PROPOSED LAYOUT PLAN FOR RESIDENTIAL PLOTS IN S.Nos: 41p,42p,43p OF MODAVALASA VILLAGE DENKADAMANDAL - MANDAL, VIZIYANAGARAM- DISTRICT.

LAND USE ANALYSIS :-

SL.NO	DESCRIPTION	EXTENT Acs.-cts.	PERCENTAGE
1.	PLOTTED AREA	17.65	55.09 %
2.	COMMERCIAL AREA	0.77	02.40 %
3.	ROADS AREA	10.39	32.43 %
4.	OPEN SPACE AREA	3.23	10.08 %
	TOTAL AREA	32.04	100.00 %

PLOTS DETAILS :-

SL.NO	PLOT SIZE	PLOT AREA IN Sq Yds	NO OF PLOTS	PLOT AREA IN ACRES	PERCENTAGE
1	80' X 60'	533.33	09	0.92	05.00 %
2	60' X 60'	400.00	04	0.33	01.79 %
3	40' X 60'	266.66	94	5.37	29.15 %
4	30' X 60'	200.00	93	4.71	25.57 %
5	36' X 50'	200.00	63	2.61	14.17 %
7	30' X 50'(LIG)	166.66	71	2.63	14.28 %
8	18' X 45'(EWS)	90.00	46	0.95	10.04 %
9	18' X 35'(EWS)	70.00	53	0.90	
			433	18.42	100.00 %

LAYOUT BOUNDARY.

APPROVED LAYOUT BOUNDARY

PLOTS MORTAGAGED TO VUDA
PLOT Nos.: 57, 72 TO 76 , 173 To 226
TOTAL PLOTS MORTAGAGED = 60
EXTENT : AC 2.76 CTS

FILE RC.NO: 252/L8/2012

L.P.NO: 44/2012

SCALE : 1" = 66'-0"

N

Visakhapatnam Urban Development Authority

UDYOG BHAVAN, SHOPURAM, VISAKHAPATNAM-530003

Layout L.P.No. 44/2012 Date: 15-10-12

File No. 252/L8/2012

Approval in survey Nos. 41/P, 42/P & 43/P of

MODAVALASA VILLAGE Village Covering an extent of 32.04 acres

Sale/Lease is accorded subject to following conditions.

1. The applicant/layout owner/developer is hereby permitted to sell the plots vide ... Nos from 1 to 56, 58 to 71, 77 to 172, 227 to 254, 255 to 256, 257 to 265 and the plot Nos. from 57, 72 to 76, 173 to 226 ... as 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 give any development works as per specifications given in letter No. 252/L8/2012 dated 15-10-12.
5. The deed to mortgage by conditional sale executed by the applicant in favour of VUDA is purely an assure of entire compliance of the condition of development of infrastructure by the applicant developer and VUDA is in no way responsible to the plot purchasers 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 5 years and submit a completion report for releasing of mortgaged plots/ area which is in favour of vice-Chairman, VUDA only excluding letter from SLCP 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. 57, 72 to 76, 173 to 226 and the Local Authority shall ensure that no development the form of buildings etc., authorically or unauthorically 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 mortgage 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 in prominent in the above plot Showing the layout pattern with permit L.P.No.and with full details of plots, Land use authorities, 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 grill as per mentioned layout plan.
12. The Local Authority shall ensure that the areas covered by roads and open spaces of the layout shall when 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 plan.

For VICE CHAIRMAN
Urban Development Authority
Visakhapatnam

3/9

OWENERS SIGN.

LICENCED SURVEYOR

Chief Urban Planner

Planning Officer

VICE-CHAIRMAN

VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY