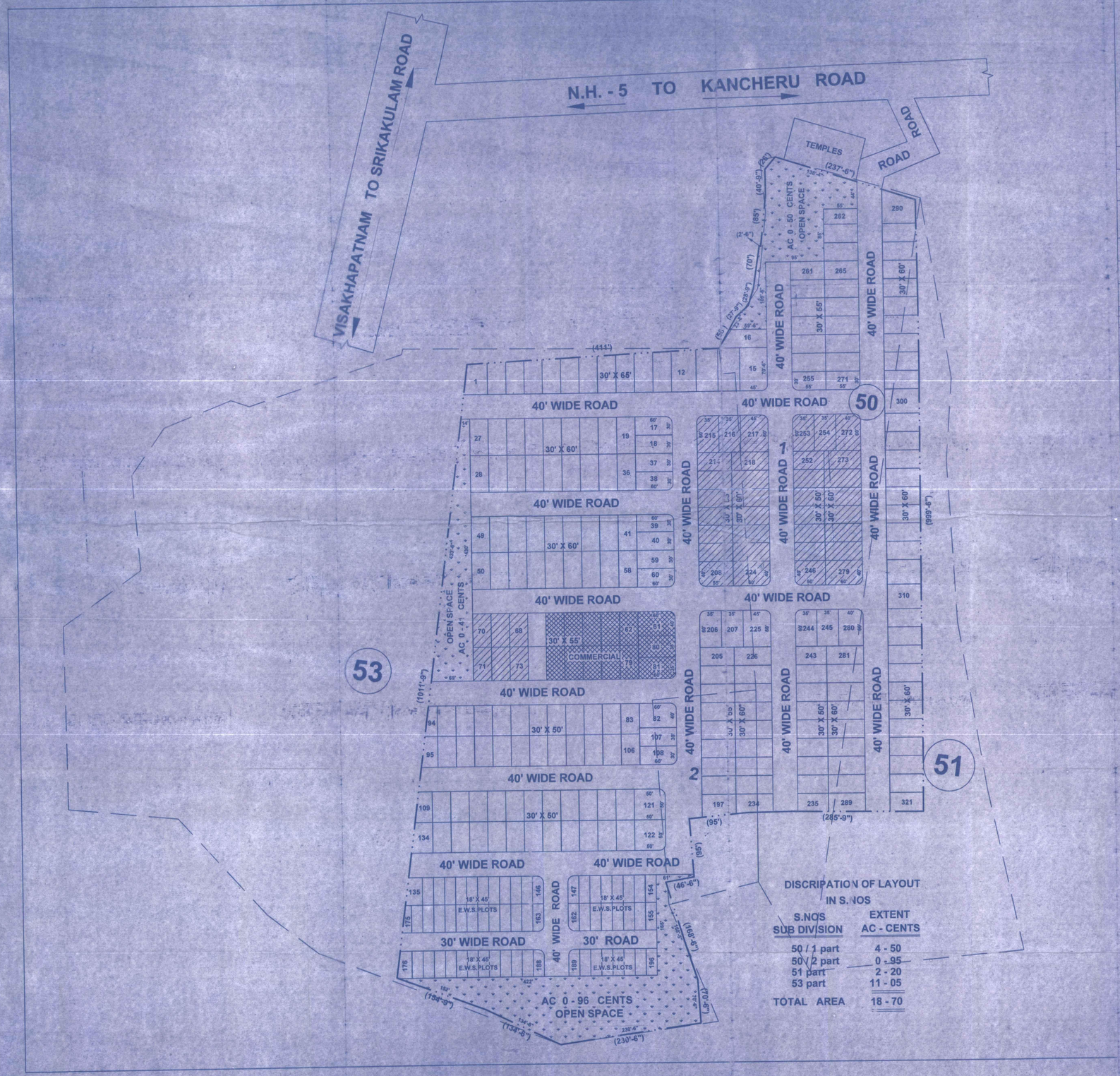

DISCRIPATION OF LAYOUT IN S.NOS

S.NOS SUB DIVISION	EXTENT AC - CENTS
50 / 1 part	4 - 50
50 / 2 part	0 - 95
51 part	2 - 20
53 part	11 - 05
TOTAL AREA	18 - 70

" SRI LAKSHMI VENKATESWARA DEVOLOPERS "

PROPOSED LAY - OUT PLAN IN S.NO.50 / 1P,2P 51 P, 53 PART OF GUDEPU VALASA VILLAGE, BHOGA PURAM MANDAL, VIZIANAGARAM DISTRICT.

Belongs to:- 1. SATTI VISWESWARA REDDY
S/O S.RAMA KRISHNA REDDY.
2. SATHI VENKATA REDDY
S/O S.V.V.S.N. REDDY.

LAND USE ANALYSIS:

SL. NO.	DESCRIPTION	EXTENT IN Ac - cts.	PERCENTAGE
1.	PLOTTED AREA (5% AMENITITS AREA & 10% E.W.S. PLOTS AREA)	10 - 99	58.78 %
2.	ROAD AREA	5 - 83	31.17 %
3.	OPEN SPACE	1 - 88	10.05 %
4.	TOTAL AREA	18 - 70	100.00 %

PLOT DETAIL :

NO. SL.	PLOT SIZE	PLOT AREA IN Sq. Yds	NO.OF PLOTS
1.	40' X 60'	266.66	06
2.	35' X 60'	233.33	16
3.	30' X 65'	216.66	16
4.	30' X 60'	200.00	108
5.	30' X 55'	183.33	50
6.	30' X 50'	166.66	63
7.	18' X 45' E.W.S	90.00	62
TOTAL NO.OF PLOTS			321

PROPOSED LAYOUT BOUNDARY

PLOTS MORTAGAGED TO VUDA - 40 no's
PLOT NOS: 68 to 73, 208 TO 224, 246 TO 254, 272 TO 279
EXTENT: AC 1 - 68 CENTS or SQ 8130.00 YARDS

OWNER'S SIGN	LICENSED SURVEYOR Name SIVAKESAVA RAO Sign LICENSED SURVEYOR URBAN DEVELOPMENT AUTHORITY Lic.No.47-7-20/1 SIVARATRA COMPLEX, 4th LINE, SEEMAKAVARAM, VISAKHAPATNAM-16 Cell:9000133279 9949928258
SCALE : 1"= 66'-0" FILE RC. NO : 11418/14/L8 L.P.NO : 25/2015	N
A/D MAN	CHIEF URBAN PLANNER
ASST. PLANING OFFICER	
PLANNING OFFICER - I	VICE CHAIRMAN

VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY.

Office of the Urban Development Authority VISAKHAPATNAM Dt. -4-2015

Visakhapatnam Urban Development Authority

"PRAJAVIKAS BHAVAN, SIRIPURAM, VISAKHAPATNAM-530003.

L.P.No. 25/2015 Date: -4-2015

File No. 11418/14/L8 The layout plan

proposed in survey No.s 50/1P, 1P, 51/P & 53/P of

Gudepuvalasa Village Covering an extent of Ac 18.70 cts

Ac/ Ares is accorded subject to following conditions.

1. The applicant / layout owner/developer is hereby permitted to sell the plots

Nos. from 1,6,7,14,15,27,225,245,255,271 of the plot Nos. from

68,73,208,224,246,254,272,279 are mortgaged in favour of

Vice - Chairman, VUDA. = 280 + 6 = 321 (281 plots) 40 plots.

2. That the layout now issued does not exempt the lands under reference from 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 Roc. 11418/14/L8 dated -4-2015

5. 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 is not boy accountable to the plot purchasers in the event of default by the applicant/developer.

6. 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 only 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. 68 to 73, 208 to 224, 246 to 254, 272 to 279 and the Local Authority shall ensure that, no development or erection 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 mortgaged to VUDA in 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.

10. The layout applicant shall display a board at prominent in the above site showing the layout pattern with permit L.P. No. and with full 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 shall taken over from the applicant by way of Registered Gift Deed and shall also ensure collection at all necessary fees and charges before release of layout plans.

For VICE CHAIRMAN
Urban Development Authority
Visakhapatnam

A.D.M