

**IN THE HIGH COURT FOR THE STATE OF TELANGANA
AT HYDERABAD
(Special Original Jurisdiction)**

**TUESDAY, THE EIGHTH DAY OF SEPTEMBER
TWO THOUSAND AND TWENTY SIX**

PRESENT

THE HONOURABLE SRI JUSTICE B.VIJAYSEN REDDY

WP.Nos.26011 AND 26503 OF 2026

WP NO: 26011 OF 2026

Between:

1. Nellore Annapurna, D/o Late V.Krishna Brahmam, W/o Nellore Prasad, Aged about 56 years, Occ: Homemaker, R/o H.No.14/119, Anawari Street Nellore Andhra Pradesh
2. Vetury Anjani, D/o Late V.Krishna Brahmam, W/o Ram Kumar, Aged about 53 years, Occ: Homemaker, R/o FCI Colony, Near Modern High school, Stone housepet, Nellore

...Petitioners

AND

1. The State of Telangana, Rep. by its Principal Secretary, Municipal Administration and Urban Development Department, Secretariat, Hyderabad.
2. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority (HMDA), Hyderabad.
3. The Commissioner, GHMC, repy by Greater Hyderabad Municipal Corporation (GHMC), Tank Bund, Hyderabad.
4. The Deputy Commissioner, Circle No. 20, Rajendranagar Division, GHMC, Hyderabad.
5. The Assistant City Planner, Rajendranagar Circle, GHMC, Ranga Reddy District.
6. The Commissioner, Survey and Settlement Land Records of Telangana, Hyderabad
7. Satish Polamreddi, S/o P.Gangi Reddi Aged about 54 years, R/o Villa 23, Aparna Orchards Hitex Road, Izzathnagar, Kondapur, Hyderabad -500084
8. M/s Evolve Projects, A Reg Partnership Firm, Having office at 4th Floor, Unit-C, G Square, Survey No.79, Raidurgam, Serilingampally, Hyderabad, Telangana India. Represented by its managing partner Sri.G.Lakshmi Sidartha Reddy

...Respondents

Petition under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed therewith, the High Court may be pleased to issue an appropriate Writ, Order or Direction, more particularly one in the nature of Writ of Mandamus, declaring the action of Respondent Nos.1 to 5 in granting Building Permission vide File No.018701/HMDA/04595/SWBP/SKP1/2026 dated 03.07.2026 in favour of Respondent Nos.7 and 8 as illegal, arbitrary, unreasonable, violative of Articles 14 and 300-A of the Constitution of India, contrary to the HMDA Act and the applicable Building Rules, and consequently set aside the said Building Permission and restrain Respondent Nos.7 and 8 from proceeding with any construction pursuant thereto until the identity and boundaries of the respective lands are determined in accordance with law.

I.A. NO: 1 OF 2026

Petition under Section 151 CPC praying that in the circumstances stated in the affidavit filed in support of the petition, the High Court may be pleased to suspend the Building Permission vide File No.018701/HMDA/04595/SWEP/SKP 1/2026 dated 03.07.2026 granted in favour of Respondent Nos.7 and 8.

**Counsel for the Petitioners: Sri. B. Mayur Reddy,
representing Sri. E. Pramodh Reddy**

Counsel for the Respondent No.1: GP For Mcpl Admn & Urban Dev

**Counsel for the Respondent No.2: Sri. V. Narasimha Goud, Standing Counsel
for HMDA**

**Counsel for the Respondent Nos.3 to 5: Sri. R. Venkatesh, Standing Counsel
for Greater Hyderabad Municipal Corporation**

Counsel for the Respondent No.6: Sri M. Sahas Reddy, AGP for Revenue

**Counsel for the Respondent Nos.7 & 8: Sri. Vedula Venkataramana, Senior
Counsel representing M/s. Solis Legal.**

The Court made the following: ORDER

WP NO: 26503 OF 2026

Between:

Smt. Vetury Srilakshmi, D/o Late V. Krishna Brahmam, W/o Sri V.T. Raghu Kumar, aged about 52 years, Occ: Household, R/o 149, Bonney CT, Bridgewater, New Jersey 08807 USA. Represented by Sri Tadi Venkateswarlu, S/o Late Narayana Murthy, aged about 66 years, Occ Business, R/ H.No. 2-2-1075/13/1, Flat No. 104, Devi Homes, Street No.1, Bagh Amberpet, Hyderabad.

...Petitioner

AND

1. The State of Telangana, Rep. by its Principal Secretary, Municipal Administration and Urban Development Department, Secretariat, Hyderabad
2. The Hyderabad Metropolitan Development Authority (HMDA), Hyderabad, Rep. by its Commissioner.
3. The Cyberabad Municipal Corporation, Cyberabad, Rep. by its Commissioner.
4. The Deputy Commissioner, Circle No. 20, Rajendranagar Division, CMC, Hyderabad
5. The Assistant City Planner, Rajendranagar Circle, CMC, Ranga Reddy District
6. The Commissioner, Survey and Settlement Land Records of Telangana, Hyderabad
7. Sri Satish Polamreddi, S/o P.Gangi Reddi, Aged about 54 years, R/o Villa 23, Aparna Orchards Hitex Road, Izzathnagar, Kondapur, Hyderabad - 500084
8. M/s Evolve Projects, A Reg. Partnership Firm, Having office at 4th Floor, Unit C, G Square, Survey No.79, Raidurgam, Serilingampally, Hyderabad, Represented by its managing partner, Sri.G.Lakshmi Sidartha Reddy.

...RESPONDENTS

Petition under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed therewith, the High Court may be pleased to issue an appropriate Writ, Order or Direction, more particularly one in the nature of Writ of Mandamus, declaring the action of Respondent Nos.1 to 5 in granting Building Permission vide File No.018701/HMDA/04595/SWBP/SKP1/2026, dated 03.07.2026, in favour of Respondent Nos.7 and 8 as illegal, arbitrary, unreasonable, violative of Articles 14 and 300-A of the Constitution of India, contrary to the HMDA Act and the applicable Building Rules, and consequently set aside the said Building Permission and restrain Respondent Nos.7 and 8 from proceeding with any

construction pursuant thereto until the identity and boundaries of the respective lands are determined in accordance with law.

I.A. NO: 1 OF 2026

Petition under Section 151 CPC praying that in the circumstances stated in the affidavit filed in support of the petition, the High Court may be pleased to suspend the Building Permission vide File No.018701/HMDA/04595/ SWBP/SKP1/2026, dated 03.07.2026, granted in favour of Respondent Nos.7 and 8, pending disposal of the above writ petition.

Counsel for the Petitioner: Sri. Mettu Shankar

Counsel for the Respondent No.1: GP For Mcpl Admn & Urban Dev

Counsel for the Respondent No.2: Sri. V. Narasimha Goud, Standing Counsel for HMDA

Counsel for the Respondent Nos.3 to 5: Sri. R. Venkatesh, Standing Counsel for Greater Hyderabad Municipal Corporation

Counsel for the Respondent No.6: Sri M. Sahas Reddy, AGP for Revenue

Counsel for the Respondent Nos.7 & 8: Sri. Vedula Venkataramana, Senior Counsel representing M/s. Solis Legal.

The Court made the following: COMMON ORDER

**IN THE HIGH COURT FOR THE STATE OF TELANGANA
AT HYDERABAD**

THE HON'BLE SRI JUSTICE B. VIJAYSEN REDDY

WRIT PETITION No.26011 of 2026
(CNR No.HBHC010534662026)

and

WRIT PETITION No.26503 of 2026
(CNR No. HBHC010545862026)

Dated: 08.09.2026

Between

Nellore Annapurna and another

...PETITIONERS

And

The State of Telangana,
Rep. by its Principal Secretary,
Municipal Administration and Urban
Development Department,
Telangana Secretariat,
Hyderabad and others

...RESPONDENTS

COMMON ORDER:

The grievance of the petitioners in both these writ petition is common as it pertains to the building permission in File No.018701/HMDA/04595/ SWBP/SKP1/2026 dated 03.07.2026 issued in favour of the respondents No.7 and 8 in respect of the property bearing Plot Nos.30/UU, 30/RU/2, 31/3/A, 31/3/AA, 37/3/A, 37/3/AA situated at Sy.Nos.30/UU, 30/RU/2, 31/3/A, 31/3/AA, 37/3/A, 37/3/AA, Kokapet Village, Gandipet Mandal, Rangareddy District and that the same is granted to the respondents No.7 and 8 without awaiting for survey of land

pursuant to order dated 09.06.2026. Hence, the writ petitions are disposed of by this common order.

2. Heard Mr. B. Mayur Reddy, learned senior counsel, appearing for Mr. E. Pramodh Reddy, learned counsel for the petitioners in WP.No.26011 of 2026 and Mr. Mettu Shankar, learned counsel for the petitioner in WP.No.26503 of 2026; Mr. Vedula Venkataramana, learned senior counsel, appearing for M/s. Solis Legal, learned counsel for the respondents No.7 and 8; Mr. V. Narasimha Goud, learned standing counsel for HMDA; Mr. R. Venkatesh, learned standing counsel for respondent - GHMC and Mr. M. Sahas Reddy, learned Assistant Government Pleader for Revenue.

3. Mr. B. Mayur Reddy, learned senior counsel, submitted that there is boundary dispute between the petitioners and the respondents No.7 and 8. In that connection, survey application was filed before the concerned authorities. As there was inaction, WP.No.17625 of 2026 was filed and order dated 09.06.2026 was passed. The petitioners had been requesting the respondent No.3 not to grant building permission until the boundary dispute is resolved.

4. Mr. Vedula Venkataramana, learned senior counsel, submitted that there is no dispute with regard to identity of the

land of the respondents No.7 and 8. On application submitted by them, site inspection was done and documents were verified. On *prima facie* being satisfied with the title of the respondents No.7 and 8, building permission dated 03.07.2026 has been granted to them for construction of multi-storied building in an extent of land admeasuring 37293.61 sq. meters.

5. Learned senior counsel further submitted that remedy is available to the petitioners under Section 22 of the HMDA Act, 2008 and so far no compliant has been filed under Section 22 of the HMDA Act. However, the HMDA has limited power in granting building permission. It is only concerned with the *prima facie* title of the party and civil disputes cannot be decided by it.

6. Learned senior counsel for the petitioners submitted that by way of abundant caution representation-cum-objections dated 08.09.2026 has been submitted by the petitioners in WP.No.26011 of 2026 to the respondent No.2 for revocation of building permission dated 03.07.2026 issued to the respondents No.7 and 8. In the representation, request was made to conduct property verification of the survey records, F.M.B, tippon, revenue records etc. to ascertain whether the lands covered by the building permission have been surveyed and identified. Learned senior counsel submitted that direction be issued to the respondent Nos.2

and 3 to keep the building permission in abeyance until complaint of the petitioner is decided.

7. In the light of the above submissions, considering that the representation/objections dated 08.09.2026 is submitted by the petitioners, the writ petitions are disposed of with a direction to the respondents No.2 and 3 to consider the complaint of the petitioners dated 08.09.2026 for revocation of building permission dated 03.07.2026, by issuing notice to the petitioners and the respondents No.7 and 8 and pass orders, as expeditiously as possible, preferably, within a period of four (4) weeks from the date of receipt of a copy of this order. Until such exercise is done, the respondent No.2 is granted liberty to conduct site inspection and pass interim order, however, by hearing both parties.

The miscellaneous applications, pending if any, shall stand closed. There shall be no order as costs.

//TRUE COPY//

SD/- P.C.SULEKHA DEVI
ASSISTANT REGISTRAR

SECTION OFFICER

To,

1. The Principal Secretary, Municipal Administration and Urban Development Department, Secretariat, Hyderabad, State of Telangana.
2. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority (HMDA), Hyderabad.

3. The Commissioner, GHMC, reply by Greater Hyderabad Municipal Corporation (GHMC), Tank Bund, Hyderabad.
4. The Deputy Commissioner, Circle No. 20, Rajendranagar Division, GHMC, Hyderabad.
5. The Assistant City Planner, Rajendranagar Circle, GHMC, Ranga Reddy District.
6. The Commissioner, Survey and Settlement Land Records of Telangana, Hyderabad
7. One CC to SRI. E. PRAMODH REDDY, Advocate [OPUC]
8. One CC to SRI. METTU SHANKAR, Advocate [OPUC]
9. One CC to M/s. SOLIS LEGAL, Advocate [OPUC]
10. One CC to SRI. V. NARASIMHA GOUD, Standing Counsel for HMDA [OPUC]
11. One CC to SRI. R. VENKATESH, Standing Counsel for Greater Hyderabad Municipal Corporation [OPUC]
12. Two CCs to GP FOR MCPL ADMN & URBAN DEV, High Court for the State of Telangana, at Hyderabad [OUT]
13. Two CCs to GP FOR GP FOR HOME, High Court for the State of Telangana, at Hyderabad [OUT]
14. Two CD Copies

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HIGH COURT

CC TODAY

DATED: 08/09/2026

COMMON ORDER

WP.Nos.26011 AND 26503 OF 2026



**DISPOSING OF THE
BOTH WRIT PETITIONS
WITHOUT COSTS.**

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15/9/26