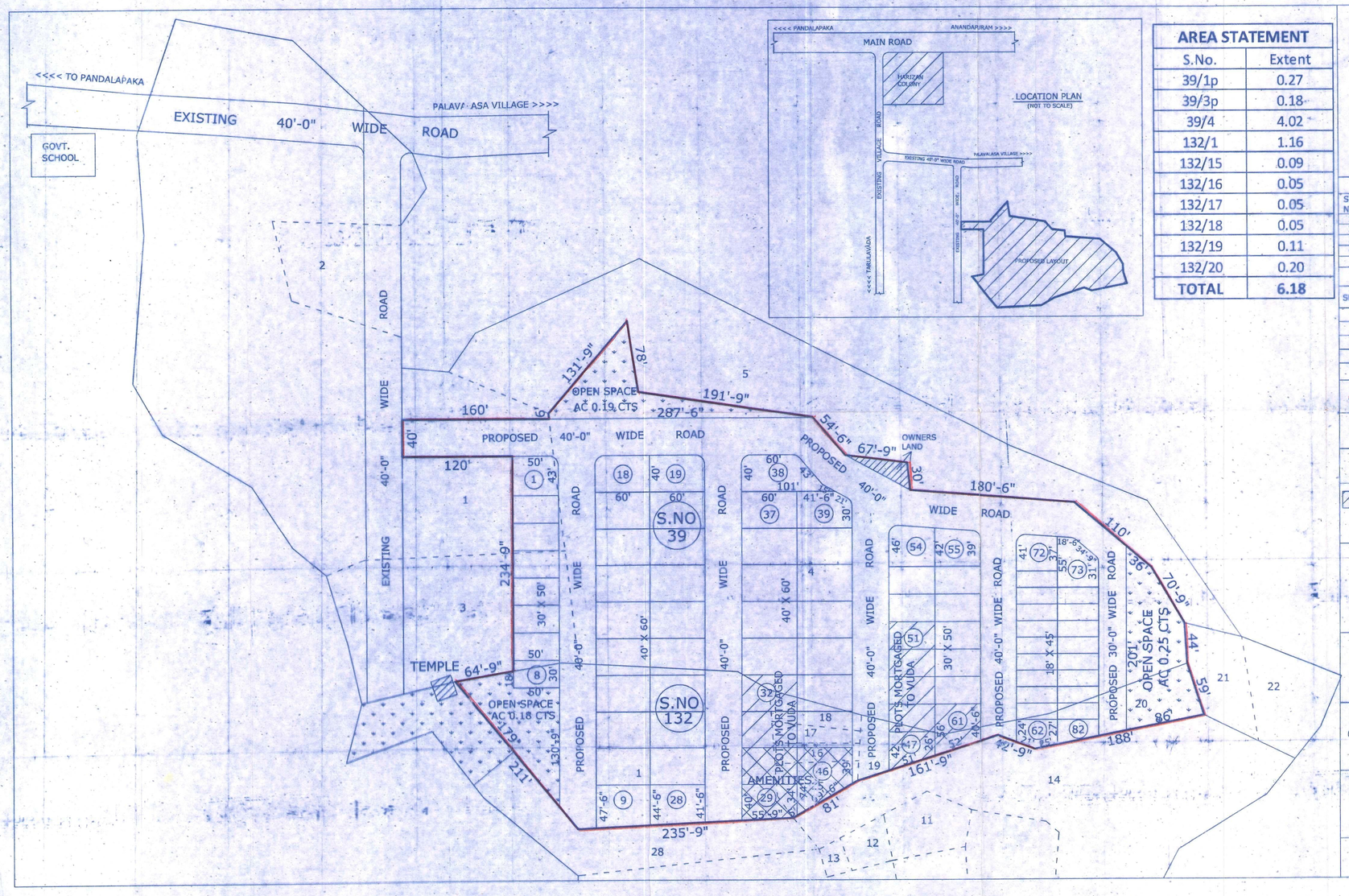

AREA STATEMENT	
S.No.	Extent
39/1p	0.27
39/3p	0.18
39/4	4.02
132/1	1.16
132/15	0.09
132/16	0.05
132/17	0.05
132/18	0.05
132/19	0.11
132/20	0.20
TOTAL	**6.18**

PROPOSED LAYOUT PLAN FOR RESIDENTIAL PLOTS IN S.Nos:39/1p,3p,4 OF PANDALAPAKA - VILLAGE & IN S.Nos:132/1,15 to 20 OF TARULAWADA - VILLAGE, ANANDAPURAM - MANDAL, VISAKHAPATNAM - DISTRICT.

Belongs to:-
M/s. G.G.R.HOUSING INDIA PVT. LTD. & Others

LAND USE ANALYSIS :-

SL. NO.	DESCRIPTION	EXTENT Acs.-cts.	PERCENTAG
1.	PLOTTED AREA	3.26	55.82 %
2.	AMENITIES	0.19	
3.	ROADS AREA	2.11	34.15 %
4.	OPEN SPACE AREA	0.62	10.03 %
	TOTAL AREA	6.18	100.00 %

PLOTS DETAILS :-

SL.NO.	PLOT SIZE	PLOT AREA IN Sq Yds	NO OF PLOTS
1	40' X 101'	448.89	01
2	40' X 60'	266.66	37
3	30' X 50'	166.66	25
4	18' X 45' (EWS)	90.00	19
	TOTAL PLOTS		82

PROPOSED LAYOUT BOUNDARY

SCALE :- 1" = 66'-0"

FILE R.C.No.: 2711/2015/L6
L.P.No.: 80/2015

PLOTS MORTGAGED TO VUDA
PLOT NO'S:29 to 32,46 to 51 & 61
EXTENT: AC 0.52 CTS
NO. OF PLOTS: 11

OWENERS SIGN.	LICENCED SURVEYOR H. LAKSHMI NARAYANA Licence Surveyor Reg. No. LS-2015-2018 Visakhapatnam Urban Development Authority VISAKHAPATNAM Ph : 7093148567
S.I.D'S.MAN.	
Planning Officer	Chief Urban Planner
VICE CHAIRMAN	

VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

Office of the Urban Development Authority
Dt. 8-2015

Visakhapatnam Urban Development Authority

UDYOG BHAVAN, SIRIPURAM, VISAKHAPATNAM-530003

Layout L.P.No: 80/2015 Date: 8-2015

File No: 2711/2015/L6 The layout plan

approval in survey Nos. 39/1p, 3p, 4 of Pandalapaka (V) & S.No. 132/1, 15 to 20 of Tarulawada (V) Anandapuram (M) Village Covering an extent of Ac. 6.18 cts

Hects/Acres. Is accorded subject to following conditions.

The applicant / layout owner/developer is hereby permitted to sell the plot Nos. from 1 to 28, 33 to 45, 52 to 60, 62 to 82 and the plot Nos. from 29 to 32, 46 to 51, & 61 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 Re. No: 2711/2015/L6 dated: 8-2015

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 purchaser 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/area which is mortgaged in favour of VUDA i.e. from plot Nos. 29 to 32, 46 to 51, & 61 Ac. 0.52 cts and the Local Authority shall ensure that, no development: the from 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 completes 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 permit L.P No, and with full details of plots, Land use analysis, etc., for the benfit 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 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 Registered Gift Deed and shall also ensure collection at all necessary fees and charges before release of layout plans.

For Vice – Chairman
For VICE CHAIRMAN
Urban Development Authority
Visakhapatnam