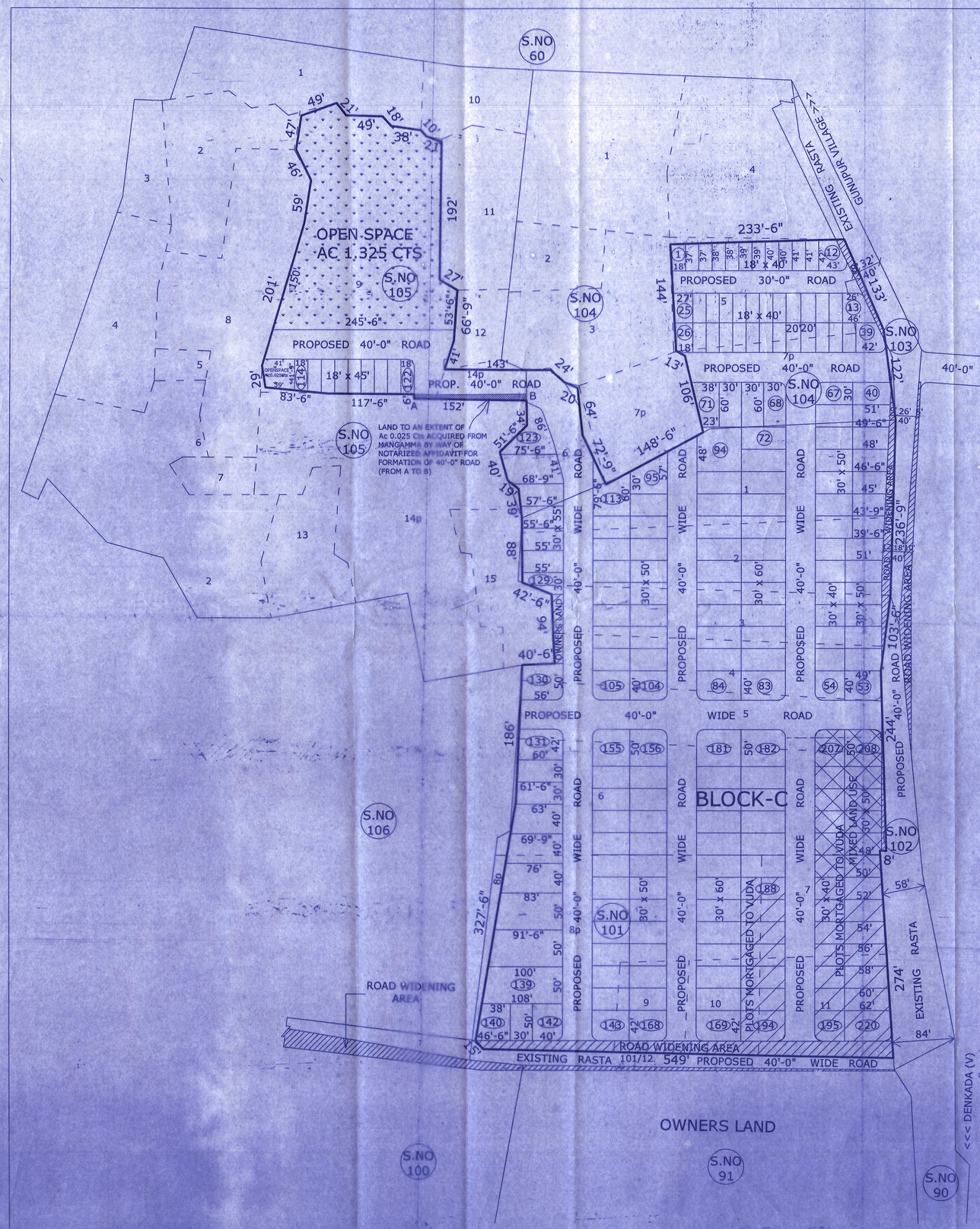


AREA STATEMENT	
Survey No. / Sub-Division falled in	Applied extent for Layout Ac - Cts
101/1	1.14
101/2	1.06
101/3	0.69
101/4	0.69
101/5	0.72
101/6	1.93
101/7	0.50
101/8p	1.88
101/9	0.25
101/10	0.25
101/11	0.51
104/5	0.79
104/6	0.41
104/7	0.63
105/9	1.85
105/14	0.10
TOTAL	**13.40**

PROPOSED LAYOUT PLAN FOR RESIDENTIAL PLOTS AN EXTENT OF AC 13.40 CTS IN S.No. 101p,104p & 105p OF GUNUPUR VILLAGE DENKADA MANDAL, VIZIANAGARAM DIST.

LAND USE ANALYSIS :-

SL.NO.	DESCRIPTION	EXTENT	PERCENTAGE
1.	PLOTTED AREA	07.55	59.40 %
2.	MIXED LAND USE	0.41	
3.	ROADS AREA	04.09	30.52 %
4.	OPEN SPACE	01.35	10.08 %
	TOTAL AREA	13.40	100.00 %

PLOTS DETAILS :-

SL. NO.	PLOT SIZE	PLOT AREA in Sq. yds.	NO. OF PLOTS
1.	50' x 100'	555.55	03
2.	40' x 60'	266.66	03
3.	30' x 60'	200.00	59
4.	30' x 55'	183.33	08
5.	30' x 50'	166.66	85
6.	30' x 40'	133.33	20
7.	18' x 45'	90.00	09
8.	18' x 40'	80.00	33
	TOTAL NO. OF PLOTS		220

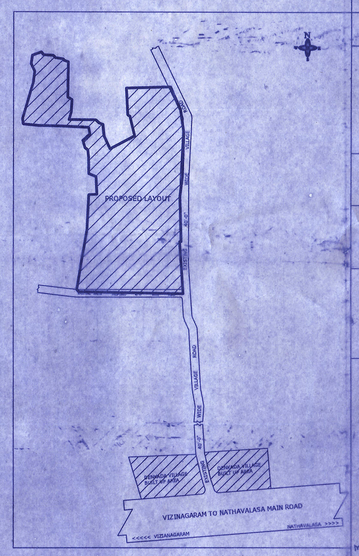
LAYOUT BOUNDARY.

ROAD WIDENING

FILE RC.NO: 3593 / 2017 / L8
L.P.NO: 110/ 2017

SCALE : 1" = 66'-0"

PLOTS MORTGAGED TO VUDA
PLOT NO'S: 188 TO 220
TOTAL EXTENT: AC 1.21 CTS
TOTAL NO. OF PLOTS: 33



LOCATION PLAN
Not to Scale

For SUKHIBHAVA SWEET HOMES PVT. LTD.
M.D. Director

OWNERS SIGN.

G. VENKATA HARISH
Licensed Civil Engineer / Surveyor,
Regd No. 207/2016-2019
Visakhapatnam Urban Development Authority
VISAKHAPATNAM

LICENSED SURVEYOR

A.D.M

J.P.O

A.P.O

Planning Officer

CHIEF URBAN PLANNER

VICE CHAIRMAN

VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

OFFICE OF THE URBAN DEVELOPMENT AUTHORITY VISAKHAPATNAM
Date 30-11-2017

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

Layout L.P.No. 110/2017 Date: 30-11-2017 File No: 3593/17/L8
Layout plan approval in Sy.No 101p, 104p, 105p of Gunupur (v)
covering an extent of Ac. 13.40 cts
Mts. /Acts: is accorded subject to
following conditions

1. The applicant / layout owner / developer is hereby permitted to develop plot Nos 1 to 187
2. The plots Nos. 188 To 220 (TOTAL PLOTS - 33) are mortgaged in favour of Vice-Chairman VUDA
3. 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 G.O.Ms.No. RC. No. 3593/17/L8 dated 30-11-2017
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 to any 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 the no-dues from 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: 188 To 220 (TOTAL PLOTS - 33) and the local Authority shall ensure that no developments the form of buildings etc. Promisedly or unauthorized should come up in the layout either the applicant is permitted to sell the plots other than mortgaged mentioned above.
9. 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 gal relinquishment orders for mortgaged plots from VUDA.
10. 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, layout, etc., for the benefit of public.
11. 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.
12. 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 they also ensure collection of all necessary fees and charges before release of layout plans.

For VICE CHAIRMAN
Urban Development Authority
Visakhapatnam