

HIGH COURT FOR THE STATE OF TELANGANA AT HYDERABAD

THURSDAY, THE TWENTY THIRD DAY OF APRIL
TWO THOUSAND AND TWENTY SIX

:PRESENT:

THE HONOURABLE SRI JUSTICE N.V.SHRAVAN KUMAR
WP NO: 12830 OF 2026

Between

M/s. VISHAL PROJECTS PRIVATE LIMITED, having its registered Office at Sy.No.167, Vishal Sanjivini, Srinagar village, Maheshwaram mandal, Ranga Reddy Dist - 501359. Rep by its Director D. KIRAN KUMAR, S/o. Late SRISAILAM, aged about 47 years, Occ. Business, R/o.Sy.No.167, Vishal Sanjeevani, Srinagar village, Maheshwaram mandal, Ranga Reddy District - 501359.

.....PETITIONER

AND

1. The State of Telangana, represented by its Principal Secretary Municipal Administration and Urban Development Department, Secretariat Buildings, Hyderabad
2. Greater Hyderabad Municipal Corporation, represented by its Commissioner, Lower Tank Bund, Hyderabad.
3. Greater Hyderabad Municipal Corporation, represented by its Deputy Commissioner, Circle 18, Shamshabad Zone, Hyderabad.
4. Station House Officer, Pahadishareef Police Station, Pahadishareef, 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 a Writ order or direction more particularly one in the nature of Writ of Mandamus

1). declaring the inaction of the Respondents No.2 and 3 in not taking action against the illegal and unauthorized closure of the South entrance of the approved Lay Out vide No. 17/Lo/Plg/HMDA/2016 dated 04.04.2016 and as revised Layout vide No. 17/Lo/Plg/HMDA/2016 dated 04.09.2021 and also causing obstruction for ingress and egress from Main entrance of Layout thereby preventing ingress and egress of the Petitioner Company to its houses situated in Sy.N0.161 of Srinagar Village, Maheshwarem Mandal, Ranga Reddy District as illegal and arbitrary,

ii). To declare the inaction of the Respondent No.4 in taking action upon the complaint of the Petitioner Company dated 18-04-2026 against the high-handed acts of some of the Villa owners in causing obstruction to the south gate in the

approved Layout vide No. 17/Lo/Plg/HMDA/2016 dated 04.04.2016 and as revised Layout vide No. 17/Lo/Plg/HMDA/2016 dated 04.09.2021 and also threatening the security personal of the Petitioner Company to leave from the subject venture i.e Vishal Sanjeevani.

iii). Consequently, to direct the Respondents No 2 and 3 to remove the obstructions caused to the ingress and egress from the south gate of the approved 17/Lo/P1g/HMDA/2016 dated 04.04.2016 and as revised Layout vide No. 17/Lo/P1g/HMDA/2016 dated 04.09.2021 and further direct Respondent No.4 to take action upon the complaint dated 18-04-2026 of the Petitioner Company;

I.A. NO: 2 OF 2026

Petition under Section 151 of C.P.C praying that in the circumstances stated in the affidavit filed in support of the writ petition, the High Court may be pleased to direct the Respondents No.2 and 3 to remove the obstructions caused to the ingress and egress from the south gate of the approved Lay out vide No. 17/Lo/P1g/HMDA/2016 date 04.04.2016 and as revised Layout vide No. 17/Lo/P1g/HMDA/2016 dated 04.09.2021 to enable petitioner Company to have access to its Houses in Sy. No.161 of Srinagar village, Maheshwaram Mandal, Rangareddy District, pending disposal of WP No 12830 of 2026, on the file of the High Court.

I.A. NO: 1 OF 2026

Petition under Section 151 of C.P.C praying that in the circumstances stated in the affidavit filed in support of the writ petition, the High Court may be pleased to direct Respondent No.4 to take action upon the complaint dated 18-04-2026 of the Petitioner Company, pending disposal of WP No 12830 of 2026, on the file of the High Court.

The petition coming on for hearing, upon perusing the petition and the grounds filed in support thereof and upon hearing the arguments of SRI P. VENUGOPAL, Senior Counsel appearing SRI CH SHASHI BHUSHAN Advocate for the Petitioner, GP FOR MCPL ADMN & URBAN DEV for the Respondent No.1, SRI K. LAXMAIAH, Standing Counsel for respondent Nos. 2 & 3 and GP FOR HOME for respondent No. 4, the Court made the following.

ORDER

This Writ petition is filed seeking following prayer:

"...i). to declare the inaction of the Respondents Nos.2 and 3 in not taking action against the illegal and unauthorized closure of the South entrance of the approved Lay Out vide No.17/Lo/Plg/HMDA/2016 dated 04.04.2016 and as revised Layout vide No.17/Lo/Plg/HMDA/2016 dated 04.09.2021 and also causing obstruction for ingress and egress from Main entrance of Layout thereby preventing ingress and egress of the Petitioner Company to its houses situated in Sy.NO.161 of Srinagar Village, Maheshwarem Mandal, Ranga Reddy District as illegal and arbitrary.

ii). To declare the inaction of the Respondent No.4 in taking action upon the complaint of the Petitioner Company dated 18-04-2026 against the high-handed acts of some of the Villa owners in causing obstruction to the south gate in the approved Layout vide No.17/Lo/Plg/HMDA/2016 dated 04.04.2016 and as revised Layout vide No.17/Lo/Plg/HMDA/2016 dated 04.09.2021 and also threatening the security personal of the Petitioner Company to leave from the subject venture i.e Vishal Sanjeevani.

iii). Consequently, to direct the Respondents No.2 and 3 to remove the obstructions caused to the ingress and egress from the south gate of the approved 17/Lo/P1g/HMDA/2016 dated 04.04.2016 and as revised Layout vide No. 17/Lo/P1g/HMDA/2016 dated 04.09.2021 and further direct Respondent No.4 to take action upon the complaint dated 18-04-2026 of the Petitioner Company and to pass..."

Heard Sri P.Venugopal, learned Senior Counsel for the petitioner, learned Assistant Government Pleader for Municipal Administration and Urban Development appearing for respondent No.1 and Sri Laxmaiah Kanchani, learned Standing Counsel for GHMC appearing for respondent Nos.2 and 3.

Learned Senior Counsel appearing for the petitioner draws the attention of this Court to the revised sanction layout approved by HMDA dated 04.09.2021. In the said layout, a road is shown as existing on the eastern side, along with a gate opening towards the northern side, providing access to the existing internal roads. Learned counsel further draws the attention of this Hon'ble Court to the draft layout plan with housing proposals (under Gated Community Development) in Survey Nos. 162, 165, 166/P, 167/P, and 168/P of Srinagar Village, Maheshwaram Mandal, Ranga Reddy District, admeasuring Ac.35.00 guntas. The said layout was scrutinized and approval was accorded by the Hyderabad Metropolitan Development Authority (HMDA), and communicated to the Executive Authority, Srinagar Gram Panchayat, Maheshwaram Mandal, Ranga Reddy District, vide Letter No.14750/LO/Plg./HMDA/2008 dated 04.04.2016, based on the application submitted by the petitioner on 21.10.2008.

Learned Senior Counsel for the petitioner submits that as per the approved layouts, the petitioner has earmarked and left certain portions of land for internal roads and open spaces, which have been duly gifted to Thukkuguda Municipality for public purposes vide Gift Settlement Deed dated 25.11.2025. It is further submitted that in the said Gift Settlement Deed, it is specifically recited that the settlor has voluntarily conveyed, in favour of the settlee (Thukkuguda Municipality), land comprising road area admeasuring 15,928.51 square yards (equivalent to 38,402.09 square meters) and park/open space area admeasuring 17,842.96 square yards (equivalent to 14,918.99 square meters), aggregating to a total extent of 63,771.48 square yards (equivalent to 53,321.08 square meters), out of the total land admeasuring Ac. 34.27 guntas situated at Srinagar Revenue Village, Thukkuguda Municipality, Maheshwaram Mandal, Ranga Reddy District.

Learned Senior Counsel further draws the attention of this Court to the conditions stipulated in the layout approval, particularly Clause No.26. As per the said clause, the petitioner is required to furnish an undertaking to HMDA to provide free access by way of an 18.00-meter wide road from the gated layout to the lands situated in the interior, bearing Survey No.161 on the southern side. The said clause is extracted hereunder for reference:

"The applicant shall submit an undertaking to HMDA stating that, they will provide obstruction free access of 18.00 meters wide road from the gated layout to the lands located in the interior in Sy. No.161 on Southern side."

Learned Senior Counsel for the petitioner further submits that the petitioner is the owner of land situated in Survey No. 161 and the said 18.00-meter wide road is being used for the purpose of ingress and egress to the said land. It is further submitted that as on date the layout has been partly developed with construction of villas and approximately 200 villas have already been sold. However, no Occupancy Certificate has been issued and certain interior works are still under progress. Learned Senior Counsel submits that due to disputes between the petitioner and certain individual plot owners, the entire access to the petitioner's land in Survey No.161 has been unlawfully obstructed by fixing temporary barricades, which have been locked, thereby preventing ingress and egress. It is further submitted that the petitioner has lodged a complaint in this regard, which has been registered on the file of Pahadishareef Police Station as F.I.R. No. 228 of 2026, dated 19.04.2026. The main grievance of the petitioner is that due to the actions of certain individual plot owners, the petitioner has been unlawfully deprived of access and entry to its land situated in Survey No.161, which is in clear contravention of Clause No.26 of the layout permission.

In that view of the matter, the temporary constructions/obstructions raised on the subject property, particularly on the road areas are directed to be removed forthwith so as to facilitate free and unhindered access to all the plot owners, including the petitioner.

List on 18.06.2026 along with W.P. No.9306 of 2026.

SD/-A.JAYASREE
ASSISTANT REGISTRAR

//TRUE COPY//


SECTION OFFICER

To,

1. The Principal Secretary, State of Telangana, Municipal Administration and Urban Development Department, Secretariat Buildings, Hyderabad[By SPAD]

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2. The Commissioner, Greater Hyderabad Municipal Corporation, Lower Tank Bund, Hyderabad.[By SPAD]
 3. The Deputy Commissioner, Greater Hyderabad Municipal Corporation, Circle 18, Shamshabad Zone, Hyderabad.[By SPAD]
 4. Station House Officer, Pahadishareef Police Station, Pahadishareef, Ranga Reddy District.[By SPAD]
 5. One CC to Sri. CH SHASHI BHUSHAN Advocate [OPUC]
 6. Two CCs to GP FOR MCPL ADMN & URBAN DEV, High Court for the State of Telangana, at Hyderabad [OUT]
 7. Two CCs to GP FOR HOME, High Court for the State of Telangana, at Hyderabad [OUT]
 8. One spare copy

HIGH COURT

NVSK, J

DATED: 23-04-2026

LIST ON 18.06.2026 ALONG WITH WP.NO. 9306 OF 2026

ORDER

WP.No.12830 of 2026



DIRECTION