



AREA SCHEDULE

SY.NO	SUB DIVISION	EXTENT AS PER DOC	APPLIED EXTENT
629	1	1.24 Acs	1.24 Acs
630	1/p	0.32 Acs	0.265 Acs
	2/p	1.87 Acs	1.76 Acs
	3	0.71 Acs	0.71 Acs
	4	1.165 Acs	1.165 Acs
	5	0.93 Acs	0.93 Acs
	7	0.97 Acs	0.97 Acs
	8/p	0.70 Acs	0.70 Acs
	9/p	0.69 Acs	0.69 Acs
	Total Area		8.595 Acs

PLAN SHOWING THE PROPOSED LAYOUT IN Sy.No : 629/p,630/p OF S.M PURAM VILLAGE, ETCHARLA MANDAL, SRIKAKULAM DISTRICT.

LAND BELONGS TO :-
M/s. SANGHVI PROPERTIES

LAND USE ANALYSIS :-

SL.NO.	DESCRIPTION	EXTENT IN Acs. cts.	PERCENTAGE
1.	PLOTTED AREA	4.585	54.39 %
2.	AMENITIES AREA	0.20	2.37 %
3.	UTILITIES AREA	0.05	0.59 %
4.	ROADS AREA	2.75	32.63 %
5.	OPEN SPACE AREA	0.845	10.02 %
	TOTAL AREA	8.43	100.00 %

PLOTS DETAIL :-

SL.NO.	PLOT SIZE	PLOT AREA IN Sq. yds.	NO. OF PLOTS
1.	30' x 65'	216.67	10
2.	33' x 60'	220.00	14
3.	30' x 60'	200.00	43
4.	33' x 50'	183.33	10
5.	30' x 50'	166.67	44
6.	33' x 40'	146.67	04
	TOTAL NO OF PLOTS		125

- PROPOSED LAYOUT BOUNDARY
- PLOTS MORTGAGED TO VUDA
PLOT NOS: 56 to 59 & 110 to 125 NO OF 20 PLOTS
Extent: Acs. 0.74 cts.
- AMENITY AREA Ac 0.20 cts
- UTILITIES AREA Ac 0.05 cts

OWNERS SIGNATURE: *[Signature]*

LICENCED SURVEYOR: *[Signature]*

SCALE : 1" = 66'-0"

FILE RC.NO: 7563/17/L1

L.P.NO: 50/2018

PLANNING OFFICER: *[Signature]*

CHIEF URBAN PLANNER: *[Signature]*

VICE-CHAIRMAN: *[Signature]*

VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY



Visakhapatnam Urban Development Authority
UDYOG BHAVAN, SRIPURAM, VISAKHAPATNAM - 530083

Layout L.P. No. 50/2018 Date: 25/10/2018 File No: 1563/2017/L1

This layout plan approval of Sy.No. 629/p, 630/p, A.S. 3, 4, 5, 6, 7, 8, 9 of S.M. Puram Village covering an extent of 8.43 Acs. 11 Cts. 11 Sq. Yds. is accorded subject to following conditions:

- The applicant / layout owner / developer is hereby permitted to sell the plot Nos. from 1 to 59 and 110 to 125 (105 plots) and the plots Nos. 56 to 59 and 110 to 125 (20 plots) mortgaged plots in favour of Vice-Chairman, VUDA.
- That the layout plan issued does not exempt the lands under reference from survey 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 solely responsible for the development of layout and in no way VUDA will take up the development works as per specifications given in letter No. 22/2018/2017/L1 dated 25/10/2018.
- The deed to mortgage for conditional sale executed by the applicant in favour of VUDA is purely a measure of ensure compliance of the condition of development of re-sale/transfer by the applicant / developer and VUDA is in no way accountable for the 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 re-occupation letter for releasing the mortgaged plot / area which is in favour of Vice-Chairman VUDA duly enclosing a 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 plots / area which is mortgaged in favour of VUDA i.e. from plot Nos. 56 to 59 & 110 to 125 (20 plots) to local Authority shall ensure that no development in the form of buildings etc. authorized or unauthorized should come up in the layout site.
- The applicant is permitted to sell the plots, other than mortgaged plots as mentioned in item 7a.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 re-occupation 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. No. 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 GR/ Deed and shall also ensure collection of all necessary fees and charges before release of layout plan.