

**GOVERNMENT OF ANDHRA PRADESH
ABSTRACT**

Municipal Administration & Urban Development (CRDA) Department - Andhra Pradesh Capital Regional Development Authority – Recommendations of 23rd Group of Ministers (GoM) regarding review of land allocation for various institutions in CRDA region – Accorded – Orders – Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (CRDA) DEPARTMENT

G.O.Ms.No.41

Dated:27.02.2026
Read the following :-

1. G.O.Rt.No.1571, GA(Cabinet)Dept., Dt.12.09.2024
2. G.O.Ms.No.42, MA&UD (CRDA)Dept., Dt.19.03.2025
3. G.O.Ms.No.78, MA&UD (CRDA)Dept., Dt.09.05.2025
4. G.O.Ms.No.122, MA&UD (CRDA)Dept., Dt.13.07.2025
5. G.O.Ms.No.166, MA&UD (CRDA)Dept., Dt.25.08.2025
6. G.O.Ms.No.226, MA&UD(CRDA)Dept., Dt.12.11.2025
7. G.O.Ms.No.277, MA&UD(CRDA)Dept., Dt.24.12.2025.
8. G.O.Ms.No.01, MA&UD(CRDA)Dept., Dt.01.01.2026
9. Minutes of the 23rd Group of Ministers (GoM) Meeting, dt:19.02.2026
10. From the Commissioner, APCRDA, Vijayawada, File No. MAU61-COOR0MEET(CM)/2/2026-OM, Dt.22-02-2026.

ORDER :

In the reference G.O.1st read above, Government have constituted a Group of Ministers (GoM) to examine issues related to land allocation for various Institutions in the CRDA Region. Accordingly, the 23rd Meeting of Group of Ministers (GoM) was held on 19.02.2026. After reviewing previous land allotments and considering new proposals, the Group of Ministers GoM submitted its recommendations to the Government in the reference 9th read above.

2. After careful examination, the Government hereby approves the following recommendations made by the Group of Ministers concerning the review of land allocation to various institutions within the CRDA region.

I. New Proposals for land allotment in Amaravati:-

Six new applicants totaling 5.686Acres. The GoM support full allotment as follows:-

Sl. No	Nature of Institute	Name of the organization	Requested extent (in Ac.)	Proposed extent (in Ac.)	Village & Sy. Nos	Proposed BuA (in Sft)	Proposed FSI	Mode of Allotment	Price per Acre (INR in Cr)
1	Private	Rainbow Children's Medicare Limited	5	2	Ananthavaram in R.S.No's:125(P), 126(P) and 369 (P) C3- Neighborhood Centre Zone	3,00,000	1.5	Leasehold for a period of 60 years	50 lakhs per acre and nominal lease rental of 1/- per Sqm per annum

2	Private Bank	KarurVysya Bank - Office Space	0.40	0.435	Uddandayaunipalem in R.S.No's:80 (P), 81 (P) S3 - Special Zone	70,000	5	Lease Hold for a period of 60 years	4.1 Cr per acre of lease premium and nominal lease rental of 1/- per Sqm per annum
3	GoI	National Bank for Agriculture and Rural Development (NABARD) - Residential Space	1.4	1.00	Inavolu in R.S. No: 78 (P) S3 - Special Zone	1,36,000	3.5	Freehold	4.1 Cr per acre
4	GoI	Punjab National Bank (PNB) - Residential Space	0.8	0.5	Inavolu in R.S. No: 78 (P) S3 - Special Zone	75,000	3.5	Free Hold	4.1 Cr per acre
5	GoAP	Environment Protection Training and Research Institute (EPTRI)	1.28	0.751	Borupalem in R.S.No. 131 (P) and Dondapadu in R.S. No. 60 (P) S2-Education Zone	55,950	C	Leasehold for a period of 60 years	4.1 Cr per acre of lease premium and nominal lease rental of 1/- per Sqm per annum
6	GoI	Indian Meteorological Department (IMD)	1	1	Ananthavaram in RS No: 143(P) C3-Neighbourhood Centre Zone	40,000	1.5	Leasehold for a period of 60 years	RS 1 Cr per Acre of lease premium at a nominal lease rental of 1/- per Sqm per annum
			9.88	5.686					

II. Proposal for amendments to land allotments for the years 2024 and 2025 :-

Eleven organizations previously allotted land in Amaravati are to be allotted a revised extent of 31.827 acres as detailed below:-

Sl. No	Nature of Institute	Name of the organization	Previous Allotment Number	Previous Allotment extent in Ac. Cents.	Previous Village & Sy.no	Previous price per Acre	Proposed land allotted in Ac. cents	Proposed village & Sy.No	Proposed BUA(S.ft)	Price per Acre
1	Private	CII - Global Leadership Centre at Amaravati	G.O.Ms .No. 226, Dt: 12-11-2025	15	Nowluru Village in R.S.No's: 233, 234, 235, 236, 237	4.1 Cr per acre and nominal lease rental of 1/- per Sqm per annum on leasehold for 60 years	15	Nowluru Village in R.S.No's: 233 (P), 234(P), 235 (P), 236(P), 237(P) S3 - Special Zone FSI - 3.5	1,00,000	Nominal lease rental of 1/- per Sqm per annum as per
2	Others	BJP Party Office	G.O.Ms .No. 122, Dt: 13-07-2025	2	Pitchikalapalem Village in R. S. No - 58, 64,65	1000/- per acre per annum on leasehold for 33 years	1.43	Venkatapalem in RS No: 32(P) R3-Medium to high	-	1000/- per acre per annum on leasehold

Sl. No	Nature of Institute	Name of the organization	Previous Allotment GO number	Previous Allotment extent in Ac. Cents.	Previous Village & Sy.no	Previous price per Acre	Proposed land allotted in Ac. cents	Proposed village & Sy.No	Proposed BUA(S.ft)	Price per Acre
								density zone FSI – 2.8		d for 33 years
3	GoI	Comptroller and Auditor General (CAG) - Office Space (Additional Extent)	G.O.Ms .No. 78, Dt: 05-09-2025	2.05	Rayapudi village in R.S. NO – 357, 358	1 Cr per acre and nominal lease rental of 1/- per Sqm per annum on leasehold for 60 years	2.05 (old) + 0.787 (new) = 2.837 (Total)	Rayapudi Village in R.S. No's: 357, 358 SC1a-Mixed use Zone FSI – 6	6,45,834	1 Cr per acre lease premium and nominal lease rental of 1/- per Sqm per annum on leasehold for 60 years
4	GoI	Subsidiary Intelligence Bureaus (SIB) (Additional Extent)	G.O.Ms .No. 122, Dt: 13-07-2025	0.50	Pitchikalapalem Village, R.S.No's: 58(P) and 64(P)	4 Cr per acre and nominal lease rental of 1/- per Sqm per annum on leasehold for 60 years	0.5 (old) + 0.5 (new) = 1.00 (Total)	Pitchikalapalem Village, R.S.No's: 58(P) and 64(P) S3-Special Zone FSI - 5	1,70,000	4 Cr per acre and nominal lease rental Rs. 1/- per Sqm per annum
5	Banks	AP Cooperative Bank (APCOB) - Residential Space	G.O.Ms .No. 226, Dt: 12-11-2025 G.O.Ms .No. 277, Dt: 24-12-2025	2.2	Inavolu Village in RS.No. 134,137 of S3-Special Zone FSI - 5	4.1 Cr per acre lease premium and nominal lease rental of 1/- per Sqm per annum on leasehold for 60 years	2.2	Inavolu Village in R.S No's.: 134 (P), 137 (P) S3-Special Zone FSI - 5	4,00,752	4.1 Cr per acre on Freehold
6	Banks	State Bank of India (SBI) - Residential Space	G.O.Ms .No. 226, Dt: 12-11-2025	2.05	Inavolu Village in R.S.No:134 S3-Special Zone FSI - 5	4.1 Cr per acre lease premium and nominal lease rental of 1/- per Sqm per annum on leasehold for 60 years	2.05	Inavolu Village in R.S.No:134 (P) S3-Special Zone FSI - 5	2,50,000	4.1 Cr per acre on Freehold
7	Banks	Bank of Baroda (BOB) - Residential Space	G.O.Ms .No. 226, Dt: 12-11-2025	1.15	Inavolu Village in R.S.No's: 132 and 134 S3-Special Zone FSI - 5	4.1 Cr per acre lease premium and nominal lease rental of 1/- per Sqm per annum on leasehold for 60 years	1.15	Inavolu Village in R.S.No's: 132 (P)and 134 (P) S3-Special Zone FSI - 5	2,50,000	4.1 Cr per acre on Freehold
8	Banks	Canara Bank - Residential Space	G.O.Ms .No. 226, Dt: 12-	0.8	Inavolu Village in R.S.No's: 78 and 134	4.1 Cr per acre lease premium and nominal lease rental of 1/-	0.8	Inavolu Village in R.S.No's: 78 (P)and 134 (P)	1,50,000	4.1 Cr per acre on Freehold

Sl. No	Nature of Institute	Name of the organization	Previous Allotment GO number	Previous Allotment extent in Ac. Cents.	Previous Village & Sy.no	Previous price per Acre	Proposed land allotted in Ac. cents	Proposed village & Sy.No	Proposed BUA(S.ft)	Price per Acre
			11-2025		S3-Special Zone FSI - 5	per Sqm per annum on leasehold for 60 years		S3-Special Zone FSI - 5		
9	Banks	Bank of India (BOI) - Residential Space	G.O.Ms.No. 226, Dt: 12-11-2025	0.82	Inavolu Village in R.S.No's: 78 and 134 S3-Special Zone FSI - 5	4.1 Cr per acre lease premium and nominal lease rental of 1/- per Sqm per annum on leasehold for 60 years	0.82	Inavolu Village in R.S.No's: 78 (P) and 134 (P) S3-Special Zone FSI - 5	1,25,000	4.1 Cr per acre on Freehold
10	Banks	NIACL - Residential	G.O.Ms.No. 226, Dt: 12-11-2025	0.5	Inavolu Village in R.S.No's: 78 and 134 S3-Special Zone FSI - 5	4.1 Cr per acre lease premium and nominal lease rental of 1/- per Sqm per annum on leasehold for 60 years	0.5	Inavolu Village in R.S.No's: 78 (P) and 134 (P) S3-Special Zone FSI - 5	1,16,613	4.1 Cr per acre on Freehold
11	Banks	Reserve Bank of India (RBI) - Residential Space	G.O.Ms.No. 226, Dt: 12-11-2025	4.04	Inavolu Village in R.S.No's. 132, 133, 134, 137 S3-Special Zone FSI - 5	4.1 Cr per acre lease premium and nominal lease rental of 1/- per Sqm per annum on leasehold for 60 years	4.04	Inavolu Village in R.S.No's . 132(P), 133(P), 134(P), 137(P) S3-Special Zone FSI - 5	5,67,900	4.1 Cr per acre on Freehold
				31.11			31.827			

III. Proposal for continuing / revising the Previous land allotment allotted between 2014-19:-

Two (2) organizations previously allotted land in Amaravati are to be allotted a revised extent of 7.902 acres as detailed below:-

Sl. No	Nature of Institute	Name of the organization	Previous Allotment GO number	Previous Allotment extent in Ac. Cents.	Previous price per Acre	Proposed land allotted in Ac. cents	Proposed village & Sy.No	Price per Acre
1	GoAP	AP Police Research Institute (APPRI)	G.O.Ms.No. 67, Dt: 13-12-2019	4	INR 10 lakhs per acre on Freehold basis	4	Nowluru Village in R.S.No 602(P) P2 - Active Zone FSI - Conditional	10 lakhs per acre on Freehold basis
2	Education	St. Lawrence Education Society Trust (Ryan International School)	G.O.Ms.No. 146, Dt: 08-05-2018	4	INR 50 lakhs per acre on Freehold basis	3.902	Inavolu Village in R.S.No's: 122 (P), 123(P), 127(P) and Mandadam	50 lakhs per acre on Freehold basis

							Village in R.S.No's: 492 (P), 493(P). S3- Special Zone FSI - 5	
				8.00		7.902		

3. The Commissioner, Andhra Pradesh Capital Region Development Authority, Vijayawada is permitted to take necessary action in the matter in accordance with Amaravati Land Allotment Rules, 2017 and provisions of Amaravati Land Allotment Regulations, 2017.

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

**S SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT**

To
The Commissioner, Andhra Pradesh Capital Region Development Authority,
Vijayawada

Copy to :

The G.A(Cabinet) Department, AP Secretariat.
The Finance Department, AP Secretariat.
The PS to Hon'ble Chief Minister of Andhra Pradesh.
The PS to Hon'ble Minister(MA&UD).
The PS to Chief Secretary to Government.
The PS to Principal Secretary to Govt., MA&UD Department
Sf/Sc.

// FORWARDED :: BY ORDER //

SECTION OFFICER