PROPOSED LAYOUT PLAN IN S.NO: 89/1p ,90P & 91 KONGAVANIPALEM VILLAGE, BHOGAPURAM MANDAL VIZIANAGARAM DISTRICT.

BELONGS TO:- SWATHI PROMOTERS PVT. LTD.

LAND USE ANALYSIS :-

SL.NO.	DESCRIPTION	EXTENT IN Acs.-cts.	PERCENTAGE
1.	PLOTTED AREA	12.24	59.74%
2.	ROADS AREA	6.19	30.21%
3.	OPEN SPACE	2.06	10.05%
	TOTAL AREA	20.49	100.00 %

PLOT DETAILS :-

SL.NO.	PLOT SIZE	PLOT AREA IN Sq. yds.	NO. OF PLOTS
1.	60' X 100'	666.66	01
2.	50' X 100'	555.55	06
3.	40' X 100'	444.44	04
4.	40' X 60'	266.66	02
5.	40' X 45'	200.00	06
6.	30' X 75'	250.00	03
7.	30' X 60'	200.00	238
8.	30' X 30'	100.00	05
9.	18' X 45'	90.00	80
	TOTAL NO. OF PLOTS		345

LAYOUT BOUNDARY

MIXED LAND USE Ac. 0.70 CtS.

Plots Mortgaged to VUDA
Plot Nos : 1 TO 32 ,248,252 & 339 TO 345
Total No of plots : 41
Extent : Ac.01-86 Cts.

DETAILED DESCRIPTION

SURVEY NO	EXTENT
89/1	Ac. 2.35 Cts.
90P	Ac. 2.32 Cts.
91P	Ac. 15.82 Cts.
TOTAL AREA :-	Ac. 20.49 Cts.

GEO-CO ORDINATES

Bend no	Latitude	Longitude
1	18.00420	83.53999
2	18.00442	83.54214
3	18.00540	83.54304
4	18.00540	83.54304
5	18.00568	83.54295
6	18.00571	83.54293
7	18.00601	83.54325
8	18.00613	83.54346
9	18.00703	83.54069
10	18.00821	83.54106
11	18.00843	83.54058
12	18.00707	83.54016
13	18.00696	83.54010
14	18.00661	83.54013
15	18.00646	83.54010
16	18.00610	83.54013
17	18.00539	83.54019
18	18.00539	83.54007
19	18.00493	83.54013

FOR SWATHI PROMOTERS PVT LTD

MANAGING DIRECTOR

OWNER'S SIGN.

LICENSED SURVEYOR.

SCALE : 1" = 66'-0"

FILE R.C. No: 3319/2016/L8

L.P.No: 87/2016

NORTH

A.D.M

PLANNING OFFICER

CHIEF URBAN PLANNER

VICE-CHAIRMAN

VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

Visakhapatnam Urban Development Authority

Lr.No. 87/2016 Date 11-7-2016

Sub: The layout plan in Survey Nos. 89/1p, 90/p & 91 of Kongavanipalem Village Covering an extent of Ac. 20.49 cts

is accorded subject to following conditions

The applicant / layout owner/developer / person promised to sell the plot in 33 to 247, 249, 253 to 338 (304 plots) and the plot Nos. from 1 to 32, 248, 252, 339 to 345 are mortgaged in favour of Chairman, VUDA.

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

That 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. dated

The deed to mortgage by conditional sale executed by the applicant or owner of VUDA is purely a measure of ensure compliance of the condition development of infrastructure by the applicant developer and VUDA in no way accountable to the land purchasers in the event of failure by the owner/developer

The layout applicant is directed to complete the above development works within a period of 3 year and apply a release letter for release of mortgaged plot/site which is in favour of Vice-Chairman, VUDA duly enclosing letter from local Authority in regard to Roads and other spaces taken over by the Local Authority.

The applicant shall not be permitted to sell the plots/open spaces mortgaged in favour of VUDA i.e. from plot Nos. 1 to 32, 248, 252, 339 to 345 (41 plots) and the Local Authority shall ensure that, no development or erection of buildings etc., authorizedly or unauthorizedly 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 before any unauthorized development in the area, under occupation as VUDA in particular, and at other places of the layout & general limit and unless the applicant has completed the developmental works and get completion orders for unmortgaged plots from VUDA.

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

The Local Authority should ensure that the open spaces shall be developed by the applicant along with other developments with permanent 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 & charges before release of layout plans.

THE VICE CHAIRMAN
Urban Development Authority
Visakhapatnam

A.D.M

S.No-90P

S.No-89/2

S.No-89/1

S.No-91P

EXISTING VILLAGE ROAD

EXISTING 40' WIDE ROAD

EXISTING LAYOUT
VUDA L.P.NO : 27/2015

EXISTING 40' LAYOUT ROAD

40' ROAD

40' WIDE ROAD

24 FEET ROAD

18'x45'

30'x60'

30'x30'

40'x100'

50'x100'

MIXED LAND

S.No 89

S.No 91

TO METTI SABBANNAPATE

WAY TO SRIKAKULAM

NATIONAL HIGHWAY

WAY TO VISAKHAPATNAM

WAY TO BHOGAPURAM

WAY TO MUKKAM BEACH

MIRACLE SOFTWARE

TOPO PLAN (NOT FOR SCALE)

NORTH

NATIONAL HIGH WAY-16

VISAKHAPATNAM

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