

**(SHOW CAUSE NOTICE BEFORE ADMISSION)**  
**IN THE HIGH COURT OF ANDHRA PRADESH AT AMARAVATI**  
**(SPECIAL ORIGINAL JURISDICTION)**

FRIDAY, THE TWENTY FOURTH DAY OF APRIL  
TWO THOUSAND AND TWENTY SIX ✓

**:PRESENT:**

**THE HONOURABLE SRI JUSTICE NINALA JAYASURYA**

**WRIT PETITION NO: 10890 OF 2026**



**Between:**

Sajja Venkateswara Rao, S/o. Sajja (late) Ramarao, aged 64 years,  
Occupation Agriculture, R/o. 206, Vibha Apartments, Opp. Viswasanthi  
English Medium School, Katur Road, Vuyyuru, Krishna District. ✓

... Petitioner

**AND**

1. The State of Andhra Pradesh, Rep. by Principal Secretary, Panchayat Raj Department, Secretariat Buildings, Velagapudi, Amaravathi, Andhra Pradesh-522 238 ✓
2. The State of Andhra Pradesh, Rep. by Principal Secretary, Municipal Administration & Urban Department, Secretariat Buildings, Velagapudi, Amaravathi, Andhra Pradesh-522 238.
3. The State of Andhra Pradesh, Rep. by Principal Secretary, Revenue Department (Stamps & Registration), Secretariat Buildings, Velagapudi, Amaravathi, Andhra Pradesh-522 238 ✓
4. The Commissioner, A.P. Capital Region Development Authority Lenin Centre, Governorpet, Vijayawada-520 002. ✓
5. The Commissioner AND Inspector General of Registration AND Stamps, Door No. 5-59, R.K.Spring Valley Apartments Near Kankipadu Mandal, One Town, Vijayawada-520 001, Andhra Pradesh.
6. The District Collector & Magistrate, Krishna, Machilipatnam-521002

7. The Gandigunta Gram Panchayat, Rep. by its Executive Officer, Gandigunta, Vuyyuru Mandal, Krishna District-521165.
8. The Sub Registrar, Vuyyuru, Krishna District-5211645
9. Vallabhaneni Rama Rao, S/o. Vallabhaneni (late) Satyanarayana, Aged 73 years, R/o. D.No. 4-6, Gandigunta, Vuyyuru Mandal, Krishna District.521165
10. Aluru Latha, W/o. Aluru Dhananjaya Rao, Aged 53 years, R/o. D.No. 4-6, Gandigunta Vuyyuru Mandal, Krishna District.-521165
11. Borukati Prasada Raju, S/o. Borukati Rama Raju, Aged 54 years. Occupation Business, R/o. D.No. 6-122, Rajupet, Main Road, Katuru, Vuyyuru Mandal, Krishna District.521164 ✓

**.. Respondents**

WHEREAS the Petitioner above named through his Advocate SRI MALLAVOLU NIKITHA presented this 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 a direction, more particularly one in the nature of WRIT OF MANDAMUS

- a. Directing the CRDA/Respondent No. 4 to take appropriate action under Section 114 of APCRDA Act against the layout owners/Respondent Nos. 9 and 10 as the sale of plots is against the statutory provisions of APCRDA Act and A.P. Panchayat Rules, violative of fundamental right to life guaranteed under Article 21 of the Constitution of India, besides violation of Human Right guaranteed under Clause 12 of Universal Declaration of Human Rights;
- b. Direct the District Collector, Krishna at Machilipatnam/ Respondent No. 6 to cancel the sale deed executed in favour of Borukati Prasada Raju/Respondent No.11 bearing Document No.5051/2025 dated 06-9-2025 registered with Sub Registrar, Vuyyuru/8<sup>th</sup> Respondent exercising power as per Memo No.REV08-22057/11/2024-GENERAL-IGRS dated 07-03-2025 ✓
- c. To take appropriate action against the Sub Registrar, Vuyyuru, Vuyyuru Mandal/Respondent No.8 for registration of sale deeds in favour of Borukati

Prasada Raju/Respondent No.11 conveying an extent of Ac.0-32.90 cents shown as open plot in unauthorized layout ✓

d. Direct the CRDA/Respondent No. 4 and Executive Officer, Gandigunta Gram Panchayat, Vuyyuru Mandal, Krishna District/Respondent No.7 not to approve or sanction plan for construction of kitchen or any other construction in the open space purchased by Borukati Prasada Raju/ Respondent No.11, under registered sale deed bearing Document No.5051/2025, dated 06-09-2025.

AND WHEREAS the High Court upon perusing the petition and affidavit filed herein and upon hearing the arguments of Sri MALLAVOLU NIKITHA Advocate for the Petitioners, GP FOR PANCHAYATH RAJ for respondent No.1, GP FOR MUNICIAPAL ADMINISTRATION AND URBAN DEVELOPMENT for respondent no.2, GP FOR REVENUE for respondent Nos.3, 5, 6 & 8, Sri A.Ram Dheeraj, Advocate for respondent no.4, Sri Y.Koteswara Rao, Standing Counsel for respondent No.7, directed issue of notice to the Respondent Nos.9 to 11 herein to show cause as to why this WRIT PETITION should not be admitted.

You viz:

1. Vallabhaneni Rama Rao, S/o. Vallabhaneni (late) Satyanarayana, Aged 73 years, R/o. D.No. 4-6, Gandigunta, Vuyyuru Mandal, Krishna District.521165
2. Aluru Latha, W/o. Aluru Dhananjaya Rao, Aged 53 years, R/o. D.No. 4-6, Gandigunta Vuyyuru Mandal, Krishna District.-521165
3. Borukati Prasada Raju, S/o. Borukati Rama Raju, Aged 54 years. Occupation Business, R/o. D.No. 6-122, Rajupet, Main Road, Katuru, Vuyyuru Mandal, Krishna District.521164

are be and hereby directed to show cause either appearing in person or through an advocate on or before 19.06.2026 to which date the case stands posted as to why in the circumstances set out in the petition and the affidavit filed therewith (copy enclosed) this WRIT PETITION should not be admitted.

**IA NO: 1 OF 2026**

Petition under Section 151 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 CRDA/Respondent No. 4 and Executive Officer, Gandigunta Gram Panchayat, Vuyyuru Mandal, Krishna District/Respondent No.7 not to approve or sanction plan for construction of kitchen in open space purchased by Borukati Prasada Raju/ Respondent No. 11 under registered sale deed bearing Document No.5051/2025, dated 06-09-2025, pending disposal of WP No. 10890 of 2026, on the file of the High Court.

**The Court made the following: ORDER**

**Heard the learned counsel for the petitioner.**

**Considering the specific submissions made by the learned counsel for the petitioner that the unofficial respondents are making constructions in the area which is reserved for public purpose, there shall be interim direction as prayed for.**

**Issue notice to the respondents Nos.9 to 11.**

**Learned counsel for the petitioner is permitted to take out personal notice to the respondents No.9 to 11 through RPAD and file proof of service in the Registry.**

**Sri A.Ram Dheeraj, learned counsel takes notice on behalf of respondent No.4.**

List the matter on 19.06.2026.

//TRUE COPY//

SD/- K. KASIRAO ACHARI  
ASSISTANT REGISTRAR  
SECTION OFFICER

To,

1. The Principal Secretary, Panchayat Raj Department, State of Andhra Pradesh, Secretariat Buildings, Velagapudi, Amaravathi, Andhra Pradesh-522 238
2. The Principal Secretary, Municipal Administration & Urban Department, State of Andhra Pradesh, Secretariat Buildings, Velagapudi, Amaravathi, Andhra Pradesh-522 238.
3. The Principal Secretary, Revenue Department (Stamps & Registration), State of Andhra Pradesh, Secretariat Buildings, Velagapudi, Amaravathi, Andhra Pradesh-522 238
4. The Commissioner, A.P. Capital Region Development Authority Lenin Centre, Governorpet, Vijayawada-520 002.
5. The Commissioner AND Inspector General of Registration AND Stamps, Door No. 5-59, R.K.Spring Valley Apartments Near Kankipadu Mandal, One Town, Vijayawada-520 001, Andhra Pradesh.
6. The District Collector & Magistrate, Krishna, Machilipatnam-521002
7. The Executive Officer, Gandigunta Gram Panchayat, Gandigunta, Vuyyuru Mandal, Krishna District-521165.
8. The Sub Registrar, Vuyyuru, Krishna District-5211645(1 to 8 by RPAD)
9. Vallabhaneni Rama Rao, S/o. Vallabhaneni (late) Satyanarayana, Aged 73 years, R/o. D.No. 4-6, Gandigunta, Vuyyuru Mandal, Krishna District.521165
10. Aluru Latha, W/o. Aluru Dhananjaya Rao, Aged 53 years, R/o. D.No. 4-6, Gandigunta Vuyyuru Mandal, Krishna District.-521165
11. Borukati Prasada Raju, S/o. Borukati Rama Raju, Aged 54 years. Occupation Business, R/o. D.No. 6-122, Rajupet, Main Road, Katuru,

Vuyyuru Mandal, Krishna District.521164( 9 to 11 by RPAD- along with a copy of petition and memorandum of grounds)

12. One CC to SRI. MALLAVOLU NIKITHA Advocate [OPUC]
13. One CC to Sri A.Ram Dheeraj, Counsel [OPUC]
14. One CC to Sri Y.Koteswara Rao, Standing Counsel [OPUC]
15. Two CCs to GP FOR PANCHAYAT RAJ RURAL DEV ,High Court Of Andhra Pradesh. [OUT]
16. Two CCs to GP FOR MUNICIAPAL ADMINISTRATION AND URBAN DEVELOPMENT, High Court of Andhra Pradesh. [OUT]
17. Two CCs to GP FOR REVENUE, High Court of Andhra Pradesh. [OUT]
18. One spare copy

KSR



**HIGH COURT**

**NJS, J**

**DATED:24/04/2026**

**List the matter on 19.06.2026.**

**NOTICE BEFORE ADMISSION**

**WP.No.10890 of 2026**

**INTERIM DIRECTION**

