

IN THE HIGH COURT FOR THE STATE OF TELANGANA AT HYDERABAD

FRIDAY, THE THIRTEENTH DAY OF MARCH

TWO THOUSAND AND TWENTY SIX

:PRESENT:

THE HONOURABLE SRI JUSTICE LAXMI NARAYANA ALISHETTY

WRIT PETITION NOS: 29015 OF 2019 AND 1136 OF 2020

**W.P.No.29015 of 2019:**

**Between:**

Eden Apartments Block-B Owners Welfare Association, Represented by its Secretary Adunuthala Sridhar S/o. Achyut Rama. Rao, Occ Farmer, R/o. D.No.7-1-275/E, Flat No.407, Eden Apartments, Balkampet, Hyderabad.

**Petitioner**

**AND**

1. The State of Telangana, Rep. by its Principal Secretary, Municipal Administration and Urban Development Department, Secretariat, Secretariat Buildings, Hyderabad.
2. The Commissioner, GHMC, Liberty, Hyderabad.
3. The Deputy Commissioner, GHMC, Khairatabad Circle-10 and 17, Abids, Hyderabad.
4. The Chief City Planner, City Planning Department, Boorgula Ramakrishna Bhavan, Hyderabad.
5. Sanjay Amarnath, S/o. Not known to the petitioner, Occ Private Employee, R/o. D.No 7-1-275/E/G1, Eden Apartments, Balkampet, Hyderabad.
6. S. Kalyani, W/o. Surinder Singh, Occ Housewife, R/o. D.No.7-1-275/E/G2, Eden Apartments, Balkampet, Hyderabad.
7. M.A. Sattar, S/o. Not known to the petitioner, Occ Business, R/o. D.No.7-1-275/E/G3, Eden Apartments, Balkampet, Hyderabad.
8. Y. Anasuya, W/o. Not known to the petitioner, Occ Housewife, R/o. D.No.7-1-275/E/G4, Eden Apartments, Balkampet, Hyderabad.
9. Mahmooda Begum, W/o. Not known to the petitioner, Occ Housewife, R/o. D.No.7-1-275/E/G5, Eden Apartments, Balkampet, Hyderabad.
10. Prabha Kandelia, W/o. Pawan Kandelia, Occ Business, R/o. D.No.7-1-275/E/G6, Eden Apartments, Balkampet, 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 of Mandamus declaring the action of Respondents Nos.3 and 4 for not considering the petitioners association representation dt.30/08/2018 and dt.26/11/2019, for not taking appropriate action against Respondent Nos.5 to 10 by demolishing the illegal construction contravening the GHMC Regulations is illegal, arbitrary, discriminative and also violative of the Arts.14 and 16 of the Constitution of India.

The petition coming on for hearing, upon perusing the Petition and the affidavit filed in support thereof and upon hearing the arguments of Sri PRUDHVI RAJ MUDUNURI, Advocate for the Petitioner and GP FOR MCPL ADMN & URBAN DEV for the Respondent No.1 and Sri N. Ashok Kumar, Advocate for the Respondent Nos.2 to 4.

**W.P.No.1136 of 2020:**

**Between:**

Smt.Prabha Khandelia, W/o.Pawan Khandelia Occ . Business, R/o.D.No.7-1-275/B, Flat No.305, Eden Apartments, Balkampet, Hyderabad, Telangana.

**Petitioner**

**AND**

1. The State of Telangana, Rep. by its Principal Secretary, Municipal Administration and Urban Development Department Secretariat Buildings, Hyderabad, Telangana
2. The Commissioner, GHMC, Liberty, Hyderabad.
3. The Deputy Commissioner, GHMC, Khairatabad Circle 10 and 17 Abids, Hyderabad.
4. The Asst. City Planner, GHMC, Circle 17 Khairatabad Zone, 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 Writ, order or direction more in the nature Writ of Mandamus, declaring the action of the Respondents in issuing Notice dt.17.01.2020 U/Sec. 636 of GHMC Act as illegal, arbitrary and unconstitutional and further direct the Respondents not to act upon the notice dt.17.01.2020.

The petition coming on for hearing, upon perusing the Petition and the affidavit filed in support thereof and upon hearing the arguments of Sri A L RAJU, Advocate for the Petitioner and GP FOR MCPL ADMN & URBAN DEV for the Respondent No.1 and Sri N. Ashok Kumar, Advocate for the Respondent No.3, the Court made the following

**ORDER:**

**Learned Counsel for the petitioner and learned Standing Counsel for respondent Nos.1 to 4 present.**

**In the light of contentions raised by the learned Counsel for the petitioner as well as Standing Counsel for respondents, this Court is of the view that the physical inspection of the subject property has to be conducted for proper adjudication of the issue involved in the writ petition. Therefore, respondent No.3 is directed to inspect the subject property, identify the same and take photographs in the presence of petitioner as well as respondents and file report as to whether the same is being in accordance with the sanctioned plan or the same has been converted into commercial usage.**

Post on 31.03.2026.

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

//TRUE COPY//

  
**SECTION OFFICER**

To,

1. The Deputy Commissioner, GHMC, Khairatabad Circle-10 and 17, Abids, Hyderabad. (by SPAD)
2. One CC to SRI PRUDHVI RAJ MUDUNURI Advocate [OPUC]
3. One CC to SRI A.L. Raju, Advocate [OPUC]
4. Two CCs to GP FOR MCPL ADMN & URBAN DEV, High Court at Hyderabad. [OUT]
5. One spare copy

**HIGH COURT**

**LNA,J**

**DATED:13/03/2026**

**Post on 31.03.2026**

**ORDER**

**WP.Nos.29015 of 2019 & 1136 of 2020**

**DIRECTION**

