



ఆంధ్రప్రదేశ్ రాజపత్రము
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PART I EXTRAORDINARY

No.263

AMARAVATI, WEDNESDAY, MAY 20, 2026

G.164

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT (H)

MA&UD DEPT., - ELURU URBAN DEVELOPMENT AUTHORITY (ELUDA)-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 – CONFIRMED– ORDERS – ISSUED.

[G.O.Ms.No.100, Municipal Administration (H) Department Dated: 20th MAY 2026]

NOTIFICATION

The following variation to the **Bhimavaram** General Town Planning Scheme, the Master Plan of which was 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 (4) of the said section.

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 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 past 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. 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 owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
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