

**GOVERNMENT OF ANDHRA PRADESH
ABSTRACT**

MA&UD Dept., - Andhra Pradesh Regularisation of unapproved Layouts and Plots Rules, 2020 (LRS – 2020) & its amendments - Guidelines for utilisation of funds realised under LRS-2020 and its amendments & BPS -2025 – Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.Ms.No.40

**Dated:26-02-2026
Read the following**

- 1.G.O.Ms.No.10 of MA&UD Dept., dt:08.01.2020.
2. G.O.Ms.No.134 of MA&UD Dept., dt:26.07.2025.
3. G.O.Ms.No.225, MA&UD (M) Department, dated 12.11.2025.
4. From the DT&CP., Mangalagiri, e-file bearing Comp.No.2879701.

In the reference 2nd read above, the Government have issued amendments to the Andhra Pradesh Regularization of unapproved Layouts and Plots Rules, 2020 duly extending the cut-off date up to 30-06-2025 for all unauthorised layouts/ sub-division of plots with registered sale deed/title deed executed as a plot prior to 30.06.2025, and the scheme is applicable to the areas covered under CRDA (except capital city area) all GP's covered in UDAs/ VMRDA/VKPCPIR UDA, all Municipal Corporations, Municipalities, Nagar Panchayats, IALA and also Gram Panchayats falling outside UDAs and covered by Master Plans/Zonal Development Plans.

2. Further, in the reference 3rd read above, Government of Andhra Pradesh have issued the Andhra Pradesh Regulation and Penalization of Buildings Constructed Unauthorizedly and in Deviation to the Sanctioned Plan Rules, 2025 (BPS-2025) and these rules apply to all unauthorised buildings or buildings constructed in deviation of the sanctioned plan prior to the cutoff date:31-08-2025 wherein at Rule 14(e) have issued clear guidelines for utilisation of the amount collected under BPS and at 14(b) & (c) sharing pattern of the funds.

3. In the reference 4th cited, the Director of Town & Country Planning, Rayapudi has submitted that, it is necessary to establish an efficient mechanism for the utilisation of fees, charges, penalties, etc., under the Andhra Pradesh Regulation of Unapproved and Illegal Layout Rules, 2020 (LRS-2020) and as amended in the year 2025. The DT&CP., Rayapudi further submitted that, on par with the BPS guidelines, the same guidelines for utilisation of funds realised under LRS-2020 and its amendments issued may be adopted to ensure effective implementation and to support the creation of sustainable and livable cities and towns.

4. Recently, the Government vide G.O.Ms.No.246, MA&UD (UBS) Department, dated 28.11.2025 has issued orders to take up works under AMRUT 2.0 amounting to Rs.9514.63 crore for augmenting urban water supply, strengthening sewerage and septage management systems, and rejuvenating urban water bodies. These initiatives are of critical importance in addressing

(P.T.O)

existing infrastructure deficits, improving public health outcomes, and supporting rapidly expanding urban populations. The proposed interventions are essential to ensure reliable drinking water supply, enhance sanitation standards, and promote environmental sustainability across all Urban Local Bodies (ULBS). However, despite these efforts, there continues to remain a substantial gap in funding for critical urban infrastructure projects. In this context, it is proposed to utilise LRS and BPS funds, which have been specifically earmarked for developmental purposes, to take up storm water drainage works on annuity model as the first priority.

5. Accordingly, Government after careful examination of the matter, in partial modification to the orders issued earlier vide reference 1st to 3rd cited, hereby issue the following guidelines for utilisation of funds realised under LRS-2020 and its amendments issued vide G.O.Ms.No.134, Dt.27.06.2025 of MA&UD Dept., and in partial modification to the Rule-14(b), (c) & (e) in G.O.Ms.No.225, MA&UD (M) Department, dated 12.11.2025 to ensure effective implementation and to support the creation of sustainable and livable cities and towns.

6. The Local bodies and UDA/CRDA/VMRDA/VKPCPIR/IALA shall assess and prioritize works in accordance with the following order of priority:

1. Storm water drainage works on annuity model & Hon'ble Chief Minister's Assurances – Developmental works identified and announced as priority by the Hon'ble Chief Minister.
2. Anna Canteens
3. Sewerage Treatment Plants
4. Legacy Waste clearance or for the improvement/development of cleared legacy waste site.
5. Construction of storm water drains, sewage water drains.
6. Other works – Any remaining amounts may be utilized for other infrastructure works like roads, street lighting etc with prior Government approval.
7. Formation of new master plan roads / link roads
8. Protection and improvement of lakes/Ponds
9. Development of area level recreation facilities
10. Protection and development of layout open spaces.

(Contd...3)

::3::

7. Further, the sharing pattern of the funds collected under LRS-2020 and its amendments and BPS-2025 shall be as follows:

For LRS Funds	
For Rural Areas	For Urban Areas
UDA - 30%	UDA - 10%
GP - 50%	ULB - 25%
DTCP - 20%	DTCP - 65%

For BPS Funds	
For Rural Areas	For Urban Areas
UDA - 15%	UDA - 10%
GP - 70%	ULB - 25%
DTCP - 15%	DTCP - 65%

8. The funds earmarked to the ULBs and Grama Panchayats under the above scheme shall be utilized in the respective areas, duly following the priority as indicated in para 6 above.

9. The Director of Town & Country Planning, Rayapudi, Amaravati shall take further necessary action in the matter, accordingly.

[BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH]

S.SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner & Director of Municipal Administration, Rayapudi
The Commissioner, Andhra Pradesh Capital Region Development Authority,
Rayapudi

The Metropolitan Commissioner, Visakhapatnam Metropolitan Region
Development Authority, Visakhapatnam

The Director of Town & Country Planning, A.P., Rayapudi

The Commissioner and Director, Panchayat Raj and Rural development Dept.

All the UDAs in the State-**through** the DT&CP., Rayapudi

All the ULBs in the State - **through** the C&DMA., Rayapudi

Copy To:

The OSD/PS to Hon'ble Minister for MA&UD Dept.,

The PS to Prl. Secy., to Govt., MA&UD Dept.,

The PS to Spl. chief Secretary, PR&RD Dept

SF/SCs.

// FORWARDED::BY ORDER //

K. Rooda
SECTION OFFICER
AS