



**PROPOSED LAYOUT PLAN SHOWING INSURVEY NO's.- 141/1 TO 14. AND 142/3(p) 4(p),5(p),29(p),30(p),31(p),32(p),33(p),34(p) OF MOPADA VILLAGE, DENKADA MANDALAM, VIZIANAGARAM DISTRICT.**

BELONGS TO: SUKHIBHAVA INFRA DEVELOPERS PVT.LTD AND OTHERS.

**LAND USE ANALYSIS :-**

S.NO	LAND USED FOR	EXTENT Acres. - Cents.	PERCENTAGE
1	PLOTTED AREA (Including Mixed Land Use)	3.49	59.55 %
2	ROADS AREA	1.78	30.38 %
3	OPEN SPACE AREA	0.59	10.07 %
	<b>TOTAL AREA</b>	<b>5.86</b>	<b>100.00 %</b>

**PLOTTING DETAILS :-**

S.NO	PLOT SIZE	PLOT AREA IN Sq.-yds.	NO OF PLOTS	PLOT AREA IN Acers.	PERCENTAGE
1	18' X 45' (E.W.S)	90.00	23	0.41	11.75 %
2	30' X 50'	166.66	73	2.91	84.53 %
3	33' X 60'	220.00	7	-	-
4	36' X 50'	200.00	6	-	-
	<b>MIXED LAND USE</b>	-	-	0.13	3.72 %
	<b>Total</b>	<b>109</b>	<b>3.49</b>	<b>100.00 %</b>	

**AREA STATEMENT OF LAYOUT IN SURVEY NOS.:-**

Survey no and Subdivisions	Extent As per Document Ac.	Survey no and Subdivisions	Extent As per Document Ac.
141/1	0.48	142/3 (P)	0.07
2	0.58	4 (P)	0.09
3	0.16	5 (P)	0.07
4	0.32	29 (P)	0.06
5	0.28	30 (P)	0.05
6	0.52	31 (P)	0.02
7	0.16	32 (P)	0.02
8	1.45	33 (P)	0.01
9	0.10	34 (P)	0.01
10	0.53	Total	<b>0.40</b>
11	0.27		
12	0.21		
13	0.20		
14	0.20		
<b>Total</b>	<b>5.46</b>	<b>GRAND TOTAL EXTENT</b>	<b>Acers. 5.86 Cts.</b>

**REFERENCE:-**  
 BOUNDARY OF THE LAYOUT  
 BOUNDARY OF SURVEY NO.  
 BOUNDARY OF SUBDIVISIONS  
 PLOTS MORTGAGED TO VUDA :-  
 PLOT NOS.- 49 TO 55, 6, 10 & 8  
 NO OF PLOTS :- 15 Nos  
 EXTENT IN ACRES :- Acers. 0.52 Cents

SCALE 1" = 66'  
 N  
 W  
 S  
 E  
 LICENSED SURVEYOR  
 SIGNATURE OF THE OWNER  
 R.V.S. Kishore

PLANNING OFFICER (I/C)  
 CHIEF URBAN PLANNER  
 ASST. PLANNING OFFICER  
 VICE CHAIRMAN  
**VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY**



**Visakhapatnam Urban Development Authority**  
 UDYOG BHAVAN, SIRIPURAM, VISAKHAPATNAM-530003  
 Date: 8-1-2016  
 Rc No.- 5659/15/L8  
 The layout plan for survey Nos. 141/1 to 14, 142/3(p), 4(p), 5(p), 29(p), 30(p), 31(p), 32(p), 33(p), 34(p) of Mopada Village covering an extent of Ac. 5.86 Cts. is accorded subject to following conditions:  
 The applicant/ layout owner/ developer is hereby permitted to sell the plot Nos from 1 to 48, 56 to 60, 69 to 109 (94 plots) and the plot Nos. from 44 to 55 & 61 to 68 (15 plots) mortgaged 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, 1976.  
 This 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 the plan.  
 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 by the way accessible to the public.  
 The layout applicant is directed to complete the above development works within a period of 3 year and submit a request 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 plot area which is mortgaged in favour of VUDA i.e. from plot No. 44 to 55, 61 to 68 (15 plots) and the Local Authority shall ensure that no development, the man 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 and charges before release of layout plans.

For Vice - Chairman  
 For VICE CHAIRMAN  
 Urban Development Authority  
 Visakhapatnam