

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

PreDCR Report

Summary Report

Detail Report

Objection Report

Andhra Pradesh Capital Region Development
Authority

Version Number: 1.101.144

Version Date: 20/03/2025

Report Generated On: 17/4/2025

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Failed List Report**[-] 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 , VIJAYAWADA - 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

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)	

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