

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

WEDNESDAY, THE 24TH DAY OF JUNE, 2026

:PRESENT:

THE HONOURABLE SRI JUSTICE HARINATH.N

WRIT PETITION NO: 23277 OF 2025

Between:

1. Chinamushidiwada Vuda Colony Upkeep and Welfare Association, (Redg No. 192 of 2016) rep., by its Hon. President, Sri G Satyanarayana, VUDA Colony Chinnamushidiwada, Visakhapatnam Visakhapatnam District.
2. Gubbala Satyanarayana, S/o Bhagavan Das, Aged about 63 years, Occ. Retd. Lecturer, R/o HIG 101, VUDA Colony, Chinnamushidiwada, Visakhapatnam, Visakhapatnam District.

...Petitioners

AND

1. The State of Andhra Pradesh, Rep by Principal Secretary, Municipal Administration and Urban Development (M) Department, A.P. Secretariat Buildings, Velagapudi, Amaravathi.
2. The Vishakhapatnam Metropolitan Region & Urban Development Authority (VMRDA), rep. by its Metropolitan Commissioner, Visakhapatnam, Visakhapatnam District.
3. The Greater Visakha Municipal Corporation, Rep. by its Commissioner, Visakhapatnam, Visakhapatnam District.
4. The Town Surveyor, Zone-8, Greater Visakha Municipal Corporation Visakhapatnam, Visakhapatnam District
5. The Sub-Registrar, Chinamushidiwada Visakhapatnam District.
6. North Star Homes and Spaces Private Limited, Vizag Office, Plot No. 355/IC, IT Sez Road, Beside Sreekanya cinepolis Theater, Madhurawada, Visakhapatnam, Visakhapatnam 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 an appropriate Writ Order or direction more particularly one in the nature of Writ of Mandamus declaring the action of the respondent No.3 in issuing the Lay out plan in L.P.No.1/2025/1086/Z6/DPMS in favour of respondent No.6 permitting it to lay the layout by including 30 feet out of the 60 feet road, abutting the residential colony of the petitioner No.1 as against 60 feet road specified in the petitioner No.1 Layout registered as L.P.No.16 of 2003, Chinnamushidiwada, Greater Visakhapatnam Municipal Corporation and consequential inaction on the part of respondents no.2 & 3 in taking steps to rectify the Layout, even after receipt of repeated Written representations/applications submitted as arbitrary, illegal, colorable exercise of power, contrary to the well-established legal principles apart from being violative of the fundamental and Constitutional rights guaranteed to us under Article 14, 19, 21 & 300-A of Constitution of India and consequently set aside the layout plan in L.P.No.1/2025/1086/Z6/DPMS issued in favour of the respondent no.6;

IA NO: 2 OF 2025:

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 direct the respondent No.6, not to proceed with any constructions in the lay out in respect of the lay out plan in L.P No. 1/2025/1086/Z6/DPMS approved by the respondent No.3, pending disposal of WP.No.23277 of 2025, 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 the order of the High Court order dated 02.09.2025 & 09.02.2026 made herein and upon hearing the arguments of Sri Venkata Ranjit Kumar B, Advocate for the Petitioners and GP for Municipal Admn and Urban Dev for the Respondent Nos.1 & 4, the Court made the following;

ORDER:

The learned counsel appearing for the 6th respondent submits that, by interim order dated 02.09.2025, this Court directed respondent Nos.2 and 3 to ensure that the road admeasuring 60 feet is restored and further directed the 6th respondent not to sell any plots adjoining the said 60 feet road until further orders of this Court.

It is submitted that the layout approved by the 2nd respondent would show that Plot Nos.38, 39, 40, 41 and 42 and Plot Nos.1 and 2 are adjoining the disputed extent of road, which according to the petitioners is a 60 feet road as per their layout. It is submitted that the 6th respondent shall not deal in any manner with the said plots and that the order dated 02.09.2025 is coming in the way of the 6th respondent in developing the other plots.

Considering the submissions, the learned counsel appearing for the petitioners also has no objection to modifying the order to the extent of permitting the 6th respondent to proceed with the developmental activities in the rest of the plots other than the plots mentioned above.

Post the matter on 22.07.2026 under the caption "For Hearing".

The Registry is directed to delete the name of Sri A. Veerabhadra Rao, learned Additional Standing Counsel for VMRDA.

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SD/- K.R.V.S.SUBHRAHMANYAM
ASSISTANT REGISTRAR
SECTION OFFICER

To,

1. The Principal Secretary, State of Andhra Pradesh, Municipal Administration and Urban Development (M) Department, A.P. Secretariat Buildings, Velagapudi, Amaravathi. (by **Special Messenger**)
2. The Metropolitan Commissioner, Vishakhapatnam Metropolitan Region & Urban Development Authority (VMRDA), Visakhapatnam, Visakhapatnam District.

3. The Commissioner, Greater Visakha Municipal Corporation,
Visakhapatnam, Visakhapatnam District.
4. The Town Surveyor, Zone-8, Greater Visakha Municipal Corporation
Visakhapatnam, Visakhapatnam District
5. The Sub-Registrar, Chinamushidiwada Visakhapatnam District.
6. North Star Homes and Spaces Private Limited, Vizag Office, Plot No.
355/IC, IT Sez Road, Beside Sreekanya cinepolis Theater,
Madhurawada, Visakhapatnam, Visakhapatnam District. (Addressee
Nos.2 to 6 by **RPAD**)
7. One CC to Sri. Venkata Ranjit Kumar B, Advocate [OPUC]
8. Two CCs to GP for Municipal Admn and Urban Dev, High Court of
Andhra Pradesh. [OUT]
9. One CC to Sri V.V.Satish, Standing Counsel [OPUC]
10. One CC to Sri A.S.C.Bose, Standing Counsel [OPUC]
11. Two CCs to GP for Stamps & Registration, High Court of AP
[OUT]
12. One spare copy

HIGH COURT

HN,J

DATED:24/06/2026

POST THE MATTER ON 22.07.2026 UNDER THE CAPTION FOR HEARING

ORDER

WP.No.23277 of 2025

DIRECTION

