

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

WEDNESDAY ,THE TWENTY FIFTH DAY OF MARCH

TWO THOUSAND AND TWENTY SIX

**:PRESENT:
THE HONOURABLE SRI JUSTICE N.V.SHRAVAN KUMAR**

WRIT PETITION NO: 8760 OF 2026

Between:

M. Anuradha, W/o M.S. Raju.

Petitioner

AND

1. The State of Telangana, Represented by The Principal Secretary MA & UD Department, Secretariat Building, Hyderabad.
2. The District Collector, (Hyderabad) Lakdi-ka-Pul, Hyderabad.
3. Special Collector (LA), and Commissioner GHMC GHMC Complex, Hyderabad.
4. Special Deputy Collector (LA), and Commissioner GHMC GI-1MC Complex, Hyderabad.
5. The Commissioner, The Greater Hyderabad Municipal Corporation GHMC Complex, Hyderabad.
6. The Deputy Commissioner, (Circle 18) The Greater Hyderabad Municipal Corporation.
7. The Assistant City Planner, GHMC, (Circle -18) Khairtabad, 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 particularly a writ in the nature of mandamus, declaring Orders bearing no. B/464/2024 dated 16/12/2025 passed by the Special Collector (LA)/Commissioner GHMC, i.e. Respondent No. 3 herein, declaration under Section 19 (1) of the Act of 2013 dated 19/12/2025, published in Gazette No. GHMC -53 of the Telangana State Gazette issued by the Special Collector (LA)/Commissioner GHMC, i.e. Respondent No. 3 herein and notice bearing B/464/2024 dated 25/02/2026 issued by the Special Deputy Collector (LA), GHMC, i.e. The Respondent No. 4 herein, with respect to the subject property bearing land and building admeasuring 289 Sq. Yards situated at H.No. 8-2-293/82/J/B/24, Journalist Colony, Road No. 92, Jubilee Hills as illegal, arbitrary and

ultra vires of Articles 14, 19, 21 and 300 A of the Constitution of India, not in the spirit of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement in Land Acquisition Act of 2013 and in violation of principles of natural justice.

IA 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 operation of declaration under Section 19 (1) of the Act of 2013 dated 19.12.2025, published in Gazette No. GHMC -53 of the Telangana State Gazette issued by the Special Collector (LA)/Commissioner GHMC, i.e. Respondent No. 3 herein and notice bearing B/464/20 dated 25.02.2026 issued by the Special Deputy Collector (LA), GHMM, i.e. The Respondent No. 4 herein, with respect to the property of the Petitioner H.No. 8-2-293/82/J/B/24, Journalist Colony, Road No. 92, Jubilee Hills, pending disposal of WP 8760 of 2026, on the file of the High Court.

The petition coming on for hearing, upon perusing the Petition and the affidavit filed in support thereof and upon hearing the arguments of SRI S NAGESH REDDY Advocate for the Petitioner, GP FOR MCPL ADMN URBAN DEV, for the respondent No.1, GP FOR LAND ACQUISITION, for the respondent Nos. 2 to 4 and Sri M Arun Kumar, standing Counsel for the Respondent Nos. 5 to 7, the Court made the following.

ORDER

The petitioner is aggrieved by the orders dated 16.12.2025 passed by respondent Nos.3 and 5 *vide* declaration under Section 19(1) of the Act of 2013 19.12.2025 published in Gazette No.GHMC-53 of the Telangana State Gazette issued by respondent No.3, and the notice bearing B/464/2024 dated 25.02.2026 issued by respondent No.4, with respect to the subject property bearing land and building admeasuring 289 Sq., Yards situated at H.No.8-2-293/82/J/B/24, Journalist Colony, Road No.92, Jubilee Hills.

The main grievance of the petitioner is that in the order issued under Section 15(3) of Act 30 of 2013 dated 16.12.2025, the respondents failed to consider the objections filed by the petitioner dated 17.10.2025, which were filed pursuant to the directions of this Court in W.P.No.30341 of 2025 dated 09.10.2025, wherein this Court directed respondent No.6 therein (i.e., respondent No.3 herein) to consider the petitioner's objections after affording an opportunity of hearing.

Although the petitioner's objections dated 17.10.2025 were considered in the said orders, the learned counsel for the petitioner submits that no

opportunity of hearing was provided in terms of the directions passed by this Court in the order dated 09.10.2025 in W.P.No.30341 of 2025.

The issue pertains to the acquisition of the petitioner's land required for the proposed 100'-00" and 120'-0" wide road from Road No.12, Banjara Hills Junction 1 and 2 (Virinchi Hospital) to Jubilee Hills Check Post Via KBR Park, situated at the Shaikpet Village & Mandal, Hyderabad District. Thereafter, notices were issued to the petitioner under Sections 21 & 22 of Act, 30 of 2013 read with Rule 26 of TS. Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation & Resettlement Rules, 2014, dated 25.02.2026.

The learned counsel would draw the attention of this Court to the declaration issued on 19.12.2025 under Section 19(1) of the Act 30 of 2013, wherein the petitioner's property is shown at Sl.No.14.

The learned counsel submits although the petitioner was shown as an interested party, the type of title is recorded as "Government", and the boundary owners' lands have been shown with house numbers. Further, the petitioner's property comprises a commercial complex and structures/columns, but the details of the buildings are not mentioned, except for being shown as open land.

In view of the same, the notice dated 25.02.2026 does not contain sufficient details with respect to the identification of the petitioner's property. Unless, the structures are specified, the respondents cannot quantify the compensation payable to the petitioner. As such, the notice dated 25.02.2026 suffers from several legal infirmities.

It is further submitted that this Court in earlier order in W.P.No.7845 of 2026 dated 13.03.2026 stayed all further proceedings insofar as the petitioner is concerned. Following the same, the respondents were directed to follow due process of law.

In view of the above, there shall be a *status-quo* regarding the subject property, insofar as the petitioner's property is concerned.

Learned Standing Counsel for the respondents submits that the respondents shall follow due process of law and file a detailed counter affidavit.



List this matter on 26.03.2026 along with W.P.No.7845 of 2026.

Sd/- B.REKHA RANI
ASSISTANT REGISTRAR

//TRUE COPY//


SECTION OFFICER

To,

1. The Principal Secretary, MA & UD Department, State of Telangana, Secretariat Building, Hyderabad (by SPAD)
2. The District Collector, (Hyderabad) Lakdi-ka-Pul, Hyderabad (by SPAD)
3. Special Collector (LA) and Commissioner GHMC GHMC Complex, Hyderabad (by SPAD)
4. Special Deputy Collector (LA) and Commissioner GHMC GI-1MC Complex, Hyderabad (by SPAD)
5. The Commissioner, The Greater Hyderabad Municipal Corporation GHMC Complex, Hyderabad (by SPAD)
6. The Deputy Commissioner, (Circle 18) The Greater Hyderabad Municipal Corporation (by SPAD)
7. The Assistant City Planner, GHMC, (Circle -18) Khairatabad, Hyderabad. (by SPAD)
8. One CC to SRI. S NAGESH REDDY Advocate [OPUC]
9. Two CCs to GP FOR MCPL ADMN URBAN DEV ,High Court at Hyderabad. [OUT]
10. Two CCs to GP FOR LAND ACQUISITION ,High Court at Hyderabad. [OUT]
11. The Section Officer, Writ (Non Service), High Court at Hyderabad.
12. One spare copy
SRT

HIGH COURT

NVSKJ

DATED:25/03/2026

List this matter on 26.03.2026 along with W.P. No. 7845 of 2026

ORDER

✓

WP.No.8760 of 2026

STATUS QUO

