APHC010552562026

IN THE HIGH COURT OF ANDHRA PRADESH
AT AMARAVATI **[3458]**
(Special Original Jurisdiction)

MONDAY, THE 26th DAY OF OCTOBER 2026

PRESENT

THE HONOURABLE SMT JUSTICE KIRANMAYEE MANDAVA

WRIT PETITION NO: 30557 OF 2026

Between:

1. KARRI GURUMURTHY, S/O. KARRI RAMARAO, MALE, AGE 42 YEARS, OCCUPATION BUSINESS RIO. D.NO.30-39-2, LAKSHMIPURAM COLONY, VADLAPUDI VILLAGE AND MANDAL, VISHAKHAPATNAM-530046.

...PETITIONER

AND

1. THE STATE ANDHRA PRADESH, REP. BY ITS PRINCIPAL SECRETARY, MUNICIPAL ADMINISTRATION URBAN DEVELOPMENT, SECRETARIAT, VELAGAPUDI, AMARAVATHI, GUNTUR DISTRICT, ANDHRA PRADESH-522238.
2. THE GREATER VISAKHAPATNAM MUNICIPAL CORPORATION, REP. BY ITS COMMISSIONER, VISAKHAPATNAM-530003.
3. THE ZONAL COMMISSIONER, ZONE-VI, GAJUWAKA, GVMC VISHAKHAPATNAM-530026.

...RESPONDENT(S):

Counsel for the Petitioner:

1. MANGENA SREE RAMA RAO

Counsel for the Respondent(S):

1. GP MUNCIPAL ADMN AND URBAN DEV AP

The Court made the following order:

Heard Sri Mangena Sree Rama Rao, learned counsel for the petitioner, learned Assistant Government Pleader for Municipal Administration and Urban

Development appearing for respondent No.1 and Sri ASC Bose, learned Standing Counsel for Municipal Corporation appearing for respondent Nos.2 & 3. With the consent of both the learned counsel, the Writ Petition is disposed of at the stage of admission.

2. The grievance of the petitioner in the instant writ petition is against the notice dated 08.09.2026 issued under Sections 452(1) and 461(1), read with Sections 428 and 429 of the APMC Act, 1955, and Sections 89(1) and 89(2), read with Sections 82 and 90(1) of the APMR & UDA Act, 2016, in respect of the alleged unauthorized construction of a ground-floor RCC building. In response to the said notice, the petitioner submitted an explanation dated 18.09.2026.

3. The petitioner contends that he had purchased the property bearing D.No.30-39-11/2, Plot No.2285, situated at Lakshmipuram R.H. Colony, Sector-1, Vadlapudi Village, Gajuwaka Mandal, Visakhapatnam, admeasuring 89.11 square metres, vide registered Document bearing Nos.5048/2026 and 4266/2026. He further contended had also obtained building permission on 12.08.2026. Thereafter, the deficit amount was paid through a challan on 05.10.2026. The petitioner also submitted a detailed explanation dated 18.09.2026 in response to the notice dated 08.09.2026.

4. The petitioner submits that, despite the submission of his explanation dated 18.09.2026, the respondents have not passed any final order pursuant to the show-cause notice dated 08.09.2026. However, they are threatening

the petitioner to demolish the property. Thus, the petitioner has approached this Court by way of the instant writ petition.

5. Learned Standing Counsel appearing for respondent Nos.2 & 3 submits that the petitioner commenced the construction after the issuance of the impugned notice and subsequently applied for and obtained building permission through the Online Building Permission Management System.

6. It is further contended by the petitioner that, after the grant of such permission, the respondents have been interfering with the petitioner's possession and enjoyment of the subject property. It is contended that any action on the part of the respondents should be in accordance with law.

7. Having regard to the facts and circumstances of the case, the Writ Petition is disposed of with a direction to the respondents not to interfere with the subject construction, insofar as it is in accordance with the sanctioned building permission, if such permission has been granted after issuance of notice to the petitioner.

8. Accordingly, the Writ Petition is disposed of. There shall be no order as to costs.

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

JUSTICE KIRANMAYEE MANDAVA

Date: 26.10.2026
BSK

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