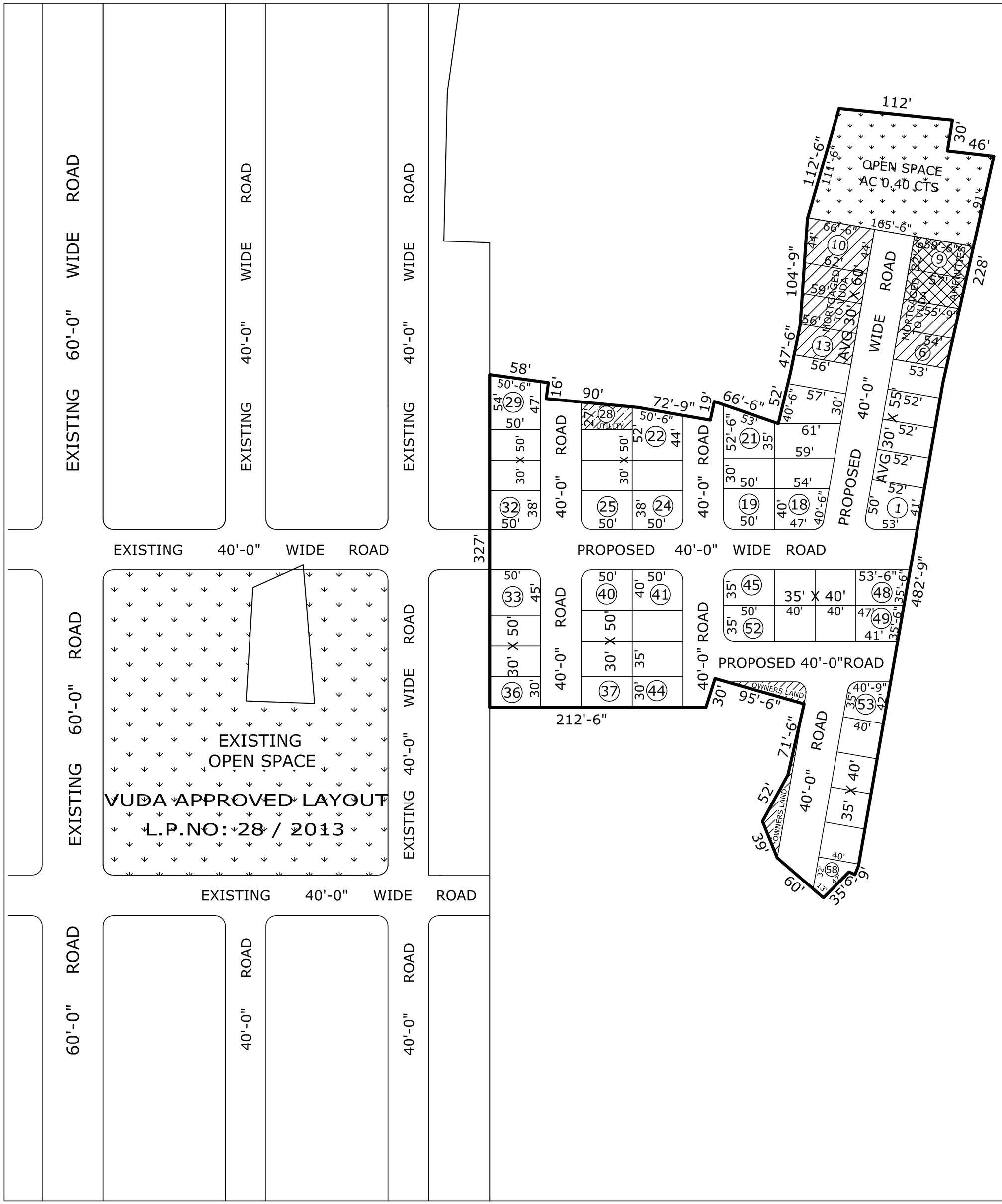

PROPOSED LAYOUT PLAN FOR RESIDENTIAL PLOTS IN S.NO's: 19p,20p & 21p OF BANGARRAJUPETA VILLAGE, DENKADA MANDAL, VIZIANAGARAM-DISTRICT.

Belongs To : M/s. Subhagruha Projects India Pvt. Ltd.

LAND USE ANALYSIS

SL. NO.	DESCRIPTION	EXTENT IN Acs.- cts.	PERCENTAGE
1.	PLOTTED AREA	2.20	56.26 %
2.	AMENITIES AREA	0.08	02.05 %
3.	UTILITY AREA	0.03	00.77 %
4.	ROADS AREA	1.20	30.69 %
5.	OPEN SPACE AREA	0.40	10.23 %
	TOTAL AREA	3.91	100.00 %

PLOTS DETAILS

SL.NO.	PLOT SIZE	PLOT AREA IN Sq Yds	NO OF PLOTS
1	30' X 60'	200.00	09
2	30' X 55'	183.33	09
3	30' X 50'	166.66	26
4	35' X 40'	155.55	14
	TOTAL PLOT NO'S		58

PROPOSED LAYOUT BOUNDARY.

SCALE: 1" = 66'-0"

NORTH

FILE RC.NO: 4545/2017/L8
L.P.NO: 2/2018

PLOTS MORTGAGED TO VUDA
EXTENT: AC 0.345 CTS
PLOT NO'S: 6 TO 13
NO. OF PLOTS: 08

OWNERS SIGN.	G. VENKATA HARISH, Licenced Civil Engineer / Surveyor, Regd.No. 207/2016-2019, Visakhapatnam Urban Development Authority, VISAKHAPATNAM. LICENSED SURVEYOR
A.D.M	Junior Planning Officer

Assist. Planning Officer

Planning Officer

Chief Urban Planner

VICE CHAIRMAN

VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

OFFICE OF THE URBAN DEVELOPMENT AUTHORITY VISAKHAPATNAM Date 02-01-2018

Visakhapatnam Urban Development Authority

UDYOG BHAVAN, SIRIPURAM, VISAKHAPATNAM – 530003

Layout L.P.No 02/2018 Date: 02-01-2018 File No: 4545/2017/L8

Layout plan approval in Sy.No 19p, 20p & 21p Bangarrajupeta & Dankada(M) covering an extent of 4.3.91 cts sq.mts Acts: is accorded subject to the conditions.

1. applicant / layout owner / developer is hereby permitted to sell the plot Nos 01 TO 05, 14 TO 58
2. the plots Nos. 06 to 13 are mortgaged in favour of Vice-Chairman, VUDA.
3. the layout now issued does not exempt the lands under reference from view of Urban Land Ceiling Act.
4. permission of developing the land shall not be used as proof of the title of land.
5. applicant shall safety responsible for the development of layout and in no VUDA will take up the development works as per specifications given in LP No. RC.NO: 4545/2017/L8 dated 02-01-2018
6. plots pledged 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 and infrastructure by the applicant / developer and VUDA is no way accountable for any purchases in the event of default by the applicant / developer.
7. layout applicant is directed to complete the above developmental works within a period of three years and submit a requisition letter for releasing of mortgaged plot / 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.
8. applicant shall not be permitted to sell the plots / area which is mortgaged in favour of VUDA i.e. from plot Nos 06 TO 13 (8 plots) and the local authority shall ensure that no developments the form of buildings etc., wrongfully or unauthorized should come up in the layout area.
9. applicant is permitted to sell the plots other than mortgaged plots.
10. local Authority shall not approve and release any building permission or allow any unauthorized development in the area under mortgages 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.
11. layout applicant shall display a board of prominent in the above site showing the layout pattern with permit LP.Nos. and with full details of plots, land use, etc., for the benefit of public.
12. Local Authority should ensure that the open spaces shall be developed by the applicant along with other developments with ornamental compound wall and trees per sanctioned layout plan.
13. 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 shall also ensure collection of all necessary fees and charges before release of layout plans.

For VICE CHAIRMAN
Urban Development Authority
Visakhapatnam

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