PROPOSED LAYOUT PLAN SHOWING IN SURVEY NO-153/1 OF TALLAVALASA VILLAGE, BHEEMUNIPATNAM MANDALAM, VISAKHAPATNAM DISTRICT.

BELONGS TO :- M. TAYARU &OTHERS

LAND USE ANALYSIS :-

S.NO	LAND USED FOR	EXTENT Acrs. - Cents.	PERCENTAGE
1	PLOTED AREA	1.787	59.58 %
2	ROADS AREA	0.909	30.29 %
3	OPEN SPACE AREA	0.304	10.13 %
	TOTAL AREA	3.000	106.00 %

PLOTING DETAILS :-

S.NO	PLOT SIZE	PLOT AREA IN Sq.-yds.	NO OF PLOTS
1	18' X 45' (E.W.S)	90.00	14
2	50' X 60'	333.33	1
3	30' X 50'	166.66	9
4	40' X 65'	260.00	7
5	40' X 53'	235.55	1
6	40'X100'	444.44	1
7	60'X60'	400.00	1
8	50'X110'	611.11	2
9	30'X65'	216.66	9

TOTAL NO.OF PLOTS 45

PLOT NO-31 IS COMMERCIAL Z70.83SY

AREA STATEMENT OF LAYOUT IN SURVEY NOS.:-

Survey No's. & Subdivisions.	Extent Applied for Layout in Ac-Cts.
153 / 1	3.00
TOTAL EXTENT	Aers. 3.00 Cts.

FILE RC.NO :- 2739/2015/L7

L.P.NO :- 90/2015

REFERENCE:
- COMMERCIAL LAND
- BOUNDARY OF SURVEY NO.
- BOUNDARY OF SUBDIVISION.

PLOTS MORTGAGED TO VUDA :-

PLOT NO'S 4,5 and 6 (3 NO'S)

MORTGAGED EXTENT :- Ac 0.278 Cts.

SCALE 1" = 66'

N W E S

SIGNATURE OF THE OWNERS

S.GOPALA RAO
Licensed Surveyor
-/2015 20 PA/VDA
Visakhapatnam

LICENSED SURVEYOR

S/D . Man

PLANNING OFFICER

CHIEF URBAN PLANNER

VICE CHAIRMAN

VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

Office of the Urban Development Authority
Dt. 2-9-15
VISAKHAPATNAM

Visakhapatnam Urban Development Authority

UDYOG BHAVAN, SIRIPURAM, VISAKHAPATNAM-520003

Short L.P. No: 90/2015 Date: 1/9/2015

No: 2739/2015/L7 The layout plan

laid in survey Nos: 153/1 of

Tallavalasa Village Covering an extent of Ac. 3.00cts

Mts/Acres. is accorded subject to following conditions:

1. The applicant / layout owner/developer is hereby permitted to sell the plot Nos from 1 to 3 and 7 to 45 and the plot Nos. from 4 to 6 are mortgaged 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,1976.

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

4. 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 RC No: 2739/2015/L7 dated 1/9/2015

5. The deed to mortgage by conditional sale executed by the applicant in favour of VUDA is purely a measure of ensure compliance of the conditions of development of infrastructure by the applicant developer. This mortgage is not a two way accountable to financial commitment to the extent demand by the applicant developer.

6. 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.

7. The applicant shall not be permitted to sell the plot area which is mortgaged in favour of VUDA i.e. from plot Nos 4 to 6 and the Local Authority shall ensure that, no development, the term of buildings etc., authorisedly or unauthorisedly should come up in the layout site.

8. The applicants is permitted to sell the plots other than mortgaged plots as mentioned at item No: 1 above.

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 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 benifit of public.

11. The Local Authority should 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.

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 Registered Gift Deed and shall also ensure collection of all necessary fees & charges before release of layout plans.

For VICE CHAIRMAN
Urban Development Authority
Visakhapatnam