

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

WEDNESDAY, THE NINETEENTH DAY OF NOVEMBER
TWO THOUSAND AND TWENTY FIVE

:PRESENT:

THE HONOURABLE SRI JUSTICE B.VIJAYSEN REDDY

WRIT PETITION NOS: 27093 & 35181 OF 2025

WP. No. 27093 of 2025:

Between:

Sri Venkateshwara Residential Colony Welfare Association, represented by its President, Mr. B. Upendranadh Reddy Flat No. 401, Plot No. 60, Geethu's Brundavanam Sri Venkateshwara Colony Nekkampur, Manikonda, Hyderabad - 500089.

Petitioner

AND

1. The State of Telangana, Municipal Administration and Urban Development Department Represented by its Principal Secretary Secretariat, NTR Marg, Central Secretariat, Khairatabad, Hyderabad - 500 022, Telangana.
2. Hyderabad Disaster Response and Asset Protection Agency (HYDRAA),, Office of the Director of Enforcement and Vigilance, Buddha Bhavan, Secunderabad - 500 003, Telangana.
3. Hyderabad Metropolitan Development Authority (HMDA),, Swarna Jayanti Complex, Sanjeeva Reddy Nagar, Srinivasa Nagar, Ameerpet, Hyderabad - 500 038, Telangana.
4. Commissioner, Manikonda Municipality, Road No. 5, Sri Ram Nagar Colony, KPR Colony, Manikonda, Hyderabad - 500 075, Telangana.
5. Sri Vinod Singh, Son of Sri Bharat Singh Aged about 55 years, Occ- Business, R/o. H.No. 12-1-325/A/1, Bathak Nagar, Asif Nagar, Hyderabad - 500028.
6. Sri Sunil Singh, Son of Sri Bharat Singh Aged about 47 years, Occ- Business, R/o. H.No.12-1-325/A/2, Datta Nagar, Asif Nagar, Hyderabad - 500028.
7. Sri Anil Singh, Son of Sri Bharat Singh Aged about 44 years, Occ- Business, R/o. 12/1/325/1, Dattareya Nagar, Asif Nagar, Hyderabad - -500028.
8. Sri Shankar Singh, Son of Sri Bharat Singh Aged about 43 years, Occ- Business, R/o. H.No. 12-1-325/A/3, Datta Nagar, Asif Nagar, Hyderabad - 500028.
9. Patlolla Krishna Kalyan Reddy, S/o Sri P. Gopal Reddy, (Residing at the same address as Sri P. Gopal Reddy), H. No. 12-1-343/5, Dattatreya Colony, Asif Nagar, Hyderabad.
10. Patlolla Kamalamma, W/o Sri P. Gopal Reddy, (Residing at the same address as Late P. Gopal Reddy), H. No. 12-1-343/5, Dattatreya Colony, Asif Nagar, Hyderabad.
11. Sri Kolla Krishna Prasad,, S/o Sri Kolla Rattaiah, Plot No. 30, Laxmi Enclave, Gachibowli, Hyderabad - 500032.
12. Sri A. Gopal Reddy, S/o A. Prathap Reddy, H. No. 106/A, Madinaguda, Vishal Residency, Serilingampally, Ranga Reddy District.
13. A. Raja Gopal Reddy,, S/o A. Mohan Reddy, H. No. 106, Madinaguda, Vishal Residency, Serilingampally, Ranga Reddy District.

14. A. Rajasekhar Reddy,, S/o A. Prathap Reddy, (Residing at the same address as Sri A. Gopal Reddy), Madinaguda, Vishal Residency, Serilingampally, Ranga Reddy District, Telangana.
15. Mohammad Yeunus Basha,, S/o Shaik Abdul Samad, H. No. 18-1-32/4A, YSR Nagar Colony, Bhadrachalam, Khammam District, Telangana - 507 111
16. SMD Constructions, Represented by its Managing Director, Karna Sampurna Reddy, W/o K. Yellamanda Reddy, H. No. 3-11-14, Road No. 29, Akapoor Township, Neknampur Village, Gandipet Mandal, Ranga Reddy District, Telangana.
17. Sri K. Bhashkar Reddy,, S/o K. Bikshapathi Reddy, Plot No. 199, Manikonda Jagir Village, Gandipet Mandal, Ranga Reddy District, Telangana.
18. Sri G. Ashok Reddy, Son of Sri G. Malla Reddy, R/o Flat No 201, Shilpa Emerald, Kondapur, Sherlingampalli Municipality, Ranga Reddy District.
19. Sri P. Vijaya Chender Reddy,, S/o Sri Surya Prakash, H. No. 2-27/776, Excise Colony, Wadeppally Colony, Warangal District, Telangana.
20. Sri C. Sanjay Singh, S/o Rannu Singh Choudri, H. No. 2-82, Puppalguda Village, Gandipet Mandal, Ranga Reddy District, Telangana.
21. Sri Ahmed Ghori, S/o Late Makhdoom Ghori, H. No. 9-4-136/D/3, Anurag Colony, Tolichowki, Hyderabad, Telangana.
22. Sri C. Nagi Reddy, S/o C. Narasimha Reddy, H. No. 133/A, Sripuram Colony, Malakpet, Hyderabad, Telangana.
23. Sri M. Venkat Reddy, S/o Sri M. Vishnuvardhan Reddy, Flat No. 101, Sudha Saroja Residency, Malakpet, Hyderabad, Telangana.

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 particularly on in the nature of Writ of Mandamus declaring the actions of the Respondents

A) Declare the actions of Official Respondents in not taking any action on encroachments made by the unofficial Respondents who encroached around 11,337 Sq. Yads. out of 13,125 Sq. Yds. of Common areas in Sree Venkateshwara Residential Colony, situated at Sy. Nos. 22 to 26, Neknampur Village, Gandipet Mandal, Ranga Reddy District, despite repeated complaints as arbitrary, illegal, violative of Article 14, 19, 21 and 300-A of the constitution of India.

B) Direct the official Respondents to take possession of the common areas and put the same for the use of common purposes for which the same is earmarked for.

C) Cancel the fabricated and forged sale deeds which are created by playing fraud to claim title over the common area which creates rights over common areas.

D) Initiate actions against the erring officials and unofficial Respondents.

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 official Respondents to conduct a detailed survey forthwith identifying the common areas and to submit the report in a timebound manner to this Hon'ble Court, pending disposal of WP 27093 of 2025, on the file of the High Court.

The petition coming on for hearing, upon perusing the Petition and the affidavit filed in support thereof and upon hearing the arguments of Sri S RAM BABU Advocate for the Petitioner, Advocate for the Respondent No.1 and Mr. S. Maneesh Reddy, counsel for

respondent No.16, Mr. K. Pavan Kumar, standing counsel for HYDRAA for respondent No.2, Mr. V. Narsimha Goud, standing counsel for the HMDA for respondent No.3 and Mr. Laxmaiah Kanchani, standing counsel for Manikonda Municipality for respondent No.4.

WP. No. 35181 of 2025:

Between:

1. Mohammad Abdul Raoof, S/o. Abdul Azeem
2. Zehra Rehanga, W/o. Mohammad Abdul Raoof

Petitioners

AND

1. The State of Telangana, Rep. by its Municipal Administration and Urban Development Department, Rep. by its Principal Secretary, Secretariat, NTR Marg, Central Secretariat, Khairatabad, Hyderabad, Telangana-500022
2. Hyderabad Disaster Response and Asset Protection Agency, (HYDRAA), Office of the Director of Enforcement and Vigilance, Budha Bhavan, Secunderabad, Telangana-500003
3. Hyderabad Metropolitan Development Authority(HMDA), Swarna Jayanthi Complex, Sanjeeva Reddy Nagar, Srinivasa Nagar, Ameerpet, Hyderabad, Telangana-500038.
4. Commissioner, Manikonda Municipality, Road No. 5, Sri Ram Nagar Colony, KPR Colony, Manikonda, Hyderabad, Telangana-500075
5. Sri Venkateshwara Residential Colony Welfare Association, Rep. by its President, Mr. B Upendranadh Reddy, Flat No. 401, Plot No. 60, Geethu's Brundavanam, Sri Venkateshwara Colony, Neknampur, Manikonda, Hyderabad, Telangana-500089

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 or order or direction more particularly in the nature of Writ of Mandamus declaring the high handed action of respondent No. 2 in erecting fencing by demolishing the petitioner's compound wall and room and further erecting a Board stating that the subject land is designated as Park Land in petitioner's plots bearing No. 246/A and 236/A, admeasuring 1210 Sq. yards in Sy. No. 22/AA of Neknampur Village, Gandipet Mandal, Ranga Reddy District without issuing any notice to the petitioners and without following due process of Law as being illegal and arbitrary and in violation of principles of Natural Justice and violative of Article 300A of Constitution of India, consequently direct the Respondent no. 2 not to interfere with petitioner's possession at plots bearing No. 246/A and 236/A, admeasuring 1210 Sq. yards in Sy. No. 22/AA of Neknampur Village, Gandipet Mandal, 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 respondent No. 2 to forthwith remove the fencing and Board erected in petitioner's subject plots bearing No. 246/A and 236/A, admeasuring 1210 Sq. yards in Sy. No. 22/AA of Neknampur Village, Gandipet Mandal, Ranga Reddy District and further direct the respondents No. 2 to 4 not to interfere with petitioner's possession at plots bearing No. 246/A and 236/A, admeasuring 1210 Sq. yards in Sy. No. 22/AA of Neknampur Village, Gandipet Mandal, Ranga Reddy District, pending disposal of WP 35181 of 2025, on the file of the High Court.

The petition coming on for hearing, upon perusing the Petition and the affidavit filed in support thereof and upon hearing the arguments of Mr. B. Mayur Reddy, senior counsel, appearing for Sri Alluri Divakar Reddy, Advocate for the Petitioner, GP FOR MCPL ADMN URBAN DEV for the Respondent No.1, Mr. K. Pavan Kumar, standing counsel for HYDRAA for respondent No.2, Mr. V. Narsimha Goud, standing counsel for the HMDA for respondent No.3 and Mr. Laxmaiah Kanchani, standing counsel for Manikonda Municipality for respondent No.4.

**The court made the following
ORDER:**

Heard Mr. S. Ram Babu, learned counsel for the petitioner and Mr. S. Maneesh Reddy, learned counsel for respondent No.16 in W.P. No.27093 of 2025, Mr. B. Mayur Reddy, learned senior counsel, appearing for Mr. Aluri Divakar Reddy, learned counsel for the petitioners in W.P. No.35181 of 2025, Mr. K. Pavan Kumar, learned standing counsel for HYDRAA, Mr. Laxmaiah Kanchani, learned standing counsel for Manikonda Municipality, and Mr. V. Narsimha Goud, learned standing counsel for the HMDA.

As there is serious dispute with regard to the revised final layout in Survey No.22 to 26 of Neknapur Village, Rajendranagar Mandal, Ranga Reddy District (under Ex.P2 in W.P. No.27093 of 2025), which according to the learned senior counsel, has been cancelled by the letter of the HUDA (now HMDA) *vide* Lr.No.10044/MP2 /HUDA/93 dated 26.05.2000 (under Ex.P7 in W.P. No.35181 of 2025), *status quo*, obtaining as on today, shall be maintained in respect of the Plots bearing No.246/A and 236/A admeasuring 1210 square yards in Survey No.22/A situated at Neknapur Village, Gandiept Mandal, Ranga Reddy District.

Further, the board erected by the HYDRAA shall be removed. If the subject property has been already fenced the same shall not be disturbed.

However, this order shall not come in the way of the HYDRAA and the HMDA authorities in conducting enquiry pursuant to the complaint /representation submitted by the petitioner - association in W.P. No.27093 of 2025, for restoring the open spaces which are meant for parks, septic tanks, and community halls etc. in the Venkateshwara Residential Colony layout, by issuing notice to the petitioners, contesting respondents in both the writ petitions and all other interested persons, by affording opportunity of hearing to them, within a period of eight (8) weeks from the date of receipt of a copy of this order.

List the matter on 03.12.2025.

SD/- MALLIKARJUNA RAO
ASSISTANT REGISTRAR

//TRUE COPY//


SECTION OFFICER

To,

1. The Principal Secretary, Municipal Administration and Urban Development Department, Secretariat, NTR Marg, Central Secretariat, Khairatabad, State of Telangana, Hyderabad - 500 022. (by RPAD)
2. Hyderabad Disaster Response and Asset Protection Agency (HYDRAA), Office of the Director of Enforcement and Vigilance, Buddha Bhavan, Secunderabad - 500 003, Telangana.
3. Hyderabad Metropolitan Development Authority (HMDA), Swarna Jayanti Complex, Sanjeeva Reddy Nagar, Srinivasa Nagar, Ameerpet, Hyderabad - 500 038, Telangana.
4. Commissioner, Manikonda Municipality, Road No. 5, Sri Ram Nagar Colony, KPR Colony, Manikonda, Hyderabad - 500 075, Telangana.
5. Sri Vinod Singh, S/o Sri Bharat Singh, Occ- Business, R/o. H.No. 12-1-325/A/1, Bathak Nagar, Asif Nagar, Hyderabad - 500028.
6. Sri Sunil Singh, Son of Sri Bharat Singh, Occ- Business, R/o. H.No.12-1-325/A/2, Datta Nagar, Asif Nagar, Hyderabad - 500028.
7. Sri Anil Singh, Son of Sri Bharat Singh, Occ- Business, R/o. 12/1/325/1, Dattareya Nagar, Asif Nagar, Hyderabad - 500028.
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13. A. Raja Gopal Reddy, S/o A. Mohan Reddy, H. No. 106, Madinaguda, Vishal Residency, Serilingampally, Ranga Reddy District.
14. A. Rajasekhar Reddy, S/o A. Prathap Reddy, (Residing at the same address as Sri A. Gopal Reddy), Madinaguda, Vishal Residency, Serilingampally, Ranga Reddy District, Telangana.
15. Mohammad Younus Basha, S/o Shaik Abdul Samad, H. No. 18-1-32/4A, YSR Nagar Colony, Bhadrachalam, Khammam District, Telangana - 507 111
16. The Managing Director, SMD Constructions, Karna Sampurna Reddy, W/o K. Yellamanda Reddy, H. No. 3-11-14, Road No. 29, Alkapoor Township, Neknampur Village, Gandipet Mandal, Ranga Reddy District, Telangana.
17. Sri K. Bhashkar Reddy, S/o K. Bikshapathi Reddy, Plot No. 199, Manikonda Jagir Village, Gandipet Mandal, Ranga Reddy District, Telangana.
18. Sri G. Ashok Reddy, Son of Sri G. Malla Reddy, R/o Flat No.201, Shilpa Emerald, Kondapur, Sherlingampalli Municipality, Ranga Reddy District.
19. Sri P. Vijaya Chender Reddy, S/o Sri Surya Prakash, H. No. 2-27/776, Excise Colony, Wadepally Colony, Warangal District, Telangana.
20. Sri C. Sanjay Singh, S/o Rannu Singh Choudri, H. No. 2-82, Puppalguda Village, Gandipet Mandal, Ranga Reddy District, Telangana.
21. Sri Ahmed Ghori, S/o Late Makhdoom Ghori, H. No. 9-4-136/D/3, Anurag Colony, Tolichowki, Hyderabad, Telangana.
22. Sri C. Nagi Reddy, S/o C. Narasimha Reddy, H. No. 133/A, Sripuram Colony, Malakpet, Hyderabad, Telangana.

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23. Sri M. Venkat Reddy, S/o Sri M. Vishnuvardhan Reddy, Flat No. 101, Sudha Saroja Residency, Malakpet, Hyderabad, Telangana.
24. Mr. B. Upendranadh Reddy, The President, Sri Venkateshwara Residential Colony Welfare Association, Flat No. 401, Plot No. 60, Geethu's Brundavanam, Sri Venkateshawara Colony, Neknampur, Manikonda, Hyderabad, Telangana-500089.
(For 1 to 24 by RPAD)
25. One CC to SRI S RAM BABU Advocate [OPUC]
26. One spare copy

HIGH COURT

BVR,J

DATED:19/11/2025

LIST ON 03.12.2025.

ORDER



WP. Nos. 27093 & 35181 of 2025

DIRECTION