APHC010554262026

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

WEDNESDAY, THE 28th DAY OF OCTOBER 2026

PRESENT

THE HONOURABLE SRI JUSTICE SUBBA REDDY SATTI

WRIT PETITION NO: 31275/2026

Between:

1. ADAKA NAGAIAH, S/O LATE ADAKA PEDDANNA AGED ABOUT 51 YEARS OCC CULTIVATION, R/O CHENNARAYUNIPALLI VILLAGE, MARKAPURAM, MARKAPURAM DISTRICT

...PETITIONER

AND

1. THE STATE OF ANDHRA PRADESH, REP BY ITS PRINCIPAL SECRETARY TO GOVERNMENT, REVENUE DEPARTMENT, SECRETARIAT BUILDING, VELAGAPUDI, GUNTUR DISTRICT-52238.
2. THE DISTRICT COLLECTOR, MARKAPURAM DISTRICT AT MARKAPUARM-523316.
3. THE REVENUE DIVISIONAL OFFICER, MARKAPURAM REVENUE DIVISION, MARKAPURAM , MARKAPURAM DISTRICT-523316.
4. THE TAHSILDAR, MARKAPURAM MANDAL, MARKAPURAM DISTRIC-523316

...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 an appropriate Writ, Order or Direction, more particularly one

in the nature of a Writ of Mandamus, declaring the inaction of Respondent Nos. 2 to 4 in considering the Petitioners request for mutation of his name in the revenue records and for recognising and treating the land admeasuring Ac.5.18 cents in Sy.No.1344/1 of Chennarayunipalli Village, Markapuram Mandal, Markapuram District, as private patta land, as arbitrary, illegal and contrary to law and consequently, direct Respondent Nos. 2 to 4 to consider the Petitioners application for mutation and the claim for recognition of the subject property as private patta land, duly taking into consideration the relevant documentary evidence, the judgments and decrees passed by the competent Civil Courts, and the applicable Government Orders, including the provisions relating to dotted lands contained in the applicable Government Order, and to pass appropriate reasoned orders on the Petitioners claim in accordance with law within such time as may be fixed by this Honble Court and pass

IA NO: 1 OF 2026

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 to direct the Respondent No.2 to 4 to consider the petitioner's pending claim concerning the dotted-land classification of the subject property, admeasuring Ac.5.18 cents in Sy.No.1344/1 of Chennarayunipalli Village, Markapuram Mandal, Markapuram District, in the light of the judgment and decree passed by the competent civil court, and pass appropriate orders in accordance with law and pass

Counsel for the Petitioner:

1. B SESIBUSHAN RAO

Counsel for the Respondent(S):

1. GP FOR REVENUE

The Court made the following order:

Heard Sri B. Sesi Bushan Rao, learned counsel for the petitioner and Sri Divya Theja, learned Assistant Government Pleader for Revenue, for the respondents.

2. The above writ petition was filed to declare the inaction of respondents 2 to 4 in considering the petitioner's request for mutation of his name in the revenue records and recognizing the land to an extent of Ac.5-18 cents in Survey No.1344/1, Chennarayunipalli Village, Markapuram Mandal and District, as private land, as illegal and arbitrary.

3. Learned counsel for petitioner would submit that the land mentioned supra originally belonged to one Polepalli Pullamma, W/o Late Polepalli Chennaiah and she, during her life time executed a possessory sale deed, dated 25.05.1925 in favour of Murari Nagamma, W/o Murari Papaiah. Learned counsel would submit that the petitioner's father late Adaka Peddanna purchased the subject land from Murari Nagamma under an unregistered possessory sale deed, dated 14.09.1974 and since then he has been in continuous possession and enjoyment of the said land till his death. Thereafter, the petitioner came into possession. The petitioner made application through MeeSeva vide application No.APDL011800117049 dated 24.01.2019 to update, the Record of Rights (RoR) and the same was rejected. Aggrieved by the said rejection, the petitioner filed W.P.No.25406 of 2021 and the said writ petition was disposed of on 03.11.2021, directing the respondents therein to pass a reasoned order.

4. Learned counsel would further submit that the petitioner also filed O.S.No.391 of 2019 against private individuals seeking perpetual injunction and the said suit was decreed ex parte. Subsequently, the petitioner also filed O.S.No.51 of 2024 on the file of the Principal Civil Judge (Junior Division), Markapuram and the same was decreed ex parte, on 12.03.2025. Thereafter, the petitioner made PGRS applications, dated 13.07.2026 and 24.08.2026 for updation of RoR. While the matter stood thus, the Government issued G.O.Ms.No.588 Revenue (Lands-I) Department, dated 15.09.2026, wherein

instructions were issued regarding dotted lands, etc. Learned counsel would submit that the petitioner's case falls under clause 8(D)(a) of the said G.O. Despite the said G.O., the authorities are not considering the representation made by the petitioner.

5. Learned Assistant Government Pleader produced the instructions furnished by the Tahsildar, Markapuram. The relevant portion of the instructions is extracted hereunder:

> "The Government of AP has issued in G.O.Ms.No.588 Revenue (Lands.I) Department, Dated.15.09.2026, wherein Para 8(D)(a) denotes that as follows.
>
> "Dotted Lands appearing in the Resurvey Settlement Register (RSR), which are not classified as poramboke, fall under three categories, each of which shall be dealt as follows:
>
> Category-I Lands where pattadar's name appears in the Webland/Adangal records, and no assignment records are available in respect of the same, shall be treated as private lands of the pattadar and shall be removed from prohibited properties list."
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> The instant case will be considered as per G.O.Ms.No.588 Revenue (Lands.I) Department, Dated.15.09.2026 and also the procedure contemplated under section 5-A of AP Rights in Land and PPB Act, 1971."

6. By issuing G.O.Ms.No.588 dated 15.09.2026, the Government prescribed a procedure to deal with dotted lands. Clause 8(D)(a) of the said G.O. speaks about treating certain dotted lands as private lands. As seen from the above instructions, the authority indicated that the petitioner's case will be considered as per G.O.Ms.No.588 dated 15.09.2026 and the procedure

contemplated under Section 5-A of the Andhra Pradesh Rights in Land and Pattadar Pass Books Act, 1971 (for short 'the Act').

7. Given the above instructions, wherein it is stated that the petitioner's case will be considered as per G.O.Ms.No.588, dated 15.09.2026, without touching the merits of the matter, this writ petition is disposed of at the admission stage, with the consent of learned counsel on either side, directing the concerned authority to consider and pass appropriate orders in terms of G.O.Ms.No.588 Revenue (Lands-I) Department, dated 15.09.2026 and the procedure contemplated under the Act. There shall be no order as to costs.

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

JUSTICE SUBBA REDDY SATTI

Date: 28.10.2026
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