

TO  
THE COMMISSIONER,  
AP CRDA,  
VIJAYAWADA.

DATE : 07-07-2025

*At (AP)  
A. process file  
for cancellation of  
layout no 16/2006  
17/7/25  
Gmm*

Sir,

**Sub :- Layouts – Krishna District – Kankipadu Mandal - Edupugallu  
Village – Request for**

Cancellation of layout no .16/2006/VJA IN R.S.NO.317/2 for an  
extent of

Ac.3.38cts-Request for cancellation of LP NO : 16/2006/VJA

Ref :- Approval of layout Orders Issued Vide RC.NO.C8/2641/05.  
Dated.24.04.2006

I Y. Dhanyasri would like bring the following facts to your notice, My self and  
my sister (late)

Yalamanchili Sindhura has filed a partition suit vide OS no.810/2024 before the  
Hon'ble I Addl. Senior Civil Judge, Vijayawada for the properties owned by our  
family in Edupugallu Village of kankipadu Mandal in RS No,371/2 for an extent of  
Ac.3.38cts and RS No.159/2 for and extent of Ac.2.54cts and the Hon'ble Court  
has passed final decree FDP No.31/2010 in OS no.810/2004' the entire property  
was allotted to me.

While the matter stood thus, in the meanwhile of the court  
proceedings Sri N. Paradhasaradhi who is respondent No.3 in this case  
suppressing the facts about the legal issues has filed an application before the  
Chairman, VGTMUDA for conversion of the land into plots and competent authority  
has issued permission vide reference cited, converting the Agrl. land in Non-  
Agricultural land without obtaining the consent of the legal heirs i.e., me and my  
sister. At present as per the orders of the Hon'ble 1<sup>st</sup> Addl. Civil Judge (Senior  
Division), Vijayawada I am the sole legal heir of the above property and the  
conversion of Agrl, Land was done earlier without my consent.

In view of the above, I request that permission' issued for the Layout vide LP No.16/2006 VJA may be cancelled and issue necessary orders in this regard or else we would put to heavy loss.

I am herewith submitting the orders of the Hon'ble court Hon'ble 1<sup>st</sup> Addl. Civil Judge (Senior Division) Vijayawada and permission earlier issued by then Chairman , VGTMUDA, Vijayawada for kind perusal and for taking necessary action at the earliest.

Encl: As above

Yours faithfully,

N. Dhanyasri  
(YALAMANCHILI DHANYASRI)



PROCEEDINGS OF THE VICE-CHAIRMAN, V.G.T.M. URBAN DEVELOPMENT  
AUTHORITY: VIJAYAWADA-2.

PRESENT: SRI V.DURGA DAS, I.A.S.

Re.No. C 8 - 2641/05

Dated 24-4-2006

Sub: - LAYOUTS - V.G.T.M. U.D.A. VJA. - Krish  
District, Kanakpadi Mandal, Edupugala  
Village in R.S. No 317/2 by Sri N. Paradhi  
to an extent of A.C. 3.38 cents Layout

Approval of Final Layout - Orders - Issued-Reg.

Read: Sri N. Paradhi Saradhi and others appl  
- dt 17-12-2005

ORDER:

The layout plan submitted by you is hereby approved and released vide  
L.P.No. 16/2006/VJA under the provisions of Section 13 of A.P Urban Areas  
(Development) Act, 1975 subject to the following conditions:

1. The sites shall be duly demarcated with stones within a period of one month  
in accordance with the sanctioned layout plan L.P.No. 16/2006/VJA.
2. The corners of the sites at the junction of the streets should be splayed off 5 feet  
minimum.
3. Every building site shown in the sanctioned plan L.P.No. 16/2006/VJA. Shall  
be utilised for the construction of dwelling house and no shop, godown or any other  
building which is not ordinarily connected with dwelling shall be constructed in the site.  
No building shall be converted to any use other than to which it has been permitted for.
4. Only detached dwelling houses designed for the occupation of a single family  
shall be built in a site. No site shall be altered or sub-divided or otherwise utilised for the  
occupation of upto four families in any future date without prior approval of Vijayawada-  
Guntur-Tenali-Mangalagiri Urban Development Authority. Such proposals shall be  
submitted through the concerned local body.
5. The building lines and the street boundary for the respective streets shall be  
adopted as mentioned below.







6. While sanctioning the building plans, the following enforced as laid down in G.O.Ms. No.423 M.A., dt.31-7-98.

i) Set backs for residential buildings upto 300 Sq M. Sq mtrs height.

#### BUILDING SETBACK REQUIREMENTS

Up to 10 mtrs height.

PLOT SIZE IN SQ MTRS.	Set backs in Mtrs.		
	FRONT	REAR	SIDE
100 and upto 150	1.50	2.00	1.50
150 and upto 200	2.00	2.00	1.25
200 and upto 300	3.00	2.00	1.50

ii) Above 300 sq.mtrs. of plot area and height upto 10.0 mtrs

Road widths	Front mtrs. Rear mtrs.		Sides mtrs.
Upto 12.00mts Road.	3.00	3.00	a) $\frac{1}{4}$ <sup>th</sup> of plot width with 1.5 mtrs.on one side. O R
12.0 to 18.0 mtrs	4.00	3.00	b) Where $\frac{1}{4}$ <sup>th</sup> of side setback more than 6.00 mtrs.mini- mum of 3.00 mtrs.on each side.
Above 18.0 mt	6.00	3.00	

iii) For buildings above 300 sq.mtrs.of plot area maximum height shall be 13 mtrs.i.e (Ground +3 floors) including height of the plinth. For this additional 3.00 mtrs.height there shall be increase of 1.0 m. to the setbacks prescribed for building in area more than 300 sq.m and upto 10 mtrs. height.

7. No other building building other than a boundary wall or fence but not exceeding 2 mtrs. above the adjoining street level shall be built in space between the building line and the boundary of streets.

a) There shall be a rear open space as specified above left and in such rear open space a well, latrine, garage, cowshed and servants quarters may be permitted only in the plots above 300 sq, mtrs, area not exceeding 3.00 M. X 6.00 M. in size with a maximum height of 2.50 M.shall be allowed abutting rear and side boundary of the plot.

b) The maximum height of any building shall not exceed 15 mtrs.

8. In the side open space between a house and the side boundaries of the site, only weather shades and balconies not exceeding 0.8mtrs (or 2' 6") will be permitted.







9. In the rear open space a well, latrine, shed or other building not intended for human habitation may be provided and that the height of any structure shall not exceed 2.50 mts and above the site or ground level and the aggregate area of all such structure shall not exceed  $1/4^{\text{th}}$  of the area of the rear open space and shall not occupy more than  $1/3^{\text{rd}}$  of the length of the rear boundary of the site.

10. The permissible coverage F.A.R. and other stipulations shall be on par with zoning regulations approved by the Government from time to time.

11. Every dwelling house shall be provided with adequate means for the effective drainage of sullage and sewage water from the premises. The drainage arrangements and the sanitary convenience shall be in accordance with such conditions, designs and specifications as may be laid down or specified in the local body.

12. All house sullage shall be disposed off in such manner as to prevent it from running into or stagnating on adjacent streets. It may be used for the watering the gardens if no nuisance or insanitation will be created there. Any or such effluent should be allowed to flow freely into drains or channels after it has been previously treated sanitarily in any manner required by the concerned Health Officer.

13. The change in boundaries and dimensions of plots shall not be allowed except with the prior approval of this Authority.

14. Except to the extent necessary for excavation of foundation, levelling or sloping of ground earth shall not be removed from site for building or for any other purposes so as to create hollows or borrow-pits therein.

15. Shops, business premises and industrial units shall not be located anywhere in the area covered by the approved layout except in the site specifically reserved for such proposals in the approved layout plan.

16. The owner shall give a written agreement to abide by the above conditions and the sale or lease of sites shall be also subject to compliance with the above conditions. The owner shall be bound to mention it in the sale or lease deed, but in the absence of any such mention shall not stand in the way of the VGTM UDA/Panchayat Authority enforcing the fulfillment of the above conditions or carry out any work itself and recovering the expenditure incurred from owner / purchaser or occupier in default, as the VGTM UDA/Panchayat Authority may deem fit.







17. No open space provided on the sanctioned layout plan L.P.No- 16/2006/VJA for parks, play-ground, community facilities, schools etc. shall be utilised for any other use without prior approval of Vijayawada-Guntur-Tenali-Mangalagiri Urban Development Authority.

18. No change of land use shall be made contradictory to the sanctioned layout L.P.No 16/2006/VJA without the prior approval of Vijayawada-Guntur-Tenali-Mangalagiri Urban Development Authority.

19. The size and number of plots should be in conformity with the approved layout L.P.No- 16/2006/VJA.

20. The rainwater harvest structure shall be maintained properly.

21. The applicant shall form the WBM roads and fulfill other layout conditions as specified in mortgage deed No. 1763/06 dt. 18/8/2006 as well as the conditions and specification enclosed with in period of one year failing which the land will be taken over by VGTM UDA which is mortgaged vide deed No. 1763/06 dt. 18/8/2006 and the land will be auctioned and the sale proceeds will be utilised for formation of roads etc. as per specifications.

22. No plots shall come under the electrical lines.

Enclosures:

(I) Copy of approved layout bearing  
L.P.No-16/2006/VJA

2) specification copy & type design open space  
To ob boundary pole

Shri N. Paradhi Saradhi,  
S/o Venkata Rama Rao,  
T-1, D.B. block, K.S. Vas complex,  
Labhipet, Vi Jayawada.

Copy to:

The Panchayat Secretary,

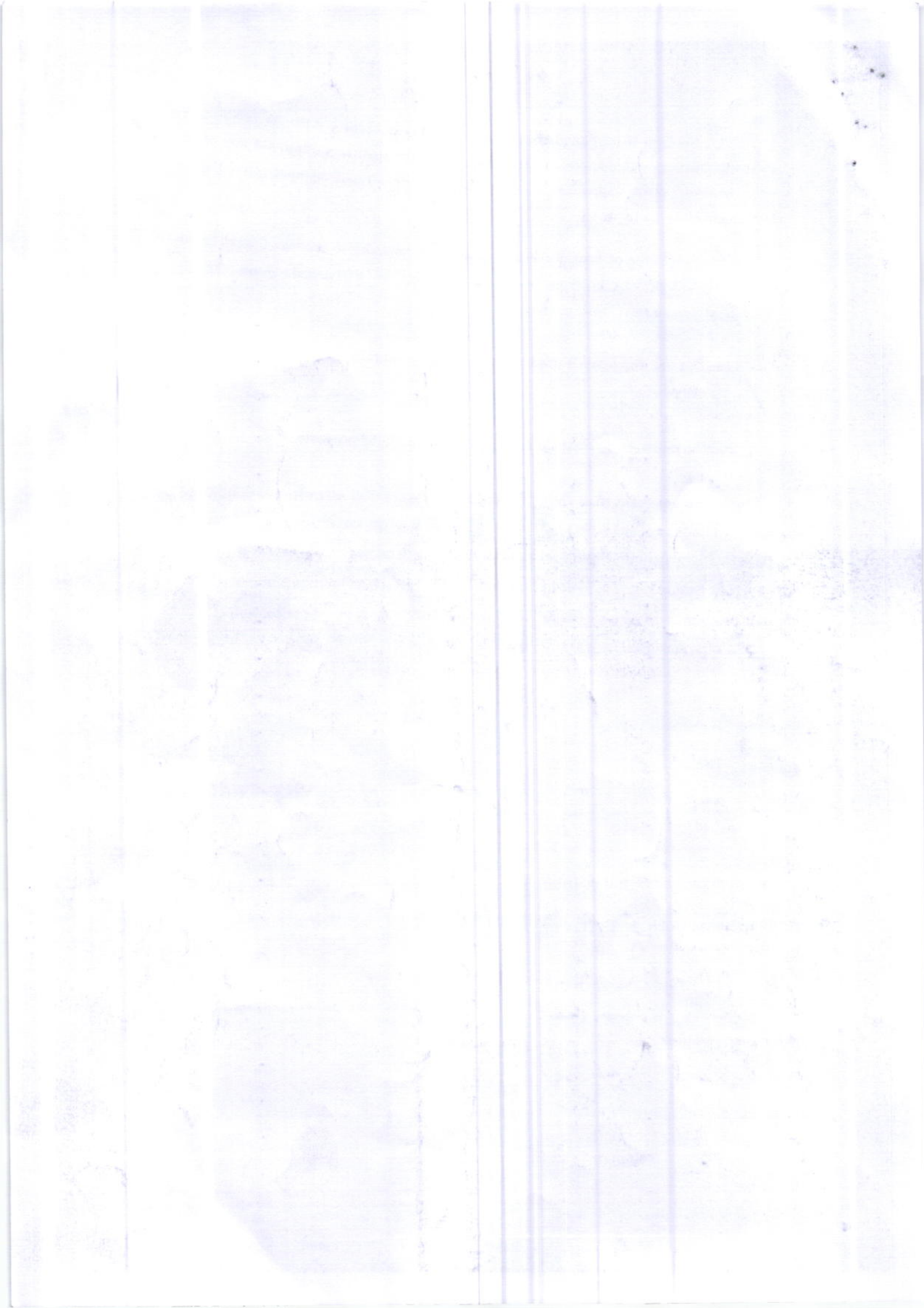
Edupugala Grama Sachivalayam

Kankipadu Mandal,

Krishna District

VICE-CHAIRMAN.







ADOLEPHANT 1513 3170 EDELHALL  
VILLAGE, KUNNINGH MINDOLLA  
KRISTINA DILL

卷之四

LA 1017 6 2004

卷之四

THE UNIVERSITY OF CHICAGO

卷之四

THE UNIVERSITY OF CHICAGO

1997

THE UNIVERSITY OF CHICAGO

[illegible]

THE UNIVERSITY OF CHICAGO

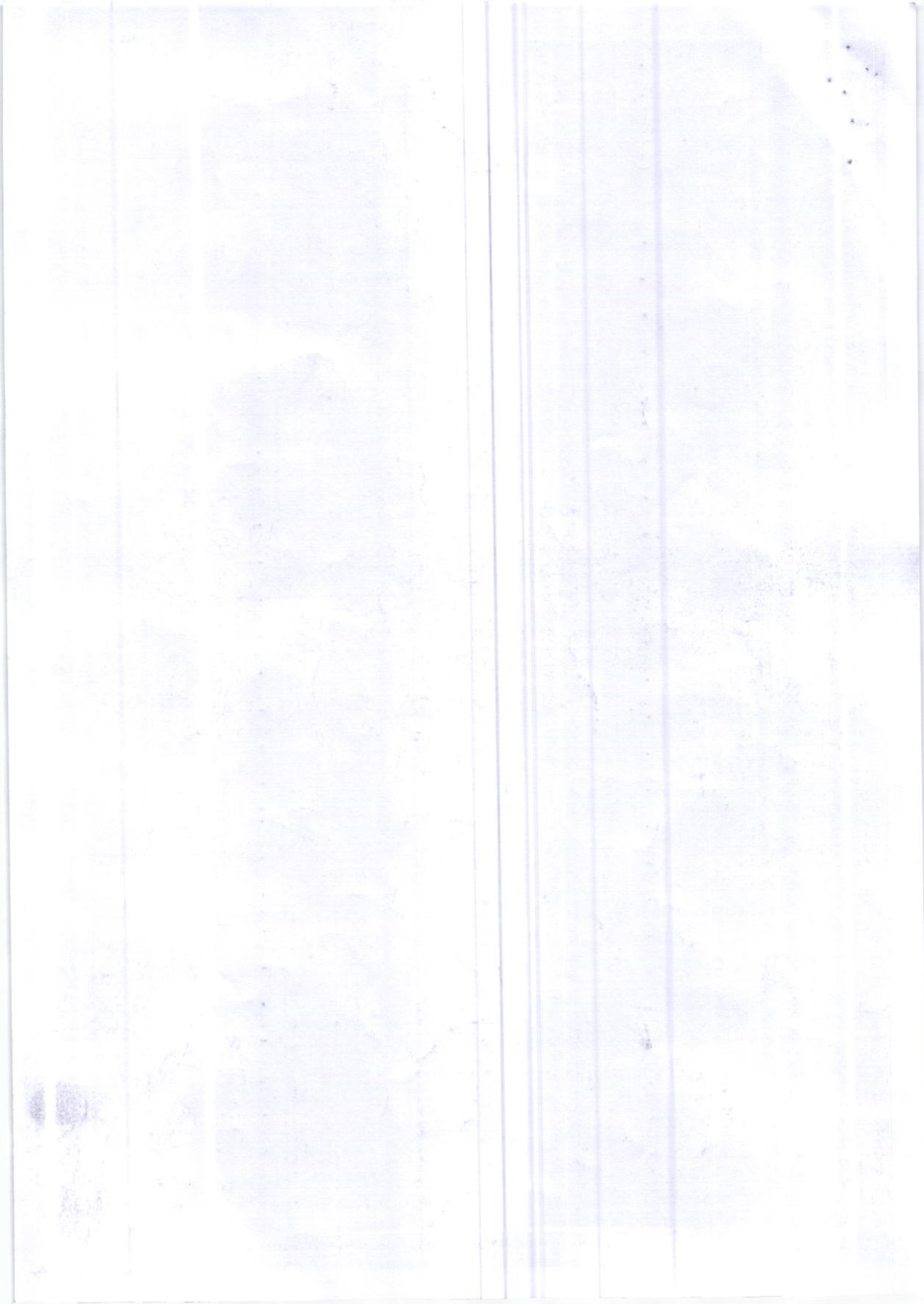
1891

100

1/20/1914

10







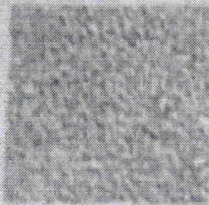


# NON JUDICIAL Government of Andhra Pradesh



e-Stamp

Document No.	IN AP1505BT43867000X
Document Serial Date	DI AP 1505 11 09 AM
Document Description	HE WIFE ACC. DIV. 15050004 AP NTR AP 1505 11 09 AM
Document Type	270000001-130 K3 R
Document Category	270000001-130 K3 R
Document Sub-Category	YALAMANCHILI DHANYA SRI WIFE N. JOGESWARA RAO
Document Status	Active & Not Mortgaged
Document Charge	Not Applicable
Document Price (Rs.)	0
Document Price	(Zero)
Document Price	YALAMANCHILI DHANYA SRI WIFE N. JOGESWARA RAO
Document Price	Not Applicable
Document Price	YALAMANCHILI DHANYA SRI WIFE N. JOGESWARA RAO
Document Price	100
Document Price	(One Hundred only)



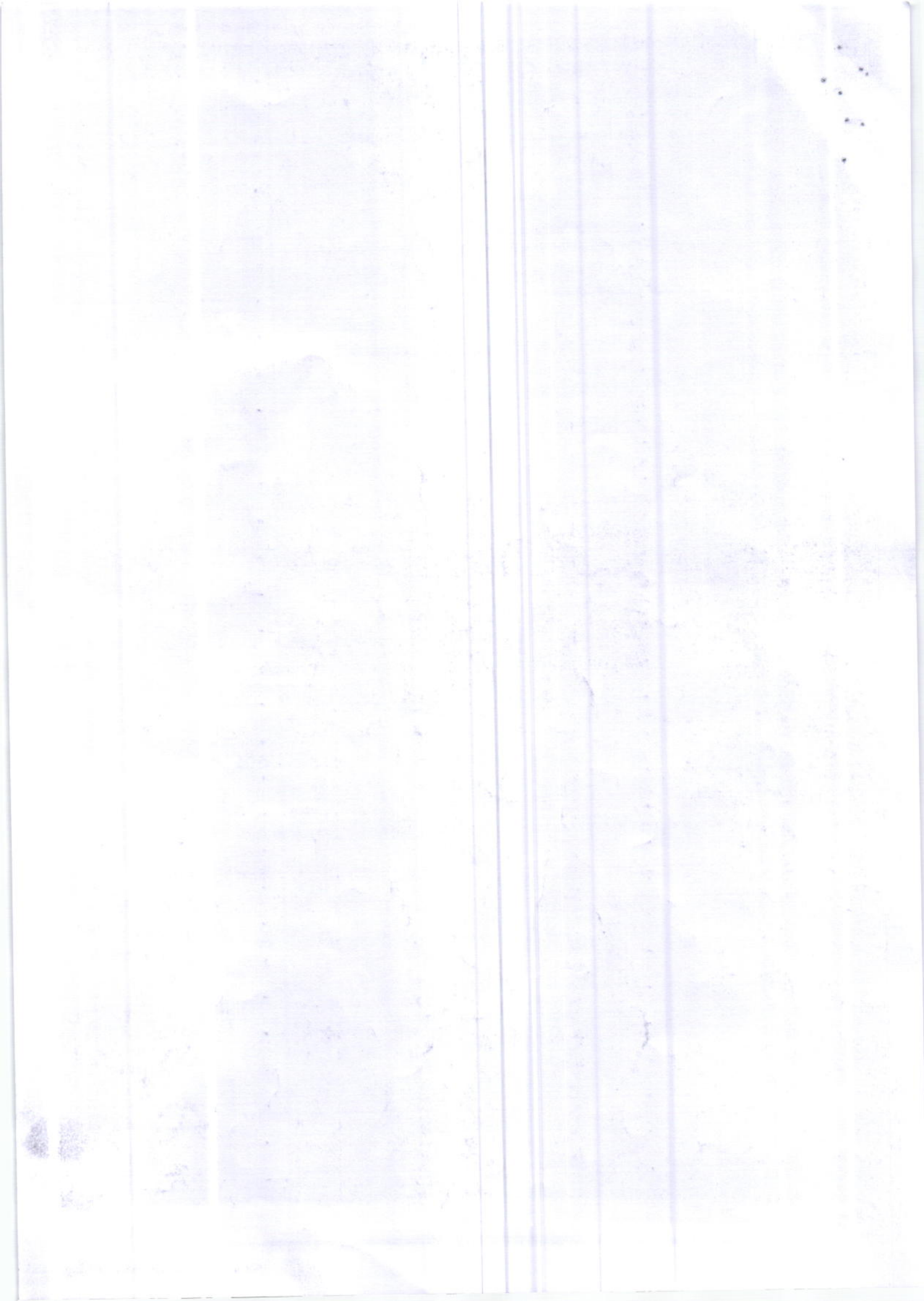
Stamp duty of Rs. 100.00 only

FINAL DECREE IS ENGROSSED ON NON-JUDICIAL STAMP WORTH Rs.100.00 (Rupees One Hundred Only), the balance stamp duty is payable, if any, by the 1<sup>st</sup> petitioner/ 1<sup>st</sup> plaintiff namely Yelamanchili (Navara) Dhanyasri, D/o.Lokeswara Rao, W/o.Jogeswara Rao at the time of registration before the Sub-Registrar, Kankipadu.

*D. Chaitanya*  
1 ADDL.CIVIL JUDGE (SENIOR DIVISION)  
VIJAYAWADA

0002815583







IN THE COURT OF 1 ADDITIONAL CIVIL JUDGE (SENIOR DIVISION)  
VIJAYAWADA

Present: Smt.D Geetha Rani  
1 Additional Civil Judge (Senior Division)  
Vijayawada

Wednesday, this the 2<sup>nd</sup> day of April, 2025

FDP.No.31/2010 in OS.810/2004

Between:

1. Yelamanchilli (Navara) Dhanyani, D/o Lokeswara Rao,  
W/o Lokeswara Rao, 22 years, Student, D.No 24-4-21/98,  
Dharmagundam Street, Mandapet, E.G District.
2. Yelamanchilli Sindhura (died)

(Amended the cause title of petitioners 1 and 2 as per order  
dated 30.06.2023 in IA.320/2019 in FDP.31/2010 in  
OS.810/2004)

Petitioners/  
Plaintiffs

And

1. Yelamanchilli Lokeswara Rao (died), S/o late Srram Murthy,  
Hindu, 52 years, Properties, D.No.11-33, Penamaluru  
Penamaluru Mandal, Krishna District.

(Amended the cause title of 1<sup>st</sup> respondent as per order dated  
30.06.2023 in IA.320/2019 in FDP.31/2010 in OS.810/2004)

2. Nadikallu Trilok Sundari, W/o Rama Mohana Rao,  
R/o Sitapuram, Poranki, Penamaluru Mandal, Krishna District.
3. N.Pardhasaradhi, S/o Venkata Ramarao, R/o Ramalingeswara  
Nagar, Krishnalanka, Vijayawada, Krishna District.

Respondents/  
Defendants

  
1 Addl. Senior Civil Judge  
Vijayawada







1. Petitioners 1 and 2 / plaintiffs filed this petition against respondents under Order XXVI Rule 13 and section 151 of GPC praying the Court to appoint an Advocate Commissioner to divide the petition schedule properties into three equal shares and to allot the entire two such shares to each of plaintiff and costs of Rs.7,448/- as per decree and to pass final decree in the interest of justice.

2. Petition is presented on : 25.01.2010.

3. This Final Decree Partition is coming before me on 11.02.2025 in the presence of Sri Mohammad Aarif, Advocate for 1<sup>st</sup> petitioner, during pendency of this petition 2<sup>nd</sup> petitioner, 1<sup>st</sup> respondent died, and respondents 1 and 2 are set-apart, and

WHEREAS this Court passed a Preliminary Decree on 9<sup>th</sup> day of June, 2009 for partition of plaint schedule properties. During pendency of final decree proceedings, 2<sup>nd</sup> petitioner died unmarried on 07.04.2019 who is younger sister of 1<sup>st</sup> petitioner and that IA.320/2019 in FDP.31/2010 in OS.810/2004 is filed by the 1<sup>st</sup> petitioner to amend the Preliminary Decree as per granting Preliminary Decree for partition of plaint schedule properties into two equal shares and to allot one such share to the 1<sup>st</sup> plaintiff and her father by separate metes and bounds, and this Court allowed said petition on 30.06.2023 and amended the Preliminary Decree as prayed in IA.320/2019. Thereafter, learned counsel for petitioners filed memo along with death certificate stating that the 1<sup>st</sup> defendant namely Yalamanchili Lokeswara Rao died on 07.11.2020 leaving behind him the

  
I Addl. Senior Civil Judge  
Vijayawada.







1<sup>st</sup> plaintiff as his sole legal heir for the estate of suit property, and that this Court recorded his death as per docket order dated 24.03.2021. So, in view of death of both 2<sup>nd</sup> petitioner and 1<sup>st</sup> respondent, the 1<sup>st</sup> petitioner herein is the only person entitled for the entire share of item No.1 of petition schedule property and none were challenged against the allotment of share to the 1<sup>st</sup> petitioner herein. On 22.08.2024 an Advocate Commissioner was appointed namely Smt.K.Anitha Kumari in IA.102/2024 to divide the entire plaint schedule properties by metes and bounds and in her report she submitted that she took assistance of Licensed Surveyor and got measured the item No.1 of petition schedule property situated at Edupugallu village, Kankipadu mandal, Krishna District and that there is no property of item No.2 of petition schedule property. Finally, this Court having considered the facts and circumstances the case, passed final decree petition on 18.03.2025 by allotting entire share in respect of petition schedule property was allotted to the 1<sup>st</sup> petitioner/ 1<sup>st</sup> plaintiff namely Yelamanchilli (Navra) Dhanyasri with absolute rights since 2<sup>nd</sup> petitioner/ 2<sup>nd</sup> plaintiff and 1<sup>st</sup> Respondent/ 1<sup>st</sup> Defendant died during pendency of final decree proceedings, and after filing this NJ stamp paper dated 02.04.2025 by the above party, this Court engrossed final decree on it, and that this Court doth order and FINAL DECREE :

that an extent of Ac.3-37.55 cents or 13660.71 square meters of wet land in item No.1 of petition schedule property is be and hereby allotted the 1<sup>st</sup> petitioner/ 1<sup>st</sup> plaintiff namely Yelamanchilli (Navara) Dhanyasri, daughter of Lokeswara Rao situated in RS.No.317/2, Edupugallu village, Kankipadu mandal within the Sub-Registry of Kankipadu being bounded by : East- Irrigation Canal existing of 25

  
1 Addl. Senior Civil Judge  
Vijayawada.







IN THE HIGH COURT OF JUDICATURE, ANDHRA PRADESH  
AT HYDERABAD

FRIDAY, THE TWELFTH DAY OF DECEMBER  
TWO THOUSAND AND EIGHT

PRESENT  
THE HON'BLE SRI JUSTICE D.S.R. VARMA  
CIVIL REVISION PETITION NO : 4514 of 2008



Petition under Article 227 of the Constitution of India to revise the  
order dt:13/10/2008 and made in I.A.No.640 of 2008 in O.S.No.810 of  
2004 on the file of the Court of the 1 Additional Senior Civil Judge,  
Vijayawada.

Between:

Naragani Parthasaradhi S/o Venkata Rama Rao R/o D.No. 61-23-4B,  
Rajath Bhargav Road, Ramalingeswara Nagar, Krishna Lanka  
Vijayawada, Krishna District

..... PETITIONER

AND

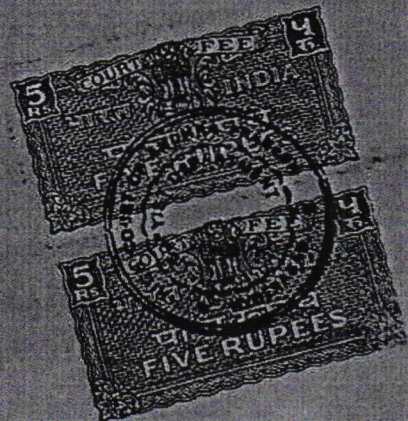
1. Yalamanchilli Dhanyasri age: Minor
2. Yalamanchilli Sindhura Both are D/o Lokeswara Rao, Both Being  
Minors Rep by their Next Friend Chalasani Rama Koteswara Rao  
R/o Edupugullu, Kankkipadu Mandal, Krishna District
3. Yalamanchilli Lokeswara Rao S/o Sri Rama Murthy R/o  
Edupugallu, Kankkipadu Mandal, Krishna District
4. Nadikailu Triloka Sundari W/o Ramamohan Rao R/o  
Sitarampuram Colony, Poranki, Penamaluru Mandal,  
Krishna District (already set exparte in all proceedings of the suit)
5. The Sub-Registrar, Kankipadu, Krishna District  
(Suit not pressed)  
( Respondents 4 & 5 are not necessary )

.....RESPONDENTS

Counsel for the Petitioner: SRI G. KRISHNA MURTHY

Counsel for the Respondents 1&2 : SRI T.S. ANAND

The Court made the following : ORAL ORDER







URGENT FEE HS. LTD

SL. NO. INDIA  
Certified copy issued in  
Matter No. 210(C) # 6114/2008  
Brief Cause Title Nagpur Pathyavadi  
Yalgratelli Jhanyani Tr. friend tm

SP. NO. A10R 12/18/08  
No. of copies 1  
C. No. 111-  
As eleven only  
Date of delivery to the copy 12/13/08  
Section Officer  
Supreme Court of India

SEALED IN MY PRESENCE

35  
266

23/1/08



ITEM NO.26

Court No3

SECTION XIII A

S U P R E M E C O U R T O F I N D I A  
R E C O R D O F P R O C E E D I N G S

288395

Petition(s) for Special Leave to Appeal (Civil) No(s).6114/2009

(From the judgement and order dated 12/12/2008 in CRP No. 4514/2008 of The HIGH COURT OF A.P AT HYDERABAD)

NARAGANI PARTHASARADHI

Petitioner(s)

VERSUS

YALANABCHILLI DHANYASRI TR.FRIEND & ORS.

Respondent(s)

(With appln(s) for exemption from filing O.T., deletion of the name of respondent, PERMISSION TO FILE LENGTHY LIST OF DATES and prayer for interim relief ))

Date: 27/03/2009 This Petition was called on for hearing today.

Certified to be true copy

CORAM :

HON'BLE Dr. JUSTICE ARIJIT PASAYAT  
HON'BLE MR. JUSTICE ASOK KUMAR GANGULY

Assis. at Registrar (Judl.)

Supreme Court of India

For Petitioner(s)

Mr. G.V.R.Choudhary, adv.  
Mr. K. Shivraj Choudhuri, Adv.

For Respondent(s)

Mr. Sridhar Potaraju, Adv.

UPON hearing counsel the Court made the following  
O R D E R

Heard learned counsel for the parties.

No merits.

The special leave petition is dismissed.

(Shashi Sareen)  
Court Master

(Shashi Bala Vij)  
Court Master



3. Therefore, the 1<sup>st</sup> petitioner/1<sup>st</sup> plaintiff succeeds for the entire plaint schedule property. The 1<sup>st</sup> petitioner/1<sup>st</sup> plaintiff is advised to file this memo with the above said facts, in the interests of justice and equity.

Hence, this memo.

Be Pleased to consider,

Vijayawada,  
Dt. 14.11.2022

Advocate for 1<sup>st</sup> petitioner/  
1<sup>st</sup> plaintiff



IN THE COURT OF I ADDITIONAL CIVIL JUDGE (SENIOR DIVISION)  
VIJAYAWADA

Present : Smt.D.Geetha Rani  
I Additional Civil Judge (Senior Division)  
Vijayawada

Tuesday, this the 18<sup>th</sup> day of March, 2025

**FDP.No.31/2010 in OS.810/2004**

Between:

- Chinna*
1. Yelamanchili (Navara) Dhanyasri, D/o.Lokeswara Rao, W/o.Logeswara Rao, 22 years, Student, D.No.24-4-21/98, Dharmagundam Street, Mandapet, E.G.District.
  2. Yelamanchili Sindhura (**died**)

(Amended the cause title of petitioners 1 and 2 as per order dated 30.06.2023 in IA.320/2019 in FDP.31/2010 in OS.810/2004)

**Petitioners/  
Plaintiffs**

And

1. Yelamanchili Lokeswara Rao (**died**), S/o.late Sriram Murthy, Hindu, 52 years, Properties, D.No.11-33, Penamaluru, Penamaluru Mandal, Krishna District.

(Amended the cause title of 1<sup>st</sup> respondent as per order dated 30.06.2023 in IA.320/2019 in FDP.31/2010 in OS.810/2004)

2. Nadikallu Trilok Sundari, W/o.Rama Mohana Rao, R/o.Sitapuram, Poranki, Penamaluru Mandal, Krishna District.

- Lokesh  
as per  
the order*
3. N.Pardhasaradhi, S/o.Venkata Ramarao, R/o.Ramalingeswara Nagar, Krishnalanka, Vijayawada, Krishna District.

**Respondents/  
Defendants**

This Final Decree Partition is coming before me on 11.02.2025 in the presence of Sri Mohammad Aarif, Advocate for 1<sup>st</sup> petitioner, during pendency of this petition 2<sup>nd</sup> petitioner, 1<sup>st</sup> respondent died, and respondents 1 and 2 are set-apart, and the matter having stood over till this day for consideration, this Court delivered the following :





**ORDER**

1. Petitioners 1 and 2/plaintiffs filed this petition against respondents under Order XXVI Rule 13 and section 151 of CPC praying the Court to appoint an Advocate Commissioner to divide the petition schedule properties into three equal shares and to allot the entire two such shares to each of plaintiff and costs of Rs.7,448/- as per decree and to pass final decree in the interest of justice.

2. During pendency of petition, 2<sup>nd</sup> petitioner died unmarried on 07.04.2019 who is younger sister of 1<sup>st</sup> petitioner and that IA.320/2019 in FDP.31/2010 in OS.810/2004 is filed by the 1<sup>st</sup> petitioner to amend the Preliminary Decree as per granting Preliminary Decree for partition of plaint schedule properties into two equal shares and to allot one such share to the 1<sup>st</sup> plaintiff and her father by separate metes and bounds, and this Court allowed said petition on 30.06.2023 and amended the Preliminary Decree as prayed in IA.320/2019. Thereafter, learned counsel for petitioners filed memo along with death certificate stating that the 1<sup>st</sup> defendant namely Yelamanchili Lokeswara Rao died on 07.11.2020 leaving behind him the 1<sup>st</sup> plaintiff as his sole legal heir for the estate of suit property, and that this Court recorded his death as per docket order dated 24.03.2021.

3. This petition is filed on 25.01.2010 and also appended item Nos.1 and 2 petition schedule properties. By the date of filing this petition, petitioners have stated that suit in OS.810/2004 against defendants for partition of plaint schedule properties into three equal shares and to allot two such shares to petitioners. After amendment as per IA.320/2019, 1<sup>st</sup> petitioner stated that in view of death of 2<sup>nd</sup> petitioner this Court allotted one share each to the 1<sup>st</sup> petitioner and to her father (R1). It is stated in the petition affidavit that no appeal is pending before any Hon'ble Court. Hence, this petition to pass final decree



4. Father of petitioners died on 07.11.2020 during pendency of petition. None were contested on the respondents 2 & 3 side.

5. An Advocate Commissioner was appointed namely Smt.K.Anitha Kumari on 22.08.2024 in IA.102/2024 to divide the entire plaint schedule properties by metes and bounds. She submitted Commissioner report dated 05.12.2024 that she gave notice to the counsel for petitioner on 22.10.2024 and she informed the respondents/ defendants through registered post as there are no Advocates to them on record to give notice. She further submitted that she took assistance of Licensed Surveyor for measurements of item No.1 of petition schedule property situated at Edupugallu village, Kankipadu mandal, Krishna District. Learned Advocate Commissioner clearly submitted that there is no property of item No.2 of petition schedule property, hence, she executed warrant for item No.1 of petition schedule property only. Finally, she submitted the measurements of item No.1 petition schedule property mentioned as i.e., an extent of Ac.3-37.55 cents or 13660.71 square meters and being bounded by the boundaries : **East-** Irrigation Canal existing of 25 feet width road – 422'3", **South-** Property of Anumolu Purnachandra Rao of R.S.No.323 – 341' 11", **West-** Property of Pinnamaneni Parabrahma Rao of R.S.No.318 – 252'9", and **North-** Property of P.V.B.K.Kameswara Rao of R.S.No.317/1 – 422'3".

6. Learned Advocate Commissioner further submitted in her report along with rough sketch and colour photocopies of photographs that item No.1 of petition schedule property is cut at South-west corner in an extent of 787.30 square yards by RS.No.317/3 and 317/4, therefore, item No.1 of petition schedule property in RS.No.317/2 is an extent of Ac.3-37.55 cents or 13660.71 square meters.

7. Heard the learned counsel for 1<sup>st</sup> petitioner.





8. Now the point for consideration is that: ***whether there any merits to pass this final decree as prayed for ?***

9. No evidence let in by both the parties.

10. **Point :** Admittedly, this Court passed preliminary decree for partition on 09.06.2009. Petitioners 1 & 2 are daughters of 1<sup>st</sup> respondent. Respondents 2 and 3 are 3<sup>rd</sup> parties. During pendency of petition, 2<sup>nd</sup> petitioner died unmarried on 07.04.2019 who is younger sister of 1<sup>st</sup> petitioner and same is amended as per order dated 30.06.2023 in IA.320/2019 in FDP.31/2010 in OS.810/2004 by allotting one share each to the 1<sup>st</sup> petitioner plaintiff and her father /1<sup>st</sup> respondent and thereafter the father of 1<sup>st</sup> petitioner also died on 07.11.2020 leaving behind him the 1<sup>st</sup> plaintiff as sole legal heir for the estate of suit property, and same is recorded by this Court as per docket order dated 24.03.2021. On keen perusal of report of learned Advocate Commissioner, the rough sketch clearly disclosed that there is a cut in south-west corner of item No.1 of petition schedule property and also shown the boundaries mentioned supra. Further, learned counsel for Advocate Commissioner submitted that there is no property of item No.2 of petition schedule property. So, in view of death of both 2<sup>nd</sup> petitioner and 1<sup>st</sup> respondent, the 1<sup>st</sup> petitioner herein is the only person entitled for the entire share of item No.1 of petition schedule property and none were challenged against the allotment of share to the 1<sup>st</sup> petitioner herein. There is no dispute in this regard.

11. Having considered the facts and circumstances of this case and basing on the Commissioner report with specific boundaries on all four sides submitted by the learned Advocate Commissioner, this Court allotted the entire item No.1 of petition schedule property to the 1<sup>st</sup> petitioner herein basing on the detailed report of Advocate Commissioner, rough sketch and colour photocopies of photographs. Thus, final decree is passed in terms of Preliminary Decree since 2<sup>nd</sup> petitioner/ 2<sup>nd</sup> plaintiff and 1<sup>st</sup> Respondent/ 1<sup>st</sup>



Defendant died during pendency of final decree proceedings, the entire share in respect of petition schedule property was allotted to the 1<sup>st</sup> petitioner/ 1<sup>st</sup> plaintiff namely Yelamanchili (Navra) Dhanyasri with absolute rights. Accordingly, this point is answered.

12. In the result, this petition is allowed. Final Decree is passed in terms of Preliminary Decree. Since 2<sup>nd</sup> petitioner/ 2<sup>nd</sup> plaintiff and 1<sup>st</sup> Respondent/ 1<sup>st</sup> Defendant died during pendency of final decree proceedings, the entire share in respect of petition schedule property was allotted to the 1<sup>st</sup> petitioner/ 1<sup>st</sup> plaintiff namely Yelamanchili (Navra) Dhanyasri with absolute rights. 1<sup>st</sup> petitioner is directed to file Non-Judicial Stamp paper worth minimum of Rs.100/- for engrossing the final decree on or before 15 days from the date of filing this order.

Typed to my dictation to the Stenographer Gr.III directly on desktop, corrected and pronounced by me in the open Court, this the 18<sup>th</sup> day of March, 2025.

*D. Aethalani* 18/3/25  
I Additional Civil Judge (Senior Division)  
Vijayawada

Appendix of Evidence

Nil

*D. Aethalani* 18/3/25  
I Additional Civil Judge (Senior Division)  
Vijayawada

TRUE COPY

Superintendent



IN THE COURT OF THE HON. DISTRICT JUDGE  
VIJAYAWADA.

CA. NO: 7598/25

Registration No: 30-4-25

Stamps called for on: } W/CIF

Stamps deposited on: }

Add. Stamps : on: -

Add. Stamps deposited on: -

Stamps made ready on: 8-5-25

Stamps delivered on: 08-05-2025

Superintendent





**Government of Andhra Pradesh  
Registration and Stamps Department**

**STATEMENT OF ENCUMBRANCE ON  
PROPERTY**

<b>Date :</b> 21-07-2025 15:35:36	<b>App No :</b> 2507213 53998	<b>Statement No :</b> 118464595	<b>Village:</b> edupugallu	<b>Ward - Block:</b> 0 - 0	<b>Survey No:</b> 317/2,
<b>House No:</b> -	<b>Plot No/Bi No :</b> -	<b>Extent :</b> -	<b>Built up :</b> -	<b>Flat No :</b> -	<b>Apartment :</b> -
<b>Bounded by North :</b> -	<b>South :</b> -	<b>East :</b> -	<b>West :</b> -	<b>Sri/Smt :</b> dhanyasri having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the mentioned property.	

Sl No.	Description of property	Reg.Date Exe.Date Pres.Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No CD No Doct No/ Year [ScheduleNo]
01	VILL/COL: E DUPUGALL U/RAJAKUL A VEEDHI (1 TO 146 ) W -B: 5-5 SUR VEY: 317/2 H OUSE: 1-54 EXTENT: 58 OSQ.Yds Bo undires: [N]: GULLAPALL I VIJAYA KU MARI LAND [S] ANUMO LU PURNAC HANDRA R AO LAND [E]: ROAD [W]: PLOT N O 1 TO ETC	(R) 18-03-2008 (E) 18-03-2008 (P) 18-03-2008	0305 Gift Settlement in f/o Local b Mkt.Valu e:Rs. 870 000 Cons.Valu e:Rs. 0	1.(DR)YALAMANCHILI LOOK ESWARA RAO (P) 2.(DR)NARAGANI SYAMALAMBA (P) 3.(DR)BORRASRINIVASA RAO(P) 4.(DR)NARAGANI PARDHASARADHI (AGENT) 5.(DR)MEDIMPUDI RAJA VENKATESWARA RAO(AGENT) 6.(DR)GUTHAVENKATA KRISHNA RAO(AGENT) 7.(DE)SECRETARY EDUPUGALLU PANCHAYATHI MUDALAJA KRISHNA	0/0 CD_Volume: 1 73 1172/2008 [1] of SRO KANKIPADU(617)



Sl No.	Description of property	Reg.Date Exe.Date Pres.Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No CD No Doct No/ Year [ScheduleNo]
02	VILL/COL: E DUPUGALL U/RAJAKUL A VEEDHI ( 1 TO 146 ) W -B: 1-1 SURV EY: 317/2 HO USE: 1-54 EX TENT: 1577.7 75Q.Yds Bo undires: [N]: GULLAPALL I VIJAYA KU MARI LAND [S] ANUMO LU PURNAC HANDRA R AO LAND [E]: PLOT N O 9 TO 12 ET C [W]: PLOT NO 17 TO 20 ETC	(R) 18-03- 2008 (E) 18-03- 2008 (P) 18-03- 2008	0305 Gift Settl ement in f/o Local b Mkt.Valu e:Rs. 2366 655 Cons.Valu e:Rs. 0	1.(DR)YALAMA NCHILI LOOK ESWARA RAO (P) 2.(DR)NARAG ANI SYAMALA MBA (P) 3.(DR)BORRA SRINIVASA RA O(P) 4.(DR)NARAG ANI PARDHA SARADHI (AG ENT) 5.(DR)MEDIM PUDI RAJA VE NKATESWAR A RAO(AGEN T) 6.(DR)GUTHA VENKATA KRI SHNA RAO(A GNENT) 7.(DE)SECRET ARY EDUPUG ALLU PANCH AYATHI MUDE DLA JAYA KRI SHNA	0/0 CD_Volume: 1 73 1172/2008 [2] of SRO KANK IPADU(617)
03	VILL/COL: E DUPUGALL U/RAJAKUL A VEEDHI ( 1 TO 146 ) W -B: 1-1 SURV EY: 317/2 HO USE: 1-54 EX TENT: 1645. 65Q.Yds \ B oundires: [N]: GULLAP ALLI VIJAYA KUMARI LA ND [S] RS N O 317/3, 4 [E]: 3 RD ITE M ETC [W]: RS NO 318 S ITE	(R) 18-03- 2008 (E) 18-03- 2008 (P) 18-03- 2008	0305 Gift Settl ement in f/o Local b Mkt.Valu e:Rs. 246 8400 Cons.Valu e:Rs. 9718 500	1.(DR)YALAMA NCHILI LOOK ESWARA RAO (P) 2.(DR)NARAG ANI SYAMALA MBA (P) 3.(DR)BORRA SRINIVASA RA O(P) 4.(DR)NARAG ANI PARDHA SARADHI (AG ENT) 5.(DR)MEDIM PUDI RAJA VE NKATESWAR A RAO(AGEN T) 6.(DR)GUTHA VENKATA KRI SHNA RAO(A GNENT) 7.(DE)SECRET ARY EDUPUG ALLU PANCH AYATHI MUDE DLA JAYA KRI SHNA	0/0 CD_Volume: 1 73 1172/2008 [6] of SRO KANK IPADU(617)
04	VILL/COL: E DUPUGALL U/RAJAKUL A VEEDHI (	(R) 18-03- 2008 (E) 18-03- 2008	0305 Gift Settl ement in	1.(DR)YALAMA NCHILI LOOK ESWARA RAO (P)	0/0 CD_Volume: 1 73 1172/2008 [4]



Sl No.	Description of property	Reg.Date Exe.Date Pres.Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No CD No Doct No/ Year [ScheduleNo]
	1 TO 146 ) W -B: 1-1 SURV EY: 317/2 HO USE: 1-54 EX TENT: 546.6 6SQ.Yds \ B oundires: [N]: PLOT N O 4 AND 13 [S] PLOT NO 5, 12 [E]: 1 ST ITEM SITE [W]: 2 ND IT EM SITE	(P) 18-03- 2008	f/o Local b Mkt.Valu e:Rs. 8199 90 Cons.Valu e:Rs. 0	2.(DR)NARAG ANI SYAMALA MBA (P) 3.(DR)BORRA SRINIVASA RA O(P) 4.(DR)NARAG ANI PARDHA SARADHI (AG ENT) 5.(DR)MEDIM PUDI RAJA VE NKATESWAR A RAO(AGEN T) 6.(DR)GUTHA VENKATA KRI SHNA RAO(A GNENT) 7.(DE)SECRET ARY EDUPUG ALLU PANCH AYATHI MUDE DLA JAYA KRI SHNA	of SRO KANK IPADU(617)
05	VILL/COL: E DUPUGALL U/RAJAKUL A VEEDHI ( 1 TO 146 ) W -B: 1-1 SURV EY: 317/2 HO USE: 1-54 EX TENT: 524.4 4SQ.Yds \ B oundires: [N]: PLOT N O 20 , 29 [S] 2ND ITEM SI TE [E]: PLOT NO 21, 28 [W]: 3 ND IT EM SITE	(R) 18-03- 2008 (E) 18-03- 2008 (P) 18-03- 2008	0305 Gift Settl ement in f/o Local b Mkt.Valu e:Rs. 786 660 Cons.Valu e:Rs. 0	1.(DR)YALAMA NCHILI LOOK ESWARA RAO (P) 2.(DR)NARAG ANI SYAMALA MBA (P) 3.(DR)BORRA SRINIVASA RA O(P) 4.(DR)NARAG ANI PARDHA SARADHI (AG ENT) 5.(DR)MEDIM PUDI RAJA VE NKATESWAR A RAO(AGEN T) 6.(DR)GUTHA VENKATA KRI SHNA RAO(A GNENT) 7.(DE)SECRET ARY EDUPUG ALLU PANCH AYATHI MUDE DLA JAYA KRI SHNA	0/0 CD_Volume: 1 73 1172/2008 [5] of SRO KANK IPADU(617)
06	VILL/COL: E DUPUGALL U/RAJAKUL A VEEDHI ( 1 TO 146 ) W -B: 1-1 SURV EY: 317/2 HO USE: 1-54 EX	(R) 18-03- 2008 (E) 18-03- 2008 (P) 18-03- 2008	0305 Gift Settl ement in f/o Local b Mkt.Valu e:Rs. 240 6660	1.(DR)YALAMA NCHILI LOOK ESWARA RAO (P) 2.(DR)NARAG ANI SYAMALA MBA (P) 3.(DR)BORRA	0/0 CD_Volume: 1 73 1172/2008 [3] of SRO KANK IPADU(617)



Sl No.	Description of property	Reg.Date Exe.Date Pres.Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No CD No Doct No/ Year [ScheduleNo]
	TENT: 1604.44SQ.Yds Boundires: [N]: GULLAPALLI VIJAYA KUMARI LAND [S] ANU MOLU PUR NACHANDRA RAO LAND [E]: PLOT NO 25 TO 28 ETC [W]: EXY LAND ETC		Cons.Valu e:Rs. 0	SRINIVASA RAO(P) 4.(DR)NARAGANI PARDHASARADHI (AGENT) 5.(DR)MEDIMPUDI RAJA VENKATESWARA RAO(AGENT) 6.(DR)GUTHA VENKATA KRISHNA RAO(AGENT) 7.(DE)SECRETARY EDUPUGALLU PANCHAYATHI MUDEDLA JAYA KRISHNA	
07	VILL/COL: EDUPUGALLU/EDUPUGALLU W-B: O-O SURVEY: 317/2 EXTENT: 1.5 Acres Boundires: [N]: LAND OF YALAMANCHILI MERYKUMARI [S] LAND OF ANUMOLU POORNA CHANDRARAO [E]: LAND OF EXI [W]: LAND OF MUKKAMALA POORNACHANDRARAO Link Doct:3695/2005 of SRO 617 Link Doct:323/1970 of SRO 617 Link Doct:826/1969 of SRO 617	(R) 03-01-2006 (E) 03-01-2006 (P) 03-01-2006	0101 Sale Deed Mkt.Value:Rs. 450000 Cons.Value:Rs. 450000	1.(EX)YALAMANCHILI LOKESWARARAO(P) 2.(EX)NARAGANI PARDHASARADHI(P) 3.(CL)MEDIMPUDI RAJA VENKATESWARARAO 4.(CL)GUTTA VENKATA KRISHNARAO	0/0 CD_Volume: 143 17/2006 [ @ ] of SRO KANKIPADU(617)
08	VILL/COL: EDUPUGALLU/EDUPUGALLU W-B: O-O SURVEY: 317/2 EXTENT: 3.3 Acres Boundires: [N]: land o	(R) 04-07-2005 (E) 04-07-2005 (P) 04-07-2005	0111 AGREEMENT OF SALE CUM GPA Mkt.Value:Rs. 480200 Cons.Valu	1.(EX)yalamanchili lokeswararao 2.(CL)naragani pardhasaradhi	0/0 CD_Volume: 138 3695/2005 [ @ ] of SRO KANKIPADU(617)



Sl No.	Description of property	Reg.Date Exe.Date Pres.Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No CD No Doct No/ Year [ScheduleNo]
	f yalamanc hili meryku mari [S] lan d of anumol u poornach andrarao [E]: land of naragani sy amalamba [W]: land of mukkamala poornachan drarao Link Doct:3 23/1970 of S RO 617 Link Doct:8 26/1969 of S RO 617		e:Rs. 480 200		

**Disclaimer:**

1. This Report is for Information only.
2. Boundaries, Extent and Build up are not used in electronic search, they are meant for registering officers for selecting or deselecting for the search result.
3. The encumbrances shown in the eEC are those discovered with reference to the description of properties furnished by the applicants at the time of Registration.
4. All efforts are made for accuracy of data. However in case of any conflict, original data shall prevail.
5. In case system responds by "Data Not Found", for confirmation approach SRO concern.
6. Result : '8 out of 9 are included in the statement.'

**" 'Asking Bribe' ? – Call 14400. "**

[Print](#)

[Home](#)



R.P. center All Day

Office of the  
V.G.T.M. Urban Development Authority,  
Vijayawada.

Rc.No. C8/2641/05

Dated: 6-7-07

Sub:- VGTM UDA-Vijayawada: LAYOUTS..... Kanu Padu..... Gram

Panchayat- site measuring an extent of Ac. 3.38..... cents

relating to Sri/Smt. Naragani. Pardha Saradhe. xaver-

layout approved in L.P.No. 16/06/05..... Not

fulfilled the layout conditions with in the stipulated period 1 year -  
decided to auction mortgaged plots-informed-Reg.

Ref:- (1) Letter dated 17-12-05 of Sri/Smt. N. Pardha Saradhe  
(2) This office proceedings No. C8/2641/05..... dtd. 24-4-06

Sri/Smt. Naragani. Pardha Saradhe: \*\*\*\*\*  
in the reference 1st cited has  
submitted layout for the site measuring an extent of Ac. 3.38..... cents in  
R.S.No. 312/2..... of P. Durugalle..... Village. The proposal has  
been examined with reference to the rules in force and approved the same vide  
proceeding No. C8/2641/05..... dtd. 24-4-06..... subject to fulfillment  
of certain layout conditions and the conditions laid down in the mortgage deed  
No. 1763, dated 18-4-06. But the applicant has not fulfilled the layout  
conditions and other conditions laid down in mortgage deed with in the  
stipulated period.

In view of the above, it is decided to auction the mortgaged plots and  
utilize the sale proceeds for completing the balance work.

To  
Sri/Smt. Naragani. Pardha Saradhe  
S/o. Venkata Ramesh  
T. 1. D. D. L. R. S. Var. Complex  
Subbarpet, U.A.

VICE-CHAIRMAN.

5/20/07 6/5/2007 5/20/07 6/5/2007

Copy to

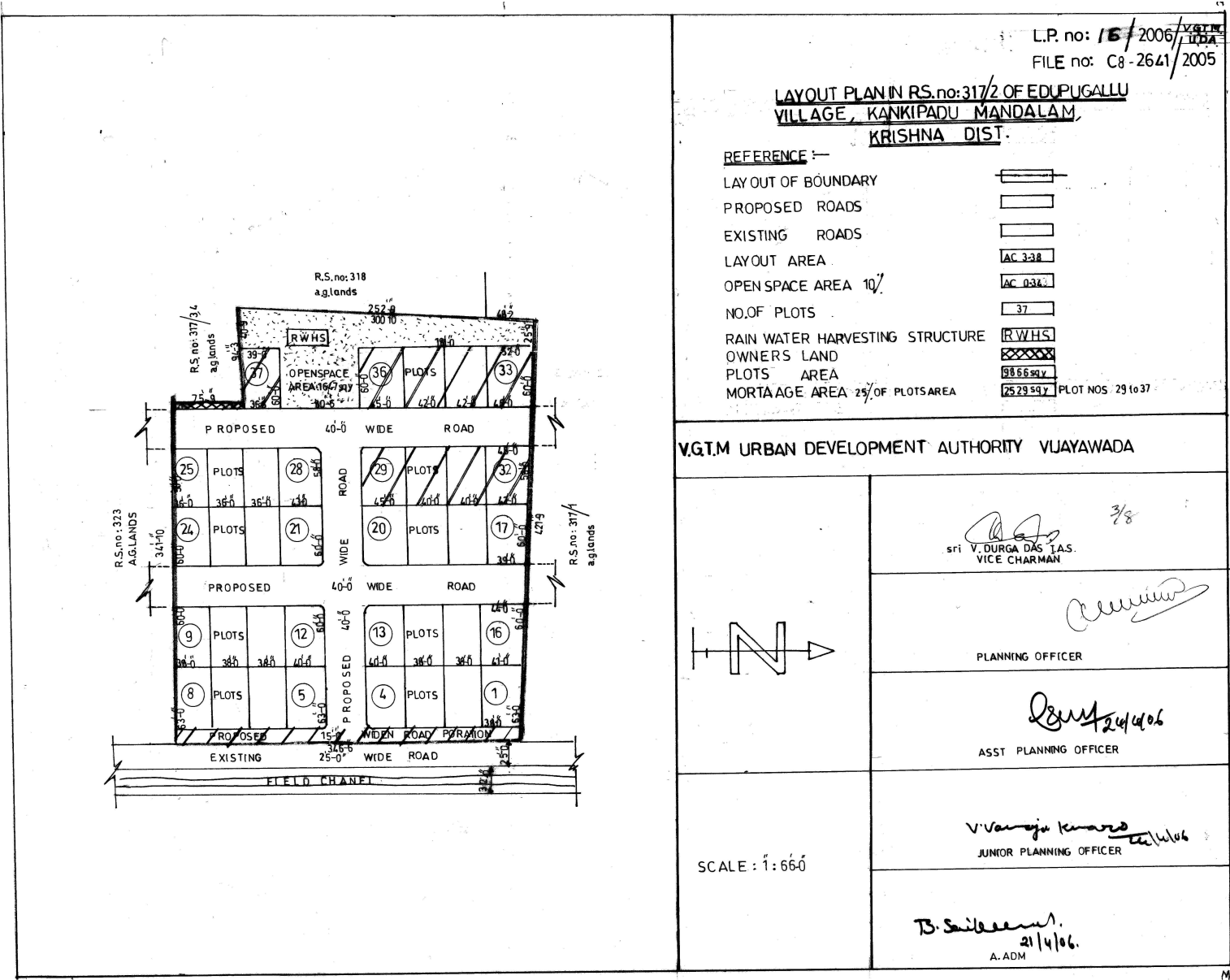
The Panchayat Secretary,

P. Durugalle Grama Panchayat,

Kanu Padu Mandal,

Krishna District for information and necessary action in the matter.









# ANDHRA PRADESH CAPITAL REGION DEVELOPMENT AUTHORITY

Lenin Center, Governorpet, Vijayawada-520002 (A.P.)

## **NOTICE**

**File No : MAU61-DPOVUY(OTH)/27/2025**

**DC 19/9/2025**

In response to the request received from Sri. Yelamanchili(Navra). Dhanyasri for cancellation of approved layout vide L.P No: 16/2006/VGTM UDA in file No. RC No/ C8/2641/2005 dt. 24-04-2006 of an extent Ac. 3.38 cents, in favour of Sri. Nargani Pardhasarahi in RS No. 317/2, Edupugallu village, Kankipadu mandal, Krishna District which was approved as per Section 13 of AP UDA Act-1975, as the Honble 1st Addl. Civil Judge (Senior Division) had passed final decree FDP No. 31/2010 in OS No. 810/2004 Dt: 18-03-2025 stating that Sri. Yelamanchili(Navra) Dhanyasri is the only owner with absolute rights of said property. In this regard, it is here by proposed for cancellation of approved layout L.P No: 16/2006/VGTM UDA mentioned above.

Any person or Local authority affected directly or indirectly with respect to the above cancellation of approved layout of LP No. 16/2006 may give objections and suggestions, if any in writing to the undersigned with in fifteen days from the date of publication of notice. The details can be seen in [www.crda.ap.gov.in](http://www.crda.ap.gov.in), or APCRDA office, Lenin Centre, Vijayawada and also in Edupugallu Grama Panchayat office, Kankipadu Mandal, Krishna District.

**Sd/- Commissioner, APCRDA.**





## ఆంధ్రప్రదేశ్ రాజధాని ప్రాంత అభివృద్ధి ప్రాధికార సంస్థ లెనిస్ సెంటర్, గవర్నరు సెట్, విజయవాడ-520 002

### నోటీసు

**ఫైల్ నెంబర్. MAU61-DP0VUY(OTH)/27/2025**

AP UDA Act-1975, సెక్షన్ 13 ప్రకారం ఫైల్ నెం. RC No/ C8/2641/2005 dt. 24-04-2006, నందు శ్రీ నరగావి. పార్థసారథి వారికి, RS No. 317/2 నందు, యు. 3.38 సెంటు విస్తీర్ణములో ఆమోదించిన ఎల్. ఓ. నెం. 16/2006 ను, శ్రీ ఎలమంచిలి ధన్యశ్రీ వారి దరఖాస్తు మేరకు, మరియు గౌరవనీయులు 1st Addl. Civil Judge (Senior Division) వారు జారీ చేసిన ఉత్తర్వులు FDP No. 31/2010 in OS No. 810/2004, Dt: 18-03-2025 ద్వారా, సదరు RS No. 317/2 నందు, యు. 3.38 సెంటు భూమి యందు, శ్రీ ఎలమంచిలి ధన్యశ్రీ గారికి మాత్రమే హక్కు కలిగియున్నారని తెలియజేసినారు. కావున సదరు లేబిల్ రద్దు చేయుటకు ప్రతిపాదించటం జరిగింది.

ఏ చట్ట అయినా లేదా ఏ సానిక సంస్థ అయినా పైన ప్రతిపాదించిన లేబిల్ అనుమతి రద్దు ద్వారా ప్రత్యక్షముగా లేదా పరోక్షముగా ప్రభావితం అయితే ఇది ప్రచురించిన తేది నుండి 15 రోజుల లోపు తమ అభ్యంతరములను లేదా సలహాలను కమిషనర్, ఏ.పీ.సి.ఆర్.డీ.ఎ వారికి అందచేయవచ్చును. తదుపరి వివరాల కొరకు [www.crda.ap.gov.in](http://www.crda.ap.gov.in) వెబ్ సైట్ లోను, సి.ఆర్.డీ.ఎ విజయవాడ కార్యాలయంలో, ఈడుపుగల్లు గ్రామ పంచాయతీ కార్యాలయంలో పని దినములలో చూడవచ్చును.

సం/- కమిషనర్, ఏ.పీ. సి.ఆర్.డీ.ఎ