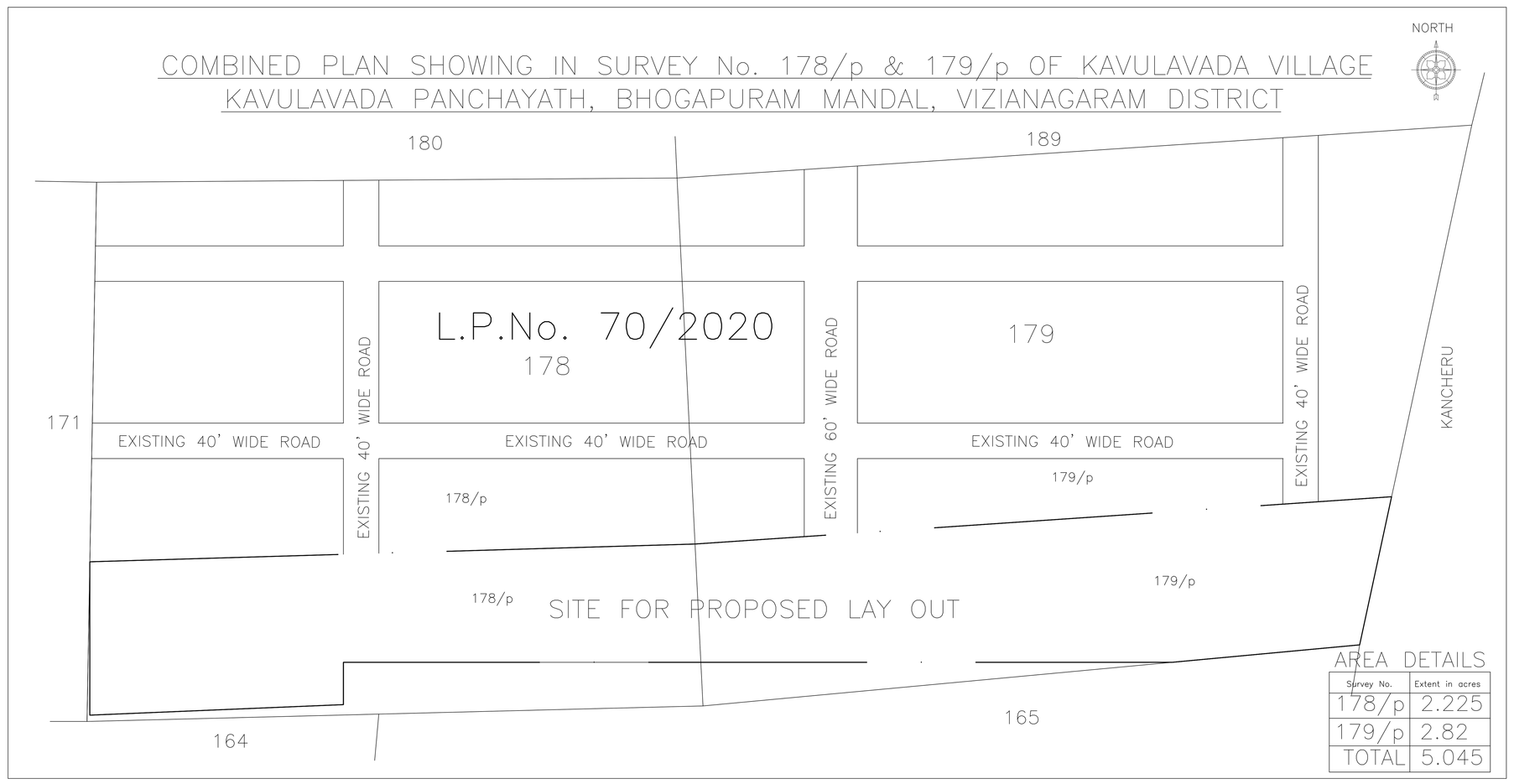
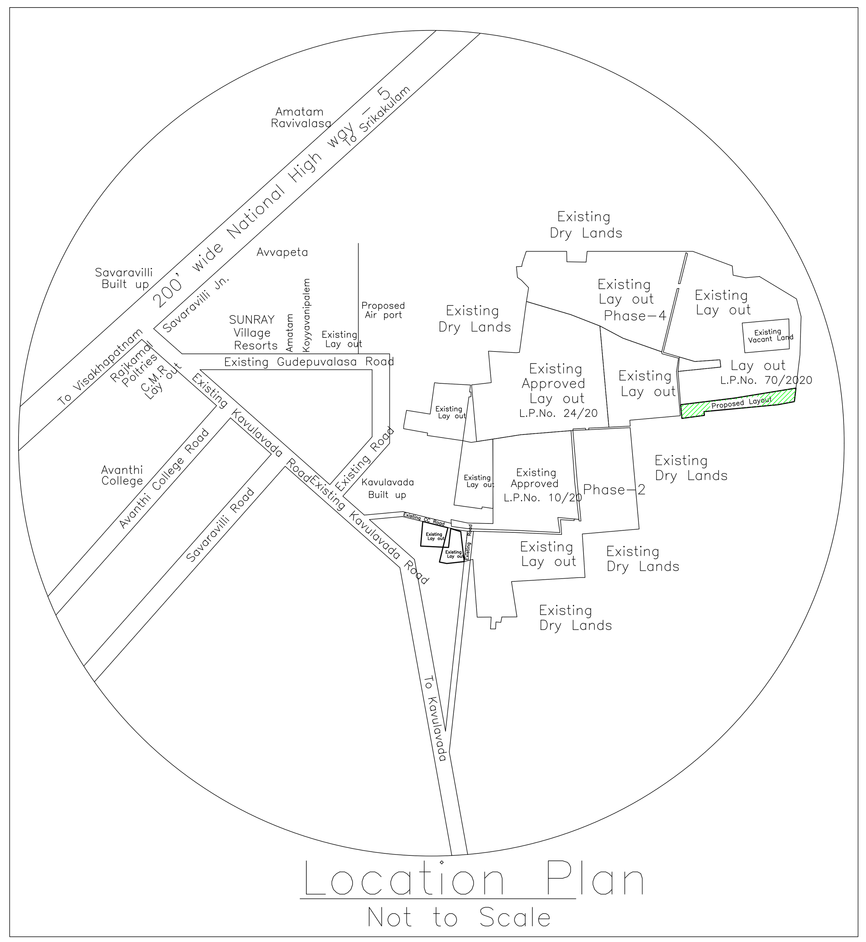
FLP NO.: 11570/2025/LPV/MRDA/2025/Mortgage
LP NO.: 1807/2025/11571/VMRDA/DPMS

Site Plan
(Scale - 1:400)



AREA DETAILS

Survey No.	Extent in acres
178/p	2.225
179/p	2.82
TOTAL	5.045



Location Plan
Not to Scale

Project Title : LAYOUT PLAN SHOWING IN SURVEY Nos. 178/p & 179/p OF KAVULAVADA VILLAGE, BOGAPURAM MANDAL, VIZIANAGARAM DISTRICT.BELONGS TO : LAND OWNER AND DEVELOPER: 1. M/s SANTIAM ESTATES PRIVATE LIMITED, Represented by its Managing DirectorSri. I.APPALA RAJA VARMA S/o I.SITA RAMA RAJU, 2. Sri. SABBELLA RAMACHANDRA REDDY, 3. Sri. KATARI UDAYA KUMAR, 4. Sri. VIJAYA KUMAR VEGESNALAYOUT DEVELPER: M/s SANTIAM ESTATES PRIVATE LIMITED, Represented by its Managing Director Sri. I.APPALA RAJA VARMA S/o Late I. SITA RAMA RAJU.	SHEET NO : 1	DATE : 27-06-2024

AREA STATEMENT	VERSION NO : 1.101.131
	VERSION DATE : 18/06/2024
PROJECT DETAIL:	
Region: VISAKHAPATNAM REGION District: VISAKHAPATNAM	Plot Use: Residential
METROPOLITAN REGION DEVELOPMENT AUTHORITY	Land Use Zone: Agriculture Zone
LP No.: 1807/2025/LPV/MRDA/2025	Main Abutting Road Width: 18
Application Type: General/Proposal	If Plot is abutting to Highway: No
Project Type: Open Layout	Plot No: NA
Nature of Development: New	Survey No.: 178/P, 179/P
Sub Location: NA	North: -
Village Name: Kavulavada	South: -
Mandal: BHO	East: -
Ward: Kavulavada	West: -

AREA DETAILS :		SQ.MT.
AREA OF PLOT (Minimum)	(A)	20415.17
NET AREA OF PLOT	(A-Deductions)	20415.17
Deduction for Balance Plot Area		
Amenity Area		1004.83
Total:		1004.83
BALANCE AREA OF PLOT	(A-Deductions)	19410.35

LTP NAME AND SIGNATURE	STRUCTURAL ENG NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE
Koppara Venkata Hema Sundara Raju		M/s. Santiam Estates Private Limited
STD		REG/1187/CR/V/171/2013

Land use analysis/Area distribution (Table 2c)

Area covered under	Proposed Area in sq. mt.	Proposed Area in sq. yd.	Percentage(%)
Plotted Area	10508.96	12565.14	51.55
Road Area	6463.98	7730.83	31.68
Amenity –1	1004.83	1201.76	4.92
Public Open Space	2233.22	2669.71	10.93
Utility Area	187.21	223.96	0.92
Total net layout	20415.18	24391.35	100.00

Land Area to Mortgage Details

Name	Ind Plot Name	Ind Plot Area
Land Area to Mortgage Plot Nos. 4 & 5	4	888.24
	5	847.88
Total		1736.12

Mortgage Area Details

Name	Mortgage Area	
	Reqd	Prop
Land Area to Mortgage	1575.04	1736.12

General Conditions

No.	General Conditions
1	LTP is responsible for any misrepresentation in above aspects
2	Spiley shall be maintained as per GO.Ms.No.215, MA & UD dt. 18-07-2017 in all the road corners.

Individual Plot Area

Plot No.	Abutting Road	Plot Area		Plot Width		Plot Depth		Frontage	
		Reqd	Prop	Reqd	Prop	Reqd	Prop	Reqd	Prop
2	12M WIDE INTERNAL ROAD–1	100.00	968.96	8.00	24.38	-	40.57	-	24.38
3	12M WIDE INTERNAL ROAD–1	100.00	928.60	8.00	24.38	-	38.92	-	24.38
4	12M WIDE INTERNAL ROAD–1	100.00	888.24	8.00	24.38	-	37.26	-	24.38
5	12M WIDE INTERNAL ROAD–1	100.00	847.88	8.00	24.38	-	35.61	-	24.38
6	18M WIDE INTERNAL ROAD	150.00	800.77	10.00	24.38	-	33.95	-	27.79
7	18M WIDE INTERNAL ROAD	150.00	730.14	10.00	24.38	-	30.65	-	29.55
8	12M WIDE INTERNAL ROAD–1	100.00	698.94	8.00	24.38	-	29.40	-	24.38
9	12M WIDE INTERNAL ROAD–1	100.00	678.15	8.00	24.38	-	28.17	-	24.38
10	12M WIDE INTERNAL ROAD–1	100.00	660.72	8.00	24.38	-	27.46	-	24.38
11	12M WIDE INTERNAL ROAD–1	100.00	643.28	8.00	24.38	-	26.74	-	24.38
12	12M WIDE INTERNAL ROAD–1	100.00	621.34	8.00	24.38	-	26.03	-	21.38
13	12M WIDE INTERNAL ROAD–1	100.00	924.84	8.00	24.86	-	38.11	-	35.09
14	12M WIDE INTERNAL ROAD–1	100.00	572.44	8.00	23.83	-	24.39	-	24.38
15	12M WIDE INTERNAL ROAD–1	100.00	562.87	8.00	23.11	-	24.73	-	24.72

COLOR INDEX

Plot / Site lines	
Existing street / road	
Proposed work including services	
Existing construction proposed to be demolished	
Existing structure to be retained	
Work in progress duly sanctioned	
Open Space	
Drainage and Sewerage work	
Water Supply work	
Deviations	
Recreation ground	

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