FLP. NO.: 1167/0005/LP/VMRDA/2021/Mortgage

LP. NO.: 97/2021/11167/VMRDA/DPMS

TLP NO\1167/0005/LP/VMRDA/2021	SHEET NO. 1	DATE: 30-03-2022

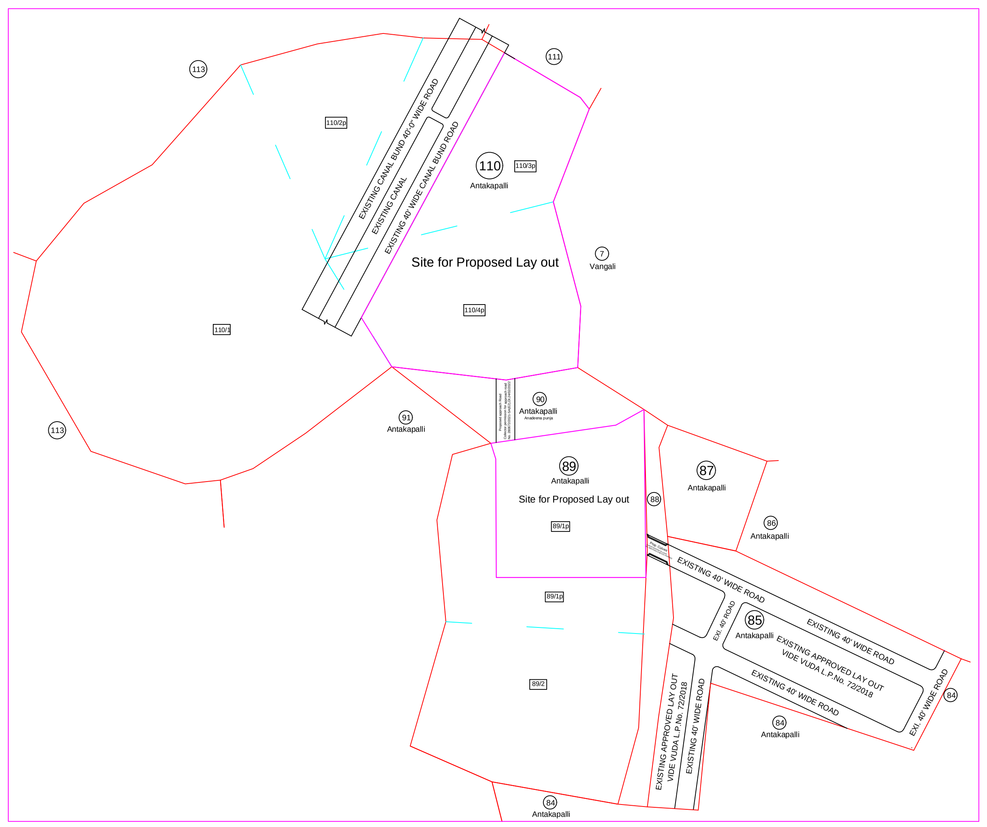
Project Title :PL1. AN SHOWING THE PROPOSED LAY OUT IN SURVEY Nos. 89/p, 110/3p, 110/4p OF ANTHAKAPALLI VILLAGE, SABBAVARAM MANDAL, VISAKHAPATNAM DISTRICTBELONGS TO: 1. KARUNA ESTATES & DEVELOPERS, Rep. by its Managing Partner Sri. Annamreddy. Satyanarayana S/o Late Ammathall, 2. Annamreddy Rama Lakshmi W/o A.Satyanarayana3. Sri. Annamreddy Adeep Raju S/o A.Satyanarayana, Visakhapatnam, Developer: KARUNA ESTATES & DEVELOPERS, Visakhapatnam.

AREA STATEMENT	VERSION NO.: 1.101.110	
	VERSION DATE: 05/01/2022	
PROJECT DETAIL:		
Region: VISAKHAPATNAM REGION	Plot Use: Residential	
Authority: VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY	Land Use Zone: Agriculture Zone	
TLP No.: 1167/0005/LP/VMRDA/2021	Main Abutting Road Width: 12	
Application Type: General/Proposal	If Plot is abutting to Highway: No	
Project Type: Open Layout	Plot No: NA	
Nature of Development: New	Survey No.: 89/p, 110/3p & 110/4p	
SubLocation: NA	North: -	
Village Name: Antakapalli	South: -	
Mandal: SAM	East: -	
Ward: Antakapalli	West: -	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	29134.14
Deduction for Net/Plot Area		
LeftOverOwnerLand Area		17.48
Total		17.48
NET AREA OF PLOT	(A-Deductions)	29116.66
Deduction for Balance Plot Area		
Amenity Area		617.92
LeftOverOwnerLand Area		17.48
Total		635.40
BALANCE AREA OF PLOT	(A-Deductions)	28498.74

LTP NAME AND SIGNATURE	STRUCTURAL ENG NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE
Koppara Venkata Hema Sundara Rao		Karuna Estates & Developers
210		REG/1167/DEV/0118/2020

Site Plan
(Scale - 1:1000)

PROPOSED LAND DETAILS			
S.No.	Survey No.	Extent in Acres	
		Adangal	Proposed
1.	89/1p	4.22	2.33
2.	110/3p	3.42	1.77
3.	110/4p	3.38	3.10
	Total Extent	11.02	7.20



Individual Plot Area

Plot No.	Abutting Road	Plot Area		Plot Width		Plot Depth		Frontage	
		Reqd	Prop	Reqd	Prop	Reqd	Prop	Reqd	Prop
3	12M WIDE INTERNAL ROAD -1	100.00	250.62	8.00	9.14	-	27.43	-	9.14
4	12M WIDE INTERNAL ROAD -1	100.00	167.17	8.00	9.14	-	18.29	-	9.14
5	12M WIDE INTERNAL ROAD -5	100.00	162.67	8.00	15.29	-	9.14	-	15.29
6	12M WIDE INTERNAL ROAD -5	100.00	167.17	8.00	9.14	-	18.29	-	9.14
8	12M WIDE INTERNAL ROAD -1	100.00	163.06	8.00	11.61	-	19.60	-	12.45
9	12M WIDE INTERNAL ROAD -1	100.00	167.17	8.00	9.14	-	18.29	-	9.14
10	12M WIDE INTERNAL ROAD -1	100.00	167.17	8.00	9.14	-	18.29	-	9.14
11	12M WIDE INTERNAL ROAD -5	100.00	162.67	8.00	15.29	-	9.14	-	15.29
12	12M WIDE INTERNAL ROAD -5	100.00	162.67	8.00	15.29	-	9.14	-	15.29
13	12M WIDE INTERNAL ROAD -2	100.00	155.71	8.00	8.52	-	18.29	-	8.52
14	12M WIDE INTERNAL ROAD -2	100.00	212.64	8.00	8.10	-	18.29	-	8.10
15	12M WIDE INTERNAL ROAD -5	100.00	167.17	8.00	9.14	-	18.29	-	9.14
16	12M WIDE INTERNAL ROAD -5	100.00	176.31	8.00	9.64	-	18.29	-	9.64
17	12M WIDE INTERNAL ROAD -5	100.00	229.54	8.00	15.29	-	12.80	-	9.80
18	12M WIDE INTERNAL ROAD -5	100.00	323.06	8.00	18.29	-	22.61	-	12.73
19	12M WIDE INTERNAL ROAD -4	100.00	200.60	8.00	10.97	-	18.29	-	10.97
20	12M WIDE INTERNAL ROAD -4	100.00	200.60	8.00	10.97	-	18.29	-	10.97
21	12M WIDE INTERNAL ROAD -5	100.00	218.39	8.00	15.29	-	12.19	-	9.19
22	12M WIDE INTERNAL ROAD -5	100.00	222.89	8.00	12.19	-	18.29	-	12.19
23	12M WIDE INTERNAL ROAD -5	100.00	218.39	8.00	15.29	-	12.19	-	9.19
24	12M WIDE INTERNAL ROAD -7	100.00	200.60	8.00	10.97	-	18.29	-	10.97
25	12M WIDE INTERNAL ROAD -7	100.00	200.60	8.00	10.97	-	18.29	-	10.97
26	12M WIDE INTERNAL ROAD -7	100.00	200.60	8.00	10.97	-	18.29	-	10.97
27	12M WIDE INTERNAL ROAD -7	100.00	303.08	8.00	21.51	-	18.29	-	21.51
28	12M WIDE INTERNAL ROAD -5	100.00	173.14	8.00	15.29	-	9.72	-	15.29
29	12M WIDE INTERNAL ROAD -2	100.00	167.17	8.00	9.14	-	18.29	-	9.14
30	12M WIDE INTERNAL ROAD -2	100.00	211.09	8.00	9.14	-	18.29	-	9.14
31	12M WIDE INTERNAL ROAD -3	100.00	298.93	8.00	18.75	-	18.29	-	18.75
32	12M WIDE INTERNAL ROAD -3	100.00	167.17	8.00	9.14	-	18.29	-	9.14
33	12M WIDE INTERNAL ROAD -5	100.00	173.14	8.00	15.29	-	9.72	-	15.29
34	12M WIDE INTERNAL ROAD -5	100.00	256.71	8.00	15.29	-	14.29	-	15.29
35	12M WIDE INTERNAL ROAD -3	100.00	167.17	8.00	9.14	-	18.29	-	9.14
36	12M WIDE INTERNAL ROAD -3	100.00	167.17	8.00	9.14	-	18.29	-	9.14
37	12M WIDE INTERNAL ROAD -3	100.00	180.22	8.00	8.24	-	18.29	-	8.24
38	12M WIDE INTERNAL ROAD -4	100.00	175.45	8.00	9.14	-	18.29	-	9.14
39	12M WIDE INTERNAL ROAD -4	100.00	167.17	8.00	9.14	-	18.29	-	9.14
40	12M WIDE INTERNAL ROAD -4	100.00	167.17	8.00	9.14	-	18.29	-	9.14
41	12M WIDE INTERNAL ROAD -5	100.00	256.71	8.00	15.29	-	14.29	-	15.29
42	12M WIDE INTERNAL ROAD -7	100.00	400.73	8.00	18.29	-	21.54	-	17.13
43	12M WIDE INTERNAL ROAD -7	100.00	200.60	8.00	10.97	-	18.29	-	10.97
44	12M WIDE INTERNAL ROAD -7	100.00	200.60	8.00	10.97	-	18.29	-	10.97
45	12M WIDE INTERNAL ROAD -7	100.00	200.60	8.00	10.97	-	18.29	-	10.97
46	12M WIDE INTERNAL ROAD -7	100.00	200.60	8.00	10.97	-	18.29	-	10.97
47	12M WIDE INTERNAL ROAD -5	100.00	218.39	8.00	15.29	-	12.19	-	9.19
48	12M WIDE INTERNAL ROAD -5	100.00	222.89	8.00	12.19	-	18.29	-	12.19
49	12M WIDE INTERNAL ROAD -5	100.00	218.39	8.00	15.29	-	12.19	-	9.19
50	12M WIDE INTERNAL ROAD -8	100.00	200.60	8.00	10.97	-	18.29	-	10.97
51	12M WIDE INTERNAL ROAD -8	100.00	200.60	8.00	10.97	-	18.29	-	10.97
52	12M WIDE INTERNAL ROAD -8	100.00	200.60	8.00	10.97	-	18.29	-	10.97
53	12M WIDE INTERNAL ROAD -8	100.00	200.60	8.00	10.97	-	18.29	-	10.97
54	12M WIDE INTERNAL ROAD -8	100.00	343.72	8.00	13.13	-	18.29	-	13.13
55	12M WIDE INTERNAL ROAD -10	100.00	222.89	8.00	12.19	-	18.29	-	12.19
56	12M WIDE INTERNAL ROAD -10	100.00	167.17	8.00	9.14	-	18.29	-	9.14
57	12M WIDE INTERNAL ROAD -10	100.00	167.17	8.00	9.14	-	18.29	-	9.14
58	12M WIDE INTERNAL ROAD -10	100.00	167.17	8.00	9.14	-	18.29	-	9.14
59	12M WIDE INTERNAL ROAD -10	100.00	167.17	8.00	9.14	-	18.29	-	9.14
60	12M WIDE INTERNAL ROAD -10	100.00	167.17	8.00	9.14	-	18.29	-	9.14
61	12M WIDE INTERNAL ROAD -10	100.00	167.17	8.00	9.14	-	18.29	-	9.14
62	12M WIDE INTERNAL ROAD -10	100.00	215.46	8.00	15.04	-	12.19	-	15.04
63	12M WIDE INTERNAL ROAD -11	100.00	219.96	8.00	12.19	-	18.04	-	12.19
64	12M WIDE INTERNAL ROAD -11	100.00	215.46	8.00	15.04	-	12.19	-	9.19
65	12M WIDE INTERNAL ROAD -12	100.00	167.17	8.00	9.14	-	18.29	-	9.14
66	12M WIDE INTERNAL ROAD -12	100.00	167.17	8.00	9.14	-	18.29	-	9.14
67	12M WIDE INTERNAL ROAD -12	100.00	167.17	8.00	9.14	-	18.29	-	9.14
68	12M WIDE INTERNAL ROAD -12	100.00	167.17	8.00	9.14	-	18.29	-	9.14
69	12M WIDE INTERNAL ROAD -12	100.00	167.17	8.00	9.14	-	18.29	-	9.14
70	12M WIDE INTERNAL ROAD -12	100.00	167.17	8.00	9.14	-	18.29	-	9.14
71	12M WIDE INTERNAL ROAD -12	100.00	222.89	8.00	12.19	-	18.29	-	12.19
72	12M WIDE INTERNAL ROAD -12	100.00	167.17	8.00	9.14	-	18.29	-	9.14
73	12M WIDE INTERNAL ROAD -12	100.00	167.17	8.00	9.14	-	18.29	-	9.14
74	12M WIDE INTERNAL ROAD -12	100.00	167.17	8.00	9.14	-	18.29	-	9.14
75	12M WIDE INTERNAL ROAD -12	100.00	167.17	8.00	9.14	-	18.29	-	9.14
76	12M WIDE INTERNAL ROAD -12	100.00	167.17	8.00	9.14	-	18.29	-	9.14
77	12M WIDE INTERNAL ROAD -12	100.00	167.17	8.00	9.14	-	18.29	-	9.14
78	12M WIDE INTERNAL ROAD -12	100.00	167.17	8.00	9.14	-	18.29	-	9.14
79	12M WIDE INTERNAL ROAD -12	100.00	167.17	8.00	9.14	-	18.29	-	9.14
80	12M WIDE INTERNAL ROAD -11	100.00	214.00	8.00	15.29	-	11.95	-	15.29

Land use analysis/Area distribution (Table 2c)

Area covered under	Proposed Area in sq. mt.	Proposed Area in sq. yd.	Percentage(%)
Plotted Area	15192.08	18169.58	52.15
Leftover Owners Land Area	17.48	20.91	0.06
Road Area	10022.51	11986.82	34.40
Amenity -1	184.55	220.72	0.63
Amenity -2	222.38	265.96	0.76
Amenity -7	210.98	252.33	0.72
Public Open Space	2914.66	3485.90	10.00
Utility Area	369.08	441.42	1.27
Total net layout	29133.73	34843.65	100.00

Land Area to Mortgage Details

Name	Ind Plot Name	Ind Plot Area
Land Area to Mortgage Plot Nos. 55 to 61 & 65 to 71	55	222.89
	56	167.17
	57	167.17
	58	167.17
	59	167.17
	60	167.17
	61	167.17
	65	167.17
	66	167.17
	67	167.17
	68	167.17
	69	167.17
	70	167.17
	71	222.89
Total	-	2451.84

Mortgage Area Details

Name	Mortgage Area	
	Reqd	Prop
Land Area to Mortgage	2278.81	2451.84

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 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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