

IN THE HIGH COURT FOR THE STATE OF TELANGANA

AT HYDERABAD

TUESDAY, THE NINTH DAY OF SEPTEMBER

TWO THOUSAND AND TWENTY FIVE

: PRESENT:

THE HON'BLE SRI JUSTICE B.VIJAYSEN REDDY

WRIT PETITION NOS: 11020 OF 2025

Between:

Chilakamarthy Ravi Kumar, S/o Ch. Mohan Rao

Petitioner

AND

1. State of Telangana, rep. by its Principal Secretary, Department of Municipal Administration Urban Development, Secretariat, Hyderabad.
2. The Commissioner and Director, Municipal Administration Urban Development, Government of Telangana, Secretariat, Hyderabad.
3. The Manikonda Municipality, Rep. by its Commissioner, Manikonda, R.R.Dist.

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 a writ, order, or direction more particularly one in the nature of Writ of Mandamus declaring the action in exhibiting on the Web-Site (Portal) of the 3rd Respondent showing the property tax of the Petitioner w.e.f. 01.04.2024 retrospectively for the assessment year 2024-25 by the 3rd Respondent is wholly without jurisdiction, contrary to the principles of natural justice and violative of the provisions of the Telangana Municipalities Act 2019 and the same is unenforceable in law and consequentially direct the 3rd Respondent to comply with the directions of the 2nd Respondent in Memo ROC No.785190/2025/M2. dated-13.03.2025:

IA NO: 1 OF 2025

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 3rd Respondent to consider the petitioner application for review of the property tax of the petitioner flat as directed by the 2nd Respondent, pending disposal of WP 11020 of 2025, 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 Koka Satyanarayana Rao Advocate for the Petitioner, GP for Municipal Administration for the respondent No. 1 and 2 and Sri Kanchani Lakshmiah, Advocate for the respondent No. 3, the Court made the following.

ORDER:

Mr. Koka Satyanarayana Rao, learned counsel for the petitioner, submitted that for all other flats in EIPL Corner Stone Apartment, Puppalaguda, Hyderabad, property tax is being collected, uniformly, at the rate of Rs.3,367/- (Rupees three thousand three hundred and sixty seven

only) for half year. However, for the petitioner's flat, property tax for half year is assessed at Rs.11,553/- (Rupees eleven thousand five hundred and fifty three only). Learned counsel relied on Exs.P-5, P-6 and P-7 which are the property tax assessment of other flats in the same apartment.

In view of the above, *prima facie*, property tax assessment of the petitioner's flat at the rate of Rs.11,553/- for half year appears to be discriminatory.

Hence, there shall be interim direction to respondent No.3 - Manikonda Municipality to collect property tax for the petitioner's flat at the rate of Rs.3,367/- (half yearly) from 01.04.2025 onwards with 5% discount until disposal of the writ petition.

Post on 14.10.2025.

//TRUE COPY//

SD/-N.CHANDRA SHEKAR RAO
DEPUTY REGISTRAR

SECTION OFFICER

To,

1. The Principal Secretary, Department of Municipal Administration Urban Development, State of Telangana, Secretariat, Hyderabad.
2. The Commissioner and Director, Municipal Administration Urban Development, Government of Telangana, Secretariat, Hyderabad.
3. The Commissioner, Manikonda Municipality, Manikonda, R.R.Dist.
(Addressees 1 to 3 by SPEED POST)
4. One CC to Sri Koka Satyanarayana Rao Advocate [OPUC]
5. Two CC to GP for Municipal Administration, High Court at Hyderabad. [OUT]
6. One spare copy

HIGH COURT

BVRJ

DATED:09/09/2025

NOTE: POST ON 14.10.2025

ORDER

WP.Nos.11020 of 2025

DIRECTION

