



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

**MONDAY, THE SECOND DAY OF MARCH
TWO THOUSAND AND TWENTY SIX**

PRESENT

THE HONOURABLE SRI JUSTICE SUDDALA CHALAPATHI RAO

**WP.Nos.28597 & 35973 OF 2016, WP.Nos.36240 OF 2025,
WP.Nos.34565 OF 2017**

WP NO: 28597 OF 2016

Between:

Ratna Complex Welfare Association, Hyderabad, Having its office at 8-3-903/F/7 to 10, Nagarjuna Nagar, Ameerpet, Hyderabad - 500 073 Represented its General Secretary, SMT T.RAJESHWARI, W/o G.Ravindra Babu, Aged about 53 years, Occ Business, R/o Flat Nos.403 and 406, Ratna Complex, H.No.8-3-903/F/7/8, Yellareddyguda, Ameerpet, Hyderabad.

...PETITIONER

AND

1. The State of Telangana, Represented by its Principal Secretary, Municipal and Administration Department, Secretariat, Hyderabad.
2. The Greater Hyderabad Municipal Corporation, Having its Office at Lower Tank Bund, Hyderabad. Represented by its Commissioner.
3. The Deputy Commissioner, The Greater Hyderabad Municipal Corporation, Circle-X, Khairatabad, Hyderabad.
4. T.V.RATNA RAO, S/o T.S.Krishna Murty, Aged about 63 years, Occ Business, R/o H.No.83-B, MIGH, S.R.Nagar, 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 pass an order, direction or writ more particularly one in the nature of writ of mandamus declaring the action of official Respondents more particularly Respondent Nos.2 and 3 in not considering the Complaints Dated 14.07.2016 and 04.06.2016 submitted by the Petitioner Association wherein it had requested them to



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remove the illegal constructions made by the Respondent No.4 in the Parking Area and extending further construction in the west side of complex known as Ratna Complex, H.No.8-3-903/F/7 to 10, Yellareddyguda, Ameerpet, Hyderabad as it being illegal, arbitrary and in violation of provisions of GHMC Act and consequently direct the official Respondents to demolish the illegal constructions in the Parking Area made by the Respondent No.4 over the above said property.

I.A. NO: 1 OF 2016(WPMP. NO: 35402 OF 2016)

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 Repondent Nos.2 & 3 consider the Complaints 14.07.2016 and 04.06.2016 submitted by the Petitioner Association.

Counsel for the Petitioner : SRI P.ACHUTHAM REDDY

Counsel for the Respondent No.1&2 : GP FOR MCPL ADMN-URBAN DEV

Counsel for Respondents No.3 : SRI M.ARUN KUMAR, SC FOR GHMC

Counsel for the Respondent No.4 :

WP NO: 36240 OF 2025

Between:

1. Sri T.V. Ratna Rao, S/o T.S. Krishna Murthy Aged about 75 years, Occ. Business, R/o H.No. 83-B, MIGH, S.R. Nagar, Hyderabad
2. Ramakrishna Sagar Nanduri, S/o N.Satyanaryana, Age. 40 years, Occ. Software employee. Rio Flat No. 102, Municipal No. 8-3-903/F/7 to 10/102, Ratna Complex, Yellareddyguda, Ameetpet Hyderabad, Telangana State.
3. Smt. Rayees Fathima, W/o. Mr. Kona Narasimha Rao, aged 40 years Occ. Private Service, R/o Flat No. 103, Municipal No. 8-3-903/F/7 to 10/103, Ratna Complex, Yellareddyguda, Ameetpet Hyderabad, Telangana State.

...PETITIONERS

AND

1. State of Telangana, Rep. by its Principal Secretary Municipal Secretary, Municipal and Administration Department, Secretariat, Hyderabad
2. The Greater Hyderabad Municipal Corporation, Having its office at Lower Tank Bund, Hyderabad Rep by its Commissioner
3. The Deputy Commissioner, The Greater Hyderabad Municipal Corporation Circle-17, Khairatabad. Hyderabad



4. Ratna Complex Welfare Association, Having its Office at. 8-3-903/F/7 to 10 Nagarjuna Nagar, Yellareddyguda Hyderabad 500 073 Represented by its General Secretary

...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 a WRIT OF MANDAMUS, declaring the Speaking Order dated 28.10.2025 bearing Notice No. 903/F/7/GHMC/KZ/Cir- 17/TPS/2025 and Sealing dated 06.11.2025 bearing No. 89/TPS/C17/KZ/GHMC/2025 as illegal and arbitrary and violation of principles of natural justice and Article 14, 19 and 300A of Constitution of India and consequently set aside the Speaking Order dated 28.10.2025 bearing Notice No. 903/F/7/GHMC/KZ/Cir-17/TPS/2025 and Sealing dated 06.11.2025 bearing No. 89/TPS/C17/KZ/GHMC/2025.

I.A. 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 suspend the Speaking Order dated 28.10.2025 bearing notice No. 903/F/7/GHMC/KZ/Cir-17/TPS/2025 and consequential Sealing Order dated 06.11.2025 bearing No. 89/TPS/C17/KZ/GHMC/2025.

Counsel for the Petitioner : SRI T.S.PRAVEEN KUMAR RESPESENTIY

SMT.MANJARI S.GANU ADVOCATE

Counsel for the Respondent No.1 : GP FOR MCPL ADMN URBAN DEV

Counsel for Respondents No.2&3 : SRI M.ARUN KUMAR, SC FOR GHMC

Counsel for Respondents No.4 :

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WP NO: 34565 OF 2017

Between:

Ratna Complex Welfare Association, Having its Office at. 8-3-903/F/7 to 10 Nagarjuna Nagar, Yellareddyguda Hyderabad 500 073 Represented by its General Secretary, SMT T.RAJESHWARI, W/o G.Ravindra Babu, Aged about 54 years, Occ Business, R/o Flat Nos.403 and 406, Ratna Complex, H.No.8-3-903/F/7/8, Yellareddyguda, Ameerpet, Hyderabad.

...PETITIONER



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AND

1. The State of Telangana, Represented by its Principal Secretary, Municipal and Administration Department, Secretariat, Hyderabad.
2. THE GREATER HYDERABAD MUNICIPAL CORPORATION, Having its Office at Lower Tank Bund, Hyderabad. Represented by its Commissioner.
3. THE DEPUTY COMMISSIONER, The Greater Hyderabad Municipal Corporation, Circle-X, Khairatabad, Hyderabad.
4. T.V.RATNA RAO, s/o. T.S.Krishna Murty, Aged about 64 years, Occ Business, R/o H.No.83-B, MIGH, S.R.Nagar, 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 pass an order, direction or writ more particularly one in the nature of writ of mandamus declaring the action of official Respondents in not considering the Representation Dated 10.04.2017 submitted by the Petitioner Association wherein it requested it to remove the illegal construction in the Parking Area of Ratna Complex, H.No.8-3-903/F/7 to 10, Yellareddyguda, Ameerpet, Hyderabad by dispossessing the application if any pending for regularization or already regularized without verifying the sanction plan as the constructions are existing in the parking area as it being illegal, arbitrary and in violation of provisions of GHMC Act and consequently direct the official Respondents to demolish the illegal constructions in the Parking Area made by the Respondent No.4 over the above said property.

Counsel for the Petitioner : SRI P.ACHUTHAM REDDY

Counsel for the Respondent No.1 : GP FOR MCPL ADMN-URBAN DEV

Counsel for Respondents No.2&3 : SRI M.ARUN KUMAR, SC FOR GHMC

Counsel for Respondents No.4 : --

WP NO: 35973 OF 2016

Between:

T.V.RATNA RAO, Son of T.S. Krishna Murthy, Aged about 63 years, Occ Business, Resident of H.No.83-B, MIGH, S.R. Nagar, Hyderabad.

...PETITIONER

**AND**

1. THE STATE OF TELANGANA, Rep. by its Principal Secretary, Municipal and Administration Department, Secretariat, Hyderabad.
2. THE GREATER HYDERABAD MUNICIPAL CORPORATION, having its Office at Lower Tank Bund, Hyderabad, Rep. by its Commissioner.
3. THE DEPUTY COMMISSIONER, The Greater Hyderabad Municipal Corporation, Circle-X A, Khairatabad, Hyderabad.
4. MANEPALLI SURYAMANIKYAM, S/o Late M.Kasaiah, Aged about 53yrs Flat no 304, Ratna complex, 8-3-903/F/7 to 10 Yellareddyguda, Nagarjuna nagar Ameerpet, Hyderabad - 500073
5. G.L.RAJAMANI, W/o. G.V.Ramavataram, Aged about 47yrs., Flat no 305, Ratna complex, 8-3-903/F/7 to 10, Yellareddyguda, Nagarjuna nagar, Ameerpet, Hyderabad - 500073
6. P.SUGUNAKUMARI, W/o. P.K.Chowdaiy, Aged about 51yrs, Flat no 101, 104, 105, 106 Ratna complex, 8-3-903/F/7 to 10, Yellareddyguda, Nagarjuna nagar, Ameerpet, Hyderabad - 500073
7. BHEEMNENI SUDHAKAR, S/o. Sammaiah, Aged about 54yrs Flat no 301, Ratna complex, 8-3-903/F/7 to 10 Yellareddyguda, Nagarjuna nagar Ameerpet, Hyderabad - 500073
8. A.RASHEED, MOHAMMED FARHAN RASHEED, W/o. Late M.A. Rasheed, Aged about 60yrs Flat no 402, Ratna complex, 8-3-903/F/7 to 10, Yellareddyguda Nagarjuna nagar,Ameerpet, Hyderabad - 500073
9. YANALA SUNEETHA, W/o. Y.Naveen Reddy, Aged about 38yrs Flat no 205, Ratna complex 8-3-903/F/7 to 10, Yellareddyguda Nagarjuna nagar, Ameerpet, Hyderabad - 500073
10. G.S.KIRAN KUMAR, S/o. G.Sri Ramulu Aged about 39yrs, Flat no 206, Ratna complex, 8-3-903/F/7 to 10 Yellareddyguda, Nagarjuna nagar Ameerpet, Hyderabad - 500073
11. VENKATA ADIRAJU SESHUKUMAR, S/o A.Ramchandra, Aged about 43yrs Flat no 302, Ratna complex, 8-3-903/F/7 to 10 Yellareddyguda, Nagarjuna nagar Ameerpet, Hyderabad - 500073
12. M.RADHAKRISHNA MURTHY, S/o Late M.Krishnaiah , Aged about 70yrs Flat no 405, Ratna complex, 8-3-903/F/7 to 10 Yellareddyguda, Nagarjuna nagar Ameerpet, Hyderabad - 500073
13. TRIPURANENI RAJES WARI, W/o G. Ravindra Babu, Aged about 53yrs Flat no 406, Ratna complex, 8-3-903/F/7 to 10 Yellareddyguda, Nagarjuna nagar Ameerpet, Hyderabad - 500073
14. PADMINI PRITYADARSHINI, W/o. K.Ravisanker, Aged about 46yrs Flat no 201, Ratna complex, 8-3-903/F/7 to 10 Yellareddyguda, Nagarjuna nagar Ameerpet, Hyderabad - 500073
15. MIRYALA SATISH, S/o M.Nageshwar Rao, Aged about 48yrs Flat no 504,Ratna complex, 8-3-903/F/7 to 10 Yellareddyguda, Nagarjuna nagar Ameerpet, Hyderabad - 500073



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16. KONDASULA DHANALAKSHMI, W/o K.Venkata subba rao, Aged about 60yrs Flat no 306, Ratna complex, 8-3-903/F/7 to 10 Yellareddyguda, Nagarjuna nagar Ameerpet, Hyderabad - 500073
17. MANAM SHAILAJA PRASAD, W/o Panduranga rao, Aged about 50 yrs. Flat no 303, Ratna complex, 8-3-903/F/7 to 10 Yellareddyguda, Nagarjuna nagar Ameerpet, Hyderabad - 500073
18. T S R ANJANEYULU, S/o. Thota, Aged about 70yrs Flat No. 503 Ratna complex, 8-3-903/F/7 to 10 Yellareddyguda, Nagarjuna nagar Ameerpet, Hyderabad - 500073

...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 appropriate writ, order or direction more particularly in the nature of MANDAMUS declaring the inaction of the Respondent No.2 and 3 in taking action against the Respondents No.4 to 18 inspite of repeated representations of the Petitioner herein as arbitrary, illegal, unjust, contrary to law and in violation of the fundamental rights guaranteed under the Constitution of India and also the provisions of the HMC Act, 1955 and issue consequential directions to the Respondents No. 2 and 3 to take action as per law against the Respondents No. 4 to 18.

I.A. NO: 1 OF 2016(WPMP. NO: 44337 OF 2016)

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 direct the Respondents No. 4 to 18 herein not to carry out any commercial activity in the premises bearing H.No: 8-3-903/7 to 10, Yellareddyguda, Hyderabad.

Counsel for the Petitioner : SRI SARANG AFZULPURKAR
Counsel for the Respondent No.1 : GP FOR MCPL ADMN-URBAN DEV
Counsel for Respondents No.2&3 : SRI M.ARUN KUMAR, SC FOR GHMC
Counsel for the Respondents No.4to18 : --

The Court made the following: COMMON ORDER



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

THE HONOURABLE SRI JUSTICE SUDDALA CHALAPATHI RAO

W.P.Nos.28597 of 2016 and 34565 of 2017

&

W.P.Nos.35973 of 2016 and 36240 of 2025

02nd MARCH, 2026

W.P.Nos.28597 of 2016 & 34565 of 2017

Between:

RATNA COMPLEX WELFARE ASSOCIATION HYDERABAD
Having its office at 8-3-903/F/7 to 10, Nagarjuna Nagar, Ameerpet,
Hyderabad-500073

Represented by its General Secretary Smt.T.Rajeshwari,
W/o. G.Ravindra Babu, aged about 53 years, Occ: Business,
R/o. Flat Nos.403 and 406, Ratna Complex,
H.No.8-3-903/F/7/8, Yellareddyguda, Ameerpet, Hyderabad.

...Petitioner

and

The State of Telangana, rep. by its Principal Secretary,
Municipal and Administration Department, Secretariat,
Hyderabad and 3 others

...Respondents

W.P.No.35973 of 2016

Between

T.V.Ratna Rao, S/o.T.S.Krishna Murthy,
aged about 63 years, Occ: Business,
R/o.H.No.83-B, MIGH, S.R.Nagar, Hyderabad.



...Petitioner

And

The State of Telangana, rep. by its Principal Secretary,
Municipal and Administration Department, Secretariat,
Hyderabad and 17 others

...Respondents

W.P.No.36240 of 2025

Between

T.V.Ratna Rao. S/o.T.S.Krishna Murthy,
aged about 75 years, Occ: Business,
R/o.H.No.83-B, MIGH, S.R.Nagar, Hyderabad and 2 others

...Petitioners

And

State of Telangana, rep. by its Principal Secretary,
Municipal and Administration Department, Secretariat,
Hyderabad and 3 others

...Respondents

COMMON ORDER

W.P.No.28597 of 2016

The instant Writ Petition is filed seeking issuance of an appropriate order, direction, or writ, particularly in the nature of a writ of mandamus, declaring the action of the official respondents, more specifically respondent Nos.2 and 3, in failing to consider the complaints dated 14.07.2016 and 04.06.2016 submitted by the



Petitioner Association, as illegal, arbitrary, and violative of the provisions of the GHMC Act.

2. Through the said complaints, the Petitioner Association requested the respondents to take action for removal of the illegal constructions made by respondent No.4 in the parking area, as well as the unauthorized extension of construction on the western side of the premises bearing H.No.8-3-903/F/7 to 10, situated at Yellareddyguda, Ameerpet, Hyderabad, known as “Ratna Complex”.

3. The Petitioner therefore prays this Court to direct the official respondents to demolish the illegal constructions made by respondent No.4 in the parking area of the said property and pass such other order(s) as deemed fit and proper in the interests of justice.

W.P.No.34565 of 2017

4. The instant Writ Petition is filed seeking issuance of a writ of mandamus or any other appropriate writ, order, or direction, declaring the action of the official Respondents in not considering



the representation dated 10.04.2017 submitted by the Petitioner Association as illegal, arbitrary, and in violation of the provisions of the GHMC Act. In the said representation, the Petitioner Association requested the Respondents to remove the illegal constructions in the parking area of Ratna Complex, bearing H.No. 8-3-903/F/7 to 10, Yellareddyguda, Ameerpet, Hyderabad, including by rejecting or setting aside any application for regularization, whether pending or already granted, that was processed without verifying the sanctioned plan, as the constructions are situated in the parking area. Consequently, the Petitioner prays that this Court may be pleased to direct the official Respondents to demolish the illegal constructions made by Respondent No. 4 in the parking area of the said property and to pass such other and further orders as deemed fit and proper in the circumstances of the case and in the interest of justice.

W.P.No.35973 of 2016

5. The instant Writ Petition is filed seeking issuance of a writ of mandamus declaring the inaction of Respondent Nos. 2 and 3 in



initiating action against Respondent Nos. 4 to 18, despite repeated representations, as illegal, arbitrary, and violative of constitutional and statutory provisions, and consequently to direct them to take action in accordance with law. The Petitioner further seeks a direction restraining Respondent Nos. 4 to 18 from carrying on commercial activities in the subject premises.

W.P.No.36240 of 2025

6. The instant Writ Petition is filed seeking issuance of a writ, order, or direction, more particularly one in the nature of a writ of mandamus, declaring the Speaking Order dated 28.10.2025 bearing Notice No. 903/F/7/GHMC/KZ/Cir-17/TPS/2025 and the sealing action dated 06.11.2025 bearing No. 89/TPS/C17/KZ/GHMC/2025 as illegal, arbitrary, and violative of the principles of natural justice and Articles 14, 19, and 300A of the Constitution of India, and consequently to set aside the said Speaking Order and sealing action. The Petitioner further prays that this Court may be pleased to pass such other order or orders as it deems fit and proper in the circumstances of the case and in the interest of justice.



7. The four writ petitions, being interconnected, are heard analogously and are being disposed of by this common order.

8. Heard Mr.P.AchuhamReddy, learned counsel for the petitioner in W.P.Nos.28597 of 2016 & 34565 of 2017, Mr.Sarang Afzulpurkar, learned counsel for the petitioner in W.P.No.35973 of 2016 and Mr.T.S.Praveen Kumar, learned counsel representing Smt.Manjari S. Ganu, learned counsel for the petitioners on record in W.P.No.36240 of 2025 and Ms.Yenuka Nishitha Manvi, learned counsel representing Mr.Midde Arun Kumar, learned Standing Counsel for GHMC. Perused the record.

9. Ratna Complex Welfare Association filed W.P.No.28597 of 2016 challenging the inaction of the official respondents in not acting upon the petitioner's complaints seeking removal of illegal constructions and unauthorized extensions made by Respondent No. 4 in Ratna Complex, Hyderabad. It also filed W.P. No. 34565 of 2017 challenging the failure of the respondents to consider the petitioner's representation seeking demolition of illegal constructions in the parking area and questioning any



regularization granted without verification of the sanctioned plan, seeking consequential action for demolition in accordance with law.

10. W.P. No.35973 of 2016 is filed by the builder, challenging inaction of respondent Nos.2 and 3 in restraining respondent Nos.4 to 18 from carrying commercial activity in the subject premises, whereas W.P. No. 36240 of 2025 is filed by the builder along with two other petitioners, challenging the impugned speaking order dated 28.10.2025, which is stated to have been issued in respect of alleged unauthorized construction of rooms in the cellar parking area of the premises bearing H.No. 8-3-903/F/7, Yellareddyguda, Ameerpet, Hyderabad.

11. The main grievance of the writ petitioners is that, despite submitting proper applications along with requisite documents, no adequate notice was issued to them before passing the speaking order.

12. Learned Standing Counsel for GHMC contended that notices were duly affixed. It is further contended that these writ petitions

arise out of the same residential complex, wherein illegal and unauthorized construction of shops has been made in the cellar parking area.

13. In view of the above, though the learned Standing Counsel for GHMC contended that notices were served by pasting on the wall of the residential complex, mere affixture of notices cannot be considered proper service. Consequently, the impugned speaking order, not being passed after serving the prior notice by following the due procedure and thus, not being in consonance with the procedure prescribed under the GHMC Act, is liable to be set aside.

14. In that view of the matter, the speaking order dated 28.10.2025 impugned in W.P.No.36240 of 2025 is set-aside. However, it is left open to the official respondents to issue fresh notices to the writ petitioners and all concerned parties by following the procedure contemplated under the GHMC Act and after duly verifying the sanctioned plan and considering the objections of the welfare association and all concerned parties, pass a fresh speaking order strictly in accordance with the provisions of



the Act and thereafter proceed strictly in accordance with law within a period of four weeks from the date of receipt of a copy of this order. Pending such adjudication, the official respondents are further directed to break open the seal and permit the petitioners in W.P.No.36240 of 2025 to use the parking area.

15. With the above observations and directions, the Writ Petitions are disposed of. There shall be no order as to costs.

Miscellaneous petitions, pending if any, shall stand closed.

//TRUE COPY//

SD/-A. SREENIVASA REDDY
ASSISTANT REGISTRAR

SECTION OFFICER

To,

1. The Principal Secretary, Municipal and Administration Department, Secretariat, Telangana State, Hyderabad.
2. The Commissioner, Greater Hyderabad Municipal Corporation, Having its Office at Lower Tank Bund, Hyderabad.
3. The Deputy Commissioner, The Greater Hyderabad Municipal Corporation, Circle-X, Khairatabad, Hyderabad.
4. One CC to SRI P.ACHUTHAM REDDY, Advocate [OPUC]
5. One CC to SMT.MANJARI S.GANU, Advocate [OPUC]
6. One CC to SRI SARANG AFZULPURKAR, Advocate [OPUC]
7. Two CCs to GP for Municipal Administration and Urban Development, High Court for the State of Telangana at Hyderabad. [OUT]
8. One CC to SRI M.ARUN KUMAR, SC FOR GHMC. [OPUC]
9. Two CD Copies.

BSK

BS

[Handwritten signature]



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HIGH COURT

DATED: 02/03/2026



COMMON ORDER

**WP.Nos.28597 AND 35973 OF 2016,
& WP.Nos.36240 OF 2025, WP.Nos.34565 OF 2017**

**DISPOSING OF THE WRIT PETITIONS
WITHOUT COSTS**

(12)

lpr
22/6/26