



**PROPOSED LAYOUT PLAN FOR RESIDENTIAL PLOTS IN S.NO'S: 240p, 252p, 253p, 254p, 255p, 256p, 257p, 258p, 267p & 268p OF MAREDIPUDI (V), ANAKHALLI MANDAL, VISAKHAPATNAM DIST.**  
 Belongs To: M/s. Prakruti Avenues Pvt. Ltd.

**LAND USE ANALYSIS :-**

SL.NO.	DESCRIPTION	EXTENT Ac.-cts.	PERCENTAGE
1.	PLOTTED AREA	6.23	51.74 %
2.	AMENITIES AREA	0.35	02.91 %
3.	UTILITY AREA	0.065	00.54 %
4.	ROADS AREA	4.19	34.80 %
5.	OPEN SPACE AREA	1.205	10.01 %
<b>TOTAL AREA</b>		<b>12.04</b>	<b>100.00 %</b>

**PLOTS DETAILS :-**

SL.NO.	PLOT SIZE	PLOT AREA IN Sq Yds	NO OF PLOTS
1.	88' X 101'	987.55	01
2.	40' X 98'	435.55	01
3.	40' X 70'	311.11	03
4.	40' X 60'	266.66	23
5.	30' X 60'	200.00	54
6.	30' X 50'	166.66	27
7.	36' X 45'	180.00	07
8.	27' X 40'	120.00	33
<b>TOTAL NO. OF PLOTS</b>			<b>149</b>

**AREA STATEMENT**

Survey No. / Sub-Division	Applied extent for Layout Ac - Cts	Survey No. / Sub-Division	Applied extent for Layout Ac - Cts
240/5	0.110	256/4	0.070
240/6	0.060	256/5	0.090
240/7	0.070	256/6	0.040
240/8	0.080	256/7	0.070
252/11	0.083	256/8	0.090
252/12	0.050	256/9	0.060
252/13	0.030	256/10	0.150
252/14	0.200	256/12	0.130
252/15	0.040	256/13	0.210
252/16p	0.015	257/4	0.280
252/18	0.060	257/5	0.090
252/19	0.130	257/6	0.050
253/6p	0.060	257/7	0.060
253/7	0.050	257/8	0.190
253/8	0.090	257/9	0.020
253/9	0.160	257/10	0.100
253/10	0.070	257/11	0.160
253/11	0.050	257/12	0.210
253/12	0.140	257/13	0.170
254/2p	0.480	257/14	0.140
254/3p	0.440	257/15	0.180
254/4	0.140	257/16	0.160
254/5	0.140	257/17	0.030
254/6	0.850	257/18	0.050
254/8	0.080	257/19	0.040
254/9	0.230	257/20	0.050
255/1	0.050	257/21	0.090
255/2	0.110	257/22	0.080
255/3	0.620	258/1p	0.660
255/4	0.030	258/2	0.080
255/5	0.060	258/3	0.270
255/6	0.030	258/4	0.400
255/7	0.050	258/5p	0.170
255/8	0.160	258/6p	0.010
255/9	0.170	267/1p	0.160
255/10	0.120	267/2p	0.230
255/11	0.060	267/3	0.150
255/12	0.120	267/4p	0.190
255/13	0.240	268/12p	0.040
255/14p	0.220	268/14p	0.080
256/1	0.020	268/15p	0.088
256/2	0.050	268/17p	0.075
256/3	0.270	268/18p	0.090
<b>TOTAL</b>		<b>12.040</b>	

PROPOSED LAYOUT BOUNDARY

SCALE : 1" = 66'-0"

FILE RC.NO: 3004 / 2017 / LI  
L.P.NO: 101 / 2017

PLOTS MORTGAGED TO VUDA  
PLOT NO'S: 1 TO 18  
NO. OF PLOTS: 18  
TOTAL EXTENT: AC 1.03 CTS

OWNERS SIGN. LICENCED SURVEYOR

For Vice Chairman  
H. Lakshmi Naraya  
VUDA Licensed Civil Engineer, Surveyor  
Licence No. 10417/1979  
VISAKHAPATNAM

For VICE CHAIRMAN  
Urban Development Authority  
Visakhapatnam

Chief Urban Planner

VICE CHAIRMAN

**VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY**



Visakhapatnam Urban Development Authority  
 UDYOG BHAVAN, SIRIPURAM, VISAKHAPATNAM - 530003

Layout L.P.No. 101/17 Date: 11/10/17 File No. RC.No.3004/17/LI  
 layout plan approval in Sy.No 240p, 252p, 253p, 254p, 255p, 256p, 257p, 258p, 267p, 268p of MAREDIPUDI (V)  
 covering an extent of Ac. 12.04 CTS is accorded subject to the following conditions.

The applicant / layout owner / developer is hereby permitted to develop the plots Nos. 1 to 18 (Total Plots: 18) are mortgaged in favour of Vice Chairman, VUDA.

That the layout now issued does not exempt the lands under reference from the purview of 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 case VUDA will take up the development works as per specifications given in the plan No. RC.No.3004/2017/LI dated 11/10/17.

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 infrastructure by the applicant / developer and VUDA is no way accountable for the purchases in the event of default by the applicant / developer.

The layout applicant is directed to complete the above developmental works within a period of three years and submit a registration 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.

The applicant shall not be permitted to sell the plots / area which is mortgaged in favour of VUDA i.e. from plot Nos. 1 to 18 (Plots: 18) and the local Authority shall ensure that no developments in the form of buildings etc. are carried out or unauthorized should come up in the layout area.

The applicant is permitted to sell the plots / area which is mortgaged in favour of VUDA.

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 completed the developmental works and get relinquishment orders of mortgaged plots from VUDA.

The layout applicant shall display a board of prominent in the above site showing layout pattern with permit LP Nos. and with full details of plots, land use, 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 gates 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 release of layout plans.