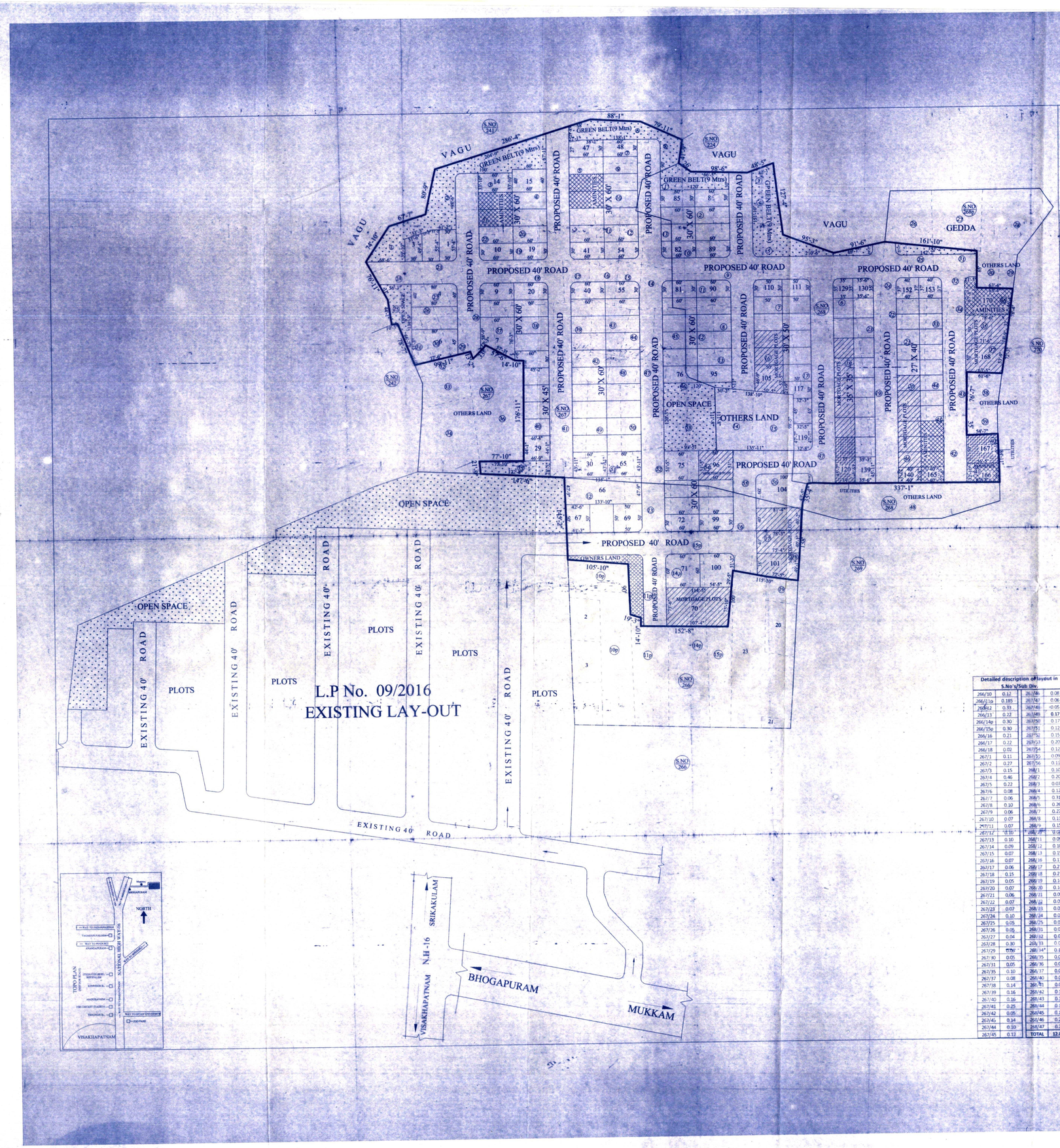

PROPOSED LAYOUT PLAN IN S.NO 266/10,11p,12,13,14p,15p,16 to 18, 267/1 to 31, 35, 37 to 56, 268/1 to 13,16 to 25, 31 to 37, 40 to 47 OF MUNZERU (V), BHOGAPURAM(M),VIZIANAGARAM (Dist).

BELONGS TO:- M/s SWATHI PROMOTERS PVT LTD

LAND USE ANALYSIS :-

SL.NO.	DESCRIPTION	EXTENT IN Acs.-cts.	PERCENTAGE
1.	PLOTTED AREA	6.635	51.61%
2.	AMINITIES	0.40	3.11%
3.	UTILITIES	0.13	1.01%
4.	ROADS AREA	4.37	34.00%
5.	OPEN SPACE	1.32	10.27%
	TOTAL AREA	12.855	100.00 %

PLOT DETAILS :-

SL.NO.	PLOT SIZE	PLOT AREA IN Sq. yds.	NO. OF PLOTS
1	45' X 130'	650.00	01
2	60' X 60'	400.00	01
3	40' X 80'	355.56	02
4	50' X 60'	333.33	02
5	50' X 50'	277.78	01
6	40' X 60'	266.67	03
7	40' X 50'	222.22	02
8	30' X 60'	200.00	74
9	35' X 45'	175.00	02
10	30' X 50'	166.67	12
11	37' X 40'	164.44	03
12	30' X 45'	150.00	02
13	35' X 35'	136.11	18
14	30' X 40'	133.33	04
15	27' X 40'	120.00	24
	Uneven Plots (2,3,6,7,24,47,70,100 to 105,117 & 166 to 170		19
			170

LAYOUT BOUNDARY

AMINITIES
PLOT Nos :12,13,44,45,162 TO 166 & 170
Extent : Ac. 0.40 Cts.

UTILITIES
PLOT Nos : 120 , 121&167
Extent : Ac. 0.14 Cts.

Plots Mortgaged to VUDA
Plot Nos :70,96,101 to103,105 TO 107,122 TO 126,140 TO 146 & 168 TO 169
Total No of plots : 22
Extent : Ac. 1.07 Cts.

Detailed description of layout in S.No's/Sub Div.			
266/10	0.12	267/46	0.08
266/11p	0.185	267/47	0.06
266/12	0.33	267/48	0.05
266/13	0.22	267/49	0.17
266/14p	0.30	267/50	0.17
266/15p	0.30	267/51	0.12
266/16	0.21	267/52	0.15
266/17	0.22	267/53	0.20
266/18	0.02	267/54	0.12
267/1	0.11	267/55	0.09
267/2	0.27	267/56	0.11
267/3	0.15	268/1	0.10
267/4	0.46	268/2	0.20
267/5	0.22	268/3	0.07
267/6	0.08	268/4	0.12
267/7	0.06	268/5	0.31
267/8	0.10	268/6	0.26
267/9	0.06	268/7	0.27
267/10	0.07	268/8	0.11
267/11	0.07	268/9	0.15
267/12	0.10	268/10	0.08
267/13	0.10	268/11	0.09
267/14	0.09	268/12	0.10
267/15	0.07	268/13	0.15
267/16	0.07	268/16	0.17
267/17	0.06	268/17	0.27
267/18	0.15	268/18	0.27
267/19	0.05	268/19	0.14
267/20	0.07	268/20	0.14
267/21	0.06	268/21	0.09
267/22	0.07	268/22	0.09
267/23	0.07	268/23	0.09
267/24	0.10	268/24	0.07
267/25	0.05	268/25	0.09
267/26	0.05	268/31	0.07
267/27	0.04	268/32	0.06
267/28	0.30	268/33	0.07
267/29	0.07	268/34	0.10
267/30	0.05	268/35	0.06
267/31	0.05	268/36	0.05
267/35	0.10	268/37	0.09
267/37	0.08	268/40	0.06
267/38	0.14	268/41	0.08
267/39	0.16	268/42	0.11
267/40	0.16	268/43	0.10
267/41	0.25	268/44	0.13
267/42	0.05	268/45	0.11
267/43	0.14	268/46	0.25
267/44	0.10	268/47	0.27
267/45	0.12	TOTAL	12.855

FOR SWATHI PROMOTERS PVT LTD
MANAGING DIRECTOR

OWNER'S SIGN.

D. Vasudeva Rao
D. VASUDEVA RAO
VUDA LICENSED SURVEYOR
Regd. No. 167/2015-16

LICENSED SURVEYOR.

FILE R.C. No: 1436/2017/L8

SCALE : 1" = 66'-0"

L.P.No: 122/2017

NORTH

A.D.M

9/10/17
JUNIOR PLANNING OFFICER

10/10/2017
ASSISTANT PLANNING OFFICER

11/12/17
CHIEF URBAN PLANNER

VICE-CHAIRMAN

VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

13/12/17

OFFICE OF THE URBAN DEVELOPMENT AUTHORITY
Date -1-2018
VISAKHAPATNAM

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

Layout L.P. No. 122/2017 Date: -01-2018 File No. 1436/2017/L8
Layout plan approval in Sy.No. 266/P,267/P,268/P of MUNZERU (V), Bhogapuram(M)
covering an extent of 12.855 cts. Acts. is accorded subject to the following conditions.

1. The applicant / layout owner / developer is hereby permitted to sell the plot Nos. 01,103,107,110,95,97to100,10,108to1,122,126to139, 141,146to147, 170.
2. The plots Nos. 70,96,101to103,105,106,107,122,126to146,168to169 are mortgaged 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 case VUDA will take up the development works as per specifications given in G.O.Ms.No. 168, dated 30-01-2003.
6. The G.O.Ms.No. 1436/2017/L8 dated -01-2018 pertaining to 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 and VUDA is in no way accountable for 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 / land 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. 70,96,101 to103,105 TO 107,122 TO 126,140 TO 146 & 168 TO 169 and the local authority shall ensure that no developments the form of buildings etc. illegally or unauthorized should come up in the land under mortgage.
9. The applicant is permitted to sell the plots other than mortgaged plots.
10. 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.
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, roads 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 trees 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

JTO 05/01/18
AEO 5/1/18
AO 5/1/18