

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

FRIDAY, THE TENTH DAY OF JULY
TWO THOUSAND AND TWENTY SIX

:PRESENT:

**THE HONOURABLE THE CHIEF JUSTICE SRI APARESH KUMAR SINGH
AND
THE HONOURABLE SRI JUSTICE G.M. MOHIUDDIN**

WA NOS: 659 AND 661 OF 2026

W.A. NO. 659 OF 2026:

Between:

1. M/s. Patel Engineering Ltd., Patel Estate Road, Jogeshwari (West), Mumbai-400 015, and Branch at H.No. 6-3-635, Akash Ganga, 4th Floor, Khairatabad, Hyderabad. Represented by its Authorized Signatory, Mr. B.M. Ghorpade, Age 45 years
2. M/s. PBSR Developers Pvt. Ltd., 8-2-293/82/A/76, 1st Floor, Road No. 9A, Jubilee Hills, Hyderabad-500033 Represented by its authorized signatory, Mr. B.M. Ghorpade, Age 45 years

.....APPELLANTS/RESPONDENT NOS. 3 AND 4

AND

1. Mr. Sattiraju Venkateswarlu, S/o Sri S. Barreyya, Age. 73 years, R/o 1-60/8/6/D5, Rolling Hills Gachibowli, Ranga Reddy District, Telangana - 500032.
2. Mr. Ramesh Loganathan, S/o Sri SM Loganathan, Age. 55 Years, R/o 1-60/8/6/E11, Rolling Hills Gachibowli, Ranga Reddy District, Telangana - 500032.
3. Mrs. Kalpana Ramesh, W/o Mr. Ramesh Loganathan, Age. 53 Years, R/o 1-60/8/6/E11, Rolling Hills Gachibowli, Ranga Reddy District, Telangana - 500032.
4. Mr. E. Prabhakaar Yadav, S/o Sri E. Muthyalu, Age. 45 Years, R/o 01-60/8/6/E31, Rolling Hills, Gachibowli, Ranga Reddy District, Telangana - 500032.
5. Mr. Sukumar Thirurayan, S/o Sri R. Thirurayan, Age. 54 Years, R/o 1-60/8/6/E32, Rolling Hills, Gachibowli, Ranga Reddy District, Telangana - 500032.
6. Mr. K. Upendra Rao, S/o Sri K.V. Prasad, Age. 53 Years, R/o 1-60/8/6/B14, Rolling Hills Gachibowli, Ranga Reddy District, Telangana - 500032.
7. Mr. M. Murali Mohan Reddy, S/o Sri M. Pratap Reddy, Age. 66 Years, R/o 1-60/8/6/C12, Rolling Hills Gachibowli, Ranga Reddy District, Telangana - 500032
8. Mr. P. Sandeep Reddy, S/o Sri P.P.R. Reddy, Age. 49 Years, R/o 1-60/8/6/B12, Rolling Hills Gachibowli, Ranga Reddy District, Telangana - 500032.

9. Mrs. V. Vijaya Lakshmi, W/o Sri V. Narender Reddy, Age. 59 Years, R/o 1-60/8/6/B20, Rolling Hills, Gachibowli, Ranga Reddy District, Telangana - 500032.
10. Mrs. V. Aishwarya, W/o Dr. V. Bharghav, Age. 45 Years, R/o 1-60/8/6/B20, Rolling Hills, Gachibowli, Ranga Reddy District, Telangana - 500032.
11. Mr. S. Bhpal Reddy, S/o Sri S. Manikya Reddy, Age. 53 Years, R/o 1-60/8/6/D2, Rolling Hills Gachibowli, Ranga Reddy District, Telangana.

...RESPONDENTS/PETITIONER NOS. 1 TO 11

12. Greater Hyderabad Municipal Corporation, Office of the Commissioner, Town Planning Section (HO), GHMC, Tank Bund, Hyderabad.
13. The Hyderabad Metropolitan Development Authority, Rep. by Metropolitan Commissioner, District Commercial Complex, Administrative 'L' Block, Tarnaka, Hyderabad.

.....RESPONDENTS/RESPONDENT NO. 1 AND 2

Appeal under Clause 15 of the Letter Patent Act, praying that in the circumstances stated in the appeal and the grounds filed therein, the High Court may be pleased to set aside the impugned Judgement passed in W.P. No. 16595 of 2023, dt. 09.06.2025 as bad in law, and passed on the basis of an incorrect and incomplete appreciation of the facts and restore and declare the Revised Layout Permit No.2755/Layout/CDA/PIG/HMDA/20052 dated 26.04.2013, Building Permit No.39591 dated 20.01.2015, Revised Permit No.53374 dated 03.11.2017, and GHMC Order dated 09.01.2023 as valid and binding.

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 Stay the operation, implementation and execution of the Impugned Judgment dated 09/06/2025 passed by the Honourable Single judge in W.P. No. 16595 of 2023, pending disposal of WA No 659 of 2026, on the file of the High Court.

The appeal coming on for hearing, upon perusing the appeal and the grounds filed in support thereof and upon hearing the arguments of SRI A. VENKATESH REPRESENTING Ms. SHRADDHA GUPTA Advocate for the Appellants, SRI T. SHARATH Counsel for the Respondents No. 1 to 11, SRI MADHUSUDHAN REDDY, Standing Counsel for GHMC for the Respondent No.12 and SRI V. NARASIMHA GOUD, Standing Counsel for the Respondent No. 13, the Court made the following.

W.A. NO. 661 OF 2026:

Between:

1. M/s. Patel Engineering Ltd., Patel Estate Road, Jogeshwari (West), Mumbai-400 015 Represented by its authorized signatory, Mr. B.M. Ghorpade.
2. M/s. PBSR Developers Pvt. Ltd, 8-2-293/82/A/76, 1st Floor, Road No. 9A, Jubilee Hills, Hyderabad-500033 Represented by its authorized signatory, Mr. B.M. Ghorpade

.....APPELLANT/RESPONDENT NOS. 3 AND 4

AND

1. M/s. Rolling Hill House Owner Association, Having its office at Club House, Adj to C18, Rolling Hills, Gachibowli, RR District, Rep. by its President Mr. D. Dinesh Kumar Reddy, S/o. Late Sri D. Dasthagiri Reddy
2. T. Pavana Devi, D/o. Gopichand Tummala, Aged about 62 years, R/o. Villa No. D8, Rolling Hills, Gachibowli, RR District-500032.

...RESPONDENTS/PETITIONER NO. 1 AND 2

3. Greater Hyderabad Municipal Corporation, Office of the Commissioner, Town Planning Section (HO), GHMC, Tank Bund, Hyderabad
4. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority District Commercial Complex, Administrative 'L'Block, Tarnaka, Hyderabad

.....RESPONDENTS/RESPONDENTS NO. 1 AND 2

Appeal under Clause 15 of the Letter Patent Act, praying that in the circumstances stated in the appeal and the grounds filed therein, the High Court may be pleased to set aside the impugned Judgement passed in W.P. No. 3698 of 2023, dt. 09.06.2025 as bad in law, and passed on the basis of an incorrect and incomplete appreciation of the facts and restore and declare the Revised Layout Permit No. 2755/Layout/CDA/PLG/HMDA/2002 dated 26.04.2013, Building Permit No.39591 dated 20.01.2015, Revised Permit No.53374 dated 03.11.2017, and GHMC Orders dated 09.01.2023 as valid and binding.

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 Stay the operation, implementation and execution of the Impugned Judgment dated 09-06-2025 passed by the Hon'ble Single judge in W.P. No. 3698 of 2023, pending disposal of WA No 661 of 2026, on the file of the High Court.

The appeal coming on for hearing, upon perusing the appeal and the grounds filed in support thereof and upon hearing the arguments of SRI A. VENKATESH, SENIOR COUNSEL REPRESENTING Ms. SHRADDHA GUPTA Advocate for the Appellant, SRI T SHARATH Advocate for the Respondents No. 1 and 2, SRI G. MADHUSUDHAN REDDY, Standing Counsel for the Respondent No. 3 and SRI V. NARASIMHA GOUD, Standing Counsel for HMDA for the Respondent No.4, the Court made the following.

COMMON ORDER:

Learned Senior Counsel Sri A. Venkatesh, representing learned counsel Ms. Shraddha Gupta, appears for the appellants.

Learned counsel Sri T. Sharath appears for the unofficial respondents.

Learned Standing Counsel Sri G.Madhusudhan Reddy appears for Greater Hyderabad Municipal Corporation.

Learned Standing Counsel Sri V.Narasimha Goud appears for Hyderabad Metropolitan Development Authority.

Learned Senior Counsel for the appellants submits that in W.A.Nos.441 and 442 of 2026 arising out of the same impugned common judgment, this court has passed the following order on 17.04.2026:

“Mr. V. Siddhartha Goud, learned counsel represents Mr. V. Narasimha Goud, learned counsel for the appellants.

Mr. G. Madhusudhan Reddy, learned Standing Counsel appears for the Greater Hyderabad Municipal Corporation.

Mr. Duvva Pavan Kumar, learned counsel for respondent Nos.13 and 14 in W.A.No.441 of 2026 and respondent Nos.4 and 5 in W.A.No.442 of 2026.

Mr. T. Sharath, learned counsel for respondent Nos.1 to 11 in W.A.No.441 of 2026 and respondent No.1 in W.A.No.442 of 2026.

List these matters on 04.05.2026.

Till then, the impugned order imposing costs upon the appellants/respondent No.2 in the writ petitions shall remain stayed.”

Learned Senior Counsel for the appellants prays for similar interim order in these writ appeals also.

Learned counsel for the respondents submit that W.A.Nos.441 and 442 of 2026 also arise out of the same impugned common judgment.

In view of the aforesaid submission, list these matters along with W.A.Nos.441 and 442 of 2026.

Till then, the impugned order imposing costs upon the appellants shall remain stayed.

**Sd/- C.DEEPIKA
ASSISTANT REGISTRAR**

//TRUE COPY//


SECTION OFFICER

To,

1. Mr. Sattiraju Venkateswarlu, S/o Sri S. Barreyya, R/o 1-60/8/6/D5, Rolling Hills Gachibowli, Ranga Reddy District, Telangana - 500032.
2. Mr. Ramesh Loganathan, S/o Sri SM Loganathan, R/o 1-60/8/6/E11, Rolling Hills Gachibowli, Ranga Reddy District, Telangana - 500032.

3. Mrs. Kalpana Ramesh, W/o Mr. Ramesh Loganathan, R/o 1-60/8/6/E11, Rolling Hills Gachibowli, Ranga Reddy District, Telangana - 500032.
4. Mr. E. Prabhakaar Yadav, S/o Sri E. Muthyalu, R/o 1-60/8/6/E31, Rolling Hills, Gachibowli, Ranga Reddy District, Telangana - 500032.
5. Mr. Sukumar Thirurayan, S/o Sri R. Thirurayan, R/o 1-60/8/6/E32, Rolling Hills, Gachibowli, Ranga Reddy District, Telangana - 500032.
6. Mr. K. Upendra Rao, S/o Sri K.V. Prasad, R/o 1-60/8/6/B14, Rolling Hills Gachibowli, Ranga Reddy District, Telangana - 500032.
7. Mr. M. Murali Mohan Reddy, S/o Sri M. Pratap Reddy, R/o 1-60/8/6/C12, Rolling Hills Gachibowli, Ranga Reddy District, Telangana - 500032.
8. Mr. P. Sandeep Reddy, S/o Sri P.P.R. Reddy, R/o 1-60/8/6/B12, Rolling Hills Gachibowli, Ranga Reddy District, Telangana - 500032.
9. Mrs. V. Vijaya Lakshmi, W/o Sri V. Narender Reddy, R/o 1-60/8/6/B20, Rolling Hills, Gachibowli, Ranga Reddy District, Telangana - 500032.
10. Mrs. V. Aishwarya, W/o Dr. V. Bharghav, R/o 1-60/8/6/B20, Rolling Hills, Gachibowli, Ranga Reddy District, Telangana - 500032.
11. Mr. S. Bhpal Reddy, S/o Sri S. Manikya Reddy, R/o 1-60/8/6/D2, Rolling Hills Gachibowli, Ranga Reddy District, Telangana.
12. The Greater Hyderabad Municipal Corporation, Office of the Commissioner, Town Planning Section (HO), GHMC, Tank Bund, Hyderabad.
13. Mr. D. Dinesh Kumar Reddy, S/o. Late Sri D. Dasthagiri Reddy, President, M/s. Rolling Hill House Owner Association, Having its office at Club House, Adj to C18, Rolling Hills, Gachibowli, RR District,
14. T. Pavana Devi, D/o. Gopichand Tummala, R/o. Villa No. D8, Rolling Hills, Gachibowli, RR District-500032.
15. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority District Commercial Complex, Administrative 'L'Block, Tarnaka, Hyderabad.
(Addressees 1 to 15 BY SPAD)
16. The Section Officer, Writ (DB) High Court at Hyderabad.
17. One CC to Ms. SHRADDHA GUPTA Advocate [OPUC]
18. Two spare copies.

HIGH COURT

**HCJ
&
GMM, J**

DATED: 10-07-2026

LIST THESE MATTERS ALONG WITH W.A.NOS.441 AND 442 OF 2026.

ORDER



WA.Nos.659 AND 661 of 2026

STAY