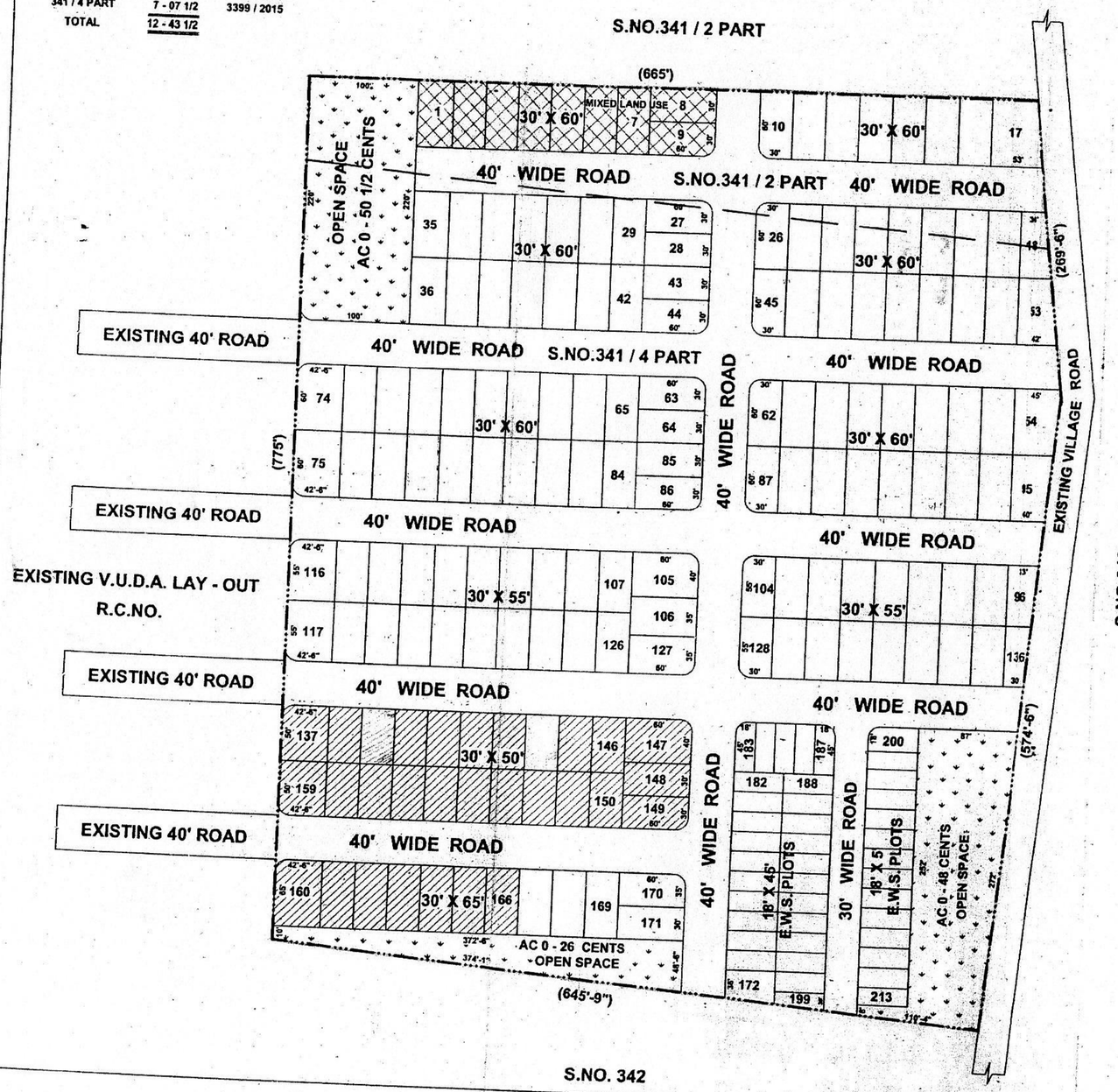
(83)

DISCRIPTION OF LAYOUT IN S.NOS

S.NOS SUB DIVISION	EXTENT AC - CENTS	DOCUMENT NO.
341 / 2 PART	1 - 45	3203 / 2015
341 / 4 PART	3 - 91	3202 / 2015
341 / 4 PART	7 - 07 1/2	3399 / 2015
TOTAL	12 - 43 1/2	



" KVR " ESTATES " LAKSHMI NIVAS " IN S.NO. 341 / 2PART, 4PART OF SARIKA (KORADA PETA VILLAGE, GOLLALA PETA PANCHAYATI)

VIZIANAGARAM MANDAL & DISTRICT.

Belongs to:- " KVR " ESTATES MANAGING PARTNER
KAYALA VENKATA REDDY
S/o (late) RAMA KRISHNA REDDY.

LAND USE ANALYSIS:

SL. NO.	DESCRIPTION	EXTENT IN Ac - cts.	PERCENTAGE
1.	PLOTTED AREA (5% MIXED LAND USE & 10% E.W.S. PLOTS AREA)	7 - 34 1/4	59.46 %
2.	ROAD AREA	3 - 76 1/4	30.46 %
3.	OPEN SPACE	1 - 24 1/2	10.08 %
4.	TOTAL AREA	12 - 35	100.00 %

PLOT DETAIL :

NO. SL.	PLOT SIZE	PLOT AREA IN Sq. Yds	NO.OF PLOTS
1.	30' X 65'	216.66	12
2.	30' X 60'	200.00	95
3.	30' X 55'	183.33	41
4.	30' X 50'	166.66	23
5.	18' X 45' E.W.S	90.00	42
TOTAL NO.OF PLOTS			213

PROPOSED LAYOUT BOUNDARY

PLOTS MORTAGAGED TO VUDA - 30 no's
PLOT NOS: 137 TO 166
EXTENT: AC 1 - 13 CENTS or SQ 5469 - 00 YARDS

OWNER'S SIGN	LICENSED SURVEYOR
SCALE : 1"= 66'-0" FILE RC. NO : 6687/2015/L8 L.P.NO : 112/2015	N
A.D.M.	
JUNIOR PLANNING OFFICER	CHIEF URBAN PLANNER
PLANNING OFFICER	VICE CHAIRMAN

VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY.

Office of the Urban Development Authority
Dt. 1/11/15
VISAKHAPATNAM

Visakhapatnam Urban Development Authority

"UDYOG BHAVAN, SIRIPURAM, VISAKHAPATNAM-530003"

L.P.No. 112/2015 Date: 6-4-2015

Ref. 6687/2015/L8 The layout plan

of the survey Nos: 341/2P & 4P of

SARIKA Village Covering an extent of Ac. 12.35.0 Cents is accorded subject to following conditions.

1. The applicant/ layout owner/developer is hereby permitted to sell the plot Nos from 137 to 166 and the plot Nos. from 1 to 136 & 167 to 213 are mortgaged in favour of Vice - Chairman, VUDA.
2. That the layout now issued does not exempt the lands under reference from purview of urban land ceiling Act, 1976.
3. This permission of developing the land shall not be used as proof of the title of the land.
4. 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. dated:
5. The deed of 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 as per the approved layout plan. The mortgage deed shall be released by the Vice Chairman, VUDA on account of non-compliance of any of the conditions stipulated in the mortgage deed.
6. 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 plots also 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.
7. The applicant shall not be permitted to sell the plots/area which is mortgaged in favour of VUDA i.e. from plot Nos. 137 to 166 and the Local Authority shall ensure that no development/ the erection of buildings etc., authorisedly or unauthorisedly should come up in the layout site.
8. The applicant is permitted to sell the plots, other than mortgaged plots as mentioned at item No: 7 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 get Relinquishment orders for mortgaged plots from VUDA.
10. The layout applicant shall display a board at prominent in the above site Showing the layout pattern with permit L.P Nos.and with full details of plots, Land use analysis,etc., for the benfit 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 grill as 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 registered Gift Deed and shall also ensure collection of all necessary fees and charges before release of layout plans.

Chairman
For VICE CHAIRMAN
Urban Development Authority
Visakhapatnam