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THE ANDHRA PRADESH GAZETTE
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PART I EXTRAORDINARY

No.782

AMARAVATI, WEDNESDAY, NOVEMBER 26, 2025

G.791

NOTIFICATIONS BY GOVERNMENT

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT
(APCRDA)

**DRAFT VARIATION TO APCRDA – DETAILED CAPITAL CITY MASTER PLAN-
UNDAVALLI VILLAGE, MTMC, TADEPALLI MANDAL, GUNTUR DISTRICT.**

File No.MAU61-DP0VIJ(CLU)/4/2025-DP: The following draft variation for accommodating returnable plots, NSP Layouts and for Infrastructure Works - Kondaveeti Vagu & N1 Road, and Guntur Channel of Undavalli village, Tadepalli Mandal, Guntur Dist. From various land uses as mentioned below to various land uses in the Detailed Master Plan of Capital City approved vide AP Gazette No.18 Dt.23/02/2016, is proposed in exercise of the powers conferred under Section-41 of APCRDA Act, 2014 (Andhra Pradesh Act No.11 of 2014 and is hereby published as required by the section 41(3) of said Act.

Notice is hereby given that the draft will be taken into consideration after the expiry of fifteen days from the date of publication in Andhra Pradesh Gazette and that any objection and suggestion which may be received from any person with respect there to before expiry of the above said period will be considered by APCRDA. Objections and suggestions should be addressed to The Commissioner, APCRDA Project Office, Rayapudi Post, Tulluru Mandal, Amaravati, Guntur District, Andhra Pradesh – 522237. Objections and suggestions received after due date shall not be entertained including postal delays, if any.

DRAFT VARIATION

Sl. No	Details	Proposed Land use for CLU	Master Plan Land use	Sy Number	Area ac.
1	Area between seed access and karakatta	R3-Medium to high density zone	P1-Passive zone	17	0.04
				19	6.38
				21	0.74
				22	0.35
				23	0.30
				24	0.00
				26	0.04
				29	0.28
				31	2.15
				32	3.13
				34	2.52
				36	2.08
				39	3.79
				216	0.18
				218	1.78
				219	1.05
				225	1.20
				227	1.91
				228	3.36
				230	1.06
				242	0.01
				243	1.15
			P1-Passive zone Total		33.50
			P2-Active zone	19	0.98
				21	0.75
				22	2.38
				23	0.97
				24	0.31
				26	2.19
				27	0.14
				29	2.44
				228	0.23
				230	0.23
				231	0.50
				237	1.49

Sl. No	Details	Proposed Land use for CLU	Master Plan Land use	Sy Number	Area ac.			
				238	2.16			
				239	2.64			
				241	0.83			
				242	1.65			
				243	0.06			
				248	3.31			
				249	0.31			
				254	1.76			
				262	0.18			
				263	0.21			
				264	1.76			
				265	3.06			
				266	4.83			
				267	7.00			
				268	9.89			
				269	0.09			
				272	0.71			
				273	0.22			
				P2-Active zone Total		53.29		
				S2-Education zone	34	0.67		
			36		1.89			
			216		0.20			
			218		1.55			
			219		1.31			
			224		2.20			
			225		1.38			
			227		0.27			
			228		1.28			
			243		2.51			
			S2-Education zone Total		13.27			
			U2- Road reserve zone	19	0.00			
				21	0.00			
				22	0.00			
			U2- Road reserve zone Total		0.00			
			R3-Medium to high density zone Total		100.07			
			Area between seed access and karakatta Total					100.07

Sl. No	Details	Proposed Land use for CLU	Master Plan Land use	Sy Number	Area ac.
2	Area between KV vagu and Seed access	R3-Medium to high density zone	P2-Active zone	22	0.00
				24	0.01
				27	0.18
				28	1.05
				34	0.36
				36	0.13
				37	1.76
				38	2.39
				39	2.13
				40	4.47
				216	0.14
				217	2.87
				225	2.86
				226	0.56
				227	2.95
				228	3.41
				229	0.46
				230	0.44
			P2-Active zone Total		26.16
		R3-Medium to high density zone Total			26.16
		S2-Education zone	P2-Active zone	229	2.31
				230	1.49
				231	0.88
				232	1.37
				233	0.90
				234	11.52
				235	6.75
				236	0.82
				237	4.46
				238	2.22
				239	1.71
				254	0.28
				255	4.59
				256	0.28
				257	1.10
				263	0.38
				264	0.89

Sl. No	Details	Proposed Land use for CLU	Master Plan Land use	Sy Number	Area ac.	
				265	0.72	
				266	0.01	
			P2-Active zone Total		42.69	
		S2-Education zone Total		42.69		
Area between KV vagu and Seed access Total					68.85	
3	KV Vagu	P1-Passive zone	C2- General commercial zone	12	0.28	
			C2- General commercial zone Total		0.28	
			P1-Passive zone	12	0.00	
				14	0.36	
				15	0.15	
				22	0.04	
				213	0.56	
				214	0.52	
				215	0.20	
				229	0.00	
				231	0.01	
				232	0.25	
				233	0.22	
				234	1.54	
				P1-Passive zone Total		3.85
				P2-Active zone	22	0.72
			24		0.07	
			27		0.46	
			28		0.82	
			37		0.77	
			38		1.62	
			40		1.91	
			41		0.01	
			215		0.25	
			216		0.05	
			217		0.58	
			225	0.66		
			226	0.92		
			228	0.00		

Sl. No	Details	Proposed Land use for CLU	Master Plan Land use	Sy Number	Area ac.
				229	0.78
				231	0.10
				232	0.43
				233	0.13
				234	0.28
			P2-Active zone Total		10.57
			P3-Protected zone	14	0.01
				15	1.15
				16	0.31
				41	1.07
				42	0.52
				43	0.74
				45	0.13
				46	0.71
				47	0.03
				48	0.64
				50	0.74
				52	0.70
				53	0.77
				54	0.01
				214	0.24
				215	3.30
				216	0.04
			P3-Protected zone Total		11.10
			R1-Village planning zone	40	0.39
			R1-Village planning zone Total		0.39
			R3-Medium to high density zone	12	0.15
				13	0.03
				14	0.22
			R3-Medium to high density zone Total		0.40
			U2- Road reserve zone	12	0.39
			U2- Road reserve zone Total		0.39

Sl. No	Details	Proposed Land use for CLU	Master Plan Land use	Sy Number	Area ac.
		P1-Passive zone Total			26.99
		P3-Protected zone	C2- General commercial zone	12	0.04
			C2- General commercial zone Total		0.04
			P1-Passive zone	12	0.24
				14	0.26
				21	0.00
				22	1.31
				24	0.06
				27	0.36
				28	0.85
				37	0.08
				38	0.10
				40	1.94
				41	2.61
				51	0.00
				215	0.42
				216	0.04
				217	0.31
				225	0.63
				226	0.85
				229	0.77
				231	0.10
				232	0.47
				233	0.11
				234	0.07
			P1-Passive zone Total		11.59
			P2-Active zone	22	1.03
				24	0.10
				27	0.67
				28	1.12
				37	0.59
				38	1.06
				40	0.64
				41	0.16
				215	0.41
				216	0.04

Sl. No	Details	Proposed Land use for CLU	Master Plan Land use	Sy Number	Area ac.
				217	0.29
				225	0.50
				226	0.48
				229	0.13
			P2-Active zone Total		7.21
			P3-Protected zone	12	0.31
				14	0.86
				15	0.59
				16	2.45
				21	0.20
				22	0.95
				24	0.03
				27	0.15
				28	0.51
				40	1.91
				41	4.62
				46	0.30
				47	0.03
				48	1.15
				50	1.59
				51	0.18
				52	1.19
				53	1.27
				214	0.78
				215	4.60
				216	0.09
				217	0.13
				225	0.45
				226	0.78
				229	1.01
				231	0.18
				232	1.99
				233	1.18
				234	3.11
			P3-Protected zone Total		32.56
			R1-Village planning zone	40	0.08
			R1-Village		0.08

Sl. No	Details	Proposed Land use for CLU	Master Plan Land use	Sy Number	Area ac.
			planning zone Total		
			R3-Medium to high density zone	12	0.01
			R3-Medium to high density zone Total		0.01
			U2- Road reserve zone	12	0.45
			U2- Road reserve zone Total		0.45
		P3-Protected zone Total			51.94
Kondaveeti Vagu Total					78.93
4	U1 Zone	R3-Medium to high density zone	U1-Reserve zone	42	0.00
				44	8.72
				67	1.00
				68	0.60
				69	5.62
				70	0.30
				71	0.44
				72	5.47
				73	4.87
				91	0.08
				92	3.57
				93	0.26
				95	10.22
				96	5.15
				97	4.13
				98	0.00
				99	3.83
				100	10.24
				101	1.01
				102	3.05
				103	4.57
				104	4.87
				105	3.35
				106	8.80
				107	10.67
				108	12.42

Sl. No	Details	Proposed Land use for CLU	Master Plan Land use	Sy Number	Area ac.
				109	2.34
				110	2.67
				111	2.98
				112	13.32
				113	5.78
				114	4.87
				115	7.04
				116	9.71
				117	3.30
				118	2.88
				119	1.05
				122	0.15
				123	1.29
				138	2.60
				211/1	0.01
		U1-Reserve zone Total		173.23	
		R3-Medium to high density zone Total		173.23	
U1 Zone Total					173.23
5	Area abutting to 50 M road	R3-Medium to high density zone	P2-Active zone	140	7.43
				141	3.47
				142	1.30
				143	0.61
				145	7.25
				146	9.44
				147	1.85
				148	3.24
				149	3.87
				150	1.09
				153	0.21
		P2-Active zone Total		39.76	
		R3-Medium to high density zone Total		39.76	
Area abutting to 50 M road Total					39.76
6	Reserved Forest	P3- Protected Zone	C3- Neighbourhood centre zone	211/2	2.99
			C3-		2.99

Sl. No	Details	Proposed Land use for CLU	Master Plan Land use	Sy Number	Area ac.	
			Neighbourhood centre zone Total			
			R3-Medium to high density zone	210	3.54	
				211/2	35.44	
			R3-Medium to high density zone Total		38.98	
		P1-Passive zone Total			63.34	
		P2-Active zone	R3-Medium to high density zone	197	1.76	
				198	1.68	
				199	0.38	
				204	1.37	
				209	0.86	
				210	8.87	
				211/2	6.45	
		P2-Active zone Total		21.36		
Reserved Forest Total					63.34	
7	Guntur channel	Guntur Channel	C2- General commercial zone	10	3.37	
				12	1.43	
				121	0.29	
				122	0.09	
				123	0.24	
				155	0.86	
				156	1.63	
				157	1.35	
				161	0.23	
				162	1.08	
				163	1.24	
				164	1.22	
				176	0.46	
				186	0.09	
				187	0.18	
				188	0.35	
				C2- General commercial zone Total		14.10
				C4-Town centre zone	138	0.13
		157	1.04			
		158	1.89			

Sl. No	Details	Proposed Land use for CLU	Master Plan Land use	Sy Number	Area ac.
				159	0.68
				160	1.58
				161	0.37
			C4-Town centre zone Total		5.68
			I2-Logistics zone	184	2.33
				185	1.75
				186	0.55
				187	3.49
				188	0.06
				193	0.55
				196	3.28
				I2-Logistics zone Total	
			R3-Medium to high density zone	120	0.36
				121	0.97
			R3-Medium to high density zone Total		1.33
			S2-Education zone	120	0.05
				121	0.93
			S2-Education zone Total		0.98
			U1-Reserve zone	115	3.37
				119	2.20
				120	0.56
				121	0.49
				138	0.79
			U1-Reserve zone Total		7.42
		Guntur Channel Total		41.52	
Guntur channel Total					41.52
8	N1 Road	U2- Road reserve zone	C3-Neighbourhood centre zone	155	0.10
				176	0.13
				187	0.88
				188	0.18
			C3-Neighbourhood centre zone Total		1.29
		C4-Town centre	155	0.45	

Sl. No	Details	Proposed Land use for CLU	Master Plan Land use	Sy Number	Area ac.
			zone	156	0.84
				157	1.37
				158	0.30
			C4-Town centre zone Total		2.96
			R1-Village planning zone	118	0.19
				120	0.00
				122	0.21
			R1-Village planning zone Total		0.40
			R3-Medium to high density zone	12	0.13
				13	1.92
				123	0.10
				187	1.36
				193	1.68
				196	0.17
			R3-Medium to high density zone Total		5.36
			S2-Education zone	158	0.93
			S2-Education zone Total		0.93
			S3-Special zone	156	0.33
				157	0.28
			S3-Special zone Total		0.62
			U1-Reserve zone	115	1.50
				118	1.14
				119	0.91
				120	0.19
				122	0.02
				123	0.00
				138	0.13
			U1-Reserve zone Total		3.89
			U2- Road reserve zone Total		15.43
			N1 Road Total		
9	Area Between	P1-Passive zone	P1-Passive zone	17	1.45

Sl. No	Details	Proposed Land use for CLU	Master Plan Land use	Sy Number	Area ac.
	Krishna river and Karakatta road			18	0.77
				19	0.20
				20	8.22
				23	5.90
				24	0.74
				25	2.24
				26	4.24
				29	5.33
				30	3.94
				31	1.12
				32	4.46
				33	5.31
				34	0.07
				35	3.06
				216	0.25
				220	1.53
				221	1.68
				222	3.84
				223	0.36
				242	0.33
				243	7.22
				247	2.87
				250	3.49
				254	0.56
				268	0.30
				269	1.16
				270	6.05
				273	2.05
				274	1.39
				276	2.41
				277	2.79
				278	0.10
				279	4.90
				281	1.50
				282	0.22
				289	0.13
			P1-Passive zone Total		92.17
			S2-Education zone	33	0.06

Sl. No	Details	Proposed Land use for CLU	Master Plan Land use	Sy Number	Area ac.		
				35	2.66		
				216	0.31		
				220	2.78		
				221	1.34		
				222	2.43		
				223	1.90		
				224	2.02		
				225	1.04		
				243	9.18		
			S2-Education zone Total		23.72		
		P1-Passive zone Total			115.90		
		P2-Active zone		P2-Active zone	242	0.88	
					247	1.24	
					248	5.54	
					249	0.80	
					250	2.27	
					254	0.61	
					268	1.20	
					269	0.52	
					272	3.02	
					273	5.53	
					274	0.73	
					277	5.34	
					279	1.78	
					P2-Active zone Total		29.46
			Area Between Krishna river and Karakatta road Total				145.36
10	Utilities abutting to Guntur Channel	U1-Reserve zone	U2- Road reserve zone	10	1.09		
				12	0.70		
				13	0.46		
				115	1.46		

Sl. No	Details	Proposed Land use for CLU	Master Plan Land use	Sy Number	Area ac.
				119	0.97
				120	1.60
				121	0.03
				122	0.12
				123	0.11
				138	0.32
				155	0.57
				156	1.20
				157	1.68
				158	1.38
				176	0.14
				185	0.24
				187	2.49
				188	0.18
				193	1.60
				196	1.00
				197	0.01
					U2- Road reserve zone Total
			U1-Reserve zone Total		17.35
		Utilities abutting to Guntur Channel Total			
Grand Total					743.84

To ensure the Green cover in the capital city remains unchanged, an extent of Ac 132.06 Cts as mentioned below is proposed for conversion from S3 to P2 at Ananthavaram Village, Thullur Mandal, Guntur District.

SNo	Village	Survey Numbers	Area(Ac)
1	Ananthavaram	221	17.5
2	Ananthavaram	304	3.96
3	Ananthavaram	307	1.74
4	Ananthavaram	299	1.15
5	Ananthavaram	306	1.25
6	Ananthavaram	314	2.11
7	Ananthavaram	313	8.05
8	Ananthavaram	251	0.81
9	Ananthavaram	291	0.9

10	Ananthavaram	236	3.43
11	Ananthavaram	293	5.9
12	Ananthavaram	292	2.14
13	Ananthavaram	283	3.75
14	Ananthavaram	282	3.5
15	Ananthavaram	281	4.6
16	Ananthavaram	284	0.06
17	Ananthavaram	235	3
18	Ananthavaram	240	2.72
19	Ananthavaram	234	2.95
20	Ananthavaram	239	1.47
21	Ananthavaram	238	4.16
22	Ananthavaram	237	14.32
23	Ananthavaram	249	7.85
24	Ananthavaram	250	1.69
25	Ananthavaram	296	1.59
26	Ananthavaram	297	7.96
27	Ananthavaram	308	3.24
28	Ananthavaram	298	4.19
29	Ananthavaram	300	0.76
30	Ananthavaram	302	0.07
31	Ananthavaram	294	3.69
32	Ananthavaram	295	1.5
33	Ananthavaram	248	0.07
34	Ananthavaram	315	4.05
35	Ananthavaram	222	0.96
36	Ananthavaram	241	1.74
37	Ananthavaram	303	3.02
38	Ananthavaram	305	0.31
		Grand Total	132.16

Sd/-
Commissioner,
APCRDA