



PROPOSED LAYOUT PLAN FOR RESIDENTIAL PLOTS AN EXTENT OF AC 7.03 CTS IN S.No's:100/1,2 & 3 OF J.R.PURAM - VILLAGE, RANASTALAM - MANDAL, SRIKAKULAM - DISTRICT.

Visakhapatnam Urban Development Authority

UDVOG BHAVAN, SIRIPURAM, VISAKHAPATNAM-530003

File No: 126/2015 Date: 12-2015

RC No: 2809/2015/L9 The layout plan approval in survey No: 100/1,2 & 3 of J.R. Puram (v) Rana Stalam (m) Srikakulam Dist

Village Covering an extent of ... Acres. Is accorded subject to following conditions:

The applicant / layout owner/developer is hereby permitted to sell the plot Nos from 2 to 78, 85 to 88 and the plot Nos from 01 and 79 to 84 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 per specifications given in letter RC No: 2809/2015/L9 dated: 12-2015.

The deed 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 - no way accountable to the plot owner 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/area which is mortgaged in favour of VUDA i.e. from plot Nos. 01 and 79 to 84 (07 plots) Ac: 0.58 Cts and the Local Authority shall ensure that no development in form of buildings etc. authorisely or unauthorisely 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 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 completed 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, Land 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.

For VICE CHAIRMAN
Urban Development Authority
Visakhapatnam

LAND USE ANALYSIS :-

SL.NO.	DESCRIPTION	EXTENT	PERCENT
1.	PLOTTED AREA	3.640	54.77 %
2.	MIXED LAND USE AREA	0.210	
3.	ROADS AREA	2.475	35.20 %
4.	OPEN SPACE	0.705	10.03 %
TOTAL AREA		7.030	100.00 %

PLOTS DETAILS :-

SL.NO.	PLOT SIZE	PLOT AREA in Sq. yds.	NO. OF PLOTS
1.	101' X 103'	1155.88	01
2.	100' X 63'	700.00	01
3.	86' X 63'	602.00	01
4.	80' X 63'	560.00	01
5.	67' X 63'	469.00	01
6.	60' X 64'	426.66	02
7.	40' X 60'	266.66	03
8.	54' X 55'	330.00	01
9.	36' X 55'	220.00	09
10.	30' X 60'	200.00	47
11.	18' X 45'	90.00	21
TOTAL NO. OF PLOTS			88

LAYOUT BOUNDARY
FILE RC.NO: 2809 / 2015 / L9
L.P.NO: 126/2015

SCALE: 1" = 66'-0"

PLOTS MORTGAGED TO VUDA
PLOT NO'S: 1 & 79 to 84
EXTENT: AC 0.58 CTS
NO. OF PLOTS : 07

AREA STATEMENT

S. No.	extent Ac - Cts
100/1	3.89
100/2	0.57
100/3	2.57
TOTAL	7.03

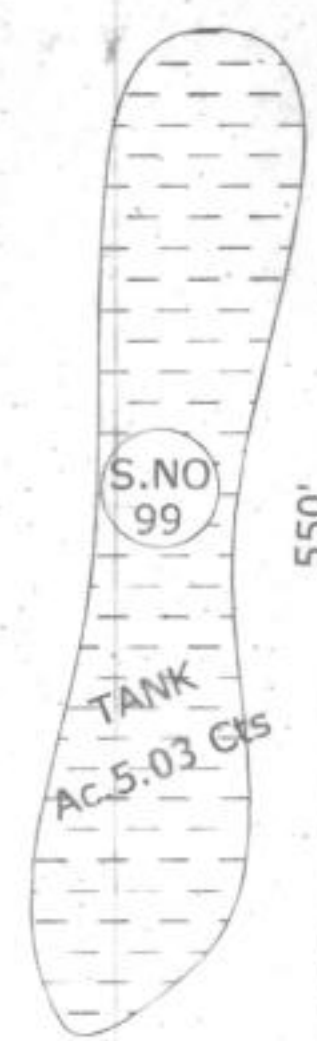
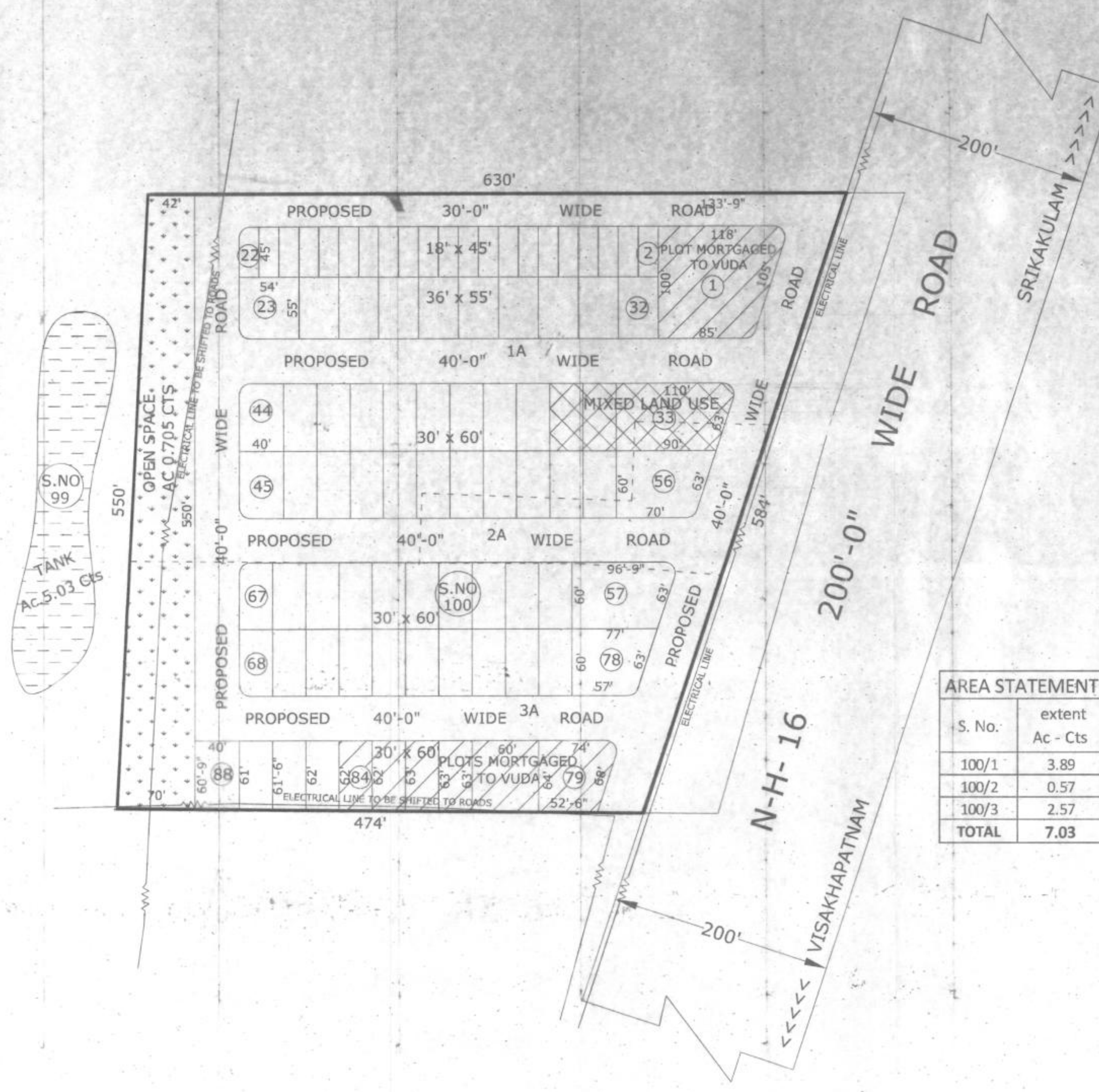
OWNERS SIGN. LICENCED SURVEYOR

S/D man. Planning Officer

CHIEF URBAN PLANNER

VICE CHAIRMAN

VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY



23/12/15
S.D.M