

[3488]

HIGH COURT FOR THE STATE OF TELANGANA AT HYDERABAD

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

PRESENT

**THE HONOURABLE THE CHIEF JUSTICE APARESH KUMAR SINGH
AND
THE HONOURABLE SRI JUSTICE G.M. MOHIUDDIN**

WRIT APPEAL NO: 346 OF 2026

Writ Appeal under clause 15 of the Letters Patent against the order dated 09/02/2026 in W P No.3496 of 2026 on the file of the High Court.

Between:

1. M/s Sri Vinayaka Realtors and Developers,, Rep by its proprietor, Gummadi Sreedhar, S/o G.Anjaiah, aged 59 years, occ. Business, R/o Flat No. G-1, H.No. 8-430/A, Comfort Residency, Sunder Nagar, Ongole, AP.
2. Sri Devasani Vikram,, S/o.Candramouli, Flat No. G-2, Plot NO. 498, Sai Ram Residency, Pragathi Nagar, Bachupally Mandal, Medchal Malkajgiri District.

...APPELLANTS

AND

1. The State of Telangana, rep by its Principal Secretary (Municipal Administration) Secretariat, Hyderabad.
2. The Dundigal Municipality,, Rep by its Commissioner, Medchal, Malkahgiri District.

...RESPONDENTS

IA NO: 1 OF 2026

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 impugned intimation vide Lr No. 3661/TP/ DUND/ C-59/GHMC/2026, dated 24.01.2026 asking the petitioners to stop the construction in the respective plots of the petitioners in Survey Number 170/3, at Mallampet Village, Medchal Malkajgiri District, pending disposal of the present Writ Appeal in the interest of justice.

Counsel for the Appellant : SRI P.RAMA SHARANA SHARMA

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

**Counsel for the Respondents No.2 : SRI PUTTA KRISHNA REDDY,
SC FOR MUNICIPALITY**

The Court made the following: JUDGMENT

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

**THE HON'BLE THE CHIEF JUSTICE SRI APARESH KUMAR SINGH
AND
THE HON'BLE SRI JUSTICE G.M.MOHIUDDIN**

WRIT APPEAL No. 346 of 2026

DATED : 30.03.2026

Between:

M/s. Sri Vinayaka Realtors and Developers,
Rep., by its Proprietor, gummadi Sreedhar,
Ongole, A.P. and another.

... Appellants

AND

The State of Telangana,
rep., by its Principal Secretary (Municipal Administration),
Secretariat, Hyderabad and another.

... Respondents

JUDGMENT:

Heard Mr. P. Rama Sharana Sharma, learned counsel for the appellants appears through video conferencing and Mr. Krishna Reddy Putta, learned Standing Counsel for Municipalities appears for respondent No.2.

2. When the matter was taken up on 24.03.2026, the following order was passed:

“Mr. P.Rama Sharana Sharma, learned counsel appears for the appellants.

Mr. G.Bhaskar, learned Government Pleader for Municipal Administration and Urban Development Department, appears for respondent No.1.

Mr. Krishna Reddy Putta, learned Standing Counsel for Municipalities, appears for respondent No.2.

The matter relates to an intimation letter dated 24.01.2026 by the respondent GHMC directing the appellants, who had got building permission on 24.03.2025 on the subject property, not to carry out any further construction activity in the subject land and maintain complete status quo, pending completion of the survey and demarcation, receipt of final revenue report and passing of reasoned orders by the competent authority on the basis of certain complaints made against the construction activity being carried out by the appellants. The learned writ Court recorded an undertaking on behalf of the appellants that they would not proceed with the construction till the survey is completed. The appellants have preferred this appeal being aggrieved with the impugned direction as appellants have been prevented from carrying out construction within the area over which building permission has been granted.

It appears from perusal of the annexure at Page 38, a letter dated 23.01.2026 issued to the Assistant Director, Survey and Land Records, Medchal-Malkajgiri District by the Deputy Commissioner, Dundigal Circle-59, Quthbullapur Zone, GHMC that the concerned office has been requested to conduct the above joint survey and demarcation and furnish the detailed report along with authenticated sketches as early as possible as the matter is connected with a pending proceeding before this Court. The said office is not a party in the writ petition or appeal.

We have, therefore, asked the learned Standing Counsel for the Municipalities to seek instructions as to the time line within which the survey exercise as per the intimation dated 24.01.2026 would be completed.

He seeks short time to obtain instructions.

Let the matter appear on 30.03.2026, as prayed for."

3. Today, learned Standing Counsel for respondent No.2 Municipality has obtained written instructions. The relevant part which answers the query raised by this Court is extracted hereunder:

"It is further submitted that the Tahsildar, Gandimaisamma-Dundigal Mandal, vide Lr.No.B/321/2026, dated 28.03.2026, has informed that the Mandal Surveyor was deputed to Collectorate land acquisition work and will resume

duties from 30.03.2026, and accordingly has scheduled the joint survey and demarcation on 31.03.2026. The Tahsildar has also requested this office to deputy concerned officials to attend the survey.

In this regard, it is submitted that necessary steps are being taken to depute the concerned Town Planning staff to attend the joint survey and coordinate with the revenue authorities for verification of ground position and records.

It is submitted that the Municipality has not cancelled the building permission, but has only temporarily restricted further construction activity until completion of the survey and passing of reasoned orders based on the final report.”

4. Learned Standing Counsel for respondent No.2 further submits that time till 10.04.2026 be allowed to conclude the survey. Till then, the appellants may be directed not to undertake any further construction activity.

5. Learned counsel for the appellants does not have any objection to the submission made by the learned Standing Counsel for respondent No.2. He also submits that the survey be directed to be concluded within a stipulated time. The appellants would not undertake any further construction activity till conclusion of the survey by 10.04.2026 and also cooperate in the survey proceedings.

6. In the light of the instructions furnished by learned Standing Counsel for respondent No.2 and upon hearing the learned counsel for the parties, the writ appeal is disposed of with an observation that the joint survey for demarcation of the subject property in relation to the construction activity being conducted on it should be concluded by

10.04.2026 as per the submission made by the learned Standing Counsel for respondent No.2. Till such time, the appellants should refrain from carrying out any further construction activity and cooperate in the survey proceedings as well. There shall be no order as to costs.

Miscellaneous applications, if any pending, shall stand closed.

SD/- MOHD. ISMAIL
DEPUTY REGISTRAR

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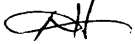
SECTION OFFICER

To,

1. The Principal Secretary (Municipal Administration) Secretariat, Telangana State, Hyderabad.
2. The Commissioner, Dundigal Municipality, Medchal, Malkahgiri District.
3. One CC to SRI P.RAMA SHARANA SHARMA, Advocate. [OPUC]
4. Two CCs to GP FOR MCPL ADMN URBAN DEV, High Court for the State of Telangana. [OUT]
5. Two CCs to GP for Municipal Administration and Urban Development, High Court for the State of Telangana at Hyderabad. [OUT]
6. One CC to SRI KRISHNA REDDY PUTTA, SC FOR MUNICIPALITY/MC. [OPUC]
7. Two CD Copies.

BSK

TKS

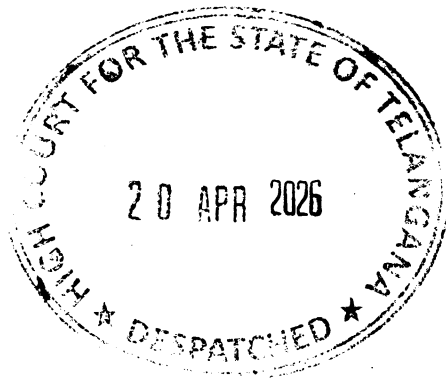


HIGH COURT

DATED:30/03/2026

JUDGMENT

WA.No.346 of 2026



**DISPOSING OF THE WRIT APPEAL
WITHOUT COSTS**

⑪ NT
8/4/26.