APHC010538172026

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

SATURDAY, THE 10th DAY OF OCTOBER 2026

PRESENT

THE HONOURABLE SMT JUSTICE KIRANMAYEE MANDAVA

WRIT PETITION NO: 29422 OF 2026

Between:

1. DUVVANA RAVI, S/O DUVVANA APPA RAO, AGED 36 YRS ,OCC. EMPLOYEE, D.NO.39-8-39/3, MADHAVADHARAMURALINAGAR, VISAKHAPATNAM , AADHAR NO.9611 0983 6881

...PETITIONER

AND

1. THE STATE OF ANDHRA PRADESH, REP.,BY ITS PRINCIPAL SECRETARY (MUNCIPAL ADMINISTRATION) , SECRETARIAT, VELAGAPUDI, AMARAVATHI-522237
2. GREATER VISAKHAPATNAM MUNCIPAL CORPORATION GVMC, REP.,BY ITS COMMISSIONER, ASSILMETTA JUNCTION , VISAKHAPATNAM-530003
3. THE ASSISTANT CITY PLANNER, TOWN PLANNING DEPARTMENT, GREATER VISAKHAPANAM MUNCIPAL CORPORATION VISAKHAPATNAM-530002
4. THE ZONAL COMMISSIONER, G.V.M.C., NORTH, MADHAVADHARA , VISAKHAPATNAM-530007

...RESPONDENT(S):

Counsel for the Petitioner:

1. R SIVA SAI SWARUP

Counsel for the Respondent(S):

1. GP MUNCIPAL ADMN AND URBAN DEV AP

The Court made the following order:

Heard Sri R.Siva Sai Swarup, 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 to 4. 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 action of the respondents in interfering with the construction of the newly proposed building.

3. The petitioner contends that he has obtained building permission pursuant to the sanctioned plan dated 20.06.2026. However, despite the said permission, the respondents are not allowing the petitioner to proceed with the construction.

4. Learned Standing Counsel appearing for the respondents submits that the petitioner had obtained the building permission under self certification scheme. The total extent of the subject plot is 97.22 square yards and that **high-tension electrical lines** are passing alongside the subject site. It is further submitted that if the petitioners proceeds further with the proposed construction of a G+1 residential building, it poses a serious threat to safety of the people that would live in the building that would be constructed by the petitioner. In view of the said safety concerns, the respondents are not

permitting the petitioner to proceed with the construction until the safety measures are in place.

5. Learned Standing Counsel in support of its contentions places reliance on the provisions of Rule 54(3) of the Andhra Pradesh Building Rules, 2017, which reads as follows:

> *"Rule 54(3) - Electrical Lines: (a) No building or part of a building shall be constructed or re-constructed and no additions or alterations to any existing building shall be made in the intervening spaces between the building and any overhead electric supply line unless as described in Table below and specified in the Indian Electricity Rules, as amended from time to time.*

Table 15

Clearance from Overhead Electric Lines

Sl.No.	**Type of electrical supply line**	**Minimum vertical clearance (m)**	**Minimum horizontal clearance (m)**
(A)	**(B)**	**(C)**	**(D)**
1	Low and medium voltage lines and service lines	2.5	1.2
2	High-voltage lines up to and including 11,000 volts	3.7	1.2
3	High-voltage lines above 11,000 V and up to including 33,000 V	3.7	2.0
4	Extra-high-voltage lines above 33,000 V	3.70 plus 0.30m for every additional 33,000 V or part thereof	2.00 plus 0.30m for every additional 33,000 V or part thereof

> *(b) In the case of Electricity Tower Lines, the land all along below the tower line shall be developed as a green belt to an extent of the width of the tower base and on either side of the green belt there shall be a minimum of 10m wide roads or as defined in the Master Plan. Wherever the road is not feasible on either side of the Tower lines, green belt can be provided and this will be in addition to 10% open space to be provided as per the and such cases, TDRs as applicable to road widening cases, shall be given."*

6. In the light of the Rule referred supra, constructing any building near an HT line endangers the safety of the building's occupants. The respondent Corporation is therefore directed to inspect the subject premises forthwith and ascertain and specify the exact extent of the area over which the petitioner may construct a residential building. After such inspection, the respondents shall issue proceedings specifying the allowable area over which the petitioner may construct a dwelling unit for residential purposes.

7. In this regard, the petitioner shall cooperate with the respondent Corporation and furnish such particulars and documents as may be required by the respondents. Needless to observe that the petitioner shall also submit a revised building plan in accordance with the markings and measurements and specifications prescribed by the respondent Corporation.

8. Till such exercise is completed, no further construction shall be carried out at the subject premises. The respondent Corporation shall carry out the inspection forthwith.

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

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

JUSTICE KIRANMAYEE MANDAVA

Date: 10.10.2026
BSK

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THE HONOURABLE SMT JUSTICE KIRANMAYEE MANDAVA

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