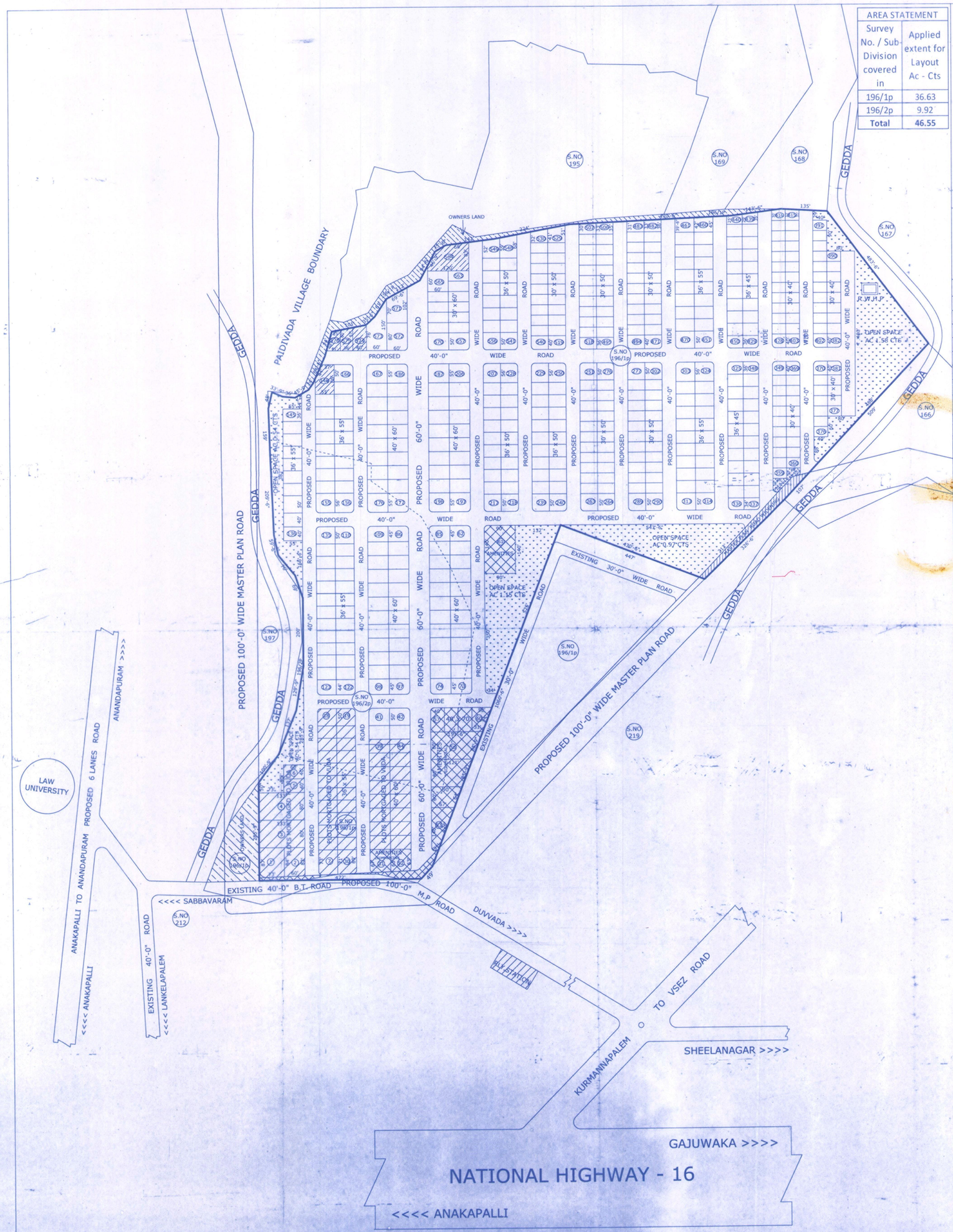

AREA STATEMENT	
Survey No. / Sub-Division covered in	Applied extent for Layout Ac - Cts
196/1p	36.63
196/2p	9.92
Total	46.55

PROPOSED LAYOUT PLAN NANDANAVANAM SATVIKA FOR RESIDENTIAL PLOTS IN S.No.196/1p,2p OF GOLLALAPALEM VILLAGE SABBAVARAM MANDAL, VISAKHAPATNAM DISTRICT

Site Belongs To:
M/s. Siri Venkateswara Developers Pvt. Ltd.
Managing Director: K.K.RAJU & Others

TOTAL AREA	: AC 46.55 CTS
MASTER PLAN ROAD WIDENING AREA	: AC 0.35 CTS
NET AREA	: AC 46.20 CTS

LAND USE ANALYSIS :-

SL.NO.	DESCRIPTION	EXTENT (Ac)	PERCENTAGE
1.	PLOTTED AREA	25.16	54.46
2.	AMENITIES AREA	01.39	03.01
3.	UTILITY AREA	00.47	01.02
4.	ROADS AREA	14.54	31.47
5.	OPEN SPACE	04.64	10.04
	TOTAL AREA	46.20	100.00

PLOTS DETAILS :-

SL. NO.	PLOT SIZE	PLOT AREA in Sq. yds.	NO. OF PLOTS
1.	90' x 140'	1400.00	01
2.	80' x 133'	1182.22	02
3.	83' x 120'	1106.66	01
4.	80' x 121'	1075.55	02
5.	67' x 126'	938.00	01
6.	60' x 90'	600.00	01
7.	60' x 80'	533.33	04
8.	60' x 70'	466.66	01
9.	60' x 60'	400.00	01
10.	37' x 86'	353.55	01
11.	40' x 70'	311.11	05
12.	40' x 60'	266.66	114
13.	36' x 55'	220.00	122
14.	36' x 50'	200.00	60
15.	30' x 60'	200.00	12
16.	36' x 45'	180.00	46
17.	30' x 50'	166.66	122
18.	30' x 40'	133.33	80
TOTAL NO. OF PLOTS			576

LAYOUT BOUNDARY.

MASTER PLAN ROAD WIDENING AREA

FILE RC.NO: 5686 / 2017 / L3
L.P.NO: 105/ 2017

SCALE :
1" = 132'-0"

N
W E
S

PLOTS MORTGAGED TO VUDA
PLOT NO'S: 01 TO 39, 44 TO 60
EXTENT: AC 4.07 CTS
NO. OF PLOTS: 56

For Master Developers Enterprises
Partner

For Padmavathi Steel Traders
Sign of Partner

OWNERS SIGN.

H. LAKSHMI NARAYANA
VUDA Licenced Civil Engineer Surveyor
Regd No. 1041/2012/2013
Visakhapatnam Urban Development Authority
VISAKHAPATNAM
Cell : 7093144567

LICENSED SURVEYOR

27/10/17
S/D' man.

27/10/17
Planning Officer

31/10/17
CHIEF URBAN PLANNER

31/10/17
VICE CHAIRMAN

VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

OFFICE OF THE URBAN DEVELOPMENT AUTHORITY
Date 11-2017
VISAKHAPATNAM

Visakhapatnam Urban Development Authority

UDYOG BHAVAN, SIRIPURAM, VISAKHAPATNAM – 530003

Layout L.P.No 105/2017 Date: 11-2017 File No: 5686/2017/L3
layout plan approval in Sy.No 196/1p,2p of Gollalapalem
covering an extent of Acs 46.55 Sq.Mts /Acts: is accorded subject to following conditions.

1. The applicant / layout owner / developer is hereby permitted to sell the plot Nos. from 40 to 43, 61 to 145, & 147 to 563 & 565 to 573
2. The plots Nos. 1 to 39, 44 to 60 (56 Nos) are mortgaged plots in favour of Vice-Chairman, VUDA. Extent Acs 4.07 Cts
3. That the layout now issued does not exempt the lands under reference from purview of Urban Land Ceiling Act.
4. The permission of developing the land shall not be used as proof of the title of the land.
5. The applicant shall safety responsible for the development of layout and in no way VUDA will take up the development works as per specifications given in letter No. 5686/2017/L3 dated: -11-2017
6. The deed 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 the plot purchases in the event of default by the applicant / developer.
7. 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 letter form local Authority in-regard to roads and open spaces taken over by the Local Authority.
8. The applicant shall not be permitted to sell the plots / area which is mortgaged in favour of VUDA i.e. from plot Nos: 1 to 39 & 44 to 60 and the local authority shall ensure that no developments the form of buildings etc. unauthorised or unauthorized should come up in the layout site.
9. The applicant is permitted to sell the [illegible] other than mortgaged mentioned of [illegible]
10. 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 completes the developmental works and gel relinquishment orders for mortgaged plots from VUDA.
11. 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 plots, land use analysis, etc., for the benefit of public.
12. The Local Authority should ensure that the open spaces shall be developed by the applicant along with other developments with ornamental compound wall and fencing as per sanctioned layout plan.
13. 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