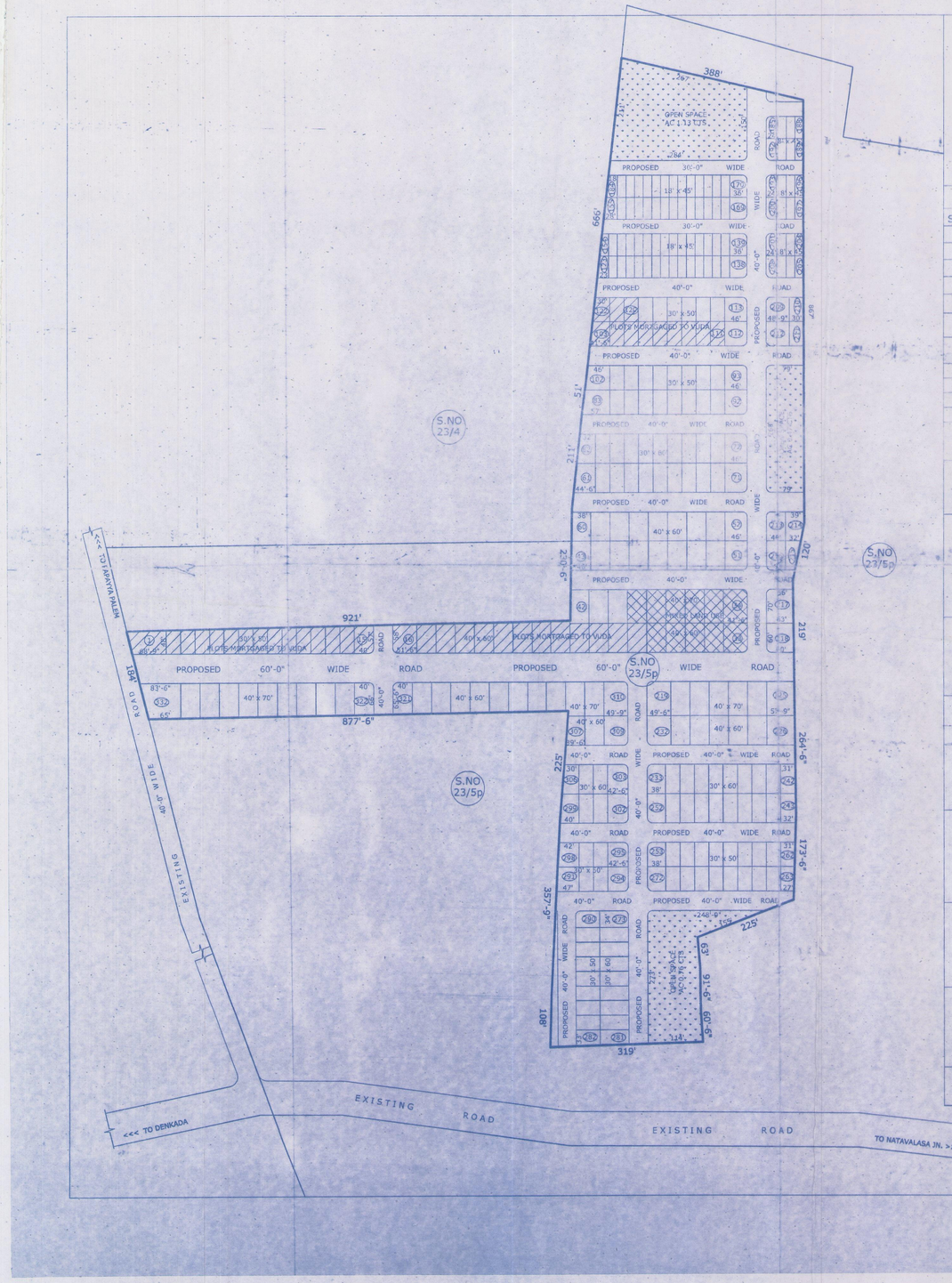


# PROPOSED LAYOUT PLAN FOR RESIDENTIAL PLOTS AN EXTENT OF AC 23.60 CTS IN S.No. 23/5 PART OF DENKADA VILLAGE, DENKADA MANDAL, VIZIANAGARAM DISTRICT.

## LAND USE ANALYSIS :-

| SL.NO. | DESCRIPTION | EXTENT | PERCENTAGE |
|---|---|---|---|
| 1. | PLOTTED AREA | 12.92 | } 57.67 % |
| 2. | MIXED LAND USE AREA | 0.69 | |
| 3. | ROADS AREA | 7.63 | 32.33 % |
| 4. | OPEN SPACE | 2.36 | 10.00 % |
| | TOTAL AREA | 23.60 | 100.00 % |

## PLOTS DETAILS :-

| SL. NO. | PLOT SIZE | PLOT AREA in Sq.yds. | NO. OF PLOTS |
|---|---|---|---|
| 1. | 40' x 70' | 311.11 | 31 |
| 2. | 40' x 60' | 266.66 | 60 |
| 3. | 30' x 50' | 200.00 | 59 |
| 4. | 30' x 50' | 166.66 | 100 |
| 5. | 18' x 45' | 90.00 | 82 |
| | TOTAL NO. OF PLOTS | | 332 |

LAYOUT BOUNDARY.

FILE RC.NO: 5425/2015/L8
L.P.NO: 124/2015

SCALE :
1" = 132'-0"

N
W E S

PLOTS MORTGAGED TO VUDA
PLOT NO'S: 1 to 33,103 to 111, 120 to 122
TOTAL NO.OF PLOTS: 45
TOTAL EXTENT: AC 2.05 CTS

OWENERS SIGN.

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Vuda Licenced Civil Engineer / Su
Regd. No. 104/2015-2016
Visakhapatnam Urban Development Au
VISAKHAPATNAM
Ph : 7093144567
LICENCED SURVEYOR

A/D' man.

Planning Officer

CHIEF URBAN PLANNER

VICE CHAIRMAN
VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

OFFICE OF THE URBAN DEVELOPMENT AUTHORITY
Date 21-12-2015
VISAKHAPATNAM

**Visakhapatnam Urban Development Authority**

UDYOG BHAVAN, SIRIPURAM, VISAKHAPATNAM-530003

Lay out L.P. No. 124/2015 Date 21-12-2015

RC.No-5425/15/L8 The layout plan

Plot in survey Nos:- 23/5p of

Denkada Village Covering an extent of Ac: 23.60 cts

Hectares is accorded subject to following conditions.

The applicant / layout owner/developer is hereby permitted to sell the plot Nos. from 34 to 102, 112 to 119, 123 to 332 (237 plots) and the plot Nos. from 1 to 33, 103 to 111, 120 to 122 (45 plots) are mortgaged in favour of Vice – Chairman, VUDA.

That the layout now issued does not exempt the lands under reference from purview of urban land ceiling Act, 1976.

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

The applicant shall solely be responsible for the development of layout and in no way VUDA will take up the development works as specifications given in letter No: dated:---

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 and VUDA is in no way accountable to the plot purchasers in the event of default by the applicant/developer.

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 plot area 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.

The applicant shall not be permitted to sell the plots mortgaged in favour of VUDA i.e. from plot No. 1 to 33, 103 to 111, 120 to 122 (45 plots) and the Local Authority shall ensure that, no development, the buildings etc., authorisedly or unauthorisedly should come up in the layout site.

The Applicant is permitted to sell the plots other than mortgaged plots as mentioned at item No: 1 above.

The Local Authority shall not approve and release any building permission 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.

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, and use analysis 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 compound wall and grill as per sanctioned layout plan.

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.

21/12/15
For VICE CHAIRMAN
Urban Development Authority
Visakhapatnam

21/12/15 A.D.M

P.O 21/12/15