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

MONDAY, THE FIFTH DAY OF OCTOBER
TWO THOUSAND AND TWENTY SIX

PRESENT

THE HONOURABLE SRI JUSTICE B.VIJAYSEN REDDY

WRIT PETITION NO: 33160 OF 2026

Between:

Mohd Sajid Ali, S/o Ahmed Hasan Ali, Aged 62 years, Occ ; Business, R/o Plot No.151 (Eastern Part), Sy.No.50/3/AA, 50/3/AA, 503/AA, 50/3/EE, 86 50/2, CSK Colony, Bumruknuddowla Village, Mailardevpally, Ranga Reddy District, Telangana State.

.....PETITIONER

AND

1. The State of Telangana, Rep by its Principal Secretary, Municipal Administration and Urban Development Department, Secretariate, Hyderabad.
2. Greater Hyderabad Municipal Corporation, Rep by its Commissioner, Tank Bund, Hyderabad, Telangana State.
3. The Deputy Commissioner, Greater Hyderabad Municipal Corporation Circle No.20, Rajendranagar Zone, Telangana State.
4. B Prabhakar Reddy, S/o B. Venkat Reddy, Aged about 78 years, Occ Retired Government Servant R/o H.No.8-13-72/D, Raghavendra Nagar Colony, Shivarampally, Rajendranagar, 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 or Order or Direction more particularly one in the nature of WRIT OF MANDAMUS declaring the action of Respondents issuing Show Cause Notice vide No.13675/C20/RJNRZ/2026 dated 17.09.2026 and continuously visiting the Petitioner's property Plot No.151 (Eastern Part), Sy.No.50/3/AA, 50/3/AA, 503/AA, 50/3/EE, 86 50/2, King's Colony, Phase-5, CSK Colony, Bumruknuddowla

Village, Mailardevpally, Ranga Reddy District, Telangana State, threatening to demolish the structures without considering the reply dated 28.09.2026 submitted by the Petitioner to Show Cause Notice, inspite of pendency of Application Under Sec.455A and 455AA of GHMC Act, as illegal, arbitrary in violation of principles of natural justice and in violation of Articles 14 and 21 of the Constitution of India and also against the equity and set aside the Show Cause Notice vide No.13675/C20/RJNRZ/ 2026 dated 17.09.2026 issued by the Respondent No.3 consequently direct the Respondents not to demolish the structures of Petitioner's property bearing Plot No.151 (Eastern Part), Sy.No.50/3/AA, 50/3/AA, 503/AA, 50/3/EE, & 50/2, King's Colony, Phase-5, CSK Colony, Bumruknuddowla Village, Mailardevpally, Ranga Reddy District, Telangana State, till the disposal of Application under Sec.455A and 455AA of GHMC Act.

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 Show Cause Notice vide No_13675/C20/RJNRZ/ 2026 dated 17.09.2026 issued by the Respondent No.3 by directing the Respondents not to demolish the structures of Petitioner's property bearing Plot No.151 (Eastern Part), Sy.No.50/ 3 /AA, 50/3/AA, 503/AA, 50/ 3 /EE, and 50/2, King's Colony, Phase-5, CSK Colony, Bumruknuddowla Village, Mailardevpally, Ranga Reddy District, Telangana State, till the disposal of Application under Sec.455A and 455AA of GHMC Act, pending disposal of the writ petition.

Counsel for the Petitioner : SRI M.A.K.MUKHEED

Counsel for the Respondent No.1 : GP FOR MCPL ADMN AND URBAN DEVELOPMENT

Counsel for the Respondent Nos.2 & 3 : SRI RAPARTHI VENKATESH, SC FOR GHMC

Counsel for the Respondent No.4 --

The Court made the following ORDER

HIGH COURT FOR THE STATE OF TELANGANA
AT HYDERABAD

HONOURABLE SRI JUSTICE B. VIJAYSEN REDDY

WRIT PETITION No.33160 OF 2026

(CNR No.HBHC010680882026)

DATE OF ORDER: 05.10.2026

Between:

Mohd. Sajid Ali

...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. M.A.K.Mukheed, learned counsel for the petitioner; Mr. Raparthi Venkatesh, learned Standing Counsel for GHMC, appearing for respondent No.2 and 3; and perused the material on record.

2. It appears from the record on complaint lodged by respondent No.4 alleging unauthorized construction made by the petitioner over the Plot No.151 (Eastern part), in Survey Nos.50/3/AA, 50/3/AA, 503/AA, 50/3/EE and 50/2, King's Colony, Phase-5, CSK Colony, Bumruknuddowla, Village, Mailardevpally, Ranga Reddy District, show cause notice No.13675/C20/RJNRZ/GHMC/2026 dated 17.09.2026 was issued to the petitioner wherein it was stated that the petitioner has unauthorizedly constructed Stilt + 2 upper floors in the subject property and he was directed to submit explanation within a period of fifteen (15) days.

3. Learned counsel for the petitioner submitted that in reply to the said show cause notice, the petitioner submitted explanation dated 28.09.2026 stating that he constructed Stilt + 2 upper floors over the existing house with some deviations and the petitioner later submitted application dated 28.09.2026 (Ex.P-2) under Sections 455-A and 455-AA of the Greater Hyderabad Municipal Corporation Act, 1955 for regularization of the structures over the existing house and he is ready to pay the penalty towards regularization charges.

4. Learned Standing Counsel for GHMC submitted that in similar circumstances this Court disposed of W.P. No.18424 of 2026 by order dated 17.06.2026 directing Cyberabad Municipal Corporation to consider the regularization application, subject to the condition of the petitioner therein depositing costs. However, the regularization application submitted by the petitioner herein will be duly considered in accordance with law.

5. Learned counsel for the petitioner submitted that reasonable costs may be imposed on the petitioner.

6. Recording the submissions of both the learned counsel, the writ petition is disposed of, directing respondent No.2 to consider the regularization application of the petitioner dated 28.09.2026 submitted under Sections 455-A and 455-AA of the Act in respect of the property bearing Plot No.151 (Eastern part), in Survey Nos.50/3/AA, 50/3/AA, 503/AA, 50/3/EE and 50/2, King's Colony, Phase-5, CSK Colony, Bumruknuddowla, Village, Mailardevpally, Ranga Reddy District, by

issuing notice to the petitioner and respondent No.4, and all other concerned/ interested persons, by affording opportunity of hearing to them, and pass appropriate orders in accordance with law, subject to the condition of the petitioner paying following costs within a period of two (2) weeks from the date of receipt of a copy of this order:

(i) A sum of Rs.1,00,000/- (Rupees one lakh only) to the Greater Hyderabad Municipal Corporation (GHMC).

(ii) A sum of Rs.50,000/- (Rupees fifty thousand only) to the Telangana High Court Advocates Association (THCAA).

7. Pending consideration of the regularization application of the petitioner dated 28.09.2026, *status quo* obtaining as on today shall be maintained in respect of the structures standing on the subject property

8. As this order is passed without entering into the merits of the case, notice to respondent No.4 is dispensed with. However, if respondent No.4 is, in any way aggrieved by this order, he is at liberty to approach this Court and seek for modification of this order.

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

Sd/- T. SRIDEVI
ASSISTANT REGISTRAR

//TRUE COPY//

SECTION OFFICER

To

1. The Principal Secretary, Municipal Administration and Urban Development Department, Secretariate, State of Telangana at Hyderabad
2. The Commissioner, Greater Hyderabad Municipal Corporation, Tank Bund, Hyderabad, Telangana State.

3. The Deputy Commissioner, Greater Hyderabad Municipal Corporation Circle No.20, Rajendranagar Zone, Telangana State.
4. Two CCs to GP FOR MCPL ADMN AND URBAN DEVELOPMENT, High Court for the State of Telangana at Hyderabad. [OUT]
5. One CC to SRI M.A.K.MUKHEED, Advocate [OPUC]
6. One CC to SRI RAPARTHI VENKATESH, SC FOR GHMC (OPUC)
7. Two CD Copies

SA

C.C. TODAY

HIGH COURT

DATED: 05/10/2026



ORDER

WP.No.33160 of 2026

DISPOSING OF THE W.P

WITHOUT COSTS.

7/10/26