

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

**FRIDAY, THE FOURTEENTH DAY OF AUGUST
TWO THOUSAND AND TWENTY SIX**

PRESENT

THE HONOURABLE SRI JUSTICE B.VIJAYSEN REDDY

WRIT PETITION NO: 26728 OF 2026

Between:

1. Sri Sumeet Jain, S/o. Sri Tarachand, aged about Major Occ: Business, R/o. H.No.4-4-698, K.S. Lane Hanuman Tekdi, Hyderabad.
2. Smt. Anitha Bhansali, W/o. Sumeet Jain, aged about Major Occ: Household, R/o. H.No.4-4-698, K.S. Lane Hanuman Tekdi, Hyderabad

...Petitioners

AND

1. State of Telangana, represented by its Principal Secretary Municipal Administration and Urban Development Department Secretariat, Hyderabad.
2. The Commissioner, Greater Hyderabad Municipal Corporation Tank Bund Road, Hyderabad.
3. The Zonal Commissioner, Secunderabad Zone, Amberpet mandal Greater Hyderabad Municipal Corporation Hyderabad.
4. The Deputy Commissioner, Greater Hyderabad Municipal Corporation Circle-42, Amberpet, Hyderabad
5. Sri N Maheshwar, S/o. Chandraiah N, H.No.8-4-369/211/149, SRT Nagar, Borabanda, Rangareddy District, Telangana - 500018

...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 pass an Order, Direction or Writ and more particularly one in nature of Writ of Mandamus declaring the action of respondent Nos.2 to 4 in threatening to interfere with the peaceful possession, enjoyment and lawful construction of the petitioners over their property bearing Municipal No.3-3- 900/4/A, situated at Kuthbiguda, Hyderabad, despite having valid Building Permissions and Work Commencement Letters, as illegal, arbitrary, high-handed, unconstitutional and violative of Articles 14, 21 and 300-A of the Constitution of India, and consequently direct the respondents No.2 to 4 not to interfere with the peaceful possession, enjoyment and lawful construction of the petitioners over property bearing Municipal No.3-3-900/4/A, situated at Kuthbiguda, Hyderabad, in the interest of justice.

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 pass an order directing the respondents No.2 to 4 not to interfere with the peaceful possession, enjoyment and lawful construction of the petitioners over property bearing Municipal No.3-3-900/4/A, situated at Kuthbiguda, Hyderabad, in the interest of justice and pass

Counsel for the Petitioners: Sri. SARDAR JASBEER SINGH

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

Counsel for the Respondent Nos.2 to 4: Mr. G. MADHUSUDAN REDDY, Standing Counsel for Greater Hyderabad Municipal Corporation

Counsel for the Respondent No.5: -----

The Court made the following: ORDER

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

HONOURABLE SRI JUSTICE B. VIJAYSEN REDDY

WRIT PETITION No.26728 OF 2026

DATE OF ORDER: 14.08.2026

Between:

Sumeet Jain and another

...Petitioners

AND

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

...Respondents

ORDER : (ORAL)

Heard Mr. Sardar Jasbeer Singh, learned counsel for the petitioner;
Mr. G.Madhusudhan Reddy, learned Standing Counsel for GHMC, appearing
for respondents No.2 to 4; Mr. S.Balchand, learned counsel for the implead
petitioner; and perused the material on record.

2. The petitioners herein are defendants in the suit in O.S. No.1490 of 2026
filed by the implead petitioner in I.A. No.2 of 2026 for perpetual injunction on
the file of the learned XX Junior Civil Judge, City Civil Court, Hyderabad (for
short 'trial Court') wherein initially, ex parte ad-interim injunction order dated
04.06.2026 was passed in I.A. No.383 of 2026 in the suit in respect of the
schedule property - I and schedule property - II therein and the same
is pending. The petitioners challenged the order dated 04.06.2026 in
C.M.A. No.31 of 2026. Common order dated 28.07.2026 was passed by the

learned II Additional Chief Judge, City Civil Court, Hyderabad dismissing the applications in I.A. Nos.1446 of 2026 (seeking stay of all further proceedings in O.S. No.1490 of 2026) and 1457 of 2026 (seeking suspension of operation of the order dated 04.06.2026 passed in I.A. No.383 of 2026 in O.S. No.1490 of 2026) in C.M.A. No.31 of 2026 filed by the petitioners. I.A. No.383 of 2026 in O.S. No.1490 of 2026 is still pending before the trial Court and counter has been filed by the petitioners (defendants therein) and the same is coming up for hearing on 01.09.2026.

3. As seen from the order dated 04.06.2026 passed by the trial Court in I.A. No.383 of 2026 in O.S. No.1490 of 2026, ad-interim injunction was granted restraining the defendants (petitioners herein) from raising any construction or continuing on-going construction in respect of the schedule property - I and schedule property - II therein in violation of the sanctioned building plan and mandatory setback requirements.

4. Learned counsel for the petitioners submitted that the suit filed by the implead petitioner against the writ petitioners is a frivolous suit. In fact, the construction is at the initial stage and question of violating the sanctioned plan would not arise.

5. However, taking note of the subsistence of the injunction order dated 04.06.2026 passed by the trial Court against the petitioners herein in I.A. No.383

of 2026 in O.S. No.1490 of 2026, this Court is of the view that the writ petition seeking for direction to the respondents-GHMC not to interfere with the schedule properties cannot be entertained.

6. In the circumstances, this writ petition is disposed of directing the trial Court to dispose of the injunction application in I.A. No.383 of 2026 in O.S. No.1490 of 2026 as expeditiously as possible preferably within a period of four (4) weeks from the date of receipt of a copy of this order. It is made clear the construction undertaken by the petitioners in respect of the property bearing Municipal No.3-3-900/4/A, situated at Kuthbiguda, Hyderabad shall be subject to further orders that may be passed in I.A. No.383 of 2026 in O.S. No.1490 of 2026. There shall be no order as to costs.

As a sequel thereto, miscellaneous applications, if any, pending in the writ petition, stand closed.

**SD/- B.REKHA RANI
ASSISTANT REGISTRAR**

//TRUE COPY//

SECTION OFFICER

To,

1. The Principal Secretary Municipal Administration and Urban Development Department Secretariat, Hyderabad.
2. The Commissioner, Greater Hyderabad Municipal Corporation Tank Bund Road, Hyderabad.
3. The Zonal Commissioner, Secunderabad Zone, Amberpet mandal Greater Hyderabad Municipal Corporation Hyderabad.
4. The Deputy Commissioner, Greater Hyderabad Municipal Corporation Circle-42, Amberpet, Hyderabad
5. One CC to SRI. SARDAR JASBEER SINGH, Advocate [OPUC]

6. One CC to SRI. G. MADHUSUDAN REDDY, Standing Counsel for Greater Hyderabad Municipal Corporation, [OPJC]
7. Two CCs to GP FOR MCPL ADMN & URBAN DEV, High Court for the State of Telangana, at Hyderabad [OUT]
8. Two CD Copies

PSR

TKS

HIGH COURT

CC TODAY

DATED: 14/08/2026

ORDER

WP.No.26728 of 2026



**DISPOSING OF
THE WRIT PETITION
WITHOUT COSTS.**

*11 copies
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19/8/26*