



WEB COPY

WP No. 18113 of 2



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 02-06-2026

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THE HON'BLE MR JUSTICE M.DHANDAPANI

WP No. 18113 of 2026

AND

WMP NO. 19476 OF 2026, WMP NO. 19478 OF 2026

1. Ramesh Ardhanari
Apartment 7 Vantage Sunrise,
32 and 34 Coastal rod,
Besant nagar,
Chennai-600 090
2. Sujata Raman
Apartment 7 Vantage Sunrise,
32 and 34 Coastal rod,
Besant nagar,
Chennai-600 090

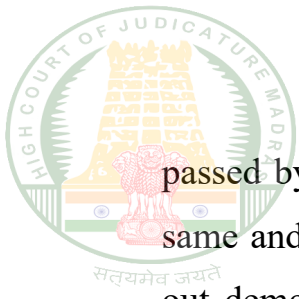
..Petitioner(s)

Vs

1. The Commissioner
Greater Chennai Corporation
Ripon Building, Poonamallee High Road,
chennai-600 003
2. The Executive Engineer
Zone XIII, Greater Chennai Corporation,
No.115, Dr.Muthulakshmi Salai (L.B.Road)
Adyar, Chennai-600 020
3. O.P.Sosamma
No.H 10/1, Kambar Street,
Kalakshetra Colony,
Besant Nagar, Chennai-600 090

..Respondent(s)

Prayer: Writ Petition is filed under Article 226 of the Constitution of India praying for issuance of writ of Certiorarified Mandamus calling for the records relating to the impugned order Z.O. XIII. C8 No.7666/ 2025 dated 06.02.2026



passed by the 2nd respondent revoking the planning permission and quash the same and consequently direct the respondents to permit the petitioners to carry out demolition and reconstruction of the building at Plot No.H-10/2, Kamar Street, Besant Nagar, Chennai-600 090 in terms of the planning permission dated 17.10.2025

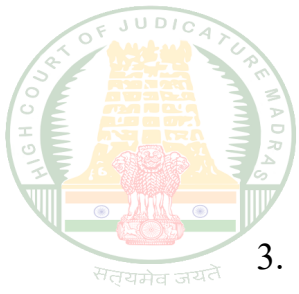
For Petitioner(s): Mr.Rajasekar for M/s.Amalnath E.K.

For Respondent(s): Mrs.Aswini Devi for R1 and R2
Ms.Elizabeth for R3

Order

Mrs.Aswini Devi, learned counsel takes notice for the respondents 1 and 2 and Ms.Elizabeth, learned counsel takes notice for the 3rd respondent.

2. Case of the petitioners is that they are the absolute owners of the property bearing Plot No.H/10/2, Old No.10, New No.5, Kamar Street, Besant Nagar and they purchased the said property vide Sale Deed dated 04.11.2024. Since the existing building is an old row-type structure with a common wall between adjoining units, the petitioners had intended to redevelop the same to accommodate their aged parents and thereby, the petitioners submitted application, seeking planning permission for demolition and reconstruction of the building and the same was also granted on 17.10.2025.

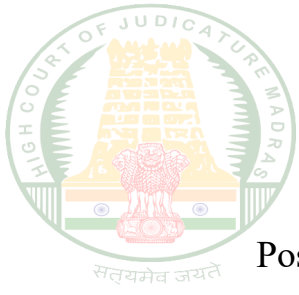


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3. However, the neighbouring owner viz., Mrs.O.P.Sosamma, the 3rd respondent herein raised objections alleging that the proposed demolition would affect her building due to the existence of a common wall and roof, and that a No Objection Certificate had not been obtained by the petitioners from the adjoining land owners. Based on such objection, the 2nd respondent issued a show cause notice dated 08.12.2025 and also revoked the planning permission, vide impugned order dated 06.02.2026. Against which, the present writ petition is filed.

4. Heard the submissions of the learned counsel for the petitioner and the learned counsel for the 3rd respondent.

5. Upon perusal of the records and consideration of the facts and circumstances of the case, this Court is of the considered view that the 3rd respondent shall appoint a qualified Civil Engineer of its choice to conduct a detailed structural inspection for the purpose of assessing the safety implications of the proposed demolition. The said engineer shall, after conducting a physical inspection of the site and taking into account the alignments and structural condition of both the petitioner's building and the adjoining building, shall file a report before this Court on or before 15.06.2026.



Post the matter on 15.06.2026.

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Index: Yes/No
Speaking/Non-speaking order
Neutral Citation: Yes/No

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To

1. The Commissioner
Greater Chennai Corporation
Ripon Building, Poonamallee High Road,
Chennai-600 003.
2. The Executive Engineer
Zone XIII, Greater Chennai Corporation,
No.115, Dr.Muthulakshmi Salai (L.B.Road)
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M.DHANDAPANI J.

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