

Andhra Pradesh Capital Region Development Authority
Proceedings Of The Commissioner

Present: Sri KANNA BABU I.A.S (COMMISSIONER)

File no. : 1168/0088/LP/PDNKURPDU/2025

Date : 30 April, 2025

Sub: Layout - **Andhra Pradesh Capital Region Development Authority** Gram Panchayat **BALUSUPADU** in **S.NO. 80(P) and 81(P)** of **BALUSUPADU v** locality/village , Mandal **PEDAKURAPADU** District **Guntur** to an extent of **6.6442** Acres. Belongs to Sri / Smt **Sri Savithru Infra Developers Private Limited, Guntur, Represented by its Managing Director, Doddaka Stanaka Babu & Narra Dhileep Kumar, Santhapurapu Kotaiah and Penumalli Srinivasa Rao** Approval of Tentative Layout Plan - Orders - Issued - Reg.

Ref: 1) Your Layout Application Dated: 17 April, 2025
2) AP Land Development (Layout and Sub-division) Rules, 2017 and its amendments from time to time.
3) APCRDA Act, 2014.

O R D E R:

The application of Sri/Smt **Sri Savithru Infra Developers Private Limited, Guntur, Represented by its Managing Director, Doddaka Stanaka Babu & Narra Dhileep Kumar, Santhapurapu Kotaiah and Penumalli Srinivasa Rao**, Rep by **SRI SAVITHRU INFRA DEVELOPERS PRIVATE LIMITED** for approval of **Residential** lay-out plan in an extent of **6.6442** Acres in **S.NO. 80(P) and 81(P)** of **BALUSUPADU v** locality/village , Mandal **PEDAKURAPADU**, District **Guntur** has been examined with reference to the rules and regulations in force and issued the Tentative Layout Pattern Submitted by applicant is approved as per Rule 7(5)(e) of AP land development (Layout and Sub-division) rules 2017 subject to the following condition & under the provisions of section **Section 87 Andhra Pradesh Metropolitan Region & Urban Development Authorities Act, 2016..**

Name of the 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

Name of the Developer: SRI SAVITHRU INFRA DEVELOPERS PRIVATE LIMITED

AMRDA License No: REG/1168/DEV/1476/2025 **Validity Period:** 16/04/2028

Location Details: 80(P) and 81(P),BALUSUPADU v, Mandal- PEDAKURAPADU, District- Guntur

Layout Details:

Sr.No.	Usage	Area in Sq. mtr.	Area in %
1	Plotted Area	15,495.3300	57.6287
2	Leftover Owners Land Area	133.3600	0.4960
3	Road Area	7,867.1500	29.2587
4	Amenity	540.3000	2.0094
5	Public Open Space	2,716.1300	10.1016
6	Utilities Area	135.9500	0.5056
7	Total	26,888.2200	100.0000

Conditions of Approval:

1. This layout pattern shall automatically become invalid if any false statement/misrepresentation/suppression of material facts is noticed in the application/plan. Thereafter, any application of concerned licensed technical personnel shall not be accepted in online until further orders of competent authority.
2. The applicant shall demarcate the Tentative Layout Plan (TLP) pattern on ground (Demarcation of the TLP means the road pattern, public open space, areas earmarked for amenities and the blocks of the plots as shown in the TLP shall be peg marked on ground and the measurements shall be taken and the layout plan shall be prepared duly showing the measurements and differences if any from that of the TLP) within Fifteen (15) days as for Rule 7 (5)(f) of AP Land Development Rules 2017.
3. This layout becomes invalid incase the road pattern/ master plan land use is not followed in accordance with master plan/ZDP/ any other sanctioned plan vis-à-vis existing development on ground.
4. The land reserved for public open spaces and utilities in the layout shall not be utilized for any purpose other than the purpose it is intended.
5. Any existing Electrical lines passing through the site shall be shifted along the road margins and applicant shall obtain NOC from TRANSCO authorities to this effect.
6. No plot shall be disposed until Final layout plan (F.L.P) is approved and released.
7. No building plan shall be sanctioned in the layout plots until the roads, areas reserved for public open spaces and utilities are handed over to the Local Authority and until the Final Layout Plan is released
8. If the applicant undertakes/ carries out the development in contravention of master plan or any conditions of layout rules shall be punished with imprisonment for a term which may extend to 3 years or with fine which may extend to 10% of the value of the land in question.
9. The hierarchy of the road widths as per the planning standards and transportation planning principles shall be followed in deciding the higher road widths depending on the location of the site and nature of development and the decision of the Competent Authority is final in the matter.
10. Necessary arrangements for connecting drainage net work to the nearby out fall drain shall be made.
11. The layout shall become invalid, if -
 - a. The proposed land use does not correspond to the land use in the Development Plan / Master Plan / Layout Plan or any draft/sanctioned plan for the area or the zoning regulations.
 - b. The use of Layout or place will be a source of annoyance to, or injurious to the health of the inhabitants of the neighborhood.
 - c. There is deposited refuse, excreta or other offensive matter, which is considered objectionable, until such refuse, excreta or other offensive matter has been removed there from and the plot has been prepared or left in a manner suitable for land development, redevelopment or building purpose.
 - d. It comprises or includes a pit, quarry or other similar excavation or any part thereof unless such plot has been prepared or left in a manner or condition suitable for land development or redevelopment or building purposes.
 - e. It is liable to flood or on a slope forming an angle of more than 45 degrees with the horizontal or on soil unsuitable for percolation or on area shown as floodable area in any plan/scheme or in sandy beds, unless it is proved by the owner that construction of such a building will not be dangerous or injurious to health and the site will not be subjected to flooding or erosion, or cause undue expenditure of public funds in the provision of roads, sewers, sanitation, water supply or

undue expenditure of public funds in the provision of roads, sewers, sanitation, water supply or other public services.

- f. It is for any land development or redevelopment of land or construction in any area notified by Government of India as Coastal Regulation Zone under the Environment (Protection) Act, 1986 (29 of 1986) and Rules made there under and it shall be subject to the restrictions that may be imposed by Government of India contained in the said notification as amended from time to time.
12. No Land shall be developed in the bed of water bodies like river or nala and in the Full Tank Level (FTL) of any lake, pond, cheruvu or kunta / shikam lands. Unless and otherwise stated, the area and the Full Tank Level (FTL) of a Lake / Kunta shall be reckoned as measured and as certified by the Irrigation Department and Revenue Department.
13. No plot in the layout shall get direct access from any National or State Highway or Ring Road or Expressways or any road which is proposed in the Master Plan or any other sanctioned plans as 30m or more in width. The access shall be through a service road of at least 12m wide which shall be proposed within the layout site.
14. Where ever Perspective Plan/Master Plan/Zonal Development Plan/ any other draft or sanctioned plan or Road Development Plan are not available, the minimum width to be proposed for National Highway shall be 60m, State Highways shall be 30m and Major District road shall be 20m.
15. If there is any litigation is pending in any Court of law, the applicant/developer shall be responsible for the same and if any court orders are received against the applicant/developers, the approved layout plan automatically stands cancelled without notice and action will taken as per law.
16. The permission for developing the land under reference shall not mean acceptance of correctness, confirmation and shall not bind or render the Authority liable in any way with regard to.
- (a) Title or ownership of the site.
 - (b) Easement rights and boundaries of the site.
 - (c) Variation in area from recorded areas of plot on ground.
 - (d) Site liable to flooding as a result of not taking proper drainage arrangements
 - (e) Other requirements or Licenses for the site /premises or activity under Various other Acts.
17. The applicant shall pay the short fall of payment if any, noticed by the Authority at any time.
18. NOCs from the concerned Departments are mandatory wherever applicable and the applicants shall abide the conditions whatever imposed there in
19. A copy of plan shall be exhibited at a conspicuous place in the site.
20. The applicant has to follow the conditions mentioned in the railway manual for applicable sites no prior NOC is required.
21. The applicant has to follow the conditions mentioned in the defence manual/guidelines issued time to time and no prior NOC is required.



Commissioner
Andhra Pradesh Capital Region Development Authority

To,

Sri/Smt.

Sri Savithru Infra Developers Private Limited, Guntur,
Represented by its Managing Director, Doddaka Stanaka Babu
& Narra Dhileep Kumar, Santhapurapu Kotaiah and Penumalli
Srinivasa Rao

Door No.130-281, Flat No.B3, Sri Nilayam, 2nd Lane,
Mahatma Gandhi Inner Ring Road, Sainadh Colony, Gorantla
Village, Guntur East Mandal, Guntur

Copy To:

The Panchayat Secretary BALUSUPADU Gram panchayat

This is system generated report and does not require any signature. For further confirmation anyone can access the department website www.apdpms.ap.gov.in with file number.