



Visakhapatnam Urban Development Authority

UDYOG BHAVAN, SIRIPURAM, VISAKHAPATNAM-530003

Layout L.P No: 70/2015 Date: 10/7/2015

File No: 11543/14/L5 The layout plan

approval in survey No: 20/2,3,4,5,6,7,8,10,12,13&14 of

Kommadi Village Covering an extent of Ac. 3.9658

Mts/Acres. is accorded subject to following conditions:

The applicant / layout owner/developer is hereby permitted to sell the plot

Nos. from 1 to 15, 23 to 47 (40 plots) and the plot Nos. from 16 to 22 (7 plots) are mortgaged in favour of Vice - Chairman, VUDA.

That the layout now issued does not exempt the lands under reference from purview of urban land ceiling Act, 1976.

This 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: 11543/14/L5 dated: 10/7/2015

The deed to mortgage by conditional sale executed by the applicant in favour of VUDA is purely a measure to ensure compliance of the condition of development of infrastructure by the applicant/ developer and VUDA in no way accountable to the plot purchaser in the event of default by the applicant/developer.

6. 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.

7. The applicant shall not be permitted to sell the plots/area which is mortgaged in favour of VUDA i.e. from plot Nos. 16 to 22 (7 plots) and the Local Authority shall ensure that, no development, the form of buildings etc., authorisedly or unauthorisedly should come up in the layout site.

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

9. 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 completes the developmental works and get Relinquishment orders for mortgaged plots from VUDA.

10. The layout applicant shall display a board at prominent in the above site Showing the layout pattern with permit L.P Nos. and with full details of plots, Land use analysis, etc., for the benefit of public.

11. 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.

12. 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 at all necessary fees and charges before release of layout plans.

For Vice - Chairman.

PLAN SHOWING THE PROPOSED LAYOUT IN S.No: 20/2, 3, 4, 5, 6, 7, 8, 10, 12, 13 & 14 OF KOMMADI VILLAGE, VISAKHAPATNAM RURAL MANDAL, VISAKHAPATNAM DISTRICT.

SITE BELONGS TO: **Sri PVG K MURTHY & OTHERS**

LAND USE ANALYSIS

SL. NO.	DESCRIPTION	EXTENT IN Acs. - cts.	PERCENTAGE
1.	PLOTTED AREA (INCLUDED AMENITIES AREA)	2.41	60.78%
2.	ROADS AREA	1.09	27.49%
3.	OPEN SPACE AREA	0.465	11.73%
TOTAL AREA		3.965	100.00 %

PLOTS DETAILS :-

SL. NO.	AVERAGE PLOT SIZE	PLOT AREA IN Sq. Yds.	No. OF PLOTS
1	45' x 60'	300.00	12
2	45' x 50'	250.00	09
3	40' x 60'	266.67	08
4	20' x 40'	88.89	11
5	20' x 34'	75.56	04
6	60' x 74'	493.33	01
7	78' x 116'	979.55	01
8	54' x 120' (AMENITIES)	729.67	01
TOTAL PLOTS			47

PROPOSED LAYOUT BOUNDARY
 PLOTS MORTGAGED TO VUDA (PLOT NO'S: 16 to 22 (7 PLOTS)) AREA: Ac. 0.36 Cts.

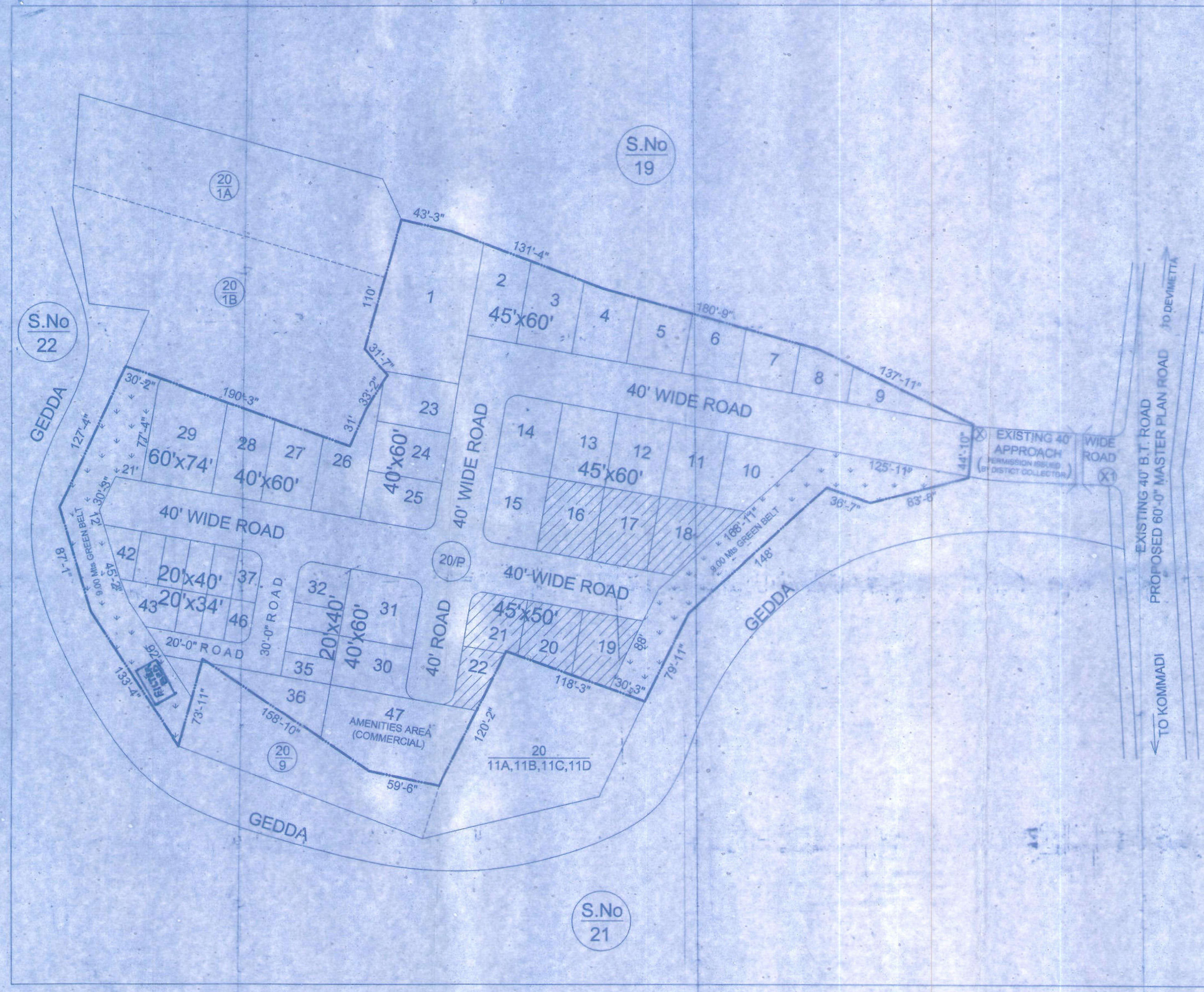
NOTE: THE APPLICANT SHOULD FORM 40' WIDE APPROACH ROAD (X) AS SHOWN IN THE PLAN AS PER STANDARD SPECIFICATIONS AND AS PER THE CONDITIONS IMPOSED IN THE PROCEEDINGS OF DISTRICT COLLECTOR, VISAKHAPATNAM.

OWNER'S SIGNATURE: P. Venkatesh
 LICENCED SURVEYOR: M. Lakshmi
 SCALE: 1" = 66'-0"
 FILE RC. NO: 11543/14/L5
 L.P. NO: 70/2015

OWNER'S SIGNATURE: S. Mani
 CHIEF URBAN PLANNER: S. Mani

OWNER'S SIGNATURE: M. Manjula
 ASST. PLANNING OFFICER: M. Manjula
 VICE CHAIRMAN: M. Manjula

VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY



15/6/2015

11/7/15

For VICE CHAIRMAN
 Urban Development Authority
 Visakhapatnam