

**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 MAHESWARA RAO KUNCHEAM
WRIT PETITION NO: 11252 OF 2026**



Between:

M/s Synaptics Labs Private Limited, Rep. by its Director M.Kishore Reddy, S/o Late Sri. Rami Reddy, Aged 53 years, R/o. Plot.No.1 and 2, Fortune Cyber, Flat No.301 and 302, 3rd floor, Kondapur, Gachibowli, Hyderabad, Telangana.

...Petitioner

AND

1. The State of Andhra Pradesh, Rep. by its Principal Secretary, Industries and Infrastructure and Investment, Secretariat, Velagapudi, Amaravati, Guntur District.
2. Andhra Pradesh Industrial Infrastructure Corporation Limited (APIIC), (A wholly owned Undertaking of Govt, of A.P.), Rep. by its Vice-Chairman and M.D. Corporate Office at APIIC Towers, Plot No.1, I.T.Park, Mangalagiri, Guntur District.
3. The Zonal Manager, APIIC, Zonal Office, One Stop Service Centre, APSEZ, Atchutapuram, Anakapalli Town and District.

...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 a Writ, an order or direction more particularly one in the nature of Writ of Mandamus by declaring the action, things and deeds of Respondents in issuing the Cancellation of Allotment Order in Lr.No.40653/APIIC/IP Atchutapuram De-notified Area/Special Projects/2021/1078 dated 06-03-2026 by 3rd Respondent

in cancelling the allotment of Plot No.15B3 admeasuring an extent of 47224.00 Sq.Mtrs. or 56479.20 Sq.Yards (Ac.11.66 Cents) situated at Denotified Area, APSEZ, Atchutapuram in Sy.Nos.110Part, 111, 112Part,114Part, 116Part, 117, 118, 119Part, 125Part and 128Part of Dibbapalem Village, Atchuthapuram Mandal and Sy.Nos.190Part and 191 Part of Krishnampalem Village Rambili Mandal, Anakapalli District which is illegal, irregular, arbitrary, unconstitutional, against to the Principles of Natural Justice, contrary to the conditions in Allotment orders dated 25-02-2021 and dated 15-06-2024 as well as Regd. Lease Deed dated 18-11-2021 further contrary to the APIIC Land Industrial Parks Allotment Regulations 2020, and in violation of Articles 14, 19, 21 and 300-A of Constitution of India, consequently direct the Respondents to withdraw the Cancellation of Allotment Order in Lr.No.40653/APIIC/IP_ Atchutapuram_Denotified Area/ Special Projects/2021/1078 dated 06-03-2026 issued by 3rd Respondent, thereby grant extension of time till 18-11-2027 by executing a Regular Regd. Sale Deed in favour of the Petitioners Firm as per G.O.Ms.No.117 Industries and Commerce (INFRA) Department dated 09-11-2023;

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 writ petition, the High Court may be pleased to suspend the Impugned Cancellation of Allotment Order in Lr.No.40653/ APIIC/IP_ Atchutapuram_DenotifiedArea/Special Projects/2021/1078 dated 06-03-2026 issued by 3rd Respondent in cancelling the allotment of Plot No.15B3 admeasuring an extent of 47224.00 Sq.Mtrs. or 56479.20 Sq.Yards (Ac.11.66 Cents) situated, at Denotified Area, APSEZ, Atchutapuram present Anakapalli District in Sy.Nos.110Part, 111, 112Part,114Part, 116Part, 117, 118, 119Part, 125Part and 128Part of Dibbapalem Village, Atchutapuram Mandal and Sy.Nos.190Part and

191Part of Krishnampalem Village Rambili Mandal, Anakapalli District, pending disposal of WP.No.11252 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 Narasimha Rao Gudiseva, Advocate for the Petitioner and GP for Industries Commerce for Respondent No.1 and Smt Santhi Chandra, Standing Counsel for Respondent Nos.2 & 3, the Court made the following;

ORDER:

1. Heard Sri Narasimha Rao Gudiseva, learned counsel for the petitioner, and Smt. Santhi Chandra, learned Standing Counsel for APIIC. ✓

2. The learned counsel for the petitioner, inter alia, urges that the matter involves multiple and intricate questions, particularly emphasizing the violation of the principles of natural justice. ✓

3. He further submits that the impugned order dated 06.03.2026, passed by the 3rd respondent, cancel the allotment made in favour of the petitioner on 25.02.2025 without issuing any prior notice. He also states that pursuant to the said allotment, the petitioner had executed the lease deed and paid 50% of the requisite amount to the respondents' Corporation. ✓

4. The learned counsel also submits that the petitioner had commenced the work; however, due to administrative exigencies, the same could not be completed. In this regard, the petitioner submitted a representation dated 01.11.2025 seeking extension of time. ✓

5. It is contended that the 3rd respondent, without considering the said representation in its proper perspective and without assigning any cogent or comprehensive reasons, proceeded to cancel the allotment made in favour of the petitioner through the impugned order. ✓

6. Conversely, the learned Standing Counsel submits that the impugned order is a reasoned one, passed strictly within the parameters of the lease deed and in accordance with the applicable terms and conditions. In nut-shell, she supports the impugned order.

7. A perusal of the impugned order (Ex.P1) reveals that it seems the 3rd respondent straight away cancelled the allotment without issuing any prior notice to the petitioner. The principles of natural justice, which have been consistently recognized by Apex Court as fundamental to administrative action right from A.K. Kraipak and Others vs. Union of India and Others [(1969) 2 SCC 262] to the recent judgment of the Hon'ble Supreme Court in Triveni Engineering and Industries Limited vs. State of Uttar Pradesh and Others [(2026) 2 SCC 729].

8. In light of the above facts and circumstances, there shall be suspension of the Lr.No.40653/APIIC/IP-Atchutapuram-Denotified Area/Special Projects/2021/1078 dt:06.03.2026 for a period of eight (08) weeks.

9. Post on 18.06.2026.

10. Meanwhile, the respondents are directed to file their respective counter-affidavits with all relevant details.

//TRUE COPY//

SD/- K. KASIRAO ACHARI
ASSISTANT REGISTRAR
NB
SECTION OFFICER

To,

1. The Principal Secretary, State of Andhra Pradesh, Industries and Infrastructure and Investment, Secretariat, Velagapudi, Amaravati, Guntur District. (by **Special Messenger**)
2. The Vice-Chairman and M.D. Corporate Office at APIIC Towers, Andhra Pradesh Industrial Infrastructure Corporation Limited

(APIIC), (A wholly owned Undertaking of Govt, of A.P.), Plot No.1,
I.T.Park, Mangalagiri, Guntur District.

3. The Zonal Manager, APIIC, Zonal Office, One Stop Service
Centre, APSEZ, Atchutapuram, Anakapalli Town and District.
(Addressee Nos.2 & 3 by **RPAD**)
 4. One CC to Sri. Narasimha Rao Gudiseva, Advocate [OPUC]
 5. Two CCs to GP for Industries Commerce, High Court of Andhra
Pradesh. [OUT]
 6. One CC to Smt Santhi Chandra, Standing Counsel [OPUC]
 7. One spare copy
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HIGH COURT

MRK,J

DATED:24/04/2026

POST ON 18.06.2026

ORDER

WP.No.11252 of 2026

SUSPENSION

