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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I) DEPARTMENT

MA&UD Dept., - TUDA – Change of Land Use – Proposal of Change of Land Use – M/s Panel Optodisplay Technology Pvt. Ltd., Vikruthamala Village, Yerpedu Mandal, Tirupati District – Proposal submitted for approval - Draft variation – Issued – Reg.

Memo.No.3023373/I/2026, Municipal Administration & Urban Development (I) Department, Dt.17.07.2026)

NOTIFICATION

The following draft variation to the Change of land use in Tirupati Municipal coporation / TUDA General Town Planning Scheme for the Sanctioned Master Plan vide G.O.Ms.No.112, Municipal Administration Department, dated 08.03.2019 is proposed in exercise of the powers confirmed under section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016(Act No.5 of 2026) 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 expiry of fifteen (15) 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 threto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Tirupati Urban Development Authority/ Municipal Administration and Urban Development Department, Andhra Pradesh Secretariat, Velagapudi, Amaravati.

DRAFT VARIATION

The Change of Land use proposal for change the land use in the sanctioned master plan of Tirupati Municipal corporation/ TUDA, Tirupati Region, 1) Realignment of the Proposed 30.00 mt wide master plan road along with R & B road as per the already formed 26M wide road by the applicant as observed on ground which has to be widened to 30M wide road by giving 2M widening on either side of the existing 26M wide road. 2) The Deletion of 30.00 mt wide master plan road in Sy No.453 & 99 and two numbers of 12.00 mt wide roads proposed perpendicular to the 30.00 mt wide master plan road in Sy No.453 & 99 intern the 30.00 mt wide master plan road is connected to the existing 26.00 mt to be widened to 30 mt road by proposing two 12.00 mt wide roads through the approved layout roads. 3) Diversion of Irrigation Channel through the underground pipe canal within the existing 26.00 mt wide (R & B road) to be widened to 30 mt road in the Master Plan of Tirupati Municipal Corporation, Tirupati District/TUDA sanctioned vide G.O.Ms.No. 112, MA &UD dept, dated 08.03.2019, is hereby proposed to be modified through variation/change of land use as marked in the proposed land use in final MMP No.1/2026 Tirupati. The detailed plan and records are available in the office of the Tirupati Urban Development Authority (TUDA), Tirupati, subject to the following conditions:

1. The applicant shall satisfy the conditions laid down in the NOC of Executive Engineer, R&B Division, Tiruapti and subject to the conditions laid down in the NOC of Executive Engineer, Irrigation Division, Srikalahasthi.
2. The applicant shall pay Change of Land use charges as per G.O.Ms No.102, MA&UD, Department, dated 12-02-2020.
3. The applicant shall obtain prior technical clearance from the competent authority before commencement of any development activity at the site under reference.
4. The title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities before issue of building permission/development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. The owners/applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling clearances etc.
6. The owners/applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. 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. The change of land use shall not be used as the proof of any title of the land.
8. The above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
9. Any other conditions as may be imposed by Vice Chairman, Tirupati Urban Development Authority, Tirupati.

SCHEDULE OF BOUNDARIES

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1.	Realignment of the Proposed 30.00 mt wide master plan road along with R & B road as per the already formed 26M wide road by the applicant as observed on ground which has to be widened to 30M wide road by giving 2M widening on either side of the existing 26M wide road.	<u>Schedule</u> East: 30M wide road West: 30M wide road North: Applicant's Land and T.T.E. Land South: Applicant's Land
2.	The Deletion of 30.00 mt wide master plan road in Sy No.453 & 99 and two numbers of 12.00 mt wide roads proposed perpendicular to the 30.00 mt wide master plan road in Sy No.453 & 99 intern the 30.00 mt wide master plan road is connected to the existing 26.00 mt to be widened to 30 mt road by proposing two 12.00 mt wide roads through the approved layout roads.	<u>Schedule: "N,O,P,Q,R"</u> East: Applicant's Land West: Applicant's Land & Buffer area North: 30M wide road South: 30M wide road <u>Schedule: "a,b,c,d" & "a'b'c'd' "</u> East: 12M wide Approved layout road West: 30M wide road North: Others Land South: Others Land
3	Diversion of Irrigation Channel through the underground pipe canal within the existing 26.00 mt wide (R & B road) to be widened to 30 mt road.	<u>Schedule:</u> East: 30M wide road West: 30M wide road North: Applicant's Land and T.T.E. Land South: Applicant's Land

S SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT