

HIGH COURT FOR THE STATE OF TELANGANA
MAIN CASE No: W.A.No.67 of 2026

PROCEEDING SHEET

Sl. No.	Date	ORDER	OFFICE NOTE
4.	19.02.2026	<u>HCJ (AKrS,J) & GMM,J</u> Mr. P.V.G.Umesh Chandra, learned counsel for the appellants/writ petitioners appears through video conferencing. Ms. T.Rajitha, learned Assistant Government Pleader for Municipal Administration and Urban Development Department, appears for respondent No.1. Mr. V.Narasimha Goud, learned Standing Counsel for Hyderabad Metropolitan Development Authority (HMDA) appears for respondent Nos.2 to 4. The appeal is on a question whether appellants are covered under Rule 10(4) of the Telangana State Building Permission Approval and Self-Certification System (TSbPASS) Rules, 2020 issued in G.O.Ms.No.201, Municipal Administration and Urban Development (Plg.III) Department dated 16.11.2020, which requires the applicant to mortgage 10% of total built-up area in any floor (other than parking floor) to the Municipality by way of a registered deed as prescribed, before release of permission. The mortgage will be released after issue of occupancy certificate. On the other hand, the plea of the appellants is that they are covered under G.O.Ms.No.168 dated 07.04.2012 which is called the Andhra Pradesh Building Rules, 2012 framed under the Greater Hyderabad Municipal	

		Corporation Act, 1955, which requires submission of notarised affidavit for 10% of the built-up area in ground floor or 1st floor or 2nd floor to the sanctioning authority. Appellants insist that they have submitted the undertaking by way of a notarised affidavit but the authority has insisted upon submission of Mortgage Deed in terms of G.O.Ms.No.201 dated 16.11.2020. This Court has been taken to documents like Payment Receipt dated 21.05.2025 at Page 21, Payment Receipt dated 17.10.2024 at Page 23 and Fee Intimation Letter dated 13.06.2025 at Page 24. Fee Intimation issued in favour of the appellants refers to other Department charges i.e., TG-bPASS User Charges to be deposited and certain other conditions to be complied with by the applicant. However, it transpires that the building application has not been annexed to the Memo of Appeal and perhaps was not part of the writ affidavit also. The whole issue is being argued without the foundational document on record. We take exception to such an approach on behalf of the appellants. Learned counsel for the appellants seeks apology and prays for time to bring it on record. Matter is adjourned for two weeks. HCJ (AKrS,J) GMM,J KL	
--	--	--	--