



WEB COPY



A No. 6001 of 2025

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 12-06-2026

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THE HON'BLE MR JUSTICE S. M. SUBRAMANIAM

A No. 6001 of 2025

AND

A NO. 6002 OF 2025, A NO. 6003 OF 2025

V.S. Bhaskar

S/o.Mr.V.Shanmugam, Door No.498/268,Mint
Street, Park Town, Chennai 600 003.

..Applicant(s)

Vs

The Administrator General and Official of
Tamilnadu
First Floor, City Civil Court Buildings, High Court
Campus, Chennai 600 104.

..Respondent(s)

A No. 6002 of 2025

V.S. Bhaskar

S/o.Mr.V.Shanmugam, Door No.498/268,Mint
Street, Park Town, Chennai 600 003.

..Applicant(s)

Vs

The Administrator General and Official of
Tamilnadu
First Floor, City Civil Court Buildings, High Court
Campus, Chennai 600 104.

..Respondent(s)

A No. 6003 of 2025

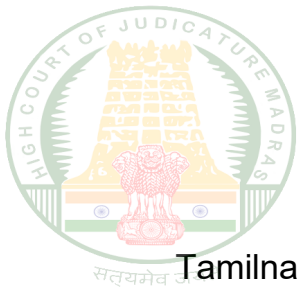
V.S. Bhaskar

S/o.Mr.V.Shanmugam, Door No.498/268,Mint
Street, Park Town, Chennai 600 003.

..Applicant(s)

Vs

The Administrator General and Official of



A No. 6001 of 2025

Tamilnadu

First Floor, City Civil Court Buildings, High Court
Campus, Chennai 600 104.

..Respondent(s)

Prayer in A No. 6001 of 2025 : The Applicant herein (the Lessee under the Lease Deed dated 29/07/2025) be permitted to apply for building permit plan approval from the Greater Chennai Corporation (GCC) in the name of the Respondent (the Lessor under the Lease Deed dated 29/07/2025) in respect of the Schedule of Property morefully described hereunder.

Prayer in A No. 6002 of 2025 : The Applicant herein (the Lessee under the Lease Deed dated 29/07/2025) be permitted to develop the Leased Property by constructing the superstructure therein as per the plan approval from Greater Chennai Corporation, over the Schedule of Property morefully described hereunder.

Prayer in A No. 6003 of 2025 : The Applicant herein (the Lessee under the Lease Deed dated 29/07/2025) be permitted to sub-let the superstructure proposed to be constructed in the Leased Property morefully described in the schedule hereunder, wholly or partially to one or more sub tenants and enter into such written agreements with the sub-tenants, receive the rents therefrom for his benefit as may be required from time to time.

For Applicant):

Ms.T.Swetha

For Respondent(s):

Ms.S.Sumathi, Administrator General & Official
Trustee of TamilNadu for Respondent



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Common Order

With reference to the reliefs sought for in the present applications, the learned Administrative General and Official Trustee of Tamil Nadu would submit that they have no objection for the application seeking building plan permission from Greater Chennai Corporation in the name of the Administrative General and Official Trustee.

2. Since the Administrative General and Official Trustee has no objection in the submission of application seeking building plan approval in name of the AG and OT, the present applications stand ordered. However, the learned AG and OT would submit that such No Objection is granted subject to the following conditions.

- (1) No sale, mortgage or any other encumbrance be made either on the land or on the proposed construction shall be made. The land or/and proposed construction shall not be sub-let to anyone including blood relatives except with the permission of this Hon'ble Court.
- (2) The applicant may be directed so deposit 10% of the cost of construction towards guarantee for completing the construction within



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the stipulated period and the said amount shall carry no interest and the said amount will be repaid at the time of termination of lease. This amount shall have nothing to do with advance and caution deposit already paid or to be paid.

- (3) Plan and building approval shall be obtained in the name of "M. Munusamy Achari Trust represented by AG & OT" and produced to the office of the AG & OT before commencing the construction.
- (4) Credible proof as to total cost of construction with breakup shall be ordered to be submitted to the office of AG & OT.
- (5) The property tax assessment, Electricity connection, Water connection, Sewage connection and other such connection shall be in the name of **“M.Munusamy Achari Trust represented by AG & OT”**
- (6) The Possession of the land and building to be handed over to AG & OT at the end of the lease period. No claim on construction whatsoever in nature will be entertained and it shall be deemed that the building is constructed by the office of AG & OT from the day of its construction being commenced. The tenant once vacates shall have no claim on any part or any portion of the building which is constructed by him.
- (7) The tenant is bound to maintain the building in good, trim and safe conditions as long as he is in possession.



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- (8) If this Hon'ble Court decides to deal with the period of tenancy and the periodical enhancement of rent, the following additional conditions shall be incorporated.
- (9) The applicant shall be directed to install name board of the property belonging to M. Munusamy Achari Trust represented by AG & OT in any conspicuous place of the building.
- (10) If the Hon'ble Court orders for sub-let of the property the following terms and conditions may be incorporated:-
- Sub-let shall not exceed a period of one year and they shall be no sub-let beyond to December 2054.
 - Sub-let agreement and tenant shall be inducted after obtaining permission from AG & OT.
 - Tenant particulars and other detailed to be furnish to the office of AG and OT.
 - The applicant must ensure the sub-tenant follows all terms and condition and the applicant is liable for misconduct or legal issues.
 - AG & OT will not be obligated to return or manage the sub tenant deposit.
 - The property must be used only for the purpose let out on lease and if there is any deviation, the lease agreement stands terminated.



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g) Sub tenant do not have any ownership over the property nor claim any tenancy right with the respondent.

h) All service connections to be obtained in the name of M. Munusamy Achari Trust represented by AG & OT.

3. In view of the above factum, the present applications stand allowed as stipulated in the report of the AG and OT as per the conditions made stated above.

12-06-2026

Index: Yes
Speaking Order
Neutral Citation: Yes/No

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To

The Administrator General and Official of Tamilnadu
First Floor, City Civil Court Buildings,
High Court Campus, Chennai 600 104.



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S.M.SUBRAMANIAM J.

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6002 and 6003 OF 2025**

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