APHC010598232026

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

WEDNESDAY, THE 11th DAY OF NOVEMBER 2026

PRESENT

THE HONOURABLE SMT JUSTICE KIRANMAYEE MANDAVA

WRIT PETITION NO: 32735/2026

Between:

1. GUNDU VEERABHADRA RAO, S/O ANJANEYULU, AGED ABOUT 71 YEARS, OCC BUSINESS, RESIDING AT D.NO.3-80, GEETHA MANDIRAM STREET, VUYYURU, KRISHNA DISTRICT - 521165.
2. VOORA CHAKRAVARTHI,, S/O GANGADHARA RAO, AGED ABOUT 48 YEARS, OCC BUSINESS, RESIDING AT D.NO.3-82, VOORA VANI VEEDHI, VUYYURU, KRISHNA DISTRICT - 521165.
3. VOORA NAGIN,, S/O KESAVA RAO, AGED ABOUT 46 YEARS, OCC BUSINESS, RESIDING AT D.NO.8-137, VUYYURU, KRISHNA DISTRICT - 521165.

...PETITIONER(S)

AND

1. THE STATE OF ANDHRA PRADESH, , REP.BY ITS PRL. SECRETARY, MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT, AP SECRETARIAT, VELAGAPUDI, AMARAVATI, GUNTUR DISTRICT - 522238.
2. THE ANDHRA PRADESH CAPITAL REGION DEVELOPMENT AUTHORITY, REP., BY ITS COMMISSIONER, 2ND, 3RD, AND 5TH FLOORS, APCRDA PROJECT OFFICE, RAYAPUDI POST, TULLURU MANDAL, AMARAVATI, GUNTUR DISTRICT - 522237.
3. THE VUYYURU MUNICIPALITY, REP., BY ITS COMMISSIONER, VUYYURU, KRISHNA DISTRICT - 521165.
4. THE TOWN PLANNING OFFICER, VUYYURU MUNICIPALITY,

VUYYURU, KRISHNA DISTRICT - 521165.

...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 toissue a Writ, Order or Direction, more particularly one in the nature of a WRIT OF MANDAMUS declaring the action of the respondents 3 and 4 in issuing Notice No.2/2026/WS-8 dated 29-10-2026, and in threatening to demolish the building known as Voora Vari Kalyana Mandapam situated at D.No.1-277, R.S.No.1058, Vijayawada-Machilipatnam Main Road, Ward No.17, Vuyyuru, Krishna District, without following the procedure prescribed under Sections 217 and 228 of the A.P. Municipalities Act, 1965 and Section 115 of the A.P. Capital Region Development Authority Act, 2014, and in violation of the directions of the Hon'ble Supreme Court in In Re Directions in the Matter of Demolition of Structures, 2024 INSC 866, as illegal, arbitrary, without jurisdiction, in violation of the principles of natural justice and of Articles 14, 19(1)(g) and 300A of the Constitution of India, and consequently to set aside the said notice and direct the respondents not to demolish, seal or otherwise interfere with the said building except in strict accordance with law, after furnishing the records sought, affording a personal hearing and passing a reasoned order on the petitioners reply or in the alternative to direct the respondents 3 and 4 to consider the petitioners' reply sent on 02-11-2026 and pass a reasoned speaking order after furnishing the records sought therein and affording a personal hearing, and not to take any coercive steps for a period of fifteen days after communication of such order and to pass such

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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 may be pleased to direct the respondents 3 and 4 not to take any coercive steps, including sealing or demolition of the Voora Van i Kalyana Mandapam situated at D.No.1-277, R.S.No.1058, Vijayawada—Machilipatnam Main Road, Ward No.17, Vuyyuru, Krishna District, pursuant to Notice No.2/2026/WS-8 dated 29-10-2026 or otherwise, pending disposal of the writ petition, and to pass such

Counsel for the Petitioner(S):

1. K. R. RAGHAVENDRA RAO

Counsel for the Respondent(S):

1. GP FOR MUNCIPAL ADMN URBAN DEV

The Court made the following:

THE HONOURABLE SMT JUSTICE KIRANMAYEE MANDAVA

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ORDER:-

Heard Sri K. R. Raghavendra Rao, learned counsel for the petitioners, Ms. S. Pranathi, learned Standing Counsel appearing for respondent No.2, and Ms. Sireesha Vallabhaneni, learned Standing Counsel appearing for respondent Nos.3 and 4.

2. The grievance of the petitioners in the present Writ Petition is with regard to the action of respondent Nos.3 and 4 in issuing the notice dated 29.10.2026 and threatening to demolish the building known as "Voora Vari Kalyana Mandap`am", situated at D.No.1-277, R.S.No.1058, Vijayawada-Machilipatnam Main Road, Ward No.17, Vuyyuru, Krishna District.

3. It is stated by the petitioners that the subject property is ancestral joint family property belonging to the descendants of late Sri Voora Venkaiah. In the year 1974, the family constructed a Mandapam in memory of late Sri Voora Venkaiah and his wife, Smt. Voora Subbamma, for the benefit of the public to conduct marriages and other family functions, particularly for poor and middle-class families. It is stated that the Mandapam has been used by the public for several years and is being maintained by the family members.

4. It is further stated that, as the old structure became dilapidated, the family members, in compliance with the directions of the local authority issued in 2013, demolished the old structure and reconstructed the Mandapam with their own funds, without any Government assistance, and completed the work in or about 2024. The local authority subsequently assessed the building for property tax and issued a trade licence. However, respondent No.4 issued a show-cause notice dated 29.10.2026 to the petitioners alleging unauthorized construction. Though the petitioners submitted their explanation on 02.11.2026, no hearing was afforded to them and no orders were passed thereon. Hence, apprehending demolition of the Mandapam without following due process of law, the petitioners have approached this Court.

5. Considered the submissions.

6. The 3rd respondent Municipality is directed to pass appropriate orders in pursuant to the show-cause notice dated 29.10.2026, after considering the explanation submitted by the petitioners and after affording an opportunity of hearing to the petitioners. Till such time, the respondents are further directed not to take any coercive measures against the subject building. The 3rd respondent Municipality shall consider the explanation, and pass appropriate orders within a period of four (04) weeks from the date of receipt of a copy of this order.

7. With the above observations, 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

Dated:11.11.2026

MVK

THE HONOURABLE SMT JUSTICE KIRANMAYEE MANDAVA

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Dated:11.11.2026

MVK