

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

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

**:PRESENT:
THE HON'BLE SRI JUSTICE B.VIJAYSEN REDDY**

WP NO: 22607 OF 2026

Between

Mr. Challa Muralikrishna, S/o. Late Sri Challa Venugopal Reddy, Aged about 63 years, Occ: Service, R/o. Villa C-82, Sterling Villa Grande, Seegehalli, Whitefield, Seegehalli, Bangalore, Karnataka.

Duly represented by his Special Power of Attorney Holder Mrs. Lavanya Reddy, W/o. P S Sanjay, Aged about 55 years, Occ: IT Employee, R/o. Flat No. 500, Sreeniketh Bank, Sreeram Nagar, Above Punjab National Bank, Kondapur, Kothaguda, K.V. Rangareddy, Telangana - 500084.

.....Petitioner

AND

1. The Hyderabad Disaster Response and Asset Protection Agency (HYDRAA), Rep. by its Commissioner, Having its office at 7th Floor, Buddha Bhavan, Ranigunj side of Tank Band, Hyderabad
2. Malkajgiri Municipal Corporation, Rep. by its Commissioner, HMDA Complex, Tarnaka, Hyderabad -500007
3. The State of Telangana, Rep. by its Principal Secretary, Municipal Administration and Urban Development Department, Secretariat Buildings, 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). declaring the action of the Respondents, particularly Respondent No.1, in interfering with the ownership and peaceful possession of the Petitioner's Property admeasuring 241 Square Yards (201 Square Metres) situated at Plot No. 50, in Sy. No. 30 Part, Maheshwari Nagar, Habsiguda Village, Uppal Mandal and Municipality, Ranga Reddy District (Schedule Property) including by demolishing a portion of the compound wall of the Schedule Property and further seeking to dispossess the Petitioner from the Schedule Property, without issuing any prior notice, without affording any opportunity of hearing, and without authority of law, as being wholly arbitrary, illegal, unconstitutional, violative of Articles 14 and 300-A of the Constitution of India, contrary to the principles of natural justice and the law laid down by the Hon'ble Supreme Court of India and this Hon'ble Court, and consequently set aside the said action, and

b). consequently direct the respondents, and their officers not to interfere in any manner whatsoever with the petitioner's peaceful ownership and possession of the Schedule Property.

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 the writ petition, the High Court may be pleased to direct the Respondents not to interfere with the Petitioner's peaceful possession and ownership of the Schedule Property, including by not demolishing any structures including the compound wall in the Schedule Property, pending disposal of WP No. 22607 of 2026, on the file of the High Court.

The petition coming on for hearing, upon perusing the petition and the affidavit filed therein, and upon hearing the arguments of Sri Tarun G. Reddy, Advocate for the Petitioner, Sri R. Sameer Ahmed, Standing Counsel for Respondent No.1, Sri Srinivasa Rao Pachwa, Standing Counsel for Respondent No.2, and the GP for Municipal Admn., for Respondent No.3, the Court made the following;

ORDER:

Learned counsel for the petitioner submitted that respondent No.1 - HYDRAA has high-handedly demolished the compound wall and watchman room in the petitioner's property bearing Plot No.50, admeasuring 241 square yards (201 square meters), situated in Survey No.30 Part, Maheshwari Nagar, Habsiguda Village, Uppal Mandal and Municipality, Ranga Reddy District, which was purchased under the registered sale deed bearing document No.6886 of 2003, dated 11.06.2003, and regularized under proceedings No. LRS24042018044032 dated 24.04.2018.

It is submitted that without conducting any enquiry and without issuing prior notice to the petitioner, by alleging that the Plot of the petitioner falls within F.T.L of Ramanthapur Pedda Cheruvu, the structures in the property of the petitioner have been demolished.

Learned Standing Counsel for HYDRAA and the learned Standing Counsel for respondent No.2 - Municipal Corporation submitted that the petitioner admittedly does not have permission for construction of room and compound wall in his property. As the Plot of the petitioner forms part of lake F.T.L., the encroachments have been removed.

Learned counsel for the petitioner relied on the judgment of this Court in Cogent Ventures (Indian) Ltd. vs. State of T.G. and others (2018 (6) ALD 375), wherein it was held in paragraphs 11 to 15 that survey conducted behind the back of the petitioner to determine F.T.L cannot bind the petitioner.

According to the learned Standing Counsel for HYDRAA, the subject structures are unauthorized and the petitioner cannot complain of demolition.

In the circumstances, both the parties are directed to maintain *status quo* in respect of the property bearing Plot No.50, admeasuring 241 square yards (201 square meters), situated in Survey No.30 Part, Maheshwari Nagar, Habsiguda Village, Uppal Mandal and Municipality, Ranga Reddy District, until further orders. This order shall not come in the way of respondent Nos.1 and 2 in conducting survey of the Plot of the petitioner and adjoining lands, if any, to identify the F.T.L limits of Ramanthapur Pedda Cheruvu, by issuing prior notice to the petitioner. Subject to outcome of such survey, respondent Nos.1 and 2 are at liberty to take further action. It is made clear that unless such exercise is conducted, there shall not be any activity undertaken in the subject Plot by the petitioner and the respondent authorities.

List on 11.08.2026.

//TRUE COPY//

Sd/- P.C.SULEKHA DEVI
ASSISTANT REGISTRAR

SECTION OFFICER

To,

1. The Commissioner, Hyderabad Disaster Response and Asset Protection Agency (HYDRAA), Having its office at 7th Floor, Buddha Bhavan, Ranigunj side of Tank Band, Hyderabad
2. The Commissioner, Malkajgiri Municipal Corporation, HMDA Complex, Tarnaka, Hyderabad -500007
3. The Principal Secretary, Municipal Administration and Urban Development Department, State of Telangana, Secretariat Buildings, Hyderabad (Addressees 1 to 3 BY SPAD)
4. Two CCs to GP for Municipal Admn., High Court for the State of Telangana, at Hyderabad (OUT)
5. One CC to Sri Tarun G. Reddy, Advocate (OPUC)
6. One Spare Copy

HIGH COURT

BVR,J

DATE: 14-07-2026

NOTE; POST ON 11-08-2026

ORDER

WP. NO. 22607 OF 2026

STATUS QUO

