan Development Authority (“CMDA”)
Thalamuthu Natarajan Building No.1,
Gandhi Irwin Road, Egmore,
Chennai - 600 008.

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