

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

WEDNESDAY, THE TWENTY EIGHTH DAY OF SEPTEMBER
TWO THOUSAND AND TWENTY TWO

PRESENT

THE HONOURABLE SRI JUSTICE MUMMINENI SUDHEER KUMAR

WRIT PETITION NO: 24716 OF 2022

Between:

R.Vishnu Vardhan Reddy, S/o. R.Amrutha Reddy, Aged about 42 years, Occ.
Business, R/o.Ruby-42, Praneeth Pranav County, Beeramguda, Ameenpur,
Ameenpur Municipality Mandal, Sanga Reddy District, Telangana,
Pin.502319.

...PETITIONER

AND

1. State of Telangana, Rep. by its Principal Secretary, Revenue Department,
Secretariat, Hyderabad.
2. State of Telangana, Rep. by its Principal Secretary, Municipal Administration
and Urban Development Department, Secretariat, Hyderabad.
3. The Metropolitan Commissioner, Hyderabad Metropolitan Development
Authority, Tarnaka, Hyderabad, Telangana.
4. The Planning Department, Hyderabad Metropolitan Development Authority,
Tarnaka, Hyderabad, Telangana.
5. The Collector, Sanga Reddy District, Telangana.
6. The Mandal Revenue Officer, Ameenpur Village, Ameenpur Municipality
Mandal, Sanga Reddy District, Telangana.

...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 particularly one in the
nature of writ of Mandamus to declare the action of the Respondent no.5 and
Respondents No. 6 in not taking conversion tax and releasing NALA conversion
certificate for the plot no.87, 88 and 89(SOUTHERN PART) in Survey No. 898/P,
910/P, 911/P, 912, 913, 940/P, 941/P, 942/P, 943/P, 944/P, 945/P and 946/P to
an extent of 876.81 Sq.yards or 732 90 Sq.mt all the three plots situated at
USKABAVI, AMEENPUR, Ameenpur Mandal, Sangareddy District, Telangana
State as arbitrary, illegal, without any jurisdiction and contrary to the Provisions

of the Telangana Agricultural Land (Conversion for Non-Agricultural Purposes) Act, 2006 and rules and constitutional right to property Article 300-A and violation of art 14 of the constitution of India and consequently direct the respondent no.5 and respondent No.6 to collect conversion tax and releasing NALA conversion certificate according to Telangana Agricultural Land (Conversion for Non-Agricultural Purposes) Act, 2006 and rules for the plot no.87, 88 and 89(SOUTHERN PART) in Survey No. 898/P, 910/P, 914/P, 912, 913, 940/P, 941/P, 942/P, 943/P, 944/P, 945/P and 946/P to an extent of 876.81 Sq.yards or 732.90 Sq.mt all the three plots situated at USKABAVI, AMEENPUR, Ameenpur Mandal, Sangareddy District, Telangana State.

IA NO: 1 OF 2022

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 thr respondent No.3 and respondent No.4 to not insist on NALA Conversion Certificate and issue Occupancy Certificate to Residencial Building consisting of 1 Stilt + 5 in plot nos. 87 88 &89 (SOUTHERN PART) in Surevy No. 898/P, 910/P, 911/P, 912, 913, 940/P, 941/P, 942/P, 943/P, 944/P, 945/P & 946/P, of Ammenpur village, Ameenpur Municipality Mandal, Sanga Reddy District pending Disposal of this writ petition.

Counsel for the Petitioner: SRI. NAGESHWAR RAO PUJARI

Counsel for the Respondents No.1 &5,6 : GP FOR REVENUE

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

Counsel for the Respondent No. 3 & 4:-----

The Court made the following: ORDER

THE HON'BLE SRI JUSTICE MUMMINENI SUDHEER KUMAR

WRIT PETITION NO.24716 OF 2022

ORDER:

Heard learned counsel for the petitioner and learned Assistant Government Pleader for Revenue for the respondents.

2. The petitioner herein claiming to be the proprietor of M/s. Sharadha Developers had entered into a registered development agreement-cum-General Power of Attorney dated 10.07.2020 in respect of the land in Plot Nos.87, 88 and 89 (Southern Part) situated in Survey Nos.898/P, 910/P, 911/P, 912, 913, 940/P, 941/P, 942/P, 943/P, 944/P, 945/P and 946/P admeasuring 876.81 square yards, completed the construction of multistoried apartment in the said plots and when the petitioner made an application for issuance of occupancy certificate, the third respondent herein, through its letter No.002093/OC/HMDA/0362/SKP/2022 dated 11.03.2022, required the petitioner to submit the nala conversion certificate issued by the concerned Revenue Divisional Officer. In view of the said requirement, the petitioner stated to have approached the respondents 3 to 6

—