



Visakhapatnam Urban Development Authority

UDYOG BHAVAN, SIRIPURAM, VISAKHAPATNAM - 530003

Layout L.P.No 40/2018 Date: 14/2018 File No: 4782/17/18  
 The layout plan approval in Sy.Nos. 55/4 & 56 of R.Thammapuram Village covering an extent of Ac 7.36 Cts Sq.Mts. /Acs: is accorded subject to following conditions.

- The applicant / layout owner / developer is hereby permitted to sell the plot Nos. from 1, 8 to 11, 16, 18 to 24 and the plots Nos. 2 to 7 & 12 to 15 (10 plots) Extent are mortgaged plots in favour of Vice-Chairman, VUDA. Ac 0.74 Cts
- 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 safety responsible for the development of layout and in no way VUDA will take up the development works as per specifications given in letter No. 4782/17/18 dated: 14/2018
- The deed to mortgage by conditional sale executed by the applicant in favour of VUDA is purely a measure to ensure compliance of the condition of development of infrastructure by the applicant / developer and VUDA is no way accountable for 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. 2 to 7 & 12 to 15 (10 plots) and the local Authority shall ensure that no development in the form of buildings etc. authorised or unauthorised 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 unauthorised 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 LP.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 G.O. deed and shall also ensure collection of all necessary fees and charges before release of layout plans.

For VICE CHAIRMAN  
 Urban Development Authority  
 Visakhapatnam

S.No	SR No	EXTENT AS PER ADARANGAL Ac-Cts	EXTENT AS PER DOCUMENT Ac-Cts	EXTENT COVERED BY LAYOUT Ac-Cts
1.	55/4	3.41	3.41	3.41
2.	56	3.95	3.95	3.95
				Ac 7.36

PROPOSED LAYOUT PLAN IN S.NO 55/4 & 56 OF R.THAMMAPURAM VILLAGE, DENKADA MANDAL, VIZIANAGARAM DISTRICT. BELONGS TO Mr. RAJ KUMAR VELPURI.

LAND USE ANALYSIS			
SL.NO.	DESCRIPTION	AREA IN AC - CTS	PERCENTAGE
1.	PLOTTED AREA	AC 4.18	56.80 %
2.	AMENITIES AREA	AC 0.17	2.31 %
3.	UTILITIES AREA	AC 0.04	0.54 %
4.	ROADS AREA	AC 2.22	30.16 %
5.	OPEN AREA	AC 0.75	10.19 %
TOTAL AREA		AC 7.36	100.00 %

PLOT DETAILS			
SL.NO.	Average Size of Plot	Extent in Sq.Yds	No. of Plots
1.	70' X 110'	856.00	01
2.	60' X 70'	467.00	01
3.	50' X 75'	458.00	12
4.	55' X 70'	389.00	04
5.	55' X 60'	367.00	04
6.	40' X 80'	356.00	03
7.	40' X 70'	311.00	03
8.	40' X 60'	267.00	03
9.	40' X 55'	244.00	02
10.	37'6" X 55'	229.00	08
11.	36' X 55'	220.00	22
12.	30' X 50'	167.00	11

TOTAL NO OF PLOTS:- 74 Nos  
 PLOTS MORTGAGED TO VUDA.  
 PLOTS NOS. :- 2 TO 7 & 12 TO 15 (10 PLOTS)  
 0.74 Ac (16.93% OF PLOTTED AREA)

File R.C.No:- 4782/2017/18

L.P.No:- 40/2018 SCALE:- 1 inch = 66 Feet.

SIGN. OF OWNER. [Signature]  
 LICENSED SURVEYOR. [Signature]

J.P.O. [Signature] CHIEF URBAN PLANNER. [Signature]

P.O. [Signature] VICE CHAIRMAN. [Signature]

VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY.

