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NOTIFICATIONS BY GOVERNMENT

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

MA&UD DEPT. – BAUDA- REPALLE MUNICIPALITY CHANGE OF LAND USE & MODIFICATION TO THE SANCTIONED MASTER PLAN OF REPALLE MUNICIPALITY IN RESPECT OF INCREASE IN ROAD WIDTH PERTAINS TO 1) GUNTUR- REPALLE ROAD FROM PEDDA MASID CENTER TO ANKAMM CHETTU CENTER ROAD TO A WIDTH FROM 40'-0" TO 60'-0" AND 2) ARAVAPALLI ROAD FROM REPALLE GUNTUR ROAD TO LOYA VARI STREET TO A WIDTH FROM N 40'-0" TO 60'-0" PROPOSALS SUBMITTED BY THE VC. BAUDA – DRAFT VARIATION NOTIFICATION ISSUED- REG.

**[Memo.No.2994422/H1/2025, Municipal Administration (H) Department
Dated: 18th May 2026]**

NOTIFICATION

The following draft of variation to the General Town Planning Scheme the Master Plan of Repalle which was Sanctioned in **G.O.Ms.No.485 dated 19.09.2000**, which it is proposed to make 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 (4) 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 received with respect thereto 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 from **Partly commercial and partly residential use to proposed Transport and Communication use** for **1) Repalle - Guntur Road** from Pedda Masid Center (Post office) to Ankamma chettu center is to a width varies from 6.50 mts to 12.00 mts and **2) another road namely Aravapalli Road** from Guntur Road to Loya vari Street is varies from 6.00 mts to 12.00 mts. As per Sanctioned Master Plan of Repalle Municipality the said roads were proposed to widened to a width from 40'-0" to 60'-0" wide to the sanctioned master plan of Repalle 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 **Repalle** in **G.O.Ms.No. 485 dated 19.09.2000** in the revised part proposed land use map of **G.T.P.No.0001/2026/BAUDA, Bapatla** available in the Repalle Municipality, Repalle Town / Bapatla Urban Development Authority office, Bapatla 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:

Road. Name.	Locality	Sy. No. of the Road	Schedule of Boundaries
Repalle - Guntur Road	Pedda Masid Center (Post office) to Ankamma chettu center	164,167, 187-10, 182-3A, 182-3B of Repalle	East: Ankamma chettu center and fort. South: Residential & Commercial buildings in Sy.No.167,182. West: Pedda Masid Center North: Residential & Commercial buildings in Sy.No.187
Aravapalli Road	Guntur Road to Loya vari Street	161-1, 162-1, 164, 167, 170-1, 180-1A, 177-1A, 305-1 of Repalle	East: Residential & Commercial buildings in Sy.No.164,161,162,305/1 South: Loya vari Street West: Residential & Commercial buildings in Sy.No.167,180,177,170 North: Guntur Road

S.SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT