

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

**WEDNESDAY, THE THIRTY FIRST DAY OF DECEMBER
TWO THOUSAND AND TWENTY FIVE**

PRESENT

THE HONOURABLE SRI JUSTICE B.VIJAYSEN REDDY

WRIT PETITION NO: 40743 OF 2025

Between:

A. Ramakrishna Reddy, S/o Late A. Prathap Reddy, Aged about 48 Years, Occ Business, R/o H.No. 3-100, Kismathpur Village, Gandipet Mandal Ranga Reddy District.

...PETITIONER

AND

1. The State of Telangana, Rep by its Principal Secretary, Municipal Administration and Urban Development Department, Secretariat Building, Dr. B.R. Ambedkar Bhavan, Hyderabad
2. The Greater Hyderabad Municipal Corporation, Rep by its Commissioner, Hyderabad, Hyderabad District.
3. The Deputy Commissioner, Greater Hyderabad Municipal Corporation, Rajendranagar, Circle - 11, Hyderabad.
4. The Assistant City Planner, Greater Hyderabad Municipal Corporation, Rajendranagar, Circle - 11, Hyderabad.

...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 the 3rd respondent impugned order Dated 11.12.2025 in rejecting the provisional building permit order of the petitioner as granted Dated 27.11.2025 in respect of open plot admeasuring an extent of 144 Sq.Yards equivalent to 120.4 Sq.Meters in Sy.No. 521, 522, 523 and 524 (521/1, 522/1, 523/1 and 524/1) vide plot bearing No. 44, situated at Budvel Village, Rajendra nagar Mandal, Ranga Reddy District. On the ground that the sale deed of the petitioner in respect of the above plot is after cutoff date 26.08.2020 as mentioned in G.O.Ms No. 28 Dated 20.02.2025 issued

by the 1st respondent though the petitioner by virtue of registered sale deed document is the owner of the above plot though had already obtained Nala conversion order Dated 29.08.2023 and further the cutoff date with regard to the sale deed of the petitioner as mentioned in the G.O. is not applicable as not only 10 percentage but the total extent of plot had already been sold by the original owner as arbitrary, illegal, violation of the principles of Natural justice. Consequently direct the 3rd respondent to accept building permit order Dated 27.11.2025 by withdrawing the impugned rejection of the provisional building permit order Dated 11.12.2025.

IA NO: 1 OF 2025

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 order of the 3rd respondent impugned order Dated 11.12.2025 in rejecting the provisional building permit order of the petitioner as granted Dated 27.11.2025 in respect of open plot admeasuring an extent of 144 Sq.Yards equivalent to 120.4 Sq.Meters in Sy.No. 521, 522, 523 and 524 (521/1, 522/1, 523/1 and 524/1) vide plot bearing No. 44, situated at Buccel Village, Rajendra nagar Mandal, Ranga Reddy District.

Counsel for the Petitioner: SRI PRAVEEN KUMAR VEERJALA

Counsel for the Respondent No.1: GP FOR MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT

**Counsel for the Respondent Nos.2 to 4: SRI RAPARTHI VENKATESH,
S.C. FOR G.M.C**

The Court made the following: ORDER

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

THE HONOURABLE SRI JUSTICE B. VIJAYSEN REDDY

WRIT PETITION No.40743 OF 2025

DATE OF ORDER: 31-12-2025

Between:

Mr. A. Ramakrishna Reddy S/o. late A. Pratap Reddy

... Petitioner

AND

The State of Telangana
Rep. By its Principal Secretary,
Municipal Administration and Urban Development Department,
Secretariat, Hyderabad, and three (3) others.

... Respondents

ORDER : (ORAL)

This writ petition is filed by the petitioner seeking to declare the action of respondent No.3 in rejecting the provisional building permit order in File No.028934/GHMC/06903/IABP/C11/2025 dated 11.12.2025, which was granted on 27.12.2025 in respect of the property bearing Plot No.44 admeasuring 144 square yards in Survey Nos.521, 522, 523, 524 (521/1, 522/1, 523/1 and 524/1),

situated at Budwel Village, Rajendranagar Mandal, Ranga Reddy District, as being illegal and arbitrary.

2. Heard Mr. Praveen Kumar Veerjala, learned counsel for the petitioner, and Mr. Raparathi Venkatesh, learned standing counsel for the GHMC, appearing for respondent Nos.2 to 4.

3. Learned counsel for the petitioner submitted that impugned order dated 11.12.2025 was passed by respondent No.3 rejecting the provisional building permit order granted on 07.11.2025 in respect of the subject property on the ground that the petitioner has not submitted any link document before the Land Regularization Scheme cut-off date i.e., 26.08.2020. The petitioner purchased the subject property under registered sale deed bearing document No.11430 of 2025 dated 12.11.2025.

4. Learned counsel for the petitioner submitted that in similar circumstances this Court passed order dated 02.02.2022 in W.P. No.5150 of 2022 holding that if the plot is purchased by the applicants after the cut-off date i.e., 26.08.2020 (under LRS vide G.O. Ms.No.131 MA dated 31.08.2020), they cannot be left

without any remedy and the Municipal authorities have to consider the building permission applications by collecting penal charges, 33% of compounding fee and open space contribution charges of 14% on the market value of the site/plot applied for building permission as on date of applications.

5. In view of the above, the writ petition is allowed setting aside the impugned rejection order in File No.028934/GHMC/06903/IABP/C11/2025 dated 11.12.2025 in respect of the property bearing Plot No.44 admeasuring 144 square yards in Survey Nos.521, 522, 523, 524 (521/1, 522/1, 523/1 and 524/1), situated at Budwel Village, Rajendranagar Mandal, Ranga Reddy District. Respondent No.3 is directed to re-consider the building permission application of the petitioner in File No.028934/GHMC/06903/IABP/C11/2025 dated 27.11.2025, and pass orders, by taking into consideration the judgment of this Court in W.P. No.5150 of 2022 dated 02.02.2022, by affording opportunity of hearing to the petitioner, within a period of twenty one (21) days from the date of receipt of a copy of this order. There shall be no order as to costs.

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

SD/- A. SREENIVASA REDDY
ASSISTANT REGISTRAR

//TRUE COPY//

SECTION OFFICER

To

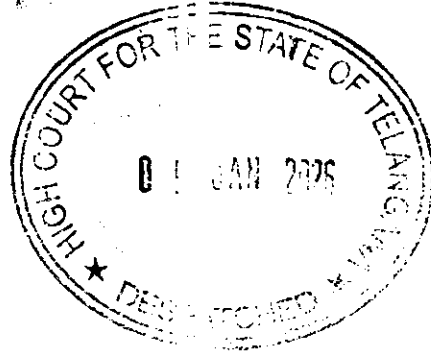
1. The Principal Secretary, Municipal Administration and Urban Development Department, State of Telangana, Secretariat Building, Dr. B.R. Ambedkar Bhavan, Hyderabad
2. The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad, Hyderabad District.
3. The Deputy Commissioner, Greater Hyderabad Municipal Corporation, Rajendranagar, Circle - 11, Hyderabad.
4. The Assistant City Planner, Greater Hyderabad Municipal Corporation, Rajendranagar, Circle - 11, Hyderabad.
5. One CC to SRI PRAVEEN KUMAR VEERJALA, Advocate [OPUC]
6. Two CCs to GP for Municipal Administration and Urban Development, High Court for the State of Telangana at Hyderabad. [OUT]
7. One CC to SRI RAPARTHI VENKATESH, S.C. for GHV C [OPUC]
8. Two CD Copies

MP



HIGH COURT

DATED:31/12/2025



ORDER

WP.No.40743 of 2025

**ALLOWING THE WRIT PETITION
WITH-OUT COSTS**

(11)
kpr
9/1/26