



**PROPOSED LAYOUT PLAN  
FOR RESIDENTIAL PLOTS  
IN S.NO. 282/1p & 2p OF  
TATITURU VILLAGE,  
BHEEMUNIPATNAM MANDAL,  
VISAKHAPATNAM DIST.**

Land Belongs To:  
GGR Infra Developers & others  
PHASE-II, PERAM'S ADITYA VARNA

**LAND USE ANALYSIS :-**

SL.NO	DESCRIPTION	EXTENT	PERCENTAGE
1.	PLOTTED AREA	5.71	57.21 %
2.	AMENITIES AREA	0.22	02.20 %
3.	UTILITY AREA	0.05	00.50 %
4.	ROADS AREA	3.00	30.07 %
5.	OPEN SPACE	1.00	10.02 %
<b>TOTAL AREA</b>		<b>9.98</b>	<b>100.00 %</b>

**AREA STATEMENT**

S.No/ Sub Divi.	Applied Extent in Ac-Cts
282/1p	3.29
282/2p	6.69
<b>Total</b>	<b>9.98</b>

**PLOTS DETAILS :-**

SL. NO.	PLOT SIZE	PLOT AREA in Sq. yds.	NO. OF PLOTS
1.	50' x 80'	444.44	03
2.	40' x 70'	311.11	05
3.	40' x 60'	266.66	05
4.	30' x 60'	200.00	57
5.	30' x 50'	166.66	73
6.	30' x 40'	133.33	06
<b>TOTAL NO. OF PLOTS</b>			<b>149</b>

**LAYOUT BOUNDARY**

**FILE RC.NO: 8678 / 2016 / L7  
L.P.NO: 116 / 2017**

**SCALE :  
1" = 66'-0"**

**PLOTS MORTGAGED TO VUDA  
PLOT NOS: 58 to 70 & 91 to 103  
TOTAL PLOTS: 26  
TOTAL EXTENT: AC 0.89 CTS**

*H.D. G...  
Plotted & Verified  
S. No. 282/1p & 2p*  
**OWNERS SIGN.**

*H. Lakshmi Narayana  
VUDA Licensed Civil Engineer / Surveyor  
Regd No. 1042015-2218  
Visakhapatnam Urban Development Authority  
VISAKHAPATNAM  
Ph: 7093144567*  
**LICENSED SURVEYO**

*[Signature]*  
**S/D Man**

*[Signature]*  
**A.D.M**

*[Signature]*  
**Planning Officer**

*[Signature]*  
**CHIEF URBAN PLANNER**

*[Signature]*  
**VICE CHAIRMAN**

**VISAKHAPATNAM URBAN  
DEVELOPMENT AUTHORITY**



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

Layout L.P.No. 116/2017 Date: 12-2017 File No: 8678/17/L7  
Layout plan approval in Sy.No. 282/1p & 2p of Tatituru Village covering an extent of 9.98 Ac. is accorded subject to the following conditions:

The applicant / layout owner / developer is hereby permitted to develop the plots Nos. 1 to 149 in the plots Nos. 58 to 70 & 91 to 103 in favour of Vice-Chairman, VUDA.

The layout now issued does not exempt the lands under reference from the provisions of Urban Land Ceiling Act.

The permission of developing the land shall not be used as proof of the title of the land.

The applicant shall be safety responsible for the development of layout and in no case VUDA will take up the development works as per specifications given in the layout plan No. 116/2017 dated 12-2017.

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 for the plot purchases in the event of default by the applicant / developer.

The layout applicant is directed to complete the above development works within a period of three years and submit a request letter for regularization of the mortgaged plot / area which is in favour of Vice-Chairman VUDA duly countersigned by the local Authority in regard to roads and open spaces.

The applicant shall not be permitted to sell the plots / area which is mortgaged to VUDA in favour of VUDA in favour of plot Nos. 58 to 70 & 91 to 103 and the applicant shall ensure that no developments in the former buildings plots mortgaged or un-mortgaged should come up in the area under mortgaged.

The applicant is permitted to sell the plots / area which is mortgaged to VUDA in favour of VUDA in favour of plot Nos. 58 to 70 & 91 to 103 and the applicant shall ensure that no developments in the former buildings plots mortgaged or un-mortgaged should come up in the area under mortgaged.

The local Authority shall not approve and release any building permission for any unauthorized development in the area under mortgaged to VUDA in favour of VUDA in favour of plot Nos. 58 to 70 & 91 to 103 and the applicant shall ensure that no developments in the former buildings plots mortgaged or un-mortgaged should come up in the area under mortgaged.

The applicant has completed the developmental works and get relinquishment certificate for mortgaged plots from VUDA.

The layout applicant shall display a board of prominent size above the layout pattern with permit L.P.No. and with full details of the layout plan, etc., for the benefit of public.

The Local Authority should ensure that the open spaces shall be developed by the applicant along with other developments with ornamental trees and lawns as per sanctioned layout plan.

Local Authority shall ensure that the areas covered by roads, amenity 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 Regulated Gift Deed and also ensure collection of all necessary fees and charges before the release of the layout plan.

*[Signature]*  
**For VICE CHAIRMAN  
Urban Development Authority  
Visakhapatnam**