

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

TUESDAY, THE NINTH DAY OF DECEMBER
TWO THOUSAND AND TWENTY FIVE

:PRESENT:

THE HONOURABLE SRI JUSTICE B.VIJAYSEN REDDY

WRIT PETITION NO: 37935 OF 2025

Between:

1. Mr. Syed Arshed Ali, S/o. Syed Ayub Ali.
2. Mrs. Kausar Fatima, W/o. Syed Arshed Ali.

Petitioners

AND

1. The State of Telangana, Represented by its Principal Secretary Municipal Administration and Urban Development Department, Secretariat building, Hyderabad, T.S.
2. Hyderabad Disaster Response and Asset Protection Agency (HYDRAA), Rep by its Commissioner, Buddha Bhavan, Hyderabad.
3. Hyderabad Metropolitan Development Authority (HMDA), Rep by its Metropolitan Commissioner, District Commercial Complex, Tarnaka, Hyderabad - 500 007
4. Greater Hyderabad Municipal Corporation (GHMC), Rep by its Commissioner, Tank Bund Road, Hyderabad.
5. The Municipal Commissioner, Manikonda Municipality, Manikonda, 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 an order, Writ or order or direction, more particularly one in the nature of Writ of Mandamus, declaring the action of the Respondent No.2 in illegally trespassing into the Petitioner's private land admeasuring 431 Sq.Yards in Plot No. 5/Part in Sy. No.119/P and 87/P situated at Puppalguda Village, Gandipet Mandal, Manikonda Municipality, Rangareddy District and erecting a signboard in the said property without issuing any notice or following the due process of law and in ignorance of the sanction final layout plan vide 13/MP2/P1g/HMDA/2008 dated 05/09/2018 as illegal, arbitrary, without jurisdiction and violative of Articles 21 and 300-A of the Constitution of India and consequently, direct the Respondents, more particularly Respondent No. 2, not to interfere in any manner with the Petitioner's peaceful possession and enjoyment of the land admeasuring 431 Sq. Yards in Plot No.5/Part in Sy. No.119P & 87/P situated at Puppalguda Village, Gandipet Mandal, Manikonda Municipality, Rangareddy District.

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 direct the Respondents, not to interfere with the Petitioner's land admeasuring 431 Sq. Yards in Plot No. 5/Part in Sy. No. 119/P & 87/P situated at Puppalguda Village, Gandipet Mandal, Manikonda Municipality, Rangareddy District, pending disposal of WP 37935 of 2025, on the file of the High Court.

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, particularly Respondent Nos. 2, to remove the illegally erected sign board in the Petitioner's land admeasuring 431 Sq. Yards in Plot No. 5/Part in Sy. No. 119/P and 87/P situated at Puppalguda Village, Gandipet Mandal, Manikonda Municipality, Rangareddy District, pending disposal of WP 37935 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 B. MAYUR REDDY, learned senior counsel appearing for SRI SAINI ARAVIND Advocate for the Petitioners, GP FOR MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT for the Respondent No.1, SRI K. PAVAN KUMAR, learned Standing counsel for the HYDRAA, appearing for respondent No.2, SRI V. NARASIMHA GOUD, learned standing counsel for the HMDA, appearing for respondent no.3, SRI G. MADHUSUDHAN REDDY Standing Counsel for the Respondent No.4 and SRI LAXMAIAH KANCHANI, learned standing counsel for respondent no.5, the Court made the following.

ORDER:

Heard Mr. B. Mayur Reddy, learned senior counsel, appearing for Mr. Saini Aravind, learned counsel for the petitioners, Mr. K. Pavan Kumar, learned standing counsel for the HYDRAA, appearing for respondent No.2, Mr. V. Narsimha Goud, learned standing counsel for the HMDA, appearing for respondent No.3, and Mr. Laxmaiah Kanchani, learned standing counsel for respondent No.5.

Learned senior counsel submitted that petitioners are the owners of the Plot No.5/Part admeasuring 431 square yards in Survey Nos.119/P and 87/P situated at Puppalguda Village, Gandipet Mandal, Manikonda Municipality, Ranga Reddy District, forming part of final layout *vide* No.13/MP2/Plg/HMDA/2008 dated 05.09.2018. The subject Plot No.5/Part is clearly earmarked in the layout (under Ex.P1). There was dispute of overlapping with regard to the Plots in the layout of the petitioners, Agile Buildcon (India) Private Limited and adjoining layout known as Tirumala Hills. However, there is no dispute with regard to the Plot No.5. Respondent No.2 - HYDRAA

has fenced the land of the petitioners and erected board without issuing any notice to the petitioners.

Learned senior counsel further submitted that park area in the layout of Agile Buildcon (India) Private Limited is clearly marked and it is far away from the Plot No.5 owned by the petitioners. Further, the overlapping plots have also been marked in the Ex.P1, and there is no overlapping of plot No.5 claimed by the petitioners.

Learned standing counsel for HYDRAA, appearing for respondent No.2, and learned standing counsel for respondent No.5 submitted that complaint dated 02.05.2025 was lodged by the Tirumala Hills Owners Welfare Association, requesting HYDRAA to protect the open spaces/ park area of Tirumala Hills Layout. Acting upon such complaint park area of 6054 square yards in Survey Nos.87 and 119 of Puppalaguda Village, Gandipet Mandal, Ranga Reddy District, of Tirumala Hills layout has been identified and was fenced in order to prevent the encroachment.

Learned standing counsel further submitted that park area is 6054 square yards which includes the land claimed by the petitioners admeasuring 431 square yards, enquiry will be conducted by respondent Nos.3 to 5 to ascertain whether the land of the petitioners forms part of Tirumala Hills layout.

In view of the above, *status quo*, obtaining as on today, shall be maintained in respect of the property bearing Plot No.5/Part admeasuring 431 square yards in Survey Nos.119/P and 87/P situated at Puppalaguda Village, Gandipet Mandal, Manikonda Municipality, Ranga Reddy District, till the next date of hearing.

List along with W.P. Nos.15366 of 2025, 20967 of 2025 and 7024 of 2022 on 11.12.2025.

//TRUE COPY//

SD/-A.JAYASREE
ASSISTANT REGISTRAR

SECTION OFFICER

To,

1. The Principal Secretary, Municipal Administration and Urban Development Department, Secretariat building, Hyderabad, T.S.
2. The Commissioner, Hyderabad Disaster Response and Asset Protection Agency (HYDRAA), Buddha Bhavan, Hyderabad.
3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority (HMDA), District Commercial Complex, Tarnaka, Hyderabad - 500 007.
4. The Commissioner, Greater Hyderabad Municipal Corporation (GHMC), Tank Bund Road, Hyderabad.
5. The Municipal Commissioner, Manikonda Municipality, Manikonda, Hyderabad.
(Addressees 1 to 5 BY SPAD)
6. The Section Officer, Writ filing (Non-Service), High Court at Hyderabad.

7. One CC to SRI SAINI ARAVIND Advocate [OPUC]
8. Two CCs to GP FOR MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT, High Court at Hyderabad. [OUT]
9. One spare copy

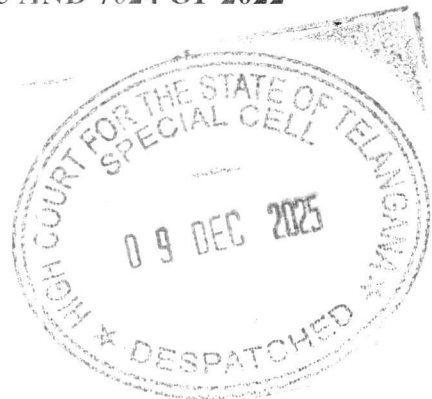
HIGH COURT

BVR, J

DATED: 09/12/2025

**LIST ALONG WITH W.P. NOS.15366 OF 2025, 20967 OF 2025 AND 7024 OF 2022
ON 11.12.2025.**

ORDER



WP.No.37935 of 2025

STATUS QUO