

**Report on 1168/0088/LP/PDNKURPDU/2025**

PreDCR Report

Summary Report

Detail Report

Objection Report

No Image Found

Detail Scrutiny ReportAndhra Pradesh Capital Region Development
Authority

Version Number: 1.101.144

Version Date: 20/03/2025

Report Generated On: 17/4/2025

[-] Collapse All

[-] Proposal Information (Table 1)

General Details

Region	GUNTUR REGION
District	GUNTUR
Authority	ANDHRA PRADESH CAPITAL REGION DEVELOPMENT AUTHORITY
BA No.	1168/0088/LP/PDNKURPDU/2025
Application Type	General Proposal
Project Type	Open Layout
Nature of Development	NEW
Location	GP UNDER APCRDA
SubLocation	NA
Village Name	BALUSUPADU v
Mandal	PDNKURPDU
Ward	BALUSUPADU
Locality	BALUSUPADU v

LTP Details

LTP Name	GUDIVAKA ROHINI
License No.	LSE-01/2023-G1
LTP Address	GUDIVAKA ROHINI , D/O GUDIVAKA SRINIVASARAO , H.NO: 61-22-1/9 , GULABI ROAD , RAMALINGESWARA NAGAR , VIJAAYWADA - 520013

Schedule of boundaries

Plot Use	Residential
Plot SubUse	Residential Apartment Bldg
Land Use Zone	RESIDENTIAL USE ZONE
Land SubUse Zone	NA
Main Abutting Road Width	11.40
If Plot is abutting to Highway	No
Plot No	NA
Survey No.	80(P) and 81(P)
North	-
South	-
East	-
West	-

Developer Details

Developer Name	SRI SAVITHRU INFRA DEVELOPERS PRIVATE LIMITED
License No	REG/1168/DEV/1476/2025

[-] Owner/Applicant details

Name of owner/applicant	Sri Savithru Infra Developers Private Limited, Guntur, Represented by its Managing Director, Doddaka Stanaka Babu & Narra Dhileep Kumar, Santhapurapu Kotaiah and Penumalli Srinivasa Rao
Address	Door No.130-281, Flat No.B3, Sri Nilayam, 2nd Lane, Mahatma Gandhi Inner Ring Road, Sainadh Colony, Gorantla Village, Guntur East Mandal, Guntur

[-] Plot Details (Table 2)

[-] Area From Document (Table 2a)

No.	Form	Area(Sq. Mt.)
1	Plot area as per Document by Applicant	26912.55
2	Area as per Drawing	26888.22

Area Considered for Approval : 26888.22

[-] Table 2b

Proposal Detail	
Unit	SquareMeters
Development Detail	
Plot	Plot
Layout Use	Residential
Gross Plot Area (Minimum)	26888.22
Deductions for NetPlot Area (from Gross Plot Area)	133.36

-LeftOverOwnerLand Area	133.36	
Net Plot Area		26754.86
Deductions for Balance Plot Area (from Gross Plot Area)		673.66
- Amenity Area	540.30	
- LeftOverOwnerLand Area	133.36	
Balance Plot Area		26214.56

[-] Land use analysis/Area distribution (Table 2c)

Area covered under	Proposed Area in sq. mt.	Proposed Area in sq. yd.	Percentage(%)
Plotted Area	15495.33	18532.26	57.63
Leftover Owners Land Area	133.36	159.50	0.50
Road Area	7867.15	9409.03	29.26
Amenity Plot No.17	267.91	320.42	1.00
Amenity Plot No.8	272.39	325.77	1.01
Public Open Space	2716.13	3248.46	10.10
Utility Area	135.95	162.59	0.51
Total net layout	26888.22	32158.04	100.00

[-] Plot Level Checking (Table 3)
[-] Utility Area Checks (Table 3a)

Name	Total Area		Status
	Reqd	Prop	
Utility Area	133.77	135.95	OK

[-] Individual Utility Area Check (Table 3b)

Name	Minimum Area		Status
	Reqd	Prop	
Utility Area	-	135.95	OK

[-] Amenity Checks (Table 3a)

Name	Total Area		Total No		Status
	Reqd	Prop	Perm	Prop	
AMENITY	535.10	540.30	2.00	2.00	OK

[-] Individual Amenity Check (Table 3b)

Name	Minimum Area		Frontage		Access Width		Status
	Reqd	Prop	Reqd	Prop	Reqd	Prop	
Amenity Plot No.17	-	267.91	-	12.20	12.00	12.00	OK
Amenity Plot No.8	-	272.39	-	12.80	12.00	12.00	OK

[-] Public Open Space And Green Strip Checks (Table 3b)

Name	Total Area		Total No Of Public Open Space			Status
	Reqd	Prop	Reqd	Perm	Prop	
Public Open Space	2675.49	2716.13	-	2	1	OK

[-] Public Open Space (Table 3b)

Name	Minimum Area		Width		Access	Status
	Reqd	Prop	Reqd	Prop		
Public Open Space	-	2716.13	9.00	35.20	12 Meters Wide Internal Road	OK

[-] Mortgage Area Details

Name	Mortgage Area		Status
	Reqd	Prop	
Land Area to Mortgage	2324.30	2476.58	OK

[-] Land Area to Mortgage Details

Name	Ind Plot Name	Ind Plot Area
Land Area to Mortgage	9	148.26
	10	153.11
	11	157.96
	12	152.01
	13	150.58

	14	133.96
	15	133.96
	36	133.96
	37	133.96
	38	182.34
Land Area to Mortgage	67	247.54
	68	187.23
	69	187.23
	70	187.23
	71	187.23
Total	-	2476.58

[-] Main Road Checks (Table 3b)

Plot Name	Road Name	As per Application Form	As per Drawing	Status
Plot	MAIN ABUTTING ROAD WIDTH	11.40	11.40	Ok

[-] Proposed Internal Road Checks (Table 3c)

Road Name	Length		Width		Width Written in RoadName	Mandatory setbacks		Area	Status
	Perm	Prop	Reqd	Prop		Reqd	Prop		
9 Meters Wide Internal Road	-	52.89	9.00	9.00	9.00	-	0.00	475.99	OK
9 Meters Wide Internal Road	-	112.05	9.00	9.00	9.00	-	0.00	1008.42	OK
9 Meters Wide Internal Road	-	51.94	9.00	9.00	9.00	-	0.00	467.50	OK
12 Meters Wide Internal Road	-	115.25	9.00	12.00	12.00	-	0.00	1382.95	OK
9 Meters Wide Internal Road	-	45.76	9.00	9.00	9.00	-	0.00	411.85	OK
9 Meters Wide Internal Road	-	48.77	9.00	9.00	9.00	-	0.00	438.89	OK
12 Meters Wide Internal Road	-	164.72	9.00	12.00	12.00	-	0.00	1976.65	OK
12 Meters Wide Internal Road	-	60.33	9.00	12.00	12.00	-	0.00	724.02	OK
9 Meters Wide Internal Road	-	108.99	9.00	9.00	9.00	-	0.00	980.87	OK

[-] Splay Check Details

From Road Name	To Road Name	Width	
		Reqd	Prop
9 Meters Wide Internal Road	12 Meters Wide Internal Road	3.00 x 3.00	0.00 x 0.00
9 Meters Wide Internal Road	12 Meters Wide Internal Road	3.00 x 3.00	0.00 x 0.00
12 Meters Wide Internal Road	12 Meters Wide Internal Road	3.00 x 3.00	0.00 x 0.00
12 Meters Wide Internal Road	12 Meters Wide Internal Road	3.00 x 3.00	0.00 x 0.00
11.40 Meters wide Main road	9 Meters Wide Internal Road	3.00 x 3.00	0.00 x 0.00
11.40 Meters wide Main road	9 Meters Wide Internal Road	3.00 x 3.00	0.00 x 0.00
11.40 Meters wide Main road	12 Meters Wide Internal Road	3.00 x 3.00	0.00 x 0.00
11.40 Meters wide Main road	12 Meters Wide Internal Road	3.00 x 3.00	0.00 x 0.00
11.40 Meters wide Main road	9 Meters Wide Internal Road	3.00 x 3.00	0.00 x 0.00
11.40 Meters wide Main road	9 Meters Wide Internal Road	3.00 x 3.00	0.00 x 0.00
9 Meters Wide Internal Road	12 Meters Wide Internal Road	3.00 x 3.00	0.00 x 0.00
9 Meters Wide Internal Road	12 Meters Wide Internal Road	3.00 x 3.00	0.00 x 0.00
9 Meters Wide Internal Road	12 Meters Wide Internal Road	3.00 x 3.00	0.00 x 0.00
9 Meters Wide Internal Road	12 Meters Wide Internal Road	3.00 x 3.00	0.00 x 0.00
12 Meters Wide Internal Road	12 Meters Wide Internal Road	3.00 x 3.00	0.00 x 0.00
12 Meters Wide Internal Road	12 Meters Wide Internal Road	3.00 x 3.00	0.00 x 0.00
9 Meters Wide Internal Road	12 Meters Wide Internal Road	3.00 x 3.00	0.00 x 0.00
9 Meters Wide Internal Road	12 Meters Wide Internal Road	3.00 x 3.00	0.00 x 0.00
12 Meters Wide Internal Road	9 Meters Wide Internal Road	3.00 x 3.00	0.00 x 0.00

12 Meters Wide Internal Road	9 Meters Wide Internal Road	3.00 x 3.00	0.00 x 0.00
------------------------------	-----------------------------	-------------	-------------

Not Required to Check Ind. Plot Number Check Rule.

[-] Continuous Individual Plot Length

Abutting Road	Road Side	Ind Plot Conti. Length		Ind Plot Conti. Number		Status
		Perm	Prop	Perm	Prop	
11.40 Meters wide Main road	Side1	150.00	24.50	-	2.00	OK
	Side1	150.00	24.50	-	2.00	OK
	Side1	150.00	15.52	-	1.00	OK
	Side1	150.00	12.25	-	1.00	OK
9 Meters Wide Internal Road	Side1	150.00	20.91	-	2.00	OK
	Side3	150.00	16.25	-	1.00	OK
	Side4	150.00	21.96	-	2.00	OK
	Side5	150.00	13.72	-	1.00	OK
	Side7	150.00	21.96	-	2.00	OK
	Side8	150.00	10.98	-	1.00	OK
9 Meters Wide Internal Road	Side2	150.00	21.96	-	1.00	OK
	Side3	150.00	32.94	-	3.00	OK
	Side4	150.00	10.98	-	1.00	OK
	Side5	150.00	10.98	-	1.00	OK
	Side6	150.00	34.77	-	3.00	OK
	Side8	150.00	32.94	-	2.00	OK
9 Meters Wide Internal Road	Side8	150.00	79.52	-	7.00	OK
	Side3	150.00	17.29	-	1.00	OK
	Side4	150.00	20.12	-	2.00	OK
	Side5	150.00	14.15	-	1.00	OK
	Side7	150.00	10.36	-	1.00	OK
	Side8	150.00	10.98	-	1.00	OK
12 Meters Wide Internal Road	Side9	150.00	10.98	-	1.00	OK
	Side10	150.00	19.02	-	1.00	OK
	Side2	150.00	98.82	-	8.00	OK
	Side3	150.00	15.88	-	1.00	OK
9 Meters Wide Internal Road	Side5	150.00	68.33	-	6.00	OK
	Side5	150.00	47.47	-	4.00	OK
9 Meters Wide Internal Road	Side1	150.00	35.68	-	3.00	OK
	Side1	150.00	11.04	-	1.00	OK
	Side3	150.00	44.80	-	4.00	OK
9 Meters Wide Internal Road	Side2	150.00	47.47	-	4.00	OK
	Side4	150.00	21.81	-	2.00	OK
	Side4	150.00	27.35	-	2.00	OK
12 Meters Wide Internal Road	Side2	150.00	24.40	-	2.00	OK
	Side2	150.00	24.40	-	2.00	OK
	Side2	150.00	13.28	-	1.00	OK
	Side2	150.00	18.61	-	1.00	OK
	Side4	150.00	27.44	-	2.00	OK
	Side4	150.00	24.40	-	2.00	OK
	Side4	150.00	27.44	-	2.00	OK
12 Meters Wide Internal Road	Side4	150.00	12.20	-	1.00	OK
	Side2	150.00	59.05	-	5.00	OK
	Side4	150.00	51.55	-	5.00	OK
	Side4	150.00	10.06	-	1.00	OK
9 Meters Wide Internal Road	Side1	150.00	21.56	-	2.00	OK
	Side1	150.00	65.88	-	6.00	OK
	Side3	150.00	86.61	-	7.00	OK

[-] Uses Permissible in various Land Use Zones

[-] For Zone: RESIDENTIAL USE ZONE

Uses Permissible by Local Authority	Uses Permissible by the Competent Authority	Uses Prohibited
-	-	-

[-] Ind. Plot Checking

[-] Individual Plot Area

Plot No.	Abutting Road	Plot Area		Plot Width		Plot Depth		Frontage		Status
		Reqd	Prop	Reqd	Prop	Reqd	Prop	Reqd	Prop	
1	11.40 Meters wide Main road	100.00	246.13	8.00	12.20	-	20.73	-	12.25	OK
2	9 Meters Wide Internal Road	100.00	133.96	8.00	10.98	-	12.20	-	10.98	OK
3	9 Meters Wide Internal Road	100.00	133.96	8.00	10.98	-	12.20	-	10.98	OK
4	9 Meters Wide Internal Road	100.00	133.96	8.00	10.98	-	12.20	-	10.98	OK

5	9 Meters Wide Internal Road	100.00	133.96	8.00	10.98	-	12.20	-	10.98	OK
6	9 Meters Wide Internal Road	100.00	133.96	8.00	10.98	-	12.20	-	10.98	OK
7	9 Meters Wide Internal Road	100.00	133.96	8.00	10.98	-	12.20	-	10.98	OK
9	12 Meters Wide Internal Road	100.00	148.26	8.00	10.98	-	13.72	-	24.26	OK
10	9 Meters Wide Internal Road	100.00	153.11	8.00	10.98	-	0.00	-	10.98	OK
11	9 Meters Wide Internal Road	100.00	157.96	8.00	10.98	-	14.61	-	10.98	OK
12	9 Meters Wide Internal Road	100.00	152.01	8.00	11.60	-	15.29	-	11.86	OK
13	9 Meters Wide Internal Road	100.00	150.58	8.00	12.20	-	13.65	-	11.04	OK
14	9 Meters Wide Internal Road	100.00	133.96	8.00	10.98	-	12.20	-	10.98	OK
15	9 Meters Wide Internal Road	100.00	133.96	8.00	10.98	-	12.20	-	10.98	OK
16	12 Meters Wide Internal Road	100.00	167.38	8.00	12.20	-	13.72	-	25.92	OK
18	9 Meters Wide Internal Road	100.00	133.96	8.00	10.98	-	12.20	-	10.98	OK
19	9 Meters Wide Internal Road	100.00	133.96	8.00	10.98	-	12.20	-	10.98	OK
20	9 Meters Wide Internal Road	100.00	133.96	8.00	10.98	-	12.20	-	10.98	OK
21	9 Meters Wide Internal Road	100.00	133.96	8.00	10.98	-	12.20	-	10.98	OK
22	9 Meters Wide Internal Road	100.00	133.96	8.00	10.98	-	12.20	-	10.98	OK
23	9 Meters Wide Internal Road	100.00	133.96	8.00	10.98	-	12.20	-	10.98	OK
24	9 Meters Wide Internal Road	100.00	133.96	8.00	10.98	-	12.20	-	10.98	OK
25	11.40 Meters wide Main road	100.00	135.88	8.00	11.65	-	12.25	-	12.25	OK
26	11.40 Meters wide Main road	100.00	149.52	8.00	12.20	-	12.82	-	12.25	OK
27	9 Meters Wide Internal Road	100.00	133.96	8.00	10.98	-	12.20	-	10.98	OK
28	9 Meters Wide Internal Road	100.00	133.96	8.00	10.98	-	12.20	-	10.98	OK
29	9 Meters Wide Internal Road	100.00	133.96	8.00	10.98	-	12.20	-	10.98	OK
30	9 Meters Wide Internal Road	100.00	133.96	8.00	10.98	-	12.20	-	10.98	OK
31	9 Meters Wide Internal Road	100.00	133.96	8.00	10.98	-	12.20	-	10.98	OK
32	9 Meters Wide Internal Road	100.00	133.96	8.00	10.98	-	12.20	-	10.98	OK
33	9 Meters Wide Internal Road	100.00	133.96	8.00	10.98	-	12.20	-	10.98	OK
34	12 Meters Wide Internal Road	100.00	267.91	8.00	12.20	-	21.96	-	12.20	OK
35	12 Meters Wide Internal Road	100.00	167.38	8.00	12.20	-	13.72	-	12.20	OK
36	9 Meters Wide Internal Road	100.00	133.96	8.00	10.98	-	12.20	-	10.98	OK
37	9 Meters Wide Internal Road	100.00	133.96	8.00	10.98	-	12.20	-	10.98	OK
38	9 Meters Wide Internal Road	100.00	182.34	8.00	12.20	-	16.25	-	16.25	OK
39	9 Meters Wide Internal Road	100.00	137.00	8.00	12.20	-	12.53	-	9.93	OK
40	9 Meters Wide Internal Road	100.00	133.96	8.00	10.98	-	12.20	-	10.98	OK
41	9 Meters Wide Internal Road	100.00	133.96	8.00	10.98	-	12.20	-	10.98	OK
42	9 Meters Wide Internal Road	100.00	133.96	8.00	10.98	-	12.20	-	10.98	OK
43	12 Meters Wide Internal Road	100.00	133.96	8.00	10.98	-	12.20	-	12.20	OK
44	12 Meters Wide Internal Road	100.00	267.91	8.00	12.20	-	21.96	-	34.16	OK
45	9 Meters Wide Internal Road	100.00	133.96	8.00	10.98	-	12.20	-	10.98	OK
46	9 Meters Wide Internal Road	100.00	133.96	8.00	10.98	-	12.20	-	10.98	OK
47	9 Meters Wide Internal Road	100.00	133.96	8.00	10.98	-	12.20	-	10.98	OK
48	9 Meters Wide Internal Road	100.00	133.96	8.00	10.98	-	12.20	-	10.98	OK
49	9 Meters Wide Internal Road	100.00	133.96	8.00	10.98	-	12.20	-	10.98	OK
50	9 Meters Wide Internal Road	100.00	133.96	8.00	10.98	-	12.20	-	10.98	OK
51	9 Meters Wide Internal Road	100.00	133.96	8.00	10.98	-	12.20	-	10.98	OK
52	11.40 Meters wide Main road	100.00	173.22	8.00	12.20	-	14.76	-	12.25	OK
53	12 Meters Wide Internal Road	100.00	186.86	8.00	12.20	-	15.88	-	15.88	OK
54	12 Meters Wide Internal Road	100.00	133.96	8.00	10.98	-	12.20	-	10.98	OK
55	12 Meters Wide Internal Road	100.00	133.96	8.00	10.98	-	12.20	-	10.98	OK
56	12 Meters Wide Internal Road	100.00	133.96	8.00	10.98	-	12.20	-	10.98	OK
57	12 Meters Wide Internal Road	100.00	133.96	8.00	10.98	-	12.20	-	10.98	OK
58	12 Meters Wide Internal Road	100.00	133.96	8.00	10.98	-	12.20	-	10.98	OK
59	12 Meters Wide Internal Road	100.00	133.96	8.00	10.98	-	12.20	-	10.98	OK
60	12 Meters Wide Internal Road	100.00	133.96	8.00	10.98	-	12.20	-	10.98	OK
61	12 Meters Wide Internal Road	100.00	267.91	8.00	12.20	-	21.96	-	21.96	OK
62	12 Meters Wide Internal Road	100.00	133.96	8.00	10.98	-	12.20	-	12.20	OK
63	12 Meters Wide Internal Road	100.00	133.96	8.00	10.98	-	12.20	-	10.98	OK
64	12 Meters Wide Internal Road	100.00	133.96	8.00	10.98	-	12.20	-	10.98	OK
65	12 Meters Wide Internal Road	100.00	133.96	8.00	10.98	-	12.20	-	10.98	OK
66	12 Meters Wide Internal Road	100.00	168.76	8.00	12.20	-	15.14	-	15.13	OK

67	12 Meters Wide Internal Road	100.00	247.54	8.00	14.95	-	19.03	-	11.31	OK
68	12 Meters Wide Internal Road	100.00	187.23	8.00	10.06	-	18.61	-	10.06	OK
69	12 Meters Wide Internal Road	100.00	187.23	8.00	10.06	-	18.61	-	10.06	OK
70	12 Meters Wide Internal Road	100.00	187.23	8.00	10.06	-	18.61	-	10.06	OK
71	12 Meters Wide Internal Road	100.00	187.23	8.00	10.06	-	18.61	-	10.06	OK
72	12 Meters Wide Internal Road	100.00	187.23	8.00	10.06	-	18.61	-	28.67	OK
73	12 Meters Wide Internal Road	100.00	237.16	8.00	13.72	-	17.29	-	31.01	OK
74	12 Meters Wide Internal Road	100.00	138.02	8.00	10.06	-	13.72	-	10.06	OK
75	12 Meters Wide Internal Road	100.00	138.02	8.00	10.06	-	13.72	-	10.06	OK
76	12 Meters Wide Internal Road	100.00	138.02	8.00	10.06	-	13.72	-	10.06	OK
77	12 Meters Wide Internal Road	100.00	225.75	8.00	13.43	-	17.05	-	13.43	OK
78	12 Meters Wide Internal Road	100.00	179.82	8.00	10.98	-	16.57	-	10.98	OK
79	12 Meters Wide Internal Road	100.00	175.55	8.00	10.98	-	16.18	-	10.98	OK
80	12 Meters Wide Internal Road	100.00	172.86	8.00	10.98	-	15.80	-	10.98	OK
81	12 Meters Wide Internal Road	100.00	171.68	8.00	10.98	-	15.69	-	10.98	OK
82	12 Meters Wide Internal Road	100.00	181.46	8.00	12.40	-	15.58	-	10.98	OK
83	9 Meters Wide Internal Road	100.00	138.02	8.00	10.06	-	13.72	-	10.06	OK
84	9 Meters Wide Internal Road	100.00	138.02	8.00	10.06	-	13.72	-	10.06	OK
85	9 Meters Wide Internal Road	100.00	138.02	8.00	10.06	-	13.72	-	10.06	OK
86	12 Meters Wide Internal Road	100.00	237.16	8.00	13.72	-	17.29	-	13.72	OK
87	12 Meters Wide Internal Road	100.00	237.16	8.00	13.72	-	17.29	-	31.01	OK
88	9 Meters Wide Internal Road	100.00	138.02	8.00	10.06	-	13.72	-	10.06	OK
89	9 Meters Wide Internal Road	100.00	138.02	8.00	10.06	-	13.72	-	10.06	OK
90	9 Meters Wide Internal Road	100.00	169.45	8.00	12.90	-	13.77	-	11.75	OK
91	9 Meters Wide Internal Road	100.00	185.88	8.00	13.72	-	14.15	-	14.15	OK
92	9 Meters Wide Internal Road	100.00	138.02	8.00	10.06	-	13.72	-	10.06	OK
93	9 Meters Wide Internal Road	100.00	138.02	8.00	10.06	-	13.72	-	10.06	OK
94	12 Meters Wide Internal Road	100.00	237.16	8.00	13.72	-	17.29	-	13.72	OK
95	9 Meters Wide Internal Road	100.00	646.37	8.00	19.02	-	33.99	-	19.02	OK
96	9 Meters Wide Internal Road	100.00	152.55	8.00	10.98	-	14.27	-	10.98	OK
97	9 Meters Wide Internal Road	100.00	144.32	8.00	10.98	-	13.52	-	10.98	OK
98	9 Meters Wide Internal Road	100.00	134.93	8.00	11.41	-	12.77	-	10.36	OK

[-] Summary (Table 4)

Name	Perm./Reqd.	Proposed	Status
Plot Area	-	26754.86	OK
Access Width	-	11.40	OK
Plot Frontage	-	106.91	OK

General Conditions

No.	General Conditions
1	LTP is responsible for any misrepresentation in above aspects.
2	Splay shall be maintained as per GO.MS.No.275. MA & UD dt. 18-07-2017 in all the road corners.

NOTE : This report is generated based on the inputs or drawing provided by the Applicant. The approval is subjected to further verification by concerned scrutiny officer. Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.

[-] Rules

Topic	Rule
Plot Level	

Plot Area	For Residential Plots, The minimum size of plots shall be 100sq.m which is getting access from 12m wide road and the frontage (width facing the road) of the plot shall be not less than 8m {G.O.Ms.No.275 Dated 18.07.2017, Rule No. 12} ;
Access Width	No rule defined
Plot Frontage	For Residential Plots, The minimum size of plots shall be 100sq.m which is getting access from 12m wide road and the frontage (width facing the road) of the plot shall be not less than 8m {G.O.Ms.No.275 Dated 18.07.2017, Rule No. 12} ;
Total Utility Area	In Open Layout For Layout Development,when plot area up to 5 hectare minimum 0.5% of the GrossPlotArea layout area shall be provided for Utiliy {As per G.O.Ms.No.275 Dated 18.07.2017}
UtilityArea	In Open Layout For Layout Development,when plot area up to 5 hectare minimum 0.5% of the GrossPlotArea layout area shall be provided for Utiliy {As per G.O.Ms.No.275 Dated 18.07.2017}
Total Amenity Area	In Open Layout For Layout Development, In layouts of 5 Ha. and below: 2% of the NetPlotArea layout area for Amenities and 0.5% of the layout area for Utilities {G.O.Ms.No.275 Dated 18.07.2017}
Amenity	No rule defined
Public Open Space Area	In Open Layout Minimum of 10% of NetPlotArea site area shall be earmarked for Public Open Space and be utilized as greenery and shall be provided over and above the mandatory setbacks at suitable location accessible to entire community to the satisfaction of the competent authority {As per Circular No. Rc.No.C8-917/2014 Dated. 23.08.2014}
Public Open Space	(1) In Open Layout Minimum of 10% of NetPlotArea site area shall be earmarked for Public Open Space and be utilized as greenery and shall be provided over and above the mandatory setbacks at suitable location accessible to entire community to the satisfaction of the competent authority {As per Circular No. Rc.No.C8-917/2014 Dated. 23.08.2014} (2) The area reserved for public open space shall be in a compact block with minimum Width of 9.00 mts. The Open space shall be provided in maximum 2 locations in layouts up to 4 Hectares and if the area of the layout exceeds 4 Hectares, the public open space may be provided in more than two locations with minimum 2000 sq.mts at each location {As per Circular No.9464/2012/P dated 9th Nov, 2018}
Mortgage Area	For release of the Final Layout Plan [FLP], the Owner / Applicant shall mortgage (in the form prescribed in Appendix-A) 15% of the plotted Area shown in the Final Layout Plan [FLP] in favour of Development Authority / Executive Authority for ensuring the development of Internal Development Works within the prescribed time in the layout area which is obligatory on the Owner/Applicant.{As per G.O.Ms.No.275 Dated 18.07.2017}
Land Area to Mortgage	Land Area to Mortgage
Internal Road	For roads having upto 300mt. length 9.00mt width is required. {Updated as per The Andhra Pradesh Layout and SubDivision Rules - 2010 (G.O.Ms.No.3 dated 09-01-2025)} ;
Splay Check	Splay required at road junctions is given. The area of Splay would be deemed to form part of the road junction. {Updated as per The Andhra Pradesh Building Rules - 2017 (G.O.Ms.No.4 dated 09-01-2025) and Layout and SubDivision Rules - 2010 (G.O.Ms.No.3 dated 09-01-2025) }
Ind. Plot Area	For Residential Plots, The minimum size of plots shall be 100sq.m which is getting access from 12m wide road and the frontage (width facing the road) of the plot shall be not less than 8m {G.O.Ms.No.275 Dated 18.07.2017, Rule No. 12}
Building Level (Rooms)	

--- End ---