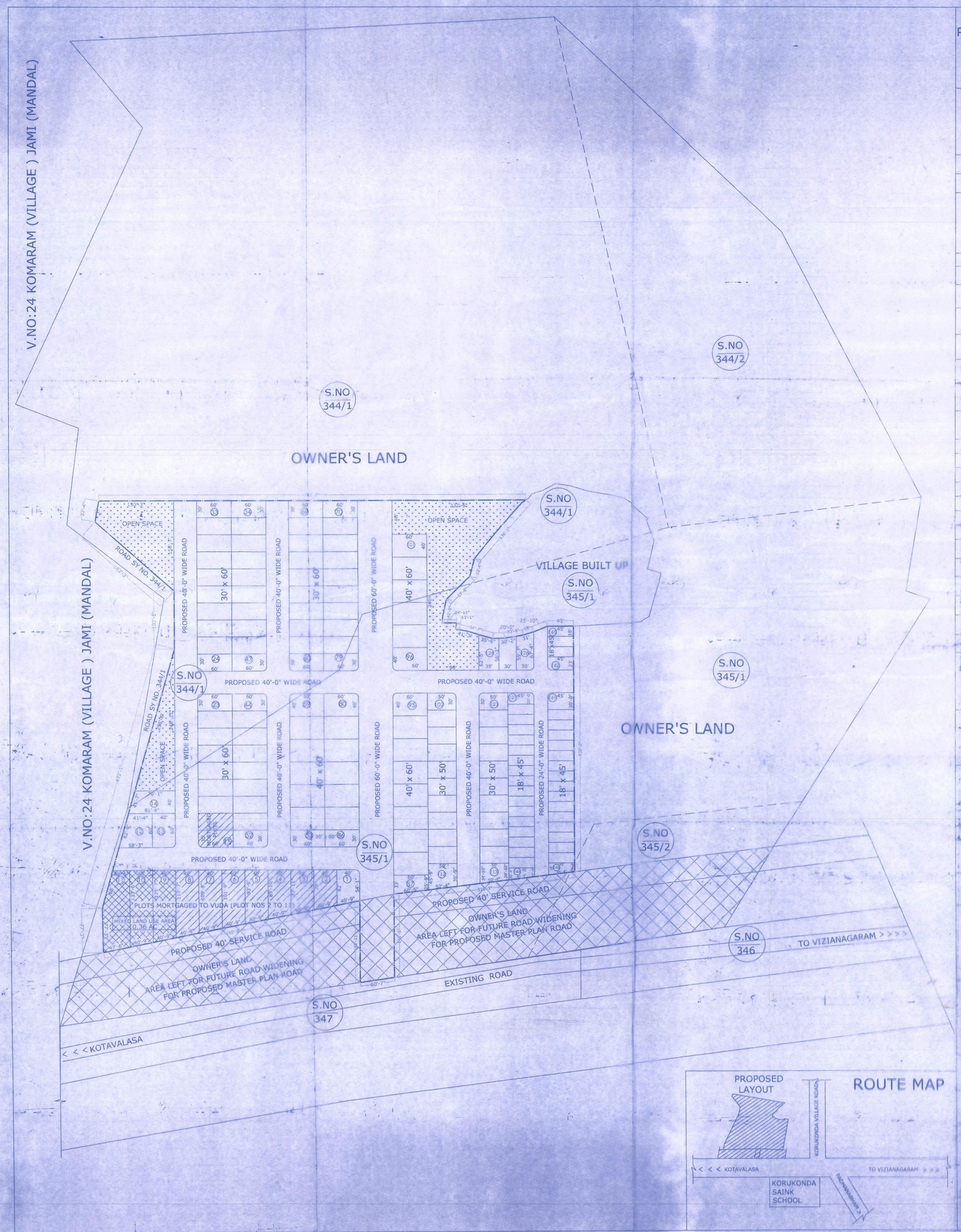

PROPOSED LAYOUT PLAN IN S.NOS. 344/1(P) 345/1(P) & 345/2(P) KORUKONDA VILLAGE, VIZIANAGARAM MANDAL & DISTRICT.

LAND BELONGS TO
SRI. AVANAPU VIKRAM
S/o. (Late) SURIBABU

LAND USE ANALYSIS(PHASE-I)

S.NO.	DESCRIPTION	EXTENT (Acs. cts.)	PERCENTAGE
1.	PLOTTED AREA (INCLUDING 5% MIXED LAND USE AREA & 10% EWS AREA)	6.79	58.08 %
2.	ROADS AREA	3.72	31.82 %
3.	OPEN SPACE	1.18	10.10 %
	TOTAL:	11.69	100.00 %

PLOT DETAILS

S.NO.	PLOT SIZE (AVERAGE)	PLOT AREA (Sq yards)	TOTAL NO OF PLOTS	PLOT NO
1.	UNEVEN PLOTS (101'-9"+93'-9") / 2 x 40'	434.44	11	1-11
2.	UNEVEN PLOTS (41'-4"+58'-3") / 2 x 60'	332.22	1	12
3.	UNEVEN PLOTS (70'-1"+81'-4") / 2 x 40'	336.66	1	14
4.	UNEVEN PLOTS (56'-1"+57'-9") / 2 x 30'	189.72	3	124-126
5.	40'-0"x60'-0"	266.66	28	13, 54-59, 80-85,87-95 & 96-101
6.	30'-0"x60'-0"	200.00	60	15-53, 60-79& 86
7.	30'-0"x50'-0"	166.66	22	102-123
8.	30'-0"x45'-0"	150.00	1	161
9.	23'-0"x 45'-0"	115.00	1	162
10.	20'-0"x 45'-0"	100.00	1	127
11.	18'-0"x45'-0"	90.00	36 (EWS)	128-160& 163-165
	TOTAL NO OF PLOTS		165	

DESCRIPTION OF LAYOUT IN SURVEY NUMBERS

S.NO.	SURVEY NUMBER	SUB DIVISION	EXTENSION
1.	S.NO:344	1 PART	Ac 4-20 cts
2.	S.NO:345	1 PART	Ac 7-48 cts
3.	S.NO:345	2 PART	Ac 0-01 cts
		TOTAL AREA:	Ac 11-69 cts

PROPOSED LAYOUT BOUNDARY

N

PLOTS MORTGAGED TO VUDA
PLOT NOS : 2 TO 11 & 15, 16
(TOTAL NO. OF PLOTS - 12)
EXTENT = AC. 1-02 CTS.

MIXED LAND USE AREA
(PLOT NOS : 9 TO 11)
EXTENT = AC. 0.36 CTS.

EWS : EXTENT = AC. 0.68 CTS.

RC NO. 6496/2015/L8

L.P NO. 82/2017

SCALE:1"=66'

OWNERS SIGNATURE

LICENSED ARCHITECT

A.D.M

CHIEF URBAN PLANNER-I/c

JPO

PLANNING OFFICER

VICE CHAIRMAN

VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

Visakhapatnam Urban Development Authority
UDYOG BHAVAN, SIRIPURAM, VISAKHAPATNAM – 530003

Layout L.P.No. 82/2017 Date: 31-7-2017 File No: 6496/15/L8
Layout plan approval in Sy.No. 344/1p, 345/1p&2p of Korukonda
Village covering an extent of Ac: 11-69 cts Hectares /Acts: is accorded subject to following conditions.

1. The applicant / layout owner / developer is hereby permitted to sell the plot Nos. 1, 12 to 14, 17 to 165 (153 plots) and the plots Nos. 2 to 11, 15, 16 (12 plots) are mortgaged plots in favour of Vice-Chairman, VUDA.
2. That the layout now issued does not exempt the lands under reference from purview of Urban Land Ceiling Act.
3. This permission of developing the land shall not be used as proof of the title of the land.
4. The applicant shall safety responsible for the development of layout and in no way VUDA will take up the development works as per specifications given in letter No. ..... dated: .....
5. The deed to mortgage by conditional sale executed by the applicant to favour of VUDA is purely a measure of ensure compliance of the condition of development of infrastructure by the applicant / developer and VUDA is no way accountable to the plot purchases in the event of default by the applicant / developer.
6. The layout applicant is directed to complete the above developmental works within a period of three years and submit a requisition letter for releasing of mortgaged plot / area which is in favour of Vice Chairman VUDA duly enclosing letter form 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. 2 to 11, 15, 16 (12 plots) and the local Authority shall ensure that no developments the form of buildings etc., authorisedly or unauthorized should come up in the layout site.
8. The applicant is permitted to sell the [illegible] other than mortgaged plots as mentioned [illegible]
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 of prominent in the above site showing the layout pattern with permit LP Nos. and with full details of plots, land use, setbacks 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 trees 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 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 layout plans.

For VICE CHAIRMAN
Urban Development Authority
Visakhapatnam

A.D.M J.P.O