



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

[3328]

WEDNESDAY, THE TWENTY SECOND DAY OF APRIL
TWO THOUSAND AND TWENTY SIX

PRESENT

**THE HONOURABLE SRI JUSTICE GANNAMANENI RAMAKRISHNA
PRASAD**

WRIT PETITION NO: 10547/2026

Between:

1.M ARUNA, W/O. M.KESAVA RAO, AGED ABOUT 61 YEARS, OCC
HOUSEWIFE, R/O. FLAT NO.509, YAGANTI PARK, HAILAND ROAD,
CHINAKAKANI, MANGALAGIRI MANDAL, GUNTUR DISTRICT, A.P.

...PETITIONER

AND

1.THE STATE OF AP, REP. BY ITS PRINCIPAL SECRETARY,
MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT
DEPARTMENT, SECRETARIAT, VELAGAPUDI, AMARAVATHI,
GUNTUR DISTRICT, A.P.

2.A P CAPITAL REGION DEVELOPMENT AUTHORITY, REP. BY ITS
COMMISSIONER, 2ND, 3RD AND 5TH FLOORS, RAYAPUDI POST,
TULLURU MANDAL, AMARAVATI, GUNTUR DISTRICT, A.P.

3.MANGALAGIRI, TADEPALLY MUNICIPAL CORPORATION, REP. BY
ITS COMMISSIONER, MANGALGIRI, GUNTUR DISTRICT, A.P.

4.M/S YAGANTI CONSTRUCTIONS, REPRESENTED BY ITS
MANAGING PARTNER, MR.YAGANTI DURGA PRASADA RAO, S/O.
LATE CHINA NAGAIAH, R/O. FLAT NO.301, YAGANTI PARK WOOD,
12TH LANE, SRIRAM NAGAR, INNER RING ROAD, PHASE-2,
GORANTIA, GUNTUR CITY (DEVELOPME) VENDORS AND/OR
GENERAL POWER OF ATTORNEY.

...RESPONDENT(S):

Counsel for the Petitioner:

1.M KESAVA RAO

Counsel for the Respondent(S):

1.GP MUNICIPAL ADMN AND URBAN DEV AP

The Court made the following:**ORAL ORDER:**

Heard Sri M. Kesava Rao, learned Counsel for the Writ Petitioner and Sri S. Vijaya Kumar, learned Counsel, representing Sri A.S.C. Bose, learned Standing Counsel for the Municipal Corporation.

2. The Prayer sought in the present Writ Petition is as under:

“For the reasons stated in the accompanying affidavit, it is hereby prayed that this Hon’ble High Court may be pleased to issue an appropriate Writ, Order or Direction, more particularly one in the nature of Writ of Mandamus, declaring the action of the 2nd respondent in not conducting a technical inspection of the improper vent stack installation connected to the drainage system in the sewer residential apartment at flat No.509, Yaganti Park, Haailand Road, Chinakakani, Mangalagiri Mandal, Guntur District, A.P., despite the petitioners representations dated 13.11.2025, 02.02.2026 and 17.02.2026, as arbitrary, illegal and contrary to the Public Health and Sanitation norms and the A.P. Municipal Corporation Building Rules, and consequently direct the respondents, particularly respondents 2 and 3, to conduct an immediate technical inspection of the said building through the competent Planning or Engineering Wing, verify the installation and location of the sewer vent stack, and take appropriate action including issuing directions to the 4th respondent builder to rectify the defect by relocating the vent stack and terminating it at roof level at their own cost as applicable building and plumbing standards, and pass such other order or orders as this Hon’ble Court may deem fit and proper in the circumstances of the case.”

3. On the face of it, it transpires that the Petitioner is aggrieved by the drainage system in the residential premises bearing Flat No. 509, Yaganti Park, Haailand Road, Chinakakani, Mangalagiri Mandal, Guntur District.

4. The Prayer would also indicate inaction on the part of the Respondents with respect to the Representations dated 13.11.2025, 02.02.2026 and 17.02.2026 (Exs.P.1 to P.3).

5. The averments in the Affidavit filed in support of this Writ Petition would indicate that, due to non-adherence to Sanctioned Norms and Mandatory Plumbing Standards, the Vendor (Unofficial Respondent No.4) connected the sewer vent stack to the Drainage System in the washing area of the balcony near the kitchen, instead of carrying it vertically and terminating it above roof level.

6. Para 3 of the Affidavit filed in support of this Writ Petition is usefully extracted hereunder:

“3. I submit that I brought to the notice of the Authority that, contrary to sanctioned norms and mandatory plumbing standards, the sewer vent stack connected to the drainage system has been installed at the washing area of the balcony near to the kitchen instead of being carried vertically and terminated above roof level. Such placement is inconsistent with approved building and plumbing practices and defeats the essential purpose of venting, which is to allow sewer gases to escape safely at roof level while maintaining pressure equilibrium in drainage lines.”

7. On the face of it, it appears to this Court that the Petitioner, who is the owner of Flat No. 509, Yaganti Park, Haailand Road, Chinakakani, Mangalagiri Mandal, Guntur District, has a private grievance against the Builder (Unofficial Respondent No.4) for installing the Drainage System in the balcony of the Petitioner's flat. This is essentially a private dispute.

8. This Court is of the view that this Writ Petition cannot be entertained, as it is camouflaged in a manner as though the Petitioner is seeking relief against Official Respondents, whereas the grievance is primarily against the Unofficial Respondent No.4.

9. In this view of the matter, the Writ Petition is not maintainable and is also devoid of any merit.

10. Accordingly, the Writ Petition is dismissed. No order as to costs.
11. Interlocutory Applications, if any, stand closed in terms of this order.

GANNAMANENI RAMAKRISHNA PRASAD, J

Dt: 22.04.2026

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HON'BLE SRI JUSTICE GANNAMANENI RAMAKRISHNA PRASAD

WRIT PETITION NO: 10547/2026

22.04.2026

DSV

HIGH COURT OF ANDHRA PRADESH AT AMARAVATHI**MAIN CASE No : WRIT PETITION NO: 10547/2026****PROCEEDING SHEET**

Sl. No	DATE	ORDER	Office Note
1.	22.04.2026	<u>GRKP, J</u> Writ Petition is dismissed. (vide separate order) DSV <u>GRKP, J</u>	

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