

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

TUESDAY, THE SIXTEENTH DAY OF JUNE
TWO THOUSAND AND TWENTY SIX

PRESENT

THE HONOURABLE SRI JUSTICE B.VIJAYSEN REDDY

WRIT PETITION NO: 18321 OF 2026

Between:

Smt. Bitragunta Usha Rani, D/o Late Jalagiri Yadagiri, W/o B. Siva Prasad,
Aged. 48 Years, Occ. Private Employee, presently residing at Flat No. C-
461, H. No.6-3-1966, NGO's Colony, Hyderabad-70

...PETITIONER

AND

1. The State of Telangana, Rep. by its Principal Secretary, Municipal Administration and Urban Development Department, Secretariat, Hyderabad.
2. The Commissioner, Malkajgiri Division, Medchal- Malkajgiri Division.
3. Chief City Planner Officer, Town Planning Section (HO) Malkajgiri Division, GHMC, Medchal- Malkajgiri Division
4. Zonal Commissioner, O/o Zonal Commissioner Office, LB Nagar Zone, Saroornagar, Sri Sai Shivani Complex, HUDA Complex, Dilsukhnagar, Hyderabad, Telangana-35
5. The Deputy Commissioner, Circle-3C Saroornagar, Saroornagar,
6. Deputy City Planner, O/o Zonal Commissioner Office, LB Nagar Zone, Saroornagar
7. Asst City Planner, O/o Zonal Commissioner Office, LB Nagar Zone, Saroornagar
8. Sri. Jalagiri Sanjay, S/o Late J. Yadagiri C/o Dr. Imran Manzil, 1st Floor, R/o Plot No.262, H. No.23-164, Near Kites Pre School, HMT Satavahana Nagar KPHB, Hyderabad-500 072
9. Sri. Jalagiri Praveen Kumar, S/o Late J. Yadagiri C/o R. Hanumantha Reddy R/o H. No. 27-16/3/2, 2nd Floor Sri Krishna Nagar, Krupa Complex Neredmet, Medchal - Malkajgiri District - 500 056
10. Smt. Bokkisam Indira, D/o late J. Yadagiri W/o B. Venkateswarlu, Aged. 46 Years, Occ. Housewife, R/o H. No.1076/11, Rayalam Nest, Ganga Enclave near Harsha Hospital, Pet Basheerabad, Qutbullapur, Medchal Malkajgiri district 500 055.
11. M/s KCM Builders, Rep by its Managing Partner Mr. Sripathi Srinivas a partnership firm, having its registered office at H. No.17-1-391/T/10, Saidabad, Hyderabad - 500 059.
12. Smt. M. Laxmamma, W/o. Late. M. Srinivas Reddy, (Daughter In Law of Late. M. Narasimha Reddy), aged about 54 years, Occupation. House wife
13. Sri. M. Chandra Shekar Reddy, S/o. Late. M. Srinivas Reddy, (Grandson of Late. M. Narsimha Reddy), aged about 34 years, Occupation. Business,
14. Sri. M. Gopal Reddy, D/o. Late. M. Narsimha Reddy, Aged About 59 Years, Occupation. Business

15. Sri. M. Malla Reddy, S/o. Late. M. Narsimha Reddy, Aged About 56 Years, Occupation. Business
16. Sri. M. Darshan Reddy, S/o. Late. M. Narsimha Reddy, Aged About 54 Years, Occupation. Business
17. Sri. M. Pochi Reddy, S/o. Late. M. Muthyam Reddy, Aged About 55 Years, Occupation. Business
18. Sri. M. Laxma Reddy, S/o. Late. M. Muthyam Reddy, Aged About 54 Years, Occupation. Business
19. Sri. M. Pandu Reddy, S/o. Late. M. Muthyam Reddy, Aged About 50 Years, Occupation. Business
20. Sri. M. Madhusudhan Reddy, S/O. Late. M. Muthyam Reddy, Aged About 44 Years, Occupation. Business,
21. Sri. M. Vijaya Bhasker Reddy, S/o. Late. M. Muthyam Reddy, Aged About 43 Years, Occupation. Business
22. Sri. M. Balwanth Reddy, S/o. Late. M. Kista Reddy, Aged About 77 Years, Occupation. Agriculture
23. Sri. M. Janga Reddy, S/o. M. Balwanth Reddy, Aged About 50 Years, Occupation. Business
24. Sri. M. Surender Reddy, S/o. M. Balwanth Reddy, Aged About 45 Years, Occupation. Business
25. Sri. M. Sudhakar Reddy, S/O. M. Balwanth Reddy, Aged About 43 Years, Occupation. Business S.No. 12 To 25 are the R/o H.No. 16-11-686, Gaddiannaram, Dilsukhnagar, Hyderabad.
26. Sri. M. Jagan Reddy, S/o. Late. M. Kista Reddy, Aged About 61 Years, Occupation. Agriculture
27. Sri. M. Praveen Kumar Reddy, S/o. M. Jagan Reddy, Aged About 43 Years, Occupation. Business
28. Sri. M. Naveen Kumar Reddy, S/o. M. Jagan Reddy, Aged About 41 Years, Occupation. Business

S Nos. 26 to 28 are the Residents of House No. 17-1-391/5/549, Singareni Colony, Near Autometer Ceiling Office, Road No. 1, Saidabad, Hyderabad.

29. M/S. Vega Jewellers, Represented by its Managing Partner V. Naveen Kumar, 5/0. Kesava Rao a partnership firm, having register office address at 40-15-10/2, Nandamuri Road, Revenue Ward Number. 11, Block Number. 20, Plot Number. 10, Brindavan Colony, Vijayawada -520 010, NTR District 520 010
30. M/S Maiden Drop Edu Foundation, represented by its director Mrs. Leena Madhuri Charukuri and GPA Holder cum President Sri N Purna Chandra Rao Having its registered office at H No. 6-3-348/10/104, Flat No.104 1st Floor, Nirmal Towers, Dwarakapuri Colony, Hyderabad, Telangana, India - 500082

NOTE. That Respondent Nos. 29 and 30 are impleaded only as formal and pro forma parties for the purpose of furnishing necessary information and for effective adjudication of the issues involved in the present petition. No substantive relief is claimed against them at this stage

...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 a Writ, Order or Direction, more particularly one in the nature of Writ of Mandamus, declaring the action of the Official Respondents in not considering the representation dated 15-05-2026 submitted by the Petitioner seeking revocation or suspension of the Building Permit Order vide File No. 1/C5/13926/2019 and Permit No. 1/C5/08054/2021, dated 29-06-2021, allegedly obtained by fraud, misrepresentation, and suppression of material facts before the Official Respondents, as illegal, arbitrary, contrary to Section 450 of the Hyderabad Municipal Corporation Act, 1955, and violative of principles of natural justice, and consequently direct the Official Respondents to consider and dispose of the said representation dated 15-05-2026 in accordance with law, within a time frame fixed by this Honble Court

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 direct the official Respondents to forthwith suspend the Building Permit Order vide File No. 1/C5/13926/2019 and Permit No. 1/C5/08054/2021, dated 29-06-2021, pending consideration of the Petitioners representation dated 15-05-2026, and further direct the Official Respondents to consider and dispose of the said representation strictly in accordance with law, within such time frame as may be fixed by this Honble Court pending disposal of the above writ petition

Counsel for the Petitioner: Mr. Anirudh Nellikonda SRI. N. ANIRUDH

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

Counsel for the Respondent Nos. 2to7: SRI SRINIVASA RAO PACHWA, SC

Counsel for the Respondent Nos. 8to30:--

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.18321 OF 2026

DATE OF ORDER: 16.06.2026

Between:

Smt. Bitragunta Usha Rani

...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. Anirudh Nellikonda, learned counsel for the petitioner;
Mr. Srinivasa Rao Pachwa, learned Standing Counsel appearing for
respondent Nos.2 to 7; and perused the material on record.

2(a). It is the case of the petitioner that the petitioner's father Sri Jalagiri Yadagiri, was the absolute owner and possessor of the property bearing Municipal No. 9-141 (Old), 23-1 (New), appurtenant to Plot No. 141, admeasuring 627 Square Yards (equivalent to 564.3 Sq. Meters), along with an additional extent of land admeasuring 150 Square Yards (equivalent to 125.41 Sq. Meters), totally admeasuring 777 Square Yards, situated in Survey No. 97, Shareef Nagar, Gaddiannaram Village, Saroornagar Mandal, Ranga Reddy District (hereinafter referred to as the "Schedule Property").

2(b). The father of the petitioner died, leaving behind his wife, late Smt. J. Chandrakala, and his children namely, Jalagiri Sanjay, Jalagiri Praveen Kumar and Smt. Bokkisam Indira and the petitioner herein, as his only surviving legal heirs and successors to the schedule property. Subsequently, the petitioner's mother, Smt. J. Chandrakala, also passed away. Consequently, the four (4) children of late Sri Jalagiri Yadagiri and late Smt. J. Chandrakala became entitled for 1/4th share each in the schedule property.

2(c). It is further submitted that respondent No.7 entered into development agreement with respondent Nos.8 and 9 as well as respondent Nos.12 to 28, who own adjoining plots and building permission was obtained by respondent No.11-builder on the strength of the decree passed by II Additional Junior Civil Judge-cum-III Additional Metropolitan Magistrate at Kushaiguda, dated 09.05.2024 in O.S.No.170 of 2024. That in the said case it was fraudulently claimed that respondent Nos.8 and 9 (Plaintiff Nos.1 and 2) are the owners of the property left behind by the late Jalagiri Yadagiri and J. Chandrakala and as their only surviving legal heirs. It is further stated that the petitioner has submitted a representation/complaint dated 15.05.2026 to respondent No.5, seeking cancellation of building permit order, which was fraudulently obtained by

respondent No.11. Learned counsel fairly submitted that the entire building construction has already been completed by respondent No.11.

3. Learned Standing Counsel appearing for submitted that respondent Nos.2 to 7 authorities would consider the complaint/representation dated 18.05.2026 submitted by the petitioner, and pass orders, in accordance with law.

4. Recording the aforesaid submissions, without entering into merits of the case, the writ petition is disposed of, directing respondent No.5 to consider the complaint/representation of the petitioner dated 15.05.2026 seeking revocation of building permit order in File No.1/C5/13926/2019, dated 29.06.2021, by issuing notice to the petitioner, respondent Nos. 8 to 30 and all other concerned/interested persons, by affording an opportunity of hearing to them, within a period of four (4) weeks from the date of receipt of a copy of this order.

5. As an innocuous order is passed without entering into merits, notice to respondent Nos.8 to 30 are dispensed with. If respondent Nos.8 to 30 are in any way aggrieved by this order, they are at liberty to approach this Court seeking modification of this order. No order as to costs.

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

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**SD/-M. OSMAN ALI BAIG
ASSISTANT REGISTRAR**

SECTION OFFICER

To,

1. The Principal Secretary, Municipal Administration and Urban Development Department, Secretariat, T.S., Hyderabad.
2. The Commissioner, Malkajgiri Division, Medchal- Malkajgiri Division.
3. The Chief City Planner Officer, Town Planning Section (HO) Malkajgiri Division, GHMC, Medchal- Malkajgiri Division
4. The Zonal Commissioner, O/o Zonal Commissioner Office, LB Nagar Zone, Saroornagar, Sri Sai Shivani Complex, HUDA Complex, Dilsukhnagar, Hyderabad, Telangana-35
5. The Deputy Commissioner, Circle-3C Saroornagar, Saroornagar,
6. Deputy City Planner, O/o Zonal Commissioner Office, LB Nagar Zone, Saroornagar
7. Asst City Planner, O/o Zonal Commissioner Office, LB Nagar Zone, Saroornagar
8. One CC to Mr. Anirudh Nellikonda SRI. ANIRUDH N Advocate [OPUC]
9. Two CCs to GP FOR MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT ,High Court for the State of Telangana, at Hyderabad [OUT]
10. One CC to SRI. SRINIVASA RAO PACHWA, SC [OPUC]
11. Two CD Copies

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CC TODAY

HIGH COURT

DATED: 16/06/2026

ORDER

WP.No.18321 of 2026



**DISPOSING OF THE WRIT PETITION
WITHOUT COSTS**

14
MT
22/6/26