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

TUESDAY, THE SIXTH DAY OF OCTOBER
TWO THOUSAND AND TWENTY SIX

PRESENT

THE HONOURABLE SRI JUSTICE B.VIJAYSEN REDDY

WRIT PETITION NO: 33553 OF 2026

Between:

1. Tanneru Anjaneyulu, S/o. Tanneru Venkateshwarlu Aged. 44 years, Occ. Business.
2. Tanneru Venkata Ramana, W/o. Tanneru Anjaneyulu aged. 41years, Occ. Housewife
   Both are R/o. H. No. 1-1-21/61/1/B, Plot No. 33 Ramnaresh Nagar, Hydernagar, Kukatpally, Medchal Malkajgiri District.

...PETITIONERS

AND

1. The State of Telangana, rep by its Principal Secretary, Municipal Administration and Urban Development Department Secretariat, Hyderabad.
2. The Cyberabad Municipal Corporation, Rep. by its Commissioner, Hyderabad.
3. The Cyberabad Municipal Corporation, rep by its Zonal Commissioner Officer Kukatpally Zone.
4. The Cyberabad Municipal Corporation, rep by its City Planner Kukatpally Zone, 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 4th Respondent in issuing the Shortfall letter vide File No. 022570/CMC/02280/SWBP/KPL2/2026 dated 19.08.2026 as illegal, arbitrary, contrary to the provision of Right to Property and violative of Articles 14 and 300A of the Constitution of India and consequently set aside the shortfall letter dated 19.08. 2026

and direct the Respondents to process the application dated 27/07/2026 for construction of a residential building.

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 set aside the Shortfall letter vide File No. 022570/CMC/02280/SWBP/KPL2/2026 dated 19.08.2026 and direct the Respondents to process the application in File No. 022570/CMC/02280/SWBP/KPL2/2026 dated 27.07.2026 pending disposal of the above writ petition.

Counsel for the Petitioners: Ms. NIKITA GOENKA
Counsel for the Respondent No.1: GP FOR MCPL ADMN & URBAN DEV
Counsel for the Respondent Nos.2 TO 4: SRI K.RAVI MAHENDER, SC FOR CMC

The Court made the following: ORDER

IN THE HIGH COURT FOR THE STATE OF TELANGANA AT HYDERABAD

THE HONOURABLE SRI JUSTICE B. VIJAYSEN REDDY

WRIT PETITON No.33553 OF 2026
(CNR No.HBHC010688362026)

DATE: 06-10-2026

Between:
Mr. Tanneru Anjaneyulu and another

... Petitioners

AND

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

... Respondents

ORDER : (ORAL)

Heard Mrs. Nikita Goenka, learned counsel for the petitioners and Mr. K. Ravi Mahender, learned standing counsel for Cyberabad Municipal Corporation (CMC) appearing for respondent Nos.2 to 4.

2. Learned counsel for the petitioners submitted that in similar circumstances this Court disposed of W.P. No.20446 of 2026 by order dated 01.07.2026, following the orders dated 25.11.2025 and 19.02.2024 passed by this Court in W.P. Nos.35701 of 2025 and

4155 of 2024, and prayed to grant similar order in favour of the petitioners herein. The said submission is not opposed by learned standing counsel for CMC appearing for respondent Nos.2 to 4.

3. In view of the above, the writ petition is allowed, setting aside the impugned shortfall letter *vide* Notice No.022570/CMC/02280/SWBP/KPL2/2026 dated 19.08.2026. Respondent No.3 is directed to reconsider the building permission application of the petitioners in File No.022570/CMC/02280/ SWBP/KPL2/2026 dated 27.07.2026 in respect of the property bearing Plot No.431, Category II (MIG) of Miyapur Residential Complex, admeasuring 258.33 square yards in Survey Nos.20 and 28/1 situated at Miyapur Village, Serilingampally Mandal, Ranga Reddy District, without reference to the shortfall letter dated 19.08.2026 and objections regarding future master plan road, by affording opportunity of hearing to them, within a period of twenty one (21) days from the date of receipt of a copy of this order.

4. However, this order shall not come in the way of respondent authorities in acquiring the subject property in future, by following due process of law. No order as to costs.

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

SD/- K.V.O. NARSI BABU
ASSISTANT REGISTRAR

//TRUE COPY//

SECTION OFFICER

To

1. The Principal Secretary, Municipal Administration and Urban Development Department Secretariat, Hyderabad, State of Telangana.
2. The Commissioner, Cyberabad Municipal Corporation, Hyderabad.
3. The Zonal Commissioner Officer, Cyberabad Municipal Corporation, Kukatpally Zone.
4. The City Planner, Cyberabad Municipal Corporation, Kukatpally Zone, Hyderabad.
5. One CC to Ms. NIKITA GOENKA, Advocate [OPUC]
6. One CC to SRI K.RAVI MAHENDER, SC FOR CMC [OPUC]
7. Two CCs to GP FOR MCPL ADMN & URBAN DEV, High Court for the State of Telangana, at Hyderabad. [OUT]
8. Two CD Copies

PSK.
TKS

CC TODAY

HIGH COURT

DATED: 06/10/2026

ORDER
WP.No.33553 of 2026



DISPOSING OF THE WRIT PETITION

WITHOUT COSTS.

9/10/26