



PROPOSED LAYOUT PLAN  
 IN S.No: 9p,13/2,14 & 15/1p OF  
 BALIGATTAM - VILLAGE,  
 KOTHAVALASA - MANDAL,  
 VIZIANAGARAM - DISTRICT.  
 Named as:  
 "SAI NAGAR" by KVR PROPERTIES

**LAND USE ANALYSIS :-**

SL.NO.	DESCRIPTION	EXTENT Acs.-cts.	PERCENTAGE
1.	PLOTTED AREA	13.65	59.06 %
2.	MIXED LAND USE	0.79	
3.	ROADS AREA	7.35	30.06 %
4.	OPEN SPACE AREA	2.66	10.88 %
TOTAL AREA		24.45	100.00 %

**PLOTS DETAILS :-**

SL.NO.	PLOT SIZE	PLOT AREA IN Sq Yds	NO OF PLOTS
1	60' X 91'	606.66	01
2	60' X 68'	453.33	07
3	30' X 120'	400.00	05
4	40' X 75'	333.33	04
5	40' X 70'	311.11	01
6	40' X 60'	266.66	05
7	36' X 65'	260.00	16
8	40' X 50'	222.22	07
9	36' X 55'	220.00	08
10	40' X 45'	200.00	06
11	30' X 60'	200.00	165
12	36' X 45'	180.00	05
13	30' X 50'	166.66	32
14	18' X 45'	90.00	80

TOTAL NO OF PLOTS 342

**AREA STATEMENT**

Survey No. / Sub-Division	Applied extent Ac - Cts
9p	1.88
13/2	1.08
14	8.98
15/1p	12.51
<b>TOTAL</b>	<b>24.45</b>

PROPOSED LAYOUT BOUNDARY

FILE RC.NO: 7022 / 2016 / L8  
 L.P.NO: 92 / 2017

PLOTS MORTGAGED TO VUDA  
 PLOT NO'S: 54 TO 81, 247 TO 261 & 268 TO 271  
 EXTENT : AC 2.19 CTS  
 NO. OF PLOTS - 47

SCALE :  
 1" = 66'-0"



For KVR PROPERTIES  
 Managing Partner

OWNERS SIGN.

Planning Officer

Licensed Surveyor

Junior Planning Officer

Chief Urban Planner

Basava 14/11/17  
 VICE CHAIRMAN  
 VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY



Visakhapatnam Urban Development Authority  
 UDYOG BHAVAN, SIRIPURAM, VISAKHAPATNAM - 530003  
 Layout L.P.No. 92/2017 Date: 10-2017 File No: 7022/16/L8  
 layout plan approval in Sy.No 9p,13/2,14 & 15/1p of Balighattam  
 covering an extent of Ac: 24.45. The acts is accorded subject to  
 the following conditions:  
 The applicant / layout owner / developer is hereby permitted to develop plots  
 1 to 53, 82 to 246, 262 to 267, 272 to 271 (295 plots)  
 and the plots Nos. 54 to 81, 247 to 261 & 268 to 271 (47 plots)  
 in favour of Vice-Chairman, VUDA.  
 The layout now issued does not exempt the lands under reference from  
 the Urban Land Ceiling Act.  
 The permission of developing the land shall not be used as proof of the title  
 of the land.  
 The applicant shall be safety responsible for the development of layout and in no  
 way VUDA will take up the development works as per specifications given in  
 the L.P.No. dated: \_\_\_\_\_  
 The need to mortgage by conditional sale executed by the applicant to favour of  
 VUDA is purely a measure to ensure compliance of the condition of development  
 for release of the land. VUDA is not a party to the mortgage deed and VUDA is no way accountable  
 for the mortgage deed. The applicant / developer is responsible for the mortgage deed.  
 The layout applicant is directed to complete the above developmental works  
 within a period of three years and submit a completion letter for releasing of  
 the mortgage deed / area which is in favour of Vice-Chairman VUDA duly enclosing  
 the form 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 in  
 favour of VUDA i.e. from plot Nos. 54 to 81, 247 to 261, 268 to 271  
 until they are released to the local authority. The applicant shall ensure that no developments  
 are carried out in the plots / area which is in favour of VUDA.  
 The applicant is permitted to sell the plots / area which is in favour of VUDA.  
 The Local Authority shall not approve and release any building permission or  
 any other permission in the area under mortgage to VUDA in  
 irregular and in other places, of the layout in general until and unless  
 the applicant has completed the developmental works and get relinquishment orders  
 for the mortgage plots from VUDA.  
 The layout applicant shall display a board of prominent nature above the site showing  
 the layout pattern with permit LP Nos. and with full details of the layout and  
 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 ornamental compound wall and  
 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 open spaces of  
 the layout shall taken over from the applicant by way of Registered Gift Deed and  
 also ensure collection of all necessary fees and charges before releasing  
 the layout plans.

A.D.M. J.P.O. A.P.O.