



**PROPOSED LAYOUT PLAN FOR RESIDENTIAL PLOTS AN EXTENT OF AC 6.40 CTS IN S.No's:106p OF KARAJADA - VILLAGE & IN S.No's:34p,35p & 36p OF BHYRI - VILLAGE, SRIKAKULAM - MANDAL, SRIKAKULAM - DISTRICT.**

Belongs To Owners : V.Matyaprasad & Jagadeesh  
 Developers: M/s SIVA NELAMANI INFRA STRUCTURES  
 Represented By: K.TIRUPATHI RAO  
 MANAGING PARTNER

Survey No. / Sub-Division	Applied extent of Layout Ac - Cts
106/9a	0.100
106/10b	0.150
106/19b	0.070
106/20c	0.070
106/20c	1.485
106/20	
34/2b	0.280
34/3	0.240
35/1	0.220
35/2	0.140
35/3	0.140
35/4	0.230
35/4	0.100
35/5	0.120
35/6	0.070
35/6	0.150
35/6	0.070
35/7	0.180
35/8	0.140
35/8	0.160
35/9	0.620
35/10	0.080
35/11	0.030
35/12	0.070
35/13	0.150
35/14	0.100
35/14	0.100
35/15	0.250
35/16	0.110
35/17	0.350
35/18	0.100
35/19	0.020
35/20	0.023
35/20	0.023
35/21	0.090
36/1	0.240
<b>TOTAL</b>	<b>6.400</b>

**LAND USE ANALYSIS :-**

SL.NO.	DESCRIPTION	EXTENT	PERCENTAGE
1.	PLOTTED AREA	3.47	57.34 %
2.	MIXED LAND USE	0.20	
3.	ROADS AREA	2.09	32.66 %
4.	OPEN SPACE	0.64	10.00 %
<b>TOTAL AREA</b>		<b>6.40</b>	<b>100.00 %</b>

**PLOTS DETAILS :-**

SL. NO.	PLOT SIZE	PLOT AREA IN SQ. METERS	NO. OF PLOTS
1.	70' X 70'	544.44	01
2.	55' X 70'	427.77	01
3.	40' X 70'	311.11	11
4.	30' X 60'	200.00	18
5.	30' X 50'	166.66	35
6.	18' X 45'	90.00	31
<b>TOTAL NO. OF PLOTS</b>			<b>97</b>

FILE RC.NO: 5117 / 2015 / L9  
 L.P.NO: 104 / 2015

SCALE: 1" = 66'-0"

**OWNERS SIGN.** K. Tirupati Rao

**LICENCED SURVEYOR** H. Lakshmi Naray, VUDA Licenced Civil Engineer / Regd. No. 104/2015-2016, Visakhapatnam Urban Development Authority, VISAKHAPATNAM, Ph: 7093144567

**Asst. Planning Officer** S/D' man.

**CHIEF URBAN PLANNER** 25/7/15

**VICE CHAIRMAN** VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY



Visakhapatnam Urban Development Authority  
 UDYOG BHAVAN, SIRIPURAM, VISAKHAPATNAM-530003

LP No: 104/2015 Date: 10/10/2015  
 RC No: 5117/2015/L9  
 Survey No: 106p Karajada (v) & 34p, 35p & 36p of Bhryri  
 Village Covering an extent of 6.40 Acres.

The applicant / layout developer is hereby permitted to sell the plot Nos. from 7 to 10 & 16 to 27 & 15 to 16 & 11 to 15 (in plots) and the plot Nos. from 1 to 6 are mortgaged in favour of Vice-Chairman, VUDA.

Just the layout plan issued does not exempt the lands under reference from purview of urban land ceiling Act, 1976.

This permission of developing the land shall not be used as proof of the title of the land.

The applicant shall solely be responsible for the development of layout and in no way VUDA will take up the development works as per specifications given in letter No. 5117/2015/L9 dated 10/10/2015.

The need to mortgage by conditional sale executed by the applicant in favour of VUDA is purely a measure of ensure compliance of the condition of development of infrastructure by the applicant developer and the same shall be accountable to the local authority.

The layout applicant is directed to complete the above development works within a period of 3 year and submit a requisition letter for releasing of mortgaged plot area which is in favour of vice-Chairman, VUDA duly enclosing letter from local Authority in regard to Roads and Open spaces taken over by the Local Authority.

The applicant shall not be permitted to sell the plots/area which is mortgaged in favour of VUDA i.e. from plot Nos. 15 to 16 & 11 to 15 (in plots) and the Local Authority shall ensure that no development, the layout buildings etc., authorised or unauthorised should come up in the layout site.

The applicant is permitted to sell the plots other than mortgaged plots as mentioned at item No. 1 above.

The Local Authority shall not approve and release any building permission or allow any unauthorized development in the area under mortgaged to VUDA in particular, and in other places of the layout in general until and unless the applicant has completed the developmental works and get Refinishment orders for mortgaged plots from VUDA.

The layout applicant shall display a board at prominent in the above site showing the layout pattern with permit L.P. No. and with full details of plots, Land use analysis 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 grill as 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 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