

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

**FRIDAY, THE SEVENTEENTH DAY OF APRIL
TWO THOUSAND AND TWENTY SIX**

PRESENT

**THE HONOURABLE THE CHIEF JUSTICE SRI APARESH KUMAR SINGH
AND**

THE HONOURABLE SRI JUSTICE G.M. MOHIUDDIN

WRIT APPEAL NO: 437 OF 2026

Writ Appeal under clause 15 of the Letters Patent Against Order Dated 10/02/2026 in WP No 3881 of 2026. on the file of the High Court.

Between:

Peddi Raghavender Rao, S/o. Late Peddi Narsaiah, Aged about. 65 Years,
Occ. Business, R/o. H.No.2-5, Jeedimetla Village, Quthbullapur, Medchal-
Malkajiri Dist. 5000067

...APPELLANT

AND

1. The State of Telangana, Rep by its Principal Secretary, Municipal Administration Department, Secretariat, Hyderabad.
2. Zonal Commissioner, Greater Hyderabad Municipal Corporation, Kukkatpally Zone, Hyderabad, Medchal-Malkajiri, Telangana.
3. Dy. Commissioner,, Greater Hyderabad Municipal Corporation, Quthbullapur Zone, Hyderabad, District Medchal-Malkajiri, Telangana.
4. The HYDRAA,, Hyderabad Disaster Response And Assets Monitoring and Protection Rep by its commissioner C/o Department of Municipal Administration and Urban Development, Secretariat Buildings Hyderabad.
5. Sub Registrar officer,, Quthbullapur, Medchal, District Medchal-Malkajiri, Telangana.
6. Smt. GoregiKalavathi,, W/o Goregi Narsingh Rao, Aged about. 55 yrs, Occ. House wife, R/o. H.No. 1-17/1, Jeedimetla Village, Quthbullapur Mandal, District Medchal-Malkajiri, Hyderabad. 500067.
7. Goregi Narsingh Rao, S/o. G. Angaiah Aged about. 59 yrs, Occ. Business, R/o. H.No. 2-17/1, Jeedimetla Village, Quthbullapur Mandal, District Medchal-Malkajiri. Hyderabad. 500067
8. Kenguri Krishnaiah,, S/o not known, Aged about. 36 yrs, Occ. Business, R/o. H.No. 7-8-29, Goutham Nagar Ferozguda, Balanagar, Hyderabad-500011

...RESPONDENTS

I.A. 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 order dated 10-02-2026 passed in W.P.No. 3881 of 2026 pending disposal of the writ appeal.

Counsel for the Appellant : SRI KRISHNA SHANMUGAM

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

Counsel for Respondents No.2&3 : SRI K.RAVI MAHENDER, SC FOR GHMC

Counsel for Respondents No.4TO8 : --

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. 437 of 2026

DATED : 17.04.2026

Between:

Peddi Raghavender Rao

... Appellant

AND

The State of Telangana,
Rep. by its Principal Secretary,
Municipal Administration Department,
Hyderabad, and seven others

... Respondents

JUDGMENT:

Sri Krishna Shanmugam, learned counsel appears for appellant.

Sri K. Ravi Mahender, learned Standing Counsel for Greater Hyderabad Municipal Corporation appears for respondent Nos.2 and 3.

2. The instant Writ Appeal is directed assailing the order dated 10.02.2026 whereby the learned writ Court dismissed Writ Petition No.3881 of 2026 filed by the appellant/writ petitioner challenging the building permission granted to respondent Nos.6 to 8 by respondent Nos.2 and 3 for construction of two individual residential houses on plot No.33/B in Survey Nos.226 and 227 of Jeedimetla Village. The appellant/writ petitioner had alleged misrepresentation on the part of respondent Nos.6 to 8 in obtaining such building permit. The appellant/writ petitioner had also prayed for demolition of the alleged

unauthorized construction and a direction upon respondent No.5 not to permit further registration of that constructed portion of the properties and to revoke the sale deeds executed during pendency of the civil suit.

3. It appears that the appellant got issued a notice on 25.02.2025 before respondent No.2 - Zonal Commissioner, Greater Hyderabad Municipal Corporation, Kukatpally Zone, Hyderabad, against the building permission granted in favour of respondent Nos.6 to 8. It has remained pending. However, the learned writ Court after examining the contentions of the parties went on to hold that the appellant had failed to produce any registered sale deed in his favour and moreover did not file mutation proceedings showing transfer of revenue records in his name after demise of his father. The appellant relied upon a pattadar pass book issued in favour of his father but failed to file legal heir certificate or any document to establish the title derived from his father. In the absence of proof of ownership or possession of the appellant over the subject property, the learned writ Court refused to grant relief in his favour and dismissed the Writ Petition.

4. Learned counsel appearing for the respondent Corporation submits that the aforesaid legal notice is still pending before respondent No.2.

5. In the aforesaid gamut of facts and circumstances, learned counsel for the appellant submits that the grievance of the appellant would be met if an appropriate direction is issued upon respondent No.2

to decide the aforesaid notice dated 25.02.2025 got issued by the appellant, in accordance with law after hearing the parties. However, he submits that the observations made by the learned writ Court touching the merits and the title/possession of the appellant would influence the decision to be taken by respondent No.2. Therefore, this Court may direct that the observations made by the learned writ Court would not respondent No.2 in taking a decision.

6. Upon hearing the learned counsel for the parties and the facts and circumstances noted hereinabove and the request made by the learned counsel for the appellant during hearing of this appeal, we are of the opinion that since the statutory remedy under the Greater Hyderabad Municipal Corporation Act, 1955, has been invoked by the appellant and the notice dated 25.02.2025 got issued by the appellant has not yet been decided, the approach of the appellant seeking interference by the learned writ Court against the construction made by respondent Nos.6 to 8 pursuant to the building permission granted by respondent Nos.2 and 3 was uncalled for.

7. The attempt on the part of the appellant has invited observations touching the title and possession of the appellant which would stand for all the times to come in a proceeding where the sanction of building permission to respondent Nos.6 to 8 was only questioned. Therefore, we are inclined to dispose of this appeal with a direction to respondent No.2 to take a decision on the aforesaid notice got issued by the appellant, in

accordance with law, after due hearing to the affected parties, within a timeframe, preferably, within eight (8) weeks from the date of receipt of a copy of this order. It is also made clear that any observation made by the learned writ Court touching the merits of the case of the parties would not influence the decision to be taken by respondent No.2. In view of the order being passed today, the costs of Rs.10,000/- imposed by the learned writ Court on the appellant is also waived.

The instant Writ Appeal is accordingly disposed of. There shall be no order as to costs.

Miscellaneous applications, if any pending, shall stand closed.

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SD/- MOHD. ISMAIL
DEPUTY REGISTRAR

SECTION OFFICER

To,

1. The Principal Secretary, Municipal Administration Department, Secretariat, Telangana State, Hyderabad.
2. The Zonal Commissioner, Greater Hyderabad Municipal Corporation, Kukkatpally Zone, Hyderabad, Medchal-Malkajgiri, Telangana.
3. The Dy. Commissioner,, Greater Hyderabad Municipal Corporation, Quthbullapur Zone, Hyderabad, District Medchal-Malkajgiri, Telangana.
4. The commissioner C/o Department of Municipal Administration and Urban Development, HYDRAA,, Hyderabad Disaster Response And Assets Monitoring and Protection Secretariat Buildings Hyderabad.
5. The Sub Registrar officer,, Quthbullapur, Medchal, District Medchal-Malkajgiri, Telangana.
6. One CC to SRI KRISHNA SHANMUGAM, Advocate. [OPUC]
7. Two CCs to GP FOR MCPL ADMN URBAN DEV High Court for the State of Telangana, at Hyderabad [OUT]
8. One CC to SRI K.RAVINDER MAHENDER, SC FOR GHMC. [OPUC]
9. Two CD Copies.

BSK

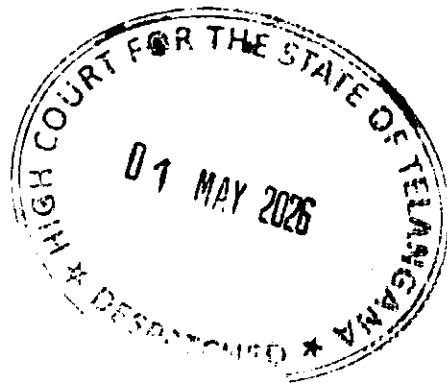
TKS

HIGH COURT

DATED: 17/04/2026

JUDGMENT

WA.No.437 of 2026



**DISPOSING OF THE WRIT APPEAL
WITHOUT COSTS**

(12) NT
29/4/26.