

PLAN SHOWING THE PROPOSED LAYOUT IN S.NO:-120/10p,12,13, 122/4,5p,6p,12,13,123,252/3p KODURU VILLAGE ANAKAPALLI (M), VISAKHAPATNAM (D)

LAND BELONGS TO :-
LG ESTATES & DEVELOPERS

LAND USE ANALYSIS :-

SL.NO.	DESCRIPTION	EXTENT in Acres	PERCENTAGE
1.	PLOTTED AREA (5% MIXED LAND USE+10% EWS)	5.996	59.46%
2.	ROADS AREA	3.080	30.54%
3.	OPEN SPACE AREA	1.009	10.00%
TOTAL AREA		10.085	100.00

PLOTS DETAIL :-

SL.NO.	PLOT SIZE	AREA in sq.yds.	No. OF PLOTS
1.	18' X 45'	90.00	21
2.	30' X 40'	133.33	04
3.	30' X 50'	166.66	48
4.	30' X 55'	200.00	37
5.	30' X 75'	250.00	03
6.	34' X 65'	245.55	02
7.	35' X 45'	175.00	02
8.	35' X 50'	194.44	04
9.	35' X 60'	233.33	04
10.	40' X 50'	222.22	01
11.	40' X 60'	266.66	02
12.	44' X 50'	244.44	01
13.	52' X 99'	572.00	01
14.	53' X 99'	583.00	01
15.	60' X 60'	400.00	04
16.	60' X 101'	673.33	04
17.	90' X 117'	1170.00	01
TOTAL No. OF PLOTS			140

OWNER SIGNATURE _____ LICENSED SURVEYOR _____

SCALE : 1 Inch : 66 Feet
FILE Rc.No : 4119/16/L1
L.P.No : 16/2018



- LAYOUT BOUNDARY
- FMB BOUNDARY
- PLOTS MORTGAGED TO VUDA
PLOT NOS: 98 to 107, 118 to 131 (18 No. of Plots)
Extent: Acr 0.907 Cis (15.13% of Plotted Area)

18/11/2017
ADM

18/11/17
Chief urban planner

Asst. Planning officer

VICE CHAIRMAN



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

Layout L.P.No. 16/2018 Date: 16/11/2017 File No: 4119/16/L1
Layout plan approval in Sy.No. 120/10p, 12, 13, 122/4, 5p, 6p, 12, 13, 123, 252/3p KODURU VILLAGE ANAKAPALLI (M), VISAKHAPATNAM (D) is accorded subject to the following conditions:

1. Applicant / layout owner / developer is hereby permitted to develop the plot Nos. 1 to 17, 102 to 117, 132 to 140 and the plots Nos. 98 to 101, 118 to 131 (Plots-18) are mortgaged in favour of Vice-Chairman, VUDA.

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

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

4. Applicant shall be solely 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.

5. The layout plan dated: 16/11/2017 is purely a measure of ensure compliance of the condition of development and is not to be treated as a deed of sale or any other document. It is not to be used as a measure of ensure compliance of the condition of development.

6. The structure by the applicant / developer and VUDA is no way accountable for purchases in the event of default by the applicant / developer.

7. Applicant is directed to complete the above developmental works within a period of three years and submit a requisition letter for releasing the mortgaged plot / area which is in favour of Vice-Chairman VUDA duly enclosed with the local authority in regard to the above developmental works.

8. Applicant shall not be permitted to sell the plots / area which is mortgaged to VUDA from plot Nos. 98 to 101, 118 to 131 (Plots-18) and the local authority shall ensure that no developments in the form of buildings etc. are carried out in the mortgaged plots.

9. Applicant is permitted to sell the plots / area which is mortgaged to VUDA only after the completion of the developmental works and get relinquishment orders from VUDA.

10. Applicant shall display a board of prominent in the above site showing the layout plan with permit LP Nos. and with full details of the land use etc. for the benefit of public.

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

12. 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 VUDA secure collection of all necessary fees and charges before release of the layout plan.

For VICE CHAIRMAN
Urban Development Authority
Visakhapatnam

