



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

[3209]

**TUESDAY, THE SEVENTEENTH DAY OF FEBRUARY
TWO THOUSAND AND TWENTY SIX**

PRESENT

THE HONOURABLE SRI JUSTICE NINALA JAYASURYA

WRIT PETITION NO: 4417/2026

Between:

1. PENTAKOTA NOOKARATHNAM, W/O RAMESH KANNA, AGED ABOUT 50 YEARS, RIO D.NO.3-1-233/6, MIDHULA NAGAR, RAMA RAJYA NAGAR, VIJAYAWADA, ANDHRA PRADESH- 520612.

...PETITIONER

AND

1. THE STATE OF ANDHRA PRADESH, , REP. BY ITS PRINCIPAL SECRETARY, REVENUE (LA) DEPARTMENT, SECRETARIAT BUILDINGS, VELAGAPUDI, AMARAVATI, GUNTUR DISTRICT 522503

2. THE ANDHRA PRADESH CAPITAL REGION DEVELOPMENT AUTHORITY APCRDA, APCRDA PROJECT OFFICE, RAYAPUDI POST, TULLURU MANDAL, AMARAVATI, REP BY ITS COMMISSIONER 522237

3. THE SPECIAL DEPUTY COLLECTOR AND COMPETENT AUTHORITY FOR LAND POOLING, , ANDHRA PRADESH CAPITAL REGION DEVELOPMENT AUTHORITY (APCRDA), UNIT 1,2 AND 3, KRISHNAYYAPALEM, NOWLURU VILLAGE, MANGALAGIRI MANDAL, GUNTUR DISTRICT, ANDHRA PRADE 522503

...RESPONDENT(S):

Counsel for the Petitioner:

1.AJAY KUMAR KANAPARTHI

Counsel for the Respondent(S):

1.GP FOR LAND ACQUISITION

2.S PRANATHI

The Court made the following Order:

Heard learned counsel for the petitioner. Also heard Mr. Abhishek Malik, learned counsel representing the respondent Nos.2 and 3.

2. The grievance of the petitioner in the present writ petition is that the respondent Nos.2 and 3 are trying to acquire the land of the petitioner admeasuring a total extent of 199 square yards more particularly an extent of 181 square yards and 18 square yards in Plot Nos.31 and 32 respectively of Nowluru Village, Mangalagiri Mandal, Guntur District without following due process of law and without paying compensation and the same is illegal, arbitrary and violative of provisions of APCRDA Act, 2014 and Land Acquisition Act, 2013, etc., and for the consequential directions.

3. The learned counsel for the petitioner while referring to the documents filed along with the writ petition *inter alia* submits that as the respondent authorities are trying to put markings in the subject matter land for the purpose of laying road without following due process of law, the petitioner made representation dated 21.11.2025 requesting to verify the petitioner's ownership documents to provide fair and just compensation, if the given land is proposed to be acquired.

4. He submits that without considering the said representation, the respondent authorities are making attempts to dispossess the petitioner from the land in question and therefore, the present writ petition is filed.

5. On the other hand, Mr. Abhishek Malik, learned counsel representing the respondent Nos.2 and 3, submits that all the government lands in Nowluru village to an extent of Ac.225.62 cents including the lands in question are alienated by the APCRDA *vide* G.O.Ms.No.340, Revenue (Assignment-IV) Department, dated 28.06.2018 and the same are therefore, vested with APCRDA.

6. Insofar as the representation of the petitioner dated 21.11.2025, he submits that so far no orders have been passed and as stated in the said communication necessary action will be taken on the petitioner's representation.

7. In the light of the said submission on the basis of the instructions made on behalf of the APCRDA, this Court is inclined to dispose of the writ petition, providing that before passing appropriate orders on the representation of the petitioner, an opportunity of being heard shall be afforded to the petitioner. After passing appropriate orders, the same shall be communicated to the petitioner, under proper acknowledgment.

8. The respondent No.3 shall pass orders as indicated above, as expeditiously as possible, within a period of four (04) weeks from the date of receipt of copy of this order.

9. With the above directions, this Writ Petition is disposed of. No costs. Miscellaneous petitions pending, if any, shall stand closed.

JUSTICE NINALA JAYASURYA

Date:17.02.2026
Ksj