

**PLAN SHOWING THE PROPOSED LAY OUT IN SURVEY Nos. 188/1 to 4, 5p, 10 to 42, 189/2p, 3Bp, 4Ap, 4B & 219/45p, 46p, 47p OF BATAJANGALPALEM-VILLAGE SABBAVARAM MANDAL VISAKHAPATNAM DISTRICT**

Belongs to:

M/s Lakshmi Ganapathi Estates  
Rep. By : Sri. U.V.Ramana, Managing Partner  
S/O Sri. U.Karneswara Rao

**LAND USE ANALYSIS**

S.No.	DESCRIPTION	EXTENT IN ACRES	PERCENTAGE
1.	PLOTTED AREA (Including 5% Mixed land use - Ac 0.35 Ch)	6.850	56.31 %
2.	ROADS AREA	4.095	33.66 %
3.	OPEN AREA	1.220	10.03 %
<b>TOTAL AREA</b>		<b>12.165</b>	<b>100.00 %</b>

**PLOTTING DETAILS**

S.No.	SIZE OF PLOT	AREA OF PLOT	NO. OF PLOTS
1.	50' 0" X 105' 0"	583.33 SqYds	4
2.	40' 0" X 80' 0"	355.55 SqYds	2
3.	40' 0" X 60' 0"	266.66 SqYds	7
4.	30' 0" X 60' 0"	200.00 SqYds	93
5.	30' 0" X 50' 0"	166.66 SqYds	30
6.	18' 0" X 45' 0"	90.00 SqYds	29
7.	20' 0" X 35' 0"	77.77 SqYds	12
<b>TOTAL PLOTS</b>			<b>177</b>

SCALE: 1" = 66' 0"

NORTH

LAY OUT BOUNDARY

PLOTS MORTGAGED TO VUDA

PLOT Nos.: 5, 6, 7, 41 to 43, 68 to 78

No. of Plots:- 17 Plots

EXTENT:- Ac 1.03 Cts 4985.20 SqYds

E.R.C.No.: 5406/2015/1

L.P.No 78/2016

M/S LAKSHMI GANAPATHI ESTATES

SIGN. OF OWNERS

K.V.H. SUNDARA RAO  
LAKSHMI GANAPATHI ESTATES  
Regd. No. 62/2013-14  
Urban Development Authority  
VISAKHAPATNAM  
Call: 8440146933, 256003420

SIGN. OF L. SURVEYOR

S/D MAN

CHIEF URBAN PLANNER

PLANNING OFFICER

VICE CHAIRMAN

**VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY**



**Visakhapatnam Urban Development Authority**

UDYOG BHAVAN, SIRIPURAM, VISAKHAPATNAM-530003

No. 78/2016 Date: 20/10/16

The layout plan for the above mentioned survey Nos. 188/1 to 4, 5p, 10 to 42, 189/2p, 3Bp, 4Ap, 4B & 219/45p, 46p, 47p of Batajangalpalem Village covering an extent of Ac. 12.165 Cts.

is accorded subject to following conditions:  
The applicant / layout owner/developer is hereby permitted to sell the plot Nos. 5, 6, 7, 41 to 43, 68 to 78 and the plot Nos. from 79 to 177 are mortgaged in favour of VUDA.

The layout plan issued does not exempt the lands under reference from the provisions of urban land ceiling Act, 1976.

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

The applicant shall solely be responsible for the development of the land in no way VUDA will take up the development works as per specifications given in letter No. 5406/2015/1.

The deed to mortgage by conditional sale executed by the applicant in favour of VUDA is purely a measure of compliance of the condition of development of infrastructure by the applicant/developer and VUDA is not accountable to the plot owner 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 the remaining 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 area which is mortgaged in favour of VUDA i.e. from plot Nos. 5, 6, 7, 41 to 43, 68 to 78 and the Local Authority shall ensure that no development of the plots of buildings etc., authorised or unauthorised 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 the final orders for mortgaged plots from VUDA.

The layout applicant shall display a board at prominent in the above site showing the layout pattern with permit L.P. No. and full details of plots, land use analysis, etc. for the benefit of public.

The Local Authority shall ensure that the open spaces shall be developed by the applicant along with other developments with compound wall and grill 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 a Deed and shall also ensure collection of all necessary fees and charges before release of layout plan.

For VICE CHAIRMAN  
Development Authority

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