

**IN THE HIGH COURT OF ANDHRA PRADESH AT AMARAVATI
(SPECIAL ORIGINAL JURISDICTION)**

**MONDAY, THE NINTH DAY OF FEBRUARY,
TWO THOUSAND AND TWENTY SIX**

:PRESENT:

**THE HONOURABLE SRI JUSTICE GANNAMANENI RAMAKRISHNA PRASAD
WRIT PETITION NO: 1219 OF 2026**

Between:

Yarlagadda Madhavi, W/o.Arun Chandra, aged 54 years, Hindu, Having permanent residence at D.No.8-44-32, Vidya Nagar, Near Three Town Police Station, Chinwaltair, Visakhapatnam - 530 003 (represented through Sri.Attaluri Praveen, agent duly appointed vide GPA dated 17.02.2022)

...Petitioner

AND

1. State of Andhra Pradesh, Rep. by its Principal Secretary, Municipal Administration and Urban Development, A.P. Secretariat, Velagapudi, Amaravati, Andhra Pradesh - 522 238.
2. The Greater Visakhapatnam Municipal Corporation, Rep by its Commissioner, Tenneti Bhavan, Asilmetta Junction, Visakhapatnam - 530 003.
3. The Chief City Planner, Greater Visakhapatnam Municipal Corporation, Tenneti Bhavan, Asilmetta Junction, Visakhapatnam - 530 003.

...Respondents

Petition under Article 226 of the Constitution of India is filed praying that in the circumstances stated in the affidavit filed therewith, the High Court may be pleased to issue an order or direction, in the nature of writ of Mandamus, declaring the action of the 2nd respondent in causing inordinate delay for grant of TDR in lieu of utilizing the petitioner's land to an extent of 481.84 Sq.yds. or 402.870 Sq.mtrs at Sy.Nos.29/2, 29/4P and 29/5P of Yendada Village, Visakhapatnam Rural Mandal, Visakhapatnam District for laying a 100 feet wide Master Plan Road as being illegal. arbitrary, highhanded, discriminatory

and unconstitutional and consequently direct to the 2nd respondent to grant Transferable Development Rights (TDRs) to the petitioner, in accordance with law, particularly in terms of the Rule 168 (2) (a) of the A.P. Building Rules, 2017 as amended vide G.O.Ms.No.223 MA&UD Department dated 09.07.2018, in a time bound manner.

IA NO: 1 OF 2026

Petition under Section 151 of CPC is filed praying that in the circumstances stated in the affidavit filed in support of the petition, the High Court may be pleased to direct the 2nd respondent to take action in furtherance of the representation dated 02.12.2025, as per the timelines prescribed under Memo No.2727066/M2/2025 dated 13.03.2025, pending disposal of WP 1219 of 2026, on the file of the High Court.

The petition coming on for hearing, upon perusing the Petition and the affidavit filed in support thereof and upon hearing the arguments of Sri Meka Rahul Chowdary, Advocate for the Petitioner and of GP for MUNICIPAL ADMN AND URBAN DEV, for Respondent No.1 and of Sri S.Vijay Kumar, learned Counsel representing Sri A.S.C.Bose, Standing Counsel for Respondent Nos.2 and 3, the Court made the following

ORDER:

“The docket would indicate that during the first Hearing itself, this Court directed the learned Counsel for Respondents to obtain Instructions from the Respondents. Again on 02.02.2026 and 04.02.2026 Sri S.Vijay Kumar, learned Counsel, representing Sri A.S.C.Bose, learned Standing Counsel for Respondents, sought time to obtain Instructions. Even after taking time, there is a failure on the part of the Respondent Nos.2 and 3 in rendering Written Instructions to this Court. In this view of the matter, there shall be a Direction to the Respondent Nos.2 and 3 to appear before this Court, online, on 11.02.2026, to answer the queries of this Court.

2. Sri S.Vijay Kumar, learned Counsel, representing Sri A.S.C.Bose, learned Standing Counsel for Respondent Nos.2 and 3, is directed to

convey the gist of this Order to the Respondent Nos.2 and 3 forthwith for effective compliance.

3. List the matter on 11.02.2026 in the Motion List.”

SD/- T. SRINIVASA RAO
ASSISTANT REGISTRAR

//TRUE COPY/


SECTION OFFICER

To,

1. The Principal Secretary, Municipal Administration and Urban Development, State of Andhra Pradesh, A.P. Secretariat, Velagapudi, Amaravati, Andhra Pradesh - 522 238.
2. The Commissioner, Greater Visakhapatnam Municipal Corporation, Tenneti Bhavan, Asilmetta Junction, Visakhapatnam - 530 003. **(Direction to appear before this Court online on 11.02.2026 at 10:30 A.M.)**
3. The Chief City Planner, Greater Visakhapatnam Municipal Corporation, Tenneti Bhavan, Asilmetta Junction, Visakhapatnam - 530 003. **(Direction to appear before this Court online on 11.02.2026 at 10:30 A.M.)** (Addressee Nos. 1 to 3 by RPAD)
4. One CC to Sri Meka Rahul Chowdary, Advocate [OPUC]
5. Two CCs to GP MUNICIPAL ADMN AND URBAN DEV AP, High Court of Andhra Pradesh. [OUT]
6. One CC to Sri A.S.C.Bose, Standing Counsel[OPUC]
7. One spare copy.

PSD

HIGH COURT

GRKP,J

DATE:09/02/2026

NOTE: LIST THE MATTER ON 11.02.2026 IN THE MOTION LIST.

ORDER

WP.No.1219 of 2026

APPEARANCE

