



PROPOSED LAY - OUT PLAN IN S.NO. 5 / 3 PART OF AC 6 - 83 CENTS VENUGOPALA PURAM BIT - 1 VILLAGE, VIZIANAGARAM MANDAL & DISTRICT.

BELONGS TO:- "VASISTA GARDENS" MANAGING PARTNER
 1. SAGIRAJU SHIVARAMA SUBBARAJU. 4. GADIRAJU VIJAYALAKSHMI.
 S/O S.VARAHALA RAJU. S/O G.V.L.N.S.RAJU.
 2. PAKALAPATI LAKSHMANA BHANU VARMA. 5. GADIRAJU KRISHNAM RAJU.
 S/O P.RAMAKRISHNA RAJU. S/O G.VENKATAPATI RAJU.
 3. G.V.L.N.S.RAJU. 6. KARRI VENKATA KRISHNA REDDY.
 S/O G.BALARAMA KRISHNA VARMA. S/O K.BULLIYYA REDDY.

LAND USE ANALYSIS:

SL. NO.	DESCRIPTION	EXTENT IN Ac - cts.	PERCENTAGE
1.	PLOTTED AREA (3% MIXED LAND USE & 10% E.W.S. PLOTS AREA)	4 - 02	58.85 %
2.	ROAD AREA	2 - 08	30.46 %
3.	OPEN SPACE	0 - 73	10.69 %
	TOTAL AREA	6 - 83	100.00 %

PLOT DETAIL :

NO. SL.	PLOT SIZE	PLOT AREA IN SQ. YARDS	NO.OF PLOTS
1.	30' X 70'	233.33	04
2.	35' X 65'	252.77	02
3.	30' X 65'	216.66	09
4.	30' X 60'	200.00	12
5.	40' X 50'	222.22	03
6.	30' X 50'	166.66	20
7.	30' X 100'	333.33	02
8.	18' X 45' E.W.S	90.00	23
9.	UNEVEN PLOTS		
	1 TO 17, 38, 39, 42, 43, 54, 55, 70, 71, 78 TO 85, 94, 95, & 112		37
	TOTAL NO.OF PLOTS		112

PROPOSED LAYOUT BOUNDARY
 ROAD WINDING
 PLOTS MORTGAGED TO VUDA - 13 nos
 PLOT NOS: 17 to 20, 32, 35 to 38, 43, 53 to 55
 EXTENT: AC 6 - 63 3/4 CENTS OR SQ 3985.50 YARDS

SCALE : 1" = 66'-0"
 L.P.NO : 37/2018
 FILE RC. NO : 2489 / 2017 / L8

OWNER SIGNATURE: SSR Subba Gu, P.L. Bhanu Varma, K. Venkatesh, G.K. Reddy, G.V.L.N. Sumpala
 LICENSED SURVEYOR: KHEEMA K.P.P. (Licensed Surveyor No. 107/2011, VUDA, VISAKHAPATNAM)

A.D.M. (Asst. Planning Officer)
 PLANNING OFFICER

Ramesh Ch. (Junior Planning Officer)
 CHIEF URBAN PLANNER

Asst. PLANNING OFFICER: Padanga V. (Asst. Planning Officer)
 VICE CHAIRMAN: Basant (Vice Chairman)

VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY



Visakhapatnam Urban Development Authority
 UDYOG BHAVAN, SIRIPURAM, VISAKHAPATNAM - 530003
 Layout L.P.No 37/2018 Date: 04/01/2018 File No: 2489/2017/L8
 The layout plan approval in Sy.Nos. 5/3 Part of Venugopala Puram Bit - 1 of Venugopala Puram Village covering an extent of 6.83 Cts. Sq.Mts. / Acs: is accorded subject to following conditions.

- The applicant / layout owner / developer is hereby permitted to sell the plot Nos. from 17 to 20, 32, 35 to 38, 43, 53 to 55 and the plots Nos. 17 to 20, 32, 35 to 38, 43, 53 to 55 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. 2489/2017/L8 dated: 4/1/2018.
- The deed to mortgage by conditional sale executed by the applicant to 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 letter 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: 17 to 20, 32, 35 to 38, 43, 53 to 55 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 completes 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 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.

For VICE-CHAIRMAN
 Urban Development Authority
 Visakhapatnam
 15/1/2018
 JPO