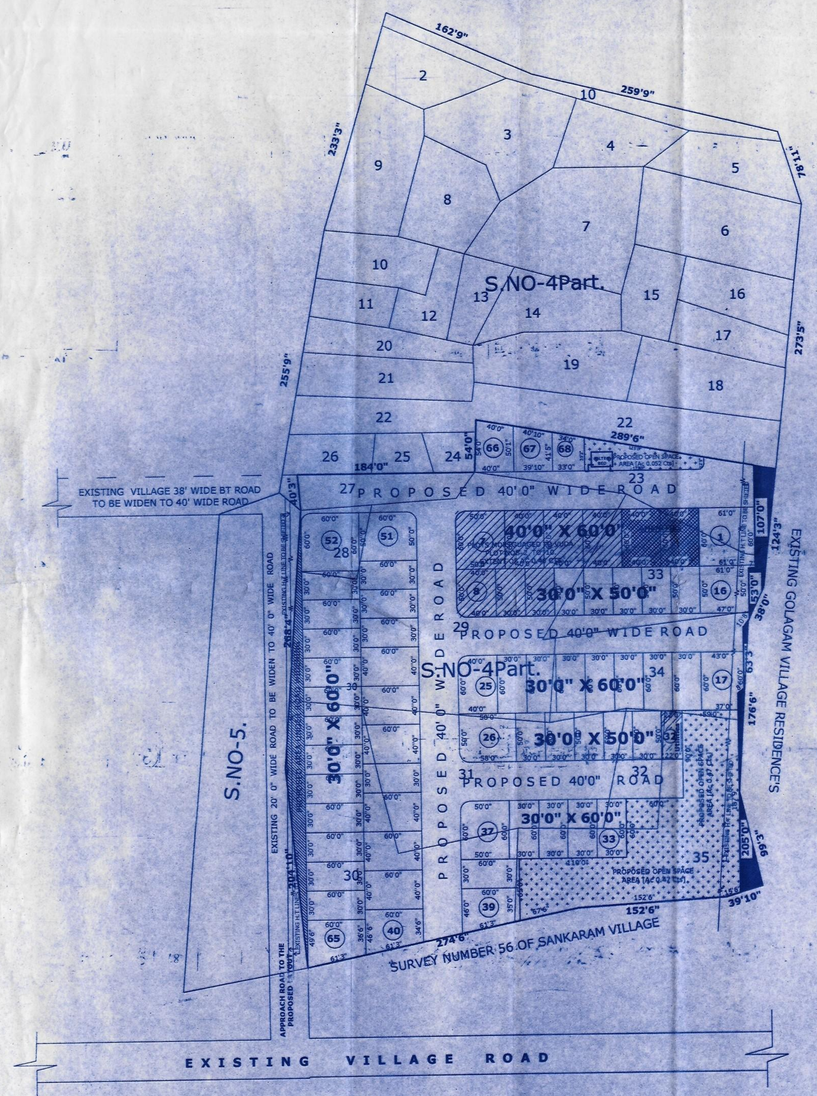
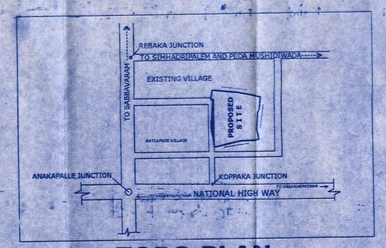


LAY OUT PLAN

AREA STATEMENT					
SL	S.NUM	SUB/DIV	DOCUMENT EXTENT	ENCROACHMENT EXTENT	APPLIED EXTENT
01	4	23	AC 0.50 CTS	AC 0.04 CTS	AC 0.46 CTS
02	4	27	AC 0.08 CTS		AC 0.08 CTS
03	4	28	AC 0.11 CTS		AC 0.11 CTS
04	4	29	AC 1.40 CTS		AC 1.40 CTS
05	4	30	AC 0.81 CTS		AC 0.81 CTS
06	4	31	AC 0.68 CTS		AC 0.68 CTS
07	4	32	AC 0.12 CTS		AC 0.12 CTS
08	4	33	AC 0.44 CTS	AC 0.025 CTS	AC 0.415 CT
09	4	34	AC 0.40 CTS	AC 0.025 CTS	AC 0.375 CTS
10	4	35	AC 0.68 CTS	AC 0.03 CTS	AC 0.65 CTS
	TOTAL EXTENT		AC 5.22 CTS	AC 0.12 CTS	AC 5.10 CTS
	EXTENT APPLIED				AC 5.10 CTS



TOPO PLAN

SCALE:NOT TO SCALE

PROPOSED RESIDENTIAL LAYOUT IN S/NO 4 / 23,27 TO 35, OF SANKARAM VILLAGE, ANAKAPALLE MANDAL, AND VISAKHAPATNAM DISTRICT.

BELONGS TO:-

M/S PUJARIS EDUCATIONAL TRUST.

Represented by its founder and chairman

Mr. VENKATESWAR PUJARI.

LAND USE ANALYSIS

S.NO	LAND USE	AC-CTS	PERCENTAGE
01	PLOTTED AREA	AC 2.908 CTS	57.03%
02	AMENITIES	AC 0.110 CTS	02.15%
03	UTILITIES	AC 0.025 CTS	00.50%
04	OPEN SPACE	AC 0.522 CTS	10.23%
05	ROADS AREA	AC 1.535 CTS	30.09%
	TOTAL	AC **5.10** CTS	100.00%

PLOTTING DETAILS

S.NO	SIZE OF PLOT	EXTENT	NO OF PLOTS
01	60'0" X 60'0"	400.00 SYDS	01 NOS
02	50'0" X 60'0"	333.33 SYDS	04 NOS
03	40'0" X 60'0"	266.67 SYDS	12 NOS
04	30'0" X 60'0"	200.00 SYDS	28 NOS
05	40'0" X 50'0"	222.22 SYDS	01 NOS
06	30'0" X 50'0"	166.67 SYDS	12 NOS
07	22'0" X 50'0"	122.23 SYDS	01 NOS
08	ODD BITS		09 NOS
	TOTAL PLOTS	**=**	**68 NOS**

INDEX

AMENITIES

UTILITIES

OPEN SPACE

ENCROACHMENT AREA

MORTGUAGE

PLOTS MORTGUAGED TO VUDA

PLOT NOS-**2** TO **10** (TOTAL **9** PLOTS) EXTENT OF **AC 0.46 CTS** (15% OF THE TOTAL PLOTTED AREA).

SCALE

1" = 66'0"

NORTH

L.P No : 84/2018

R.C No : 131/2018/L1

(VENKATESWAR PUJARI)
OWNER.

S. Gopi Rao
LICENSED SURVEYOR.

K.V.J. Ratnavoo
S/D.MAN 23/7/18

23/7/18 23/7/2018
CHIEF URBAN PLANNER.

23/7/18
ASST PLANNING OFFICER.

24/7/2018
VICE - CHAIRMAN.

VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

OFFICE OF THE URBAN DEVELOPMENT AUTHORITY
Date 14-08-2018
VISAKHAPATNAM

Visakhapatnam Urban Development Authority

UDYOG BHAVAN, SIRIPURAM, VISAKHAPATNAM – 530003

Layout L.P.No 84/2018 Date: 14-08-2018 File No: RC-NO-131/2018/(L)
Layout plan approval in Sy.Nos. 4/23,27 TO 35
SANKARAM (V) Village covering an extent of AC - 5-10.CTS Sq.Mts. /Acts: is granted subject to following conditions.

1. The applicant / layout owner / developer is hereby permitted to sell the plot Nos. from 1 and 11 TO 68 and the plots Nos. 2 TO 10 TOTAL (PLOTS-9) 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 RC-NO: 131/2018/(L) dated: 14-08-2018
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 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 10 TOTAL (PLOTS-9) 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 plots, other than mortgaged plots as mentioned of item No:1 above.
9. The local Authority shall not approve and release any building permission or view any unauthorized development in the aea 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 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 fill 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

14/8/18
S.D.O. Gaja