

**GOVERNMENT OF ANDHRA PRADESH  
ABSTRACT**

Municipal Administration & Urban Development (CRDA) Department - Procurement of Land and Structures under Negotiated Settlement Policy - Amendment - Orders - Issued.

=====

**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (CRDA.2) DEPARTMENT**

**G.O.MS.No. 42**

**Dated: 27-02-2026  
Read the following:-**

1. G.O.Ms.No.153, MA&UD(CRDA.2) Department, Dt.19.04.2017.
2. G.O.Ms.No.420, MA&UD(CRDA)Dept., Dt.31.12.2018.
3. G.O.Ms.No.142, MA&UD(CRDA)Dept., Dt.29.07.2025.
4. Resolution No.588/2025 of 53<sup>rd</sup> APCRDA Authority Meeting, Dt.08.10.2025
5. From the Commissioner, APCRDA, Lr.No.MAU61-COOR0MEET(CM)/10/2025-OM, Dt:09-10-2025.

\*\*\*\*

**ORDER:-**

In the reference 5<sup>th</sup> read above, the Commissioner, Andhra Pradesh Capital Region Development Authority, Amaravati has submitted that, the 53<sup>rd</sup> APCRDA Authority Meeting held on 08.10.2025 has passed the following resolution on the agenda item and recommended to place before the Government for necessary approval.

<b>RESOLUTION NO.</b>	<b>SUBJECT</b>	<b>RESOLUTION</b>
588/2025	<b>APCRDA</b> - Proposal for amendment under Negotiated Settlement Policy in G.O.Ms No. 142, Municipal Administration & Urban Development (CRDA.2) Department dated. 29.07.2025, providing "land for land" compensation along with option of amalgamation/ division of plots/ TDR to the landholders.	RESOLVED THAT Amendments to Sl. No 1 to 4 of Para 2 of G.O.Ms.No. 142, MA & UD (CRDA.2) Department, dated 29.07.2025: "Land to land nearest standard plot as per Plot Allotment Policy" and "nearest standard plot as per Plot Allotment Policy" to be replaced by " <u>Land to land</u> ". Inclusion of Sl. No. 6 to Para 2 of G.O.Ms No. 142 Dt. 29.07.2025 , with the following options to affected landholders: (1) where the meagre land, which cannot be allotted due to smaller size or planning constraints, such meagre land may be amalgamated with the other willing farmers' entitlement into joint plot(s) to create a single consolidated holding of one or multiple farmers, subject to planning norms. (2) Allotment of land for land may be opted by the affected persons to a maximum of three plots. (3) In case the landholders opt for provision of TDR, Transferable Development Rights (TDRs) equivalent to the entitlement shall be provided.

2. After careful examination of the matter, the Government hereby issues the following amendments to the Negotiated Settlement Policy issued in the G.O.Ms.No.142, MA&UD(CRDA)Dept., Dt.29.07.2025 R/w G.O.Ms.No.153, MA & UD (CRDA.2) Dept., Dt: 19.04.2017 and G.O.Ms.No.420, MA & UD (CRDA.2) Dept., dt: 31.12.2018, as proposed by the Commissioner, CRDA.

Para	Sl. No.	Property No.	Description	Compensation
Para-2	<b>EXISTING PROVISION</b>			
	1.	Residential use in R1 Zone	House/Residential Plot	(1) Double the structure value. (2) Land to land nearest standard plot as per Plot Allotment Policy in R1 Zone
		<b>AMENDMENT</b>		
	2.	Residential use in R1 Zone	House/Residential Plot	(1) Double the structure value. (2) Land to land in R1 Zone
		<b>- No Change -</b>		
	<b>EXISTING PROVISION</b>			
	3 (a)	Commercial structures/ Industrial structures in R1 Zone	Existing structures like shops or Commercial/ Industrial Structures	(1) Double the structure value. (2) Land to land nearest standard plot as per Plot Allotment Policy in RH center as per Zoning Regulations.
		<b>AMENDMENT</b>		
	3 (b)	Commercial / Industrial Structures outside R1 Zone	Existing structures like shops or Commercial/ Industrial Structures excluding common area	(1) Double the structure value. (2) Nearest standard plot as per Plot Allotment Policy in RH centre equal to plinth area of structure. The FSI shall be as per Zoning Regulations. (3) For Common area, LPS guidelines shall be applicable.
		<b>AMENDMENT</b>		
	4.	Scattered residential Houses in LPS area other than Lanka Lands outside R1 Zone.	Existing structures like shops or Commercial/ Industrial Structures excluding common area	(1) Double the structure value. (2) Land to land in RH centre equal to plinth area of structure. The FSI shall be as per Zoning Regulations. (3) For Common area, LPS guidelines shall be applicable.
		<b>EXISTING PROVISION</b>		
	4.	Scattered residential Houses in LPS area other than Lanka Lands outside R1 Zone.	Residential Houses that are constructed and the owner is living in the agricultural fields.	(1) Double the structure value. (2) Allotment of residential entitled nearest standard plot as per Plot Allotment Policy subject to maximum of 500 square yards in RH Colony. The FSI shall be as per Zoning Regulations. (3) For the balance area, if any, LPS guidelines shall be applicable.
		<b>AMENDMENT</b>		

	Scattered residential Houses in LPS area other than Lanka Lands outside R1 Zone.	Residential Houses that are constructed and the owner is living in the agricultural fields.	(1) Double the structure value. (2) Allotment of residential entitled "Land to Land" subject to maximum of 500 square yards in RH Colony. The FSI shall be as per Zoning Regulations. (3) For the balance area, if any, LPS guidelines shall be applicable.
<b>5.</b>	<b>- No Change -</b>		
	<b>ADDITION</b>		
<b>6.</b>	All the properties as mentioned above vide Sl. No. 1 to 4	Residential/ Commercial/ industrial/ other land use	(1) where the meagre land, which cannot be allotted due to smaller size or planning constraints, such meagre land may be amalgamated with the other willing farmers' entitlement into joint plot(s) to create a single consolidated holding of one or multiple farmers, subject to planning norms. (2) Allotment of land for land may be opted by the affected persons to a maximum of three plots. (3) In case the landholders opt for provision of TDR, Transferable Development Rights (TDRs) equivalent to the entitlement shall be provided. (4) Odd bits which are left out beyond project alignment shall also be brought under NSP at the request of affected farmers

3. The Commissioner, Andhra Pradesh Capital Region Development Authority, Vijayawada shall take further necessary action, accordingly.

**(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 PS to Secretary to Hon'ble Chief Minister.  
The PS to Hon'ble Minister (MA&UD).  
The PS to Chief Secretary to Government.  
The PS to Secretary to Government, MA&UD Department.  
The General Administration (Cabinet) Department.  
The Finance Department.  
Sf/Sc.

**//FORWARDED :: BY ORDER//**

**SECTION OFFICER**