

GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Municipal Administration and Urban Development Department – Town Planning – GIS based Master Plan of Rajamahendravaram Municipal Corporation in RUDA Region – Sanction under Section 13 of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 – Accorded – Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M1) DEPARTMENT

G.O.MS.No. 96

Dated: 11-05-2026
Read the following:-

1. From the DT&CP., Mangalagiri, Lr.RoC.No.19022(31)/84/ 2024-RJDR, dt:03.04.2025 & 27.08.2025 together with enclosures.
2. G.O.Ms.No.216, MA&UD Dept., dt:22.10.2025.
3. Govt. Memo.No.2796004/M1/2025, Dt.23.04.2025, dt:12.07.2025 & 16.09.2025
4. E-file having C.No.2664612 from the DT&CP., Rayapudi, Amaravati

ORDER:

In the reference 1st and 4th read above, the Director of Town and Country Planning, AP, Rayapudi, Amaravati while enclosing the Master Plan Reports, Proposed Land Use Map (Map No.4), Proforma Data as per the G.O.Ms.No.66, MA&UD, Dept, Dt.17.05.2023, has requested for final approval of the GIS based Master Plan of Rajamahendravaram Municipal Corporation in RUDA under Section 13 of APMR&UDA Act, 2016.

2. Government after careful examination of the matter, hereby, sanction the GIS based Master Plan of Rajamahendravaram Municipal Corporation in RUDA to an extent of 16283.60 hectares, as per section 13 of APMR&UDA Act, 2016 and the common zoning regulations in the reference 2nd read above shall be followed, subject to condition that the Building Rules shall be as per the Andhra Pradesh Building Rules,2017 issued in G.O.Ms.No.119, MA&UD Department, dt.28.03.2017 and the Andhra Pradesh Land Development (Layout and Sub-division) Rules, 2017 issued in G.O.Ms.No.275, MA&UD Department, dt.18.07.2017 and subsequent amendments thereon from time to time, respectively.

3. The Director of Town & Country Planning, AP, Rayapudi, Amaravati is requested to communicate a copy of the Master Plan covering the Rajamahendravaram Municipal Corporation to the concerned to administer the scheme within their area.

4. The Vice-Chairperson, Rajamahendravaram Urban Development Authority, Rajamahendravaram (RUDA) is directed to ensure that a copy of the approved Master Plan is kept open for perusal of the public at the offices of the Rajamahendravaram Municipal Corporation, Rajamahendravaram / RUDA, Rajamahendravaram / Panchayats included in this scheme for a period of six months from the date of publication of Notification in the Andhra Pradesh Extraordinary Gazette.

(P.T.O)

5. The Commissioner, Rajamahendravaram Municipal Corporation and the Vice-Chairperson, RUDA, Rajamahendravaram are instructed that, being the Competent Authority, shall impose a special condition at the time of granting Development Permission in the following Survey Numbers that "the applicant shall be required to submit a Structural Stability Certificate along with a detailed soil test report, duly issued by IIT, NIT, JNTU, Andhra University, Sri Venkateswara University, or any other recognized Government University." This stipulation is considered essential, given that the site is located in a reclaimed quarry pit area, and is intended to ensure safety and safeguard public interest.

Location of the Quarry Pit	Virgin & Reclaimed Areas (Quarry Pit Areas) converted into other land use zones (Sy.No's)
Rajamahendravaram	43P,44P,47P,67P,68P,69P,70P, 147P,149P,160P, 161P,162P
Konthamuru	760P,761P, 768P,769P,772P, 773P,791P
Kolamuru	692P,693P,689P,690P,701P,703P,704P,716 P, 737P, 738P,739P,740P,741P,742P
Bommuru	40P
Palacherla	270P,345P,346P,347P,348P,417P,418P,420 P, 421P, 422P,424P,425P,427P,428P,429P,430 P, 431P,432P, 434P,435P,436P

6. The appended notification will be published in the Andhra Pradesh Gazette on dated:11.05.2026.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

S.SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Director of Town and Country Planning, Andhra Pradesh, Rayapudi, Amaravati.
The Commissioner of Printing, Vijayawada (with a request to publish the Government order in the Andhra Pradesh Gazette)
The Commissioner & Director of Municipal Administration, Andhra Pradesh, Rayapudi, Amaravati.
The Director of Translations with a request to translate and furnish the same.
The Commissioner, Rajamahendravaram Municipal Corporation through DT&CP, A.P., Amaravati
The Vice Chairperson, Rajamahendravaram Urban Development Authority (RUDA), Rajamahendravaram
The Collector & District Magistrate, East Godavari district, Rajamahendravaram
The RDDTP, Rajamahendravaram – through – DT&CP
The RDMA, Rajamahendravaram – through – CDMA

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Copy To:-

The OSD / PS to Hon'ble Minister (MA&UD) Department.
The P.S. to Prl. Secretary to Government, MA&UD Dept.,
A.P. Secretariat, Velagapudi, Amaravati
The M.A.&U.D.(J/H/I) Department.
Sf/Sc (C.No.2796004/2025)

// FORWARDED :: BY ORDER //

SECTION OFFICER

NOTIFICATION

In exercise of the powers conferred under Section 13 of APMR&UDA Act, 2016, the Government of Andhra Pradesh hereby sanction the General Town Planning Scheme (GIS based Master Plan) for Rajamahendravaram Municipal Corporation, Rajamahendravaram in Rajamahendravaram Urban Development Authority Region to an extent of 16283.60 hectares and the common zoning regulations issued in G.O.Ms.No.216, MA&UD Dept.,dt:22.10.2025 shall be followed, subject to condition that the Building Rules and Layout Rules shall be as per the Andhra Pradesh Building Rules, 2017 issued in G.O.Ms.No.119, MA&UD Department, dated:28.03.2017 and the Andhra Pradesh Land Development (Layout and Sub-division) Rules, 2017 issued vide G.O.Ms.No.275, MA&UD Department, dated:18.07.2017, and subsequent amendments thereon from time to time, respectively.

2. The confirmed Master Plan will be open for perusal of the public at the offices of the Rajamahendravaram Municipal Corporation / RUDA, Rajamahendravaram/ Panchayats included in this scheme for a period of six months.

**S.SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT**

SECTION OFFICER