



Survey No./Sub-Division	Applied extent (Ac-Cts.)
125/2A	0.06
125/4	0.02
125/5	0.04
125/6	0.47
125/7	0.32
125/8	0.34
125/9	0.20
125/10	0.12
125/11	0.13
125/12	0.05
125/13	0.25
125/14	0.25
125/15	0.50
125/16	0.20
125/17	0.17
125/18	0.17
125/19	0.20
125/20	0.64
125/21	0.25
125/22	0.40
125/23	0.25
125/24	0.03
125/25	0.02
125/26	0.15
125/27	0.15
125/28	0.20
125/29p	0.85
125/30	0.66
125/31	0.36
125/32	0.16
125/33	0.20
125/34p	0.05
125/35	0.16
125/36p	0.05
125/37p	0.21
125/38p	0.06
125/48	0.08
125/49	0.08
125/50	0.16
125/51	0.10
125/52	0.05
TOTAL	8.83

PROPOSED LAYOUT PLAN FOR RESIDENTIAL PLOTS IN S.NOS 125P OF MODAVALASA VILLAGE, DENKADA -MANDAL, VIZIANAGARAM -DISTRICT.
 Belongs To: M/s. Subhagraha Projects India Pvt. Ltd.

TOTAL SITE AREA	AC 8.83 CTS
ROAD WIDENING AREA	AC 0.09 CTS
NET AREA	AC 8.74 CTS

LAND USE ANALYSIS :-

SL.NO.	DESCRIPTION	EXTENT ACS.-CTS.	PERCENTAGE
1.	PLOTTED AREA	4.61	54.69 %
2.	MIXED LAND USE	0.17	
3.	ROADS AREA	3.05	34.90 %
4.	OPEN SPACE AREA	0.91	10.41 %
TOTAL AREA		8.74	100.00 %

PLOTS DETAILS :-

SL.NO.	PLOT SIZE	PLOT AREA IN Sq Yds	NO OF PLOTS
1	56' X 101'	628.44	01
2	40' X 60'	266.66	04
3	33' X 65'	238.33	16
4	31' X 67'	230.77	01
5	33' X 60'	220.00	15
6	30' X 60'	200.00	38
7	36' X 45'	180.00	13
8	18' X 45'	90.00	09
9	18' X 40'	80.00	18
TOTAL NO. OF PLOTS			114

FILE R.C.NO: 6106 / 2017 / LB
 L.P/INO: 7/ / 2018

SCALE : 1" = 66'-0"
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 PLOTS MORTGAGED TO VUDA
 PLOT NO'S: 76 to 85 & 101 to 105
 EXTENT: AC 0.725 CTS
 NO. OF PLOTS: 15

OWNERS SIGN. _____
 LICENSED SURVEYOR
 G. VENKATA HARISH
 Licensed Civil Engineer / Surveyor
 Regd. No. 207/2016-2019
 Visakhapatnam Urban Development Authority
 VISAKHAPATNAM

Planning Officer: _____
 Chief Urban Planner: _____
 Vice Chairman: _____

VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY



Visakhapatnam Urban Development Authority
 UDYOG BHAVAN, SIRIPURAM, VISAKHAPATNAM - 530003
 Layout L.P.No 7/2018 Date: 1/12/2018 File No: 6106/2017/LB
 Modavalasa Village covering an extent of 8.83 CTS Sq.Mts. /Acts: is subject to following conditions:

The applicant / layout owner / developer is hereby permitted to sell the plot Nos. 1 to 75, 86 to 100 & 106 to 114 and the plots Nos. 76 to 85 & 101 to 105 are mortgaged in favour of Vice-Chairman, VUDA. That the layout now issued does not exempt the lands under reference from the provision of Urban Land Ceiling Act. This permission of developing the land shall not be used as proof of the title of the land. The applicant shall be responsible for the development of layout and in no way VUDA will take up the development works as per specifications given in letter No. 6106/2017/LB dated: 1/12/2018. 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 or infrastructure by the applicant / developer and VUDA is no way accountable for the plot 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 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. The applicant shall not be permitted to sell the plots / area which is mortgaged in favour of VUDA i.e. from plot Nos. 76 to 85 & 101 to 105 and the local Authority shall ensure that no developments in the form of buildings etc., authorised or unauthorised should come up in the layout site. The applicant is permitted to sell the plots, other than mortgaged plots as mentioned of item No.1 above. The local Authority shall not approve and release any building permission or allow any unauthorised 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 for mortgaged plots from VUDA. The 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 analysis, 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 as 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 shall also ensure collection of all necessary fees and charges before release of layout plans.

FOR VICE CHAIRMAN
 Urban Development Authority
 Visakhapatnam
 30/6/18
 JPO