



ఆంధ్రప్రదేశ్ రాజపత్రము
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NOTIFICATIONS BY GOVERNMENT

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MA&UD Dept.- VMRDA – Proposal for Change of Land Use from Brown zone use (Hills use) to Residential use for land admeasuring 2440.83Sq.mts or 2919.20 Sq.Yds covered in Sy.No. 275 Part of Adavivaram Village, Visakhapatnam applied by M/s. Viswanadh Avenues(India) Pvt., Ltd., represented by its director Sri Boddeti. Narendra Kumar– Proposal forwarded – Draft Variation Notification – Issued - Regarding.

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[Memo.No.3273643/M2/2026-1, MA&UD (M) Department, Dated: 01.10.2026]

NOTIFICATION

The following draft variation to the land use envisaged in the Zonal Development Plan & Master Plan for Visakhapatnam Metropolitan Region sanctioned in G.O.Ms.No.136, MA&UD Department, dt.08.11.2021, which is proposed in exercise of the powers conferred by sub-sections (1) & (2) of section 15 of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 is hereby published as required by sub-section (3) of said section.

Notice is hereby given that the draft will be taken into consideration after expiry of 15 days from the date of publication of the Notification in the AP Gazette and that any objections or suggestions which may be received from any person with respect thereto before the expiry of the said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam / the Principal Secretary to the Government, Municipal Administration & Urban Development Department, A.P. Secretariat, Amaravati, Guntur District, Andhra Pradesh.

DRAFT VARIATION

The Proposed site is falling in Sy.No. 275 Part of Adavivaram Village, Visakhapatnam Urban, Visakhapatnam District, admeasuring an area of 2440.83 Sq.mts. The boundaries which are given in the schedule below which was earmarked for Brown zone use (Hills use) in Master Plan of VMRDA sanctioned in G.O.Ms.No.136, MA & UD

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Dept., dated 08-11-2021 is now proposed to be designated for Residential use which was available in the office of the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam, subject to following conditions.

1. The applicant shall pay development and conversion charges for the proposed CLU site as per rules in force in accordance with G.O.Ms.No.102, MA&UD Department, Dt:12.02.2020, including the charges applicable to the existing built-up area, if any, subject to verification and certification by the competent authority.
2. All pending W.Ps on the proposed site shall be withdrawn by the applicant and the private persons filed against the GVMC and also subject to the outcome of the orders of the APHC on the said WPs before final confirmation orders on the CLU.
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 Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.
10. The consideration of CLU should not, by itself, be treated as regularization or validation of the existing construction. The Applicant shall obtain Building Permission from the competent authority, by paying compounding charges of 33%, if the proposed building is in accordance with rules, as per section 455(A) of the AP Municipal Corporations Act, 1955 and as per section 90-A of the AP MR&UDA Act, 2016

SCHEDULE OF BOUNDARIES

North : 33 FT. ROAD

East : SY.NO.275 BELONGING TO SIMHACHALAM DEVASTHANAM

South : 30 FT. ROAD

West : 40 FT. ROAD

S.SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT