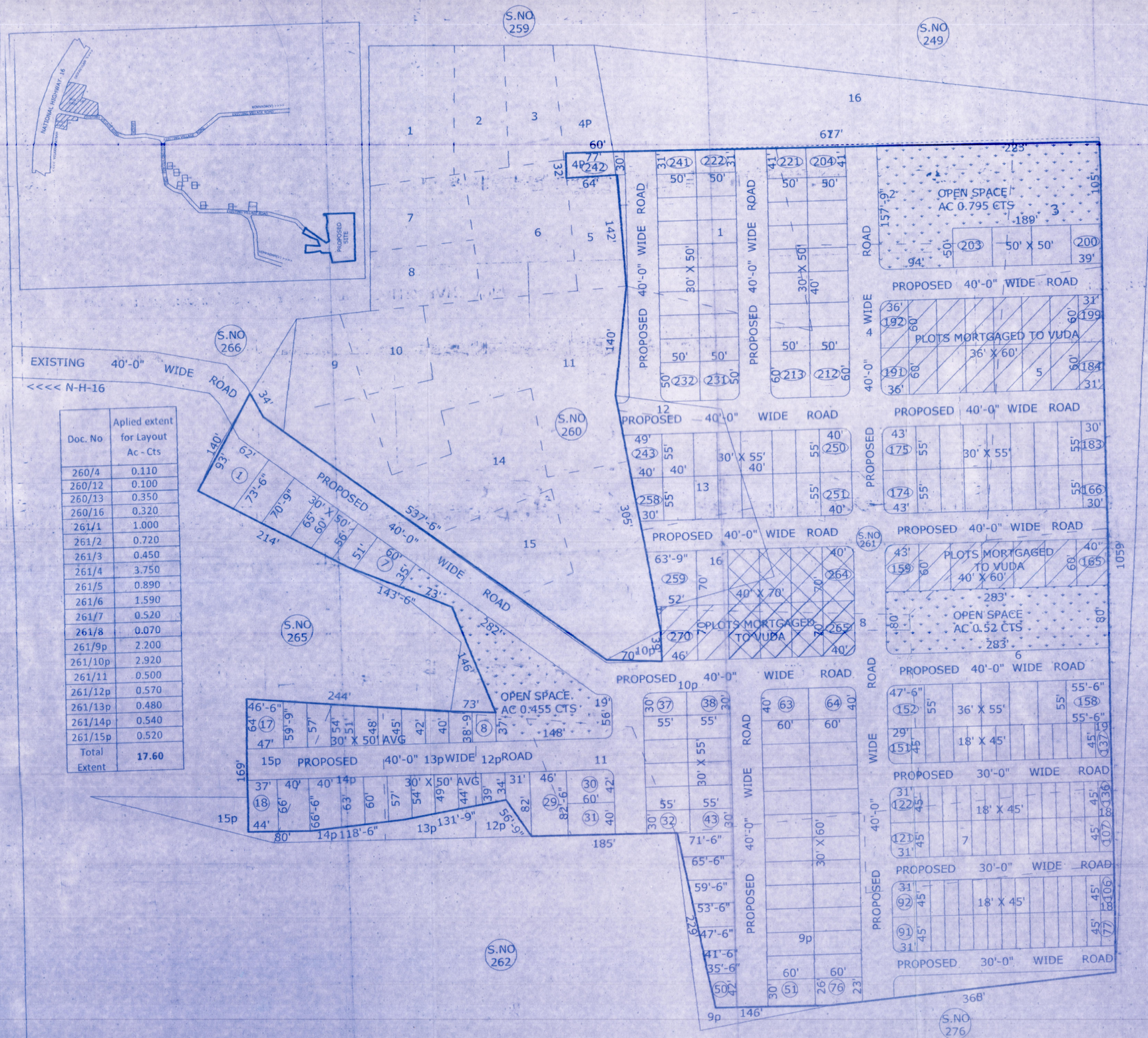
PROPOSED LAYOUT PLAN FOR RESIDENTIAL PLOTS OF AN EXTENT OF AC 17.60 CTS IN S.No. 260p & 261p OF PUSAPATIREGA (V), PUSAPATIREGA MANDAL, VIZIANAGARAM DISTRICT.



Doc. No	Aplied extent for Layout Ac - Cts
260/4	0.110
260/12	0.100
260/13	0.350
260/16	0.320
261/1	1.000
261/2	0.720
261/3	0.450
261/4	3.750
261/5	0.890
261/6	1.590
261/7	0.520
261/8	0.070
261/9p	2.200
261/10p	2.920
261/11	0.500
261/12p	0.570
261/13p	0.480
261/14p	0.540
261/15p	0.520
Total Extent	**17.60**

LAND USE ANALYSIS :-

SL.NO.	DESCRIPTION	EXTENT	PERCENTAGE
1.	PLOTTED AREA	9.75	} 58.29 %
2.	MIXED LAND USE AREA	0.51	
3.	ROADS AREA	5.57	31.65 %
4.	OPEN SPACE	1.77	10.06 %
	TOTAL AREA	17.60	100.00 %

PLOTS DETAILS :-

SL. NO.	PLOT SIZE	PLOT AREA in Sq. yds.	NO. OF PLOTS
1.	46' x 82'	419.11	01
2.	40' x 70'	311.11	12
3.	50' x 50'	277.77	03
4.	40' x 60'	266.66	13
5.	36' x 60'	240.00	16
6.	36' x 55'	220.00	08
7.	30' x 60'	200.00	26
8.	30' x 55'	183.33	53
9.	30' x 50'	166.66	63
10.	31' x 45'	155.00	05
11.	18' x 45'	90.00	70
	TOTAL NO. OF PLOTS		270

LAYOUT BOUNDARY.

PLOTS MORTGAGED TO VUDA
PLOTNO'S: 159 TO 165,184 TO 199 & 265 TO 270
EXTENT: AC 1.59 CTS
TOTAL NO. OF PLOTS: 29

FILE RC.NO: 9197/2015/L8
L.P.NO: 28/2016

SCALE :
1" = 66'-0"

OWENERS SIGN.

LICENCED SURVEYOR

A/D' man.

Planning Officer

CHIEF URBAN PLANNER

VICE CHAIRMAN
VISAKHAPATNAM URBAN
DEVELOPMENT AUTHORITY

OFFICE OF THE URBAN DEVELOPMENT AUTHORITY
Date 02-2016
VISAKHAPATNAM

Visakhapatnam Urban Development Authority

UDYOG BHAVAN, SIRIPURAM, VISAKHAPATNAM-530003

Layout L.P. No. 28/2016 Date: 02-2016

Ref No. Rc.no: 9197/2015/L8 The layout plan

approval in survey Nos: 260/p & 261/p of Pusapatirega (V) & (M)

Vizianagaram District Village Covering an extent of

185.15 Acres is accorded subject to following conditions.

1. The applicant / layout owner/developer is hereby permitted to sell the plot Nos from 01 TO 158, 166 TO 183 & 200 TO 264 and the plot Nos. from 159 TO 165, 184 TO 199 & 265 TO 270 are mortgaged in favour of Vice – Chairman, VUDA

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 Rc. No. 9197/2015/L8 dated 02-2016

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 in no way accountable to the plot purchasers in the event of default by the owner/ applicant/developer

6. The layout applicant is directed to complete the above development Works within a period of 3 years and submit a requisition letter for releasing of mortgaged plots/ securities which is to be submitted after Open spaces taken over by the Local Authority.

7. The applicant shall not be permitted to sell the plots/sites which are mortgaged in favour of VUDA i.e. from plot Nos. 159 TO 165, 184 TO 199 & 265 TO 270 & 464 to 549 unless the Local Authority shall ensure that no development 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 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 Nos,and with full details of plots Land use analysis,etc., for the benfit of public.

11. The Local Authority should ensure that the open spaces shall be developed by the applicant along with other developments with environmental 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 of all necessary fees and charges before release of layout plans.

H. Lakshmi Narayana
Asst. Executive Engineer (Civil)
Asst. Town Level Planning Authority
VISAKHAPATNAM
7093144567

For VICE CHAIRMAN
Urban Development Authority
Visakhapatnam

ADM

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