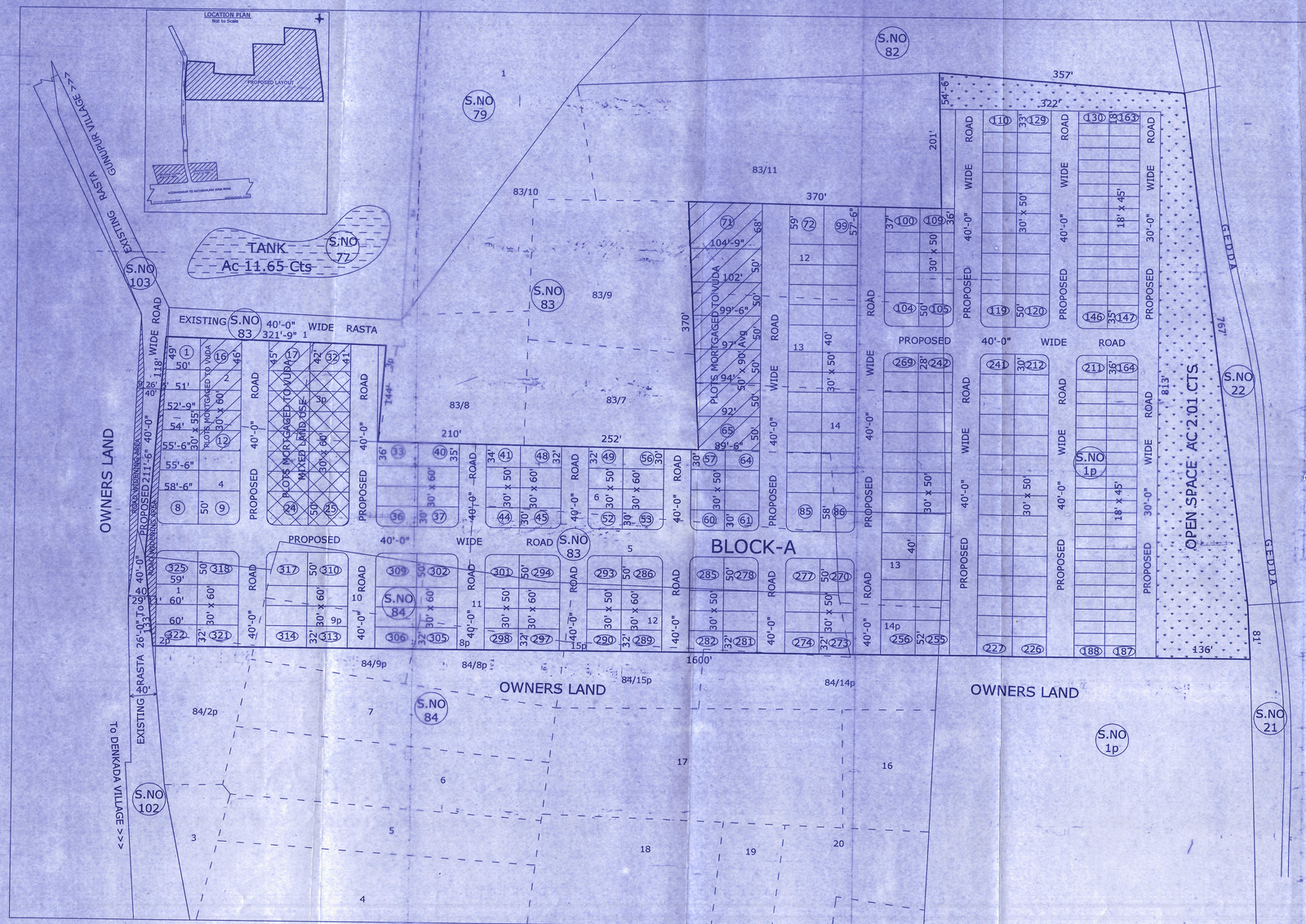

AREA STATEMENT	
Survey No. / Sub-Division falled in	Applied extent for Layout Ac - Cts
DENKADA VILLAGE	
1p	7.44
GUNUPUR VILLAGE	
83/2	0.59
83/3p	0.40
83/4	2.45
83/5	1.47
83/6	1.20
83/12	1.09
83/13	1.09
83/14	1.14
84/1	0.31
84/2p	0.01
84/8p	0.15
84/9p	0.31
84/10	0.42
84/11	0.44
84/12	0.91
84/13	0.44
84/14p	0.23
84/15	0.01
TOTAL	20.10

PROPOSED LAYOUT PLAN FOR RESIDENTIAL PLOTS IN S.No. 83p & 84p OF GUNUPUR VILLAGE & IN S.No. 1p OF DENKADA VILLAGE, DENKADA MANDAL, VIZIANAGARAM DIST.

LAND USE ANALYSIS :-

SL.NO.	DESCRIPTION	EXTENT	PERCENTAGE
1.	PLOTTED AREA	11.31	59.40 %
2.	MIXED LAND USE	0.63	
3.	ROADS AREA	6.15	30.60 %
4.	OPEN SPACE	2.01	10.00 %
	TOTAL AREA	20.10	100.00 %

PLOTS DETAILS :-

SL. NO.	PLOT SIZE	PLOT AREA in Sq. yds.	NO. OF PLOTS
1.	50' x 90'	500.00	07
2.	30' x 60'	200.00	80
3.	30' x 50'	166.66	156
4.	18' x 45'	90.00	82
	TOTAL NO. OF PLOTS		325

LAYOUT BOUNDARY.

ROAD WIDENING

FILE RC.NO: 3595 / 2017 / L8
L.P.NO: 112/ 2017

SCALE :
1" = 66'-0"

N
W E

PLOTS MORTGAGED TO VUDA
PLOT NO'S: 12 TO 32 & 65 TO
TOTAL EXTENT: AC 1.81 CTS
TOTAL NO. OF PLOTS: 28

For SUKHIBHAVA SWEET HOMES PVT. LTD.
Director

OWNERS SIGN.

G. Raja Rao
Licensed Civil Engineer & Valuer
Regd. No. 80/2006
Visakhapatnam Urban Development Authority
(VUDA) 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
Date 30-11-2017
VISAKHAPATNAM

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

Layout L.P.No. 112-2017 Date: 30-11-2017 File No. 3595/2017/L8
Layout plan approval in Sy.No 83p & 84p & 1p of GUNUPUR & DENKADA
covering an extent of Ac. 20.10 cts Hects. /Acts. is accorded subject to
conditions

1. The applicant / layout owner / developer is hereby permitted to sell the plot Nos
1 TO 11, 33 TO 64, 72 TO 325
2. The plots Nos. 12 TO 32, & 65 TO 71, (TOTAL PLOTS - 28) are mortgaged
to in favour of Vice-Chairman, VUDA.
3. The layout now issued does not exempt the lands under reference from
the view 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 safely responsible for the development of layout and in no
way VUDA will take up the development works as per specifications given in
G.O. No. RC.NO. 3595/2017/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 the structure by the applicant / developer and VUDA is no way accountable
to any purchasers 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 / and 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
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. 12 TO 32 & 65 TO 71 (TOTAL PLOTS - 28) and the local
Authority shall ensure that no developments the form of buildings etc.
erroneously or unauthorized should come up in the layout.
9. The applicant is permitted to sell the [illegible] other than mortgaged
mentioned at [illegible]
10. The Local Authority shall not approve and release any building permission or
for 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.
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
layout 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
gates 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