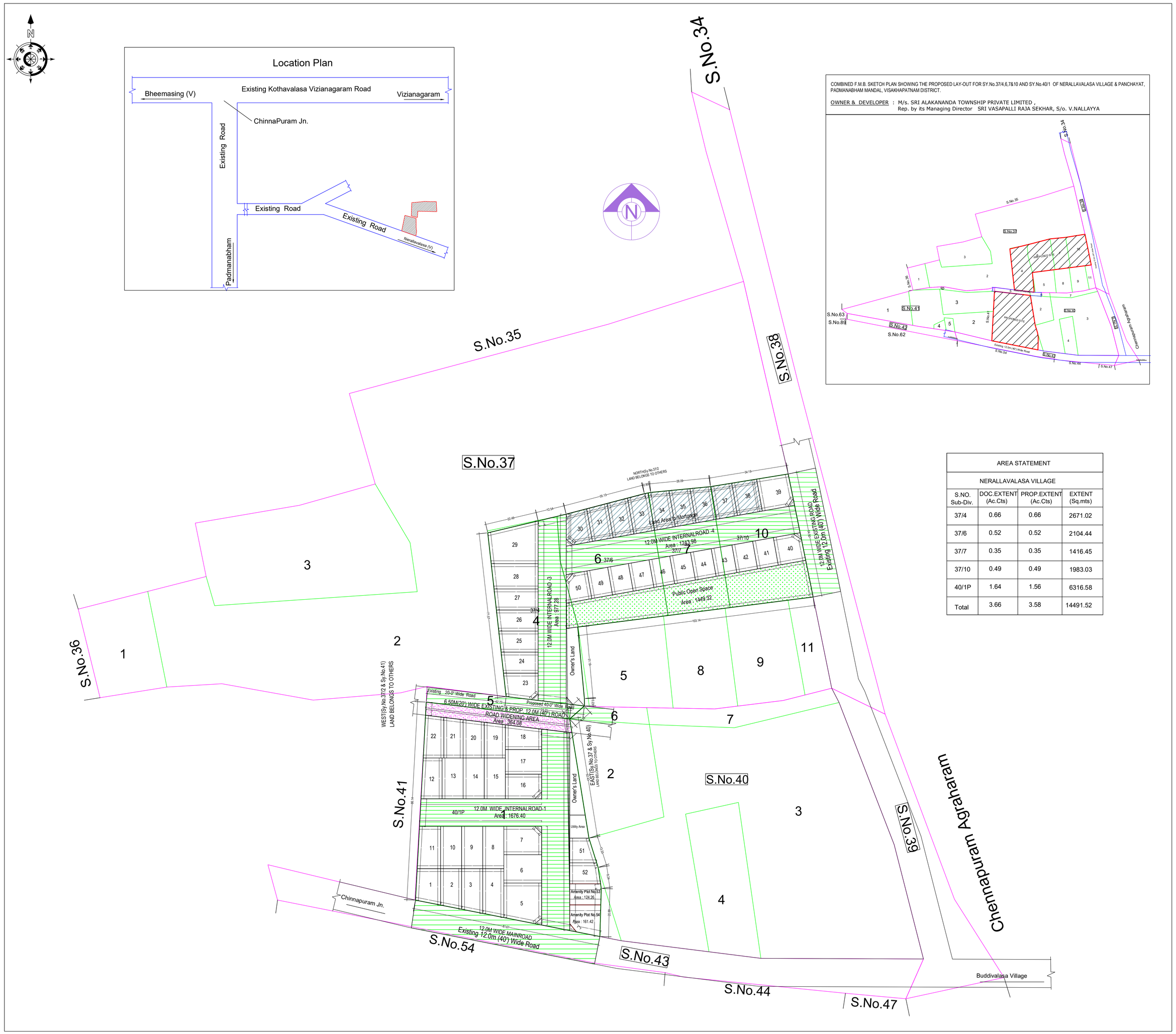
FLP. NO.: 1167/01471/L.P/VMRDA/DPMS/2021/Mortgage
LP. NO.: 124/2021/11167/VMRDA/DPMS

TLP NO:1167/01471/LP/VMRDA/DPMS/2021	SHEET NO.	1	DATE	04-09-2023

Project Title :PLAN SHOWING THE PROPOSED LAY-OUT FOR SY.No.37/4, 6, 7&10 and SY.No.40/1 OF NERALLAVALASA VILLAGE & PANCHAYAT, PADMANABHAM MANDAL, VISAKHAPATNAM DISTRICT.OWNER & DEVELOPER : M/s. SRI ALAKANANDA TOWNSHIP PRIVATE LIMITED , Rep. by its Managing Director SRI VASAPALLI RAJA SEKHAR, S/o. V.NALLAYYA



COMBINED F.M.B. SKETCH PLAN SHOWING THE PROPOSED LAY-OUT FOR SY.No.37/4,6,7&10 AND SY.No.40/1 OF NERALLAVALASA VILLAGE & PANCHAYAT, PADMANABHAM MANDAL, VISAKHAPATNAM DISTRICT.

OWNER & DEVELOPER : M/s. SRI ALAKANANDA TOWNSHIP PRIVATE LIMITED ,
Rep. by its Managing Director SRI VASAPALLI RAJA SEKHAR, S/o. V.NALLAYYA

AREA STATEMENT	
NERALLAVALASA VILLAGE	
S.NO. Sub-Div.	DOC.EXTENT (Ac.Cts)	PROP.EXTENT (Ac.Cts)	EXTENT (Sq.mts)
37/4	0.66	0.66	2671.02
37/6	0.52	0.52	2104.44
37/7	0.35	0.35	1416.45
37/10	0.49	0.49	1983.03
40/1P	1.64	1.56	6316.58
Total	3.66	3.58	14491.52

Individual Plot Area

Plot No.	Abutting Road	Plot Area Reqd	Plot Area Prop	Plot Width Reqd	Plot Width Prop	Plot Depth Reqd	Plot Depth Prop	Frontage Reqd	Frontage Prop
1	12.0M WIDE MAINROAD	100.00	155.81	8.00	11.11	-	15.05	-	11.11
2	12.0M WIDE MAINROAD	100.00	153.36	8.00	9.34	-	17.06	-	9.34
3	12.0M WIDE MAINROAD	100.00	169.91	8.00	9.34	-	18.91	-	9.34
4	12.0M WIDE MAINROAD	100.00	186.45	8.00	9.34	-	20.75	-	9.34
5	12.0M WIDE INTERNALROAD-1	100.00	268.76	8.00	15.24	-	0.00	-	15.24
6	12.0M WIDE INTERNALROAD-1	100.00	202.06	8.00	12.29	-	0.00	-	12.29
7	12.0M WIDE INTERNALROAD-1	100.00	197.56	8.00	12.30	-	16.44	-	38.20
8	12.0M WIDE INTERNALROAD-1	100.00	167.90	8.00	9.16	-	18.33	-	9.16
9	12.0M WIDE INTERNALROAD-1	100.00	167.90	8.00	9.16	-	18.33	-	9.16
10	12.0M WIDE INTERNALROAD-1	100.00	167.90	8.00	9.16	-	18.33	-	9.16
11	12.0M WIDE INTERNALROAD-1	100.00	177.02	8.00	9.16	-	18.33	-	9.16
12	12.0M WIDE INTERNALROAD-1	100.00	153.82	8.00	9.16	-	17.72	-	9.16
13	12.0M WIDE INTERNALROAD-1	100.00	162.35	8.00	9.16	-	17.72	-	9.16
14	12.0M WIDE INTERNALROAD-1	100.00	162.35	8.00	9.16	-	17.72	-	9.16
15	12.0M WIDE INTERNALROAD-1	100.00	162.35	8.00	9.16	-	17.72	-	9.16
16	12.0M WIDE INTERNALROAD-1	100.00	164.24	8.00	12.78	-	0.00	-	36.09
17	12.0M WIDE INTERNALROAD-1	100.00	168.74	8.00	10.69	-	0.00	-	10.69
18	12.0M WIDE INTERNALROAD-1	100.00	155.39	8.00	8.90	-	0.00	-	8.90
19		100.00	137.34	8.00	9.23	-	0.00	-	0.00
20		100.00	147.39	8.00	9.23	-	16.21	-	0.00
21		100.00	144.10	8.00	8.47	-	17.27	-	0.00
22		100.00	153.33	8.00	8.00	-	18.25	-	0.00
23	12.0M WIDE INTERNALROAD-3	100.00	154.36	8.00	11.01	-	10.90	-	8.83
24	12.0M WIDE INTERNALROAD-3	100.00	142.31	8.00	9.14	-	15.56	-	9.14
25	12.0M WIDE INTERNALROAD-3	100.00	151.69	8.00	9.14	-	16.59	-	9.14
26	12.0M WIDE INTERNALROAD-3	100.00	161.06	8.00	9.14	-	17.61	-	9.14
27	12.0M WIDE INTERNALROAD-3	100.00	170.44	8.00	9.14	-	18.64	-	9.14
28	12.0M WIDE INTERNALROAD-3	100.00	216.90	8.00	10.97	-	19.77	-	10.97
29	12.0M WIDE INTERNALROAD-3	100.00	340.01	8.00	18.58	-	21.42	-	18.58
30	12.0M WIDE INTERNALROAD-4	100.00	140.80	8.00	10.89	-	10.28	-	8.60
31	12.0M WIDE INTERNALROAD-4	100.00	134.99	8.00	9.14	-	14.76	-	9.14
32	12.0M WIDE INTERNALROAD-4	100.00	141.64	8.00	9.14	-	15.49	-	9.14
33	12.0M WIDE INTERNALROAD-4	100.00	148.22	8.00	9.14	-	16.22	-	9.14
34	12.0M WIDE INTERNALROAD-4	100.00	148.45	8.00	9.14	-	16.24	-	9.14
35	12.0M WIDE INTERNALROAD-4	100.00	141.76	8.00	9.14	-	15.50	-	9.14
36	12.0M WIDE INTERNALROAD-4	100.00	134.99	8.00	9.14	-	14.76	-	9.14
37	12.0M WIDE INTERNALROAD-4	100.00	131.06	8.00	9.14	-	14.33	-	9.14
38	12.0M WIDE INTERNALROAD-4	100.00	155.53	8.00	10.97	-	14.17	-	10.97
39	12.0M WIDE INTERNALROAD-4	100.00	191.68	8.00	11.21	-	14.00	-	11.21
40	12.0M WIDE INTERNALROAD-4	100.00	141.34	8.00	9.19	-	12.01	-	8.83
41	12.0M WIDE INTERNALROAD-4	100.00	111.39	8.00	9.14	-	12.18	-	9.14
42	12.0M WIDE INTERNALROAD-4	100.00	111.39	8.00	9.14	-	12.18	-	9.14
43	12.0M WIDE INTERNALROAD-4	100.00	111.39	8.00	9.14	-	12.18	-	9.14
44	12.0M WIDE INTERNALROAD-4	100.00	111.39	8.00	9.14	-	12.18	-	9.14
45	12.0M WIDE INTERNALROAD-4	100.00	111.39	8.00	9.14	-	12.18	-	9.14
46	12.0M WIDE INTERNALROAD-4	100.00	111.39	8.00	9.14	-	12.18	-	9.14
47	12.0M WIDE INTERNALROAD-4	100.00	111.39	8.00	9.14	-	12.18	-	9.14
48	12.0M WIDE INTERNALROAD-4	100.00	111.39	8.00	9.14	-	12.18	-	9.14
49	12.0M WIDE INTERNALROAD-4	100.00	111.39	8.00	9.14	-	12.18	-	9.14
50	12.0M WIDE INTERNALROAD-4	100.00	120.23	8.00	9.38	-	10.66	-	6.14
51	12.0M WIDE INTERNALROAD-1	100.00	107.75	8.00	10.73	-	10.05	-	10.73
52	12.0M WIDE INTERNALROAD-1	100.00	116.12	8.00	9.14	-	12.74	-	9.14

AREA STATEMENT		
	VERSION NO.: 1.101.124	
	VERSION DATE: 21/07/2023	
PROJECT DETAIL:		
Region: VISAKHAPATNAM REGION	Plot Use: Residential	
Authority: VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY	Land Use Zone: Residential use Zone	
TLP No.: 1167/01471/L.P/VMRDA/DPMS/2021	Main Abutting Road Width: 12	
Application Type: General/Proposal	# Plot is abutting to Highway: No	
Project Type: Open Layout	Plot No: NA	
Nature of Development: New	Survey No.: 37/4, 6, 7, 10 &40/1	
SubLocation: NA	North: -	
Village Name: Nerellavalasa	South: -	
Mandal: PAD	East: -	
Ward: Nerellavalasa	West: -	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	14491.52
Deduction for Net/Plot Area		
LeftOverOwnerLand Area		354.23
Total		354.23
NET AREA OF PLOT	(A-Deductions)	14137.29
Deduction for Balance Plot Area		
Road Widening Area		364.08
Existing Road Area		0.32
Amenity Area		285.68
LeftOverOwnerLand Area		354.23
Total		1004.30
BALANCE AREA OF PLOT	(A-Deductions)	13487.22

LTP NAME AND SIGNATURE	STRUCTURAL ENG NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE
K.V.Ramakrishna Rao		M/S SRI ALAKANANDA TOWNSHIPS PVT LTD
163		REG/1167/DEV0074/2021

Land use analysis/Area distribution (Table 2c)

Area covered under	Proposed Area in sq. mt.	Proposed Area in sq. yd.	Percentage(%)
Plotted Area	8020.06	9591.91	55.34
Leftover Owners Land Area	354.23	423.66	2.44
Road Area	4306.36	5150.36	29.72
Amenity Plot No.54	161.42	193.05	1.11
Amenity Plot No.53	124.26	148.62	0.86
Public Open Space	1449.32	1733.37	10.00
Utility Area	75.53	90.33	0.52
Total net layout	14491.18	17331.31	100.00

Land Area to Mortgage Details

Name	Ind Plot Name	Ind Plot Area
Land Area to Mortgage	30	140.80
	31	134.99
	32	141.64
	33	148.22
	34	148.45
	35	141.76
	36	134.99
	37	131.06
	38	155.53
Total	-	1277.43

Mortgage Area Details

Name	Mortgage Area Reqd	Mortgage Area Prop
Land Area to Mortgage	1203.01	1277.43

General Conditions

No.	General Conditions
1	LTP is responsible for any misrepresentation in above aspects.
2	Splay shall be maintained as per GO.MS.No.275, MA & UD dt. 18-07-2017 in all the road corners.

LAY-OUT PLAN

(Scale - 1:800)

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

ISO_A0_(841.00_x_1189.00_MM)

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