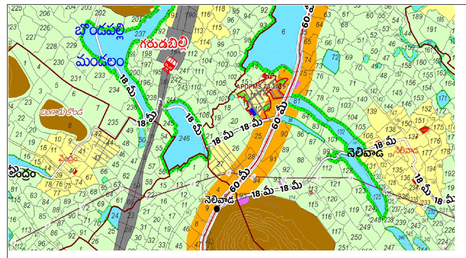
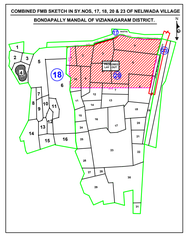
LP. NO.: 1167/0027/LP/VMRDA/2023(Mortgage

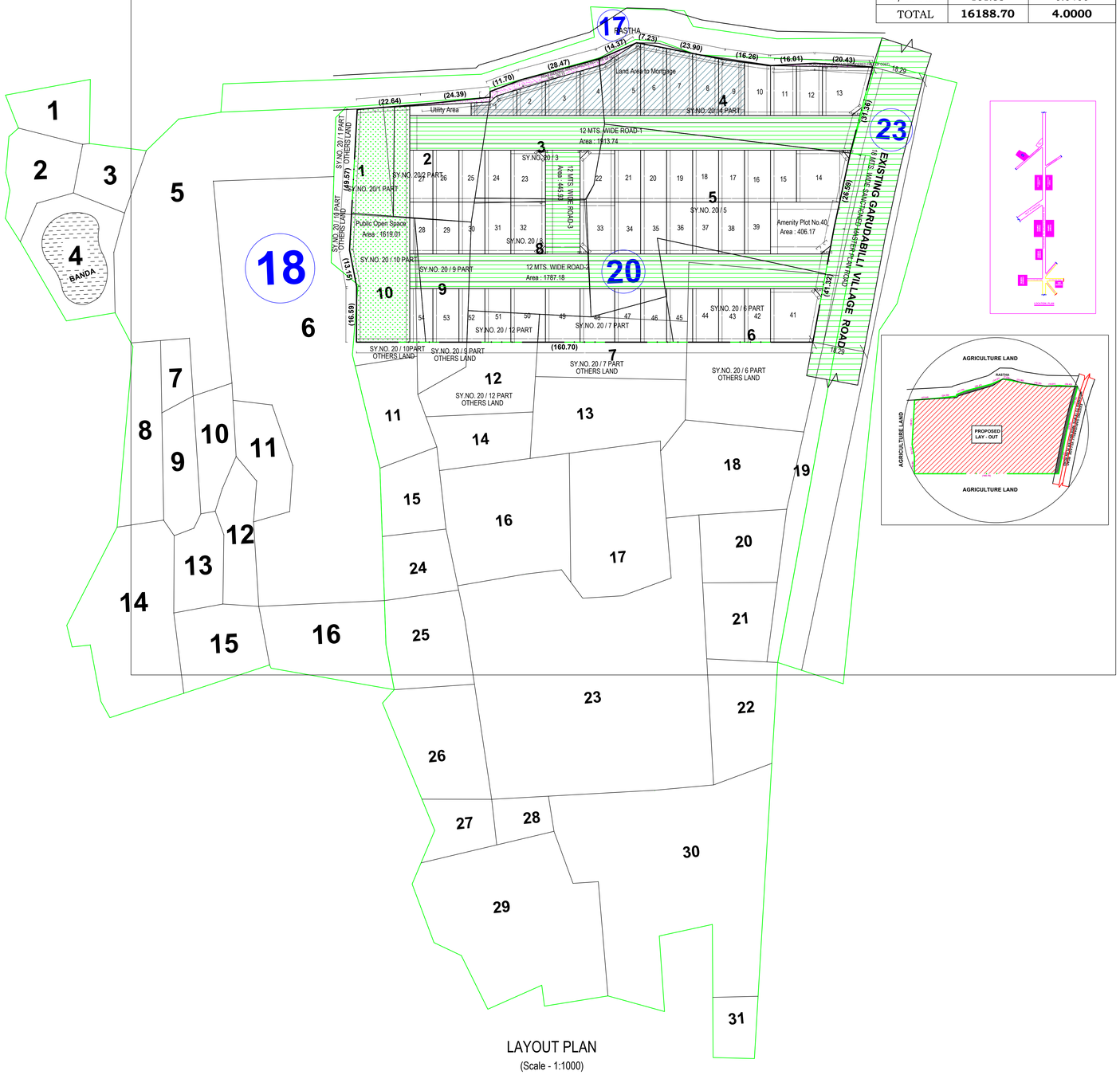
Proposed Residential Layout Mortgage Plan in Survey Nos. 20/1 Part, 2 To 5, 6 Part, 7 Part, 8, 9 Part, 10 Part & 12 Part Of Nelivada Village, Bondapally Mandal Of Vizianagaram District. Gopal's Real Estate And Developers, Represented by its Managing Partner 1. Nagulakonda Venkata Raj Gopal, S/O. Venkata Singha Perumallu @ Rambabu, 2) Nagulakonda Venkata Venu Gopal, S/O. Late Venkata Krishna Ganesh, 3) Cota Adithya Raj Gopal, S/O. Ram Mohan (Gpa Holders) 4) Smt. Veera Surya Chakravarthi, W/O. Late Gowri Shankar, 5) Veera Padmaja, W/O. Late Gowri Shankar & 6) Veera Hemanth Satya Srinivas Sai, S/O. Late Gowri Shankar (Land Owners).





DESCRIPTION OF LAYOUT

SURVEY NO.	EXTENT (SQ. MTS.)	EXTENT (AC-CENTS)
20/1 Part	445.17	0.1100
20/2	1295.04	0.3200
20/3	2144.91	0.5300
20/4	2671.02	0.6600
20/5	4816.63	1.1900
20/6 Part	1133.16	0.2800
20/7 Part	364.23	0.0900
20/8	1659.27	0.4100
20/9 Part	647.52	0.1600
20/10 Part	849.87	0.2100
20/12 Part	161.88	0.0400
TOTAL	**16188.70**	**4.0000**



LAYOUT PLAN
(Scale - 1:1000)

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 MTS. WIDE ROAD-1	100.00	101.08	8.00	16.08	-	6.06	-	16.08
2	12 MTS. WIDE ROAD-1	100.00	106.11	8.00	10.08	-	10.53	-	10.08
3	12 MTS. WIDE ROAD-1	100.00	168.72	8.00	12.19	-	13.84	-	12.19
4	12 MTS. WIDE ROAD-1	100.00	215.26	8.00	12.19	-	17.46	-	12.19
5	12 MTS. WIDE ROAD-1	100.00	214.66	8.00	9.14	-	23.56	-	9.14
6	12 MTS. WIDE ROAD-1	100.00	224.34	8.00	9.14	-	24.54	-	9.14
7	12 MTS. WIDE ROAD-1	100.00	208.20	8.00	9.14	-	22.77	-	9.14
8	12 MTS. WIDE ROAD-1	100.00	191.93	8.00	9.14	-	20.99	-	9.14
9	12 MTS. WIDE ROAD-1	100.00	177.27	8.00	9.14	-	19.38	-	9.14
10	12 MTS. WIDE ROAD-1	100.00	165.84	8.00	9.14	-	18.13	-	9.14
11	12 MTS. WIDE ROAD-1	100.00	159.99	8.00	9.14	-	17.49	-	9.14
12	12 MTS. WIDE ROAD-1	100.00	158.55	8.00	9.14	-	17.34	-	9.14
13	18 MTS. WIDE SANCTIONED MASTER PLAN ROAD	150.00	259.99	10.00	14.54	-	16.32	-	14.54
14	18 MTS. WIDE SANCTIONED MASTER PLAN ROAD	150.00	310.04	10.00	16.21	-	18.29	-	15.72
15	12 MTS. WIDE ROAD-1	100.00	167.23	8.00	9.14	-	18.29	-	9.14
16	12 MTS. WIDE ROAD-1	100.00	167.23	8.00	9.14	-	18.29	-	9.14
17	12 MTS. WIDE ROAD-1	100.00	167.23	8.00	9.14	-	18.29	-	9.14
18	12 MTS. WIDE ROAD-1	100.00	167.23	8.00	9.14	-	18.29	-	9.14
19	12 MTS. WIDE ROAD-1	100.00	167.23	8.00	9.14	-	18.29	-	9.14
20	12 MTS. WIDE ROAD-1	100.00	167.23	8.00	9.14	-	18.29	-	9.14
21	12 MTS. WIDE ROAD-1	100.00	167.23	8.00	9.14	-	18.29	-	9.14
22	12 MTS. WIDE ROAD-1	100.00	218.47	8.00	15.29	-	12.19	-	9.19
23	12 MTS. WIDE ROAD-1	100.00	218.47	8.00	15.29	-	12.19	-	9.19
24	12 MTS. WIDE ROAD-1	100.00	167.23	8.00	9.14	-	18.29	-	9.14
25	12 MTS. WIDE ROAD-1	100.00	167.23	8.00	9.14	-	18.29	-	9.14
26	12 MTS. WIDE ROAD-1	100.00	167.23	8.00	9.14	-	18.29	-	9.14
27	12 MTS. WIDE ROAD-1	100.00	149.24	8.00	8.16	-	18.29	-	8.16
28	12 MTS. WIDE ROAD-2	100.00	149.24	8.00	8.16	-	18.29	-	8.16
29	12 MTS. WIDE ROAD-2	100.00	167.23	8.00	9.14	-	18.29	-	9.14
30	12 MTS. WIDE ROAD-2	100.00	167.23	8.00	9.14	-	18.29	-	9.14
31	12 MTS. WIDE ROAD-2	100.00	167.23	8.00	9.14	-	18.29	-	9.14
32	12 MTS. WIDE ROAD-2	100.00	218.47	8.00	15.29	-	12.19	-	9.19
33	12 MTS. WIDE ROAD-2	100.00	218.47	8.00	15.29	-	12.19	-	9.19
34	12 MTS. WIDE ROAD-2	100.00	167.23	8.00	9.14	-	18.29	-	9.14
35	12 MTS. WIDE ROAD-2	100.00	167.23	8.00	9.14	-	18.29	-	9.14
36	12 MTS. WIDE ROAD-2	100.00	167.23	8.00	9.14	-	18.29	-	9.14
37	12 MTS. WIDE ROAD-2	100.00	167.23	8.00	9.14	-	18.29	-	9.14
38	12 MTS. WIDE ROAD-2	100.00	167.23	8.00	9.14	-	18.29	-	9.14
39	12 MTS. WIDE ROAD-2	100.00	167.23	8.00	9.14	-	18.29	-	9.14
41	18 MTS. WIDE SANCTIONED MASTER PLAN ROAD	150.00	310.47	10.00	16.22	-	16.67	-	16.22
42	12 MTS. WIDE ROAD-2	100.00	172.80	8.00	9.14	-	18.90	-	9.14
43	12 MTS. WIDE ROAD-2	100.00	172.80	8.00	9.14	-	18.90	-	9.14
44	12 MTS. WIDE ROAD-2	100.00	172.80	8.00	9.14	-	18.90	-	9.14
45	12 MTS. WIDE ROAD-2	100.00	172.80	8.00	9.14	-	18.90	-	9.14
46	12 MTS. WIDE ROAD-2	100.00	172.80	8.00	9.14	-	18.90	-	9.14
47	12 MTS. WIDE ROAD-2	100.00	172.80	8.00	9.14	-	18.90	-	9.14
48	12 MTS. WIDE ROAD-2	100.00	230.40	8.00	12.19	-	18.90	-	12.19
49	12 MTS. WIDE ROAD-2	100.00	230.40	8.00	12.19	-	18.90	-	12.19
50	12 MTS. WIDE ROAD-2	100.00	230.40	8.00	12.19	-	18.90	-	12.19
51	12 MTS. WIDE ROAD-2	100.00	172.80	8.00	9.14	-	18.90	-	9.14
52	12 MTS. WIDE ROAD-2	100.00	172.80	8.00	9.14	-	18.90	-	9.14
53	12 MTS. WIDE ROAD-2	100.00	172.80	8.00	9.14	-	18.90	-	9.14
54	12 MTS. WIDE ROAD-2	100.00	154.21	8.00	8.16	-	18.90	-	8.16

AREA STATEMENT		
	VERSION NO.: 1.101.123	
	VERSION DATE: 30/06/2023	
PROJECT DETAIL:		
Region: VISAKHAPATNAM REGION	Plot Use: Residential	
Authority: VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY	Land Use Zone: Residential use Zone	
TLP No.: 1167/0027/LP/VMRDA/2023	Main Abutting Road Width: 18	
Application Type: GeneralProposal	If Plot is abutting to Highway: No	
Project Type: Open Layout	Plot No: NA	
Nature of Development: New	Survey No.: 20/1 Part, 2, 3, 4, 5, 6 Part, 7 Part, 8, 9 Part, 10 Part, 12 Part	
SubLocation: NA	North: -	
Village Name: Nelivada-BONDAPALLE	South: -	
Mandal: BULE	East: -	
Ward: Nelivada-BONDAPALLE	West: -	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	16188.70
NET AREA OF PLOT	(A-Deductions)	16188.70
Deduction for Balance Plot Area		
Surrender Free of Cost		174.48
Amenity Area		406.17
Total		580.65
BALANCE AREA OF PLOT	(A-Deductions)	15608.06
LTP NAME AND SIGNATURE	STRUCTURAL ENG NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE
Robbi Hema Kumar		M/S. GOPALS REAL ESTATE AND DEVELOPERS
107		REG/1167/DEV/0015/2023

Land use analysis/Area distribution (Table 2c)

Area covered under	Proposed Area in sq. mt.	Proposed Area in sq. yd.	Percentage(%)
Plotted Area	9722.71	11628.26	60.06
Road Area	4356.89	5210.80	26.91
Amenity Plot No.40	406.17	485.77	2.51
Public Open Space	1619.01	1936.32	10.00
Utility Area	83.94	100.39	0.52
Total net layout	16188.72	19361.55	100.00

Land Area to Mortgage Details

Name	Ind Plot Name	Ind Plot Area
Land Area to Mortgage	1	101.08
	2	106.11
	3	168.72
	4	215.26
	5	214.66
	6	224.34
	7	208.20
	8	191.93
	9	177.27
Total	-	1607.58

Mortgage Area Details

Name	Mortgage Area	
	Reqd	Prop
Land Area to Mortgage	1458.41	1607.58

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.

COLOR INDEX
Plot / Site lines
Existing street / road
Proposed work including servicies
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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