

PROPOSED LAYOUT PLAN  
IN S.No:- 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 INCLUDING 5% MIXED LAND USE	7.25	58.70
2.	ROADS AREA	3.73	30.20
3.	OPEN SPACE AREA	1.33	11.10
TOTAL AREA		12.31	100.00

PLOTS DETAIL :-

SL.NO.	PLOT SIZE	AREA in sq.yds.	No. OF PLOTS
1.	36 x 100	400.00	09
2.	55 x 59	360.55	01
3.	50 x 59	327.77	02
4.	45 x 59	295.00	02
5.	36 x 55	220.00	24
6.	36 x 50	200.00	98
7.	36 x 45	180.00	18
8.	18 x 45	90.00	48
TOTAL NO. OF PLOTS			202

SCALE : 1 Inch : 66 Feet  
FILE Rc.No : 6995 /2016/LB  
L.P.No : 67/2016

LAYOUT BOUNDARY  
PLOTS MORTGAGED TO VUDA  
PLOT NOS: 1 TO 18  
TOTAL PLOTS : 18  
Extent: Acs. 1.11 cts.

OWNER SIGNATURE: *V. Ramakrishna*  
LICENSED SURVEYOR: *V. Ramakrishna*

ADM: *A. D. M.*  
PLANNING OFFICER: *[Signature]*

CHIEF URBAN PLANNER: *[Signature]*  
VICE-CHAIRMAN: *[Signature]*

VISAKHAPATNAM URBAN  
DEVELOPMENT AUTHORITY



Visakhapatnam Urban Development Authority  
UDYOG BHAVAN, SIRIPURAM, VISAKHAPATNAM-530003  
Date: 6/2016  
6995/15/LB  
141/p  
Balighattam Village Covering an extent of Ac. 12.31 cts

The layout plan is accorded subject to following conditions:  
1. The applicant/lay-out owner/developer is hereby permitted to sell the plot from 19 to 202 (184 plots) and the plot Nos. from 1 to 18 (18 plots) are mortgaged in favour of the Chairman, VUDA.  
2. The layout now issued does not exempt the lands under reference from purview of urban land ceiling Act 1976.  
3. The permission of developing the land shall not be used as proof of the 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 specifications given in letter No. \_\_\_\_\_

The need to mortgage by conditional sale excepted 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 is not responsible to the extent of default by the applicant/developer.

The layout applicant is directed to complete the above development works within a period of 3 years and submit a final completion letter for releasing of mortgagee title area which is in favour of Vice-Chairman. A 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 mortgaged in favour of VUDA i.e. from Plot Nos. 1 to 18 (18 plots) and the Local Authority shall ensure that no development like construction of buildings etc. authoritatively or unauthoritatively 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 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 subsequent orders for mortgaged plots from VUDA.

The layout applicant shall display a board on prominent in the above site showing the layout plan and permit L.P. No. and with full details of plots, and shall be open to the view of public.

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

The Local Authority shall ensure that the areas covered by roads and open spaces of the layout shall be handed over to the applicant by way of deed and the applicant shall pay the necessary charges at all necessary stages before release of layout plan.

For VICE CHAIRMAN  
Urban Development Authority  
Visakhapatnam

Adm  
6/2016  
A.D.M.

AREA STATEMENT

SY.NO	EXTENT ACS.-CTS
141/36	12.31
TOTAL AREA	12.31

VISAKHAPATNAM TO  
80' WIDE ROAD  
ARAKU ROAD

