



ఆంధ్రప్రదేశ్ రాజ పత్రము
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NOTIFICATIONS BY GOVERNMENT

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT (H)

MA& UD Department - Nellore Urban Development Authority (NUDA)-deletion of the 40-feet (12.00 m) wide Master Plan Road in CAS Nos.199 & 200 and Sy.No.1473 of Nellore Bit-II, for a length of approximately 1540.00 meters, and Change of Land Use from Transportation Use to Residential Use, duly relaxing the buffer along the Survepalli Canal from 9.00 m to 6.10 m” subject to maintaining the 6.10 m Irrigation Right of Way (RoW) - Forwarded as per Section 15 of APMR & UDA Act, 2016– Draft variation Notification – Issued - Reg.

[Memo.No.3400487/H2/2026, Municipal Administration (H) Department, Dated: 01st September 2026]

NOTIFICATION

The following draft variation to the Nellore Municipal Corporation General Town Planning Scheme, the Master Plan, sanctioned in G.O.Ms.No.50, MA&UD, dated:26.03.2025 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 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

The proposed 40'-0" road of approximate length of 1540 meters in CAS.No.199, 200 and Sy.No.1473 of Nellore Bit – II village in Nellore Municipal Corporation, SPSR Nellore District and the boundaries of which are shown in the schedule here under which was sanctioned in the General Town Planning Scheme (Master Plan) of Nellore Municipal Corporation sanctioned in G.O.Ms.No.50, MA & UD, Dated: 26.03.2025 is now proposed to be deleted(A-B-C-D-E-F-G-H) by variation of Change of Land Use from Transportation use to Residential Use as marked A1-B1-C1-D1-E-F-G-H in the revised part proposed land use map in GTP No.01/2026/NUDA, dated:01.09.2026 (C.No,831/2026), available in the Nellore Municipal Corporation, Nellore Town/ Nellore Urban Development Authority Office, Nellore and considered relaxing canal buffer from 9 meters to 6.10 meters subject to the following conditions:

1. 6.10mt (20'-0") wide buffer from the outer face of the finalized retaining wall alignment should be permanently reserved for maintenance of access and construction operations as Irrigation (RoW).
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 OF BOUNDARIES

North :	Nawab Peta Road and Atmakur Bus Stand Center
East:	Part of 10th ,15th and 16th wards existing built-up areas
South :	Muthukur Road Junction Center
West :	Surveyepalli canal

S.SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT