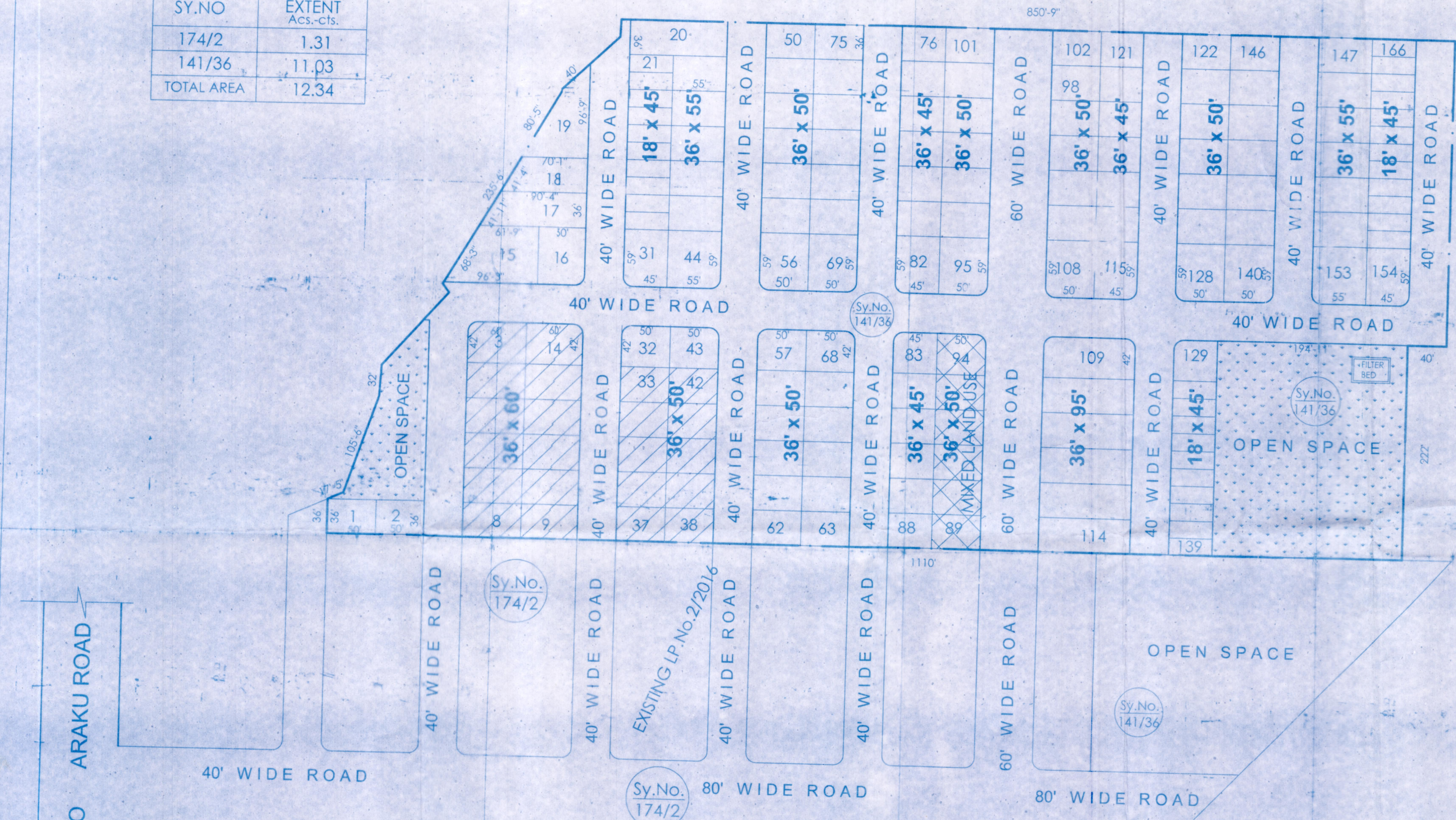


AREA STATEMENT	
SY.NO	EXTENT Acs.-cts.
174/2	1.31
141/36	11.03
TOTAL AREA	12.34



PROPOSED LAYOUT PLAN
IN S.Nos:- 174/p, & 141/p OF
BALIGHATTAM VILLAGE,
KOTHAVALASA MANDAL,
VIZIANAGARAM DISTRICT.

LAND BELONGS TO :-
ROYALMINDZ ESTATES Pvt.Lt

LAND USE ANALYSIS :-

SL.NO.	DESCRIPTION	EXTENT in Acres	PERCENTAGE
1.	PLOTTED AREA MIXED LAND USE	6.97	56.48
2.	ROADS AREA	4.13	33.47
3.	OPEN SPACE AREA	1.24	10.05
TOTAL AREA		12.34	100.00

PLOTS DETAIL :-

SL.NO.	PLOT SIZE	AREA in sq.yds.	No. OF PLOTS
1.	42 x 95	443.33	01
2.	36 x 100	400.00	01
3.	36 x 95	380.00	05
4.	55 x 59	360.55	02
5.	50 x 59	327.77	08
6.	45 x 59	295.00	04
7.	42 x 60	280.00	02
8.	42 x 50	233.33	05
9.	42 x 45	210.00	02
10.	36 x 60	240.00	10
11.	36 x 55	220.00	11
12.	36 x 50	200.00	06
13.	36 x 45	180.00	17
14.	18 x 45	96.00	32

TOTAL NO. OF PLOTS: 166

SCALE: 1 Inch = 66 Feet

FILE Rc.No: 6994/2016/LB

L.P.No: 66/2016

OWNER SIGNATURE: [Signature]

LICENSED SURVEYOR: V. Ravi Kumar, VUDA, Vizianagaram

PLANNING OFFICER: [Signature]

CHIEF URBAN PLANNER: [Signature]

VICE-CHAIRMAN: [Signature]



Visakhapatnam Urban Development Authority
UDYOG BHAVAN, SIRIPURAM, VISAKHAPATNAM-530003
Date: 6-2016
6994/15/LB
174/p and 141/p
Balighattam Village Covering an extent of AC: 12.34 cts

The layout plan is recorded subject to following conditions:

The applicant/ layout owner/developer is hereby permitted to sell the plot from 1, 2, 15 to 32, 43 to 166 (144 Plots) and 3 to 14; 33 to 42 (22 Plots) changed in favour of the 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. _____

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 VUDA in no way accountable to the plot owners in the event of default 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 plots which are mortgaged in favour of VUDA i.e. from plot No. 3 to 14, 33 to 42 (22 Plots) and the Local Authority shall ensure that no development of buildings, etc., authorisedly or unauthorisedly 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 serial L.P Nos and with full details of plot and its analysis, accessible to 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 comp. and wall and grill as 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 miscellaneous charges before release of layout plans.

For VICE CHAIRMAN
Urban Development Authority
Visakhapatnam
Date: 20/5/16