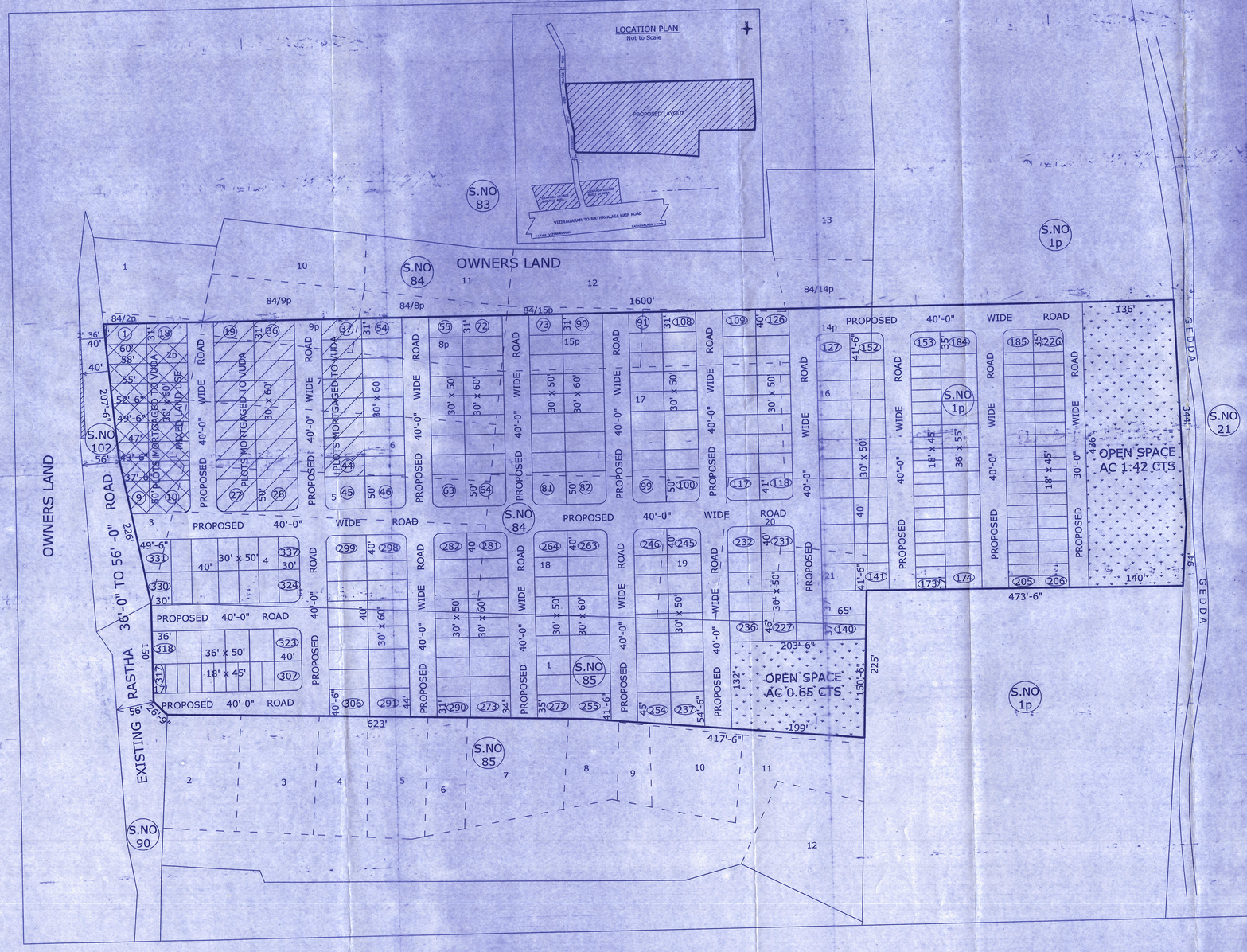

AREA STATEMENT	
Survey No. / Sub-Division failed in	Applied extent for Layout Ac - Cts
DENKADA VILLAGE	
1p	4.87
GUNUPUR VILLAGE	
84/2p	0.50
84/3	0.22
84/4	1.51
84/5	0.71
84/6	0.56
84/6	0.45
84/7	1.04
84/8p	0.36
84/9p	0.19
84/14p	0.76
84/15p	0.43
84/16	0.50
84/17	1.61
84/18	1.39
84/19	0.41
84/20	0.9
84/21	0.33
85/1	3.96
TOTAL	20.70

PROPOSED LAYOUT PLAN FOR RESIDENTIAL PLOTS IN S.No. 84p & 85p 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	11.53	58.79 %
2.	MIXED LAND USE	0.64	
3.	ROADS AREA	6.46	31.21 %
4.	OPEN SPACE	2.07	10.00 %
	TOTAL AREA	20.70	100.00 %

PLOTS DETAILS :-

SL. NO.	PLOT SIZE	PLOT AREA in Sq. yds.	NO. OF PLOTS
1.	37' x 65'	267.22	02
2.	36' x 55'	220.00	11
3.	30' x 60'	200.00	97
4.	36' x 50'	200.00	06
5.	30' x 50'	166.66	147
6.	18' x 45'	90.00	74
TOTAL NO. OF PLOTS			337

LAYOUT BOUNDARY.

FILE RC.NO: 3594 / 2017 / L8
L.P.NO: 113 / 2017

SCALE :
1" = 66'-0"

N

PLOTS MORTGAGED TO VUDA
PLOT NO'S: 1 TO 44
TOTAL EXTENT: AC 1.86 CTS
TOTAL NO. OF PLOTS: 44

For BUKKINAVA SWEET HOMES PVT. LTD.
Mng. Director

OWNERS SIGN. | LICENSED SURVEYOR

A.D.M | A.P.O

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. 113/2017 Date: 30-11-2017 File No: 3594/2017/L8 vide plan approval in Sy.No 84p & 85p & 1p of GUNUPUR & DENKADA VILLAGES covering an extent of AC 20.70 Cents Mls. Acts: is accorded subject to following conditions.

1. The applicant / layout owner / developer is hereby permitted to sell the plot Nos. 45 TO 337 the plots Nos. 1 TO 44 (TOTAL PLOTS 44) are mortgaged to and in favour of Vice-Chairman, VUDA.
2. The layout now issued does not exempt the lands under reference from the view of Urban Land Ceiling Act.
3. The permission of developing the land shall not be used as proof of the title of the land.
4. The applicant shall safety responsible for the development of layout and in no case VUDA will take up the development works as per specifications given in the G.O. RC No. 3594/17/L8 dated: 30-11-2017
5. The proposed 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 and the signature by the applicant / developer and VUDA is no way accountable to the plot purchases in the event of default by the applicant / developer.
6. 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 NOC from local Authority in-regard to roads and other services 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. 1 TO 44 (TOTAL PLOTS 44) and the local authority shall ensure that no developments the form of buildings etc. whatsoever or unauthorized should come up in the [illegible] mortgaged. The applicant is permitted to sell the [illegible] than mortgaged plots.
8. 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 of mortgaged plots from VUDA.
9. The layout applicant shall display a board of prominent size above site showing the layout pattern with permit LP.Nos. and with full details of plots, land use, roads etc., for the benefit of public.
10. 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.
11. 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 the local authority ensure collection of all necessary fees and charges before release of the plans.

For VICE CHAIRMAN
Urban Development Authority
Visakhapatnam

A.D.M | J.P.O | A.P.O