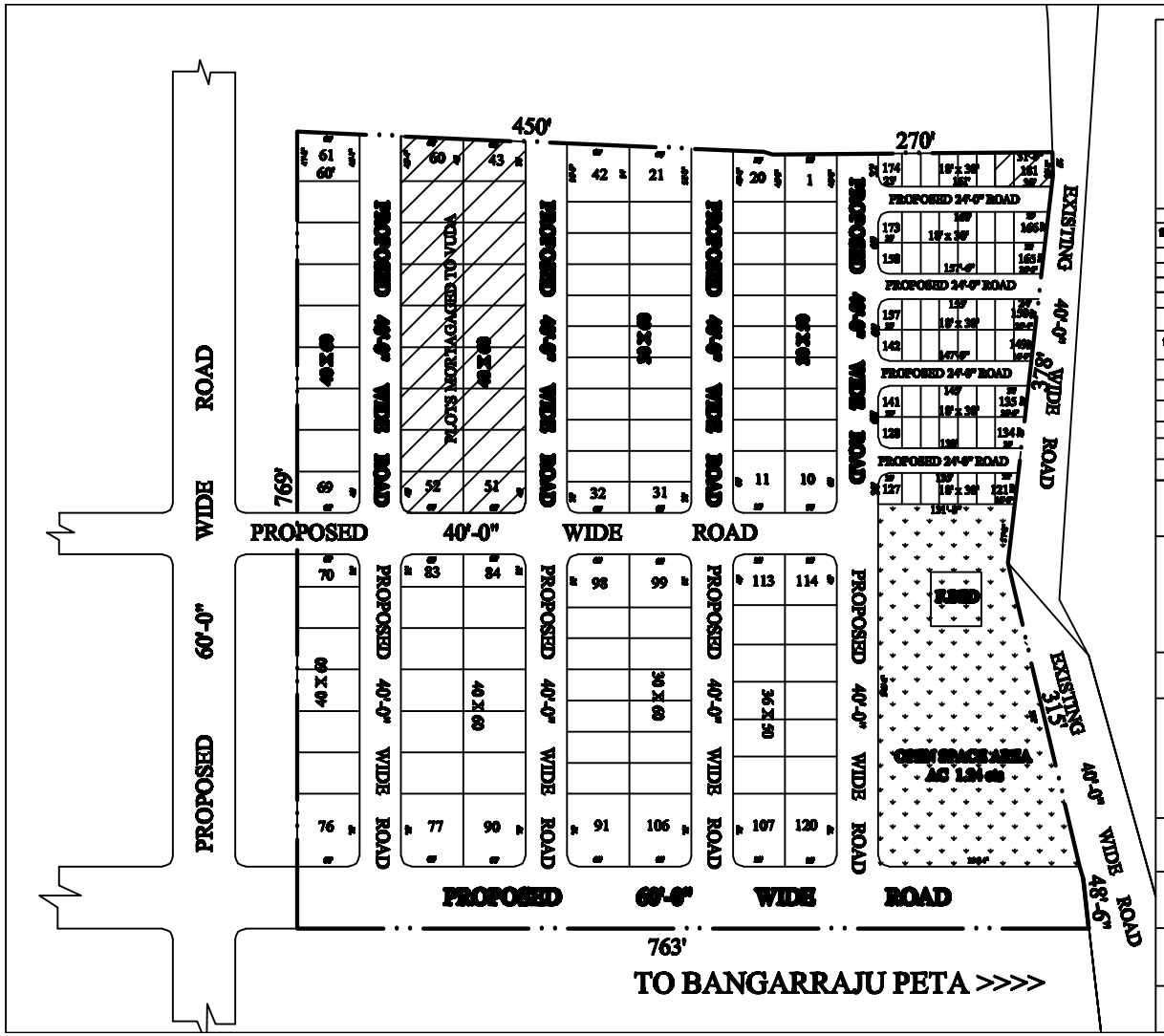

PROPOSED LAYOUT PLAN FOR RESIDENTIAL PLOTS IN S.Nos: 41p; 42p;38p OF MODAVALASA VILLAGE DENKADA - MANDAL, VIZIYANAGARAM- DISTRICT.

LAND USE ANALYSIS :-

SL.NO.	DESCRIPTION	EXTENT Acs.-cts.	PERCENTAGE
1.	PLOTTED AREA	6.85	55.46 %
2.	ROADS AREA	4.36	34.38 %
3.	OPEN SPACE AREA	1.24	10.04 %
	TOTAL AREA	12.35	100.00 %

PLOTS DETAILS :-

SL.NO.	PLOT SIZE	PLOT AREA IN Sq.Yds	NO OF PLOTS	PLOT AREA IN ACRES	PERCENTAGE
1	40'X60'	266.66	48	2.73	39.85 %
2	30'X60'	200.00	35	1.80	26.25 %
3	30'X30'	100.00	14	0.62	09.06 %
4	30'X30'(LIG)	166.66	20	0.80	11.68 %
5	19'X30'(EWS)	63.00	61	0.84	12.36 %
			181	6.85	100.00 %

LAYOUT BOUNDARY.

FILE R.C.NO: 22455/L8/2011

L.P.NO: 19/2012

PLOTS MORTAGAGED TO VUDA
PLOT Nos: 43 To 60
180,181
TOTAL PLOTS MORTAGAGED=20
EXTENT : AC 1.60 CTS

SCALE : 1"=60'-0"

W E S

OWENERS SIGN.

S/D.Man

Asst Planning Officer

Planning Officer

S. GOPALA RAO
Licenced Civil Engineer / Surveyor
Regd. No 394/2010
Visakhapatnam Urban Development Authority
VISAKHAPATNAM.
LICENCED SURVEYOR

Chief Urban Planner

VICE CHAIRMAN

VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

Office of the Urban Development Authority
VISAKHAPATNAM
21-3-12

Visakhapatnam Urban Development Authority

LIDYOG BHAVAN, SIRIPURAM, VISAKHAPATNAM-530003

Layout L.P No 19/2012 Date: 21-3-12

File No: 22455/2011/L8 The layout plan

Approval in survey Nos: 41/1, 42/1 & 38/1 of

MODAVALASA Village Covering an extent of A.C. 12.35 cts

Sq-Mts/Acres is recorded subject to following conditions.

1. The applicant / layout owner/developer is hereby permitted to sell the plot Nos. from 1 to 42 & 61 to 179 and the plot Nos. from 43 to 60, 180 & 181 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 raise up the development works as per specifications given in letter RC No: 22455/2011/L8 dated:- 21-3-12
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 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 development Works within a period of one 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 plots/area which is mortgaged in favour of VUDA i.e. from plot Nos. 43 to 60, 180 & 181 ---------- and the Local Authority shall ensure that, no development the from of buildings etc., authorisedly or unauthorisedly should come up in the layout site.
8. The applicant 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 Nos,and with full details of plots, Land use analysis,etc., for the benfit 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 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 at all necessary fees and charges before release of layout plans.

For Vice – Chairman

For VICE CHAIRMAN
Urban Development Authority
Visakhapatnam

30/3/12 S/Oman

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