APHC010309892026

IN THE HIGH COURT OF ANDHRA PRADESH
AT AMARAVATI **[3457]**
(Special Original Jurisdiction)

TUESDAY,THE TWENTY THIRD DAY OF JUNE
TWO THOUSAND AND TWENTY SIX

PRESENT

THE HONOURABLE SRI JUSTICE HARINATH.N

WRIT PETITION NO: 16366/2026

Between:

1. M/s.SRI SRINIVASA NAGAR, A PARTNERSHIP FIRM, AT D.NO.21-3-117, IPPILI STREET, VIZIANAGARAM TOWN, VIZIANAGARAM DISTRICT -535001, REP. BY ITS MANAGING PARTNER YENINTI APPALA RAJU.

...PETITIONER

AND

1. THE STATE OF ANDHRA PRADESH, REPRESENTED BY ITS PRINCIPAL SECRETARY, MUNICIPAL ADMINISTRATION URBAN DEVELOPMENT DEPARTMENT SECRETARIAT, VELAGAPUDI, GUNTUR DISTRICT-522239.
2. THE COMMISSIONER AND DIRECTOR OF MUNICIPAL ADMINISTRATION, STATE OF ANDHRA PRADESH, OFFICE AT PRIME HILL CREST 4TH FLOOR, NEAR DGP OFFICE, BESIDE ULTRATECH READY MIX PLANT, VADDESWARAM VILLAGE MANGALAGIRI, GUNTUR DISTRICT -522302.
3. THE VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY VMRDA, VISAKHAPATNAM-530003, REP BY ITS METROPOLITAN COMMISSIONER.

...RESPONDENT(S):

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 topleased to issue a Writ, Order or Direction more particularly one in nature of WRIT OF MANDAMUS declaring the action of the 3rd Respondent in not issuing the Final Layout Permission (FLP) on the petitioners application for layout approval bearing File No. 1167/0018/LPA/MRDA/2025, even after the petitioner complied with the proceedings dated 30.05.2026 issued by the 3rd Respondent by executing and registering the Deed of Mortgage in favour of the 3rd Respondent in respect of 15percent of the plotted area as wholly illegal, arbitrary, unjust, contrary to Principles of Natural Justice besides being violative of Article 14, 21 and 300A of Constitution of India and provisions of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 and the Andhra Pradesh Land Development (Layout and Sub-division) Rules, 2017 and consequently direct the 3rd Respondent to issue the Final Layout Permission (FLP) to the petitioner and pass ;

Counsel for the Petitioner:

1. K.P.S. SAILESH REDDY

Counsel for the Respondent(S):

1. GP MUNCIPAL ADMN AND URBAN DEV AP

The Court made the following:

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ORDER:

1. The petitioner is aggrieved by the inaction on part of the 3rd respondent in issuing the Final Layout Permission (FLP) for layout approval pertaining to File No.1167/0018/LP/VMRDA/2025.
2. It is submitted that the petitioner has complied with all its obligations required for obtaining the final layout permission. It is further submitted that the petitioner has paid the requisite fees to the respondent authorities and is awaiting the grant of final layout permission. The tentative layout permission was issued on 13.05.2026. However, on account of complaints submitted by certain third parties, the respondents have, till date, not passed any orders granting the final layout permission.
3. The learned standing counsel for the respondent No.3 on written instructions submits that the 3rd respondent had issued tentative layout permission in respect of the subject property. It is further submitted that, in the meantime, a notice dated 04.04.2026 was received alleging that the construction of a compound wall around the layout area was obstructing the sluices and closure of natural outlet, which could result in inundation of the low-lying areas during the monsoon season. It is stated that the Executive Engineer, Irrigation Department, inspected the site and found that no watercourse was passing through the subject property and that there were no natural drainage channels running through the land. It is further submitted that the pendency of the writ

petitions filed by the concerned parties was also taken into consideration before any final orders were passed.

4. Considering the submissions of the learned counsel for the petitioner and the learned standing counsel for the respondent No.3 and upon considering the material on record, this Court is of the considered view that the respondents shall pass appropriate orders with regard to the grant of final layout permission, after duly considering any objections received from third parties and in accordance with law.

5. Accordingly, the writ petition is disposed off. There shall be no order as to costs.

As a sequel, miscellaneous petitions pending, if any, shall stand closed.

JUSTICE HARINATH.N

Dated 23.06.2026
KGM

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Dated 23.06.2026

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