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

FRIDAY, THE NINTH DAY OF JANUARY
TWO THOUSAND AND TWENTY SIX

PRESENT

THE HONOURABLE SRI JUSTICE B.VIJAYSEN REDDY

WRIT PETITION NO: 756 OF 2026

Between:

Smt. P.V.Anitha, W/o. P.V.Ashok Kumar, Aged about 58 years, Occ. Housewife R/o.House No.MIG-2, Block No.7 Flat No.2, Sundaraiah Park, Bagh Lingampally Musheerabad, New Nallakunta, Hyderabad.

...PETITIONER

AND

1. The State of Telangana, Rep. by its Principal Secretary, Municipal Administration Department, Secretariat Buildings, Hyderabad.
2. The Commissioner, Greater Hyderabad Municipal Corporation, Lower Tank Bund, Hyderabad, T.G.
3. The Zonal Commissioner, **L.B. Nagar, Zone,** GHMC, **Hyderabad,** Ranga Reddy District, T.G.
4. The Deputy Commissioner, GHMC **Circle 3, Hayathnagar,** Ranga Reddy District, T.G.

(Cause Title of RR 3 and 4 are amended as per Court Order dt: 09/01/2026 in IA.No.2 of 2026)

...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 any writ, order or direction more particularly one in the nature of Writ of Mandamus by the action of the Respondent No.4 in sealing the building of petitioner constructed on Plot No.1 East Part, admeasuring 291.5 Sq.Yds, equivalent to 243.72 Sq.Mtrs in Sy.No.14 part situated at Chinthalkunta, Sahebnagar Khurd village, Hayathnagar Revenue Mandal under GHMC L.B.Nagar Circle, Ranga Reddy District, without considering the reply of the petitioner Dated 01-01-2026 for the notice U/Sec.461-A of CPC GHMC Act, 1955 vide No.46/UC/C-14/TPS/LBNZ/GHMC/2025, dated 29-12-2025 by giving opportunity for regularization of 3rd and 4th floors on payment of compoundable fee, as illegal, arbitrary, violative of principles of natural justice and Articles 14 and 21 of the Constitution of India, and consequently direct the Respondents not to seal the

building of petitioner constructed on Plot No.1 East Part, admeasuring 291.5 Sq.Yds, equivalent to 243.72 Sq.Mtrs in Sy.No.14 part situated at Chinthalkunta, Sahebnagar Khurd village, Hayathnagar Revenue Mandal under GHMC L.B.Nagar Circle, Ranga Reddy District, by giving opportunity for regularization of 3rd and 4th floors on payment of compoundable fee.

IA 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 direct the Respondents not to seal the, building of petitioner constructed on Plot No.1 East Part admeasuring 291.5 Sq.Yds, equivalent to 243.72 Sq.Mtrs in Sy.No.14 part situated at Chinthalkunta, Sahebnagar Khurd village, Hayathnagar Revenue Mandal under GHMC L.B.Nagar Circle, Ranga Reddy District, by giving opportunity for regularization of 3rd and 4th floors on payment of compoundable fee.

Counsel for the Petitioner: SRI PRAVEEN BONKURI
Counsel for the Respondent No.1: GP FOR MCPL ADMN & URBAN DEV
Counsel for the Respondent Nos.2 TO 4: SRI G.MADHUSUDAN REDDY, SC FOR GHMC

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.756 OF 2026

DATE OF ORDER: 09.01.2026

Between:

P.V. Anitha

...Petitioner

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. Praveen Bonkuri, learned counsel for the petitioner; Mr. G.Madhusudan Reddy, learned Standing Counsel for GHMC, appearing for respondents No.2 to 4; and perused the material on record.

2. The case of the petitioner is that she is the owner and possessor of the property bearing Plot No.1, East part, admeasuring 291.5 square yards in Survey No.14 part, situated at Chinthalkunta, Sahebnagar Khurd Village, Hayathnagar Revenue Mandal, Ranga Reddy District, having acquired the same under registered gift deed bearing document No.2389 of 2017 dated 23.05.2017 executed by her husband by name Mr. P.V.Ashok Kumar.

That on building permission application dated 26.05.2025 submitted by the petitioner, building permission was granted *vide* file No.002314/GHMC/01597/IABP/C3/2025 dated 01.07.2025 for construction of residential building comprising of stilt for parking + 2 upper floors in the property. It is submitted that as against such building permission, the petitioner raised additional 3rd and 4th floors unauthorizedly in the property. Subsequently, the petitioner submitted application under Section 455A and 455AA of the Greater Hyderabad Municipal Corporation Act, 1955 (for short 'Act 1955) dated 22.12.2025 to respondent No.4 for regularization of the unauthorized 3rd and 4th floors. It is further submitted that on complaint filed by one Mr. P.Biksham alleging unauthorized construction made by the petitioner in the property, show cause notice dated 16.10.2025 was issued to the petitioner calling upon her to submit explanation as to why the unauthorized construction made by her should not be demolished. As there was no response from the petitioner, notice dated 29.12.2025 was issued by respondent No.4 invoking Section 461-A of the GHMC Act informing her that the property will be sealed on 02.01.2026.

3. Learned counsel for the petitioner submitted that the impugned notice dated 29.12.2025 issued under Section 461-A of the GHMC Act is in violation of the principles of natural justice. The impugned notice says that Stilt for parking + 4 upper floors were unauthorizedly constructed.

However, stilt for parking + 2 upper floors in the property have been constructed by the petitioner in accordance with the sanctioned plan and so far as the 3rd and 4th floors are concerned, regularization application dated 22.12.2025 was submitted by the petitioner and the same is pending for consideration.

4. Learned Standing Counsel for GHMC submitted that as unauthorized construction was made by the petitioner in the property, sealing notice No.46/UC/C-14/TPS/LBNZ/GHMC/2025 dated 29.12.2025 was issued to the petitioner invoking Section 461-A of the GHMC Act. Learned Standing Counsel submitted that however, appropriate action will be taken in accordance with law.

5. Considering that the application dated 22.12.2025 has been submitted by the petitioner for regularization of the unauthorized 3rd and 4th floors in the property bearing Plot No.1, East part, admeasuring 291.5 square yards in Survey No.14 part, situated at Chinthalkunta, Sahebnagar Khurd Village, Hayathnagar Revenue Mandal, Ranga Reddy District, *status quo* obtaining as on today shall be maintained in respect of 3rd and 4th floors in the property. Consequently, respondent No.4 is directed to consider the regularization application of the petitioner dated 22.12.2025, by giving her opportunity of hearing, and pass appropriate orders in accordance with law,

within a period of four (4) weeks from the date of receipt of a copy of this order.

6. However, if the property has already been sealed by the GHMC officials, then sealing shall be confined only to the extent of the unauthorized 3rd and 4th floors in the property and stilt for parking + 2 upper floors which have been constructed by the petitioner in accordance with the sanctioned plan shall remain unsealed. Further action for removing the unauthorized construction in the property shall be subject to outcome of the regularization application dated 22.12.2025.

7. With the above observations, this writ petition is disposed of. There shall be no order as to costs.

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

Sd/-A.H.S. GOWRI SHANKAR
ASSISTANT REGISTRAR

//TRUE COPY//

SECTION OFFICER

To

1. The Principal Secretary, Municipal Administration Department, Secretariat Buildings, Hyderabad, State of Telangana.
2. The Commissioner, Greater Hyderabad Municipal Corporation, Lower Tank Bund, Hyderabad, T.G.
3. The Zonal Commissioner, L.B. Nagar, Zone, GHMC, Hyderabad, Ranga Reddy District, T.G.
4. The Deputy Commissioner, GHMC Circle 3, Hayathnagar, Ranga Reddy District, T.G.
5. One CC to SRI PRAVEEN BONKURI, Advocate [OPUC]
6. Two CCs to GP FOR MCPL ADMN & URBAN DEV, High Court for the State of Telangana, at Hyderabad. [OUT]
7. One CC to SRI G.MADHUSUDAN REDDY, SC FOR GHMC [OPUC]
8. Two CD Copies

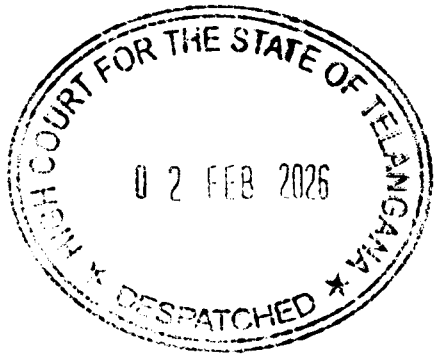
PSK/PMK

HIGH COURT

DATED:09/01/2026

ORDER

WP.No.756 of 2026



DISPOSING OF THE WRIT PETITION
WITHOUT COSTS

11
31/01/26