



"SAPTHAGIRI" LAY - OUT PLAN IN S.NO. 72 / 1P, 72/4, 72/5, 72/6P ;
 76/1P, 76/13P, 77/2P, 77/3P, 77/6P, 77/7P, 77/8, 77/9P, 77/10P, 77/11P; 78/5P,
 78/6P, 78/7P & 78/8 OF VIZIANAGARAM BIT - 2 VILLAGE,
 VIZIANAGARAM (M) & (DT.)
 BELONGS TO:- "SAPTHAGIRI REAL ESTATES" MANAGING PARTNER
 1. PENTAPATI VIJAY KUMAR, S/O.(LATE) RAMARAO
 2. AMBALLA SRI RAMULU NAIDU, S/O.SATYAM NAIDU

LAND USE ANALYSIS:

SL. NO.	DESCRIPTION	EXTENT IN Ac - cts.	PERCENTAGE
1.	PLOTTED AREA (5% MIXED LAND USE & 10% E.W.S. PLOTS AREA)	6 - 72	58.69 %
2.	ROAD AREA	3 - 58	31.27 %
3.	OPEN SPACE	1 - 15	10.04 %
TOTAL AREA		11 - 45	100.00 %

PLOT DETAILS

NO. SL.	PLOT SIZE	PLOT AREA IN SQ. YARDS	NO.OF PLOTS
1.	50' X 60'	333.33	01
2.	46' X 60'	306.66	01
3.	45' X 60'	300.00	03
4.	40' X 60'	266.66	14
5.	35' X 60'	233.33	11
6.	30' X 60'	200.00	50
7.	40' X 50'	222.22	03
8.	30' X 55'	183.33	07
9.	35' X 50'	194.44	02
10.	30' X 50'	166.66	21
11.	30' X 45'	150.00	01
12.	18' X 45' E.W.S	90.00	27
14.	UNEVEN PLOTS (1,16 to 21,38 to 46,89,119,120, 140 & 162)		21
TOTAL NO.OF PLOTS			162

PROPOSED LAYOUT BOUNDARY
 PLOTS MORTGAGED TO VUDA - 23 no's
 PLOT NOS: 111 to 127 & 157 to 162
 EXTENT: AC 1 - 10 CENTS OR 5324.00 SQ.YDS.

SCALE: 1" = 66'-0"
 L.P.NO: 31/2018
 FILE RC. NO: 4152/2017/L8

OWNER SIGNATURE
 S / D' MAN

JUNIOR PLANNING OFFICER

PLANNING OFFICER

LICENSED SURVEYOR
 R. HEEMA KUMAR
 Licensed Surveyor 10/10/2015
 VUDA, VISAKHAPATNAM
 Cell: 9848415799

CHIEF URBAN PLANNER

VICE CHAIRMAN

VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY.

DISCRIPATION OF LAYOUT IN S.NOS

DOCUMENT NO.	S NOS SUB DIVISION	EXTENT AC - CENTS
5250/2016	72 / 1 part	0 - 68
7592/2016	72 / 4	2 - 88
5250/2016	72 / 5	1 - 48
4638/2016	72 / 6 part	0 - 80
7592/2016	76 / 1 part	0 - 09 1/2
5250/2016	76 / 13 part	0 - 02 1/2
4638/2016	77 / 2 part	0 - 54
5250/2016	77 / 3 part	0 - 34
4638/2016	77 / 6 part	1 - 51
5250/2016	77 / 7 part	0 - 80 1/2
5250/2016	77 / 8	0 - 03
5250/2016	77 / 9 part	0 - 54
4638/2016	77 / 10 part	0 - 19 1/2
5250/2016	77 / 11 part	0 - 14
5250/2016	78 / 5 part	0 - 58
4638/2016	78 / 6 part	0 - 39
5250/2016	78 / 7 part	0 - 25
4638/2016	78 / 8	0 - 17
TOTAL		11 - 45



Visakhapatnam Urban Development Authority
 UDYOG BHAVAN, SIRIPURAM, VISAKHAPATNAM - 530003
 L.P.No. 31/2018 Date: 14/2/2018 File No: 4152/2017/L8
 The plan approval in S.No 72/1P, 72/4, 72/5, 72/6P, 76/1P, 76/13P, 77/2P, 77/3P, 77/6P, 77/7P, 77/8, 77/9P, 77/10P, 77/11P; 78/5P, 78/6P, 78/7P & 78/8 of VIZIANAGARAM BIT - 2 VILLAGE, VIZIANAGARAM (M) & (DT.) is accorded subject to the following conditions:
 1. Applicant / layout owner / developer is hereby permitted to develop the plots Nos. 111 to 127 & 157 to 162 (23 plots) are mortgaged in favour of Vice Chairman, VUDA. The layout now issued does not exempt the lands under reference from the provisions of the Urban Land Ceiling Act.
 2. The permission of developing the land shall not be used as proof of the title of the land.
 3. Applicant shall be safety responsible for the development of layout and in the event of any dispute or litigation, the applicant shall be responsible for the same.
 4. The applicant shall take up the development works as per specifications given in the L.P.No. 31/2018 dated 14/2/2018.
 5. The applicant shall mortgage the land by conditional sale executed by the applicant in favour of VUDA as a measure to ensure compliance of the condition of development.
 6. The applicant / developer and VUDA is no way accountable for any loss or damage to the plots / area under reference from the date of issue of the layout plan.
 7. The applicant shall complete the above development works within a period of three years and submit a requisition letter for release of the plots / area under reference in favour of Vice Chairman VUDA duly endorsed by the local Authority in regard to roads and other facilities.
 8. The applicant shall not be permitted to sell the plots / area under reference from the date of issue of the layout plan to any person other than the VUDA. The applicant shall ensure that no development works, such as building, etc., are carried out on the plots / area under reference without the permission of the local Authority.
 9. The local Authority shall not approve and release any building permission or any unauthorized development in the area under mortgaged to VUDA in the plots and in other places of the layout in general until and unless the applicant has completed the developmental works and got relinquishment orders for the mortgaged plots from VUDA.
 10. The layout applicant shall display a board of prominent nature above site showing the layout pattern with permit LP.No. and with full details of plots and roads, 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 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 open spaces of the layout shall taken over from the applicant by way of Registered Gift Deed and also ensure collection of all necessary fees and charges before release of the plots.
 For VICE CHAIRMAN
 Urban Development Authority
 Visakhapatnam