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NOTIFICATIONS BY GOVERNMENT

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT
(M)**

MA&UD Dept. – VMRDA – Proposal for Change of Land Use from Agricultural Use to Residential Use to an extent of Ac.105.5180 Cts. (427016.20 Sq.mts) in Sy.Nos. 90-13, 90-17, 94-11, 94-15, 94-16, 94-27, 94-5, 94-7, 94-8, 95-1, 95-2, 95-3, 95-4, 95-5, 95-5-A, 95-8, 95-9, 95-10, 95-11, 95-12, 95-13, 95-14, 95-17-B, 95-18-B, 95 - 19, 96-7-A, 135-2, 135-3, 135-4, 139-2, 139-3, 140, 141-2, 142, 142-A, 142-B-1, 142-B-2, 143, 144, 145, 146-1, 146-2, 146-3, 148-2, 151, 152, 153-1, 153-2-A, 153-2-B (LPM Nos.1407, 1412, 1413, 1414, 1415, 1416, 1417, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1455, 1472, 1474, 1556, 1557, 1560, 1564, 1566, 1568, 1581, 1598, 1599, 1622, 1624, 1626, 1642, 1644, 1648, 1653, 1654, 1656, 1658, 1660, 1661, 1662, 1664) of Bheemannadhorapalem Village, Anandapuram Mandal, Visakhapatnam District applied by M/s. Subagruha Infrastructures Pvt.Ltd., represented by its project manager, Sri Nagalla. Venkata Rao- Proposal forwarded – Draft Variation Notification – Issued - Regarding.

[Memo.No.3270697/M2/2026, Municipal Administration & Urban Development (M) Department, 29th May, 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, Amaravathi, Guntur District, Andhra Pradesh.

DRAFT VARIATION

The Proposed site is falling in Sy.Nos.90-13, 90-17, 94-11, 94-15, 94-16, 94-27, 94-5, 94-7, 94-8, 95-1, 95-2, 95-3, 95-4, 95-5, 95-5-A, 95-8, 95-9, 95-10, 95-11, 95-12, 95-13, 95-14, 95-17-B, 95-18-B, 95-19, 96-7-A, 135-2, 135-3, 135-4, 139-2, 139-3, 140, 141-2, 142, 142-A, 142-B-1, 142-B-2, 143, 144, 145, 146-1, 146-2, 146-3, 148-2, 151, 152, 153-1, 153-2-A, 153-2-B (LPM Nos. 1407, 1412, 1413, 1414, 1415, 1416, 1417, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1455, 1472, 1474, 1556, 1557, 1560, 1564, 1566, 1568, 1581, 1598, 1599, 1622, 1624, 1626, 1642, 1644, 1648, 1653, 1654, 1656, 1658, 1660, 1661, 1662, 1664) of Bheemannadhorapalem Village, Anandapuram Mandal, Visakhapatnam District, admeasuring an area of 4,27,016.20 Sq.mts. (Ac105.5180cts) The boundaries which are given in the schedule below which was earmarked for Agricultural use zone in Sanctioned Master Plan for VMR in G.O.Ms.No.136 MA & UD Dept., dt.08.11.2021 is now proposed to be designated for Residential use zone which was 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 an extent of 102.42 Sqmt affected in Master Plan road widening to the authority concerned through registered gift deed at free of cost.
3. The water bodies/donkas if any, as per Revenue records shall be retained intact.
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.

SCHEDULE OF BOUNDARIES

North : Land in Sy.Nos.94/P, 96, 141,139/P, 136, 102,147 & 149 OF BHEEMANNADORAPALEM (V), ANANDAPURAM (M), VISAKHAPATNAM DISTRICT AND Approved Layout, L.P.NO.14/2018/1167/VMRDA/DPMS.

East : Land in Sy.Nos.150, 151/P & 153/P OF BHEEMANNADORAPALEM (V), ANANDAPURAM (M), VISAKHAPATNAM DISTRICT.

South : Existing Road and Land in Sy.Nos.153/P & 156 OF BHEEMANNADORAPALEM (V), ANANDAPURAM (M), VISAKHAPATNAM DISTRICT.

West : Land in SY.NO.94/P OF BHEEMANNADORAPALEM (V), ANANDAPURAM (M), VISAKHAPATNAM DISTRICT.

S.SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT