

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development (CRDA) Department - Andhra Pradesh Capital Regional Development Authority - Land allocation for various institutions in CRDA region in G.O.Ms.No.226, MA&UD(CRDA)Dept., Dt.12.11.2025 - Modification of certain survey numbers - Orders - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (CRDA) DEPARTMENT

G.O.MS.No. 277

Dated: 24-12-2025
Read the following :-

1. G.O.Ms.No.226, MA&UD(CRDA)Dept., Dt.12.11.2025.
2. From the Commissioner, APCRDA, Vijayawada, Lr.no.MAU61-COOROMEET(CM)/12/2025-OM Dt:06-12-2025.

ORDER :-

In the G.O.1st read above, the Government approved the recommendation of the 20th Group of Ministers (GoM) relating to the review of land allocation to various institutions within the CRDA region.

2. In the reference 2nd read above, the Commissioner, Andhra Pradesh Capital Region Development Authority (APCRDA), Vijayawada, has informed that the 55th APCRDA Authority Meeting, held on 04.12.2025, vide Resolution No.607/2025, resolved that, after detailed examination of the matter, the Authority hereby takes note of the land allotments made vide G.O.Ms.No.226, MA&UD (CRDA) Department, dated 12.11.2025, and the modifications in the Survey Numbers mentioned therein, and authorized the Commissioner, APCRDA, to carry out the necessary corrections in all related documents and proceed accordingly. The Commissioner has further requested the Government to accord necessary approval in the matter.

3. After careful examination, the Government hereby modifies the following Survey Numbers as mentioned in G.O.Ms.No.226, MA&UD(CRDA)Dept., Dt.12.11.2025 regarding land allocation to various institutions within the CRDA region. Except for these limited revisions, all other Survey Numbers, extents, and conditions of land allotment approved vide the said G.O. remain unchanged.

I. New Proposals for land allotment in Amaravati:-

Eleven (11) new applications totaling 49.50 Acres. The GoM support the allotment as follows:-

Sl. No	Nature of Institute	Name of the organization	allotted extent in GO in Ac. Cts.	Village & Sy.Nos Mentioned in GO. 226	Modified Sy.Nos	Proposed BUA (Sft)	Proposed FSI	Mode of Allotment	Applicable Price per acre
1	Schools	Basil-woods International School	4.00	Inavolu: Sy. Nos 132. Mandadam: Sy. Nos 49 2,493,498	Inavolu: Sy. Nos 123. Mandadam: Sy. Nos 492, 493, 498	1,50,000	5	Free hold	50 Lakhs
2	Schools	Sancta Maria International School (Saint	7.97	Thulluru: Sy. Nos 16 2,163,164,	Thulluru: Sy. Nos 162, 163, 164,	2,40,000	5	Free hold	50 Lakhs

Sl. No	Nature of Institute	Name of the organization	allotted extent in GO in Ac. Cts.	Village & Sy.Nos Mentioned in GO. 226	Modified Sy.Nos	Proposed BUA (Sft)	Proposed FSI	Mode of Allotment	Applicable Price per acre
		Mary's)		419, 421, 422	419, 420, 421,422				
3	Private	CII Global Leadership Centre	15.00	Nowluru Sy. Nos. 233, 234, 235, 236, 237	Nowluru Sy. Nos. 233, 234, 235, 236, 237	1,00,000	1.6	Lease Hold for 60 Years	4.1 Crore per acre Premium and nominal lease rental Rs.1/- per Sq. Mtr per annum
4	GOI	Comptroller & Auditor General (CAG) -Residential	5.00	Inavolu: Sy. Nos. 56, 57, 58, 64, 81	Inavolu: Sy. Nos. 56, 57, 58, 80, 81	8,90,774	5	Free hold	4.1 Crore Free Hold
5	GOI PSU	National Thermal Power Corporation Limited (NTPC)	1.50	Rayapudi: Sy. Nos. 143, 144	Rayapudi: Sy. Nos. 143, 144	1,13,000	5	Lease Hold for 60 Years	4.1 Crore per acre lease Premium and nominal lease rental Rs. 1/- per Sq. Mtr per annum
6	GOA P	Judicial Academy	4.83	Pitchikalapalem : Sy. Nos 52, 53	Pitchikalapalem : Sy. Nos 52, 53	1,50,000	5	Lease Hold for 60 Years	Nominal lease rental Rs.1/- per Sq. Mtr per annum for 60Yr
7	GOI	COSMOS 2- Planetarium - Indian Institute of Astrophysics	5.00	Ananthavaram: Sy. Nos 14,15, 221	Ananthavaram : Sy. Nos 14, 15, 221	50,000	5	Lease Hold for 60 Years	Rs.1/- per Sq. Mtr per annum
8	Banks	Indian Overseas Bank (IOB)	0.40	Uddandara yunipalem: Sy. Nos 91, Velagapudi: Sy. Nos.11, 12, 20	Uddandarayun ipalem: Sy. Nos 91, Velagapudi: Sy. Nos. 11, 12, 20	19,000	5	Lease Hold for 60 Years	4.1 Crore per acre Lease Premium and nominal lease rental Rs.1/- per Sq. Mtr per annum
9	Banks	Punjab National Bank (PNB)	0.40	Uddandarayuni palem: Sy Nos. 80, 81	Uddandarayuni palem: Sy Nos. 80, 81	69,700	5	Lease Hold for 60 Years	4.1 Crore per acre Lease Premium and nominal lease rental Rs.1/- per Sq. Mtr per annum
10	Banks	Industrial Development Bank of India (IDBI Bank) Ltd	0.40	Uddandarayuni palem: Sy. Nos. 80, 81	Uddandarayuni palem: Sy. Nos. 80,81	84,942	5	Lease Hold for 60 Years	4.1 Crore per acre Lease Premium and nominal lease rental Rs.1/- per Sq. Mtr per annum
11	GOA P	National Academy of Construction (NAC)	5.00	Thulluru: Sy. Nos. 190, 206	Thulluru: Sy.Nos. 190, 205, 206	2,17,900	5	Lease Hold for 60 Years	4.1 Crore per acre Lease Premium and nominal lease rental Rs.1/- per Sq. Mtr per annum
		TOTAL	49.50						

II. Proposed for revising the previous land allotments modified in 2025 :-

Six (6) organizations previously allotted land in Amaravati are to be allotted a revised extent of 42.30 acres as detailed below:-

Sl. No.	Nature of Institute	Name of the organization	Proposed land allotted in Ac. Cts.	Village & Sy. Nos Mentioned in GO. 226	Modified Survey No.s	Proposed BuA (S.ft)	Applicable Price per Acre
1	Schools	Hyderabad Educational Academy (Brand changed from Glendale to Indus International Schools)	8.00	Thulluru: Sy. No 80 @ FSI 2	Thulluru: Sy. No 80 @ FSI 2	-	50 Lakhs per acre on Free Hold
2	GoI PSUs	BPCL - Office	1.34	Nidamarru: Sy. Nos 346, 406, 410 @ FSI 1.6	Nidamarru: Sy. Nos 346, 406, 410 @ FSI 1.6	1,00,000	4.1 Crore per acre as Lease Premium and nominal lease rental Rs.1/- per Sq. Mtr per annum for 60 Years.
3	GOI	IRCTC	2.00	Thulluru: Sy. No: 185 @ FSI 5	Thulluru: Sy. No: 185, 186, 192 @ FSI 5	4,35,600	4.1 Crore per acre as Lease Premium and nominal lease rental Rs.1/- per Sq. Mtr per annum for 60 Years
4	GoAP	APHRDI	10.00	Inavolu, Sy Nos. 125, 133, 136, 137, 138, 139, 140, 141, 496	Sy Nos: Inavolu - 136, 138, 139, 140, 141; Mandadam - 496	8,00,000	Rs.1/- per Sq. Mtr/ annum. Lease Hold 60 years
5	Private	XLRI (Additional Extent)	11.79 (New) 61.79 (Total)	Inavolu, Mandadam: Sy. Nos.139, 138, 136, 14t, 740, 496 @ FSI 5	Inavolu: Sy. Nos. 61,62,67,68, 75, 76, 77, 134, 135, 136, 137, 138, 143, 147, 148, 149 @ FSI 5	-	50 Lakh per acre on Free Hold
6	GOI PSUs	HUDCO additional extent	1.17 (New) 9.17 (Total)	Inavolu: Sy. Nos. 63, 66, 67, 68, 69 @ FSI 5	Inavolu: Sy. Nos. 63, 66, 67, 68, 69 @ FSI 5		₹4 Crore per acre on Freehold
		TOTAL	42.30				

III. Proposed Residential Land allotments Banks & Government Institutions:-

Eight (8) land allotments for the purpose of residential allotments from Banks & Government Institutions totaling 12.66 Acres. The GoM support allotment as follows :-

Sl. No.	Nature of Institute	Name of the organization	Proposed land allotted in Ac.Cts.	Village & Sy. Nos Mentioned in GO. 226	Modified Sy.Nos	Proposed BuA (S.ft)	Applicable Price per Acre
1	Banks	APCOB - Residential	2.20	Inavolu: Sy. Nos. 132, 134 @ FSI 5	Inavolu: Sy. Nos. 137, 134 @ FSI 5	4,00,752	4.1 Crore per acre Lease Premium and nominal lease rental Rs. 1/- per Sq. Mtr per annum for 60 Years
2	Banks	SBI - Residential	2.05	Inavolu: Sy.Nos. 134 @ FSI 5	Inavolu: Sy. Nos. 134 @ FSI 5	2,50,000	4.1 Crore per acre Lease Premium and nominal lease rental Rs. 1/- per Sq. Mtr per annum for 60 Years
3	GOI	Reserve Bank of India (RBI) - Residential	4.04	Inavolu: Sy. Nos. 132,133, 134,137 @ FSI 5	Inavolu: Sy. Nos. 132,133, 134,137 @ FSI 5	5,67,900	4.1 Crore per acre Lease Premium and nominal lease rental Rs. 1/- per Sq. Mtr per annum for 60 Years
4	Banks	Bank of Baroda Residential	1.15	Inavolu: Sy. Nos. 132, 134 @ FSI 5	Inavolu: Sy. Nos. 132, 134 @ FSI 5	250,000	4.1 Crore per acre Lease Premium and nominal lease rental Rs. 1/- per Sq. Mtr per annum for 60 Years
5	Bank	Canara Bank Residential	0.80	Inavolu: Sy. Nos. 78,134 @ FSI 5	Inavolu: Sy. Nos. 78, 134 @ FSI 5	150,000	4.1 Crore per acre Lease Premium and nominal lease rental Rs. 1/- per Sq. Mtr per annum for 60 Years
6	Banks	Bank of India	0.82	Inavolu: Sy. Nos. 78,134 @ FSI 5	Inavolu: Sy. Nos. 78, 134 @ FSI 5	1,25,000	4.1 Crore per acre Lease Premium and nominal lease rental Rs. 1/- per Sq. Mtr per annum for 60 Years
7	GOI PSU	BPCL - Residential	1.10	Inavolu: Sy. Nos. 78, 134 @ FSI 5	Inavolu: Sy. Nos. 78, 134 @ FSI 5	2,00,000	4.1 Crore per acre Lease Premium and nominal lease rental Rs. 1/- per Sq. Mtr per annum for 60 Years
8	GOI	NIACL - Residential	0.50	Inavolu: Sy. Nos. 78,134 @ FSI 5	Inavolu: Sy. Nos. 78,134 @ FSI 5	116,613	4.1 Crore per acre Lease Premium and nominal lease rental Rs. 1/- per Sq. Mtr per annum for 60 Years
		TOTAL	12.66				

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

Six (6) organizations previously allotted land in Amaravati are to be allotted a revised extent of 16.19 acres as detailed below :-

Sl. No .	Nature of Institute	Name of the organization	Proposed land allotted in Ac. Cts.	Village & Sy. Nos Mentioned in GO. 226	Modified Sy.Nos	Propose d BuA (S.ft)	Applicable Price per Acre
1	Schools	Amaravati Educational and Cultural Academy (Dayanand Anglo Vedic (DAV)School)	3.00	Nekkallu Sy. No122, 123 @FSI 1.5	Nekkallu Sy. No122, 123 @ FSI 1.5	1,39,500	50 Lakh per acre on Free Hold
2	GOI PSUs	Food Corporation of India (FCI)	0.50	office / Nelapadu – Sy. No 52, 53 @ FSI 6	office / Nelapadu – Sy. No 52,53 @ FSI 6	1,30,800	4 Crore per acre on Free Hold
			0.60	Residential/ Inavolu Sy. No 77,78 @ FSI 5	Residential/ Inavolu Sy. No 77,78 @ FSI 5		

Sl. No .	Nature of Institute	Name of the organization	Proposed land allotted in Ac. Cts.	Village & Sy. Nos Mentioned in GO. 226	Modified Sy.Nos	Propose d BuA (S.ft)	Applicable Price per Acre
3	Hotels	Kandhari Hotels Private Limited	1.00	Tulluru Sy. No. 185 @ FSI 5	Tulluru Sy. No. 185 @ FSI 5	2,00,000	1.50 Crore per acre on Free Hold
4	Hotels	M/s. Kinara Group of Hotels Pvt Ltd., (Erstwhile Swagat Hotels Private Limited)	1.00	Mandadam: Sy. No 232, 233 & 234 @ FSI 5	Mandadam: Sy. No 232, 233 & 234 @ FSI 5	150000	1.50 Crore per acre on Free Hold
5	GoAP	AP Public Libraries Department	6.19	Inavolu – Sy. Nos. 133, 137, 139, 125.	Inavolu – Sy. Nos. 125, 133, 137, 139		Nominal lease rental Rs. 1/- per Sq. Mtr per annum for 60 Years
6	School	GIIS K-12 Education Pvt. Ltd., (Global Indian International School -GIIS)	4.00	Sakhamuru Sy. Nos. 152, 153, 154, 155	Sakhamuru Sy. Nos. 153,154	-	50 Lakh per acre on Free Hold
		TOTAL	16.29				

4. 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 Prl.Secretary to Govt., MA&UD Department

Sf/Sc.

// FORWARDED :: BY ORDER //

SECTION OFFICER