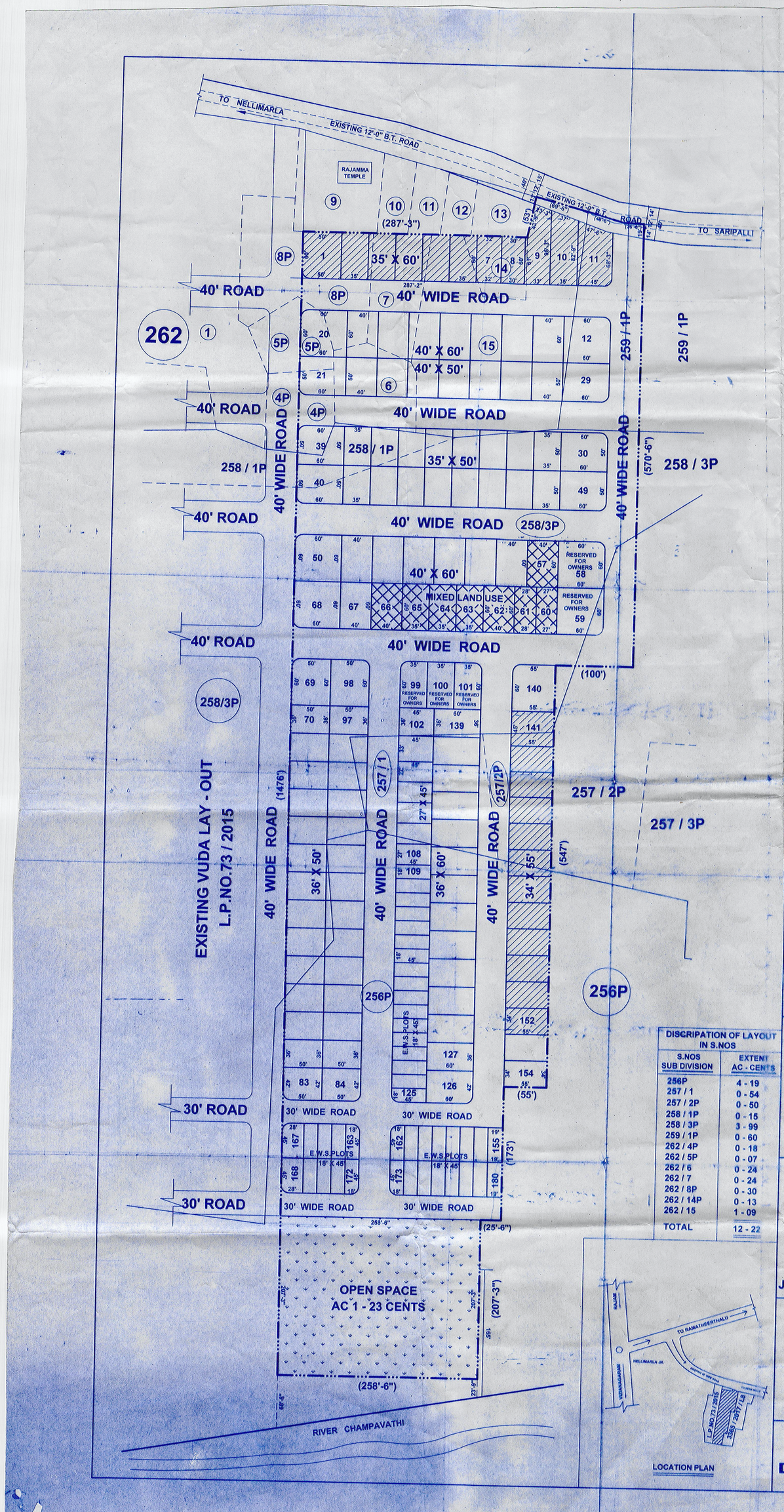

PROPOSED (BRUNDAVAN VALLEY - PHASE-II) LAY-OUT PLAN IN S.NO.256P;257/1,257/2P;258/1P,258/3P; 259/1P; 262/4P, 262/5P,262/6,262/7,262/8P,262/14P,262/15 OF NELLIMARLA (V & M), VIZIANAGARAM (DT.)

BELONGS TO : ZEN REALTORS AND DEVELOPERS

1. Smt.D.SURYA RATNA KUMARI W/O D.VEERA REDDY.
2. D.VEERA REDDY. S/O SUBBI REDDY.

LAND USE ANALYSIS:

SL. NO.	DESCRIPTION	EXTENT IN Ac - cts.	PERCENTAGE
1.	PLOTTED AREA (5% MIXED LAND USE)	7 - 25	59.33 %
2.	ROAD AREA	3 - 74	30.61 %
3.	OPEN SPACE	1 - 23	10.06 %
	TOTAL AREA	12 - 22	100.00 %

PLOT DETAILS

NO. SL.	PLOT SIZE	PLOT AREA IN SQ - YARDS	NO.OF PLOTS
1.	60' X 60'	400.00	06
2.	50' X 60'	333.33	09
3.	40' X 60'	266.66	17
4.	36' X 60'	240.00	13
5.	35' X 60'	233.33	11
6.	42' X 50'	233.33	02
7.	34' X 55'	207.77	13
8.	40' X 50'	222.22	07
9.	36' X 50'	200.00	26
10.	35' X 50'	194.44	16
11.	27' X 45'	135.00	05
12.	18' X 45'	90.00	39
13.	UNEVEN PLOTS 7 to 11,60,61,102,103, 126, 140, 141, 155, 167, 168, & 180		16
	TOTAL NO.OF PLOTS		180

PROPOSED LAYOUT BOUNDARY

MIXED LAND USE

PLOTS MORTAGAGED TO VUDA - 23 no's
PLOT NOS: 1 to 11 & 141 to 152
EXTENT: AC 1 - 12 ~~25~~ CENTS

SCALE : 1"= 66'-0"
L.P.NO : 41/2018
FILE RC. NO : 3364 / 2017 / L8

N

OWNER SIGANTURE

R.HEMA KUMAR
Licensed Surveyor No 1027/2015
VUDA, VISAKHAPATNAM
Cell: 9441416799
LICENSED SURVEYOR

S / D 'MAN

CHIEF URBAN PLANNER

JUNIOR PLANNING OFFICER

PLANNING OFFICER

VICE CHAIRMAN

VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY.

DISCRIPATION OF LAYOUT IN S.NOS

S.NOS SUB DIVISION	EXTENT AC - CENTS
256P	4 - 19
257 / 1	0 - 54
257 / 2P	0 - 50
258 / 1P	0 - 15
258 / 3P	3 - 99
259 / 1P	0 - 60
262 / 4P	0 - 18
262 / 5P	0 - 07
262 / 6	0 - 24
262 / 7	0 - 24
262 / 8P	0 - 30
262 / 14P	0 - 13
262 / 15	1 - 09
TOTAL	12 - 22

OFFICE OF THE URBAN DEVELOPMENT AUTHORITY VISAKHAPATNAM Date 14/2018

Visakhapatnam Urban Development Authority

UDYOG BHAVAN, SIRIPURAM, VISAKHAPATNAM – 530003

Layout L.P.No 41/2018 Date: 14/2018 File No: 3364/2017/L8
The layout plan approval in Sy.Nos. 256P, 257/1P, 258P, 259/1P, 262/P of Nellimarla Village covering an extent of Ac 12.22 Cs Sq.Mts. /Acts: is accorded subject to following conditions.

1. The applicant / layout owner / developer is hereby permitted to sell the plot Nos. from 12 to 140 & 153 to 180 and the plots Nos. 1 to 11 & 141 to 152 Extent Ac 1.12 ~~25~~ Cs are mortgaged plots in favour of Vice-Chairman, VUDA.
2. That the layout now issued does not exempt the lands under reference from purview of Urban Land Celling Act.
3. This permission of developing the land shall not be used as proof of the title of the land.
4. 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. 3364/2017/L8 dated: 14/2018.
5. 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.
6. 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.
7. The applicant shall not be permitted to sell the plots / area which is mortgaged in favour of VUDA i.e. from plot Nos: 1 to 11 & 141 to 152 Extent Ac 1.12 ~~25~~ Cs and the local Authority shall ensure that no developments the form of buildings etc., authorisedly or unauthorized should come up in the layout site.
8. The applicant is permitted to sell the plots, other than mortgaged plots as mentioned of item No:1 above.
9. The local Authority shall not approve and release any building permission or allow any unauthorized development in the aea 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 gel relinquishment orders for mortgaged plots from VUDA.
10. 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.
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 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 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
For VICE CHAIRMAN
Urban Development Authority
Visakhapatnam

JTO PO