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AMARAVATI, MONDAY, AUGUST 18, 2025

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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT(M)

VMRDA – Proposal for Change of Land Use from Agricultural Use Zone and Mixed Use Zone-1 to Industrial Use Zone in Sy.No. 270/17p, 18, 19; 271/1p, 2p; 272/2Ap, 2Bp of Seethanagaram(V), Anakapalli (M) & District of an extent of 16,003.32 Sq.Mts (or) 19,139.80 Sq.Yds (or) Acs.3.955 Cts applied by the M/s. Sudhakara Industries Pvt.Ltd Represented by L.Bala Gangadhar Reddy – Proposal forwarded – Draft Variation Notification – Issued - Regarding.

[Memo.No.2787022/M2/2025, Municipal Administration & Urban Development(M) Department Dated:18.08.2025]

APPENDIX **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, Amaravathi, Guntur District, Andhra Pradesh.

DRAFT VARIATION

The Proposed site is falling in Sy.No. 270/17p,18,19; 271/1p,2p; 272/2Ap, 2Bp of Seethanagaram(V), Anakapalli (M) & District of an extent of 16,003.32 Sq.Mts (or) 19,139.80 Sq. Yds (or) Acs.3.955 Cts. The boundaries which are given in the schedule below which was earmarked as Agricultural Use Zone and Mixed Use Zone-1 in Visakhapatnam Metropolitan Region (VMR) Master Plan Sanctioned in G.O.Ms.No.136 MA & UD Dept., dated 08-11-2021 is now proposed to Industrial Use Zone which was shown in Visakhapatnam Metropolitan Region (VMR) Master Plan and which is available in the office of the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam, subject to following conditions.

1. The applicant shall obtain prior technical clearance from the competent authority before commencement of any development activity at the site under reference.
2. The applicant shall handover the area Acs.0.325 Cts (or) 1316.68 Sq.Mts covered in existing 12 Mts wide road to the gram panchayath through registered gift deed on free of cost at the time of building permission.
3. 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.
4. The owners/applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling clearances etc.
5. The owners/applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
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. The change of land use shall not be used as the proof of any title of the land.
7. 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.
8. Any other conditions as may be imposed by Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

- North : Land in Sy. Nos.271/1p, 17p; 251, of Seethanagaram (V), Anakapalli (M), Anakapalli District and Existing 40' Wide Kutcha Road.
- East : Land in Sy. Nos.251/P, 271/P of Seethanagaram (V), Anakapalli (M), Anakapalli District and Existing 40' Wide Kutcha Road.
- South : Land in Sy. Nos.251, 271/2p & 272/2p of Seethanagaram (V), Anakapalli (M), Anakapalli District.
- West : Land in Sy.Nos.270/1,8,9,10,11 & 272/2P of Seethanagaram (V), Anakapalli (M), Anakapalli District and Existing 40' wide Kutcha Road.

S.SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT