PROPOSED LAYOUT IN S.Nos: 7part & 8part OF PANDALAPAKA VILLAGE, ANANDAPURAM MANDAL, VISAKHAPATNAM DISTRICT.

Belongs to : M/s PADMASREE REAL ESTATES & CONSTRUCTIONS.

LAND USE ANALYSIS :-

SL.NO.	DESCRIPTION	EXTENT IN Acs.-cts.	PERCENTAGE
1.	PLOTTED AREA	0-99	59.64 %
2.	ROADS AREA	0-50	30.12 %
3.	OPEN SPACE	0-17	10.24 %
	TOTAL AREA	1-66	100.00 %

PLOTS DETAIL :-

SL.NO.	PLOT SIZE	PLOT AREA IN Sq. yds.	NO. OF PLOTS
1.	50' x 90'	500.00	06
2.	40' x 60'	266.67	05
3.	30' x 50'	166.67	04
	TOTAL NO. OF PLOTS		15

PROPOSED LAYOUT BOUNDARY

SCALE : 1" = 66'-0"

NORTH

For Padmasree Real Estates & Constructions
Managing Partner

OWNER'S SIGN.

LICENSED SURVEYOR.

FILE R.C.No: 4978/05/L2

L.P.No: 13/2006

PLOTS MORTGAGED TO VUDA - 5nos.
PLOT Nos : 7 to 11
EXTENT : Acs.0-25 cts.

A.D.M.

Chief urban planner

Asst. planning officer

Asst. Planning officer

VICE-CHAIRMAN

VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

OFFICE OF THE URBAN DEVELOPMENT AUTHORITY VISAKHAPATNAM
Date 22-2-06

VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

UDYOG BHAVAN, SIRIPURAM, VISAKHAPATNAM - 530003

Layout, L.P.No. 13/2006 Date: - 2-06

File No: A978/05/L2 The layout plan approval in Survey.Nos.: 7part & 8part of Pandalapaka Village covering an extent of Ac= 1.66 Sq.Mts/Acres. is accorded subject to following conditions.

1. The applicant/layout owner/developer is hereby permitted to sell the plot Nos. from 1 to 6 and 12 to 15 and the plot Nos. from 7 to 11 are mortgaged in favour of Vice-Chairman, VUDA.
2. That the layout now issued does not exempt the lands under reference from the purview of Urban Land Ceiling Act, 1976.
3. This permission of developing the land shall not be used as proof of the title of the land.
4. 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 No: A978/05/L2 dated: - 2-06
5. The deed to mortgage by conditional sale executed by the applicant in favour of VUDA is purely a measure to ensure compliance of the condition of development of infrastructure by the applicant / developer and VUDA in no way accountable to the plot purchasers 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 one year and submit a requisition letter for releasing of mortgaged plots / 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.
7. The applicant shall not be permitted to sell the plots / area which is mortgaged in favour of VUDA i.e. from plot Nos.: 7 to 11 (Ac- 0.25) and the Local Authority shall ensure that no developments in the form of buildings, etc., authorisedly or unauthorisedly should come up in the layout site.
8. The applicant is permitted to sell the plots, other than mortgaged plots as mentioned at item No: 1 above.
9. The Local Authority shall not approve and release any building permission or allow any unauthorized development in the area under mortgage to VUDA in particular, and in other places of the layout in general until and unless the applicant completes the developmental works and get relinquishment orders for mortgaged plots from VUDA.
10. The layout applicant shall display a board at prominent place in the above site showing the layout pattern with L.P No, details of plots, land use analysis, etc., for the benefit of public.
11. 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.
12. The Local Authority shall ensure that the areas covered by roads and open spaces of the layout are 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.

22/2/06 A.D.M. APO APO II For VICE CHAIRMAN Urban Development Authority Visakhapatnam For VICE CHAIRMAN