

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

THURSDAY, THE TWENTY FOURTH DAY OF JULY
TWO THOUSAND AND TWENTY FIVE

:PRESENT:

THE HONOURABLE SRI JUSTICE B.VIJAYSEN REDDY

WRIT PETITION NO: 20633 OF 2025

Between:

1. M/s S.R.S.K. Developers, Rep. By. Sattor Kistaiah @ Sattor Kistappa S/o. Sattor Narayana.
2. Sattor Kistaiah @ Sattor Kistappa, S/o. Sattor Narayana.

Petitioners

AND

1. The State of Telangana, Rep. by its Principal Secretary, Municipal Administration and Urban Development, Secretariat, Hyderabad.
2. Mahbubnagar Urban Development Authority (MUDA), Rep. by its. Chairman, Near Panchayat Office, Christianpally, Mahbubnagar.
3. The Chairman, Mahbubnagar Urban Development Authority (MUDA) Near Panchayat Office, Christianpally, Mahbubnagar
4. The Vice Chairman, Mahbubnagar Urban Development Authority (MUDA) Near Panchayat Office, Christianpally, Mahbubnagar
5. Sattor Ramachandraiah Goud, S/o. Late Sattor Vijay Kumar, Aged about 48 years, Occ- Private Employee, H.No- 1-2-54/5, Sutnitra sadan, Street No.6, Domalguda, Hyderabad-500029.
6. Sattor Purushotham Goud, S/o. Late S.Ramalingam Goud, Age- 58 years, Occ- Business, R/o. H.No.5-6-113/A, Near District Jail, Old Palamoor, Mahabubnagar.
7. Sattor Ramesh Goud, S/o. Late S.Ramalingam Goud, Age- 55 years, Occ- Business, R/o. H.No.B-28/, F/3, Vignanpuri Colony, Housing Board Colony, Nallakunta, Vidyanagar, Hyderabad.
8. Sattor Ramesh Goud, Son of Late S. Shankaraiah Goud Aged 57 years, Occupation. Private Employee, R/o. H.No. 5-2/1, Old Palamoor, Mahabubnagar (R8 is impleaded as per C.O.dt.24.07.2025 in IA No.3/2025).

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 appropriate writ or direction more particularly one in the nature of Writ of Certiorari, calling for records in File No.95/2025/MUDA/MBNR and set aside the order dated 07-07-2025 passed by respondent No.4 and consequently restore the Tentative Layout Permission vide TLP No.402766/ LP/ GP/ 205277/0019/2024 dt. 19.06.2024 issued by the respondent No.4 in favour of the petitioner No.1.

IA NO: 2 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 suspend the operation of the order dated 07/07/2025 in File No.95/2025/MUDA/MBNR issued by the respondent No.4. pending disposal of of WP 20633 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 Yemmiganur Soma Srinath Reddy Advocate for the Petitioners, GP FOR MCPL ADMN URBAN DEV for the Respondent No.1, Sri Putta Krishna Reddy, Standing Counsel for MUDA for respondent Nos. 2 to 4. Ms. B.L. Kanakavalli, counsel for respondent No.6, Mr. I. Ramesh, counsel for respondent No.7, and Mr. M. Ram Mohan Reddy, counsel for respondent No.8 and the Court made the following.

ORDER:

Heard Mr. Y. Soma Srinath Reddy, learned counsel for the petitioners, Ms. B.L. Kanakavalli, learned counsel for respondent No.6, Mr. I. Ramesh, learned counsel for respondent No.7, and Mr. M. Ram Mohan Reddy, learned counsel for respondent No.8.

Learned counsel for the petitioners submitted that respondent No.7 is not a necessary party and he is taking steps to delete the name of respondent No.7 from the array of parties.

The impugned proceedings dated 07.07.2025 have been issued revoking tentative layout plan bearing TLP No. 402766/LP/GP/205277/0019/2024 dated 19.06.2024 issued in favour of petitioners for suppressing pendency of O.S.No.100 of 2022 on the file of the Principal District Judge, Mahabubnagar.

Learned counsel for the petitioners submitted that in O.S.No.100 of 2022 is filed by S. Surendar Goud and others against Satoor Aruna and others for declaration of title and perpetual injunction of the property which includes the subject property herein. So far, there is no injunction order passed in the said suit. Petitioner No.1 is the developer and he is not a party to the suit. A development agreement has been entered into by petitioner No.1 with petitioner No.2.

Learned counsel for respondent No.7 and learned counsel for respondent No.8 submitted that petitioner No.2 is defendant No.5 in O.S.No.100 of 2022. However, both the learned counsels fairly admitted that as of now, there is no interim order passed in the said suit and injunction application in I.A.No.1 of 2022 has been filed in the suit, but so far, orders have not been passed therein.

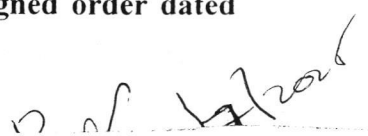
In the impugned proceedings dated 07.07.2025, there is also a reference to O.S.No.25 of 2024 filed in the Court of the Principal District and Sessions Judge, Mahabubnagar, filed by S. Purushotham Goud and others, for partition and separate possession and also to declare the registered sale deed as null and void and not binding on them. It appears, *status quo* order was passed in I.A.No.1310 of 2024 in O.S.No.25 of 2024 on 10.09.2024, which is subsequent to the lay out permission dated 19.06.2024.

In the opinion of this Court, even if pendency of the suit in O.S.No.100 of 2022 was disclosed by the petitioners, it would not have any bearing on the lay out permission

since there was no interim injunction order passed in the suit. Thus, until any interim injunction order or prohibitory order is passed by the trial Court, there was no embargo on respondent No.2 to process the layout application and ultimately grant approval. It would not be in the interest of justice to continue the impugned proceedings for an indefinite period even if there is no injunction/prohibitory order.

In the circumstances, the trial Court is directed to dispose of I.A.No.1310 of 2024 in O.S.No.25 of 2024 or any other pending application within (6) weeks from the date of receipt of a copy of this order. If any prohibitory or injunction order is passed in O.S.No.100 of 2022, the impugned order dated 07.07.2025 shall continue. However, if I.A.No.1310 of 2024 or any other application is dismissed, the impugned order dated 07.07.2025 shall stand automatically suspended.

Post on 08.09.2025.


SD/-P.CH.NAGABHUSHAMBA
DEPUTY REGISTRAR

//TRUE COPY//


SECTION OFFICER

To,

1. The Principal Secretary, Municipal Administration and Urban Development, State of Telangana, Secretariat, Hyderabad.
2. The Chairman, Mahbubnagar Urban Development Authority (MUDA), Near Panchayat Office, Christianpally, Mahbubnagar.
3. The Chairman, Mahbubnagar Urban Development Authority (MUDA) Near Panchayat Office, Christianpally, Mahbubnagar.
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(For 1 to 7 by RPAD)
8. One CC to SRI YEMMIGANUR SOMA SRINATH REDDY Advocate [OPUC]
9. Two CCs to GP FOR MCPL ADMN URBAN DEV, High Court at Hyderabad.
[OUT]
10. One spare copy

HIGH COURT

BVR,J

DATED:24/07/2025

POST ON 08.09.2025.

ORDER

WP.No.20633 of 2025

STATUS QUO

