

HIGH COURT FOR THE STATE OF TELANGANA AT HYDERABAD

**TUESDAY, THE FOURTEENTH DAY OF JULY,
TWO THOUSAND AND TWENTY SIX**

:PRESENT:

THE HONOURABLE SRI JUSTICE B.VIJAYSEN REDDY

WRIT PETITION Nos: 22440 and 22458 of 2026

WRIT PETITION NO: 22440 OF 2026

Between

Jayalakshmi Colony Welfare Association, a society registered under the Societies Registration Act (Regd. No. 1362/2008), having its office at Plot No. 60, Survey No. 189, Vattinagulapally Village, Gandipet Mandal, Ranga Reddy District, represented by its General Secretary, Sri K. Krishna, S/o Konaiah, aged about 68 years. Occ. Business, R/o Plot No.183/40/139, SBI Colony, Kavadiguda , Secunderabad.

.....PETITIONER

AND

1. The State of Telangana, represented by its Principal Secretary, Municipal Administration and Urban Development (MA&UD) Department, Secretariat, Hyderabad.
2. The Cyberabad Municipal Corporation, represented by its Commissioner, Hyderabad.
3. The Deputy Commissioner, Narsingi Circle-45, Serilingampally Zone, Cyberabad Municipal Corporation, Hyderabad.
4. The Hyderabad Disaster Response and Asset Protection Agency (HYDRAA), represented by its Commissioner, Hyderabad.
5. The District Collector, Ranga Reddy District.
6. The Tahsildar, Gandipet Mandal,
7. The Tahsildar, Ranga Reddy District.
8. The Joint Sub-Registrar, Serilingampally, Ranga Reddy District.
9. The Hyderabad Metropolitan Development Authority (HMDA), represented by its Metropolitan Commissioner, Hyderabad.
10. The Commissioner of Police, Cyberabad Commissionerate, Hyderabad.

11. The Station House Officer, Gachibowli Police Station, Cyberabad Commissionerate.

12. Sri B Srinivas Rao, S/o Muralidhar Rao, aged about 64 years, Occ. Business, R/o Plot No. 213, Road No.1, Film Nagar, Jubilee Hills, Hyderabad.

.....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 a Writ of Mandamus.

(a) issue a Writ, Order or Direction, more particularly one in the nature of a Writ of Mandamus, declaring the action of Respondent No. 2 to 4 and 9 to 11 in not preventing the Respondent No. 12 and his agents, from obstructing, blocking and/or attempting to re-encroach upon the 40-feet wide public access road passing through the erstwhile Software Associates Mutually Aided Co-operative Housing Society (SAMACHS/WIPRO Plot Owners Society) layout in Survey Nos. 181 and 189 of Vattinagulapally Village, Gandipet Mandal, Ranga Reddy District, and leading to the 174 plots of the Petitioner's Jayalaxmi Colony layout in Survey No. 189, as illegal, arbitrary, high-handed, contrary to the orders dated 19.10.2006 in W.P. (PIL) No. 11 of 2021 of this Hon'ble Court, contrary to Sections 388, 402 and 405 of the GHMC Act, 1955, and violative of Articles 14, 19(1)(d), 21 and 300-A of the Constitution of India,

(b) Direct Respondent Nos. 2 to 4 and 9 to 11 to ensure that the demolished portion which opened into the road leading to 174 plots remains permanently open, unobstructed and available for ingress and egress of the Petitioner's members and the public and further to protect the subject road from any encroachments being made by so called Respondent No. 12, who has obtained sale deeds contrary to the orders passed by this Hon'ble Court in WP(PIL) No. 11 of 2021,

(c) direct Respondent Nos. 10 and 11 to conduct and conclude, expeditiously and in accordance with law, the investigation in Crime No. 1209/2026 of Gachibowli Police Station registered on 10.07.2026 under Sections 329(3), 126(2) and 351(2) of the Bharatiya Nyaya Sanhita, 2023, and to provide adequate and continuing police protection to the members of the Petitioner Association in the

peaceful use of the said road, and to prevent any re-encroachment, obstruction or intimidation by Respondent No. 12 or his men,

(d) direct Respondent Nos. 5 to 8 to cancel the registration of the sale deed vide Document No. 28/2023 dated 18.01.2023 made contrary to WP(PIL) No. 11 of 2021, as the same is used by the Respondent No. 12 to encroach upon the public road, blocking road access to 174 plots.

(e) direct Respondent No. 9 to safeguard, demarcate and protect the 40 metre wide Master Plan road alignment passing through Survey Nos. 187, 188 and 189 of Vattinagulapally Village.

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 Nos. 10 and 11 to provide adequate police protection to the members of the Petitioner Association in the peaceful use of the said road and to the officials of Respondent Nos. 2 to 4 in the discharge of their enforcement functions, pending disposal of the writ petition.

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 Respondent Nos. 2 to 4 and 9 to ensure that the 40-feet public access road cleared of encroachments on 10.07.2026 remains open and unobstructed, and to prevent any fresh obstruction, vehicle, gate, barricade or construction placed thereon, pending disposal of the writ petition.

The petition coming on for hearing, upon perusing the petition and the grounds filed in support thereof and upon hearing the arguments of **SRI B.MAYUR REDDY, Sr. COUNSEL, REP. Ms. APOORVA BANTULA**, Advocate for the Petitioner, **GP FOR MCPL ADMN AND URBAN DEV**, for the Respondent No.1, **SRI K.LAXMAIAH, SC FOR CMC** for the Respondent No.2 & 3, **SRI MAHESHWAR, Advocate representing SC FOR HYDRAA**, for the Respondent No.4, **GP FOR REVENUE**, for the Respondent No.5 to 8, **SRI V.NARASIMHA GOUD, SC FOR HMDA**, for the Respondent No.9, **AGP FOR HOME**, for the Respondent No.10 & 11.

WRIT PETITION NO: 22458 OF 2026

Between

B Srinivasa Rao, S/o Muralidhar Rao,

...PETITIONER

AND

1. The State of Telangana, Rep. by its Principal Secretary, ,MA and UD Department, Secretariat, Hyderabad, Telangana
2. The District Collector, Ranga Reddy District.
3. The Tahsildar cum Joint Sub-registrar, Gandipet, Ranga Reddy District.
4. Cyberabad Municipal Corporation, Rep by its Commissioner, NISE, Izzathnagar, Hyderabad, Kothaguda, Telangana 500084.
5. Hyderabad Disaster Response and Asset Protection Agency., Rep by its Commissioner, B-Block, Buddha Bhavan, M.G. Road. Secunderabad, Telangana.
6. Jayalaxmi Colony Welfare Association, Rep.by its Secretary, Office at Sy. No. 189, Vattinagulapally Village, Rajendra Nagar Mandal, Ranga Reddy District, Telangana State.
7. Gachibowli Police Station, Rep. by the Station House Officer, Gachibowli Rd, beside JNIDB Junction, Indira Nagar, Gachibowli, Hyderabad, Telangana 500032

.....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 a writ of Mandamus declaring the action of the Respondent No. 5 in illegally interfering, demolishing the compound wall and attempting to illegally lay a road in the private non-agricultural lands admeasuring Ac. 2.12 gts in Sy No. 181/part and Ac. 05-35 Gts in Sy. Nos. 189/AA/2, 189/EE2/2, 189/U/2, 189/UU/2, 189/RU/2, totally admeasuring Ac. 08.07 Gts in Vattinagulapally Village, Gandipet Mandal, Ranga Reddy District, without following due process of law, without any show-cause notice, personal hearing, as being illegal, arbitrary, in violation of principles of natural justice and contrary to Article 14 and Article 300-A of Constitution of India and consequently direct the Respondents more particularly Respondent No. 5 not to interfere with the subject land of the Petitioner in any manner.

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 the Respondent Nos. 4 and 5 not to interfere or lay a road in the private non-agricultural lands of Petitioner admeasuring Ac. 2.12 gts in Sy No. 181/part and Ac. 05-35 Gts in Sy. Nos. 189/AA/2, 189/EE2/2, 189/U/2, 189/UU/2, 189/RU/2, totally admeasuring Ac. 08.07 Gts in Vattinagulapally Village, Gandipet Mandal, Ranga Reddy District, pending disposal of the above writ petition.

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 Respondent No. 5 & 7 to return the vehicle bearing registration No. TS09EU1717 to the Petitioner or his authorized representative in the interest of justice, pending disposal of the above writ petition.

I.A. NO: 3 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 Respondent No. 5 to restore status quo ante prevailing as on 09.07.2026 in the lands of Petitioner admeasuring Ac. 2.12 gts in Sy No. 181/part and Ac. 05-35 Gts in Sy Nos. 189/AA/2, 189/EE2/2, 189/U/2, 189/UU/2, 189/RU/2, totally admeasuring Ac. 08.07 Gts in Vattinagulapally Village, Gandipet Mandal, Ranga Reddy District or in the alternative permit the Petitioner to reconstruct the gate and the compound wall, pending disposal of the above writ petition.

The petition coming on for hearing, upon perusing the petition and the affidavit filed in support thereof and upon hearing the arguments of **SRI RAJA SRIPATHI RAO, Sr. COUNSEL, REP. SRI KONDAPARTHY KIRAN KUMAR**, Advocate for the Petitioner, **GP FOR MCPL ADMN and URBAN DEV**, for the Respondent No.1, **GP FOR REVENUE**, for the Respondent No.2 & 3, **SRI K.LAXMAIAH, SC FOR MCPL**, for the Respondent No.4, **SRI MAHESHWAR, Advocate representing SC FOR HYDRAA**, for the Respondent No.5, **SRI SATWIK**

REDDY, for the Respondent No.6, **GP FOR HOME**, for the Respondent No.7, the Court made the following:- **COMMON ORDER**

Heard **Mr. B. Mayur Reddy**, learned senior counsel, appearing for **Ms. Apoorva Bantula**, learned counsel for the petitioner-association in **WP.No.22440 of 2026**, **Mr. Raja Sripathi Rao**, learned senior counsel, appearing for **Mr. K. Kiran Kumar**, learned counsel for the petitioner in **WP.No.22458 of 2026**, **Mr. Satwik Reddy**, learned counsel for the respondent No.6-association in **WP.No.22458 of 2026**, **Mr. Maheshwar**, learned counsel representing learned standing counsel for **Hyderabad Disaster Response and Asset Protection Agency**, **Mr. K. Laxmaiah**, learned standing counsel for **Circle-45, Cyberabad Municipal Corporation** and learned Assistant Government Pleader for Home.

The parties are referred to as arrayed in **WP.No.22458 of 2026**.

Both the learned senior counsel, **Mr. Satwik Reddy** and learned standing counsel for **HYDRAA** made extensive arguments by touching upon the title of the parties involved in this *lis*.

The grievance of the respondent No.6-association is that the petitioner has constructed compound wall illegally and obstructed access to their layout by encroaching public road.

Mr. B. Mayur Reddy, learned senior counsel, submitted that the petitioner does not have title to the land in question. The land was converted into plots several years ago. There are two registered associations viz. respondent No.6-association and **Software Associates Mutually Aided Co-operative Housing Society Limited**. There is only one access to the respondent No.6-association/layout and on representation submitted by the respondent No.6-association, **HYDRAA** has demolished the compound wall blocking the road access and restored the road.

The aforesaid contention is seriously disputed by the **Mr. Raja Sripathi Rao**, learned senior counsel and submitted that the petitioner has purchased the property through registered sale deeds as evident from the document filed in **WP.No.22458 of 2026** and the petitioner was issued e-passbook under the provisions of the **Telangana Rights in Land and Pattadar Pass Books Act, 2020**. The petitioner has obtained permission from all the statutory authorities and constructed a Helipad in the property. There was no access provided in

the property of the petitioner at any point of time and no third party including the respondent No.6-association used the alleged road, which forms part of the property of the petitioner. Alleging that the road has been encroached by the petitioner, the HYDRAA has illegally demolished the compound wall. It is also stated that the vehicle of the petitioner viz. Black Toyota Fortuner bearing No.TS 09 EU 1717.

In WP.No.22458 of 2026, direction is sought to declare the action of the respondent No.5 in illegally interfering and demolishing the compound wall and attempting to illegally lay a road in the land of the petitioner without following due process of law, as being illegal, arbitrary and unconstitutional. The petitioner has also sought a direction to HYDRAA to restore *status quo ante* prevailing as on 09.07.2026.

Learned standing counsel for HYDRAA relied on Google Maps and several photographs, which have been produced before this Court, along with the written instructions and submitted that road access has already been restored by demolishing the compound wall causing obstruction constructed by the petitioner.

In the above background facts and circumstances of the case, it is clear that there are serious disputes with regard to title, possession, road access etc. In the opinion of this Court, HYDRAA should have conducted enquiry before undertaking demolition of compound wall. Though it is contended by the learned standing counsel for HYDRAA that public road was restored on complaint of the respondent No.6-association, the record discloses that there had been dispute for the past more than one decade regarding title of the parties and road access. This Court takes note of the fact that the compound wall, allegedly, causing obstruction to the road access has been demolished.

The submission of the learned standing counsel for HYDRAA and Mr. B. Mayur Reddy, learned senior counsel, that the compound wall was demolished and road access is restored to the plot owners of the respondent No.6-association have been using the road, is seriously contested by Mr. Raja Sripathi Rao, learned senior counsel.

Learned standing counsel for Cyberabad Municipal Corporation submitted that on representation of the Jayalaxmi Colony Welfare Association dated

30.01.2026, show cause notice was issued by the respondent No.4 to the petitioner vide Lr.NoG1/TPS/NSRG/SLPZ/GHMC/ 2026/IW370 dated 02.02.2026 under Section 434 of the GHMC Act, 1955. Learned standing counsel also submitted that reply has been submitted by the petitioner on 18.01.2026 and orders will be passed in accordance with law.

In the above circumstances, status quo, obtaining as on today, shall be maintained by both the parties. The respondent No.4 – Cyberabad Municipal Corporation is directed to conclude the enquiry pursuant to the show cause notice dated 02.02.2026 within a period of six (6) weeks from the date of receipt of a copy of this order. The Cyberabad Municipal Corporation and HYDRAA are at liberty to take further action subject to the outcome of such enquiry.

With respect to the contention that the vehicle of the petitioner was seized, learned Assistant Government Pleader for Home, on the basis of written instructions, submitted that the vehicle of the petitioner was seized in the course of investigation in Cr.No.1209 of 2026, registered under Sections 329(3), 126(2) and 351(2) of the Bharatiya Nyaya Sanhitha, 2023, Gachibowli Police Station and deposited before the II Additional Junior Civil Judge cum X Judicial Magistrate of First Class, Ranga Reddy District at Kukatpally, Cyberabad, along with Form 60.

In view of the above, the petitioner is granted liberty to file an appropriate application before the trial Court for release of the vehicle viz. Black Toyota Fortuner bearing No.TS 09 EU 1717. As and when such application is filed, the trial Court shall dispose of the application expeditiously and release the vehicle forthwith subject to an undertaking of the petitioner that the vehicle will be produced for the purpose of investigation as and when required.

List on 22.08.2026.

SI/-L.VIJAYA LAKSHMI
ASSISTANT REGISTRAR

//TRUE COPY//

SECTION OFFICER

To,

1. The Principal Secretary, Municipal Administration and Urban Development (MA&UD) Department, Secretariat, Hyderabad, State of Telangana.

2. The Commissioner, Cyberabad Municipal Corporation, NISE, Izzathnagar, Hyderabad, Kothaguda, Telangana 500084.
3. The Deputy Commissioner, Narsingi Circle-45, Serilingampally Zone, Cyberabad Municipal Corporation, Hyderabad.
4. The Commissioner, Hyderabad Disaster Response and Asset Protection Agency, B-Block, Buddha Bhavan, M.G. Road. Secunderabad, Telangana
5. The District Collector, Ranga Reddy District.
6. The Tahsildar, Gandipet Mandal.
7. The Tahsildar, Ranga Reddy District.
8. The Joint Sub-Registrar, Serilingampally, Ranga Reddy District
9. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority (HMDA), Hyderabad.
10. The Commissioner of Police, Cyberabad Commissionerate, Hyderabad.
11. The Station House Officer, Gachibowli Police Station, Gachibowli Rd, beside JNIDB Junction, Indira Nagar, Gachibowli, Hyderabad, Telangana 500032.
12. The II Additional Junior Civil Judge cum X Judicial Magistrate of First Class, Ranga Reddy District at Kukatpally, Cyberabad.

(Addressees 1 to 12 by SPAD)

13. One CC to Ms. APOORVA BANTULA, Advocate [OPUC]
14. One CC to SRI KONDAPARTHY KIRAN KUMAR, Advocate [OPUC]
15. Two CCs to GP FOR MCPL ADMN URBAN DEV, High Court for the State of Telangana, at Hyderabad [OUT]
16. Two CCs to GP FOR HOME, High Court for the State of Telangana, at Hyderabad [OUT]
17. Two CCs to GP FOR REVENUE, High Court for the State of Telangana, at Hyderabad [OUT]
18. One spare copy

BSR

HIGH COURT

BVR, J

DATED: 14-07-2026

LIST ON 22.08.2026

COMMON ORDER

WP.Nos.22440 and 22458 of 2026

DIRECTION

HIGH COURT FOR THE STATE OF TELANGANA AT HYDERABAD

**TUESDAY, THE FOURTEENTH DAY OF JULY,
TWO THOUSAND AND TWENTY SIX**

:PRESENT:

THE HONOURABLE SRI JUSTICE B.VIJAYSEN REDDY

WRIT PETITION Nos: 22440 and 22458 of 2026

WRIT PETITION NO: 22440 OF 2026

Between

Jayalakshmi Colony Welfare Association, a society registered under the Societies Registration Act (Regd. No. 1362/2008), having its office at Plot No. 60, Survey No. 189, Vattinagulapally Village, Gandipet Mandal, Ranga Reddy District, represented by its General Secretary, Sri K. Krishna, S/o Konaiah, aged about 68 years. Occ. Business, R/o Plot No.183/40/139, SBI Colony, Kavadiguda , Secunderabad.

.....PETITIONER

AND

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2. The Cyberabad Municipal Corporation, represented by its Commissioner, Hyderabad.
3. The Deputy Commissioner, Narsingi Circle-45, Serilingampally Zone, Cyberabad Municipal Corporation, Hyderabad.
4. The Hyderabad Disaster Response and Asset Protection Agency (HYDRAA), represented by its Commissioner, Hyderabad.
5. The District Collector, Ranga Reddy District.
6. The Tahsildar, Gandipet Mandal,
7. The Tahsildar, Ranga Reddy District.
8. The Joint Sub-Registrar, Serilingampally, Ranga Reddy District.
9. The Hyderabad Metropolitan Development Authority (HMDA), represented by its Metropolitan Commissioner, Hyderabad.
10. The Commissioner of Police, Cyberabad Commissionerate, Hyderabad.

11. The Station House Officer, Gachibowli Police Station, Cyberabad Commissionerate.

12. Sri B Srinivas Rao, S/o Muralidhar Rao, aged about 64 years, Occ. Business, R/o Plot No. 213, Road No.1, Film Nagar, Jubilee Hills, Hyderabad.

.....RESPONDENTS

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(a) issue a Writ, Order or Direction, more particularly one in the nature of a Writ of Mandamus, declaring the action of Respondent No. 2 to 4 and 9 to 11 in not preventing the Respondent No. 12 and his agents, from obstructing, blocking and/or attempting to re-encroach upon the 40-feet wide public access road passing through the erstwhile Software Associates Mutually Aided Co-operative Housing Society (SAMACHS/WIPRO Plot Owners Society) layout in Survey Nos. 181 and 189 of Vattinagulapally Village, Gandipet Mandal, Ranga Reddy District, and leading to the 174 plots of the Petitioner's Jayalaxmi Colony layout in Survey No. 189, as illegal, arbitrary, high-handed, contrary to the orders dated 19.10.2006 in W.P. (PIL) No. 11 of 2021 of this Hon'ble Court, contrary to Sections 388, 402 and 405 of the GHMC Act, 1955, and violative of Articles 14, 19(1)(d), 21 and 300-A of the Constitution of India,

(b) Direct Respondent Nos. 2 to 4 and 9 to 11 to ensure that the demolished portion which opened into the road leading to 174 plots remains permanently open, unobstructed and available for ingress and egress of the Petitioner's members and the public and further to protect the subject road from any encroachments being made by so called Respondent No. 12, who has obtained sale deeds contrary to the orders passed by this Hon'ble Court in WP(PIL) No. 11 of 2021,

(c) direct Respondent Nos. 10 and 11 to conduct and conclude, expeditiously and in accordance with law, the investigation in Crime No. 1209/2026 of Gachibowli Police Station registered on 10.07.2026 under Sections 329(3), 126(2) and 351(2) of the Bharatiya Nyaya Sanhita, 2023, and to provide adequate and continuing police protection to the members of the Petitioner Association in the

peaceful use of the said road, and to prevent any re-encroachment, obstruction or intimidation by Respondent No. 12 or his men,

(d) direct Respondent Nos. 5 to 8 to cancel the registration of the sale deed vide Document No. 28/2023 dated 18.01.2023 made contrary to WP(PIL) No. 11 of 2021, as the same is used by the Respondent No. 12 to encroach upon the public road, blocking road access to 174 plots.

(e) direct Respondent No. 9 to safeguard, demarcate and protect the 40 metre wide Master Plan road alignment passing through Survey Nos. 187, 188 and 189 of Vattinagulapally Village.

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I.A. NO: 2 OF 2026

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The petition coming on for hearing, upon perusing the petition and the grounds filed in support thereof and upon hearing the arguments of **SRI B.MAYUR REDDY, Sr. COUNSEL, REP. Ms. APOORVA BANTULA**, Advocate for the Petitioner, **GP FOR MCPL ADMN AND URBAN DEV**, for the Respondent No.1, **SRI K.LAXMAIAH, SC FOR CMC** for the Respondent No.2 & 3, **SRI MAHESHWAR, Advocate representing SC FOR HYDRAA**, for the Respondent No.4, **GP FOR REVENUE**, for the Respondent No.5 to 8, **SRI V.NARASIMHA GOUD, SC FOR HMDA**, for the Respondent No.9, **AGP FOR HOME**, for the Respondent No.10 & 11.

WRIT PETITION NO: 22458 OF 2026

Between

B Srinivasa Rao, S/o Muralidhar Rao,

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AND

1. The State of Telangana, Rep. by its Principal Secretary, ,MA and UD Department, Secretariat, Hyderabad, Telangana
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The petition coming on for hearing, upon perusing the petition and the affidavit filed in support thereof and upon hearing the arguments of **SRI RAJA SRIPATHI RAO, Sr. COUNSEL, REP. SRI KONDAPARTHY KIRAN KUMAR**, Advocate for the Petitioner, **GP FOR MCPL ADMN and URBAN DEV**, for the Respondent No.1, **GP FOR REVENUE**, for the Respondent No.2 & 3, **SRI K.LAXMAIAH, SC FOR MCPL**, for the Respondent No.4, **SRI MAHESHWAR, Advocate representing SC FOR HYDRAA**, for the Respondent No.5, **SRI SATWIK**

REDDY, for the Respondent No.6, **GP FOR HOME**, for the Respondent No.7, the Court made the following:- **COMMON ORDER**

Heard **Mr. B. Mayur Reddy**, learned senior counsel, appearing for **Ms. Apoorva Bantula**, learned counsel for the petitioner-association in **WP.No.22440** of 2026, **Mr. Raja Sripathi Rao**, learned senior counsel, appearing for **Mr. K. Kiran Kumar**, learned counsel for the petitioner in **WP.No.22458** of 2026, **Mr. Satwik Reddy**, learned counsel for the respondent No.6-association in **WP.No.22458** of 2026, **Mr. Maheshwar**, learned counsel representing learned standing counsel for **Hyderabad Disaster Response and Asset Protection Agency**, **Mr. K. Laxmaiah**, learned standing counsel for **Circle-45, Cyberabad Municipal Corporation** and learned Assistant Government Pleader for Home.

The parties are referred to as arrayed in **WP.No.22458** of 2026.

Both the learned senior counsel, **Mr. Satwik Reddy** and learned standing counsel for **HYDRAA** made extensive arguments by touching upon the title of the parties involved in this *lis*.

The grievance of the respondent No.6-association is that the petitioner has constructed compound wall illegally and obstructed access to their layout by encroaching public road.

Mr. B. Mayur Reddy, learned senior counsel, submitted that the petitioner does not have title to the land in question. The land was converted into plots several years ago. There are two registered associations viz. respondent No.6-association and **Software Associates Mutually Aided Co-operative Housing Society Limited**. There is only one access to the respondent No.6-association/layout and on representation submitted by the respondent No.6-association, **HYDRAA** has demolished the compound wall blocking the road access and restored the road.

The aforesaid contention is seriously disputed by the **Mr. Raja Sripathi Rao**, learned senior counsel and submitted that the petitioner has purchased the property through registered sale deeds as evident from the document filed in **WP.No.22458** of 2026 and the petitioner was issued e-passbook under the provisions of the **Telangana Rights in Land and Pattadar Pass Books Act, 2020**. The petitioner has obtained permission from all the statutory authorities and constructed a Helipad in the property. There was no access provided in

the property of the petitioner at any point of time and no third party including the respondent No.6-association used the alleged road, which forms part of the property of the petitioner. Alleging that the road has been encroached by the petitioner, the HYDRAA has illegally demolished the compound wall. It is also stated that the vehicle of the petitioner viz. Black Toyota Fortuner bearing No.TS 09 EU 1717.

In WP.No.22458 of 2026, direction is sought to declare the action of the respondent No.5 in illegally interfering and demolishing the compound wall and attempting to illegally lay a road in the land of the petitioner without following due process of law, as being illegal, arbitrary and unconstitutional. The petitioner has also sought a direction to HYDRAA to restore *status quo ante* prevailing as on 09.07.2026.

Learned standing counsel for HYDRAA relied on Google Maps and several photographs, which have been produced before this Court, along with the written instructions and submitted that road access has already been restored by demolishing the compound wall causing obstruction constructed by the petitioner.

In the above background facts and circumstances of the case, it is clear that there are serious disputes with regard to title, possession, road access etc. In the opinion of this Court, HYDRAA should have conducted enquiry before undertaking demolition of compound wall. Though it is contended by the learned standing counsel for HYDRAA that public road was restored on complaint of the respondent No.6-association, the record discloses that there had been dispute for the past more than one decade regarding title of the parties and road access. This Court takes note of the fact that the compound wall, allegedly, causing obstruction to the road access has been demolished.

The submission of the learned standing counsel for HYDRAA and Mr. B. Mayur Reddy, learned senior counsel, that the compound wall was demolished and road access is restored to the plot owners of the respondent No.6-association have been using the road, is seriously contested by Mr. Raja Sripathi Rao, learned senior counsel.

Learned standing counsel for Cyberabad Municipal Corporation submitted that on representation of the Jayalaxmi Colony Welfare Association dated

30.01.2026, show cause notice was issued by the respondent No.4 to the petitioner vide Lr.NoG1/TPS/NSRG/SLPZ/GHMC/ 2026/IW370 dated 02.02.2026 under Section 434 of the GHMC Act, 1955. Learned standing counsel also submitted that reply has been submitted by the petitioner on 18.01.2026 and orders will be passed in accordance with law.

In the above circumstances, status quo, obtaining as on today, shall be maintained by both the parties. The respondent No.4 – Cyberabad Municipal Corporation is directed to conclude the enquiry pursuant to the show cause notice dated 02.02.2026 within a period of six (6) weeks from the date of receipt of a copy of this order. The Cyberabad Municipal Corporation and HYDRAA are at liberty to take further action subject to the outcome of such enquiry.

With respect to the contention that the vehicle of the petitioner was seized, learned Assistant Government Pleader for Home, on the basis of written instructions, submitted that the vehicle of the petitioner was seized in the course of investigation in Cr.No.1209 of 2026, registered under Sections 329(3), 126(2) and 351(2) of the Bharatiya Nyaya Sanhitha, 2023, Gachibowli Police Station and deposited before the II Additional Junior Civil Judge cum X Judicial Magistrate of First Class, Ranga Reddy District at Kukatpally, Cyberabad, along with Form 60.

In view of the above, the petitioner is granted liberty to file an appropriate application before the trial Court for release of the vehicle viz. Black Toyota Fortuner bearing No.TS 09 EU 1717. As and when such application is filed, the trial Court shall dispose of the application expeditiously and release the vehicle forthwith subject to an undertaking of the petitioner that the vehicle will be produced for the purpose of investigation as and when required.

List on 22.08.2026.

//TRUE COPY//

SI/-L.VIJAYA LAKSHMI
ASSISTANT REGISTRAR


SECTION OFFICER

To,

1. The Principal Secretary, Municipal Administration and Urban Development (MA&UD) Department, Secretariat, Hyderabad, State of Telangana.

2. The Commissioner, Cyberabad Municipal Corporation, NISE, Izzathnagar, Hyderabad, Kothaguda, Telangana 500084.
3. The Deputy Commissioner, Narsingi Circle-45, Serilingampally Zone, Cyberabad Municipal Corporation, Hyderabad.
4. The Commissioner, Hyderabad Disaster Response and Asset Protection Agency, B-Block, Buddha Bhavan, M.G. Road. Secunderabad, Telangana
5. The District Collector, Ranga Reddy District.
6. The Tahsildar, Gandipet Mandal.
7. The Tahsildar, Ranga Reddy District.
8. The Joint Sub-Registrar, Serilingampally, Ranga Reddy District
9. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority (HMDA), Hyderabad.
10. The Commissioner of Police, Cyberabad Commissionerate, Hyderabad.
11. The Station House Officer, Gachibowli Police Station, Gachibowli Rd, beside JNIDB Junction, Indira Nagar, Gachibowli, Hyderabad, Telangana 500032.
12. The II Additional Junior Civil Judge cum X Judicial Magistrate of First Class, Ranga Reddy District at Kukatpally, Cyberabad.

(Addressees 1 to 12 by SPAD)

13. One CC to Ms. APOORVA BANTULA, Advocate [OPUC]
14. One CC to SRI KONDAPARTHY KIRAN KUMAR, Advocate [OPUC]
15. Two CCs to GP FOR MCPL ADMN URBAN DEV, High Court for the State of Telangana, at Hyderabad [OUT]
16. Two CCs to GP FOR HOME, High Court for the State of Telangana, at Hyderabad [OUT]
17. Two CCs to GP FOR REVENUE, High Court for the State of Telangana, at Hyderabad [OUT]
18. One spare copy

BSR

HIGH COURT

BVR, J

DATED: 14-07-2026

LIST ON 22.08.2026

COMMON ORDER

WP.Nos.22440 and 22458 of 2026



DIRECTION