APHC010531602026

IN THE HIGH COURT OF ANDHRA PRADESH
AT AMARAVATI **[3331]**
(Special Original Jurisdiction)

TUESDAY, THE 27th DAY OF OCTOBER 2026

PRESENT

THE HONOURABLE SRI JUSTICE SUBBA REDDY SATTI

WRIT PETITION NO: 29212/2026

Between:

1. CELESTIA PROPERTIES PRIVATE LIMITED, A COMPANY INCORPORATED UNDER THE COMPANIES ACT, 2013 (CIN U70109TG2021PTC156045), HAVING ITS REGISTERED OFFICE AT H.NO.4-32-1/243, SAPTHAGIRI COLONY, NEAR AYYAPPA TEMPLE, KUKATPALLY, HYDERABAD, TELANGANA - 500 072, REPRESENTED BY ITS DIRECTOR, NADELLA PICHAYYA CHOUDARY, S/O. LATE NADELLA SEETARAMAIAH, AGED ABOUT 71 YEARS.

...PETITIONER

AND

1. THE STATE OF ANDHRA PRADESH, REPRESENTED BY ITS PRINCIPAL SECRETARY, REVENUE DEPARTMENT, A.P. SECRETARIAT, VELAGAPUDI, AMARAVATI, GUNTUR DISTRICT.PIN.522238
2. THE CHIEF COMMISSIONER OF LAND ADMINISTRATION, ANDHRA PRADESH, 1ST AND 3RD FLOORS, APIIC BUILDING, AUTONAGAR, NEARNRI HOSPITAL, MANGALAGIRI, GUNTUR DISTRICT - 522 503.
3. THE DISTRICT COLLECTOR, GUNTUR DISTRICT, GUNTUR. PIN.522601.
4. THE REVENUE DIVISIONAL OFFICER, GUNTUR REVENUE DIVISION, GUNTUR DISTRICT. PIN.522403
5. THE TAHSILDAR, THULLUR MANDAL, GUNTUR DISTRICT. PIN.522020.

...RESPONDENT(S):

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 a Writ, Order or Direction, more particularly one in the nature of a Writ of Mandamus declaring the inaction of Respondent Nos.4 and 5 in not recording the conversion of the Petitioner's land in Sy.No.310-2, Ac.1.57, Vykuntapuram Village, Amaravathi Mandal, Palnadu District in the revenue records, in terms of Proceedings No.LC/1204/2/2024 dated 29.02.2024 and Rule 7 of the A.P. Agricultural Land (Conversion for Non-Agricultural Purposes) Rules, 2018, as illegal and arbitrary, and consequently directing them to record the said land as non-agricultural land with effect from the date of conversion in all revenue records and to issue a parcel-specific Certificate of Ownership

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Petition under Section 151 CPC praying that in the circumstances stated in the affidavit filed in support of the petition, the High Court may be pleased direct Respondent Nos.2 to 5 to treat the subject land as converted non-agricultural land for all practical purposes, or in the alternative, to direct Respondent Nos.4 and 5 to consider and dispose of the Petitioner's representation dated 31.08.2026 within such time as this Hon’ble Court may fix;

Counsel for the Petitioner:

1. KARUMANCHI INDRANEEL BABU

Counsel for the Respondent(S):

1. GP FOR REVENUE

The Court made the following order:

Heard Sri Karumanchi Indraneel Babu, learned counsel for the petitioner, and Sri Divya Teja, learned Assistant Government Pleader for Revenue for respondents 1 to 5.

2. Learned counsel for the petitioner would submit that the petitioner purchased an extent of Ac.1.57 cents in Sy.No.310-2 of Vykuntapuram Village, Amaravathi Mandal, Palnadu District. Thereafter, the petitioner got the said land converted from agricultural to non-agricultural use *vide* proceedings

in Rc.No.LC/1204/2/2024, dated 29.02.2024 (Ex.P1), issued by the 4th respondent. Learned counsel for the petitioner would submit that, despite the conversion proceedings of the 4th respondent *vide* Ex.P1, the adangal report *vide* Ex.P3 at Column No.8 reflects the land as dry.

3. Learned Assistant Government Pleader for Revenue, on instructions from the respondent authorities, would submit that, pursuant to the conversion proceedings *vide* Ex.P1, a separate khata number bearing No.3,00,001 was assigned to the subject land. The land was also duly reflected in Column No.4 of the adangal report as not fit for cultivation. It is further submitted that Columns 4 and 8 of the adangal report would indicate that the subject land has been converted into non-agricultural land. The learned Assistant Government Pleader has also relied on the circular issued by the Chief Commissioner of Land Administration (CCLA) *vide* Lr.No.CMRO-3/345/2011, dated 25.11.2015. A copy of the said instructions is handed over to the learned counsel for the petitioner across the Bar.

4. This Court has perused the material available on record as well as the circular issued by the CCLA. The relevant portion of the said circular reads as follows:

> *"In this regard you are requested to give necessary instructions to assign a separate unique number of 3,00,001 (three lakhs and one) to those lands which are converted from Agricultural to Non-Agricultural purpose. After conversion takes place, the regular khata number of the particular land parcel which is converted shall be replaced by the unique code 3,00,001 (three lakhs and one)."*

5. The apprehension of learned counsel for the petitioner that the subject land continues to be reflected as agricultural land, notwithstanding its conversion into non-agricultural land, is misconceived. In fact, Column No. 4 of Ex.P3 reflects the land as uncultivable land, while Column No. 11 reflects the khata number as 300020. The instructions furnished by the Assistant Government Pleader are taken on record.

6. In view of the fact that the respondent authorities have already acted upon the conversion proceedings and the relevant entries have been duly reflected in the adangal report, no further orders are required in this writ petition.

7. Accordingly, the writ petition is closed. There shall be no order as to costs.

As a sequel, pending miscellaneous petitions, if any, shall stand closed.

JUSTICE SUBBA REDDY SATTI

Date: 27.10.2026
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