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NOTIFICATIONS BY GOVERNMENT

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

BHIMAVARAM MUNICIPALITY- TOWN PLANNING SECTION - RE-ALIGNMENT OF- 80FT WIDE PROPOSED MASTER PLAN - 2044 ROAD IN R.S.NO.561P, 557P, 558P, 600P, 602P, 603P, 604P, 905P, 606P, 608P, 637P" OF GUNUPUDI REVENUE VILLAGE - TO BE PROPOSED TO 60FT WIDE ROAD IN R.S.NO.461P, 463P, 554P, 555P, 556P, 557P, 559P, 560P, 561P, 600P, 601P, 602P, 603P, 604P, 605P, 606 P, 608P, 610P, 611P, 624P, 629P OF GUNUPUDI REVENUE VILLAGE AND PROPOSED INCORPORATION OF 120FT WIDE 'MIXED USE STRIP TO THE RE-ALIGNED ROAD WITH INCORPORATION OF 2M WIDE BUFFER TO KARAKODU FIELD CHANNEL - 12BTH WARD- RE-ALIGNMENT PROPOSALS OF MASTER PLAN ROAD - DRAFT VARIATION - NOTIFICATION-ISSUED.

**[Memo.No.3173166/H1/2026, Municipal Administration (H) Department
Dated: 23rd April 2026]**

NOTIFICATION

The following draft variation to the **Bhimavaram** Municipality General Town Planning Scheme, the Master Plan, sanctioned in **G.O.Ms.No.9 MA., Dated.17-01-2024** 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

The site in **R.S.No. 561P, 557P, 558P, 600P, 602P, 603P, 604P, 605P, 606P, 608P, 637P of Gunupudi Revenue Village, is proposed for reduction of Master Plan road from 80.0 Feet to 60.0 Feet in R.S Nos. 461P, 463P, 554p, 555p, 556p, 557p, 559p, 560p, 561p, 600p, 601p, 602p,603p, 604p,605p,606p,608p, 610p,611p, 624p,629p of Gunupudi Revenue Village** and the boundaries of which are as shown in the schedule here and which is earmarked for **Commercial and Residential use** in the General Town Planning Scheme (Master Plan) of **Bhimavaram** in **G.O.Ms.No.9 MA., Dated.17-01-2024** is now proposed to re-align and incorporation of 120.0 wide Mixed usage strip to the re-aligned road with incorporation of 2mt wide buffer to Karakodu filed channel in the revised part proposed land use map of **G.T.P.No.01/2026/EUDA** available in Municipal office of **Bhimavaram** town 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. CLU charges shall be collected for balance land effected in CLU process, CLU charges shall be collected from the owners as and when they come for development permission in addition to other applicable fee and charges.
3. 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.
4. 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.
5. The change of land use shall not be used as the proof of any title of the land.

6. 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.
7. Any other conditions as may be imposed by the competent authority.

SCHEDULE

NORTH	: G.V.Canal
EAST	: Residential, Mixed use
SOUTH	: 40ft MP Road at Sy.No.638
WEST	: Water Channel and Mixed Use

S.SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT