

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

**MONDAY, THE THIRTEENTH DAY OF JULY
TWO THOUSAND AND TWENTY SIX**

PRESENT

THE HONOURABLE SRI JUSTICE B.VIJAYSEN REDDY

WRIT PETITION NO: 11913 OF 2026

Between:

1. TOLIKANTI MAHESH GOUD, S/o. Tolikanti Jagan Goud Aged about 39 years, Occ. Business, R/o. H.No. 8-5-148, Durga Nagar Colony, Mailardevpally, GHMC Rajendranagar Circle, Reddy District, Telangana - 500 005.
2. TALLA SAIBABU, S/o. Talla Vidayakar Aged about 34 years, Occ. Business. R/o. H.No. 9-7-124, Road No. 5, Maruthinagar, Champapet, Saidabad, Hyderabad, Telangana - 500059.
3. TALLA SAIRAM, S/o. Talla Vidayakar Aged about 35 years, Occ. Business. R/o. H.No. 9-7-124, Road No. 5, Maruthinagar, Champapet, Saidabad, Hyderabad, Telangana - 500059.
4. BODA SWATHI, D/o. Boda Anjaneyulu Aged about 29 years, Occ. Housewife, R/o. H.No. 13-6-823/43/A, Hashimnagar, Karwan, Hyderabad, Telangana - 500008.
5. BODA PADMA, W/o. Boda Anjaneyulu Aged about 48 years, Occ. Housewife, R/o. H.No. 13-6-823/43/A, Hashimnagar, Karwan, Hyderabad, Telangana 500008.
6. GUNTI ANURADHA, W/o. Gunti Srinivas Aged about 42 years, Occ. Housewife, R/o. H.No. 8-5-132/83/2, Durga Nagar, Mailardevpally, Kattedhan, Ranga Reddy District, Telangana - 500 077.
7. G. HARINI, D/o. Sri G.Srinivas Aged about 21 years, Occ. Self-employed, R/o. H.No. 8-5-132/83/2, Durga Nagar, Mailardevpally, Kattedhan, Ranga Reddy District, Telangana - 500 077.
8. BODA SHOBA, W/o. Sri B. Bala Krishna Aged about 31 years, Occ. Housewife. R/o. H.No. 8-5-192/62, Durga Nagar, Mailardevpally, Kattedhan, Ranga Reddy District, Telangana - 500 077.
9. B. BALA KRISHNA, S/o. B. Anjaneyulu, Aged about 31 years, Occ. Business, R/o. H.No. 8-5-192/62, Durga Nagar, Mailardevpally, Kattedhan, Ranga Reddy District, Telangana - 500 077.

10. AERUPULA JYOTHI, S/o. Sai Kumar, Aged about 31 years, Om Housewife, R/o. H.No.4-3-170/23, Plot No.23, Seetharampuram Colony, Amangal, Hayatnagar, Ranga Reddy District, Telangana State - 501505
11. BODA ANJANEYULU, S/o. Boda Eshwariah, Aged about 53 years, Occ. Business, R/o. H.No. 13-6-823/43/A, Hashimnagar, Karwan, Hyderabad - 500008.
12. M. SAIKUMAR, S/o. M. Laxmaiah Aged about 32 years, Occ. Business, R/o. Plot No. 23, Sitharampuram, Amangal, Hayath Nagar, Rangareddy District, Telangana - 501505.
13. S. SURYA KIRAN, S/o. Sri S. Gopal Krishna Murthy, Aged about 46 years, Occ. Business, R/o. H.No.5-4-97/12, Premavathiper, Bhavani Colony, Rajendranagar Circle, Ranga Reddy District, Telangana-500030.
14. PANNALAL SHARMA, S/o. Sri Ashram Sharma, Aged about 43 years, Occ. Business, R/o.H.No. 4-1-157/3/3/A, Bharath Nagar, Attapur, Rajendranagar Circle, Ranga Reddy District, Telangana-500048.
15. RAVIPRATAP KAMICHCHHA SINGH, S/o. Sri Kmichchha Rajeshwari Singh, Aged about 40 years, Occ. Business, Rio. Old Upal Road, Panchkaram Nagar, Shri Siddhivinayak Apartment, Room No.102, Osmanabad, Maharashtra-413501.
16. HAMILPUR RAMNI, W/o. Sri Hamilpur Nagender, Aged about 36 years, Occ. Housewife, R/o. H.No. 4-6-137/A, Ram Bhagh, Attapur, GHMC Rajendranagar Circle, Telangana-500048.
17. HAMILPUR NAGENDER, S/o. Sri Hamilpur Maruthi Rao, Aged about 43 years, Occ. Business, R/o. H.No. 4-6-137/A, Ram Bhagh, Attapur, GHMC Rajendranagar Circle, Telangana-500048.

...PETITIONERS

AND

1. The State of Telangana, Represented by its Principal Secretary, MAUD Municipal Administration and Urban Development Secretariat, Hyderabad
2. The Municipal Commissioner, Greater Hyderabad Municipal Corporation CC Complex Tank Bund Road, Lower Tank Bund Hyderabad. 500063.
3. The Zonal Commissioner GHMC, Rajendra nagar Circle - 11, CRZ, GHMC
4. The Deputy Commissioner GHMC, Rajendra nagar Circle - 11, CRZ, GHMC

...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 or order or direction, preferably one in the nature of Writ of Mandamus, declaring the action of Respondents in not considering for grant of building permission for the construction of residential building in the open plot of Petitioner No. 1 to the extent of Plot No. 1, admeasuring 237.00 Sq.yards, Plot No.

2, admeasuring 132.00 Sq.yards, Plot No. 3, admeasuring 132.00 Sq.yards, Plot No. 4, admeasuring 132.00 Sq.yards, Plot No. 5, admeasuring 132.00 Sq.yards, Plot No. 8, admeasuring 87.00 Sq.yards, Plot No. 20, admeasuring 139.00 Sq.yards and the Petitioner No.2 to the extent of PLOT No.6, admeasuring 132.00 Sq.yards and the Petitioner No.3 to the extent of PLOT NO.7, admeasuring 238.00 Sq.yards and the Petitioner No.4 to the extent of , PLOT NO.9, admeasuring 132.00 Sq.yards, PLOT NO.10, admeasuring 132.00 Sq.yards and the Petitioner No.5 to the extent of PLOT No.11, admeasuring 132.00 Sq.yards, PLOT No.12, admeasuring 132.00 Sq.yards and the Petitioner No.6 AND7 to the extent of PLOT No.13, admeasuring 140.00 Sq.yards and the Petitioner No.8 to the extent of PLOT No.14, admeasuring 238.00 Sq.yards and the Petitioner No.9 to the extent of PLOT No.15, admeasuring 231.00 Sq.yards and the Petitioner No.8 AND 10 to the extent of PLOT No.16, admeasuring 140.00 Sq.yards and the Petitioner No.11 to the extent of PLOT No.17, admeasuring 132.00 Sq.yards PLOT No.18, admeasuring 132.00 Sq.yards and the Petitioner No.12 to the extent of PLOT No.19, admeasuring 132.00 Sq.yards and the Petitioner No.13 to the extent of PLOT No.21, admeasuring 119.00 Sq.yards PLOT No.22, , admeasuring 136.00 Sq.yards and the Petitioner No.14 to the extent of PLOT No. 23, admeasuring 155.00 Sq.yards and the Petitioner No.15 to the extent of PLOT No. 24, admeasuring 162.00 Sq.yards and the Petitioner No.16 to the extent of PLOT No. 25, admeasuring 180.00 Sq.yards and the Petitioner No.17 to the extent of PLOT No. 26, admeasuring 122.00 Sq.yards situated in Survey No. 50, situated at Laxmiguda village, GHMC Rajendranagar circle, Ranga Reddy District, Telangana State and consequently direct the 2nd Respondent to grant the building permission for construction of residential building in open plots no. 1 to 26 as mentioned above.

Counsel for the Petitioner: SRI RAKESH BHUKYA

Counsel for the Respondent No.1: GP FOR MCPL ADMN & URBAN DEV

**Counsel for the Respondent Nos.2 to 4: SRI RAPARTI VENKATESH,
SC FOR GHMC**

The Court made the following: ORDER

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

THE HONOURABLE SRI JUSTICE B. VIJAYSEN REDDY

WRIT PETITION No.11913 OF 2026

DATE:13-07-2026

Between:

Tolikanti Mahesh Goud and 16 others

... Petitioners

AND

The State of Telangana,
Represented by its Principal Secretary, MAUD
Municipal Administration and Urban Development
Secretariat, Hyderabad,
and three others

... Respondents

ORDER: (ORAL)

Heard Mr. B. Rakesh, learned counsel for the petitioners;
and Mr. Raparti Venkatesh, learned Standing Counsel for GHMC,
appearing for respondent Nos.2 to 4.

2. Learned Standing Counsel for GHMC submitted that as
per the records of GHMC, the petitioners did not file any building
permission application and, as such, the writ petition is premature
and liable to be dismissed.

3. Learned counsel for the petitioners submitted that the
petitioners had several times approached respondent Nos.3 and

4 for granting building permission and they were informed that their plots fall in unapproved layouts, as such, they were orally informed that building permission cannot be granted to them.

4. In W.P.No.5150 of 2022, which was allowed by order dated 02.02.2022, this Court held that if sale transactions are entered into before the cut-off date i.e., 26.08.202 as provided under the Telangana Regularization of Unapproved and illegal Layout Rules 2020, by noting that as the petitioner therein was not provided with any alternative remedy and to ensure uniformity and consistency, directions were given to the respondent authorities to consider granting building permission to the petitioner therein by collecting the penal charges as provided in LRS-2020 and 33% compounding fee on the same, plus open space contribution charges (14%) on the market value of the site/plot applied for building permission as on the date of applications.

5. Paragraph Nos.11 and 12 of the order dated 02.02.2022 in W.P.No.5150 of 2022 are reproduced hereunder:

"11. From the above, it can be seen that the relaxations under LRS 2020 are applicable only to the plots/sites falling in unapproved/illegal layouts having documents registered on or before 26.08.2020. In the case before this Court, the plot was

registered on 04.09.2021 by way of sale deed No.4803/2021 i.e. after 26.08.2020. In the decisions relied upon by the learned counsel for the petitioner, this Hon'ble Court has considered the Memo dated 28.04.2017 applicable to LRS 2015, whereas the Memo dated 30.12.2020 is applicable to this case and the petitioner is not eligible for relaxation under the said Memo. However, it is noticed that the Government has not provided for any formula for regularisation of plots/sites falling in unapproved/illegal layouts having documents registered on or after 26.08.2020.

12. As the petitioner is not provided with any alternative remedy, and for the sake of uniformity and consistency, it is deemed fit and proper to direct the respondents to consider granting building permission to the petitioner herein by collecting the penal charges as provided in LRS-2020 and 33% compounding fee on the same, plus open space contribution charges (14%) on the market value of the site/plot applied for building permission as on the date of applications".

6. In view of the above, this writ petition is disposed of, directing respondent Nos.3 and 4 to consider granting building permission to the petitioners as and when applied, by taking note of the order of this Court in W.P.No.5150 of 2022, dated 02.02.2022, by collecting the penal charges and compound fee as directed by this Court in W.P.No.5150 of 2022, subject to other statutory compliances. There shall be no order as to costs.

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As a sequel thereto, miscellaneous petitions, if any pending
in this writ petition, shall stand closed.

//TRUE COPY//

Sd/-U.SUDHA
ASSISTANT REGISTRAR

SECTION OFFICER

To,

1. The Principal Secretary, MAUD Municipal Administration and Urban Development Secretariat, Hyderabad
2. The Municipal Commissioner, Greater Hyderabad Municipal Corporation CC Complex Tank Bund Road, Lower Tank Bund Hyderabad. 500063.
3. The Zonal Commissioner GHMC, Rajendra nagar Circle - 11, CRZ, GHMC
4. The Deputy Commissioner GHMC, Rajendra nagar Circle - 11, CRZ, GHMC
5. One CC to SRI RAKESH BHUKYA, Advocate [OPUC]
6. One CC to SRI RAPARTHI VENKATESH, SC FOR GHMC [OPUC]
7. Two CCs to GP FOR MCPL ADMN & URBAN DEV, High Court for the State of Telangana, at Hyderabad [OUT]
8. Two CD Copies

PMK

(Sk)

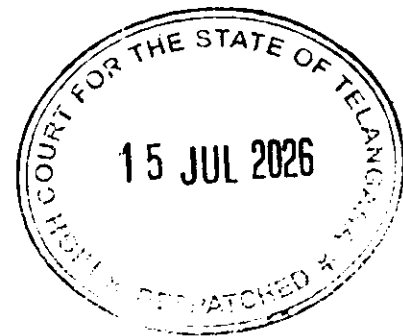
HIGH COURT

CC TODAY

DATED: 13/07/2026

ORDER

WP.No.11913 of 2026



**DISPOSING OF THE WRIT PETITION
WITHOUT COSTS**

10) SKT
15/7/26