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NOTIFICATIONS BY GOVERNMENT

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT
(H)**

MA&UD-DT&CP, A.P, MANGALAGIRI – PALNADU URBAN DEVELOPMENT AUTHORITY – CHILAKALURIPET MUNICIPALITY – MODIFICATIONS TO THE SANCTIONED MASTER PLAN OF CHILAKALURIPET MUNICIPALITY APPROVED VIDE G.O.MS.NO.46, MA&UD (H) DEPT., DT.13.03.2024 – RECOMMENDATION OF THE CLU COMMITTEE – FURTHER INFORMATION CALLED FOR – REGARDING

**[Memo.No.3009099/H1/2025, Municipal Administration (H) Department
Dated: 02nd April 2026]**

NOTIFICATION

The following draft variation to the Chilakaluripet Municipality General Town Planning Scheme, the Master Plan, sanctioned in G.O.Ms.No.46, MA&UD (H) Dept., Dt.13.03.2024 and proposed in exercise of the powers conferred by Section 15 of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 (Act No.5 of 2016) is hereby published as required by sub-section (3) of the said section.

Notice is hereby given that the draft will be taken into consideration after the expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect there-to before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Velagapudi.

DRAFT VARIATION

Proposal for change of land use for 12 Number of land parcels, i.e., **(1).** Sy.No.37, Near Balaji theatre to an extent of 5710.11 Sq.mts, (Recreational and Open Space zone to Residential zone), **(2).** Sy.No.49(P), Pandaripuram road to an extent of 5220.44 Sq.mts. and 2347.17 Sq.mts, (Residential to Work Centre Zone), **(3).** Sy.No.90, RTC colony to an extent of 5301.38 Sq.mts, (Commercial land use to Work Centre Zone), **(4).** Sy.No.123/A, Golconda gardens to an extent of 16470.70 Sq.mts, (Residential to Work Centre Zone), **(5).** Sy.No.136, South side of RTC bus stand to an extent of 6029.81 Sq.mts, (Commercial use to Work Centre Zone), **(6).** Sy.No.148/C, Sanjeev Nagar to an extent of 1092.65 Sq.mts. and 12747.59 Sq.mts, (Commercial use to Mixed land use), **(7).** Sy.No.156, Kandimalla company to an extent of 35329.05 Sq.mts, and 14568.68 Sq.mts, (Mixed and Residential to Work Centre zone), **(8).** Sy.No.162, Pandaripuram to an extent of 687.96 Sq.mts, (Commercial use to Mixed use), **(9).** Sy.No.163, Pandaripuram southern side of head water works to an extent of 1375.93 Sq.mts, (Commercial use to Residential use), **(10).** Sy.No.449, Near Cheruvu Road to an extent of 38566.54 Sq.mts, (Public and Semi-Public use to Residential use), **(11).** Sy. No. 501, Kondrupadu to an extent of 59691.13 Sq.mts, (Mixed use to Industrial zone), **(13).** Sy.No.750/A (Part), Kakkera dasaiah godown to an extent of 42896.67 Sq.mts. (Residential use to Work Centre zone) and **revision of 8 No. of roads** i.e., **(4).** Sy.No. 125, Bank Colony, to an length of 82.78 Mts., (deletion of road), **(5).** Sy.No. 131, Jayamma Hospital road, to an length of 653.99 Mts., (Reduction of 60'-0" wide road to 40'-0"), **(6).** Sy.No. 168, 169, Bank Colony, to an length of 161.40 Mts., (Incorporation of 60'-0" wide new Master Plan Road), **(8).** Sy.No. 210, Bhavanarushi Nagar, to an length of 461.23 mts., (Incorporation of 60'-0" wide new Master Plan road), **(9).** Sy.No. 449, Cheruvu road, to an length of 420.22 Mts., (Deletion of proposed 60'-0" wide road), **(10).** Sy.No. 807, Gundaiah Thota, to an length of 330.36 Mts., (Proposed 40'-0" wide road west of Nirikshna Nursing Home), **(11).** Sy.No. 124/C, Bank Colony, to an length of 301.23 Mts., (Reduction of 60'-0" wide road to 40'-0"), **(12).** Sy.No. 51/A, Vikas School, to an length of 384.71 Mts., (Reduction of 40'-0" wide road to 33'-0") to the sanctioned master plan of Chilakaluripet Municipality and the boundaries of which are as shown in the schedule here and which are in the General Town Planning Scheme (Master Plan) of **Chilakaluripet Municipality in G.O.Ms.No.46 MA & UD(H) Dept., Dated.13.03.2024** in the revised part proposed land use map of **G.T.P.No.01/2026/PAUDA** available in the Chilakaluripet Municipality, Chilakaluripet Town / Palnadu Urban Development Authority office, Narasaraopet subject to the following conditions:

1. The applicant shall obtain prior technical clearance from competent authority before commencement of any development activity at the site under reference.
2. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
3. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

Land Use Change:

S.No.	Locality	Sy.No. of the Land	Schedule of Boundaries
1	Near Balaji theatre	37	East: Balaji Theatre in Sy.No.37(P) South: 60 feet wide Existing road in Sy.No.42 West: 30 feet wide Existing road in Sy.No.37(P) North: Agricultural land in Sy.No.37(P)
2	Pedanandipadu road	49 (Part)	East: 30 feet wide Existing donka in Sy.No.32 South: 60 feet wide Existing donka in Sy.No.751 West: Others residential plots in Sy.No.49 North: Others residential plots in Sy.No.48
3	RTC Colony	90	East: Others residential plots in Sy.No.90 South: Chundu ranga nayakulu godowns in Sy.No.136 & 135/A West: Existing NH-16 road in Sy.No.104/B North: RTC depot in Sy.No.92
4	Golconda Gardens	123/A	East: Land of Thota rama chandra prasad and others in Sy.No.122A South: 150 feet wide Existing road in Sy.No.123/B West: Vignan Vihar public school in Sy.No.122/A North: 33 feet wide Existing road in Sy.No.120
5	South side of	136	East: Residential plots in Sy.No.136 South:

	RTC bus stand		60 feet wide Existing donka in Sy.No.134/C West: Existing NH-16 road in Sy.No.135/B North: Chundu ranga nayakulu godowns in Sy.No.144/C & 90
6	Sanjeev Nagar	148/C	East: Existing NH-16 road in Sy.No.148/B South: 25 wide Existing Road in Sy.No.148/C West: 25 feet wide Existing Road in Sy.No.132/C North: 30 wide Existing Road in Sy.No.147/A
7	Kandimalla company	156	East: Sanjeev Nagar residential houses in Sy.No.148/C South: Santhi Nagar residential houses in Sy.No.152 & 154 West: 12 feet wide Existing Road and Aadi Andhra Colony in Sy.No.221 North: 30 feet wide Existing Road in Sy.No.157
8	Pandaripuram	162	East: 30 feet wide Existing Road in Sy.No.152 South: Existing building in Sy.No.162 West: 30 feet wide Existing Road in Sy.No.162 North: Existing buildings in Sy.No.162
9	Pandaripuram Southern side of head water works	163	East: 30 feet wide Existing Road in Sy.No.131 South: Existing buildings in Sy.No.163 West: Existing buildings in Sy.No.163 North: Existing water tank in sy.No.163
10	Near Cheruvu road	449	East: 30 feet wide Existing donka in Sy.No.450 South: 60 feet wide Existing S.S. tank road in Sy.No.285 West: Agricultural land in Sy.No.449 North: Agricultural land in Sy.No.449
11	Kondrupadu	501	East: 60 feet wide Existing donka in Sy.No.500 South: Endowment land in Sy.No.471/A and 150 feet Existing Road In Sy.No.471/B West: Existing kunta in Sy.No. North: Agricultural land in Sy.No.504/A
13	Kakkerla Dasaiah Godown	750/A(Part)	East: Maddi Nagar EWS layout in Sy.No.747/A South: 150 feet wide Existing donka in sy.No.750/B West: Residential plots in Sy.No.753/A North: St.Charles school in Sy.No.750/A

Modification of Roads:

Road No. (R.No.)	Locality	Sy. No. of the Road	Schedule of Boundaries
4	Bank Colony	125	East: 60 feet wide existing road in

			sy.No.125 South: Residential plots in Sy.No.125 West: Residential plots in Sy.No.125 North: Residential plots in Sy. No.125
5	Jayamma Hospital Road	131	East: Residential & Commercial buildings in Sy.No.141 South: 30 feet wide existing road in Sy.No.132/C West: Commercial buildings in Sy.No.131 North: 40 feet wide existing road in Sy.No.130/B
6	Bank Colony	168, 169	East: Residential plots in Sy.No.129 South: 30 feet wide existing road in Sy.No.129 West: Residential plots in Sy.No.129 North: 40 feet wide existing road in Sy.No.126
8	Bhavanarushinagar	210	East: Agricultural land in Sy.No.211, 254 South: 60 feet wide existing road in Sy.No.253 West: Agricultural land in Sy.No.254 North: 33 feet wide existing road in Sy.No.212
9	Cheruvu Road	449	East: Agricultural land in Sy.No.449 South: 60 feet wide existing road in Sy.No.285 West: Agricultural land in Sy.No.449 North: 60 feet wide pro. master plan road in Sy.No.445
10	Gundaiah Thota	807	East: Residential & Commercial buildings in Sy.No.802, 807 South: 40 feet wide existing road in Sy.No.801 West: Residential & Commercial buildings in Sy.No.802, 807 North: 150 feet wide existing road in Sy.No.60
11	Bank Colony	124/C	East: Residential buildings in Sy.No.124/C South: 40 feet wide existing road in Sy.No. 127 West: Residential buildings in Sy.No. 124/C North: 150 feet wide existing road in Sy.No.124/B
12	Vikas school	51/A	East: Residential buildings in Sy.No.51 /A South: 60 feet wide existing road in Sy.No.751 West: Residential buildings in Sy.No.51/A North: 40 feet wide existing road in Sy.No.47

S.SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER