



AREA STATEMENT

S.No./ Sub Div.	EXTENT (AC-CTS)
164/3	0.89
167/2	2.73
TOTAL	3.62

PROPOSED LAYOUT PLAN FOR RESIDENTIAL PLOTS AN EXTENT OF AC 3.62 CTS IN S.No's:167/2p & 164/3p OF R.THALLAVALASA (V), BHEEMUNIPATNAM (M), VISAKHAPATNAM - (DIST)

SITE BELONGS TO:- SRI VATSHA DEVELOPERS

LAND USE ANALYSIS :-

SL.NO.	DESCRIPTION	EXTENT	PERCENTAGE
1.	PLOTTED AREA	1.99	57.73 %
2.	MIXED LAND-USE AREA	0.10	
3.	ROADS AREA	1.23	33.98 %
4.	OPEN SPACE	0.30	08.29 %
TOTAL AREA		3.62	100.00 %

PLOTS DETAILS :-

SL. NO.	PLOT SIZE	PLOT AREA in Sq. yds	NO. OF PLOTS
1.	60' X 70'	466.66	01
2.	55' X 70'	427.77	01
3.	50' X 70'	388.88	01
4.	50' X 60'	333.33	01
5.	45' X 57'	285.00	01
6.	36' X 60'	240.00	06
7.	36' X 55'	220.00	06
8.	36' X 45'	180.00	08
9.	30' X 50'	166.66	08
10.	18' X 45'	90.00	15
11.	20' X 40'	88.88	15
TOTAL NO. OF PLOTS			61

FILE RC.NO: 7797 / 2015 / L7
L.P.NO: 43 / 2016

PLOTS MORTGAGED TO VUDA
PLOT NO'S: 9, 10, 21, 22 & 45
NO. OF PLOTS - 5
TOTAL EXTENT: AC 0.31 CTS

SCALE: 1" = 66'-0"

OWNERS - SIGN.
Sri. Vatsha Developers
Managing Partner
VISAKHAPATNAM
Lic. No. 100/2015-2018
Lic. No. 10093144567

[Signature]
S/D man.
5/3/16

[Signature]
A.D.M
5/3/16

[Signature]
17/3/16
CHIEF URBAN PLANNER

[Signature]
VICE CHAIRMAN
VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

Visakhapatnam Urban Development Authority

UDYOG BHAVAN, SIRIPURAM, VISAKHAPATNAM-530003

L.P.No. 43/2016 Date: 4-2016

R.C.No. 7797/2015/L7 The layout plan

is in survey No. 167/2p & 164/3p of

R.THALLAVALASA Village Covering an extent of AC 3.62 cts

is accorded subject to following conditions.

The applicant / layout owner/developer is hereby permitted to sell the plot

from 168, 116, 20, 23, 64, 42, 46, 66, 1 and the plot Nos. from 9, 10, 21, 22, & 45, are mortgaged in favour of

Chairman, VUDA.

That the layout now issued does not exempt the lands under reference from purview of urban land ceiling Act, 1976.

The permission of developing the land shall not be used as proof of the title of the land.

The applicant shall solely 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. 7797/2015/L7 dated 4-2016.

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 the land by the applicant/developer.

The layout applicant is directed to complete the above development works within a period of 3 year and submit a requisition letter for releasing of mortgaged plot area which is in favour of vice-Chairman, VUDA, duly enclosing letter from local Authority in regard to Roads and open spaces taken over by the Local Authority.

The applicant shall not be permitted to sell the area which is mortgaged in favour of VUDA i.e. from plot Nos. 9, 10, 21, 22, & 45 and the Local Authority shall ensure that no development in 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 at 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 at 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 & charges before release of layout plans.

[Signature]
21/4/16
For VICE CHAIRMAN
Urban Development Authority,
Visakhapatnam

[Signature]
19/4/16
S/D Man
AD.M
POI