

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

THURSDAY, THE EIGHTEENTH DAY OF JUNE
TWO THOUSAND AND TWENTY SIX

PRESENT

THE HONOURABLE SRI JUSTICE B.VIJAYSEN REDDY

WRIT PETITION NO: 12203 OF 2026

Between:

1. Devi Sri Ista Ankam, Rep by her Mother and Guadian Smt. Ankam Shailaja, Aged about 14 years, Occ. Student, R/o. NO. 1079 Pent House, Anirudh Arcade, Road No. 54, Ayyappa Society, Opp. Lane to CGR International School, Madhapur, K.V.Rangareddy.
2. Genupula Phanidhar Reddy, C/o. Genupula Lakshmi Narayana Reddy, Aged about 29 years, Occ. Business, R/o. Flat No. 501 Suma Elite, Arunodaya Colony, Near Dena Bank, Madhapur, K.V. Rangareddy.

...PETITIONERS

AND

1. The State of Telangana, Rep by its Principle Secretary Revenue (U.L.C) Department, Secretariat Hyderabad.
2. The State of Telangana, Rep by Principle Secretary Municipalites administration Urban development, Secretariat Hyderabad.
3. The Cyberabad Municipal Corporation, (Erstwhile GHMC) Rep by its Commissioner, NAC Building, Madhapur, Hyderabad.
4. The Cyberabad Municipal Corporation, (Erstwhile GHMC) Rep by Deputy Commissioner, Circle No.20, CMC, Serilingampally Zone, Ranga Reddy District.
5. The Asst. City Planner, Cyberabad Municipal Corporation,(Erstwhile GHMC)Serilingampally Zone,Ranga Reddy 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 writ order or direction more particularly one in the nature of writ of Mandamus and declaring the action of the respondents No. 4 in issuing Shortfall Letter vide Notice No. 039968/GHMC/11957/IABP/C49/2026 dated 09-03-2026 to the Building permit No. 039968/GHMC/11957/IABP/C49/2026 dated 07-02-2026 as being illegal arbitrary and violative of Article 14, 21 and 300-A of Constitution of India and consequently set aside the above the Shortfall Letter vide Notice No.

039968/GHMC/11957/IABP/C49/2026 dated 09/03/2026 issued by respondent 4 and to process the Building and issue work permit order in respect of Plot Nos.601 Northern Part And 602 Southern Part, in Survey Nos.78 to 93, admeasuring 200 Sq yards, (Out of 300 Square Yards), situated at Raja Rajeswara Nagar, Kondapur (V), Serilingampally (M), Under GHMC, Ranga Reddy District, T.S., and bounded by North. Plot No.602 South. 30 Feet Wide Road East. 30 Feet Wide Road West. Plot No.600, without insisting ULC Clearance Certificate

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 Notice No. 039968/GHMC/11957/IABP/C49/2026 dated 09-03-2026 by directing the respondents No. 4 to process the Building permit No. 039968/GHMC/11957/IABP/C49/2026 dated 07-02-2026 and issue work permit order in respect of Plot Nos.601 Northern Part And 602 Southern Part, in Survey Nos.78 to 93, admeasuring 200 Sq yards, (Out of 300 Square Yards), situated at Raja Rajeswara Nagar, Kondapur (V), Serilingampally (M), Under GHMC, Ranga Reddy District, T.S., and bounded by North. Plot No.602; South. 30' Feet Wide Road; East. 30' Feet Wide Road; West. Plot No.600, without insisting ULC Clearance Certificate

Counsel for the Petitioner: Ms. HARIJA AKKINENI

**Counsel for the Respondents: SRI MOHD. HABEEBUDDIN,
AGP FOR ASSIGNMENT**

The Court made the following: ORDER

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

HONOURABLE SRI JUSTICE B. VIJAYSEN REDDY

WRIT PETITION No.12203 of 2026

DATE OF ORDER: 18.06.2026

Between:

Devi Sri Ista Ankam and another

...Petitioners

AND

The State of Telangana
Represented by its Principal Secretary
Revenue (U.L.C.) Department
Secretariat, Hyderabad and others

...Respondents

ORDER : (ORAL)

Heard Ms. Harija Akkineni, learned counsel for the petitioners; Mr. Mohd. Habeebuddin, learned Assistant Government Pleader for Assignment, appearing for respondent No.1; Mr. G.Madhusudhan Reddy, learned Standing Counsel for GHMC, appearing for respondents No.3 to 5; and perused the material on record.

2. Learned counsel for the petitioners placed reliance on the interim order dated 08.01.2026 passed by this Court in W.P. No.712 of 2026 and submitted that pursuant to the said order, building permission was granted to the petitioners therein in respect of the subject property therein and requested this Court that similar order may be passed in this writ petition. The said submission is not opposed by the learned Standing Counsel for GHMC and learned Assistant Government Pleader for Assignment.

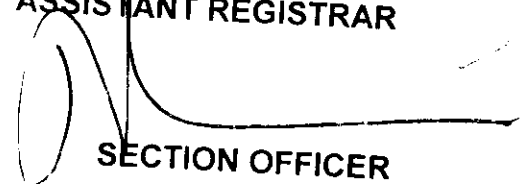
3. In the circumstances, this writ petition is disposed of directing respondents No.3 to 5 to reconsider the building permission of the petitioners *vide* Permit No.039968/GHMC/11957/IABP/C49/2026 dated 07.02.2026 in respect of northern part of Plot No.601 and southern part of Plot No.602, admeasuring 200 square yards (out of 300 square yards) in Survey Nos.78 to 93, situated at Raja Rajeshwara Nagar colony, Kondapur Village, Serilingampally Mandal, Ranga Reddy District, without reference to the impugned shortfall letter dated 09.03.2026 issued by respondent No.4 and without insisting for production of No Objection Certificate (NOC) from the ULC authorities.

4. As it is submitted by the learned Standing Counsel for GHMC and learned Assistant Government Pleader for Assignment that as ULC cases in W.P. Nos.18768 of 2011 and 26830 of 2007 are pending before this Court in connection with the large extent of land including the plot claimed by the petitioners, it is made clear the petitioner shall not claim any equities. The building permission if any granted and the construction being made by the petitioners, shall be subject to outcome of the aforesaid writ petitions. There shall be no order as to costs.

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

//TRUE COPY//

SD/-A. SREENIVASA REDDY
ASSISTANT REGISTRAR


SECTION OFFICER

To,

1. The Principle Secretary Revenue (U.L.C) Department, Secretariat, T.S., Hyderabad.
2. The Principle Secretary Municipalities administration Urban development, Secretariat Hyderabad.
3. The Commissioner, Cyberabad Municipal Corporation, (Erstwhile GHMC) NAC Building, Madhapur, Hyderabad.

4. The Deputy Cyberabad Municipal Corporation, (Erstwhile GHMC) Rep by Deputy Commissioner, Circle No.20, CMC, Serilingampally Zone, Ranga Reddy District.
5. The Asst. City Planner, Cyberabad Municipal Corporation, (Erstwhile GHMC) Serilingampally Zone, Ranga Reddy District.
6. One CC to Ms. HARIJA AKKINENI Advocate [OPUC]
7. Two CCs to GP FOR ASSIGNMENT, High Court for the State of Telangana, at Hyderabad [OUT]
8. Two CD Copies

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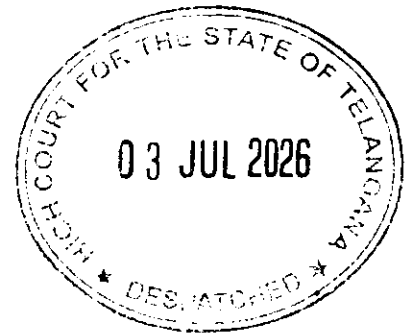
CC TODAY

HIGH COURT

DATED: 18/06/2026

ORDER

WP.No.12203 of 2026



**DISPOSING OF THE WRIT PETITION
WITHOUT COSTS**

⑪
30/06/26
K.S