



PROPOSED LAYOUT PLAN FOR RESIDENTIAL PLOTS IN S.No: 35/18, 53/1,4 to 7, 8p,9p,10 to 16,17p, 54/2p,3p,10p,11p,12,13,14p, 15p,17 to 25,26p,30p,31 to 39, 55/1,2p,3 to 5,6p,7 to 12,13p, 18 to 31,56/1 to 10,11p,12,13p, 14p,15p,18p,19 to 23, 57/5 to 23,65/1 to 6, 12p,13,14p,15,16,17p OF NATHAVALASA - VILLAGE, DENKADA - MANDAL, VIZIANAGARAM - DISTRICT.

Belongs To: Sri S.V.R.Raju & Others

LAND USE ANALYSIS :-

SL.NO.	DESCRIPTION	EXTENT Acs.-cts.	PERCENTAGE
1.	PLOTTED AREA	14.11	55.44 %
2.	AMENITIES AREA	0.79	03.11 %
3.	UTILITY AREA	0.26	01.02 %
4.	ROADS AREA	7.74	30.41 %
5.	OPEN SPACE AREA	2.55	10.02 %
TOTAL AREA		25.45	100.00 %

PLOTS DETAILS :-

SL.NO.	PLOT SIZE	PLOT AREA IN Sq Yds	NO OF PLOTS
1	120' X 120'	1600.00	01
2	75' X 120'	1000.00	02
3	70' X 120'	933.33	02
4	70' X 78'	606.66	01
5	60' X 70'	466.66	03
6	50' X 70'	388.88	03
7	40' X 70'	311.11	08
8	55' X 60'	366.66	02
9	40' X 60'	266.66	54
10	30' X 65'	216.66	14
11	30' X 60'	200.00	96
12	30' X 55'	183.33	53
13	30' X 50'	166.66	56
14	30' X 40'	133.33	30

TOTAL NO OF PLOTS 325

PROPOSED LAYOUT BOUNDARY.

FILE RC.NO: 7678 / 2015 / L8
L.P.NO: 35/2018

SCALE: 1" = 66'-0"

PLOTS MORTGAGED TO VUDA
PLOT NOS: 1 TO 13 & 318 TO 325
EXTENT: AC 2.31 CTS
NO OF PLOTS: 21

UTILITY PLOTS
PLOT NOS: 16 TO 19
NO OF PLOTS: 04

AREA STATEMENT

Survey No. / Sub Division	Applied extent for Layout	Survey No. / Sub Division	Applied extent for Layout
35/18	0.12	55/23	0.30
53/1	0.22	55/24	0.34
53/4	0.42	55/25	0.33
53/5	0.37	55/26	0.09
53/6	0.47	55/27	0.10
53/7	0.36	55/28	0.10
53/8p	0.09	55/29	0.38
53/9p	0.01	55/30	0.12
53/10	0.22	55/31	0.22
53/11	0.08	56/1	0.80
53/12	0.05	56/2	0.57
53/13	0.05	56/3	0.27
53/14	0.13	56/4	0.24
53/15	0.10	56/5	0.07
53/16	0.28	56/6	0.08
53/17p	0.17	56/7	0.11
54/2p	0.01	56/8	0.12
54/3p	0.04	56/9	0.27
54/10p	0.01	56/10	0.27
54/11p	0.14	56/11p	0.52
54/12	0.05	56/12	0.28
54/13	0.05	56/13p	0.13
54/14p	0.05	56/14p	0.04
54/15p	0.025	56/15p	0.01
54/17	0.10	56/18p	0.14
54/18	0.10	56/19	0.19
54/19	0.13	56/20	0.78
54/20	0.15	56/21	0.40
54/21	0.05	56/22	0.37
54/22	0.07	56/23	0.30
54/23	0.05	57/5	0.20
54/24	0.06	57/6	0.10
54/25	0.1	57/7	0.10
54/26p	0.4	57/8	0.06
54/30p	0.4	57/9	0.09
54/31	0.30	57/10	0.10
54/32	0.07	57/11	0.74
54/33	0.07	57/12	0.17
54/34	0.09	57/13	0.06
54/35	0.09	57/14	0.06
54/36	0.30	57/15	0.12
54/37	0.35	57/16	0.11
54/38	0.35	57/17	0.22
54/39	0.33	57/18	0.22
55/1	0.85	57/19	0.21
55/2p	0.10	57/20	0.30
55/3	0.17	57/21	0.15
55/4	0.09	57/22	0.21
55/5	0.09	57/23	0.30
55/6p	0.24	65/1	0.15
55/7	0.20	65/2	0.11
55/8	0.28	65/3	0.11
55/9	0.24	65/4	0.11
55/10	0.18	65/5	0.12
55/11	0.94	65/6	0.13
55/12	0.10	65/12p	0.07
55/13p	0.21	65/13	0.44
55/18	0.17	65/14p	0.06
55/19	0.22	65/15	0.08
55/20	0.15	65/16	0.09
55/21	0.15	65/17p	0.09
55/22	0.98	TOTAL	25.45



Visakhapatnam Urban Development Authority
UDYOG BHAVAN, SIRIPURAM, VISAKHAPATNAM - 530003
Layout L.P.No. 35/2018 Date: 24-4-2018 File No: 7678/2015/L8
The layout plan approval in Sy. Nos. 35/18, 53/1,4 to 7, 8p,9p,10 to 16,17p, 54/2p,3p,10p,11p,12,13,14p, 15p,17 to 25,26p,30p,31 to 39, 55/1,2p,3 to 5,6p,7 to 12,13p, 18 to 31,56/1 to 10,11p,12,13p, 14p,15p,18p,19 to 23, 57/5 to 23,65/1 to 6, 12p,13,14p,15,16,17p OF NATHAVALASA - VILLAGE covering an extent of AC 25.45 cts. Sq Mts. /Acs. is accorded subject to following conditions.

- The applicant / layout owner / developer is hereby permitted to sell the plot Nos. from 15,15, 20 to 317. [No. of plots: 300]
- and the plots Nos. 1, 10, 13, 18, 318 to 325 [No. of plots: 21] are mortgaged plots in favour of Vice-Chairman, VUDA.
- That the layout now issued does not exempt the lands under reference from purview of Urban Land Ceiling Act.
- This permission of developing the land shall not be used as proof of the title of the land.
- The applicant shall be responsible for the development of layout and in no way VUDA will take up the development works as per specifications given in letter No. 7678/2015/L8 dated: 24-4-2018.
- 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 infrastructure by the applicant / developer and VUDA is no way accountable 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 mortgaged plot / area which is in favour of Vice-Chairman VUDA duly enclosing the form local Authority in regard to roads and open spaces taken over by 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. 1, 10, 13, 18, 318 to 325 [21 plots] and the local Authority shall ensure that no developments the form of buildings etc. authorised or unauthorized should come up in the layout site.
- The applicant is permitted to sell the plots, other than mortgaged plots as mentioned of item No.1 above.
- 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 completed 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 L.P.Nos. and with full details of plots, land use analysis, 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 grill 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 Registered Gift Deed and shall also ensure collection of all necessary fees and charges before release of layout plans.

OWNERS SIGN: *Sri S.V.R. Raju*
S/D MAN: 23/3/18

LICENSED SURVEYOR: H. LAKSHMI NARAYANA
VUDA Licensed Civil Engineer / Surveyor
Reg. No: 1062015-2018
Visakhapatnam Urban Development Authority
VISA 14487
Ph: 703144267

Planning Officer: *Ramchandra*
Junior Planning Officer: 20/3/18

Chief Urban Planner: *Basant Kumar*
VICE CHAIRMAN: 24/4/18

VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY