

(SHOW CAUSE NOTICE BEFORE ADMISSION)
IN THE HIGH COURT FOR THE STATE OF TELANGANA
AT HYDERABAD

SATURDAY, THE TWENTY FIFTH DAY OF OCTOBER
TWO THOUSAND AND TWENTY FIVE

:PRESENT:

THE HONOURABLE SRI JUSTICE B.VIJAYSEN REDDY
WRIT PETITION NO: 32163 OF 2025

Between:

Smt. Perkari Jayasree, W/o. Janardhana Rao, aged 72 years, Occ. Home Maker,
R/o. H.No.2-10-451, Ground Floor, Teachers Colony 2nd Phase, Waddepally,
Hanamkonda District, Telangana.

Petitioner

AND

1. The State of Telangana, Rep by its Principal Secretary, Municipal Administration and Urban Development, Telangana Secretariat, Hyderabad.
2. The Greater Warangal Municipal Corporation, Rep. by its Commissioner, Warangal, Telangana.
3. The Regional Director-Cum-Appellate Commissioner of Municipal Administration, Warangal.
4. Deputy Commissioner, Kazipet Circle-II, Greater Warangal Municipal Corporation, Warangal
5. The District Collector, Warangal, Telangana.
6. The Revenue Divisional Officer, Hanamkonda Mandal and District, Telangana
7. The Tahsildar, Hanamkonda Mandal, Hanamkonda District, Telangana.
8. Kerla Nageshwar Rao, S/o. Rajanarsaiah, aged about 44 years, Occ. Business, R/o. H.No.1-7-1650, First Floor, Bheeshma Nagar, Balasamudram, Hanamkonda District, Telangana.

Respondents

WHEREAS the Petitioner above named through her Advocate M/S PEARL LAW ASSOCIATES presented this 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 pass an order or direction more particularly one in the nature of writ of certiorari calling for the records and quash the orders dated 27.08.2024 in the Appeal proceedings of the Respondent No.3, the Regional Director Cum Appellate Commissioner of Municipal Administration of Warangal in Roc No.332/2024/A3 and consequently quash the Final Intimation dated dated 14.10.2025 issued by the respondent No.4 in File No.GWMC/TP/Cir-II/E-253141/2022-25 being illegal,arbitrary, unconstitutional and violative of Articles 14, 19,21 and 300-A of Constitution of India and ultra vires of the provisions of Telangana Municipalities Act, 2019,

AND WHEREAS the High Court upon perusing the petition and affidavit filed herein and upon hearing the arguments of M/S PEARL LAW ASSOCIATES Advocate for the Petitioner, directed issue of notice to the Respondent No.8 herein to show cause as to why this WRIT PETITION should not be admitted.

You viz:

Kerla Nageshwar Rao, S/o. Rajanarsaiah, aged about 44 years, Occ. Business, R/o. H.No.1-7-1650, First Floor, Bheeshma Nagar, Balasamudram, Hanamkonda District, Telangana.

are directed to show cause on or before 21.11.2025 to which date the case stands posted as to why in the circumstances set out in the petition and the affidavit filed therewith (copy enclosed) this WRIT PETITION should not be admitted.

IA NO: 2 OF 2025

Petition under Section 151 CPC praying that in the circumstances stated in the affidavit filed in support of the petition, the High Court may be pleased to grant stay of all further proceedings pursuant to the order dated 27.08.2024 in the Appeal proceedings of the Respondent No.3, the Regional Director Cum Appellate Commissioner of Municipal Administration of Warangal in Roc No.332/2024/A3 and consequently quash the Final Intimation dated 14.10.2025 issued by the respondent No.4 in File No. GWMC/TP/Cir-II/E-253141/2022-25 pending disposal of WP No. 32163 of 2025, on the file of the High Court.

**The Court made the following
ORDER:**

Issue notice to respondent No.8.

Learned counsel for the petitioner is permitted to take out personal notice to respondent No.8 and file proof of service by the next date of hearing.

Heard Mr. B.S. Prasad, learned senior counsel, appearing for M/s. Pearl Law Associates, learned counsel for the petitioner, and Mr. Pasham Mohith, learned standing counsel for the Greater Warangal Municipal Corporation (GWMC), appearing for respondent Nos.2 to 4.

Learned senior counsel submitted that building permission granted to the petitioner in respect of the subject property on 10.08.2022 has been cancelled by the proceedings of respondent No.2 dated 08.02.2023, pursuant to the complaint lodged by respondent No.8. The cancellation of building permission was on the basis of the judgment and decree dated 16.12.2019 passed in O.S. No.1186 of 2009, which was filed by the petitioner seeking perpetual injunction against the vendors of respondent No.8 i.e., Mr. T. Shyam and Mr.G.Anandam.

Learned senior counsel submitted that dismissal of injunction suit and affirmation of the same in appeal in A.S. No.127 of 2022 will not have any bearing on the building permission. The building was already constructed by the petitioner pursuant to the building permission and at the most, the parties have to be relegated to the Civil Court. Even before the cancellation of the building permission, building was raised. Thus, impugned notice dated 24.09.2025 issued by respondent No.2 for alleged removal of unauthorized construction is without jurisdiction and cannot be sustained.

Learned standing counsel for respondent Nos.2 to 4 seeks time to get instructions.

It needs to be seen whether the building permission granted to the petitioner can be cancelled when the injunction suit filed by the petitioner was dismissed and further construction raised pursuant to the building permission before cancellation can be deemed to be unauthorized construction.

As seen from the photographs (under Ex.P18), ground floor with RCC structures have been raised by the petitioner in the subject property.

In the circumstances, status quo, obtaining as on today, shall be maintained in respect of the property bearing H.No.15-1-469/30 admeasuring 275 square yards situated at Dattapuram Colony, Mulugu Road, Hanamkonda, until further orders.

List the matter on 21.11.2025.

//TRUE COPY//

SD/- U SUDHA
ASSISTANT REGISTRAR


SECTION OFFICER

To,

1. The Principal Secretary, Municipal Administration and Urban Development, Telangana Secretariat, State of Telangana, Hyderabad.
2. The Commissioner, Greater Warangal Municipal Corporation, Warangal, Telangana.
3. The Regional Director-Cum-Appellate Commissioner of Municipal Administration, Warangal.
4. Deputy Commissioner, Kazipet Circle-II, Greater Warangal Municipal Corporation, Warangal.

5. The District Collector, Warangal, Telangana.
6. The Revenue Divisional Officer, Hanamkonda Mandal and District, Telangana.
7. The Tahsildar, Hanamkonda Mandal, Hanamkonda District, Telangana. (RR 1 TO 7 by RPAD)
8. Kerla Nageshwar Rao, S/o. Rajanarsaiah, aged about 44 years, Occ. Business, R/o. H.No.1-7-1650, First Floor, Bheeshma Nagar, Balasamudram, Hanamkonda District, Telangana. (by RPAD- along with a copy of petition and affidavit)
9. One CC to M/S. PEARL LAW ASSOCIATES Advocate [OPUC]
10. Two CCs to GP FOR MCPL ADMN URBAN DEV ,High Court at Hyderabad. [OUT]
11. Two CCs to GP FOR REVENUE ,High Court at Hyderabad. [OUT]
12. One spare copy

HIGH COURT

BVRJ

DATED: 25/10/2025

LIST ON 21.11.2025

NOTICE BEFORE ADMISSION

WP.No.32163 of 2025

STATUS QUO

