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

MONDAY, THE SECOND DAY OF NOVEMBER
TWO THOUSAND AND TWENTY SIX

PRESENT

THE HONOURABLE SRI JUSTICE NAMAVARAPU RAJESHWAR RAO

WRIT PETITION NO: 36767 OF 2026

Between:

Malothu Seetharam, S/o. Sakru, Age. 55 years, Occ. Private Job, R/o.H.No. 2-56, Ramchandrapuram Thanda Village, Mattampalli Mandal, Suryapet District.

...PETITIONER

AND

1. The State of Telangana, Rep. by its Principal Secretary, Panchayat Raj Department (PR and RD), Secretariat, Hyderabad.
2. The District Collector, Suryapet, Suryapet District.
3. The District Panchayat Officer, Suryapet, Suryapet District.
4. The Mandal Parishad Development Officer, Mattampalli, Mattampalli Mandal, Suryapet District.
5. The Grama Panchayath, Rep. by its Secretary, Ramchandrapuram Thanda Village, Mattampalli Mandal, Suryapet District.

...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 Order, Direction or Writ, more particularly a Writ of Mandamus, declaring the action of the respondent authorities, particularly the 5th respondent, in returning the petitioner's online application for building permission dated 17.10.2026 in respect of the property bearing H.No. 1-151, Block No. 1 and Assessment No. 153, admeasuring 100 square yards (83.61 square metres), situated at Ramchandrapuram Thanda Village, Mattampalli Mandal, Suryapet District, as arbitrary, illegal, unreasonable and contrary to the applicable building rules and principles of natural justice and consequently direct the respondent authorities to consider the petitioner's application for building permission,

along with the registered Sale Deed bearing Document No. 2233 of 2023, dated 01.05.2023, the building plan and other relevant documents, and grant building permission if the application satisfies the applicable statutory requirements, by passing an appropriate order in accordance with law

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 respondent authorities, particularly the 5th respondent, to consider the petitioner's application for building permission dated 17.10.2026 in respect of the property bearing H.No. 1-151, Block No. 1 and Assessment No. 153, admeasuring 100 square yards (83.61 square metres), situated at Ramchandrapuram Thanda Village, Mattampalli Mandal, Suryapet District, along with the registered Sale Deed bearing Document No. 2233 of 2023, dated 01.05.2023, and the other relevant documents, in accordance with law, in the interest of justice pending disposal of the above writ petition

Counsel for the Petitioner(s): Sri. Yadaiah Boddupally

Counsel for the Respondent No. 1 & 3 : GP FOR PANCHAYAT RAJ RURAL DEV

Counsel for the Respondent No. 2: SRI LAXMALLA SANDEEP, AGP FOR REVENUE

Counsel for the Respondents No. 4 & 5:Sri Pradeep Reddy Katta, SC for ZPP, MPP & GP

The Court made the following: ORDER

IN THE HIGH COURT FOR THE STATE OF TELANGANA
AT HYDERABAD

THE HON'BLE SRI JUSTICE NAMAVARAPU RAJESHWAR RAO

WRIT PETITION No.36767 of 2026
CNR.No. HBHC010755952026

DATE: 02.11.2026

Between:

Malothu Seetharam

...Petitioner

AND

The State of Telangana,
Rep. by its Principal Secretary,
Panchayat Raj Department (PR and RD),
Secretariat, Hyderabad and 4 others.

...Respondents

ORDER

Heard Sri Boddupally Yadaiah, learned counsel for the petitioner, learned Assistant Government Pleader for Panchayat Raj and Rural Development Department, appearing for respondent No.1, Sri Laxmalla Sandeep, learned Assistant Government Pleader for Revenue, appearing for respondent No.2 and Sri Pradeep Reddy Katta, learned Standing Counsel for Zilla

Praja Parishads, Mandal Praja Parishads and Gram Panchayats, appearing for respondent Nos.4 and 5. Perused the record.

2. Learned counsel for the petitioner submits that the petitioner is the absolute owner and possessor of the subject property, admeasuring 100 square yards, situated at Ramchandrapuram Thanda Village, Mattampalli Mandal, Suryapet District, having purchased the same under a registered Sale Deed bearing Document No.2233 of 2023, dated 01.05.2023. Learned counsel for the petitioner further submits that, basing on the registered Sale Deed and existing house-tax assessment particulars, the petitioner submitted an application before the 5th respondent on 17.10.2026, seeking building permission, along with the building plan and other requisite documents, after payment of the prescribed fee. However, the 5th respondent returned the application with the general endorsement "Short faults", without properly considering the documents furnished by the petitioner.

3. Learned counsel for the petitioner further submits that the objections appear to relate to the dimensions of the subject

property and the particulars of the previous building permission. While the registered Sale Deed reflects an extent of 100 square yards (900 square feet), the dimensions of 42 feet × 21 feet correspond to 882 square feet (98 square yards), which require proper verification and reconciliation by the competent authority. Learned counsel for the petitioner further submits that the respondents ought to have specifically communicated the deficiencies, if any, enabling the petitioner to furnish necessary clarifications or rectify the same, instead of returning the application with vague remarks.

4. Learned counsel for the petitioner, therefore, submits that the action of the respondents in returning the petitioner's application without proper consideration of the documents and particulars furnished is arbitrary and unreasonable and warrants interference by this Court. Hence, he prays that this Court may direct the respondents to consider the petitioner's application for building permission, along with the supporting documents, and pass appropriate orders in accordance with law, granting

permission if the application satisfies the applicable statutory requirements.

5. ***Per contra***, the learned Standing Counsel appearing for respondent Nos.4 and 5 would submit that the petitioner may be directed to resubmit the application afresh, enclosing the registered Sale Deed and building plan, within a period of one week from the date of receipt of a copy of this order, and that, upon such resubmission, the respondents would consider the same and pass appropriate orders in accordance with law.

6. Having considered the submissions made by the learned counsel for the petitioner and the learned Standing Counsel appearing for respondent Nos.4 and 5, this Court is inclined to permit the petitioner to resubmit the application afresh, duly enclosing the registered Sale Deed, building plan and other relevant documents. Upon such resubmission, the respondent authorities shall consider the application and pass appropriate orders in accordance with law within a period of two weeks from the date of such resubmission.

7. Accordingly, the Writ Petition is disposed of. There shall be no order as to costs.

Pending miscellaneous applications, if any, shall stand closed.

SD/- C. DEEPIKA
ASSISTANT REGISTRAR

//TRUE COPY//

SECTION OFFICER

To,

1. The Principal Secretary, The State of Telangana, Panchayat Raj Department (PR and RD), Secretariat, Hyderabad.
2. The District Collector, Suryapet, Suryapet District.
3. The District Panchayat Officer, Suryapet, Suryapet District.
4. The Mandal Parishad Development Officer, Mattampalli, Mattampalli Mandal, Suryapet District.
5. The Secretary, The Grama Panchayath, Ramchandrapuram Thanda Village, Mattampalli Mandal, Suryapet District.
6. One CC to SRI. YADAIAH BODDUPALLY Advocate [OPUC]
7. Two CCs to GP FOR PANCHAYAT RAJ RURAL DEV High Court for the State of Telangana, at Hyderabad [OUT]
8. One CC to SRI LAXMALLA SANDEEP, AGP FOR REVENUE [OPUC]
9. One CC TO Sri Pradeep Reddy Katta, SC for ZPP, MPP & GP [OPUC]
10. Two CD Copies

DA

MS

CC TODAY

HIGH COURT

DATED: 02/11/2026



ORDER

WP.No.36767 of 2026

DISPOSING OF THE WRIT PETITION WITHOUT COSTS

13 MT
4/11/26