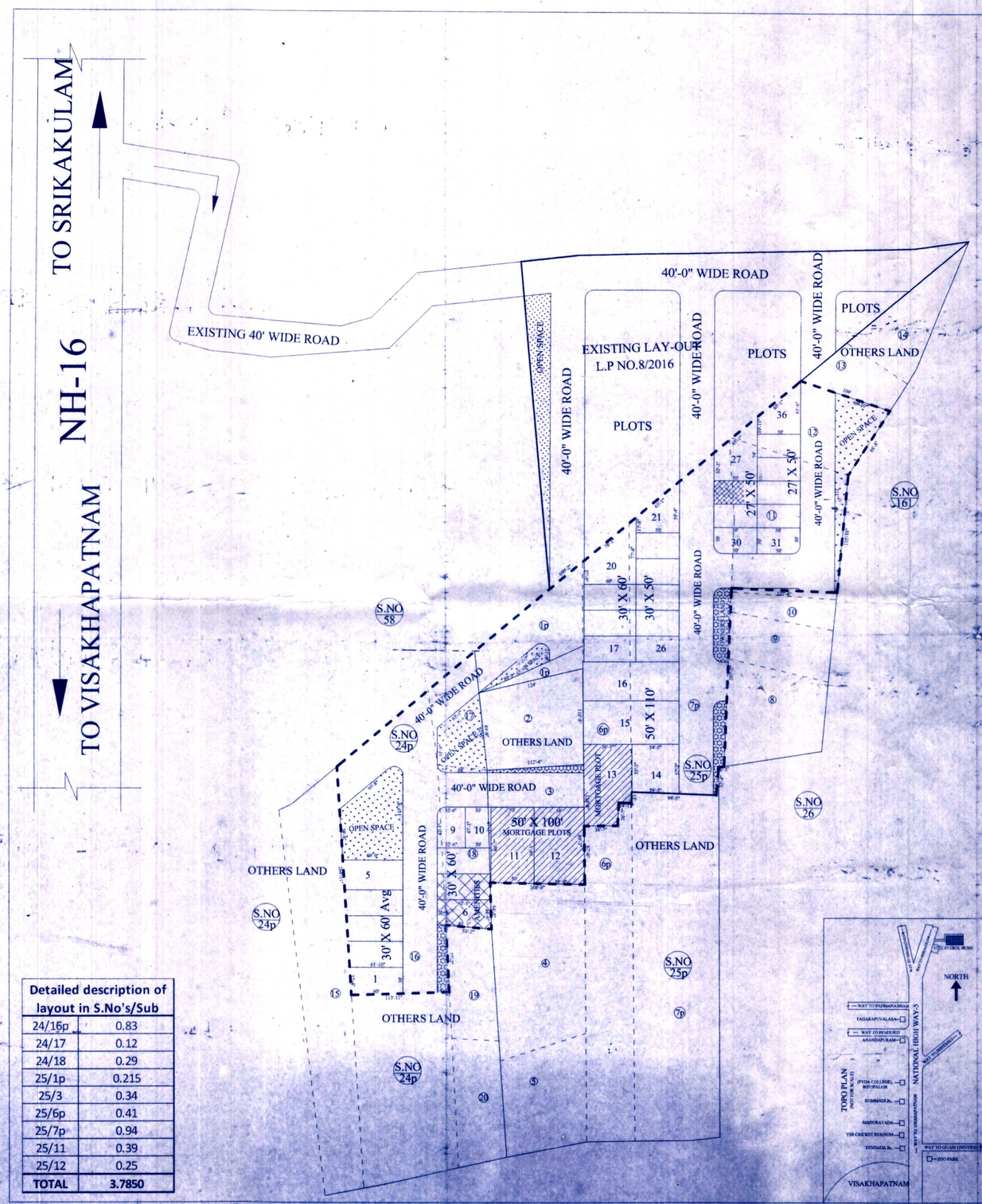
PROPOSED LAYOUT PLAN IN S.NO:24/16p ,17,18,25/1P,3,6,7p,11 & 12 OF GUDEPUVALASA (V) , BHOGAPURAM MANDAL VIZIANAGARAM DISTRICT.

BELONGS TO:- **M/s SWATHI PROMOTERS PVT LTD**



LAND USE ANALYSIS :-

SL.NO.	DESCRIPTION	EXTENT IN Acs.-cts.	PERCENTAGE
1.	PLOTTED AREA	1.815	47.95%
2.	AMENITIES	0.09	2.38%
3.	UTILITIES	0.03	0.79%
4.	ROADS AREA	1.47	38.84%
5.	OPEN SPACE	0.38	10.04%
	TOTAL AREA	3.785	100.00 %

PLOT DETAILS :-

SL.NO.	PLOT SIZE	PLOT AREA IN Sq. yds.	NO. OF PLOTS
1.	50' X 110'	611.11	02
2.	50' X 100'	555.56	02
3.	50' X 55'	305.56	01
4.	30' X 60'	200.00	11
5.	30' X 50'	166.66	07
6.	30' X 45'	150.00	02
7.	27' X 50'	150.00	06
	Uneven plots (13,20,21,27 & 36)		05
	TOTAL NO. OF PLOTS		36

LAYOUT BOUNDARY

MORTGAGE
PLOT No: 11,12 & 13
TOTAL Nos:3
EXTENT:Ac.0.33 Cts.

UTILITIES
PLOT No:28(NOT FOR SALE)
TOTAL Nos:1
EXTENT:Ac.0.03 Cts.

AMENITIES
PLOT No:6 & 7
EXTENT:Ac.0.09 Cts.
OWNERS LAND

Detailed description of layout in S.No's/Sub	
24/16p	0.83
24/17	0.12
24/18	0.29
25/1p	0.215
25/3	0.34
25/6p	0.41
25/7p	0.94
25/11	0.39
25/12	0.25
TOTAL	**3.7850**

FOR SWATHI PROMOTERS PVT LTD
MANAGING DIRECTOR

OWNER'S SIGN.

D. VASUDEVA RAO
VUDA LICENSED SURVEYOR
Regd. No.167/2016-19
Cell:9000804642

LICENSED SURVEYOR.

SCALE : 1" = 66'-0"
FILE R.C. No: 5012/2017/L8
L.P.No: 10/2018

NORTH

A.D.M

J.P.O

As.t.PLANNING OFFICER

CHIEF URBAN PLANNER

VICE-CHAIRMAN

VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

OFFICE OF THE URBAN DEVELOPMENT AUTHORITY VISAKHAPATNAM
Date 12/2018

Visakhapatnam Urban Development Authority

UDYOG BHAVAN, SIRIPURAM, VISAKHAPATNAM – 530003

Layout L.P.No. 10/2018 Date: -02-2018 File No: 5012/2017/L8
Layout plan approval in Sy.No. 24/p & 25/p of Gudepuvalasa(V) Bhogapuram(M) Vizianagaram Dist
covering an extent of 4c. 3.785 cts Sq.Mts. Acts: is accorded subject to the conditions.

The applicant / layout owner / developer is hereby permitted to sell the plot Nos. 1 to 10, 14 to 28, 29 to 36
The plots Nos. 11,12 & 13 (3 plots) are mortgaged plots in favour of Vice-Chairman, VUDA.
That the layout now issued does not exempt the lands under reference from the view of Urban Land Ceiling Act.
The permission of developing the land shall not be used as proof of the title of the land.
The applicant shall safety responsible for the development of layout and in no case VUDA will take up the development works as per specifications given in the G.O. No. 5012/2017/L8 dated -02-2018
Permitted to mortgage by conditional sale executed by the applicant to favour of VUDA is purely a measure of ensure compliance of the condition of development of infrastructure by the applicant / developer and VUDA is no way accountable to any purchases in the event of default by the applicant / developer.
The layout applicant is directed to complete the above developmental works within a period of three years and submit a requisition letter for releasing of mortgaged plot / area which is in favour of Vice-Chairman VUDA duly enclosing the form local Authority in-regard to roads and open spaces taken over by the Authority.
The applicant shall not be permitted to sell the plots / area which is mortgaged in favor of VUDA i.e. from plot Nos. 11, 12 & 13 (3 plots) and the local authority shall ensure that no developments the form of buildings are wrongfully or unauthorized should come up in the layout. The applicant is permitted to sell the plots other than mortgaged plots mentioned above.
The Local Authority shall not approve and release any building permission or allow any unauthorized development in the aea under mortgaged to VUDA in particular and in other places of the layout in general until and unless the applicant has completes the developmental works and get relinquishment orders for mortgaged plots from VUDA.
The layout applicant shall display a board of prominent in the above site showing the layout pattern with permit LP Nos. and with full details of prop. land use, roads, etc., for the benefit of public.
The Local Authority should ensure that the open spaces shall be developed by the applicant along with other developments with ornamental compound wall and trees per sanctioned layout plan.
The Local Authority shall ensure that the areas covered by roads and open spaces of the layout shall taken over from the applicant by way of open spaces of the layout shall taken over from the applicant by way of Registered Gift Deed and shall also ensure collection of all necessary fees and charges before release of layout plans.

For VICE CHAIRMAN
Urban Development Authority
Visakhapatnam