

HIGH COURT FOR THE STATE OF TELANGANA AT HYDERABAD
WEDNESDAY, THE TWENTY NINTH DAY OF JULY
TWO THOUSAND AND TWENTY SIX

:PRESENT:

THE HONOURABLE SRI JUSTICE ANIL KUMAR JUKANTI
WRIT PETITION Nos: 35499 OF 2025 AND 28738 OF 2013

WP.NO. 35499 OF 2025

Between:

The Pubic Health Foundation of India, Rep. by its Head Legal Procurement,
Ms. Neha Tomar, PHD House, 2nd Floor, 4/2, Siri Fort Institutional Area,
August Kranti Marg, New Delhi - 110 016.

...Petitioner

AND

1. The State of Telangana, Rep. by its Principal Secretary Department of Revenue, Dr.B.R.Ambedkar Telangana Secretariat, Hyderabad.
2. The Chief Commissioner of Land Administration, Government of Telangana, Nampally, Hyderabad.
3. The District Collector, Ranga Reddy District at Kongara Kalan.
4. The Deputy Collector and Tahsildar, Rajendranagar Mandal, Ranga Reddy District.
5. The Musi Riverfront Development Corporation Limited., Rep. by its Managing Director, Hyderabad, ENC-PH Building, MA&UD Campus, Masab Tank, 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 Mandamus, declaring the action of the 1st Respondent herein in issuing the impugned G.O.Ms. No. 138, Revenue (Land Administration - II) Department, dated 27.10.2025 ordering resumption of land admeasuring Ac. 43.04 Gts. in Sy.Nos. 374, 376, 377, 384, 388, 389, 390, 391 and 387 in Premavathipet Village, Rajendranagar Mandal, Ranga Reddy District, that has been allotted to the Petitioner herein, as arbitrary, wholly without jurisdiction, illegal, violative of Articles 14, 19(1)(g) and 300-A of the Constitution of India, and consequently set aside the same, to the extent that it applies to the Petitioner herein.

IA NO: 1 OF 2025

Petition under Section 151 CPC praying that in the circumstances stated in the affidavit filed in support of the writ petition, the High Court may be pleased to stay

the operation of the impugned G.O.Ms. No. 138, Revenue (Land Administration - II) Department, dated 27.10.2025, to the extent that it applies to the Petitioner herein, pending disposal of WP.No.35499 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 the order of the High Court dated: 21.11.2025, 09.01.2026, 04.02.2026, 18.02.2026, 18.03.2026, 15.04.2026 and 10.06.2026 made herein and upon hearing the arguments of SRI. PAIDA PRATIK REDDY Advocate for the Petitioner and GP FOR REVENUE for the Respondent Nos.1 to 4, the Court made the following.

WP NO: 28738 OF 2013

Between

Public Health Foundation of India,, PHD House, Second Floor, 4/2, Sirifort Institutional Area, August Kranti Marg, New Delhi 110 016 represented by its President Sri K.Srikanth Reddy, S/o K.Raghunath Reddy Rio D-35, 1st Floor, Gulmohar Enclave, New Delhi-110 049.

.....PETITIONER

AND

1. The Government of Andhra Pradesh,, rep. by the Principal Secretary to Govt. Revenue Department, Secretariat, Hyderabad
2. The Special Chief Secretary, and Chief Commissioner of Land Administration, Nampally Station Road, Hyderabad.
3. The District Collector,, Ranga Reddy District, Lakadikapul, Hyderabad
4. The Deputy Collector & Tahslidar,, Rajendranagar Mandal, Rangareddy Dt.

.....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 writ of mandamus to declaring the issue a writ, order or direction one more particularly in the nature of Writ of Mandamus declaring the impugned notice issued by the 4th respondent in Notice No.D/580/2007 dated 27-09-2013 as illegal, arbitrary and violative of Article 14, 19(1)(g) and 300-A of the Constitution of India since the said notice has been issued by the 4th respondent without any competence and without following the principles of natural justice and for the said reasons, the impugned notice is bad in law and deserves to be set aside and pass such other orders as this Honble Court may deem fit and proper in the interest of Justice, equity and public welfare.

I.A. NO: 1 OF 2013

Petition under Section 151 of C.P.C praying that in the circumstances stated in the affidavit filed in support of the writ petition, the High Court may be pleased to stay the operation of the impugned notice of resumption by the 4th respondent in Notice No. D/580/2007 dated 27.09.2013 failing which the petitioner shall suffer irreparable harm and injury, pending disposal of WP No 28738 of 2013, on the file of the High Court.

The petition coming on for hearing, upon perusing the petition and the grounds filed in support thereof and upon hearing the arguments of SRI B MAYUR REDDY Advocate for the Petitioner and GP FOR REVENUE for the Respondents, the Court made the following.

ORDER:

W.P.No.35499 of 2025 is filed with the following prayer:

“... to issue a writ, order or direction, more particularly one in the nature of Mandamus, declaring the action of the 1st Respondent herein in issuing the impugned G.O.Ms.No.138, Revenue (Land Administration-II) Department, dated 27.10.2025 ordering resumption of land admeasuring Ac.43.04 Gts. in Survey Nos.374, 376, 377, 384, 388, 389, 390, 391 and 387 in Premavathipet Village, Rajedendranagar Mandal, Ranga Reddy District, that has been allotted to the petitioner herein, as arbitrary, wholly without jurisdiction, illegal, violative of Articles 14, 19(1)(g) and 300-A of the Constitution of India, and consequently set aside the same, to the extent that it applies to the Petitioner herein, and pass such other order/s as this Hon'ble Court may deem fit and proper in the circumstances of the case.”

W.P.No.28738 of 2013 is filed with the following prayer:

“... to issue a writ, order or direction more particularly one in the nature of Writ of Mandamus declaring the impugned notice issued by the 4th respondent in Notice No.D/580/2007 dated 27.09.2013 as illegal, arbitrary and violative of Article 14, 19(1) and 300-A of the Constitution of India since the said notice has been issued by the 4th respondent without any competence and without following the principles of natural justice and for the said reasons, the impugned notice is bad in law and deserves to be set aside and pass such other orders as this Hon'ble Court may deem fit and proper in the interest of Justice, equity and public welfare and to pass such other order or orders as this Hon'ble Court may deems fit just and proper in the circumstances of the case.”

Since the subject matter is same in both the writ petitions, they can be heard together. This Court takes note of the panchanama, placed before this Court by learned Additional Advocate General, Rajnikant Reddy.

Mr. B. Mayur Reddy, learned Senior Counsel appearing on behalf of petitioners, in both the writ petitions, brought to the notice of this Court that on 04.10.2013 in W.P.No.28738 of 2013 an interim order was passed by a learned Single Judge, the same is as follows:

“Learned Assistant Government Pleader for Revenue (Telangana area) takes notice for the respondents and seeks time for instructions.

A perusal of the impugned proceedings, misbranded as notice, shows that it contains a direction to the petitioner to hand over possession of the vacant land admeasuring Acs.43.04 guntas in various survey numbers of Premavathipet Village, Rajendranagar

Mandal, Ranga Reddy District, even without issuing a notice in real sense and affording an opportunity of being heard to the petitioner.

Prima facie, this Court feels that the impugned notice is a result of patent arbitrary exercise of power by respondent No.4 and the same is accordingly suspended pending further orders.

Post on 28.10.2013.”

In W.P.No.35499 of 2025, the petitioner (the Public Health Foundation of India) represented by its Head, Legal Procurement, laid a challenge to G.O.Ms.No.138, dated 27.10.2025. The G.O., was issued for resumption of land admeasuring Acs.43.04 guntas in Sy.No.374, 376, 377, 384, 388, 389, 390, 391 and 387 of Premavathipet Village, Rajendranagar Mandal, Ranga Reddy District.

Learned Additional Advocate General appearing on behalf of respondents in both the writ petitions brought to the notice of this Court that an alternative parcel of land has been allotted to petitioner on the basis of the letter of the District Collector bearing No.LC1/7068/2022, dated 22.05.2026.

It is observed from the panchanama, which is placed on record by the office of learned Additional Advocate General that PHFI Institute has been allotted Acs.20.00 of land in Survey No.724/2, 725/5, 725/21, 725/22 and 725/23. It is further observed from the contents of panchanama that the Registrar, PHFI Institute of Public Health Sciences (a deemed University), has taken over the property allotted. It is also reflected in the panchanama that the Girdavar of Shamshabad Mandal has scribed the words *“handed over by me”* and the Registrar of PHFI also scribed the words *“taken over by me”*.

In the light of these developments, this Court deems it appropriate to request learned Senior Counsel appearing on behalf of the petitioner(s) (in both the writ petitions) to get written instructions by the next date of hearing.

Office of learned Additional Advocate General shall also get written instructions as to the steps necessary to be initiated by the offices of Revenue Department and if necessary by the Government in respect of the property.

A Counter affidavit to be filed within a period of one week from today.

Post these matters on 05.08.2026.

**Sd/- C.DEEPIKA
ASSISTANT REGISTRAR**

//TRUE COPY//


SECTION OFFICER

To,

1. The Principal Secretary, State of Telangana, Department of Revenue, Dr.B.R.Ambedkar Telangana Secretariat, Hyderabad.
2. The Chief Commissioner of Land Administration, Government of Telangana, Nampally, Hyderabad.
3. The District Collector, Ranga Reddy District at Kongara Kalan.
4. The Deputy Collector and Tahsildar, Rajendranagar Mandal, Ranga Reddy District.
5. The Managing Director, Musi Riverfront Development Corporation Limited., Hyderabad, ENC-PH Building, MA&UD Campus, Masab Tank, Hyderabad.
6. The Principal Secretary to Govt., Government of Telangana, Revenue Department, Secretariat, Hyderabad
7. The Special Chief Secretary, and Chief Commissioner of Land Administration, Nampally Station Road, Hyderabad.(RR 1 to 7 by SPAD)
8. One CC to SRI. PAIDA PRATIK REDDY, Advocate [OPUC].
9. One CC to SRI. B. MAYUR REDDY, Advocate [OPUC].
10. Two CCs to GP FOR REVENUE, High Court for the State of Telangana at Hyderabad [OUT].
11. One spare copy

HIGH COURT

JAKJ

DATED: 29.07.2026

POST ON 05.08.2026

ORDER



WP.Nos.35499 of 2025 and 28738 of 2013

DIRECTION