



PROPOSED LAYOUT PLAN FOR RESIDENTIAL PLOTS IN S.NO's: 19p, 20p & 21p OF BANGARRAJUPETA VILLAGE, DENKADA MANDAL, VIZIANAGARAM-DISTRICT.
 Belongs To : M/s. Subhagraha Projects India Pvt. Ltd.

LAND USE ANALYSIS

SL. NO.	DESCRIPTION	EXTENT IN Ac.-cts.	PERCENTAGE
1.	PLOTTED AREA	2.20	56.26 %
2.	AMENITIES AREA	0.08	02.05 %
3.	UTILITY AREA	0.03	00.77 %
4.	ROADS AREA	1.20	30.69 %
5.	OPEN SPACE AREA	0.40	10.23 %
TOTAL AREA		3.91	100.00 %

PLOTS DETAILS

SL. NO.	PLOT SIZE	PLOT AREA IN Sq Yds	NO OF PLOTS
1	30' X 60'	200.00	09
2	30' X 55'	183.33	09
3	30' X 50'	166.66	26
4	35' X 40'	155.55	14
TOTAL PLOT NO'S			58

AREA STATEMENT

S.NO/ SUB DIVI.	Applied Extent in Ac-Cts
19/1	0.14
19/2	0.72
20/1p	0.04
20/2p	0.01
20/3p	0.17
20/4p	0.075
20/5p	0.175
20/6	0.06
20/7	0.03
20/8	0.03
20/9p	0.18
20/11p	0.265
20/12p	0.155
20/13	0.24
20/14	0.25
20/15p	0.20
20/16	0.11
20/17	0.13
21/1	0.93
TOTAL	3.91

PROPOSED LAYOUT BOUNDARY.

SCALE: 1" = 66'-0"

FILE RC.NO: 4545/2017/L8
L.P.NO: 2/2018

PLOTS MORTGAGED TO VUDA
EXTENT: AC 0.345 CTS
PLOT NO'S: 6 TO 13
NO. OF PLOTS: 08

OWNERS SIGN. _____

LICENSED SURVEYOR
G. VIKRATA HARISH
Licensed Civil Engineer / Surveyor
Regd No. 2072016-2019
Visakhapatnam Urban Development Authority
VISAKHAPATNAM.

A.D.M. _____

Junior Planning Officer

Assist. Planning Officer

Planning Officer

Chief Urban Planner

VICE CHAIRMAN
Basawu Venkateshwarlu

VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY



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

Layout L.P.No 02/2018 Date: 02-01-2018 File No: 4545/2017/L8
 Approval in Sy.No-19p, 20p & 21p Bangarrajupeta, Denkada (M) Vizianagaram Dist. Extent of Ac-5.91 Cts. Acts: is accorded subject to conditions.

The applicant / layout owner / developer is hereby permitted to develop the plot Nos. 06 to 05, 14 to 52 and the plots Nos. 06 to 13 are mortgaged in favour of Vice-Chairman, VUDA. The layout now issued does not exempt the lands under reference from the provisions of Urban Land Ceiling Act. The permission of developing the land shall not be used as proof of the title of the land.

The applicant shall be solely responsible for the development of layout and in no way VUDA will take up the development works as per specifications given in the layout plan. RC.No: 4545/2017/L8 dated 02-01-2018. 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 the structure by the applicant / developer and VUDA is no way accountable for the plot purchases in the event of default by the applicant / developer. 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 the mortgaged plot / area which is in favour of Vice-Chairman VUDA duly enclosing the form local Authority in-regard to roads and open spaces to 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. 06 to 13 (8 plots) and the applicant shall ensure that no developments in the form of buildings etc., are carried out or unauthorized should come up in the layout area. The applicant is permitted to sell the plots / area which is not mortgaged in favour of VUDA.

The local Authority shall not approve and release any building permission or allow any unauthorized development in the area under mortgaged to VUDA in any 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 of prominent in the above site showing the layout pattern with permit LP.No. and with full details of plots, land use, 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 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 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 the layout plan.

For VICE CHAIRMAN
Urban Development Authority
Visakhapatnam