

**IN THE HIGH COURT FOR THE STATE OF TELANGANA
AT HYDERABAD
(Special Original Jurisdiction)**

THURSDAY, THE THIRTIETH DAY OF OCTOBER
TWO THOUSAND AND TWENTY FIVE

PRESENT

THE HONOURABLE SRI JUSTICE B. VIJAYSEN REDDY

WRIT PETITION NO: 32911 OF 2025

Between:

P. Ravinder, s/o Late P. Erraiah, Age: 57 years, Occu: Engineer, R/o. Flat No. 1005, 10th Floor, Apama Westside, Lanco Hills Road, Khajaguda, Ranga Reddy District - 500089

...PETITIONER

AND

1. The State of Telangana, Rep. by Principal Secretary to the Government, Municipal Administration & Urban Development Department, Secretariat, Hyderabad- 500 022
2. The Greater Hyderabad Municipal Corporation, Rep. by its Commissioner, CC Complex, Tank Bund Road, Hyderabad
3. The Zonal Commissioner, GHMC, Serilingampally Zone Telangana - 500 019
4. The City Planner, GHMC, Serilingampally Zone Telangana - 500 019

...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 or any other appropriate writ, order or direction declaring the Shortfall Intimation Letter No.003970/GHMC/02062/SWBP/SLP2/2025, dt. 21.10.2025 issued by the Respondents No. 3 and 4 as being illegal, arbitrary, unconstitutional and in violation of Articles 14 and 21 of the Constitution of India and consequently to set aside the same and direct the Respondents to grant building permission to the Petitioner on his application in File No.003970/GHMC/02062/SWBP/SLP2/2025, dt. 10.07.2025 in respect of his land admeasuring 367.88 sq. metres in Plot No. 19 and 20, Sy. No. 12, Khajaguda, Serilingampally, Ranga Reddy District

IA NO: 1 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 direct

the Respondents No. 3 and 4 to consider afresh, process and take a decision forthwith on the building permission application of the Petitioner bearing File No. 003970/ GHMC/02062/SWBP/SLP2/2025, dt. 10.07.2025 in respect of his land admeasuring 367.88 sq. metres in Plot No. 19 and 20, Sy. No. 12, Khajaguda, Serilingampally, Ranga Reddy District, without reference to the reasons stated in the Shortfall Intimation Letter No. 003970/GHMC/02062/ SWBP/SLP2/2025, dt. 21.10.2025 by suspending the said shortfall intimation letter, pending disposal of the above writ petition.

Counsel for the Petitioner: SRI SRIRAM POLALI

Counsel for the Respondent No.1: GP FOR MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT

**Counsel for the Respondent No.2 to 4: SRI G. MADHUSUDHAN REDDY,
SC FOR GHMC**

The Court made the following: ORDER

HONOURABLE SRI JUSTICE B. VIJAYSEN REDDY

WRIT PETITION No.32911 OF 2025

ORDER : (ORAL)

Heard Mr. Sri Ram Polali, learned counsel for the petitioner;
Mr. G.Madhusudan Reddy, learned Standing Counsel for GHMC,
appearing for respondents No.2 to 4; and perused the material on record.

2. Learned counsel for the petitioner relied on the judgment of this Court in W.P. No.358 of 2024 dated 08.01.2024 wherein it was held that the building permission cannot be refused only on the ground that it is likely to be affected in the proposed master plan. The said submission is not opposed by the learned Standing Counsel for GHMC.

3. This Court in W.P. No.358 of 2024 dated 08.01.2024 held as under:

“ ...

9. This Court, in WP.No.29024 of 2023, dt.17.10.2023, took note of the dicta laid down by the erstwhile High Court of A.P. in G.Usha Rani vs State Of Andhra Pradesh, wherein it has been held as under:

"It is incumbent on the part of the respondents to initiate proceedings under Section 18 of the AP Urban Areas (Development) Act, 1975 in accordance with the provisions of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 for acquisition of the land of the petitioner for road widening and pay compensation to the petitioner. If not, the petitioner

would be deprived of her valuable property without compensation."

10. This Court in WP.No.29024 of 2023 further observed that even if the master plan is notified, the authorities cannot seek to deny grant of permission, unless the property is being shown as open area in the master plan.

11. In the present case, since it is not shown to this Court of the respondents-authorities initiating any steps to acquire the land of the petitioner being shown as covered by Master Plan 100 feet road, the respondents-authorities cannot deprive the petitioner of enjoyment of her valuable property by making construction therein, by refusing to grant building permission.

..."

4. In the circumstances, this writ petition is allowed. The impugned shortfall letter *vide* File No.003970/GHMC/02062/SWBP/SLP2/2025 dated 21.10.2025 issued by respondent No.4 is hereby set aside. Consequently, respondents No.2 to 4 are directed to consider the building application of the petitioner dated 10.07.2025 by giving opportunity of hearing to the petitioner and to all other concerned/interested persons and pass appropriate orders in accordance with law without reference to the objection with regard to the master plan in the impugned shortfall letter dated 21.10.2022, within a period of twenty one (21) days from the date of receipt of a copy of this order. There shall be no order as to costs.

As a sequel thereto, miscellaneous applications, if any, pending in this writ petition, stand closed.

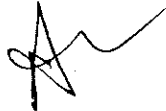
M. OSMAN ALI BAIG
ASSISTANT REGISTRAR



SECTION OFFICER

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- To,
1. The Principal Secretary to the Government, Municipal Administration & Urban Development Department, The State of Telangana, Secretariat, Hyderabad-500 022
 2. The Commissioner, The Greater Hyderabad Municipal Corporation, CC Complex, Tank Bund Road, Hyderabad
 3. The Zonal Commissioner, GHMC, Serilingampally Zone Telangana - 500 019
 4. The City Planner, GHMC, Serilingampally Zone Telangana - 500 019
 5. One CC to SRI SRIRAM POLALI, Advocate [OPUC]
 6. One CC to SRI G. MADHUSUDHAN REDDY, SC for GHMC [OPUC]
 7. Two CCs to GP FOR MUNICIPAL ADMINISTRATION URBAN DEVELOPMENT, High Court for the State of Telangana. [OUT]
 8. Two CD Copies
BN



DATED:30/10/2025

WP.No.32911 of 2025



ALLOWING THE WRIT PETITION WITHOUT COSTS

11

REKHA

31/10/2025