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THE ANDHRA PRADESH GAZETTE

PART IV-A EXTRAORDINARY

PUBLISHED BY AUTHORITY

No. 23] AMARAVATI, THURSDAY, 25th SEPTEMBER, 2025.

**ANDHRA PRADESH BILLS
ANDHRA PRADESH LEGISLATIVE ASSEMBLY**

The following Bill was introduced in the Andhra Pradesh Legislative Assembly on 25th September, 2025.

L. A. Bill No. 23 of 2025

A BILL FURTHER TO AMEND THE MUNICIPAL CORPORATIONS ACT, 1955, THE ANDHRA PRADESH MUNICIPALITIES ACT, 1965, THE ANDHRA PRADESH CAPITAL REGION DEVELOPMENT AUTHORITY ACT, 2014 AND THE ANDHRA PRADESH METROPOLITAN REGION AND URBAN DEVELOPMENT AUTHORITIES ACT, 2016.

Be it enacted by the Legislature of the State of Andhra Pradesh in the Seventy-sixth Year of the Republic of India as follows : -

1. This Act may be called the Andhra Pradesh Municipal Laws (Third Amendment) Act, 2025. Short Title
2. In the Municipal Corporations Act, 1955, in section 455- AA, for the expression “as on 31.08.2018”, the expression “as on 31.08.2025” shall be substituted. Amendment of
Section 455-AA
Act No. 6 of
1956
3. In the Andhra Pradesh Municipalities Act, 1965, in section 218-A, for the expression “as on 31.08.2018”, the expression “as on 31.08.2025” shall be substituted. Amendment of
Section 218-A.
Act No.6 of 1965

Amendment of
Section 108-A.
Act NO.11 of 2014

4.

In the Andhra Pradesh Capital Region Development Authority Act, 2014 in section 108-A, for the expression “as on 31st day of August 2018’ the expression “as on 31.08.2025’ shall be substituted.

Amendment of
Section 90-A(3).
Act. No. 5 of 2016.

In the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016, in section 90-A, in sub section (3), for the expression ‘as on 31.08.2018’, the expression “as on 31.08.2025”, shall be substituted.

STATEMENT OF OBJECTS AND REASONS

The Government of Andhra Pradesh had previously introduced the Building Penalization Scheme (BPS) through G.O.Ms.No. 14, MA&UD Department, dated 04.01.2019, to regulate unauthorized constructions and deviations from sanctioned building plans. The Scheme was applicable to constructions made between 01.01.1985 and 31.08.2018. However, due to the voluntary nature of the Scheme, a significant number of eligible owners did not apply, and several unauthorized constructions post cut-off date remain unregulated.

2. It has been observed that, as on 31.08.2025, around 59,041 unauthorized constructions have been reported in the UCIMS portal, including 49,056 deviations and 9,985 additional floors. Furthermore, many representations have been received from various stakeholders including CREDAI, NAREDCO, CLESA, and Urban Local Bodies such as the Vijayawada Municipal Corporation requesting the introduction of a new Scheme or extension of the existing one to bring these constructions under the legal fold.

3. In view of the above, and to prevent further revenue loss to the State and ensure planned urban growth, it is proposed to bring all unauthorized constructions and deviations made up to 31.08.2025 under a fresh penalization framework, by amending the following Acts,-

1. The Municipal Corporations Act, 1955, in section 455-AA - amendment of cutoff date to “as on 31.08.2025”.

2. The Andhra Pradesh Municipalities Act, 1965, in section 218-A - amendment of cutoff date to “as on 31.08.2025”.

3. The Andhra Pradesh Capital Region Development Authority Act, 2014, in section 108-A - amendment of cutoff date to “as on 31.08.2025”.

4. The Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016, in section 90-A(3) amendment of cut-off date to “as on 31.08.2025”.

4. The above amendments are proposed in the larger public interest to provide a one-time opportunity for regularization of constructions, ensure compliance with planning norms, and safeguard environmental and infrastructural concerns in urban areas.

5. The Bill seeks to achieve the above objects.

PONGURU NARAYANA
Minister for Municipal Administration &
Urban Development

**MEMORANDUM UNDER RULE 95 OF THE RULES OF PROCEDURE
AND CONDUCT OF BUSINESS IN THE ANDHRA PRADESH
LEGISLATIVE ASSEMBLY.**

The Andhra Pradesh Municipal Laws (Third Amendment) Bill, 2025, after it is passed by the Legislature of the State may be submitted to the Governor for his assent under Article 200 of the Constitution of India.

PONGURU NARAYANA
**Minister for Municipal Administration &
Urban Development**

PRASANNA KUMAR SURYADEVARA
Secretary-General to Legislature.