

[3488]

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

MONDAY, THE FIFTEENTH DAY OF JUNE
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: 564 OF 2026

Writ Appeal under clause 15 of the Letters Patent Preferred Against the Order Dated 07-04-2026 in WP No. 28152 of 2025 on the file of the High Court.

Between:

B. Sridhar Reddy, S/o Venkat Reddy, Age 36 years R/o. Oorugonda village,
Damera mandal, Hanumakonda District

...Appellant/Petitioner

AND

1. Union of India, Rep by its Secretary, Ministry of Road Transport and Highways, New Delhi
2. The National Highway Authority of India, Rep. by its, Regional Officer, Banjara Hills, Road No.3, Beside SBH Staff College, Hyderabad
3. The State of Telangana, Rep. by its Principal Secretary, Revenue (JA & LA) Department, Dr. B.R. Ambedkar Secretariat buildings, Hyderabad.
4. District Collector, Hanumakonda District, Hanumakonda, Telangana State
5. Revenue Divisional Officer, cum Competent Authority for Land Acquisition, Parkala Division, Parkala, Hanumakonda District
6. Mandal Tahsildar, Damera mandal, Damera, Hanumakonda District
7. The Project Director, National Highways Authority of India, PIU, Warangal, Warangal District.

...Respondents/Respondents

I.A. NO: 2 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 stay the operation of impugned final order dated 07.04.2026 passed in W.P.No.28152of 2025 while restoring the interim order dt.10.10.2025 in the said writ petition.

Counsel for the Appellant: SRI CH. RAVI KUMAR

**Counsel for the Respondent No.1: SRI N. BHUJANGA RAO,
DEPUTY SOLICITOR GENERAL OF INDIA**

Counsel for the Respondent No.2 & 7: SRI MADISHETTY RAMU, SC FOR NHAI

**Counsel for the Respondent No.3 to 6: SRI E. RAMESH CHANDRA GOUD,
GP FOR LAND ACQUISITION**

The Court delivered 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.564 of 2026

Dated:15.06.2026

Between:

B.Sridhar Reddy

...Appellant

and

Union of India,
Rep. by its Secretary,
Ministry of Road, Transport and Highways,
New Delhi,
and 6 others.

...Respondents

JUDGMENT:

Learned counsel Sri Ch.Ravi Kumar appears for the appellant.

Sri N.Bhujanga Rao, learned Deputy Solicitor General of India,
appears for respondent No.1.

Sri Madishetty Ramu, learned Standing Counsel for National
Highways Authority of India, appears for respondents No.2 and 7.

Sri E.Ramesh Chandra Goud, learned Government Pleader for
Land Acquisition, appears for respondents No.3 to 6.

2. The instant appeal is preferred against the order passed by the learned Single Judge in W.P.No.28152 of 2025, dated 07.04.2026.

3. W.P.No.28152 of 2025 was filed seeking the following relief:

“For the reasons stated in the accompanying affidavit, it is therefore prayed that this Hon’ble Court, in the interest of justice may be pleased to issue a writ, order or direction more particularly one in the nature of writ of mandamus declaring the action of the respondent authorities in passing invalid and incomplete awards vide proceedings No.B/85/2021-10-NH-163G dt. 16.01.2024 for the subject lands of the petitioner in Oorugonda Village, Damera Mandal, Hanumakonda District in violation of provisions of NH Act, 1956, read with RFTLARR Removal of Difficulties order dt. 28.08.2015, (b) proceeding to take over possession of the subject lands by issuing invalid notices u/s 3E based on the said impugned awards as illegal, unconstitutional and the principles laid down by Hon’ble Apex Court and consequently set aside award proceedings No.B/85/2021-10-NH-163G dt. 16.01.2024, pertaining to the subject lands of the petitioner to an extent of Ac.0.3506726 gts. in Sy.No.123 of Oorugonda Village, Damera Mandal, Hanumakonda District that is put under acquisition for the proposed NH-163G on the stretch of land from Km. 88.418 to Km. 111.762 (Parkal) and pass such further order or orders as this Hon’ble Court may deem fit and proper in the circumstances of the case.”

4. In the said writ petition, the appellant/writ petitioner has contended that he is entitled for the benefits under Rehabilitation and Resettlement Scheme (R&R Scheme) as provided in the Second Schedule of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (for short, ‘the Act of 2013’) and also the compensation in respect of structures and trees such as bore/open wells/pipelines, standing crop as per the prevailing market value. It is also apt to note that an interim order

restraining the respondents from dispossessing the petitioner from his lands was also granted on 10.10.2025 in the said writ petition. The same was continued till 07.04.2026 on which date, while disposing of the writ petition, the learned Single Judge vacated the said interim order.

5. By the impugned order dated 07.04.2026, the learned Single Judge disposed of the writ petition relegating the writ petitioner to avail the statutory remedy under Section 3G(5) of the National Highways Act, 1956 and thereafter, if necessary, under Section 34 of the Arbitration and Conciliation Act, 1996.

6. It is the specific contention of the appellant herein that after vacating the interim order dated 10.10.2025 and disposal of the writ petition by the learned Single Judge on 07.04.2026, the respondents tried to dispossess the appellant from the subject property. There is standing crop of paddy. The respondents are trying to lay road in the subject property in which event, the appellant is not in a position to prepare claim in respect of the structures such as bore/open wells/pipelines and standing crop like paddy. Therefore, he has preferred the present writ appeal.

7. During the course of hearing, learned counsel for the parties brought to the notice of this Court the judgment dated 16.04.2026

passed by this Court in W.A.No.434 of 2026 which was preferred by the similarly situated persons as that of the appellant herein. This Court, while setting aside the impugned judgment therein, granted liberty to the appellants therein to approach respondent No.7 therein, with a claim for entitlement towards R&R Scheme under the Second and Third Schedules of the Act of 2013. It was further directed that upon such application being made, respondent No.7 therein would take a decision in accordance with law within a period of eight weeks from the date of receipt of the copy of the judgment along with the application. This Court also took note of the submission made by the appellants therein that their houses have been demolished after passing of the impugned judgment and observed that it would be open for them to seek directions from the competent authority for providing temporary shelter in the meantime, which shall also be considered in accordance with law.

8. Learned counsel for the appellant would submit that in the present case, the subject property comprises of agricultural land and open spaces, wherein there are bore/open wells/pipelines, standing crop of paddy and in proof of the same, he has filed photographs. In the present case, respondents did not pay any compensation to the appellant in accordance with the provisions of the Act of 2013. Therefore, liberty

may be given to the appellant to approach respondent No.4 seeking compensation in accordance with law.

9. Learned counsel appearing for the appellant sought to set aside the award proceedings dated 16.01.2024 also on the ground that the same was passed without affording an opportunity to the appellant even to claim structures including bore/open wells/pipelines etc.

10. In the light of the said submission, it is apt to note that the appellant has raised the said ground before the learned Single Judge in the aforesaid writ petition. Therefore, it is for the appellant to make a claim with regard to the same before respondent No.5 seeking benefits under R&R Scheme and insofar as compensation is concerned, he has to approach respondent No.4 within the reasonable time.

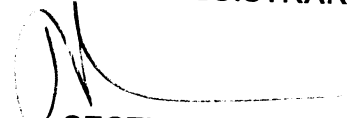
11. Upon hearing learned counsel for the parties and after taking note of the facts and circumstances, this writ appeal is disposed of setting aside the impugned judgment dated 07.04.2026 passed in W.P.No.28152 of 2025. Liberty is granted to the appellant to approach respondent No.5 seeking benefits under R&R Scheme as provided under the Second Schedule of the Act of 2013. Liberty is also granted to the appellant to approach respondent No.4 seeking compensation in respect of the land, structures, trees, bore wells, pipelines, standing crop, if any, based on

the prevailing market value and respondent No.4 shall consider the same and pass appropriate orders in accordance with law. The appellant shall approach respondents No.4 and 5 with his claim within one week from today. Upon receipt of the said claim, both respondents Nos.4 and 5 shall consider and dispose of the same strictly in accordance with law within a period of four weeks thereafter. Till such time, the respondents are directed not to dispossess the appellant from the subject property and not to interfere with his possession over the subject property. Liberty is also granted to the appellant to submit all the relevant documents, photographs, etc. in support of his claim before respondents No.4 and 5 and respondents Nos.4 and 5 shall consider the same. There shall be no order as to costs.

Miscellaneous applications pending, if any, shall stand closed.

**SD/-P. GOWRI SHANKAR
DEPUTY REGISTRAR**

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SECTION OFFICER

To,

1. The Secretary, Ministry of Road Transport and Highways, Union of India, New Delhi
2. The Regional Officer, Banjara Hills, The National Highway Authority of India, Road No.3, Beside SBH Staff College, Hyderabad
3. The Principal Secretary, Revenue (JA & LA) Department, The State of Telangana, Dr. B.R. Ambedkar Secretariat buildings, Hyderabad.
4. District Collector, Hanumakonda District, Hanumakonda, Telangana State
5. Revenue Divisional Officer, cum Competent Authority for Land Acquisition, Parkala Division, Parkala, Hanumakonda District
6. Mandal Tahsildar, Damera mandal, Damera, Hanumakonda District
7. The Project Director, National Highways Authority of India, PIU, Warangal, Warangal District.
8. One CC to SRI CH. RAVI KUMAR, Advocate [OPUC]
9. One CC to SRI MADISHETTY RAMU, SC FOR NHA [OPUC]

10. One CC to SRI N. BHUJANGA RAO, Deputy Solicitor General of India Advocate
[OPUC]

11. Two CCs to GP FOR LAND ACQUISITION, High Court for the State of
Telangana. [OUT]

12. Two CD Copies

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BS

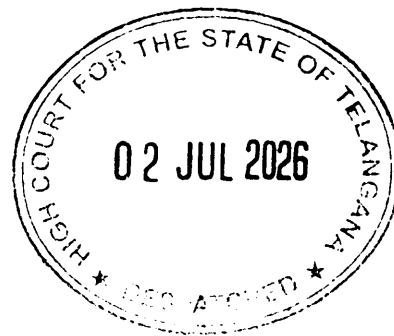


HIGH COURT

DATED: 15/06/2026

ORDER

WA.No.564 of 2026



**DISPOSING OF THE WRIT APPEAL
WITHOUT COSTS**

15 NT
23/6/26.