



**AREA STATEMENT**

Sy.No	Extent In Acres
101/1p	0.095
119/6p	0.025
119/7p	0.17
<b>Total Area</b>	<b>0.29</b>

**PROPOSED LAYOUT PLAN IN S.Nos:101/1p & 119/6p,7p OF MODAVALASA VILLAGE, DENKADA MANDAL, VIZIANAGARAM DISTRICT.**

LAND BELONGS TO :-  
Sri. M. ARJUN & OTHERS

**LAND USE ANALYSIS :-**

SL.NO.	DESCRIPTION	EXTENT In Acres	PERCENTAGE
1.	PLOTTED AREA	0.149	51.38 %
2.	AMENITIES AREA	0.024	08.28 %
3.	OPEN SPACE AREA	0.117	40.34 %
4.	ROAD AREA	0.00	00.00 %
<b>TOTAL AREA</b>		<b>0.29</b>	<b>100.00 %</b>

**PLOTS DETAIL :-**

SL.NO.	PLOT SIZE	AREA in sq.yds.	No. OF PLOTS
1.	38' x 70'	295.55	01
2.	35' x 40'	155.55	03
3.	UN EVEN PLOT NO.1	—	01
<b>TOTAL NO. OF PLOTS</b>			<b>05</b>

SCALE : 1" = 66'  
FILE Rc.No : 10472 / 2017/L8  
L.P.No : 20/2018

— LAYOUT BOUNDARY  
 PLOT MORTGAGED TO VUDA  
 PLOT NO: 5  
 Extent: Acs. 0.06 cts.

OWNER SIGNATURE: *M. Arjun*  
 LICENSED SURVEYOR SIGNATURE: *V. Ravi Kumar*  
 V. Ravi Kumar  
 (V RAVI KUMAR)  
 VUDA LICENSED SURVEYOR  
 Regd. No: 127/2015-16  
 VUDA, Visakhapatnam  
 Regd. No: 9704308164

PLANNING OFFICER: *S/O Mani*  
 VICE-CHAIRMAN: *Basant*  
 CHIEF URBAN PLANNER: *del*  
 20/18 7/2

**VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY**



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

Layout L.P.No: 20/2018 Date: 13/2/2018 File No: 10472/2017/L8  
 The plan approval in Sy.No 101/1p & 119/6p,7p of Modavalasa (V) village covering an extent of Acs. 0.29 cts. is accorded subject to the following conditions:

Applicant / layout owner / developer is hereby permitted to develop the plots Nos. 1 to 4 (four) are mortgaged to VUDA 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.

Applicant shall be safety responsible for the development of layout and in no way VUDA will take up the development works as per specifications given in the L.P.No: 20/2018 dated: 13-2-2018. The applicant is permitted to take the land to mortgage by conditional sale executed by the applicant in favour of VUDA. This is purely a measure of ensure compliance of the condition of development structure by the applicant / developer and VUDA is no way accountable for purchases in the event of default by the applicant / developer.

Layout applicant is directed to complete the above developmental works within a period of three years and submit a request letter for releasing of the plot / area which is in favour of Vice-Chairman VUDA duly enclosing the same to the Authority in regard to roads and other services to be provided to the Authority.

Applicant shall not be permitted to sell the plots / area which is mortgaged to VUDA i.e. from plot No. 5 (one) Acs. 0.06 cts. and the applicant shall ensure that no developments in the form of buildings etc. are made or unauthorized should come up in the layout under reference. Applicant is permitted to sell the plots / area which is mortgaged to VUDA.

Local Authority shall not approve and release any building permission or any unauthorized development in the area under mortgaged to VUDA in house and in other places of the layout in general until and unless the applicant has completed the developmental works and get relinquishment orders from mortgaged plots from VUDA.

Layout applicant shall display a board of prominent in the above site showing the layout pattern with permit L.P.No. and with full details of the land use, etc. for the benefit of public.

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.

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 ensure collection of all necessary fees and charges before release of the layout plan.

*Basant*  
 S/O Mani  
 J.P.O.

*del*  
 20/18 7/2  
 CHIEF URBAN PLANNER

*Basant*  
 20/18 7/2  
 VICE-CHAIRMAN

**V. Ravi Kumar**  
 (V RAVI KUMAR)  
 VUDA LICENSED SURVEYOR  
 Regd. No: 127/2015-16  
 VUDA, Visakhapatnam  
 Regd. No: 9704308164

**V. Ravi Kumar**  
 VICE-CHAIRMAN  
 Urban Development Authority  
 Visakhapatnam