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

THURSDAY, THE TWENTY NINTH DAY OF OCTOBER TWO THOUSAND AND TWENTY SIX

**PRESENT**

**THE HONOURABLE THE ACTING CHIEF JUSTICE P.SAM KOSHY AND THE HONOURABLE SRI JUSTICE SUDDALA CHALAPATHI RAO**

**WRIT APPEAL NO: 1191 OF 2026**

Writ Appeal under clause 15 of the Letters Patent Appeal Against Order Dated 15/10/2026 Passed in WP No 35005 of 2026 on the file of the High Court.

**Between:**

1. Ruhina Khan, D/o. Late Sayeed Unnisa Begum, Aged 70 years, R/o.9331,PMAN Ave 209,Garden Grove, California -92841.
2. Syed Ziauddin Ahmed, S/o. Late. Sayeed Unnisa Begum, Aged about 68 years, 14137, Morning View Drive, Chino Hills, California. Both appellants Rep. by their General Power of Attorney Holder, Kondragunta Venkatesh S/o. Bapanaiah, aged about 44 years, Occ. Business, Rio. 1-90/B/C/3/1-2/308, Charmy Ganesh Nilayam, Vittal Rao Nagar, Madhapur, Hyderabad.

**...APPELLANTS**

**AND**

1. Smt. Bommareddy Susilpa, C/o. Bommareddy Seeta Reddy, Aged about 46 years, Occ. Housewife,
2. Smt. Bommareddy Lakshmi, Sudeepthi C/o. Bommareddy Seeta Reddy, Aged about 44 years, Occ. Housewife,

   Both respondents are Rep. through their GPA holder, Sri. Bommareddy Seeta Reddy , aged about 68 years, Occ. Retired employee, R/o. Flat No.201, Ashritha Residency, House No. 3-3-37, Bagh Ameeri, Kukatpally, Hyderabad, Telangana 500072.

3. The State of Telangana, Rep. by Principal Secretary, Municipal Adminstration Urban Development, Secretariat, Hyderabad.
4. The Commissioner,, Cyberabad Municipal Corporation, at NAC Building, Hitex Madhapur, Hyderabad, T.G.
5. The Zonal Commissioner, Greater Hyderabad Municipal Corporation, Serilingampally Zone, Serilingampally, Hyderabad.

...RESPONDENTS

**I.A. NO: 3 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 operation of interim orders dated . 15.10.2026 passed in I.A. No. 1 of 2026 in W.P. No. 35005 of 2026, pending disposal of the main writ appeal.

**Counsel for the Appellants: SRI L. RAVICHANDER, REP. FOR MR. MOHD. ISLAMUDDIN ANSARI**

**Counsel for the Respondent Nos. 1 and 2: SRI D JAIPAL REDDY**

**Counsel for the Respondent No.3: SRI G. BHASKAR, GP FOR MCPL ADMN AND URBAN DEV**

**Counsel for the Respondent Nos. 4 and 5: SRI K. RAVI MAHENDER, S.C. FOR GHMC**

**The Court made the following: JUDGEMENT**

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

**THE HON'BLE THE ACTING CHIEF JUSTICE P.SAM KOSHY**
**AND**
**THE HONOURABLE SRI JUSTICE SUDDALA CHALAPATHI RAO**

**WRIT APPEAL No. 1191 OF 2026**
(CNR No. HBHC010750822026)

**Dated: 29.10.2026**

Between:

Ruhina Khan and another.

...Appellants

AND

Smt. Bommareddy Susilpa and 4 others.

...Respondents

**JUDGMENT:** *(per the Hon'ble Sri Justice Suddala Chalapathi Rao)*

Heard Sri L. Ravichander, learned Senior Counsel representing Mr. Mohd. Islamuddin Ansari, learned counsel for the appellants; Sri D. Jaipal Reddy, learned counsel for respondent Nos.1 and 2; Sri G. Bhaskar, learned Government Pleader for Municipal Administration appearing for respondent No.3 and Sri K. Ravi Mahender, learned Standing Counsel for the Greater Hyderabad Municipal Corporation appearing for respondent Nos.4 and 5.

2. The present writ appeal has been filed against the interim order dated 15.10.2026 passed by the learned Single Judge in I.A.No.1 of 2026 in W.P.No.35005 of 2026. The said interim order reflects that the building permission application of the writ petitioners in respect of Plot No.982, admeasuring 325.07 square meters, situated in Sy.No.44/1, Miyapur Village, Serilingampally Mandal,

Ranga Reddy District, be reconsidered without reference to the shortfall intimation letter, dated 05.12.2025, injunction order, dated 20.03.1998 in I.A.No.1118 of 1997 in O.S.No.38 of 1993 on the file of the I Additional District Judge, Ranga Reddy District and the interim order, dated 25.04.2019 passed in W.P.No.8648 of 2019.

3. Learned Senior Counsel for the appellants would contend that without making the appellants, who filed W.P.No.8648 of 2019, as parties to the underlying writ petition, the impugned order has been obtained. He further contends that since W.P.No.8648 of 2019 filed by the appellants is pending, both the instant writ petition as well as W.P.No.8648 of 2019 be tagged together and heard jointly. Therefore, he prays to allow the writ appeal setting aside the impugned order.

4. Apparently, the impugned order directs reconsideration of the building permission application of the writ petitioners without reference to the interim order, dated 25.04.2019 passed in W.P.No.8648 of 2019. However, the petitioners in the said Writ Petition, who are the appellants herein, were not arrayed as parties to the underlying writ petition. In view of the pendency of W.P.No.8648 of 2019, the learned Single Judge ought to have directed the impleadment of the petitioners therein as party respondents and afforded them an opportunity of hearing before passing orders on the interim application, since any direction would have a bearing on the proceedings in WP.No.8648 of 2019. Therefore, we are of the considered view that the impugned order is liable to be set aside.

5. In these circumstances, the impugned order is set aside and the matter is remitted back to the learned Single Judge to club both the writ petitions i..e,

W.P.No.8648 of 2019 and the underlying Writ Petition, and after directing impleadment of the petitioners in WP.No.8648 of 2019 in the underlying writ petition and affording an opportunity of hearing to both the parties, take a decision on the interim application, strictly in accordance with law, and pass fresh orders.

6. Accordingly, the instant writ appeal stands allowed in part. No order as to costs.

Miscellaneous applications, if any pending, shall stand closed.

**SD/- T. KRISHNA KUMAR**
**JOINT REGISTRAR**

**//TRUE COPY//**

**SECTION OFFICER**

**To,**

1. The Principal Secretary, Municipal Adminstration Urban Development, Secretariat, State of Telangana, Hyderabad.
2. The Commissioner,, Cyberabad Municipal Corporation, at NAC Building, Hitex Madhapur, Hyderabad, T.G.
3. The Zonal Commissioner, Greater Hyderabad Municipal Corporation, Serilingampally Zone, Serilingampally, Hyderabad.
4. The Section Officer, Posting Section, High Court at Hyderabad
5. One CC to MR MOHD ISLAMUDDIN ANSARI, Advocate [OPUC]
6. One CC to SRI D. JAIPAL REDDY, Advocate [OPUC]
7. Two CCs to GP FOR MCPL ADMN AND URBAN DEV, High Court for the State of Telangana, at Hyderabad [OUT]
8. One CC to SRI K. RAVI MAHENDER, S.C. FOR GHMC [OPUC]
9. Two CD Copies

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**HIGH COURT**

**HAC, J**
**&**
**SCR, J**

**DATED: 29/10/2026**




**JUDGEMENT**

**WA.No.1191 of 2026**

**ALLOWING THE WRIT APPEAL IN PART**
**WITHOUT COSTS**

(12)

kpo
3/11/26