

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – The Andhra Pradesh Land Development (Layout and Sub-division) Rules, 2017 – Amendments – Final Notification - Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.Ms.No.3

Dated:09.01.2025.
Read the following:

1. G.O.Ms.No.275, MA&UD Department, dated:18.07.2017.
2. G.O.Ms.No.94, MA&UD Department, dated:08.03.2018.
3. G.O.Ms.No.178, MA&UD Department, dated:01.10.2020.
4. G.O.Ms.No.176, MA&UD Department, dated:10.11.2022.
5. G.O.Rt.No.495, MA&UD (B) Department, dated:16.07.2024.
6. Representations of NAREDCO & CREDAI, dt:06.08.2024 & 13.09.2024.
7. From the DT&CP., A.P., Mangalagiri, Lr.No.MAU03-17/41/2022-PLG-DOTCP, dated:13.12.2024.
8. Govt.Memo.No.2657017/M2/2024, MA&UD (M) Dept., dated:17.12.2024.
9. Gazette.No.747, dated:17.12.2024 published in Extraordinary issue of A.P. Gazette.
- 10.Govt.Memo.No.2657017/M2/2024-2, MA&UD (M) Dept, dated:17.12.2024.
- 11.From the DT&CP., A.P., Mangalagiri, Lr.Roc.No.MAU03-17/41/2022-PLG-DOTCP-2, dated:30.12.2024.

ORDER:

In the reference 1st read above, the Government have issued the Andhra Pradesh (Layout and Sub-division) Rules, 2017 applicable to the entire State, which are common and comprehensive for all the Development Authorities and Urban Local Bodies in the State for undertaking land development in a planned manner and to make the implementation easy and transparent and subsequent to that, Government vide references 2nd, 3rd and 4th read above issued certain amendments to the Andhra Pradesh (Layout and Sub-division) Rules, 2017 to further enhance the Ease of Doing Business.

2. In the reference 5th read above, the Government have issued orders constituting the Committee under the Chairmanship of the Commissioner & Director of Municipal Administration, Andhra Pradesh to examine to study the best practices of various States and suggest mechanism to strengthen the Urban Development Authorities (UDAs), Development controls are being followed by various states and also to streamline the Development Permission Management System.

3. In the reference 7th read above, the Director of Town & Country Planning, A.P., Mangalagiri has informed that, on representation of various stake holders groups, a stakeholder's consultation was made on Real Estate issues and certain amendments regarding the Town Planning Building and Layout Rules to encourage

development activity and Speed of Doing Business (SoDB). Further, the study team presented best practices from various states i.e., Delhi, Haryana, Maharashtra, Madhya Pradesh, Gujarat, Telangana, Odisha, Karnataka, Kerala and Tamil Nadu were reviewed by the team. As an outcome, certain rule amendments to Andhra Pradesh (Layout and Sub-division) Rules, 2017 are proposed by DT&CP., which will ease the stakeholders and provide industry friendly environment as part of Speed of Doing Business as mandated by the Government.

4. For this purpose, the Draft Amendments to "Andhra Pradesh (Layout and Sub-division) Rules, 2017" have been previously published in Extra-ordinary issue of Andhra Pradesh Gazette.No.747, dt:17.12.2024 as required under Section 44-A of Andhra Pradesh (Andhra Area) Town Planning Act, 1920.

5. In the reference 11th read above, the Director of Town & Country Planning, A.P., Mangalagiri has informed that, after examining the objections and suggestions received from public and ULB's and UDA's, has proposed final draft Amendments to Andhra Pradesh (Layout and Sub-division) Rules, 2017 with specific recommendations to the Government to take further necessary action in the matter.

4. After careful examination of the matter, Government have decided to issue amendments to the A.P. (Layout and Sub-division) Rules, 2017 issued vide reference 1st read above read with subsequent amendments issued vide references 2nd to 4th read above.

5. A copy of this order is available on the internet and can be accessed at the address <https://goir.ap.gov.in>.

6. Accordingly, the following notification will be published in Extraordinary issue of the Andhra Pradesh Gazette, dt:10.01.2025 and these orders will come into force with immediate effect.

[BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH]

**K.KANNA BABU
SECRETARY TO GOVERNMENT (FAC)**

To

The Commissioner, Printing, Stationery & Store Purchase Department,
Vijayawada for publication of Notification in the Gazette

The Director of Municipal Administration, A.P.,Vaddeswaram, Guntur.

The Director of Town & Country Planning, A.P., Mangalagiri, Guntur.

The Commissioner, A.P. Capital Region Development Authority, Vijayawada.

The Metropolitan Commissioner, VMRDA., Visakhapatnam.

The Engineer-In-Chief (PH), A.P., Tadepalli, Guntur.

All the Commissioners of ULBs in the State - **through** DMA., A.P., Vaddeswaram.

All the VC's of UDAs in the State - **through** DT&CP., A.P., Mangalagiri.

All the District Collectors in the State.

The Director General, Andhra Pradesh State Disaster Response
& Fire Services Department, A.P., Vijayawada.

The Chairman & Managing Director, APTRANSCO., Vijayawada.
The Commissioner & Inspector General of Registration & Stamps,
A.P., Vijayawada.
The VC & M.D., Andhra Pradesh Industrial Infrastructure Corporation Ltd.
(APIIC), Mangalagiri.

Copy to:

The Panchayat Raj & Rural Development Department, A.P. Secretariat.
The Revenue Department, A.P. Secretariat.
The Energy Department, A.P. Secretariat.
The Home Department, A.P. Secretariat.
The OSD/PS to Principal/Secretary to Hon'ble Chief Minister.
The O.S.D. / P.S. to Hon'ble Minister for MA&UD Department.
The P.S. to Secretary to Government, MA&UD Department.
SF/SCs.

// FORWARDED BY ORDER //

SECTION OFFICER.

FINAL NOTIFICATION

In exercise of the powers conferred by section 585 of the Andhra Pradesh Municipal Corporation Act, 1955 (adapted GHMC Act, 1955); section 18 of the Andhra Pradesh Municipal Corporations Act, 1994; section 326 read with section 185 of the Andhra Pradesh Municipalities Act, 1965, section 44 (1) of the Andhra Pradesh Town Planning Act, 1920, sub-section (2) of section 18 of the Andhra Pradesh Capital Region Development Authority Act, 2014 and Sections 116 & 117 of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016, sub-section (1) read with clause (xvii) of sub-section (2) of section 268 of the Andhra Pradesh Panchayat Raj Act, 1994 (Andhra Pradesh Act No.13 of 1994) the Government of Andhra Pradesh hereby make the following amendments to Andhra Pradesh Land Development (Layout and Sub-division) Rules, 2017 issued vide G.O.Ms.No.275, MA&UD Dept., dt.18.07.2017 and amendments issued thereon from time to time.

AMENDMENTS

In the said Rules:-

I. In the layout Rules-2017, where ever the word "**Vice Chairman**" occurs word "**Vice Chairperson**" shall be substituted as per APMRUDA ACT, 2016.

II. In Rule 1,-

For sub- rule (5) after clause (g) the following clause (h) shall be added, namely,-

“(h) Andhra Pradesh Capital Region Development Authority (APCRDA) except for capital city area”.

III. In Rule 2,-

(1) for sub- rule (3), the following shall be substituted, namely,-“Amenity means includes club house, convention halls, educational, commercial facilities, Mixed use (Combination of uses other than industrial use)etc.,”

(2) for sub-rule (12), after clause (c) the following clause (d) shall be added, namely,-

“(d) The Commissioner of Andhra Pradesh Capital Region Development Authority”.

(3) for sub-rule (22), the following shall be substituted, namely,-

“(22) ‘Drain’ means a system of line of pipes, with their fittings and accessories, it includes an open channel for conveying surface water or a system for the removal of any liquid.”

(4) after sub-rule (22), the following sub-rule (22)(a) shall be added, namely,-

“(22) (a) Underground drainage means sealed sewage main and special machinery or apparatus for raising expelling or removing sewage or offensive matter from any place.”

(5) For sub-rule (24), after clause (e) the following clause (f) shall be added, namely,-

“(f) The Commissioner of Andhra Pradesh Capital Region Development Authority.”

(6) For sub-rule (25), after clause (e) the following clause (f) shall be added, namely,-

“(f) The Commissioner of Andhra Pradesh Capital Region Development Authority.”

(7) For sub-rule (39), the following shall be substituted, namely,-

“Permission or Permit’ means a valid permission or authorization by the competent authority to carryout development or a work regulated by these Bye-laws”

(8) For sub-rule (50), after clause (e) the following clause (f) shall be added, namely,-

“(f) The Commissioner of Andhra Pradesh Capital Region Development Authority.”

IV. In Rule 7,-

(1) In sub- rule (2), for clause (a),the following shall be substituted, namely,-

“(a)Every person or a corporate body of the Government or a private corporate intending for Land/Layout development shall apply through On-Line System to the Concerned Executive Authority.”

(2) In sub-rule (3), in clause (e), for sub-clause (x) the following shall be substituted, namely,-

“(x) NOC from Irrigation and Revenue Departments shall be submitted if the proposed layout is getting access through canal bund/tank bund or crossing a canal and also if the layout boundary is within a distance of 50m within limits of local authority from the major rivers.”

(3) In sub-rule (3), in clause (e),

i. sub-clause (xi) (xiii) shall be deleted.

ii. sub-clause (xii) shall be renumbered as (xi)

iii. sub-clause (xiv) to (xix) shall be renumbered as (xii) to (xvii) respectively.

(4) in sub-rule (4),in clause (a), sub-clause (i) & (ii), shall be substituted, namely,-

“(i) 21 days from the date of Notice in case of layout applications;

(ii) If any application is not disposed of within a period of 21 days from the date of receipt it shall be deemed to have been sanctioned in accordance with the provisions of these rules; In case of deemed approval, if it is found at a later point that, the permission is granted erroneously in violation of rules concerned functionaries are liable for disciplinary action”

(5) in sub-rule(8),for clause (a) the following shall be substituted, namely,-

“(a) (i) If the applicant partly do the development (or) no development works are taken up and no plots are sold/not sold and fails to complete the land development within the validity period and if the development done so far is in accordance with the rules, then the applicant may submit an application for revalidation duly paying the fee as prescribed and the Competent Authority may issue the permission for revalidation for further spells of 2 years period on payment of 50% layout permit fee for each spell.

(ii) Further, even after completion of the validity period, the permission will be extended duly imposing penalty in addition to layout permit fee as fixed by the Government from time to time.”

In online portal, the system automatically generates the validity of the layout period, if the layout owner does not come for layout development completion certificate (LDCC) within the stipulated time it is treated that, the development is not completed within the stipulated time period and revalidation fee will be generated automatically by the system.

(6) in sub- rule (14), in clause (a), for sub-clause (i), the following shall be substituted, namely,-

“(i)Construction of roads **(Either BT roads or CC roads)** and drains **(underground drainage or open drains)** as per Specifications enclosed to FLP proceedings.”

(7) in sub- rule (14), in clause (a) after sub-clause (iv) the following sub- clause (v) shall be added namely;

“(v) The applicant shall pay the estimated cost per acre towards the water distribution network and storage facilities to be provided within the layout, as fixed by the Government from time to time. This amount shall be kept in an escrow account by the respective ULB/UDA and used for the specific purpose outlined. The guidelines will be issued separately in this regard.

V. In Rule 8,-

(1) in sub-rule (2), for clause(a)&(b),the following shall be substituted, namely,-

“(2)The applicant has to follow the conditions mentioned in the defence manual/guidelines issued time to time and no prior NOC is required.”

(2) for sub-rule (7), the following shall be substituted, namely,-

“(7)The applicant has to follow the conditions mentioned in the railway manual and no prior NOC is required.”

(3) in sub-rule(11), in clause(b), for sub-clause (i), the following shall be substituted, namely,-

“(i) 50m within the limits of the Local Authorities. The boundary of the Rivers shall be as fixed and certified by the Irrigation Department and Revenue Department.”

(4) In sub-rule(11), in clause(c), for sub-clause(i)&(ii), the following shall be substituted, namely,-

“(i) In case of (b) (i) & (ii) above, the buffer zone may be utilized for road of minimum 9 m width, wherever feasible.

(ii) In case of (b) (ii) above, in addition to development of recreational / green belt along the foreshores, a ring road or promenade of minimum **9 m** may be developed, wherever feasible 3.6m walking / cycle track within the 30m buffer strip may be provided.”

VI. In Rule 10,-

(1) for sub- rule (2), the following shall be substituted, namely,-

“(2)In case the public road is less than 9m in width and not specified in any development plan/ Master Plan the applicant shall make it to 9 m by leaving required area within his site. In case the access road is proposed for widening in any development plan/Master Plan/Perspective Plan/Zonal Development Plan or any other draft plans notified under the respective Acts for easy movement of people and vehicles the applicant shall earmark and leave the affected area equally on either sides of such roads”.

(2) for sub- rule (3), the following shall be substituted, namely,-

“(3)No plot in the layout shall get direct access from any National or State Highway (Or) NOC shall be obtained from the respective authorities to have

access into the said roads duly keeping in view of road safety and traffic point of view.”

VII. In Rule 11,-

(1) in sub-rule (1), the following shall be substituted, namely,-

“(1)Whenever layout site is affected in the Statutory Master Plan road network, Perspective Plan /Zonal Development Plan/ sanctioned plan and the road widths proposed in the Road Development Plan/Ring Road/Expressways or any road approved by the Competent Authority, the Sanctioning Authority shall retain the alignment in the said layout and if not feasible, the Sanctioning Authority is authorized to suitably modify the alignment with the prior approval of Competent Authority within the layout site.”

(2) Sub-rule (2) shall be deleted.

(3) The existing sub rules (3) and (4) shall be renumbered as (2) and (3) respectively.

(4) in sub-rule (3), for Table-3, the following shall be substituted, namely,-

Table -3

Width of the Roads with reference to the Length of the Roads

Sl. No	Length of the Road (M)	Minimum Road Width (M)	Splay required (M)
1	Up to 300	9	3
2	Above 300 up to 500	12	3
3	Above 500 up to 1000	18	4.5
4	Above 1000	24	4.5

(5) in sub- rule (3), Note :2, shall be substituted, namely,-

“**Note: 2** Total length of block of plots shall not exceed 150mts (not applicable for Industrial layouts)”.

(6) in sub-rule (3), after the Note:3, the following Note:4 & Note:5, shall be added, namely,-

“Note :4) At least One internal road which leading from approach road shall be of 12m for layouts area upto 5 Acres and for more than 5 Acres at least two roads to be proposed as 12 m to maintain Hierarchy of roads as well to provide integration with neighboring lands.

Note :5) Required amenities area to be proposed for abutting 12 m road only and the amenities is saleable and vest with the layout owner/developer. The activities permissible in amenities area, the required road width shall be followed as per AP Buildings Rules, 2017 and its amendments from time to time.”

VIII. In Rule 13,-

(1) in sub-rule (1), after clause (c), the following clause(d), clause (e)& clause (f) shall be added, namely,-

“(d)The area reserved for public purpose shall be in a compact block with minimum of 9m width and the open space shall be provided in maximum 2 locations up to 4 hectares, and if the area of the layout exceeds 4 hectares, the reserved open space to be provided with minimum 2000 Sq.mts at one location.

(e)Whenever Master Plan recreational open space falls completely within the layout proposal, change of location of Recreational open space earmarked in Master plan other than the buffer areas may be allowed with the prior approval of Competent Authority within the layout site.

(f)The area reserved for the Utilities shall be kept beside the Open space in case of layouts of less than 2 Hectare. Since the size of utilities area varies from 24 Sq.yds to 120 Sq.yds which does not serve for any purpose which it is intended for.”

**K.KANNA BABU
SECRETARY TO GOVERNMENT (FAC)**

SECTION OFFICER.