

HIGH COURT FOR THE STATE OF TELANGANA AT HYDERABAD

MONDAY, THE TWENTIETH DAY OF JULY

TWO THOUSAND AND TWENTY SIX

:PRESENT:

THE HONOURABLE SRI JUSTICE B.VIJAYSEN REDDY

WP NOs: 22245 OF 2026 AND 35360 OF 2025

WP NO: 22245 OF 2026

Between

1. Dinesh Kumar Khatri, S/o Ratanlal Khatri, Aged 38 years, Occ- Business, R/o H. No. 3-4-869, Barkatpura, Hyderabad
2. Anil Kumar Khatri, S/o Ratanlal Khatri Aged 36 years, Occ- Private Service, Rio H. No. 3-4-869, Barkatpura, Hyderabad.

.....PETITIONERS

AND

1. The State of Telangana, Rep by its Principal Secretary Municipal Administration and Urban Development, Secretariat, Hyderabad
2. The Greater Hyderabad Municipal Corporation, Rep by its Commissioner Tank Bund Hyderabad.
3. Deputy Commissioner, Circle 16, Amberpet, Secunderabad Zone, GHMC.
4. The Assistant City Planner, Circle 16, Amberpet GHMC.
5. The Zonal Commissioner, GHMC, Circle 16, Secunderabad.
6. Section Officer, GHMC, Circle 16, Amberpet Division.
7. Santosh Kumar, S/o Not Known, Aged 30 years, Occ Business, R/o H No 3-4-868, 2nd floor, Street no 11, Barkatpura, Hyderabad.
8. Racherla Suresh Babu, S/o Late Racherla Kistaiah, Aged about 65 years, Occ Business, R/o. H No 3-4-864/7 Barkatpura Hyderabad TG500027
9. Praneeth Kumar, S/o L Prakasham, Aged about 39 years, Occ Pvt Employee, R/o 3-4-865, Barkatpura, Hyderabad, TG500027.
10. Asma Sultana, D/o Late M G Ali, Aged about 50 years, Occ Pvt Employee, R/o H No 3-4-864/8, Barkatpura, Hyderabad, TG500027.
11. Rizwana Jahan, D/o Late Abdul Kareem, Aged about 45 years, Occ Housewife, R/o H No 3-4-864/5, Barkatpura, Hyderabad, TG500027.
12. M Vishnu Mohan, s/o M Surya Prakash, Aged about 50 years, Occ Business, R/o H No 3-4-864/8, Barkatpura, Hyderabad TG500027

13.T Shanti Swaroop, S/o T Eashwardath, Aged about 43 years, Occ. Pvt Employee, R/o H No 3-4-864/3, Barkatpura, Hyderabad, TG500027.

.....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, order or direction more particularly one in the nature of Mandamus declaring the action of the official respondents in trying to demolish the construction comprising of stilt PLUS 4 upper floors made by the petitioners property bearing M.No. 3-4-869, Admeasuring 214.61 sq.yards equivalent to 178.93 sq. meters, situated at Barkatpura, Hyderabad, despite obtaining building permit vide 467179/11229/GHMC/2024, dt.31.12.2024 for Stilt PLUS 2 upper floors and pending appeal before MAUD for regularisation of the 3rd and 4th floor as illegal, arbitrary, violative of Article 21 and 300A of the Constitution of India and violation of principles of natural justice and consequently to direct the respondents to not to demolish the petitioner property comprising of stilt PLUS 4 upper floors made by the petitioners on property bearing M.No. 3-4-869, Admeasuring 214.61 sq.yards equivalent to 178.93 sq. meters, situated at Barkatpura, Hyderabad,

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 petition, the High Court may be pleased to direct the respondents to not to demolish the construction comprising of stilt + 4 upper floors made by the petitioner's property bearing M.No. 3-4-869, Admeasuring 214.61 sq.yards equivalent to 178.93 sq. meters, situated at Barkatpura, Hyderabad, pending appeal before the MAUD filed on dt.20.05.2026, Pending disposal of WP No 22245 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 L Ram Singh Advocate for the Petitioners, GP For Municipal Administration and Urban Development for the Respondent No.1, SC for GHMC for Respondents 2 to 6.

WP NO: 35360 OF 2025

Between

1. Mr.Dinesh Kumar Khatri, S/o. Ratanlal Khatri, Aged 38 years, Occ. Business, R/o. H.No. 3-4-869, Barkatpura, Hyderabad.
2. Mr. Anil Kumar Khatri, S/o. Ratanlal Khatri, Aged 36 years, Occ. Private Service, R/o. H.No. 3-4-869, Barkatpura, Hyderabad.

.....PETITIONERS

AND

1. The State of Telangana, Rep. by its Principal Secretary, Municipal Administration and Urban Development, Secretariat, Hyderabad.

2. The Greater Hyderabad Municipal Corporation, Rep. by its Commissioner, Tank Bund, Hyderabad.
3. Deputy Commissioner, Circle 16, Amberpet, Secunderabad Zone, GHMC.
4. The Assistant City Planner, Circle 16, Amberpet, GHMC.
5. Santosh Kumar, S/o. Not Known, Aged 30 years, Occ. Business, R/o. H.No. 3-4-868, 2nd floor, Street no.11, Barkatpura, Hyderabad.
6. Racherla Suresh Babu, S/o. Late Racherla Kistaiah, Aged about 65 years, Occ. Business, R/o. H No.3-4-864/7, Barkatpura, Hyderabad, TG-500027
7. Praneeth Kumar, S/o. L. Prakasham, Aged about 39 years, Occ. Pvt. Employee, R/o. 3-4-865, Barkatpura, Hyderabad, TG-500027
8. Asma Sultana, D/o. Late M.G Ali, Aged about 50 years, Occ. Pvt. Employee, R/o. H No.3-4-864/8, Barkatpura, Hyderabad, TG-500027
9. Rizwana Jahan, D/o. Late Abdul Kareem Aged about 45 years, Occ. Housewife, R/o. H No. 3-4-864/5, Barkatpura, Hyderabad, TG-500027
10. M Vishnu Mohan, S/o. M Surya Prakash, Aged about 50 years, Occ. Business, R/o. H No.3-4-864/8, Barkatpura, Hyderabad, TG-500027
11. T Shanti Swaroop, S/o. T Eashwardath, Aged about 43 years, Occ. Pvt. Employee R/o. H No.3-4-864/3, Barkatpura, Hyderabad, TG-500027.

Respondent no.6 to 11 are impleaded as per C.O.dt.24.12.2025 in IA No.2/2025.

.....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 any writ order or direction more in the nature of writ of mandamus declaring the action of the respondents 2 to 4 herein in sealing the entire property bearing H.no.3-4-869, situated at Barkatpura, Hyderabad, including the authorized floors and taking steps to demolish the unauthorized floors pending disposal of petitioners application dt.28/8/2025 for regularization under Sec.455A and 455 AA of HMC Act, as illegal, arbitrary and contrary to law and consequently direct the respondents 2 to 4 herein to forthwith unseal the premises and permit the petitioner to make constructions in respect of the authorized floors as per Permit No.467179/11229/GHMC/2024 dt. 31/12/2024 and further direct them not to take any coercive steps pursuant to the impugned notice dt. 19/8/2025 issued under Sec. 461-A of WC Pct. 1955,

I.A. NO: 1 OF 2025

Petition under Section 151 of C.P.C praying that in the circumstances stated in the affidavit filed in support of the petition, the High Court may be pleased to direct the respondents 2 to 4 herein to forthwith unseal the premises and permit the petitioner to make constructions in respect of the authorized floors as per Permit No.467179/11229/GHMC/202 dt.31/12/2024 and further direct them not to take any coercive steps pursuant to the impugned notice dt. 19/8/2025 issued under Sec. 461-A of HMC Act, 1955, in respect of property bearing H.No. H.no.3-4-869, situated at Barkatpura, Hyderabad, Pending disposal of WP No 35360 of 2025, 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 Pramod

Singh Advocate for the Petitioners, GP For Municipal Administration and Urban Development for the Respondent No.1, and the Court made the following.

ORDER

Heard Mr. L. Ram Singh, learned counsel for the petitioners and Mr. G. Madhusudhan Reddy, learned standing counsel for GHMC.

There shall be interim direction to respondent No.3 to seal the property of the petitioners bearing H.No.3-4-869, Barkatpura, Hyderabad, comprising of Stilt + 4 Upper Floors. However, demolition shall not be undertaken until the appeal of the petitioners dated 20.05.2026 challenging order dated 15.04.2026 in File No.1140/TPS/C42/SBZ/GHMC/2026 rejecting the regularization application of the petitioners. The appellate authority shall pass orders on the appeal, as expeditiously as possible.

List on 24.08.2026.

**SD/- K. BHAVANI SWAMY
ASSISTANT REGISTRAR**

//TRUE COPY//


SECTION OFFICER

To,

1. The Principal Secretary Municipal Administration and Urban Development, Secretariat, State of Telangana, Hyderabad
2. The Commissioner, Greater Hyderabad Municipal Corporation, Tank Bund Hyderabad.
3. Deputy Commissioner, Circle 16, Amberpet, Secunderabad Zone, GHMC.
4. The Assistant City Planner, Circle 16, Amberpet GHMC.
5. The Zonal Commissioner, GHMC, Circle 16, Secunderabad.
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7. Santosh Kumar, Aged 30 years, Occ Business, R/o H No 3-4-868, 2nd floor, Street no 11, Barkatpura, Hyderabad.
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10. Asma Sultana, D/o Late M G Ali, Aged about 50 years, Occ Pvt Employee, R/o H No 3-4-864/8, Barkatpura, Hyderabad, TG500027.
11. Rizwana Jahan, D/o Late Abdul Kareem, Aged about 45 years, Occ Housewife, R/o H No 3-4-864/5, Barkatpura, Hyderabad, TG500027.
12. M Vishnu Mohan, s/o M Surya Prakash, Aged about 50 years, Occ Business, R/o H No 3-4-864/8, Barkatpura, Hyderabad TG500027

13. T Shanti Swaroop, S/o T Eashwardath, Aged about 43 years, Occ. Pvt Employee, R/o H No 3-4-864/3, Barkatpura, Hyderabad, TG500027. [RR 1 TO 13 By SPAD]
14. One CC to Sri. L RAM SINGH Advocate [OPUC]
15. Two CCs to GP for Municipal Administration and Urban Development, High Court for the State of Telangana, at Hyderabad [OUT]
16. One spare copy

HIGH COURT

BVR, J

DATED: 20-07-2026

List on 24.08.2026



ORDER

WP NOs: 22245 OF 2026 AND 35360 OF 2025

INTERIM DIRECTION