



PROPOSED LAYOUT PLAN FOR RESIDENTIAL PLOTS IN S.No. 168/11p,12p,13 to 18, 19p,20 to 25 169/7p,8p,9p,12p, 13 to 19,20p,21p,22 to 26, 171/2, &172/1

MODAVALASA VILLAGE, DENKADA MANDAL, VIZIANAGARAM DISTRICT.

LAND BELONGS TO: M/s. GGR HOUSING INDIA PVT LTD
Named as: PERAM'S ADITYA WHITE FIELD 'Block-F'

LAND USE ANALYSIS

S.NO.	DESCRIPTION	EXTENT	PERCENTAGE
1.	PLOTTED AREA	4.06	57.96 %
2.	MIXED LAND USE AREA	0.20	
3.	ROAD AREA	2.35	31.97 %
4.	OPEN SPACE AREA	0.74	10.07 %
TOTAL AREA		7.35	100.00 %

AREA STATEMENT

SY.No / Sub Div.	APPLIED EXTENT in Ac-Cts
168/11P	0.100
168/12P	0.410
168/13	0.200
168/14	0.170
168/15	0.210
168/16	0.170
168/17	0.430
168/18	0.200
168/19p	0.195
168/20	0.210
168/21	0.465
168/22	0.170
168/23	0.150
168/24	0.180
168/25	0.770
169/7P	0.060
169/8P	0.030
169/9P	0.030
169/12P	0.070
169/13	0.170
169/14	0.150
169/15	0.330
169/16	0.080
169/17	0.200
169/18	0.190
169/19	0.100
169/20p	0.110
169/21p	0.100
169/22	0.150
169/23	0.090
169/24	0.120
169/25	0.240
169/26	0.640
171/2	0.280
172/1	0.180
TOTAL	7.350

PLOTS DETAILS

SL. NO.	PLOT SIZE	PLOT AREA in Sq. yds.	NO. OF PLOTS
1.	60' x 75'	500.00	01
2.	40' x 75'	333.33	01
3.	40' x 60'	266.66	03
4.	36' x 55'	220.00	53
5.	30' x 60'	200.00	01
6.	36' x 45'	180.00	13
7.	18' x 45'	90.00	40
TOTAL NO. OF PLOTS			112

FILE RC.NO: 5148 / 2017 / 18
L.P.NO: 7/2018

SCALE: 1" = 66'-0"

PLOTS MORTGAGED TO VUDA
PLOT NO'S: 14 TO 20 & 36 TO 42
NO. OF PLOTS: 14
EXTENT: AC 0.64 CTS

G. VENKATA HARISH
Licensed Civil Engineer / Surveyor
Regd. No. 207/2010-2019
Visakhapatnam Urban Development Authority
VISA KHAPATNAM

OWNERS SIGN: _____
LICENSED SURVEYOR: _____
A.D.M. 10/11/18
Junior Planning Officer

11/1/18
Planning Officer

18/1/18
CHIEF URBAN PLANNER

Basant 14/21/18
VICE CHAIRMAN

VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY



Visakhapatnam Urban Development Authority
UDYOG BHAVAN, SIRIPURAM, VISA KHAPATNAM - 530003

Layout L.P.No 7/2018 Date: 07/2018 File No: 5148/2017/LP
Layout plan approval in Sy.No 168/11p,12p,13 to 18, 19p,20 to 25, 169/7p,8p,9p,12p, 13 to 19,20p,21p,22 to 26, 171/2, &172/1
Having an extent of Ac. 7.35 Cts. Sd/Ms Acts: is accorded subject to the conditions.

The applicant / layout owner / developer is hereby permitted to use the plot Nos. 14 to 13, 21 to 25 & 43 to 42.
The plots Nos. 14 to 20 & 36 to 42 (14 plots) are mortgaged in favour of Vice-Chairman, VUDA.

The layout now issued does not exempt the lands under reference from the provisions of Urban Land Ceiling Act.

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

The applicant shall be safety responsible for the development of layout and in no case VUDA will take up the development works as per specifications given in the L.P.No. 5148/2017/LP dated: 07/2018.

The layout is purely a measure of ensure compliance of the condition of development and structure by the applicant & developer and VUDA is in no way accountable for purchases in the event of default by the applicant / developer.

The layout applicant is directed to complete the above developmental works within the period of 30 days and submit a completion letter for release of the mortgaged plot / area which is in the name of Vice-Chairman VUDA duly enclosing the same to the local Authority in-regard to roads and open spaces.

The applicant shall not be permitted to sell the plots / area which is under the jurisdiction of VUDA i.e. from plot Nos. 14 to 20 & 36 to 42 (14 plots) and the proceeds shall ensure that no developments the form of buildings etc. are carried out or unauthorized should come up in the layout.

The applicant is permitted to sell the plots / area which is under the jurisdiction of the local Authority shall not approve and release any building permission or 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 completes the developmental works and get relinquishment orders from VUDA.

The layout applicant shall display a board of prominent showing the above site showing layout pattern with permit LP.No. and with full details of plots, land and roads, 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 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 Gift Deed and shall also ensure collection of all necessary fees and charges before release of the layout plan.

For VICE CHAIRMAN
Urban Development Authority
Visakhapatnam