



PROPOSED LAYOUT
IN S.No: 119/1 OF
L KOTA TALARI (V), L KOTA (M),
VIZIANAGARAM DISTRICT.

Belongs to :- M/s: Vasista Ventures

LAND USE ANALYSIS :-

SL. NO.	DESCRIPTION	EXTENT Acres-cs.	PERCENTAGE
1.	PLOTTED AREA (6.68)	7.10	57.72%
2.	AMENITIES AREA (0.37)		
3.	ROADS AREA	3.37	32.28%
4.	OPEN SPACE	1.23	10.00%
TOTAL AREA		12.30	100.00%

PLOTS DETAIL :-

SL.NO.	PLOT SIZE	Plot area Sq. yds.	NO. OF PLOTS
1.	60' x 114'	760.00	2
2.	40' x 60'	266.67	23
3.	40' x 50'	222.22	6
4.	36' x 50'	200.00	44
5.	36' x 45'	180.00	44
6.	30' x 50'	166.67	29
7.	15' x 40'	66.67	46

TOTAL NO. OF PLOTS 194

Description of the Layout in Sy. Nos.

S.No.	Survey No.	Applied Extent Acres-cs.
1	119/1	12-30
TOTAL		12-30

LAYOUT BOUNDARY
 PLOTS MORTGAGED TO VUDA - 22 nos.
 PLOT Nos: 2 to 5, 125 to 127, 160 to 168,
 171 to 176 & 189 to 194.
 EXTENT: Acs. 1-08 cts.

OWNER'S SIGN: _____
 LICENSED SURVEYOR: _____
 SCALE: 1" = 66'-0"
 FILE No: 810/2016/L.R.
 L.P.No: 60/2016
 I/A/D/Man: _____
 Asst. planning officer: _____
 Planning officer: _____
 VICE-CHAIRMAN: _____
VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

Visakhapatnam Urban Development Authority
 CHAYOGU BHAVAN, SIRIPURAM, VISAKHAPATNAM-530003.

Date: 26-5-2016

60/2016

810/16/L.R.

Survey No: 119/1

Kota Talari

Village Covering an extent of Acs. 12-30 cts.

is accorded subject to following conditions:

1. Applicant/Builder/owner/developer is hereby permitted to sell the plot Nos. 1, 6 to 124, 128 to 165, 167, 170, 173 to 188 (172 plots) from the plot Nos. 2 to 5, 125 to 127, 166 to 168, 171 to 176 (mortgaged to VUDA) & 189 to 194 (22 plots).

2. The layout plan issued does not exempt the lands under reference from the purview of Urban Land Ceiling Act, 1976.

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

4. The applicant shall solely be responsible for the development of layout and in no way VUDA will take up the development works as per the conditions given in letter.

5. The deed to mortgagee by conditional sale executed by the applicant in favour of VUDA is purely a measure of assurance of the conditional development of the structure by the applicant/developer and VUDA will be accountable to the state for the development of the structure.

6. The layout applicant is directed to complete the above development works within a period of 3 year and submit a requisition letter for the issue of mortgagee plan which is in favour of vice-Chairman, VUDA, enclosing letter from local Authority, in regard to Road and open spaces taken over by the Local Authority.

7. The applicant shall not be permitted to sell the plots which are mortgaged in favour of VUDA i.e. from plot Nos. 2 to 5, 125 to 127, 166 to 168, 171 to 176 & 189 to 194. No development or construction of buildings, etc., shall be carried out in the mortgaged plots.

8. The applicant is permitted to sell the plots other than mortgaged plots as mentioned in item No.1 above.

9. The Local Authority shall not approve and release any building permission for any unauthorized development in the plots 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 got the final plan for mortgaged plots from VUDA.

10. The layout applicant shall display a board as provided in the above site showing the layout plan with permit L.P. No. and with full details of plots, and the same to be visible to the benefit of public.

11. Local Authority should ensure that the open spaces shall be developed by the applicant along with other developments with environmental compound wall and built as per sanctioned layout plan.

12. Local Authority shall ensure that the areas covered by rights and tenements of the layout shall take care from the applicant by way of registered Gift Deed and shall also ensure collection of all dues and charges before release of layout plan.

PERMISE CHAIRMAN
 Urban Development Authority
 Visakhapatnam