



e -Auction Notification No.
(Rc.No.31/2022/F1,
Dt. 19-05-2023)

e- Auction through GoAP e-auction portal
(<https://konugolu.ap.gov.in>)

**For Sale of vacant plots in various developed layouts of VMRDA,
Visakhapatnam**

**Metropolitan Commissioner
VMRDA,**

**9th Floor, Udyog Bhavan Complex,
Siripuram Jn.,
Visakhapatnam - 530003
Andhra Pradesh**

Ph: 0891-2755554
Email: e.auctionvmrda@gmail.com

**Sale of vacant plots in various developed layouts of VMRDA,
Visakhapatnam, Andhra Pradesh, through E-Auction**

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Public Notification (Notice for Inviting Offer - NIO)

**Sale of vacant plots in various developed layouts of VMRDA,
Visakhapatnam, Andhra Pradesh, on “as is where is” condition**

Through e- Auction

The Visakhapatnam Metropolitan Region Development Authority invites applications for outright sale of vacant plots located in various developed layouts of VMRDA, Visakhapatnam, Andhra Pradesh, through GoAP e-auction portal (<https://konugolu.ap.gov.in>) on “as is where is condition” as per the following details:

1.	Public Notification No.	:	Rc.No.31/2022/F1, Dt.19-05-2023
2.	Name of work	:	Sale of vacant plots located in various developed layouts of VMRDA, Visakhapatnam, Andhra Pradesh,
3.	List of available Land Parcels/Land Assets	:	As per Annexure – I
4.	Earnest Money Deposit	:	EMD to be deposited as per <u>Annexure-1</u> . Bidders are advised to make payment online through payment gateway facility available in the konugolu portal only. EMD paid other than above facility will not be accepted. Bidders are advised to make payment early, to avoid possible delays at late hours.
5.	Period of availability of offer documents on Konugolu Portal.	:	From 22-05-2023 @10:00 AM to 02-06-2023 @ 05:00 PM
6.	Last Date of submission of bid along with EMD	:	02-06-2023 @ 05:00 PM.
7.	Date of e-Auction	:	05-06-2023 @ 10:00 AM to 05:00 PM or till extended period
8.	Cost of offer document.	:	Free of Cost
9.	Registration Fee for bidders	:	The bidder (new) shall pay a Registration fee of Rs.1180/- including GST to M/s. APTS through e-payment gateway by RTGS/NEFT and get themselves registered on https://konugolu.ap.gov.in for participating in e-auction process. Bidders should fulfill and abide by the rules, and conditions of https://konugolu.ap.gov.in as stipulated by APTS.

10.	Processing Fee	:	The bidder shall pay a Processing fee <u>Rs.5,000/-</u> including GST (Non-Refundable) for each application in favour of Metropolitan Commissioner, VMRDA through RTGS/ NEFT/ e-payment credited to the Account No.50100539096434, IFSC CODE: HDFC0009410, HDFC Bank, Srinagar Branch, Visakhapatnam.
11	Help Desk on e-auction Website https://konugolu.ap.gov.in)		<p>All bidders and buyers who intend to participate in e-Auction can avail the services of Konugolu portal help desk for Technical matters.</p> <p><u>Konugolu portal help desk details:</u> <u>08645-246370/71/72/73/74.</u></p> <p>For administrative matters contact Help desk VMRDA Contact details: 9989999479 land line No. 0891-2755554</p>
12	Place of submission of documents of successful bidders.	:	<p>SECRETARY, Visakhapatnam Metropolitan Region Development Authority (VMRDA) Udyog Bhavan Complex, 8th Floor, Siripuram Jn., Visakhapatnam- 530003 Andhra Pradesh</p>

13. Corrigendum, if any, shall only be available on website of “Konugolu” Portal i.e., <https://konugolu.ap.gov.in>, the means of updating of this document. Prospective bidders are requested to download before the auction as all information will be updated herein.

Annexure –I
Vacant plots belongs to VMRDA and kept for e-auction along with Upset Price & EMD

SI. No	Name of the layout	Land usage as per Master Plan	Plot ID No. given for the auction purpose only	Extent in Sq. yards	Latitude (N)	Longitude (E)	Upset Price per sq.yard (In Rs.)	EMD (In Rs.)
1	Pedagantya-Phase-1	Residential	HIG-10	416.66	170.40'29.67"	83011'36.54"	40,500/-	3,37,500/-
2	Pedagantya-Phase-1	Residential	HIG-17A	810.97	170.40'30.47"	83011'35.25"	40,500/-	6,57,000/-
3	Pedagantya-Phase-1	Residential	HIG-33	233.33	170.40'35.35"	83011'37.72"	40,500/-	1,89,000/-
4	Pedagantya-Phase-2	Residential	MIG-79	233.33	170.40'16.77"	83011'32.57"	40,500/-	1,89,000/-
5	Pedagantya-Phase-2	Residential	MIG-145	311.11	170.40'20.59"	83011'38.98"	40,500/-	2,52,000/-
6	Pedagantya-Phase-2	Residential	MIG-102	311.11	170.40'20.04"	83011'34.75"	40,500/-	2,52,000/-
7	Pedagantya-Phase-2	Residential	LIG-194	350.28	170.40'9.66"	83011'34.95"	40,500/-	2,84,000/-
8	Pedagantya-Phase-2	Residential	LIG-49A	410.56	170.40'9.70"	83011'32.51"	40,500/-	3,33,000/-
9	Pedagantya Phase-3	Residential	LIG-195	161.12	170.40'17.75"	83011'55.08"	40,500/-	1,30,500/-
10	Pedagantya Phase-3	Residential	LIG-179	166.67	170.40'19.65"	83011'55.02"	40,500/-	1,35,000/-
11	Pedagantya-Phase-2	Residential	LIG-141	391.12	17°40'8.03"N	83°11'34.20"E	40,500/-	3,17,000/-
12	Pedagantya-Phase-2	Residential	MIG-3	111.46	17°40'14.34"N	83°11'40.23"E	40,500/-	90,500/-
13	Pedagantya-Phase-2	Residential	MIG-4	311.11	17°40'14.31"N	83°11'39.91"E	40,500/-	2,52,000/-
14	Pedagantya-Phase-2	Residential	LIG-215A	331.12	17°40'7.35"N	83°11'35.29"E	40,500/-	2,68,500/-
15	Pedagantya-Phase-2	Residential	LIG-162C	187.31	17°40'6.46"N	83°11'29.47"E	40,500/-	1,52,000/-
16	Pedagantya-Phase-2	Residential	LIG-162D	200.00	17°40'6.36"N	83°11'30.39"E	40,500/-	1,62,000/-
17	Pedagantya-Phase-2	Residential	LIG-162E	200.00	17°40'6.68"N	83°11'29.02"E	40,500/-	1,62,000/-
18	Pedagantya-Phase-1	Residential	HIG-81	160.42	17°40'35.51"N	83°11'45.07"E	40,500/-	1,30,000/-
19	Pedagantya-Phase-1	Residential	LIG-470	200.00	17°40'29.92"N	83°12'0.74"E	40,500/-	1,62,000/-
20	Pedagantya-Phase-1	Residential	LIG-479	137.91	17°40'29.39"N	83°11'59.72"E	40,500/-	1,12,000/-
21	Pedagantya-Phase-2	Residential	OB at South to LIG-273	199.70	17°40'5.48"N	83°11'34.55"E	40,500/-	1,62,000/-
22	Pedagantya-Phase-2	Residential	OB WEST TO MIG-34	189.33	17°40'14.31"N	83°11'31.33"E	40,500/-	1,53,500/-
23	Pedagantya-Phase-2	Residential	OB opposite to MIG-35A	570.67	17°40'14.53"N	83°11'30.90"E	40,500/-	4,62,500/-
24	Pedagantya-Phase-2	Residential	OB-163 (West to MIG-87)	233.33	17°40'17.03"N	83°11'32.75"E	40,500/-	1,89,000/-
25	Pedagantya-Phase-2	Residential	OB at North to 252 (West to MIG-90 to 92)	109.75	17°40'18.27"N	83°11'33.92"E	40,500/-	89,000/-
26	Pedagantya-Phase-2	Residential	OB-252 (West to MIG-88 & 89)	379.42	17°40'17.35"N	83°11'33.06"E	40,500/-	3,07,500/-

27	Pedagantyada-Phase-3	Residential	OB at North to LIG-238	184.00	17°40'21.34"N	83°12'0.43"E	40,500/-	1,49,000/-
28	Pedagantyada-Phase-2	Residential	LIG-162A	117.50	17°40'6.65"N	83°11'28.87"E	40,500/-	95,000/-
29	Pedagantyada-Phase-2	Residential	LIG-162B	152.50	17°40'6.58"N	83°11'29.12"E	40,500/-	1,24,000/-
30	Pedagantyada-Phase-2	Residential	LIG-196	217.50	17°40'7.28"N	83°11'28.68"E	40,500/-	1,76,000/-
31	K.L.Rao Nagar layout	Residential	OB-24A (Eastern side plot No.24)	194.44	17°40'27.49"N	83°12'47.03"E	35,000/-	1,36,000/-
TOTAL PLOTS NO.31								

- The above vacant plots of various developed layouts are saleable for intended purpose only.

NOTES:

The bidders are required to quote for the bidding rate per Square Yard in the e-auction over and above the Upset Price per Sq. Yard for which the bid is submitted. The bid for e-auction shall start with the Upset Price, and the minimum increment shall be Rs.100/- per Sq. Yard.

VMRDA shall make allotment of vacant plot, if the bid price quoted in e-auction is higher than the Upset Price only.

Annexure - II

Information Provided to Bidders (IPB)

Introduction: The VMRDA, Visakhapatnam has developed owned layouts in various locations of VMRDA vicinity in Visakhapatnam and Vizianagaram Districts and now proposed to sell the vacant plots available as per list in annexure-I.

The VMRDA desires to conduct e-auction for sale of vacant plots in various developed layouts of VMRDA on “as is where is” condition. The information pertaining to the e-auction process is provided in the following Paras. The above vacant plots in various developed layouts of VMRDA are saleable for intended purpose only.

01. ELIGIBILITY:

The Bidder may be an individual or a firm / company / registered partnership firm / cooperative society or trust.

02. REGISTRATION PROCEDURE AND AUCTIONING THROUGH GoAP KONUGOLU PORTAL:

A. REGISTRATION WITH KONUGOLU PORTAL:

1. All the bidders need to download and install the **Emsigner** from downloads link from Konugolu portal.
2. After installing the **Emsigner** then they can first register themselves online on e-Auction Website <https://konugolu.ap.gov.in> by clicking on “New Registration”. At the time of registration fill all the fields and attach scanned copies of all required documents.
3. Further please visit vendor registration manual available under downloads link in “Konugolu” portal.

i) Documents needed for Registration in Konugolu portal for Individuals:

1. Aadhar
2. PAN Card
3. GST if available, else a scanned copy of note declaration on letter pad or white paper that GST is not available and registering to “Konugolu”

portal to participate in Auction only for land parcels/plots publishing by VMRDA.

4. Bank Account (Passbook or cancelled cheque scanned copy)

ii) **Documents needed for Registration in Konugolu portal for Firm/Company:**

1. PAN Card
 2. GST
 3. Bank Account (Passbook or cancelled cheque scanned copy)
 4. Company Incorporation Certificate.
- Once the registration process completed, the registered bidder shall pay a Registration fee of Rs.1180/- including GST to M/s. APTS through e-payment gateway by RTGS/NEFT and get themselves registered on <https://konugolu.ap.gov.in> for participating in e-auction process. Bidders should fulfill and abide by the rules, and conditions of <https://konugolu.ap.gov.in> as stipulated by APTS.
 - Activation process will take Maximum 24 hours

B. LOGIN NAME & PASSWORD:

1. At the time of registration itself, bidder has to create him/her self unique user id and password. The same login credentials can be used for accessing the “Konugolu” portal. The bidders can change the password at any time through the portal.
2. All bids made by the bidder duly signed into the portal with the user credentials will be deemed to have been made by the bidder.

C. PROCESSING FEE AND AUCTION CHARGES:

1. **Processing Fee:** Rs.5,000/- including GST, (Non-Refundable) to be payable in favour of the Metropolitan Commissioner, VMRDA, Visakhapatnam to the Account No.50100539096434, IFSC CODE: HDFC0009410, HDFC Bank, Srinagar Branch, Visakhapatnam.
2. The UTR number/ the Acknowledgement screenshot shall be uploaded along with eligibility document.
3. **Auction Charges:** 0.5% of the value of H1 bid amount subject to a maximum of Rs.1.00 Lakh + GST shall be paid by the successful bidder along with bid amount in favour of the Metropolitan Commissioner,

VMRDA to the Account No.50100539096434, IFSC CODE: HDFC0009410, HDFC Bank, Srinagar Branch, Visakhapatnam (for onward payment to APTS).

D. EMD

- 1). **EMD:** Earnest Money Deposit (EMD) as prescribed for each plot in the notification shall be paid without fail for participation in the bid through the payment gateway facility provided in Konugolu portal using Net Banking (from Savings /Current Account) /Debit Card /Credit Card. The Buyers/ bidders can download challan from the portal and pay at respective bank counter in case of challan only well in advance for update in the portal. Please refer RBI guidelines for NEFT/RTGS transactions. The Buyers/Bidders who is having Corporate Bank account and wants to pay the EMD from the same account need to download the challan from the portal and remit the EMD amount by submitting the challan in their respective bank and or any other bank. However, it may take some time to update in the portal. Please do not prefer Net Banking/NEFT/RTGS directly by corporate Bank account through Konugolu portal. For any clarifications please contact Konugolu portal help desk. The help desk contact numbers are available on the home page of Konugolu Portal.
- 2). The EMD of the bidders other than the highest bidders will be refunded within 15 (Fifteen) days of the closure of the e-Auction.
- 3). No interest will be payable on the EMD by VMRDA or GoAP, "Konugolu" portal.
- 4). EMD of highest bidder (to be termed as buyer/auction purchaser after issuance of allotment-cum-demand/confirmation letter by VMRDA), shall be treated as part payment towards the sale of the Plot and shall be adjustable in the consideration value as per details mentioned in the "payment schedule".
- 5) Bidder can participate in the bidding for all the plots in the lot but will be eligible for (H1) number of plots equal to the number of EMDs paid. **Bidder must pay an EMD amount for becoming eligible for one plot.** For becoming eligible for subsequent number of plots, the bidder should pay that many number of EMD amounts. The bidder is eligible for participating in e-auction of all plots in the lot till such time the bidder is successful (H1) in

getting one/as many number of plots for which the bidder had paid EMD/EMDs. For example:

- (i) If bidder pays EMD for 1 plot: eligible to get 1 plot in the lot.
- (ii) If bidder pays EMD for 2 plots: eligible to get 2 plots in the lot.
- (iii) If bidder pays EMD for n plots: eligible to get n plots in the lot.

However, if the bidder wins the auction (H1) for plots as many as EMD/EMDs paid, he will not be eligible to bid for other plots in that lot.

E. OTHER DOCUMENTS:

The bidder should enclose the following documents during filing the bid

1. Aadhar Card
2. PAN Card
3. Certificate of Incorporation (in case of company/firm)
4. Acknowledgement/ UTR slip towards the payment of processing fee.
5. Authorized Signatory Certificate in respect of firm/company, a power of attorney signed by functional directors or Board Resolution etc., /Notarized copy of the deed, MoA, AoA, certificate of incorporation/ registration with concerned Government Authority and such other chartered documents in the case of a registered partnership firm or registered co-operative society or trust.
6. In case of an application made by a minor, it should be through a legal or natural guardian. Age proof and the name of a guardian are required along with submission of proof of guardianship.
7. The bidder should enclose the application duly signed along with the details as given in the Annexure-IV.
8. If the above documents are not attached / submitted along with EMD, the bidder/ buyer will not be allowed to participate in the auction.

F. AUCTION TYPE: Forward Auction (No Ties): VMRDA, Visakhapatnam will declare its Upset Price, which shall be visible to all bidders during the start of the forward auction. Bidders shall be required to start bidding from this open price.

G. VISIBILITY TO BIDDER: The Bidder shall be able to view the following on his screen along with the necessary fields during forwarding—No ties Auction:

1. Auction start date and time

2. Auction Closing date and time
3. Vacant plot ID No.
4. Opening/ Base / Upset price.
5. Your bid is Rs.
6. Bid history (Last 10 Bids)

H. BID INCREMENT: The Minimum Bid Increment amount will be Rs.100/- per sq.yard. The bidder can bid more than the Highest Bid in the auction by Minimum Bid Increment amount or multiples of the Minimum Bid Increment amount.

I. DURATION OF AUCTION: The duration of the Auction will be for seven hours (7 hours). If somebody is bidding just before 15 minutes of initial Auction closing time, the Auction will get extended for another 15 minutes and will continue further (bid received time + 15 minutes).

J. HIGHEST BID OF A BIDDER: After the completion of the forwarding Auction (no ties), the Lead Price (LP) will be available. The highest bid rate in the auction will be treated as the highest offer for outright Sale of vacant plot. GST, TDS & any other statutory taxes/duties, etc., as applicable shall be payable extra over the highest bid rate.

K. AUCTION WINNER: As soon as the auction is completed, the H1 bidder intimation statement generated by the system will be issued to the successful bidder by the VMRDA. Subsequently, upon receipt of **10%** of highest bid amount for the vacant plot arrived at the highest bid rate from the successful bidder, VMRDA will issue the 'allotment-cum-demand/confirmation' letter to the successful bidder along with the details of the plot, payment schedule as per terms and conditions, etc.

03. INSPECTION OF SITE AND DOCUMENTS:

- a) The Bidders are expected to satisfy themselves with the location of the plot, size and other details before submitting of application for purchase of the said plot. The submission of the Application shall be an acknowledgement of the Bidder having satisfied him/herself with all the terms & conditions of the offer document in all respects.

04. PAYMENT SCHEDULE:

No	Installment Description	Amount payable
1	Within 72 Hours from the time of receipt of sale intimation letter through mail. (including Sundays & holidays)	10% of the highest bid price, less EMD amount in favour of Metropolitan Commissioner, VMRDA.
2	Within 30 days of the closing of the e-Auction (including Sundays & holidays)	30% of the highest bid price in favour of Metropolitan Commissioner, VMRDA.
3	Within 60 days of the closing of the e-Auction (including Sundays & holidays)	30% of the highest bid price in favour of Metropolitan Commissioner, VMRDA.
4	Within 90 days of the closing of the e-Auction (including Sundays & holidays)	30% of the highest bid price in favour of Metropolitan Commissioner, VMRDA.

- a) In case the day of payment happens to be Sunday or a bank holiday then it shall be deposited by the next working day.
- b) Bidder can make payments early/in advance (if so desired), even after opting for various payment options and no prepayment charges will be levied.
- c) The stamp duty, registration charges, any other statutory charges/dues/taxes as levied by the Central Government/State Govt./ Local Bodies /Autonomous /Statutory bodies shall be payable additionally solely by the Bidder.
- d) All betterment charges/development levies/ conversion charges / other charges if any, charged by Central Government/State Govt. / Local Bodies/ Autonomous/ Statutory bodies shall be borne by the Bidder.
- e) If the successful bidder fails to pay the stipulated instalment as per the payment schedule, the review will be conducted if there is any request made by the respective bidder within 30 days from the stipulated date of default. In such case the MC, VMRDA reserves the right to either cancel or continue the allotment within one month from the date of receipt of such request / application. In case of continuation of allotment orders, the applicant should pay the defaulted payment within 7 days from the date of order, with 18% penal interest per annum from the stipulated date of such default, failing which the allotment stands cancelled. In case of cancellation, the EMD and 10% of all the payments made by the bidder till such time will be forfeited and the remaining amount will be refunded without any interest.

- f) NOC will be issued in case bidders preferred to obtain loan from the Financial Institutions subject to payment of Rs.10,000/- fee.
- g) In case VMRDA cannot hand over the plot due to any reason, in such an event, the entire amount deposited by the Bidder will be returned in three months without any interest and the decision of MC, VMRDA is final in this regard.

05. E-AUCTION METHODOLOGY AND TERMS :

- a). The bidding shall be conducted on an Upset price per square yard. The bidders are required to quote the bid price in the e-auction over and above the Upset Price. The Upset Price as mentioned in the offer document may be treated as final.
- b) During the e-auction process, in case any bid is given within the last 15 minutes period before the closing of the bid, then an extension of time of 15 minute shall become due automatically and this extension period shall continue till no fresh bid is received in last 15 minutes period from the scheduled/extended period of closing of the bid. If no fresh bid is received in the last 15 minutes' period from the scheduled/extended period of closing of bid, then the bid shall get automatically closed.
- c) The VMRDA reserves the right to amend/modify/add the terms & conditions of the e- Auction at any stage before the date of e-Auction, without assigning any reasons whatsoever. The VMRDA reserves the right to accept/reject the bids for the vacant plots at any stage before issuance of allotment-cum-demand letter/confirmation letter, without assigning any reason.
- d) The bid shall be for the upset price corresponding to the vacant plot mentioned in the notification/offer document. It is presumed that the intending bidder has inspected the site and has familiarized itself with the prevalent conditions in all respects. The concerned department of the Authority will survey the plot at the time of transfer of property if found required. In case it is found that the actual area is higher/lesser than the area indicated in the notification/offer document, the cost for the corresponding area will be collected/refunded to the highest bidder on a pro-rata basis, with the unit rate derived from his quote.
- e) The highest bidder is required to pay a sum equivalent to 10% of its bid amount, after adjusting the earnest money deposit (EMD), Within 72 Hours from the time of receipt of sale intimation letter through mail / intimation by

phone ((including Sundays & holidays). If this amount is not paid by the scheduled time as above, it shall be deemed that the bid has been revoked/ withdrawn and the EMD shall stand forfeited. The bidder is required to deposit this amount in the account of the Metropolitan Commissioner, VMRDA, as specified in the notification, within the specified period, without waiting for any demand notice from VMRDA.

06. ACCEPTANCE / REJECTION OF THE BID:

- a) The acceptance of the highest e-Auction bid shall be at the sole discretion of the VMRDA, even if an amount equivalent to 10% of the highest bid has been remitted by the successful bidder. The VMRDA does not bind itself to confirm to the highest bid & reserves its right to reject all or any of the bids without assigning any reasons, whatsoever, and the decision of the MC, VMRDA / Principal Auction Authority in this regard shall be final and binding to the bidders. In case of cancellation of the bid or offer is not accepted by VMRDA, 10% of the bid amount (Including EMD) of the highest bidder (paid by the bidder), shall be refunded without any interest within 15 working days of the cancellation of the bid or rejection of the offer.
- b) The VMRDA reserves the right to accept or reject the highest bid received or annul this e-auction process or withdraw any plots from the proposed e-auction at any point of time without assigning any reason whatsoever, and without assuming any liability, responsibility, or obligation or recourse VMRDA.
- c) In case of single bid received in response to the notification, the MC, VMRDA shall review the case, and the MC, VMRDA will reserves the right to approve / cancel or reject / extend the process to receive applications further.
- d) The intending bidders must read all the terms and conditions of e-auction as mentioned in the notification/offer document carefully and he/she should only submit his/her bid if he/she considers themselves eligible. The VMRDA shall not be liable in any manner for any mistake in interpretation of any term by the bidder or the bidder's failure to seek any clarifications from VMRDA which may be necessary. The bidders shall also be required to register themselves with <https://konugolu.ap.gov.in> by paying the registration fees and submitting KYC documents as mentioned in the instructions on the website. All bidders who intend to participate in e-auction can avail the services of the e-

procurement help desk.

07. ISSUE OF ALLOTMENT-CUM-DEMAND/CONFIRMATION LETTER TO THE BIDDER:

- a) The Metropolitan Commissioner, VMRDA shall be the Principal Auctioning Authority and represents on behalf of the Authority for auctions, and reserves the right to exercise discretion on all matters about the auction and his/her decision is final.
- b) Allotment of plot will be made to the highest bidder confirmed by the Metropolitan Commissioner, VMRDA.
- c) The allotment-cum-demand/confirmation letter will be issued by the VMRDA to the Bidder after acceptance of the bid. The Bidder is required to deposit the balance bid amount and other charges if any through bank transfer/e-Payment as per the payment schedule to be mentioned in detail in the allotment-cum-demand / confirmation letter.
- d) If the successful bidder fails to pay the stipulated instalment as per the payment schedule, the review will be conducted if there is any request made by the respective bidder within 30 days from the stipulated date of default. In such case the MC, VMRDA reserves the right to either cancel or continue the allotment within one month from the date of receipt of such request / application. In case of continuation of allotment orders, the applicant should pay the defaulted payment within 7 days from the date of order, with 18% penal interest per annum from the stipulated date of such default, failing which the allotment stands cancelled. In case of cancellation, the EMD and 10% of all the payments made by the bidder till such time will be forfeited and the remaining amount will be refunded without any interest.

08. EXECUTION OF SALE DEED AND HANDING OVER:

- a) Upon receipt of all outstanding dues from the Bidder and upon completion of all other formalities, VMRDA, through its Secretary/any authorized officer shall execute the Sale Deed in favor of the Bidder.
- b) The Bidder shall bear all costs, charges, etc. and fees towards the applicable stamp duty, registration charges as well as applicable taxes, and surcharges thereto.

- c) The Sale Deed shall be executed and shall remain subject to the exclusive jurisdiction of the Courts in Visakhapatnam.
- d) Upon execution of the Sale Deed, the possession of the plot will be handed over to the Bidder and the Bidder is required to take possession of the plot within 15 days of the signing of the sale deed.
- e) The sale price and the development charges of the plot will be taken into the consideration during the time of registration as per the instructions of the Government.

09. HOLDING CHARGES:

- a) The Registration of the plot allotted shall have to be completed by the Bidder within 15 days from the date of clearance of all dues of sale proceeds, failing which "Holding Charges" @ Rs.10.00 per sq.yd per month or part thereof shall be charged for the entire period of delay.

10. SPECIAL CONDITIONS:

- b) All permissions will be considered by the respective authorities only as per the rules, regulations, norms as applicable and any changes made from time to time by the Government.
- c) In all matter of doubts or in disputes or in respect of any matter not provided in these terms and conditions, the decision of the Metropolitan Commissioner, VMRDA, Visakhapatnam shall be final and binding.
- d) The applicants shall inspect the plot and satisfy themselves with the conditions and location of the plot before participating in the auction.

11. FORCE MAJEURE:

- a) The VMRDA shall not be liable for any failure or delay in performance due to any reason/cause beyond their control including floods, fires, go-slow, lock-out, closure, pestilence, despite with staff, dislocation of normal working conditions, war, riots, epidemics, pandemic, political upheavals, government action, civil commotion, breakdown of machinery including technical failures, acts demands or otherwise, shortage of labor, or any other cause or conditions before the control of aforesaid cause or consequence may operate at the sole discretion of VMRDA, to extend the time of performance on the part of VMRDA by such period as may be

necessary to enable VMRDA to effect performance after the cause the delay will have cause exist the provisions aforesaid shall not be limited by any other terms of the contract whether printed or written.

12. MISREPRESENTATION / FRAUD / BREACH OF TERMS AND CONDITIONS:

- a) If it is discovered at any point of time that the Bidder has purchased the plot by suppression of any material fact, misrepresentation or fraud, VMRDA reserves the right, at its sole discretion, to cancel the allotment and/or revoke the deed of Sale / Purchase, and the EMD and all other amounts paid by the Bidder shall be forfeited. VMRDA shall also be entitled to take over immediate possession of the land parcel from the Bidder.
- b) In such an event, the Bidder will not be entitled to any compensation whatsoever or refund of any EMD or any other amount paid by him and VMRDA at its sole discretion shall re-sale the plot.

13. INTERPRETATION OF CLAUSES OF THIS DOCUMENT:

- a) All or any disputes arising out of or touching upon the terms and conditions of the e-Auction document, including the interpretation and validity of the terms thereof, and the respective rights and obligations of the parties, shall be settled amicably by mutual discussion, failing which the same shall be settled by Courts or Tribunals situated at Visakhapatnam, Andhra Pradesh only. No suit or other proceedings shall be instituted elsewhere.

Annexure III

Authorization & Undertaking

(On Non Judicial stamp paper of Rs.100)

We, (1) _____ (Name of 1st partner),
(2) _____ (Name of 2nd partner),
(3) _____ (Name of 3rd partner), hereby authorize

M/s./Sri./Smt./Ms. (Name of lead partner) to act as lead partner to sign the bid offer document, to make payments and conclude the sale/purchase on our behalf as per provisions of notification/offer document.

We do ratify & confirm and agree to ratify & confirm that all the acts, deeds things done by M/s./Sri./Smt./Ms. (Lead Partner) in respect to above offer shall be binding on us. We shall be jointly & severally responsible for fulfilling the offer conditions, addendum(s) etc,. It is clearly understood by us that in case of default of any condition by any of us, VMRDA at its sole option can cancel the sale/allotment process and forfeit the application amount and / or any amount deposited by any of us with VMRDA. We herewith confirm that in this eventuality, we (individually or collectively) shall have no right or lien on Land property & VMRDA at its sole option can proceed with the Sale of the property to any other party.

We further ratify & confirm and agree that we shall take the prior written permission/consent of the Metropolitan Commissioner; VMRDA for sub-dividing the plot allotted to us for the purpose of layout/subletting / leasing /resale and will abide by the terms and conditions of notification/ offer document.

In witness whereof those present have been signed by us onth day of2022

1) (1st partner)

2) (2nd partner)

3) (3rd partner)

ANNEXURE-IV
APPLICATION FORM

(This form is to be submitted by the each bidder along with relevant document)

The particulars of the applicant(s) / bidder(s) are given for VMRDA reference and record.

PARTICULARS OF THE APPLICANT

1. Name of the Applicant :
(IN CAPITAL)

2. Name of Father/Husband :

3. Permanent Account Number (PAN) :

4. Aadhar No. :

5. Address :

.....

.....

.....

6. Contact Details:

Mobile :

E mail-ID : being other than.

I /we the undersigned hear by apply to VMRDA for allotment of plot on outright sale basis through e-Auction.

I/we have read and understood terms and conditions contained in the notification/ offer Document and here by unequivocally accept the same.

Place:

Signature of the Applicant/Bidder

Date:

SCHEDULE“A”
(As per APTS Proforma)

**DESCRIPTION OF THE PLOTS ALONG WITH THE BOUNDARIES IN ALL
FOUR DIRECTIONS**

Item code	Item Name	Item description	Auction qty.	UOM	Base Price	Increment	PCB Code	EMD (In Rs.)	Initial payment %
HIG-10	Pedagantyada-Phase-1	N: 30' Wide Road E: HT Line buffer S: Plot No.HIG-3 W: Plot No.HIG-9	416.66	Sq.yds	40,500/-	100	Not required	3,37,500/-	10
HIG-17A	Pedagantyada-Phase-1	N: Plot E: Plot No.17 S: 30' Wide Road W: 30' Wide Road	810.97	Sq.yds	40,500/-	100	Not required	6,57,000/-	10
HIG-33	Pedagantyada-Phase-1	N: Vacant land E: Plot No.34 S: 30' Wide Road W: Drain	233.33	Sq.yds	40,500/-	100	Not required	1,89,000/-	10
MIG-79	Pedagantyada-Phase-2	N: Plot No.MIG-163 E: Plot No.MIG-86/p S: Plot No.MIG-79A W: 30' Wide Road	233.33	Sq.yds	40,500/-	100	Not required	1,89,000/-	10
MIG-145	Pedagantyada-Phase-2	N: Plot No.MIG-144 E: Plot No.MIG-160 S: Plot No.MIG-146 W: 30' Wide Road	311.11	Sq.yds	40,500/-	100	Not required	2,52,000/-	10
MIG-102	Pedagantyada-Phase-2	N: 30' Wide Road E: Plot No.MIG-103 S: Plot No.MIG-97 W: Plot No.MIG-101	311.11	Sq.yds	40,500/-	100	Not required	2,52,000/-	10
LIG-194	Pedagantyada-Phase-2	N: Plot No. 57 E: 30' Wide Road S: 30' Wide Road W: Plot No.43	350.28	Sq.yds	40,500/-	100	Not required	2,84,000/-	10
LIG-49A	Pedagantyada-Phase-2	N: Plot No.50 E: Plot No.49 S: 30' Wide Road W: 30' wide Road	410.56	Sq.yds	40,500/-	100	Not required	3,33,000/-	10
LIG-195	Pedagantyada-Phase-3	N: Plot No.LIG-194 E: Plot No.LIG-196 S: 20' Wide Road W: 20' wide Road	161.12	Sq.yds	40,500/-	100	Not required	1,30,500/-	10
LIG-179	Pedagantyada-Phase-3	N: Plot No.LIG-178 E: Plot No.LIG-180 S: 20' Wide Road W: Land in S.No.38/p of Pedagantyada	166.67	Sq.yds	40,500/-	100	Not required	1,35,000/-	10
LIG-141	Pedagantyada-Phase-2	N: Plot Nos.138, 139 & 140 E: 30' wide road S: 30' Wide Road W: Plot No.142	391.12	Sq.yds	40,500/-	100	Not required	3,17,000/-	10
MIG-3	Pedagantyada-Phase-2	N: Plot MIG-20 E: Regularized drain along with green belt S: 40' wide Road W: Plot No.MIG-4	111.46	Sq.yds	40,500/-	100	Not required	90,500/-	10
MIG-4	Pedagantyada-Phase-2	N: Plot No.MIG-19 E: Plot No.MIG-3 S: 40' Road W: Plot No.MIG-5	311.11	Sq.yds	40,500/-	100	Not required	2,52,000/-	10

LIG-215A	Pedagantyada-Phase-2	N: 30 Wide road E: 30 Wide road S: Plot No.234/P W: Plot NO.215	331.12	Sq.yds	40,500/-	100	Not required	2,68,500/-	10
LIG-162C	Pedagantyada-Phase-2	N: Plot No.LIG-197/P, 198 E: Plot No.LIG-162D S: 30' Wide Road W: Plot No.LIG-162B	187.31	Sq.yds	40,500/-	100	Not required	1,52,000/-	10
LIG-162D	Pedagantyada-Phase-2	N: Plot No.LIG-199, 200/P E: Plot No.LIG-162E S: 30' Wide Road W: Plot No.LIG-162C	200.00	Sq.yds	40,500/-	100	Not required	1,62,000/-	10
LIG-162E	Pedagantyada-Phase-2	N: Plot No.LIG-200/P, 201 E: Plot No.LIG-221 S: 30' Wide Road W: Plot No.LIG-162D	200.00	Sq.yds	40,500/-	100	Not required	1,62,000/-	10
HIG-81	Pedagantyada-Phase-1	N: Plot No.HIG-68 E: Plot No.HIG-81 S: 30' Wide Road W: Layout boundary	160.42	Sq.yds	40,500/-	100	Not required	1,30,000/-	10
LIG-470	Pedagantyada-Phase-1	N:24' Road E: Plot No.LIG-469 S: Plot No.LIG-479 W: Plot No.OB at West to LIG-470	200.00	Sq.yds	40,500/-	100	Not required	1,62,000/-	10
LIG-479	Pedagantyada-Phase-1	N:Plot No.LIG-470 E: Plot No.LIG-479 S: 24' Road W: Regularized drain along with green belt	137.91	Sq.yds	40,500/-	100	Not required	1,12,000/-	10
OB at South to LIG-273	Pedagantyada-Phase-2	N:Plot No.273 E:Existing 15' wide road S:Layout boundary & Weaker section colony W: Existing 15' wide road	199.70	Sq.yds	40,500/-	100	Not required	1,62,000/-	10
OB WEST TO MIG-34	Pedagantyada-Phase-2	N: Plot No.34A E: Plot No.MIG-34 S: 40' Wide road W: 30' Wide road	189.33	Sq.yds	40,500/-	100	Not required	1,53,500/-	10
OB opposite to MIG-35A	Pedagantyada-Phase-2	N: - E:30' Wide road S: 40' Wide road W: Layout boundary	570.67	Sq.yds	40,500/-	100	Not required	4,62,500/-	10
OB-163 (West to MIG-87)	Pedagantyada-Phase-2	N: Plot No.OB-252 E: Plot No.MIG-87/P S: Plot No.MIG-79 W: Existing road	233.33	Sq.yds	40,500/-	100	Not required	1,89,000/-	10
OB at North to 252 (West to MIG-90 to 92)	Pedagantyada-Phase-2	N: Existing 24' road E: Plot No.MIG-89/p, 90, 91, 92 S: Plot No.OB-252 W: Layout boundary	109.75	Sq.yds	40,500/-	100	Not required	89,000/-	10

OB-252 (West to MIG-88 & 89)	Pedagantyada- Phase-2	N: Layout boundary E: Plot Nos.MIG- 87/P, 88, 89/P S: Plot No.OB-163 W: Layout boundary	379.42	Sq.yds	40,500/-	100	Not required	3,07,500/-	10
OB at North to LIG-238	Pedagantyada- Phase-3	N: Plot No.OB-156 E: 40' Wide road S: Plot No.238 W: Layout boundary	184.00	Sq.yds	40,500/-	100	Not required	1,49,000/-	10
LIG-162A	Pedagantyada- Phase-2	N: Plot No.LIG- 196/P E: Plot No.LIG- 162B S: 30 Wide road W: Layout boundary	117.50	Sq.yds	40,500/-	100	Not required	95,000/-	10
LIG-162B	Pedagantyada- Phase-2	N: Plot Nos.LIG- 196/P, 197 E: Plot No.LIG- 162C S: 30' Wide road W: Plot No.LIG- 162A	152.50	Sq.yds	40,500/-	100	Not required	1,24,000/-	10
LIG-196	Pedagantyada- Phase-2	N: 30 Wide road E: Plot No.LIG-197 S: Plot No.162A W: Layout boundary	217.50	Sq.yds	40,500/-	100	Not required	1,76,000/-	10
OB-24A (Eastern side plot No.24)	K.L.Rao Nagar layout	N: Existing 30' road E: VMRDA land S: Plot No.29A (Eastern side plot No.29 W: Plot No.24	194.44	Sq.yds	35,000/-	100	Not required	1,36,000/-	10
31 Plots									

Sd/- A.Mallikarjuna
Metropolitan Commissioner
VMRDA



VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY

REGISTRATION SKETCH

NAME OF LAYOUT: PEDAGANTYADA PHASE-I LAYOUT

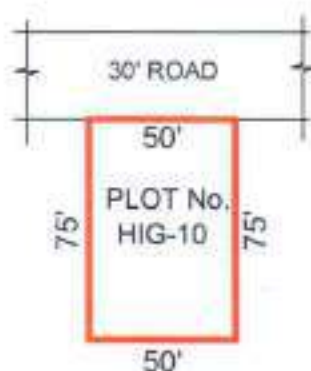
NAME OF ALLOTTEE:

PLOT NO. HIG - 10

EXTENT: 416.66 Sq.Yds. OR 348.37 Sq.Mts.

Sy.No: 20/P

VILLAGE : PEDAGANTYADA



BOUNDARIES

NORTH : 30' WIDE ROAD

EAST : HT LINE BUFFER

SOUTH : PLOT NO.HIG-3

WEST : PLOT NO.HIG-9

MEASUREMENTS

50'-0" (15.24 Mts.)

75'-0" (22.86 Mts.)

50'-0" (15.24 Mts.)

75'-0" (22.86 Mts.)

VENDEE				VENDOR
	 J. PLANNING OFFICER	 Asst. PLANNING OFFICER	 PLANNING OFFICER	 SECRETARY
VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY				

CHECK LIST

No	Particulars	Details
1	Property Location/Address, (City/ Town/Village, District)	Plot No. HIG-10 of Pedagantyada (V), & (M), Visakhapatnam District, VMRDA Developed Phase - I Layout.
2	Property Type	Vacant Plot in VMRDA developed Layout.
3	Survey number & Village Name	Sy.No.20/p of Pedagantyada (V), & (M), Visakhapatnam District.
4	Extent/Area of property	
5	Ownership details	Residential
6	Current Utilization (Residential /commercial/Office/Factory/ Not Applicable)	Vacant
7	Present status on ground- Fully vacant (OR) Details of structure if any with type of structure (RCC/A/C etc.), Plinth Area, Built up area, Occupied or abandoned	Residential
8	Existing Land use as per current Master plan, if any.	Pedagantyada VMRDA Developed Layout.
9	Details of layout approvals.	
10	Date of Possession	
11	Ownership by way of alienation/acquisition/transfer/others	
12	Purpose of acquisition	
13	Land classification as per SFA/Diglot/RS/TS Record etc.	
14	Objectionable/un-objectionable	
15	Whether noted under 22A	
16	SRO Value Market value	
17	Prevailing market value (Per Sq. yds)	
18	Details of encumbrance if any	
19	Latitude/Longitude (Google co-ordinates)	Latitude: 17°40'29.67"N Longitude: 83°11'36.54"E
20	Google map of the location	https://www.google.com/maps/@17°40'29.67°N-83°11'36.54°E
21	Site boundaries and site map with dimensions, existing topography like canals, electrical lines, irrigation wells, monument etc. existing/passing through the site	N: 30'-0" Road E: HT Line Buffer S: Plot No. HIG-3 W: Plot No. HIG-9
22	FMB Sketch	
23	Details of abutting road(s) if any	30'-0" wide Layout road on Northern side.
24	Details of encroachment, if any	
25	Details of Court litigation, if any	
26	Details of land compensation, statutory dues/liabilities/claims pending if any	

16/11/22
SPO

16/11/22
APO

16/11/22
P/O





VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY

REGISTRATION SKETCH (AS PER LAYOUT PLAN)

NAME OF LAYOUT: PEDAGANTYADA PHASE-I LAYOUT

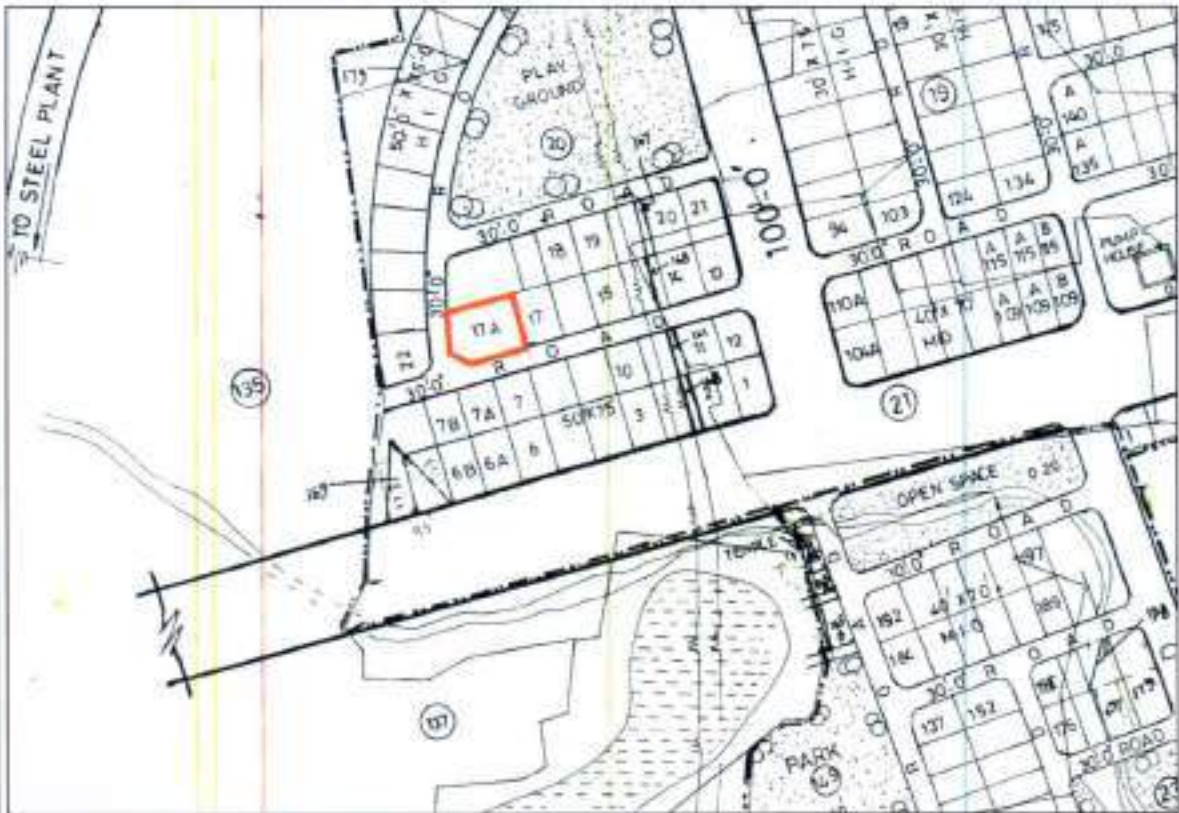
NAME OF ALLOTTEE:

PLOT NO. HIG - 17A

EXTENT: 810.97 Sq.Yds. OR 678.05 Sq.Mts.

Sy.No: 20/P

VILLAGE : PEDAGANTYADA



BOUNDARIES

NORTH : PLOT

EAST : PLOT NO.17

SOUTH : 30' ROAD

WEST : 30' ROAD

MEASUREMENTS

90'-3" (27.51 Mts.)

75'-0" (22.86 Mts.)

104'-3" (31.78 Mts.) Including 10' Splay

77'-6" (23.62 Mts.) Including 10' Splay

TOTAL EXTENT OF THE PLOT


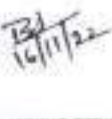
816.52 Sq.Yds. OR 682.69 Sq.Mts.

SPLAY DEDUCTION AREA

5.55 Sq.Yds. OR 4.64 Sq.Mts.

NET PLOT AREA

810.97 Sq.Yds. OR 678.05 Sq.Mts.

VENDEE	VENDOR		
	 J. PLANNING OFFICER	 ASST. PLANNING OFFICER	 PLANNING OFFICER
			 SECRETARY
VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY			

CHECK LIST

S. No	Particulars	Details
1	Property Location/Address, (City/ Town/Village, District)	Plot No. HIG-17A of Pedagantyada (V), & (M), Visakhapatnam District, VMRDA Developed Phase - I Layout.
2	Property Type	Vacant Plot in VMRDA developed Layout.
3	Survey number & Village Name	Sy.No.20/p of Pedagantyada (V), & (M), Visakhapatnam District.
4	Extent/Area of property	
5	Ownership details	Residential
6	Current Utilization (Residential /commercial/Office/Factory/ Not Applicable)	Vacant
7	Present status on ground- Fully vacant (OR) Details of structure if any with type of structure (RCC/AC etc.), Plinth Area, Built up area, Occupied or abandoned	Residential
8	Existing Land use as per current Master plan, if any.	Pedagantyada VMRDA Developed Layout.
9	Details of layout approvals.	
10	Date of Possession	
11	Ownership by way of alienation/acquisition/transfer/others	
12	Purpose of acquisition	
13	Land classification as per SFA/Diglot/RS/TS Record etc.	
14	Objectable/un-objectable	
15	Whether noted under 22A	
16	SRO Value Market value	
17	Prevailing market value (Per Sq. yds)	
18	Details of encumbrance if any	
19	Latitude/Longitude (Google co-ordinates)	Latitude: 17°40'30.47"N Longitude: 83°11'35.25"E
20	Google map of the location	<a -="" 83°11'35.25"e"="" href="https://www.google.com/maps/@17°40'30.47" n="">https://www.google.com/maps/@17°40'30.47"N - 83°11'35.25"E
21	Site boundaries and site map with dimensions, existing topography like canals, electrical lines, irrigation wells, monuments etc. existing/passing through the site	N: Plot E: Plot No. HIG-17 S: 30'-0" Road W: 30'-0" Road
22	FMB Sketch	
23	Details of abutting road(s) if any	30'-0" wide Layout road on south & Western side.
24	Details of encroachment, if any	
25	Details of Court litigation, if any	
26	Details of land compensation, statutory dues/liabilities/claims pending if any	

16/11/2022
JPO

16/11/22
JPO

16/11/22
JPO

Google Maps 17°40'30.7"N 83°11'35.3"E



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VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY

REGISTRATION SKETCH

NAME OF LAYOUT: PEDAGANTYADA PHASE-I LAYOUT

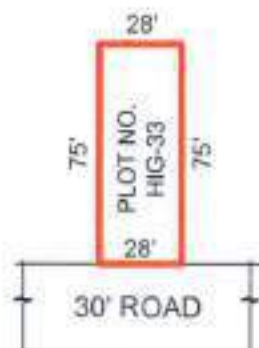
NAME OF ALLOTTEE:

PLOT NO. HIG - 33

EXTENT: 233.33 Sq. Yds. OR 195.09 Sq. Mts.

Sy.No: 20/P

VILLAGE : PEDAGANTYADA



BOUNDARIES

NORTH : VACANT LAND

EAST : PLOT NO.34

SOUTH : 30' ROAD

WEST : DRAIN

MEASUREMENTS

28'-0" (8.53 Mts.)

75'-0" (22.86 Mts.)

28'-0" (8.53 Mts.)

75'-0" (22.86 Mts.)

NOTE:

EXISTING BUILDING IN PLOT NO.HIG-33

VENDEE	VENDOR		
	 16/11/2022	 16/11/22	 16/11/22
	PLANNING OFFICER	PLANNING OFFICER	PLANNING OFFICER
			SECRETARY
VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY			

CHECK LIST

S. No	Particulars	Details
1	Property Location/Address, (City/ Town/ Village, District)	Plot No. HIG-33 of Pedagantyada (V), & (M), Visakhapatnam District, VMRDA Developed Phase - I Layout.
2	Property Type	Vacant Plot in VMRDA developed Layout.
3	Survey number & Village Name	Sy.No.20/p of Pedagantyada (V), & (M), Visakhapatnam District.
4	Extent/Area of property	
5	Ownership details	Residential
6	Current Utilization (Residential /commercial/ Office/ Factory/ Not Applicable)	Vacant
7	Present status on ground-Fully vacant (OR) Details of structure if any with type of structure (RCC/AC etc.), Plinth Area, Builtup area, Occupied or abandoned	Residential
8	Existing Land use as per current Masterplan, if any.	Pedagantyada VMRDA Developed Layout.
9	Details of layout approvals.	
10	Date of Possession	
11	Ownership by way of alienation/acquisition/ transfer/others	
12	Purpose of acquisition	
13	Land classification as per SFA/Diglot/RS/TS Records etc.	
14	Objectionable/ un-objectionable	
15	Whether noted under 22A	
16	SRO Value Market value	
17	Prevailing market value (Per Sq yds)	
18	Details of encumbrance if any	
19	Latitude/Longitude (Google co-ordinates)	Latitude: 17°40'35.35"N Longitude: 83°11'37.72"E
20	Google map of the location	<a -="" 83°11'37.72"e"="" href="https://www.google.com/maps/@17°40'35.35" n="">https://www.google.com/maps/@17°40'35.35"N - 83°11'37.72"E
21	Site boundaries and site map with dimensions, existing topography like canals, electrical lines, irrigation wells, monuments etc. existing/passing through the site	N: Vacant Land E: Drain S: 30'-0" Road W: Plot No.HIG-32
22	FMB Sketch	
23	Details of abutting road(s) if any	30'-0" wide Layout road on southern side.
24	Details of encroachment, if any	
25	Details of Court litigation, if any	
26	Details of land compensation, statutory dues/liabilities/ claims pending if any	

16/11/22
JPO

16/11/22
APD

16/11/22
P/O

Google Maps 17°40'35.4"N 83°11'37.9"E



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VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY

REGISTRATION SKETCH

NAME OF LAYOUT: PEDAGANTYADA PHASE-II LAYOUT

NAME OF ALLOTTEES:

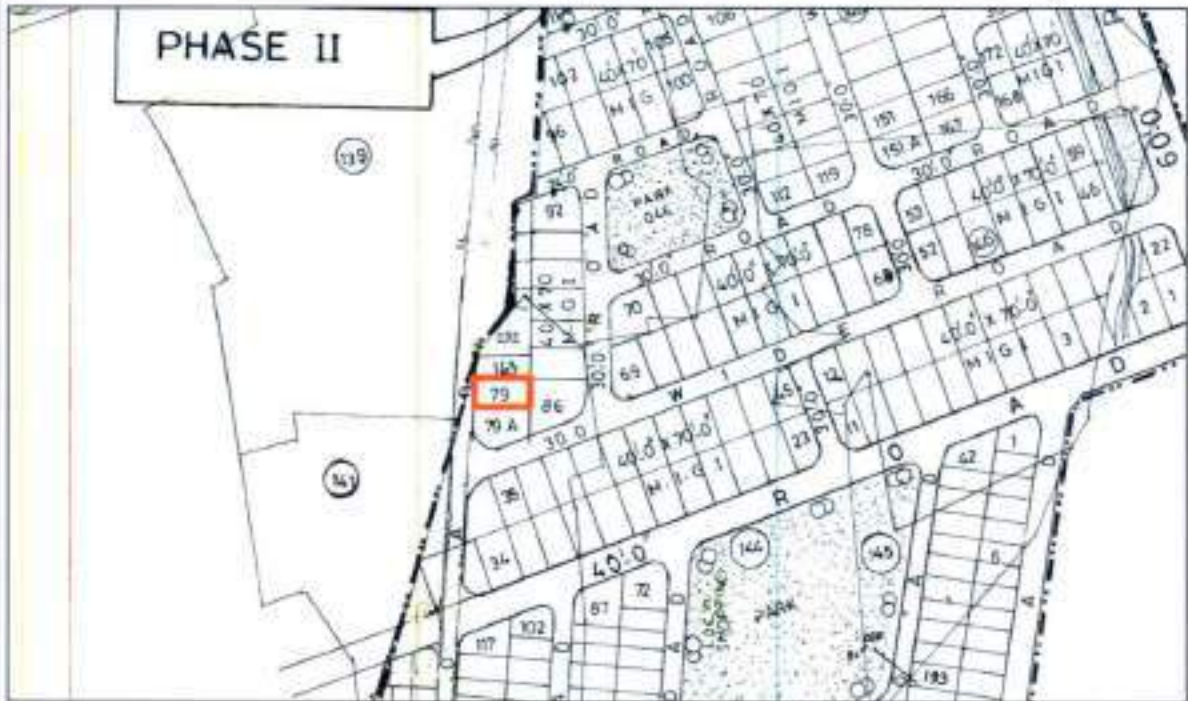
PLOT NO: MIG - 79

EXTENT: 233.33 Sq.Yds. OR 195.09 Sq.Mts.

L.P.NO.

S.No: 141/P

VILLAGE : CHINAGANTYADA



BOUNDARIES

MEASUREMENTS

NORTH : PLOT NO.MIG-163

70'-0" (21.34 Mts.)

EAST : PLOT NO.MIG-86/P




30'-0" (9.14 Mts.)

SOUTH : PLOT NO.MIG-79A

70'-0" (21.34 Mts.)

WEST : 30' WIDE ROAD

30'-0" (9.14 Mts.)

VENDEE	VENDOR		
 16/11/2022	 16/11/22	 16/11/22	
J. PLANNING OFFICER	Asst. PLANNING OFFICER	PLANNING OFFICER	SECRETARY
VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY			

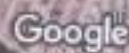
CHECK LIST

S. No	Particulars	Details
1	Property Location/Address, (City/ Town/Village, District)	Plot No. MIG-79 of Chinagantyada (V), Gajuwaka (M), Visakhapatnam District, VMRDA Developed Phase - II Layout.
2	Property Type	Vacant Plot in VMRDA developed Layout
3	Survey number & Village Name	Sy.No.141/p of Chinagantyada (V), Gajuwaka (M), Visakhapatnam District.
4	Extent/Area of property	
5	Ownership details	Residential
6	Current Utilization (Residential /commercial/Office/ Factory/ Not Applicable)	Vacant
7	Present status on ground-Fully vacant (OR)Details of structure if any with type of structure (RCC/AC etc.), Plinth Area, Builtup area, Occupied or abandoned	Residential
8	Existing Land use as per current Masterplan, if any.	Pedagantyada VMRDA Developed Layout.
9	Details of layout approvals.	
10	Date of Possession	
11	Ownership by way of alienation/acquisition/ transfer/others	
12	Purpose of acquisition	
13	Land classification as per SFA/Diglot/RS/TSRecords etc.	
14	Objectionable/ un-objectionable	
15	Whether noted under 22A	
16	SRO Value Market value	
17	Prevailing market value (Per Sq.yds)	
18	Details of encumbrance if any	
19	Latitude/Longitude (Google co-ordinates)	Latitude: 17°40'16.77"N Longitude: 83°11'32.57"E
20	Google map of the location	<a -="" 83°11'32.57"e"="" href="https://www.google.com/maps/@17°40'16.77" n="">https://www.google.com/maps/@17°40'16.77"N - 83°11'32.57"E
21	Site boundaries and site map with dimensions, existing topography like canals,electrical lines, irrigation wells, monuments etc. existing/passing through the site	N: Plot No.MIG-163 E: Plot No.MIG-86/p S: Plot No.MIG-79A W: Existing 30'-0" Road
22	FMB Sketch	
23	Details of abutting road(s) if any	Existing 30'-0" wide Layout road on western side
24	Details of encroachment, if any	
25	Details of Court litigation, if any	
26	Details of land compensation, statutorydues/liabilities/ claims pending if any	

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VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY

REGISTRATION SKETCH

NAME OF LAYOUT: PEDAGANTYADA PHASE-II LAYOUT

NAME OF ALLOTTEES:

PLOT NO: MIG - 145

EXTENT: 311.11 Sq.Yds. OR 260.12 Sq.Mts.

L.P.NO.

S.No: 148/P

VILLAGE : CHINAGANTYADA



BOUNDARIES

MEASUREMENTS

NORTH : PLOT NO.MIG-144

70'-0" (21.34 Mts.)

EAST : PLOT NO.MIG-160

40'-0" (12.19 Mts.)

SOUTH : PLOT NO.MIG-146

70'-0" (21.34 Mts.)

WEST : 30' ROAD

40'-0" (12.19 Mts.)

VENDEE	VENDOR		
	 16/11/22	 16/11/22	 16/11/22
	Jr. PLANNING OFFICER	Asst. PLANNING OFFICER	PLANNING OFFICER
			SECRETARY
VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY			

CHECK LIST

S. No	Particulars	Details
1	Property Location/Address, (City/ Town/Village, District)	Plot No. MIG-145 of Chinagantyada (V), Gajuwaka (M), Visakhapatnam District, VMRDA Developed Phase - II Layout.
2	Property Type	Vacant Plot in VMRDA developed Layout.
3	Survey number & Village Name	Sy.No. 148/p of Chinagantyada (V), Gajuwaka (M), Visakhapatnam District.
4	Extent/Area of property	
5	Ownership details	Residential
6	Current Utilization (Residential /commercial/Office/Factory/ Not Applicable)	Vacant
7	Present status on ground- Fully vacant (OR) Details of structure if any with type of structure (RCC/AC etc.), Plinth Area, Built up area, Occupied or abandoned	Residential
8	Existing Land use as per current Masterplan, if any.	Pedagantyada VMRDA Developed Layout.
9	Details of layout approvals.	
10	Date of Possession	
11	Ownership by way of alienation/acquisition/transfer/others	
12	Purpose of acquisition	
13	Land classification as per SFA/Diglot/RS/TS Record etc.	
14	Objectionable/un-objectionable	
15	Whether noted under 22A	
16	SRO Value Market value	
17	Prevailing market value (Per Sq. yds)	
18	Details of encumbrance if any	
19	Latitude/Longitude (Google co-ordinates)	Latitude: 17°40'20.59"N Longitude: 83°11'38.98"E
20	Google map of the location	<a -="" 83°11'38.98"e"="" href="https://www.google.com/maps/@17°40'20.59" n="">https://www.google.com/maps/@17°40'20.59"N - 83°11'38.98"E
21	Site boundaries and site map with dimensions, existing topography like canals, electrical lines, irrigation wells, monument etc. existing/passing through the site	N: Plot No. MIG-144 E: Plot No. MIG-160 S: Plot No. MIG-146 W: 30'-0" Road
22	FMB Sketch	
23	Details of abutting road(s) if any	30'-0" wide Layout road on western side
24	Details of encroachment, if any	
25	Details of Court litigation, if any	
26	Details of land compensation, statutory dues/liabilities/claims pending if any	

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16/11/22
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Google Maps 17°40'20.6"N 83°11'39.0"E



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VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY

REGISTRATION SKETCH

NAME OF LAYOUT: PEDAGANTYADA PHASE-II

NAME OF ALLOTTEES:

PLANNING ZONE -

Rc.No.P.NO.

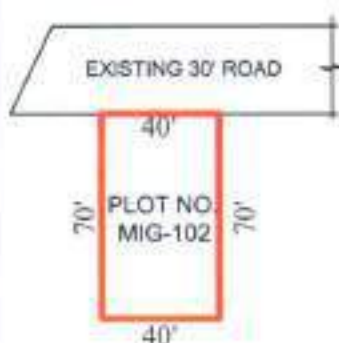
PLOT NO: MIG - 102

EXTENT: 311.11 Sq.Yds. OR 260.12 Sq.Mts.

L.P.NO.

S.No: 139/P

VILLAGE : CHINAGANTYADA



BOUNDARIES

NORTH : 30' ROAD

EAST : PLOT NO.MIG-103

SOUTH : PLOT NO.MIG-97

WEST : PLOT NO.MIG-101




MEASUREMENTS

40'-0" (12.19 Mts.)

70'-0" (21.34 Mts.)

40'-0" (12.19 Mts.)

70'-0" (21.34 Mts.)

VENDEE				VENDOR
	 16/11/22	 16/11/22	 16/11/22	
	Jt. PLANNING OFFICER	Asst. PLANNING OFFICER	PLANNING OFFICER	SECRETARY
VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY				

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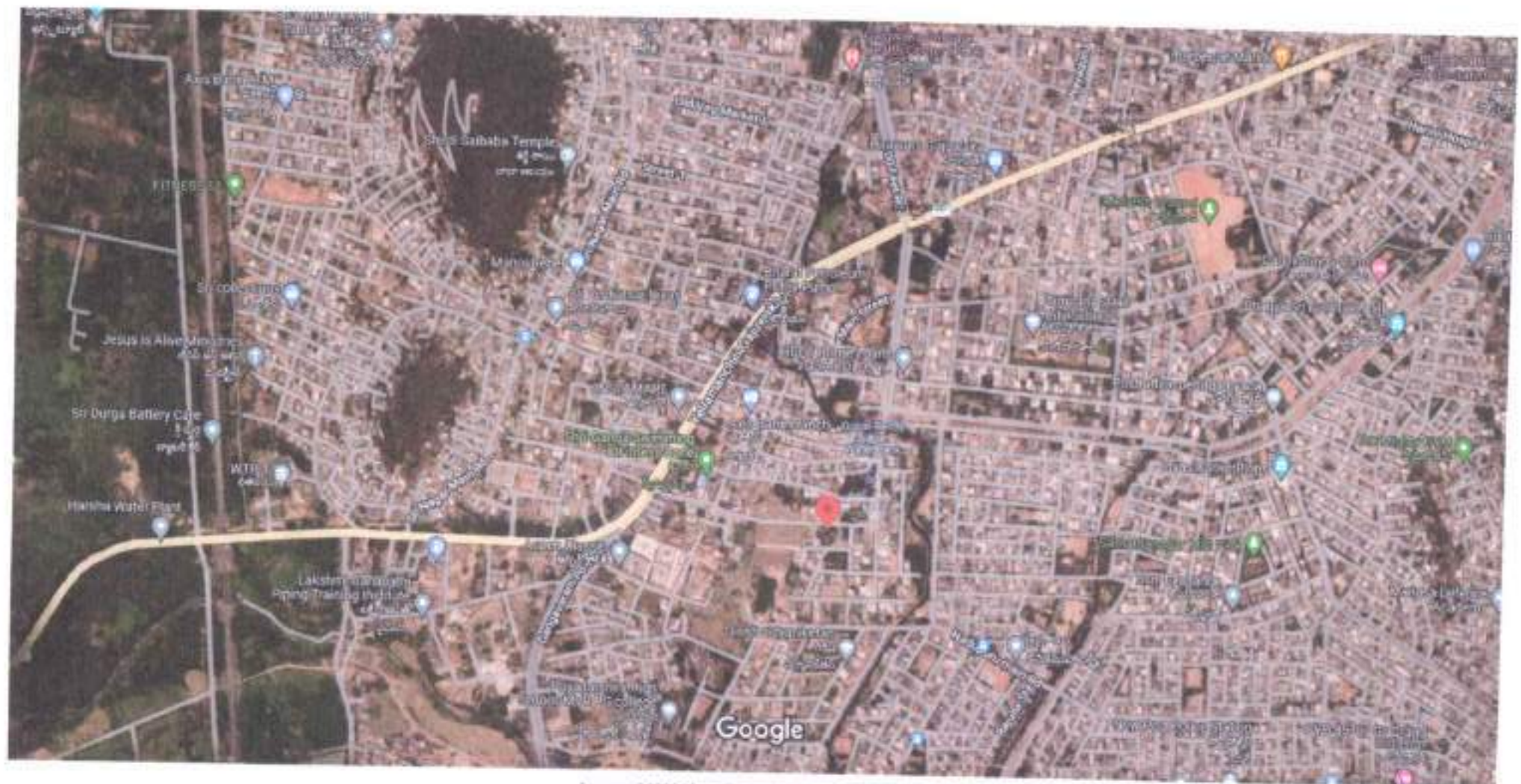
S. No	Particulars	Details
1	Property Location/Address, (City/ Town/Village, District)	Plot No. MIG-102 of Chinagantyada (V), Gajuwaka (M), Visakhapatnam District, VMRDA Developed Phase - II Layout.
2	Property Type	Vacant Plot in VMRDA developed Layout.
3	Survey number & Village Name	Sy.No.139/p of Chinagantyada (V), Gajuwaka (M), Visakhapatnam District.
4	Extent/Area of property	
5	Ownership details	Residential
6	Current Utilization (Residential /commercial/Office/Factory/ Not Applicable)	Vacant
7	Presents status on ground- Fully vacant (OR) Details of structure if any with type of structure (RCC/AC etc.), Plinth Area, Built up area, Occupied or abandoned	Residential
8	Existing Land use as per current Master plan, if any.	Pedagantyada VMRDA Developed Layout.
9	Details of layout approvals.	
10	Date of Possession	
11	Ownership by way of alienation/acquisition/transfer/others	
12	Purpose of acquisition	
13	Land classification as per SFA/Diglot/RS/TS Record etc.	
14	Objectionable/un-objectionable	
15	Whether noted under 22A	
16	SRO Value Market value	
17	Prevailing market value (Per Sq. yds)	
18	Details of encumbrance if any	
19	Latitude/Longitude (Google co-ordinates)	Latitude: 17°40'20.04"N Longitude: 83°11'34.75"E
20	Google map of the location	https://www.google.com/maps/@17°40'20.04"N-83°11'34.75"E
21	Site boundaries and site map with dimensions, existing topography like canals, electrical lines, irrigation wells, monument etc. existing/passing through the site	N: 30'-0" Road E: Plot No. MIG-103 S: Plot No. MIG-97 W: Plot No. MIG-101
22	FMB Sketch	
23	Details of abutting road(s) if any	30'-0" wide Layout road on Northern side
24	Details of encroachment, if any	
25	Details of Court litigation, if any	
26	Details of land compensation, statutory dues/liabilities/claims pending if any	

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JB
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A.P.O

MR
16/11/22
P.O

Google Maps 17°40'20.0"N 83°11'35.2"E



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VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY

REGISTRATION SKETCH (AS PER LAYOUT PLAN)

NAME OF LAYOUT: PEDAGANTYADA PHASE-II	
NAME OF ALLOTTEES:	
PLOT NO: LIG - 194	EXTENT: 350.28 Sq.Yds. OR 292.87 Sq.Mts.
S.No: 143/P	VILLAGE : PEDAGANTYADA






BOUNDARIES

NORTH : PLOT NO.57
EAST : 30' WIDE ROAD
SOUTH : 30' WIDE ROAD
WEST : PLOT NO.43

MEASUREMENTS

67'-3" (20.50 Mts.)
82'-3" (25.07 Mts.) Including 10' Splay
24'-3" (7.39 Mts.) Including 10' Splay
70'-0" (21.34 Mts.)

TOTAL EXTENT OF THE PLOT : 355.83 Sq.Yds. OR 297.51 Sq.Mts.
SPLAY DEDUCTION AREA : 5.55 Sq.Yds. OR 4.64 Sq.Mts.
NET PLOT AREA : 350.28 Sq.Yds. OR 292.87 Sq.Mts.

VENDEE				VENDOR	
 18/11/2022		 16/11/22	 16/11/22		
J. PLANNING OFFICER		Asst. PLANNING OFFICER	PLANNING OFFICER	SECRETARY	
VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY					

CHECK LIST

S. No	Particulars	Details
1	Property Location/Address, (City/ Town/Village, District)	Plot No. LIG-194 of Chinagantyada (V), Gajuwaka (M), Visakhapatnam District, VMRDA Developed Phase - II Layout.
2	Property Type	Vacant Plot in VMRDA developed Layout.
3	Survey number & Village Name	Sy.No.143/p of Chinagantyada (V), Gajuwaka (M), Visakhapatnam District.
4	Extent/Area of property	
5	Ownership details	Residential
6	Current Utilization (Residential /commercial/Office/Factory/ Not Applicable)	Vacant
7	Present status on ground- Fully vacant (OR) Details of structure if any with type of structure (RCC/AC etc.), Plinth Area, Built up area, Occupied or abandoned	Residential
8	Existing Land use as per current Masterplan, if any.	Pedagantyada VMRDA Developed Layout.
9	Details of layout approvals.	
10	Date of Possession	
11	Ownership by way of alienation/acquisition/transfer/others	
12	Purpose of acquisition	
13	Land classification as per SFA/Diglot/RS/TS Record etc.	
14	Objectionable/un-objectionable	
15	Whether noted under 22A	
16	SRO Value Market value	
17	Prevailing market value (Per Sq. yds)	
18	Details of encumbrance if any	
19	Latitude/Longitude (Google co-ordinates)	Latitude: 17°40'9.66"N Longitude: 83°11'34.95"E
20	Google map of the location	<a -="" 83°11'34.95"e"="" href="https://www.google.com/maps/@17°40'9.66" n="">https://www.google.com/maps/@17°40'9.66"N - 83°11'34.95"E
21	Site boundaries and site map with dimensions, existing topography like canals, electrical lines, irrigation wells, monuments etc. existing/passing through the site	N: Plot No. LIG-57 E: 30'-0" Road S: 30'-0" Road W: Plot No. LIG-43
22	FMB Sketch	
23	Details of abutting road(s) if any	30'-0" wide Layout road on Eastern side and southern
24	Details of encroachment, if any	
25	Details of Court litigation, if any	
26	Details of land compensation, statutory dues, liabilities/claims pending if any	

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Google Maps 17°40'09.7"N 83°11'35.0"E



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VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY

REGISTRATION SKETCH (AS PER LAYOUT PLAN)

NAME OF LAYOUT: PEDAGANTYADA PHASE-II

NAME OF ALLOTTEES:

PLOT NO: LIG - 49A

EXTENT: 410.56 Sq Yds. OR 343.27 Sq.Mts.

L.P.NO.

S.Nos: 142/P & 143/P

VILLAGE: PEDAGANTYADA



BOUNDARIES

NORTH : PLOT NO 50

EAST : PLOT NO.49

SOUTH : 30' WIDE ROAD

WEST : 30' WIDE ROAD

MEASUREMENTS

36'-9" (11.20 Mts.)

70'-0" (21.34 Mts.)

70'-3" (21.41 Mts.) Including 10' Splay

77'-9" (23.70 Mts.) Including 10' Splay

TOTAL EXTENT OF THE PLOT




: 416.11 Sq Yds. OR 347.91 Sq.Mts.

SPLAY DEDUCTION AREA

: 5.56 Sq Yds. OR 4.64 Sq.Mts.

NET PLOT AREA

: 410.56 Sq Yds. OR 343.27 Sq.Mts.

VENDEE				VENDOR
	 16/11/2022	 16/11/22	 16/11/22	
	Jr. PLANNING OFFICER	Asst. PLANNING OFFICER	PLANNING OFFICER	SECRETARY
VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY				

CHECK LIST

S. No	Particulars	Details
1	Property Location/Address, (City/ Town/Village, District)	Plot No. LIG-49A of Chinagantyada (V), Gajuwaka (M), Visakhapatnam District, VMRDA Developed Phase - II Layout.
2	Property Type	Vacant Plot in VMRDA developed Layout.
3	Survey number & Village Name	Sy.No.143/p of Chinagantyada (V), Gajuwaka (M), Visakhapatnam District.
4	Extent/Area of property	
5	Ownership details	Residential
6	Current Utilization (Residential /commercial/Office/Factory/ Not Applicable)	Vacant
7	Present status on ground- Fully vacant (OR) Details of structure if any with type of structure (RCC/AC etc.), Plinth Area, Built up area, Occupied or abandoned	Residential
8	Existing Land use as per current Master plan, if any.	Pedagantyada VMRDA Developed Layout.
9	Details of layout approvals.	
10	Date of Possession	
11	Ownership by way of alienation/acquisition/transfer/others	
12	Purpose of acquisition	
13	Land classification as per SFA/Digit/RS/TS Record etc.	
14	Objectable/un-objectable	
15	Whether noted under 22A	
16	SRO Value/Market value	
17	Prevailing market value (Per Sq. yds)	
18	Details of encumbrance if any	
19	Latitude/Longitude (Google co-ordinates)	Latitude: 17°40'9.70"N Longitude: 83°11'32.51"E
20	Google map of the location.	<a -="" 83°11'32.51"e"="" href="https://www.google.com/maps/@17°40'9.70" n="">https://www.google.com/maps/@17°40'9.70"N - 83°11'32.51"E
21	Site boundaries and site map with dimensions, existing topography like canals, electrical lines, irrigation wells, monuments etc. existing/passing through the site	N: Plot No. LIG-50 E: Plot No. LIG-49 S: 30'-0" Road W: 30'-0" Road
22	FMB Sketch	
23	Details of abutting road(s) if any	30'-0" wide Layout road on southern side and Western side
24	Details of encroachment, if any	
25	Details of Court litigation, if any	
26	Details of land compensation, statutory dues/liabilities/claims pending if any	

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Google Maps 17°40'09.6"N 83°11'32.4"E



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VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY

REGISTRATION SKETCH

NAME OF LAYOUT: PEDAGANTYADA PHASE-III LAYOUT

NAME OF ALLOTTEE:

PLOT NO. LIG - 195

EXTENT: 161.12 Sq.Yds. OR 134.71 Sq.Mts.

Sy.No: 38/P

VILLAGE : PEDAGANTYADA



BOUNDARIES

MEASUREMENTS

NORTH : PLOT NO.LIG-194

50'-0" (15.24 Mts.)

EAST : PLOT NO.LIG-196

30'-0" (9.14 Mts.)

SOUTH : 20' WIDE ROAD

50'-0" (15.24 Mts.) Including 10' Splay

WEST : 20' WIDE ROAD

30'-0" (9.14 Mts.) Including 10' Splay



TOTAL EXTENT OF THE PLOT



: 166.67 Sq.Yds. OR 139.35 Sq.Mts.

SPLAY DEDUCTION AREA

: 5.55 Sq.Yds. OR 4.64 Sq.Mts.

NET PLOT AREA

: 161.12 Sq.Yds. OR 134.71 Sq.Mts.

VENDEE		VENDOR	
 16/11/22	 16/11/22	 16/11/22	
J. PLANNING OFFICER	ASST. PLANNING OFFICER	PLANNING OFFICER	SECRETARY
VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY			

CHECK LIST

S. No	Particulars	Details
1	Property Location/Address, (City/ Town/Village, District)	Plot No. LIG-195 of Pedagantyada (V), & (M), Visakhapatnam District, VMRDA Developed Phase - III Layout.
2	Property Type	Vacant Plot in VMRDA developed Layout.
3	Survey number & Village Name	Sy.No.38/p of Pedagantyada (V), & (M), Visakhapatnam District.
4	Extent/Area of property	
5	Ownership details	Residential
6	Current Utilization (Residential /commercial/Office/ Factory/ Not Applicable)	Vacant
7	Present status on ground-Fully vacant (OR)Details of structure if any with type of structure (RCC/AC etc.), Plinth Area, Builtup area, Occupied or abandoned	Residential
8	Existing Land use as per current Masterplan, if any.	Pedagantyada VMRDA Developed Layout.
9	Details of layout approvals.	
10	Date of Possession	
11	Ownership by way of alienation/acquisition/ transfer/others	
12	Purpose of acquisition	
13	Land classification as per SFA/Diglot/RS/TSRecords etc.	
14	Objectionable/ un-objectionable	
15	Whether noted under 22A	
16	SRO Value Market value	
17	Prevailing market value (Per Sq. yds)	
18	Details of encumbrance if any	
19	Latitude/Longitude (Google co-ordinates)	Latitude: 17°40'17.75"N Longitude: 83°11'55.08"E
20	Google map of the location	<a -="" 83°11'55.08"e"="" href="https://www.google.com/maps/@17°40'17.75" n="">https://www.google.com/maps/@17°40'17.75"N - 83°11'55.08"E
21	Site boundaries and site map with dimensions, existing topography like canals, electrical lines, irrigation wells, monuments etc. existing/passing through the site	N: Plot No LIG-194 E: Plot No LIG-196 S: 20'-0" Road W: 20'-0" Road
22	FMB Sketch	
23	Details of abutting road(s) if any	20'-0" wide Layout road on southern side & on western side
24	Details of encroachment, if any	
25	Details of Court litigation, if any	
26	Details of land compensation, statutorydues/liabilities/ claims pending if any	

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Google Maps 17°40'17.7"N 83°11'55.0"E



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VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY

REGISTRATION SKETCH (AS PER LAYOUT PLAN)

NAME OF LAYOUT: PEDAGANTYADA PHASE-III LAYOUT

NAME OF ALLOTTEE:

PLOT NO. LIG - 179

EXTENT: 166.67 Sq.Yds. OR 139.35 Sq.Mts.

Sy.No: 38/1P

VILLAGE :PEDAGANTYADA



BOUNDARIES

NORTH : PLOT NO.LIG-178

EAST : PLOT NO.LIG-180

SOUTH : 20' ROAD

WEST : LAND IN SY.NO.38/P
OF PEDAGANTYADA (V)

MEASUREMENTS

30'-0" (9.14 Mts.)

50'-0" (15.24 Mts.)

30'-0" (9.14 Mts.)

50'-0" (15.24 Mts.)

VENDEE		VENDOR		
	 16/11/22	 16/11/22	 16/11/22	
	J. PLANNING OFFICER	Asst. PLANNING OFFICER	PLANNING OFFICER	SECRETARY
VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY				

CHECK LIST

S. No	Particulars	Details
1	Property Location/Address, (City/ Town/Village, District)	Plot No. LIG-179 of Pedagantyada (V). & (M), Visakhapatnam District, VMROA Developed Phase - III Layout.
2	Property Type	Vacant Plot in VMROA developed Layout.
3	Survey number & Village Name	Sy.No.38/1p of Pedagantyada (V), &(M), Visakhapatnam District.
4	Extent/Area of property	
5	Ownership details	Residential
6	Current Utilization (Residential /commercial/Office/Factory/ Not Applicable)	Vacant
7	Present status on ground- Fully vacant (OR) Details of structure if any with type of structure (RCC/AC etc.), Plinth Area, Built up area, Occupied or abandoned	Residential
8	Existing Land use as per current Masterplan, if any.	Pedagantyada VMROA Developed Layout.
9	Details of layout approvals.	
10	Date of Possession	
11	Ownership by way of alienation/acquisition/transfer/others	
12	Purpose of acquisition	
13	Land classification as per SFA/Digit/RS/TS Record etc.	
14	Objectionable/un-objectionable	
15	Whether noted under 22A	
16	SRO Value Market value	
17	Prevailing market value (Per Sq. yds)	
18	Details of encumbrance if any	
19	Latitude/Longitude (Google co-ordinates)	Latitude: 17°40'19.65"N Longitude: 83°11'55.02"E
20	Google map of the location	https://www.google.com/maps/@17°40'19.65"N-83°11'55.02"E
21	Site boundaries and site map with dimensions, existing topography like canals, electrical lines, irrigation wells, monument etc. existing/passing through the site	N: Plot No. LIG-178 E: Plot No. LIG-180 S: 20'-0" Road W: Land in Sy.No.38/p of Pedagantyada (V).
22	FMB Sketch	
23	Details of abutting road(s) if any	20'-0" wide Layout road on southern side.
24	Details of encroachment, if any	
25	Details of Court litigation, if any	
26	Details of land compensation, statutory dues/liabilities/claims pending if any	

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Google Maps 17°40'19.7"N 83°11'55.1"E



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CHECK LIST

S. No	Particulars	Details
1	Property Location/Address, (City/ Town/Village, District)	Plot No.LIG-141 of Chinagantyada (V), Gajuwaka (M), Visakhapatnam District, VMRDA Developed Phase - II Layout.
2	Property Type	Vacant Plot in VMRDA developed Layout.
3	Survey number & Village Name	Sy.No.143 /p of Chinagantyada (V), Gajuwaka (M), Visakhapatnam District.
4	Extent/Area of property	
5	Ownership details	
6	Current Utilization (Residential /commercial/Office/ Factory/ Not Applicable)	Residential
7	Present status on ground-Fully vacant (OR)Details of structure if any with type of structure (RCC/AC etc.), Plinth Area, Builtup area, Occupied or abandoned	Vacant
8	Existing Land use as per current Masterplan, if any.	Residential
9	Details of layout approvals.	Pedagantyada VMRDA Developed Layout.
10	Date of Possession	
11	Ownership by way of alienation/acquisition/ transfer/others	
12	Purpose of acquisition	
13	Land classification as per SFA/Diglot/RS/TS Records etc.	
14	Objectionable/ un-objectionable	
15	Whether noted under 22A	
16	SRO Value Market value	
17	Prevailing market value (Per Sq.yds)	
18	Details of encumbrance if any	
19	Latitude/Longitude (Google co-ordinates)	Latitude: 17°40'8.03"N Longitude: 83°11'34.20"E
20	Google map of the location	https://www.google.com/maps/@
21	Site boundaries and site map with dimensions, existing topography like canals,electrical lines, irrigation wells, monuments etc. existing/passing through the site	N: Plot No.MIG-138 to 140 E: 30' Wide Road S: 30' Wide Road W: Plot No.MIG-142
22	FMB Sketch	
23	Details of abutting road(s) if any	30'-0" wide road on East and Southern side.
24	Details of encroachment, if any	
25	Details of Court litigation, if any	
26	Details of land compensation, statutory dues/liabilities/ claims pending if any	

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VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY

REGISTRATION SKETCH

NAME OF LAYOUT: PEDAGANTYADA PHASE-II LAYOUT

NAME OF ALLOTTEES:

PLOT NO: LIG - 141

EXTENT: 391.12 Sq.Yds. OR 327.02 Sq.Mts.

S.No: 143/P

VILLAGE : PEDAGANTYADA







BOUNDARIES

NORTH : PLOT Nos.138, 139 & 140
EAST : 30' WIDE ROAD
SOUTH : 30' WIDE ROAD
WEST : PLOT NO.142

MEASUREMENTS

76'-0" (23.16 Mts.)
68'-6" (20.88 Mts.) Including 10' Splay
43'-0" (13.11 Mts.) Including 10' Splay
60'-0" (18.29 Mts.)

TOTAL EXTENT OF THE PLOT : 396.67 Sq.Yds. OR 331.66 Sq.Mts.
SPRAY DEDUCTION AREA : 5.55 Sq.Yds. OR 4.64 Sq.Mts.
NET PLOT AREA : 391.12 Sq.Yds. OR 327.02 Sq.Mts.

VENDEE	VENDOR		
	 J. PLANNING OFFICER	 ASST. PLANNING OFFICER	 PLANNING OFFICER
			 SECRETARY
VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY			

PEDAGANTYADA PHASE-II LAYOUT

Sl.No. A19,
Survey No: 143/P

Village: Pedagantyada village

Plot No: LIG-141

Extent in **391.12 Sq.yds**

SITE PHOTO



APPROACH ROAD



K. B. Raja

K. BANGAR RAJA

M.Tech (Structures & RCM) M.Sc (REV) A.M.I.E, A.I.V

Income Tax Registered Valuer

Regd.No: 1040464081(1)

Mobile No : +91 9177747591

GOOGLE MAPS



17°40'08.0"N 83°11'34.2"E

17.668900 83.192833



Save



Needs



Send to phone



Share



Pedagantyada, Visakhapatnam, Andhra Pradesh
530044



M59V+H44 Visakhapatnam, Andhra Pradesh

K. B. Ghosh

K. BANGAR RAJA
M.Tech (Structures) & NDM; M.Sc (REV) A.M.I.E., A.I.F
Income Tax Registered Valuer
Regd.No: 1040464081(1)
Mobile No : +91 9177747591

Reference: Rc.No.5446/2022/F1,dated 7-02-2023

Layout Pedagantyada PH-2

Extent: 391.12

SqYds

Plot no LIG-141

Survey No 143/p, Pedagantyada

A19



Property photos along with Road



Google Map



17.6689097, 83.1927996

Scan for location

Place Visakhapatnam

Date 09-02-2023

Er R.Santosh Vamsi M.Tech,MSc.,IIM

Govt Approved Valuer

Ph:+91 9491791991

CHECK LIST

S. No	Particulars	Details
1	Property Location/Address, (City/ Town/Village, District)	Plot No.MIG-3 of Chinagantyada (V), Gajuwaka (M), Visakhapatnam District, VMRDA Developed Phase - II Layout.
2	Property Type	Vacant Plot in VMRDA developed Layout.
3	Survey number & Village Name	Sy.No.146 /p Chinagantyada (V), Gajuwaka (M), Visakhapatnam District.
4	Extent/Area of property	
5	Ownership details	
6	Current Utilization (Residential /commercial/Office/ Factory/ Not Applicable)	Residential
7	Present status on ground-Fully vacant (OR)Details of structure if any with type of structure (RCC/AC etc.), Plinth Area, Builtup area, Occupied or abandoned	Vacant
8	Existing Land use as per current Masterplan, if any.	Residential
9	Details of layout approvals.	Pedagantyada VMRDA Developed Layout.
10	Date of Possession	
11	Ownership by way of alienation/acquisition/ transfer/others	
12	Purpose of acquisition	
13	Land classification as per SFA/Diglot/RS/TS Records etc.	
14	Objectionable/ un-objectionable	
15	Whether noted under 22A	
16	SRO Value Market value	
17	Prevailing market value (Per Sq.yds)	
18	Details of encumbrance if any	
19	Latitude/Longitude (Google co-ordinates)	Latitude: 17°40'14.34"N Longitude: 83°11'40.23"E
20	Google map of the location	https://www.google.com/maps/@
21	Site boundaries and site map with dimensions, existing topography like canals,electrical lines, irrigation wells, monuments etc. existing/passing through the site	N: Plot No.MIG-20 E: Regularised Gedda along with green belt S: 40' Wide Road W: Plot No.MIG-4
22	FMB Sketch	
23	Details of abutting road(s) if any	40'-0" wide Layout road on Southern side.
24	Details of encroachment, if any	
25	Details of Court litigation, if any	
26	Details of land compensation, statutory dues/liabilities/ claims pending if any	

LR
23/1/2023
JPO

13/1/2023
Apo

13/1/23
Pp



VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY

REGISTRATION SKETCH

NAME OF LAYOUT: PEDAGANTYADA PHASE-II

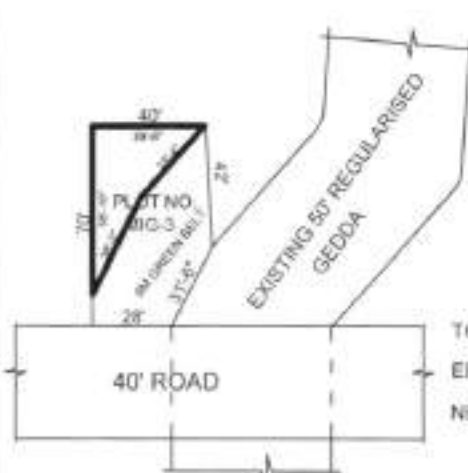
NAME OF ALLOTTEES:

PLOT NO: MIG-3

EXTENT: 111.46 Sq.Yds. OR 93.19 Sq.Mts.

S.No: 146/P

VILLAGE : PEDAGANTYADA

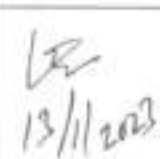
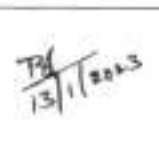
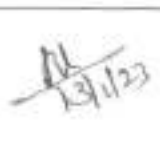


BOUNDARIES

MEASUREMENTS

NORTH : PLOT NO MIG-20	40'-0" (12.19 Mts.)
EAST : REGULARIZED DRAIN ALONG WITH GREEN BELT	42'-0" (12.80 Mts.) 31'-6" (9.60 Mts.)
SOUTH : 40' WIDE ROAD	28'-0" (8.53 Mts.)
WEST : PLOT NO MIG-4	70'-0" (21.34 Mts.)

TOTAL EXTENT OF THE PLOT	: 301.37 Sq.Yds. OR 251.97 Sq.Mts.
EFFECTED 9M GREEN BELT AREA	: 189.91 Sq.Yds. OR 158.78 Sq.Mts.
NET PLOT AREA	: <u>111.46 Sq.Yds.</u> OR <u>93.19 Sq.Mts.</u>

VENDEE	VENDOR		
	 13/11/2023	 13/11/2023	 13/11/23
	J. PLANNING OFFICER	Asst. PLANNING OFFICER	PLANNING OFFICER
			SECRETARY
VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY			

PEDAGANTYADA PHASE-II LAYOUT

Sl.No. A21,
Survey No: 146/P

Village: Pedagantyada village

Plot No: MIG-3

Extent in **111.46 Sq.yds**

SITE PHOTO



APPROACH ROAD

**NO
APPROACH
ROAD**

K. B. S. S.

K. B. S. S. S. A.
M.Tech (Structures & Foundation) (FEV) A.M.I.E., A.I.V.
Income Tax Registered Valuer
Regd.No: 1040464081(1)
Mobile No : +91 9177747591

GOOGLE MAPS



17°40'14.4"N 83°11'39.9"E

17.670664, 83.194405



Directions



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Nadupuru, Gajuwaka, Visakhapatnam, Andhra
Pradesh 530044



M5CV+7Q6 Visakhapatnam, Andhra Pradesh

K. B. Raja

K. BANGARAJA
M.Tech (Structures & ADM), M.Sc (RV) A.M.I.E, A.I.V
Income Tax Registered Valuer
Regd.No: 1040464081(1)
Mobile No: +91 9177747591

Reference: Rc.No.5446/2022/F1,dated 7-02-2023

Layout Pedagantyada PH-2

Extent: 111.46

SqYds

Plot no MIG-3

Survey No 146/p, Pedagantyada

A21



Property photos



Google Map



17.6707303, 83.1945739

Scan for location

Place Visakhapatnam

Date 09-02-2023

R.S.V.
Er R.Santosh Vamsi M.Tech,MSc.,IIM

Govt Approved Valuer

Ph:+91 9491791991

CHECK LIST

S. No	Particulars	Details
1	Property Location/Address, (City/ Town/Village, District)	Plot MIG No.4 of Chinagantyada (V), Gajuwaka (M), Visakhapatnam District, VMRDA Developed Phase - II Layout.
2	Property Type	Vacant Plot in VMRDA developed Layout.
3	Survey number & Village Name	Sy.No.146/p of Chinagantyada (V), Gajuwaka (M), Visakhapatnam District.
4	Extent/Area of property	
5	Ownership details	
6	Current Utilization (Residential /commercial/Office/ Factory/ Not Applicable)	Residential
7	Present status on ground-Fully vacant (OR)Details of structure if any with type of structure (RCC/AC etc.), Plinth Area, Builtup area, Occupied or abandoned	Vacant
8	Existing Land use as per current Masterplan, if any.	Residential
9	Details of layout approvals.	Pedagantyada VMRDA Developed Layout.
10	Date of Possession	
11	Ownership by way of alienation/acquisition/ transfer/others	
12	Purpose of acquisition	
13	Land classification as per SFA/Diglot/RS/TSRecords etc.	
14	Objectionable/ un-objectionable	
15	Whether noted under 22A	
16	SRO Value Market value	
17	Prevailing market value (Per Sq.yds)	
18	Details of encumbrance if any	
19	Latitude/Longitude (Google co-ordinates)	Latitude: 17°40'14.31"N Longitude: 83°11'39.91"E
20	Google map of the location	https://www.google.com/maps/@
21	Site boundaries and site map with dimensions, existing topography like canals, electrical lines, irrigation wells, monuments etc. existing/passing through the site	N: Plot No.MIG-19 E: Plot No.MIG-3 S: 40' Wide Road W: Plot No.MIG-5
22	FMB Sketch	
23	Details of abutting road(s) if any	40'-0" wide Layout road on Southern side.
24	Details of encroachment, if any	
25	Details of Court litigation, if any	
26	Details of land compensation, statutorydues/liabilities/ claims pending if any	

LP
13/1/2023
JPO

13/1/2023
APO

13/1/23
PB

PEDAGANTYADA PHASE-II LAYOUT

Sl.No. A22,
Survey No: 146/P

Village: Pedagantyada village

Plot No: MIG-4

Extent in **311.11 Sq.yds**

SITE PHOTO



APPROACH ROAD



K. B. RAINA
K. BANGAR RAINA
M.Tech (Structures) & Engg. (MIS) A.M.I.E., A.I.Y.
Income Tax Registered Valuer
Regd.No: 1040464081(1)
Mobile No : +91 9177747591

GOOGLE MAPS



17°40'14.4"N 83°11'39.9"E

17.670667, 83.194417



Directions



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phone



Share



Nadupuru main Rd, Nadupuru, Pedagantyada,
Visakhapatnam, Andhra Pradesh 530044



MSCV+7Q7 Visakhapatnam, Andhra Pradesh

K. BANGAR RAO

M. Tech (Taxation) & F. Com. (S) (B.Com.) A.M.I.E., A.I.T.

Income Tax Registered Valuer

Regd. No: 10/04-64081(1)

Mobile No: +91 9177747591

Reference: Rc.No.5446/2022/F1,dated 7-02-2023

Layout Pedagantyada PH-2

Extent:311.11

SqYds

Plot no MIG-4

Survey No 146/p, Pedagantyada

A22



Property photos along with Road



Google Map



17.6706824, 83.1944492

Scan for location

Place Visakhapatnam

Date 09-02-2023

Er R.Santosh Vamsi M.Tech,MSc.,IIM

Govt Approved Valuer

Ph:+91 9491791991

CHECK LIST

S. No	Particulars	Details
1	Property Location/Address, (City/ Town/Village, District)	Plot No.LIG.215A of Chinagantyada (V), Gajuwaka (M), Visakhapatnam District, VMRDA Developed Phase - II Layout.
2	Property Type	Vacant Plot in VMRDA developed Layout.
3	Survey number & Village Name	Sy.No.143/p of Chinagantyada (V), Gajuwaka (M), Visakhapatnam District.
4	Extent/Area of property	
5	Ownership details	
6	Current Utilization (Residential /commercial/Office/ Factory/ Not Applicable)	Residential
7	Present status on ground-Fully vacant (OR)Details of structure if any with type of structure (RCC/AC etc.), Plinth Area, Builtup area, Occupied or abandoned	Vacant
8	Existing Land use as per current Masterplan, if any.	Residential
9	Details of layout approvals.	Pedagantyada VMRDA Developed Layout.
10	Date of Possession	
11	Ownership by way of alienation/acquisition/ transfer/others	
12	Purpose of acquisition	
13	Land classification as per SFA/Diglot/RS/TS Records etc.	
14	Objectionable/ un-objectionable	
15	Whether noted under 22A	
16	SRO Value Market value	
17	Prevailing market value (Per Sq.yds)	
18	Details of encumbrance if any	
19	Latitude/Longitude (Google co-ordinates)	Latitude: 17°40'7.35"N Longitude: 83°11'35.29"E
20	Google map of the location	https://www.google.com/maps/@
21	Site boundaries and site map with dimensions, existing topography like canals,electrical lines, irrigation wells, monuments etc. existing/passing through the site	N: 30' Wide Road E: 30' Wide Road S: Plot No.MIG-234/p W: Plot No.-215
22	FMB Sketch	
23	Details of abutting road(s) if any	30'-0" wide road on North & Eastern side.
24	Details of encroachment, if any	
25	Details of Court litigation, if any	
26	Details of land compensation, statutory dues/liabilities/ claims pending if any	

13/1/23
SPD

13/1/2023
APO

13/1/23
PO



VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY

REGISTRATION SKETCH

NAME OF LAYOUT: PEDAGANTYADA PHASE-II

NAME OF ALLOTTEES:

PLOT NO: LIG - 215A

EXTENT: 331.12 Sq.Yds. OR 276.85 Sq.Mts.

S.No: 143/P

VILLAGE : PEDAGANTYADA

BOUNDARIES

NORTH : 30' WIDE ROAD

EAST : 30' WIDE ROAD

SOUTH : PLOT NO.234/P

WEST : PLOT NO.215

MEASUREMENTS

64'-0" (19.51 Mts.) Including 10' Splay

65'-10" (20.06 Mts.) Including 10' Splay

37'-0" (11.28 Mts.)

60'-0" (18.29 Mts.)

TOTAL EXTENT OF THE PLOT

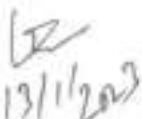
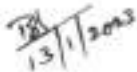

: 336.67 Sq.Yds. OR 281.49 Sq.Mts.

SPRAY DEDUCTION AREA

: 5.55 Sq.Yds. OR 4.64 Sq.Mts.

NET PLOT AREA

: 331.12 Sq.Yds. OR 276.85 Sq.Mts.

VENDEE				VENDOR
	 13/11/2023	 13/11/2023	 13/11/23	
	Jr. PLANNING OFFICER	Asst. PLANNING OFFICER	PLANNING OFFICER	SECRETARY
VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY				

PEDAGANTYADA PHASE-II LAYOUT

Sl.No. A20,

Survey No: 143/P

Village: Pedagantyada village

Plot No: LIG-215A

Extent in **331.12 Sq.yds**

SITE PHOTO



APPROACH ROAD



K. B. Raja

K. BANGAR RAJA
M.Tech (Structures & HDW) M.Sc (RIV) A.M.I.E, A.L.V
Income Tax Registered Valuer
Regd.No: 1040464081(1)
Mobile No : +91 9177747591

GOOGLE MAPS



17°40'07.5"N 83°11'35.6"E

17.668758, 83.193214



Directions



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Ramachandra Nagar, Pedagantyada,
Visakhapatnam, Andhra Pradesh 530044



M59V+G74 Visakhapatnam, Andhra Pradesh

K. B. G.

K. B. G.
M.Tech (Structures) & P. R. M. (RIV) A.M.I.E. A.T.V.
Income Tax Registered Valuer
Regd.No: 1040464081(1)
Mobile No : +91 9177747591

Ph:+91 9491791991

93

CHECK LIST

S. No	Particulars	Details
1	Property Location/Address, (City/ Town/ Village, District)	Plot No.LIG -162C of Chinagantyada (V), Gajuwaka (M), Visakhapatnam District, VMRDA Developed Phase - II Layout.
2	Property Type	Vacant Plot in VMRDA developed Layout.
3	Survey number & Village Name	Sy.No.142/p of Chinagantyada (V), Gajuwaka (M), Visakhapatnam District.
4	Extent/Area of property	
5	Ownership details	
6	Current Utilization (Residential /commercial/ Office/ Factory/ Not Applicable)	Residential
7	Present status on ground-Fully vacant (OR) Details of structure if any with type of structure (RCC/AC etc.), Plinth Area, Builtup area, Occupied or abandoned	Vacant
8	Existing Land use as per current Master plan, if any.	Residential
9	Details of layout approvals.	Pedagantyada VMRDA Developed Layout.
10	Date of Possession	
11	Ownership by way of alienation/acquisition/ transfer/others	
12	Purpose of acquisition	
13	Land classification as per SFA/Diglot/RS/TS Records etc.	
14	Objectionable/ un-objectionable	
15	Whether noted under 22A	
16	SRO Value Market value	
17	Prevailing market value (Per Sq.yds)	
18	Details of encumbrance if any	
19	Latitude/Longitude (Google co-ordinates)	Latitude: 17°40'6.46"N Longitude: 83°11'29.47"E
20	Google map of the location	https://www.google.com/maps/@
21	Site boundaries and site map with dimensions, existing topography like canals, electrical lines, irrigation wells, monuments etc. existing/passing through the site	N: Plot Nos.LIG-197/p & 198 E: Plot No.LIG-162D S: 30' Wide Road W: Plot No.LIG-162B
22	FMB Sketch	
23	Details of abutting road(s) if any	30'-0" wide Layout road on Southern side.
24	Details of encroachment, if any	
25	Details of Court litigation, if any	
26	Details of land compensation, statutory dues/liabilities/ claims pending if any	

LR
21/1/2023
J.P.O

T.S.
21/1/2023
A.P.O

NR
21/1/2023
P.O



VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY
REGISTRATION SKETCH

NAME OF LAYOUT: PEDAGANTYADA PHASE-II

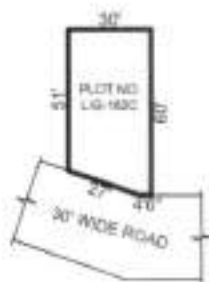
NAME OF ALLOTTEES:

PLOT NO: LIG-162C

EXTENT: 187.31 Sq.Yds. OR 156.61 Sq.Mts.

S.No: 142/P

VILLAGE : CHINAGANTYADA



BOUNDARIES

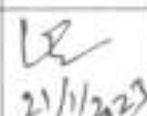


MEASUREMENTS

NORTH : PLOT Nos.LIG-197/p, 198 30'-0" (9.14 Mts.)

EAST : PLOT NO.LIG-162D 60'-0" (18.29 Mts.)

SOUTH : 30' WIDE ROAD 27'-0" (8.23 Mts.)
4'-6" (1.37 Mts.)

WEST : PLOT NO.LIG-162B 51'-0" (15.54 Mts.)

VENDEE	VENDOR		
	 21/1/2023	 21/1/2023	 21/1/2023
	J. PLANNING OFFICER	ASST. PLANNING OFFICER	PLANNING OFFICER
	SECRETARY		

VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY

PEDAGANTYADA PHASE -II LAYOUT

Sl.No. B12,

Survey No: 142/P part

Village: Chinagantyada village

Plot No: LIG-162C

Extent in **187.31 Sq.yds**

SITE PHOTO



APPROACH ROAD



K. B. Raja

K. BANGAR RAJA
M.Tech (Structures & Civil Engg) & M.B.E. A.I.Y
Income Tax Registered Valuer
Regd. No. 4081(1)
Mobile No. 99177747591

GOOGLE MAPS



17°40'06.7"N 83°11'30.9"E

17.668524, 83.191910



Directions



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19-27-5, Pedagantyada, Visakhapatnam, Andhra Pradesh 530044



M59R+CQ3 Visakhapatnam, Andhra Pradesh

K-B. G.

K. B. G.
M. Tech (Structural Engineering) - (1997) A.M.I.E., A.S.V.
Income Tax Registered Valuer
Regd No: 1040464081(1)
Mobile No : +91 9177747591

Reference: Rc.No.5446/2022/F1,dated 7-02-2023

Layout Pedagantyada PH-2

Extent: 187.31

SqYds

Plot no LIG-162C

Survey No 142/p, Pedagantyada

B12



Property photos along with Road



Google Map



17.66845429545951, 83.19165533947019

Scan for location

Place Visakhapatnam

Date 09-02-2023

Er R.Santosh Vamsi M.Tech,MSc.,IIM

Govt Approved Valuer

Ph:+91 9491791991

94

CHECK LIST

S. No	Particulars	Details
1	Property Location/Address, (City/ Town/ Village, District)	Plot No.LIG-162D of Chinagantyada (V), Gajuwaka (M), Visakhapatnam District, VMRDA Developed Phase - II Layout.
2	Property Type	Vacant Plot in VMRDA developed Layout.
3	Survey number & Village Name	Sy.Nos.142 /p of Chinagantyada (V), Gajuwaka (M), Visakhapatnam District.
4	Extent/Area of property	
5	Ownership details	
6	Current Utilization (Residential /commercial/ Office/ Factory/ Not Applicable)	Residential
7	Present status on ground-Fully vacant (OR) Details of structure if any with type of structure (RCC/AC etc.), Plinth Area, Builtup area, Occupied or abandoned	Vacant
8	Existing Land use as per current Master plan, if any.	Residential
9	Details of layout approvals.	Pedagantyada VMRDA Developed Layout.
10	Date of Possession	
11	Ownership by way of alienation/acquisition/ transfer/others	
12	Purpose of acquisition	
13	Land classification as per SFA/Diglot/RS/TS Records etc.	
14	Objectionable/ un-objectionable	
15	Whether noted under 22A	
16	SRO Value Market value	
17	Prevailing market value (Per Sq.yds)	
18	Details of encumbrance if any	
19	Latitude/Longitude (Google co-ordinates)	Latitude: 17°40'6.36"N Longitude: 83°11'30.39"E
20	Google map of the location	https://www.google.com/maps/@
21	Site boundaries and site map with dimensions, existing topography like canals,electrical lines, irrigation wells, monuments etc. existing/passing through the site	N: Plot Nos.LIG-199 & 200/p E: Plot No.LIG-162E S: 30' Wide Road W: Plot No.LIG-162C
22	FMB Sketch	
23	Details of abutting road(s) if any	30'-0" wide Layout road on Southern side.
24	Details of encroachment, if any	
25	Details of Court litigation, if any	
26	Details of land compensation, statutory dues/liabilities/ claims pending if any	

LR
21/1/2023
J.P.O

Bd
21/1/2023
A.P.O

nu
21/1/23
P/O



VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY
REGISTRATION SKETCH

NAME OF LAYOUT: PEDAGANTYADA PHASE-II

NAME OF ALLOTTEES:

PLOT NO: LIG-162D

EXTENT: 200.00 Sq.Yds. OR 167.22 Sq.Mts.

S.No: 142P

VILLAGE : CHINAGANTYADA



BOUNDARIES

MEASUREMENTS



NORTH : PLOT Nos.LIG-199, 200/p

30'-0" (9.14 Mts.)

EAST : PLOT No.LIG-162E

60'-0" (18.29 Mts.)

SOUTH : 30' WIDE ROAD

30'-0" (9.14 Mts.)

WEST : PLOT NO.LIG-162C

60'-0" (18.29 Mts.)

VENDEE				VENDOR
	 21/1/2023	 21/1/2023	 21/1/23	
	J. PLANNING OFFICER	Asst. PLANNING OFFICER	PLANNING OFFICER	SECRETARY
VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY				

PEDAGANTYADA PHASE -II LAYOUT

Sl.No. B11,

Survey No: 142/P part

Village: Chinagantyada village

Plot No: LIG-162D

Extent in **200.00 Sq.yds**

SITE PHOTO



APPROACH ROAD



K. B. Raja

K. BANGARAJA
M.Tech (Structures & Engg) (MRCET) & M.B.A.,
Income Tax Registered Valuer
Regd No: 1040464081(1)
Mobile No : +91 9177747591

GOOGLE MAPS



17°40'06.7"N 83°11'30.9"E

17.668524, 83.191910



Directions



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19-27-5, Pedagantyada, Visakhapatnam, Andhra Pradesh 530044



M59R+CQ3 Visakhapatnam, Andhra Pradesh

K. B. Bangar Raja

K. BANGAR RAJA
B.Tech (Structures & RCR) M.Sc (REV) A.M.I.E., A.I.T.
Income Tax Registered Valuer
Regd.No: 1040464081(1)
Mobile No : +91 9177747591

Reference: Rc.No.5446/2022/F1,dated 7-02-2023

Layout Pedagantyada PH-2

Extent: 200

SqYds

Plot no LIG-162D

Survey No 142/p, Pedagantyada

B11



Property photos along with Road



Google Map



17.668423903057924, 83.19170557728049

Scan for location

Place Visakhapatnam

Date 09-02-2023

Er R.Santosh Vamsi M.Tech,MSc.,IIM

Govt Approved Valuer

Ph:+91 9491791991

95 9/2

CHECK LIST

S. No	Particulars	Details
1	Property Location/Address, (City/ Town/ Village, District)	Plot No.LIG-162E of Chinagantyada (V), Gajuwaka (M), Visakhapatnam District, VMRDA Developed Phase - II Layout.
2	Property Type	Vacant Plot in VMRDA developed Layout.
3	Survey number & Village Name	Sy.No.142/p of Chinagantyada (V), Gajuwaka (M), Visakhapatnam District.
4	Extent/Area of property	
5	Ownership details	
6	Current Utilization (Residential /commercial/ Office/ Factory/ Not Applicable)	Residential
7	Present status on ground-Fully vacant (OR) Details of structure if any with type of structure (RCC/AC etc.), Plinth Area, Builtup area, Occupied or abandoned	Vacant
8	Existing Land use as per current Master plan, if any.	Residential
9	Details of layout approvals.	Pedagantyada VMRDA Developed Layout.
10	Date of Possession	
11	Ownership by way of alienation/acquisition/ transfer/others	
12	Purpose of acquisition	
13	Land classification as per SFA/Diglot/RS/TS Records etc.	
14	Objectionable/ un-objectionable	
15	Whether noted under 22A	
16	SRO Value Market value	
17	Prevailing market value (Per Sq.yds)	
18	Details of encumbrance if any	
19	Latitude/Longitude (Google co-ordinates)	Latitude: 17°40'6.68"N Longitude: 83°11'29.02"E
20	Google map of the location	https://www.google.com/maps/@
21	Site boundaries and site map with dimensions, existing topography like canals, electrical lines, irrigation wells, monuments etc. existing/passing through the site	N: Plot Nos.LIG-200/p & 201 E: Plot No.LIG-221 S: 30' Wide Road W: Plot No.LIG-162D
22	FMB Sketch	
23	Details of abutting road(s) if any	30'-0" wide Layout road on Southern side.
24	Details of encroachment, if any	
25	Details of Court litigation, if any	
26	Details of land compensation, statutory dues/liabilities/ claims pending if any	

LR
21/1/2023
J.P.O

PK
21/1/2023
A.P.O

RA
21/1/23
P/O



VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY

REGISTRATION SKETCH

NAME OF LAYOUT: PEDAGANTYADA PHASE-II

NAME OF ALLOTTEES:

PLOT NO: LIG-162E

EXTENT: 200.00 Sq.Yds. OR 167.22 Sq.Mts.

S.No: 142/P

VILLAGE : CHINAGANTYADA



BOUNDARIES

MEASUREMENTS

NORTH : PLOT Nos.LIG-200/p, 201

30'-0" (9.14 Mts.)

EAST : PLOT No.LIG-221




60'-0" (18.29 Mts.)

SOUTH : 30' WIDE ROAD

30'-0" (9.14 Mts.)

WEST : PLOT NO.LIG-162D

60'-0" (18.29 Mts.)

VENDEE				VENDOR
	 21/1/2023	 21/1/2023	 21/1/2023	
	J. PLANNING OFFICER	Asst. PLANNING OFFICER	PLANNING OFFICER	SECRETARY
VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY				

PEDAGANTYADA PHASE -II LAYOUT

Sl.No. B10,

Survey No: 142/P part

Village: Chinagantyada village

Plot No: LIG-162E

Extent in **200.00 Sq.yds**

SITE PHOTO



APPROACH ROAD



K. B. Raja

K. BANGAR RAJA

M.Sc (Structures & ROR) B.Sc (EVE) & M.T.E, A.L.V

Income Tax Registered Valuer

Regd.No: 10-0464081(1)

Mobile No : +91 9177747591

GOOGLE MAPS



17°40'06.4"N 83°11'31.1"E

17.668449, 83.191978



Directions



Save



Weather



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phone



Share



Ramachandra Nagar, Pedagantyada,
Visakhapatnam, Andhra Pradesh 530044



M59R+9QH Visakhapatnam, Andhra Pradesh

K. B. Raja

K. BANGAR RAJA

M.Tech (Structures & RMIS) M.Sc (REV) A.M.I.E. A.I.V.

Income Tax Registered Valuer

Regd.No. 10-3454081(1)

Mobile No : +91 9177747591

Reference: Rc.No.5446/2022/F1,dated 7-02-2023

Layout Pedagantyada PH-2

Extent: 200

SqYds

Plot no LIG-162E

Survey No 142/p, Pedagantyada

B10



Property photos along with Road



Google Map



17.668416304956946, 83.19174385370368

Scan for location

Place Visakhapatnam

Date 09-02-2023

Er R.Santosh Vamsi M.Tech,MSc,JIM

Govt Approved Valuer

Ph:+91 9491791991

96

CHECK LIST

S. No	Particulars	Details
1	Property Location/Address, (City/ Town/Village, District)	OB at West side to Plot No.HIG-81 of Pedagantyada (V), & (M), Visakhapatnam District, VMRDA Developed Phase - I Layout.
2	Property Type	Vacant Plot in VMRDA developed Layout.
3	Survey number & Village Name	Sy.No.17 /p of Pedagantyada (V), & (M), Visakhapatnam District.
4	Extent/Area of property	
5	Ownership details	
6	Current Utilization (Residential /commercial/Office/ Factory/ Not Applicable)	Residential
7	Present status on ground-Fully vacant (OR)Details of structure if any with type of structure (RCC/AC etc.), Plinth Area, Builtup area, Occupied or abandoned	Vacant
8	Existing Land use as per current Masterplan, if any.	Residential
9	Details of layout approvals.	Pedagantyada VMRDA Developed Layout.
10	Date of Possession	
11	Ownership by way of alienation/acquisition/ transfer/others	
12	Purpose of acquisition	
13	Land classification as per SFA/Diglot/RS/TS Records etc.	
14	Objectionable/ un-objectionable	
15	Whether noted under 22A	
16	SRO Value Market value	
17	Prevailing market value (Per Sq.yds)	
18	Details of encumbrance if any	
19	Latitude/Longitude (Google co-ordinates)	Latitude: 17°40'35.51"N Longitude: 83°11'45.07"E
20	Google map of the location	https://www.google.com/maps/@
21	Site boundaries and site map with dimensions, existing topography like canals, electrical lines, irrigation wells, monuments etc. existing/passing through the site	N: Plot No.HIG-68 E: Plot No.HIG-81 S: 30' Wide Road W: Layout boundary
22	FMB Sketch	
23	Details of abutting road(s) if any	30'-0" wide Layout road on Southern side.
24	Details of encroachment, if any	
25	Details of Court litigation, if any	
26	Details of land compensation, statutory dues/liabilities/ claims pending if any	

JP
12/1/2023
J.P.O

JP
12/1/2023
A.P.O

JP
12/1/23
P.O



VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY

REGISTRATION SKETCH

NAME OF LAYOUT: PEDAGANTYADA PHASE-I LAYOUT

NAME OF ALLOTTEE:

PLOT NO: OB AT WEST TO HIG-81

EXTENT: 160.42 Sq. Yds. OR 134.13 Sq. Mts.

Sy. No: 17/P

VILLAGE : PEDAGANTYADA



BOUNDARIES

NORTH : PLOT NO. HIG-68

EAST : PLOT NO. HIG-81

SOUTH : 30' WIDE ROAD

WEST : LAYOUT BOUNDARY

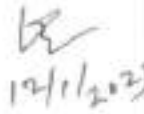


MEASUREMENTS

4'-0" (1.22 Mts.)

75'-0" (22.86 Mts.)

34'-6" (10.52 Mts.)

81'-0" (24.69 Mts.)

VENDEE			VENDOR	
 12/1/2023			 12/1/2023	 12/1/23
PLANNING OFFICER			PLANNING OFFICER	SECRETARY
VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY				

PEDAGANTYADA PHASE-I LAYOUT

Sl.No. A15,

Survey No: 8/P part

Village: Pedagantyada village

Plot No: OB at West to HIG-81

Extent in **160.42 Sq.yds**

SITE PHOTO



APPROACH ROAD



K. B. Raja

K. BANGAR RAJA
M.Tech (Structures & RCM) R.Sc (REV) A.M.I.E. A.I.V
Income Tax Registered Valuer
Regd.No: 1040464081(1)
Mobile No : +91 9177747591

GOOGLE MAPS



17°40'35.3"N 83°11'44.7"E

17.676483, 83.195740



Directions



Save



Nearby



Send to
phone



Share



Vuda Colony, Gonthinavanipalem, Gajuwaka,
Visakhapatnam, Andhra Pradesh 530044



M5GW+H7X Visakhapatnam, Andhra Pradesh

K. B. Raja

K. BANGAR RAJA
M.Tech (Structures & NDM) M.Sc (REV) A.M.I.E, A.I.V
Income Tax Registered Valuer
Regd.No: 1040464081(1)
B-2/2, 2nd Floor, 1st St, 1st Fl, 1st Fl, 1st Fl

Reference: Rc.No.5446/2022/F1,dated 7-02-2023

Layout Pedagantya PH-1

Extent: 160.42

SqYds

Plot no OB at west to HIG-81

Survey No 8/p, Pedagantya

A15



Property photos along with Road



Google Map



17.6765350, 83.1956394

Scan for location

Place Visakhapatnam

Date 09-02-2023

Er R.Santosh Vamsi M.Tech,MSc.,IIM

Govt Approved Valuer

Ph:+91 9491791991

CHECK LIST

S. No	Particulars	Details
1	Property Location/Address, (City/ Town/Village, District)	Plot No.LIG - 470 of Pedagantyada (V), & (M), Visakhapatnam District, VMRDA Developed Phase - I Layout.
2	Property Type	Vacant Plot in VMRDA developed Layout.
3	Survey number & Village Name	Sy.No.8/p of Pedagantyada (V), & (M), Visakhapatnam District.
4	Extent/Area of property	
5	Ownership details	
6	Current Utilization (Residential /commercial/Office/ Factory/ Not Applicable)	Residential
7	Present status on ground-Fully vacant (OR)Details of structure if any with type of structure (RCC/AC etc.), Plinth Area, Builtup area, Occupied or abandoned	Vacant
8	Existing Land use as per current Masterplan, if any.	Mixed land use Zone-1
9	Details of layout approvals.	Pedagantyada VMRDA Developed Layout.
10	Date of Possession	
11	Ownership by way of alienation/acquisition/ transfer/others	
12	Purpose of acquisition	
13	Land classification as per SFA/Diglot/RS/TS Records etc.	
14	Objectionable/ un-objectionable	
15	Whether noted under 22A	
16	SRO Value Market value	
17	Prevailing market value (Per Sq.yds)	
18	Details of encumbrance if any	
19	Latitude/Longitude (Google co-ordinates)	Latitude: 17°40'29.92"N Longitude: 83°12'0.74"E
20	Google map of the location	https://www.google.com/maps/@
21	Site boundaries and site map with dimensions, existing topography like canals,electrical lines, irrigation wells, monuments etc. existing/passing through the site	N: 24' Wide Road E: Plot No. LIG-469 S: Plot No.LIG-479 W: Plot No. OB- at west to LIG-470
22	FMB Sketch	
23	Details of abutting road(s) if any	24'-0" wide Layout road on Northern side.
24	Details of encroachment, if any	
25	Details of Court litigation, if any	
26	Details of land compensation, statutory dues/liabilities/ claims pending if any	

LE
13/1/2023
SPD

BA
13/1/2023
APD

M
13/1/23
P/O

Reference: Rc.No.5446/2022/F1,dated 7-02-2023

Layout Pedagantyada PH-1

Extent: 200

SqYds

Plot no LIG-470

Survey No 8/p, Pedagantyada

A17



Property photos along with Road



Google Map



17.6748538, 83.1999363
Scan for location

Place Visakhapatnam

Date 09-02-2023

Er R.Santosh Vamsi M.Tech,MSc,JIM

Govt Approved Valuer

Ph:+91 9491791991

(99)

CHECK LIST

S. No	Particulars	Details
1	Property Location/Address, (City/ Town/Village, District)	OB at West side to Plot No.LIG-479 of Pedagantyada (V), & (M), Visakhapatnam District, VMRDA Developed Phase - I Layout.
2	Property Type	Vacant Plot in VMRDA developed Layout.
3	Survey number & Village Name	Sy.No.8 /p of Pedagantyada (V), & (M), Visakhapatnam District.
4	Extent/Area of property	
5	Ownership details	
6	Current Utilization (Residential /commercial/Office/ Factory/ Not Applicable)	Residential
7	Present status on ground-Fully vacant (OR)Details of structure if any with type of structure (RCC/AC etc.), Plinth Area, Builtup area, Occupied or abandoned	Vacant
8	Existing Land use as per current Masterplan, if any.	Mixed land use Zone-1
9	Details of layout approvals.	Pedagantyada VMRDA Developed Layout.
10	Date of Possession	
11	Ownership by way of alienation/acquisition/ transfer/others	
12	Purpose of acquisition	
13	Land classification as per SFA/Diglot/RS/TS Records etc.	
14	Objectionable/ un-objectionable	
15	Whether noted under 22A	
16	SRO Value Market value	
17	Prevailing market value (Per Sq.yds)	
18	Details of encumbrance if any	
19	Latitude/Longitude (Google co-ordinates)	Latitude: 17°40'29.39"N Longitude: 83°11'59.72"E
20	Google map of the location	https://www.google.com/maps/@
21	Site boundaries and site map with dimensions, existing topography like canals,electrical lines, irrigation wells, monuments etc. existing/passing through the site	N: Plot No.LIG-470 E: Plot No.LIG-479 S: 24' Wide Road W: Regularized Drain along with Green Belt
22	FMB Sketch	
23	Details of abutting road(s) if any	24'-0" wide Layout road on Southern side.
24	Details of encroachment, if any	
25	Details of Court litigation, if any	
26	Details of land compensation, statutory dues/liabilities/ claims pending if any	

[Signature]
12/1/2023
J.P.O

[Signature]
12/1/2023
A.P.O

[Signature]
12/1/23
P/O



VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY

REGISTRATION SKETCH

NAME OF LAYOUT: PEDAGANTYADA PHASE-I LAYOUT

NAME OF ALLOTTEE:

PLOT NO. OB AT WEST TO LIG-479

EXTENT: 137.91 Sq.Yds. OR 115.30 Sq.Mts.

Sy.No: 8/p

VILLAGE : PEDAGANTYADA

BOUNDARIES

NORTH : PLOT NO LIG-470

EAST : PLOT NO.LIG-479

SOUTH : 24' ROAD

WEST : REGULARIZED DRAIN

ALONG WITH GREEN BELT


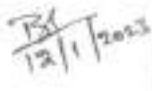

MEASUREMENTS

26'-5" (8.05 Mts.)

51'-6" (15.70 Mts.)

22'-5" (6.83 Mts.)

50'-4" (15.34 Mts.)

VENDEE				VENDOR
	 12/1/2023	 12/1/2023	 12/1/2023	
	Jt. PLANNING OFFICER	Asst. PLANNING OFFICER	PLANNING OFFICER	SECRETARY
VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY				



PEDAGANTYADA PHASE-I LAYOUT

Sl.No. A16,

Survey No: 8/P part

Village: Pedagantyada village

Plot No: OB at West to LIG-479

Extent in **137.91 Sq.yds**

SITE PHOTO



APPROACH ROAD



K. B. Raja

K. BANGAR RAJA

M.Tech (Structures & HDM) M.Sc (REV) A.M.I.E, A.I.V.

Income Tax Registered Valuer

Regd.No: 1040464081(1)

Mobile No : +91 9177747591

GOOGLE MAPS



17°40'28.5"N 83°11'58.9"E

17.674574, 83.199684



Directions



Save



Nearby



Send to
phone



Share



Vuda Colony, Gonthinavanipalem, Gajuwaka,
Visakhapatnam, Andhra Pradesh 530044



M5FX+RVF Visakhapatnam, Andhra Pradesh

K. BANGAR RAJA

M.Tech (Structures & NDM) M.Sc (REV) A.M.I.E., A.I.V

Income Tax Registered Valuer

Regd.No: 1040464081(1)

Mobile No : +91 9177747591

Reference: Rc.No.5446/2022/F1,dated 7-02-2023
Layout Pedagantyada PH-1
Plot no OB at west to LIG-479
Survey No 8/p, Pedagantyada

Extent: 137.91 SqYds

A16



Property photos along with Road



Google Map



17.6746969, 83.1998478
Scan for location

Place Visakhapatnam
Date 09-02-2023


Er R. Santosh Vamsi M.Tech, MSc., IIM
Govt Approved Valuer
Ph: +91 9491791991

CHECK LIST

S. No	Particulars	Details
1	Property Location/Address, (City/ Town/Village, District)	Plot No.OB South to LIG-273 of Chinagantyada (V), Gajuwaka (M), Visakhapatnam District, VMRDA Developed Phase - II Layout.
2	Property Type	Vacant Plot in VMRDA developed Layout.
3	Survey number & Village Name	Sy.No.143 /p Chinagantyada (V), Gajuwaka (M), Visakhapatnam District.
4	Extent/Area of property	
5	Ownership details	
6	Current Utilization (Residential /commercial/Office/ Factory/ Not Applicable)	Residential
7	Present status on ground-Fully vacant (OR)Details of structure if any with type of structure (RCC/AC etc.), Plinth Area, Builtup area, Occupied or abandoned	Vacant
8	Existing Land use as per current Masterplan, if any.	Residential
9	Details of layout approvals.	Pedagantyada VMRDA Developed Layout.
10	Date of Possession	
11	Ownership by way of alienation/acquisition/ transfer/others	
12	Purpose of acquisition	
13	Land classification as per SFA/Diglot/RS/TSRecords etc.	
14	Objectionable/ un-objectionable	
15	Whether noted under 22A	
16	SRO Value Market value	
17	Prevailing market value (Per Sq.yds)	
18	Details of encumbrance if any	
19	Latitude/Longitude (Google co-ordinates)	Latitude: 17°40'5.48"N Longitude: 83°11'34.55"E
20	Google map of the location	https://www.google.com/maps/@
21	Site boundaries and site map with dimensions, existing topography like canals, electrical lines, irrigation wells, monuments etc. existing/passing through the site	N: Plot No.273 E: Existing 15' Wide Road S: Layout boundary & weaker section colony W: Existing 15' Wide Road
22	FMB Sketch	
23	Details of abutting road(s) if any	Existing 15'-0" wide Layout road on East & Western side.
24	Details of encroachment, if any	
25	Details of Court litigation, if any	
26	Details of land compensation, statutorydues/liabilities/ claims pending if any	

30/11/2023
JP

30/11/2023
AP

30/11/2023
P/O



VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY

REGISTRATION SKETCH

NAME OF LAYOUT: PEDAGANTYADA PHASE-II

NAME OF ALLOTTEES:

PLOT NO: O.B. AT SOUTH TO LG-273

EXTENT: 199.70 Sq.Yds. OR 166.97 Sq.Mts.

S.NO: 143/P

VILLAGE : CHINAGANTYADA

N



BOUNDARIES

NORTH : PLOT NO.273

EAST : EXISTING 15' WIDE ROAD

SOUTH : LAYOUT BOUNDARY
& WEAKER SECTION COLONY

WEST : EXISTING 15' WIDE ROAD

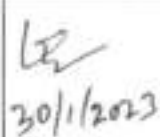


MEASUREMENTS

54'-8" (16.69M)

41'-8" (12.72M)

52'-0" (15.85M)

27'-3" (8.30M)

VENDEE	VENDOR		
	 30/1/2023 PLANNING OFFICER	 30/1/2023 ASST. PLANNING OFFICER	 31/1/23 PLANNING OFFICER
			SECRETARY

VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY

PEDAGANTYADA PHASE -II LAYOUT

Sl.No. B17,

Survey No: 143/P part

Village: Chinagantyada village

Plot No: OB at south to LIG-273

Extent in **199.70 Sq.yds**

SITE PHOTO



APPROACH ROAD



K. B. Raja

K. BANGAR RAJA
M.Tech (Structures & NCH) M.Sc (ENV) A.M.I.E. A.I.Y
Income Tax Registered Valuer
Regd.No: 10-40464081(1)
Mobile No: +91 9177747591

GOOGLE MAPS



17°40'05.7"N 83°11'34.6"E

17.668238, 83.192047



Directions



Save



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Ramachandira Nagar, Pedagantyada,
Visakhapatnam, Andhra Pradesh 530044



M59V+75W Visakhapatnam, Andhra Pradesh

K. B. Raja

K. BANGAR RAJA
M.Tech (Structures & BHM) B.Sc (BIV) A.N.I.E, A.I.V
Income Tax Registered Valuer
Regd.No: 1040464081(1)
Mobile No.: +91 9177747591

SqYds

Plot no OB at south to LIG-273

Survey No 143/p, Pedagantyada

B17



Property photos along with Road



Google Map



17.6681998, 83.1929421
Scan for location

Place Visakhapatnam
Date 09-02-2023

Er R.Santosh Vamsi M.Tech,MSc,IIIM
Govt Approved Valuer
Ph:+91 9491791991

CHECK LIST

S. No	Particulars	Details
1	Property Location/Address, (City/ Town/ Village, District)	O.B. West to MIG-34 of Chinagantyada (V), Gajuwaka (M), Visakhapatnam District, VMRDA Developed Phase - I Layout.
2	Property Type	Vacant Plot in VMRDA developed Layout.
3	Survey number & Village Name	Sy.No.141 /p of Chinagantyada (V) Gajuwaka (M), Visakhapatnam District.
4	Extent/Area of property	
5	Ownership details	
6	Current Utilization (Residential /commercial/ Office/ Factory/ Not Applicable)	Residential
7	Present status on ground-Fully vacant (OR) Details of structure if any with type of structure (RCC/AC etc.), Plinth Area, Builtup area, Occupied or abandoned	Vacant & No plot Stone
8	Existing Land use as per current Master plan, if any.	Pedagantyada VMRDA Developed Layout.
9	Details of layout approvals.	
10	Date of Possession	
11	Ownership by way of alienation/acquisition/ transfer/others	
12	Purpose of acquisition	
13	Land classification as per SFA/Diglot/RS/TS Records etc.	
14	Objectionable/ un-objectionable	
15	Whether noted under 22A	
16	SRO Value Market value	
17	Prevailing market value (Per Sq.yds)	
18	Details of encumbrance if any	
19	Latitude/Longitude (Google co-ordinates)	Latitude: 17°40'14.31"N Longitude: 83°11'31.33"E
20	Google map of the location	https://www.google.com/maps/@
21	Site boundaries and site map with dimensions, existing topography like canals, electrical lines, irrigation wells, monuments etc. existing/passing through the site	N: Plot No.HIG-34A E: Plot No.HIG-34 S: 40' Wide Road W: 30' Wide Road
22	FMB Sketch	
23	Details of abutting road(s) if any	40'-0" wide road on south side & 30'-0" wide Layout road on Western side.
24	Details of encroachment, if any	
25	Details of Court litigation, if any	
26	Details of land compensation, statutory dues/liabilities/ claims pending if any	

LR
21/1/2023
J.P.O

LR
21/1/2023
A.P.O

LR
21/1/23
P.O



VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY
REGISTRATION SKETCH

NAME OF LAYOUT: PEDAGANTYADA PHASE-II

NAME OF ALLOTTEES:

PLOT NO: O.B. WEST TO MIG-34

EXTENT: 189.33 Sq.Yds. OR 158.30 Sq.Mts.

S.No: 141/P

VILLAGE: CHINAGANTYADA



BOUNDARIES




NORTH: PLOT NO.34A
EAST: PLOT NO.MIG-34
SOUTH: 40' WIDE ROAD
WEST: 30' WIDE ROAD

MEASUREMENTS

10'-0" (3.05 Mts.)
70'-0" (21.34 Mts.)
40'-0" (12.19 Mts.) including 10' Splay
76'-3" (23.24 Mts.) including 10' Splay

TOTAL EXTENT OF THE PLOT
SPRAY DEDUCTION AREA
NET PLOT AREA

194.88 Sq.Yds. OR 162.94 Sq.Mts.
5.55 Sq.Yds. OR 4.64 Sq.Mts.
189.33 Sq.Yds. OR 158.30 Sq.Mts.

VENDEE			VENDOR	
	 21/1/2023	 21/1/2023	 21/1/23	
	J. PLANNING OFFICER AND PLANNING OFFICER			PLANNING OFFICER
	VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY			

PEDAGANTYADA PHASE -II LAYOUT

Sl.No. B8,

Survey No: 141/P part

Village: Chinagantyada village

Plot No: OB West to MIG-34

Extent in **189.33 Sq.yds**

SITE PHOTO



APPROACH ROAD



K. B. Raja

K. BANGAR RAJA

M.Tech (Structures & HDQ) M.Sc (REV) A.M.E.E. A.L.V

Income Tax Registered Valuer

Regd.No: 1040464081(1)

Mobile No : +91 9177747591

GOOGLE MAPS



17°40'13.9"N 83°11'31.1"E

17.670526, 83.191963



Directions



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Nearby



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phone



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Pedagantyada, Visakhapatnam, Andhra Pradesh
530044



M5CR+6Q8 Visakhapatnam, Andhra Pradesh

K. B. Raja

K. BANGAR RAJA
M.Tech (Structures) & NRM N.S. (REV) A.M.I.E., A.I.T.
Income Tax Registered Valuer
Regd.No: 1040464081(1)
Mobile No : +91 9177747591

Reference: Rc.No.5446/2022/F1,dated 7-02-2023

Layout Pedagantyada PH-2

Extent: **189.33** SqYds

Plot no OB west to MIG-34

Survey No 141/p, Chinagantyada

B8



Property photos along with Road



Google Map



17.670619, 83.191892

Scan for location

Place Visakhapatnam

Date 09-02-2023

Er R.Santosh Vamsi M.Tech,MSc.,BIM

Govt Approved Valuer

Ph:+91 9491791991

CHECK LIST

103

S. No	Particulars	Details
1	Property Location/Address, (City/ Town/ Village, District)	Plot No.OB Opp. to MIG-35A of Chinagantyada (V), Gajuwaka (M), Visakhapatnam District, VMRDA Developed Phase - I Layout.
2	Property Type	Vacant Plot in VMRDA developed Layout.
3	Survey number & Village Name	Sy.No.141 /p of Chinagantyada (V), Gajuwaka (M), Visakhapatnam District.
4	Extent/Area of property	
5	Ownership details	
6	Current Utilization (Residential /commercial/ Office/ Factory/ Not Applicable)	Residential
7	Present status on ground-Fully vacant (OR) Details of structure if any with type of structure (RCC/AC etc.), Plinth Area, Builtup area, Occupied or abandoned	Vacant, Layout boundary to be demarcated
8	Existing Land use as per current Master plan, if any.	Residential
9	Details of layout approvals.	Pedagantyada VMRDA Developed Layout.
10	Date of Possession	
11	Ownership by way of alienation/acquisition/ transfer/others	
12	Purpose of acquisition	
13	Land classification as per SFA/Diglot/RS/TS Records etc.	
14	Objectionable/ un-objectionable	
15	Whether noted under 22A	
16	SRO Value Market value	
17	Prevailing market value (Per Sq.yds)	
18	Details of encumbrance if any	
19	Latitude/Longitude (Google co-ordinates)	Latitude: 17°40'14.53"N Longitude: 83°11'30.90"E
20	Google map of the location	https://www.google.com/maps/@
21	Site boundaries and site map with dimensions, existing topography like canals, electrical lines, irrigation wells, monuments etc. existing/passing through the site	N: 0 E: 30' Wide Road S: 40' wide road W: Layout boundary
22	FMB Sketch	
23	Details of abutting road(s) if any	30'-0" wide road on East side & 40'-0" wide Layout road Southern side.
24	Details of encroachment, if any	
25	Details of Court litigation, if any	
26	Details of land compensation, statutory dues/liabilities/ claims pending if any	

LR
21/1/2023
J.P.O

21/1/2023
A.P.O

21/1/2023
P.O



VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY
REGISTRATION SKETCH

NAME OF LAYOUT: PEDAGANTYADA PHASE-II

NAME OF ALLOTTEES:

PLOT NO: O.B. OPPOSITE TO 35A

EXTENT: 570.67 Sq.Yds. OR 477.14 Sq.Mts.

S.No: 141/P

VILLAGE : CHINAGANTYADA



BOUNDARIES

MEASUREMENTS

NORTH :

EAST : 30' WIDE ROAD




210'-0" (64.00 Mts.)

SOUTH : 40' WIDE ROAD

54'-0" (16.46 Mts.)

WEST : LAYOUT BOUNDARY

238'-0" (72.54 Mts.)

VENDEE			VENDOR	
 21/1/2023			 21/1/2023	 21/1/23
J. PLANNING OFFICER			Asst. PLANNING OFFICER	PLANNING OFFICER
SECRETARY				
VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY				

PEDAGANTYADA PHASE -II LAYOUT

Sl.No. B15,

Survey No: 141/P part

Village: Chinagantyada village

Plot No: OB Opp to 35A

Extent in **570.67 Sq.yds**

SITE PHOTO



APPROACH ROAD



K. B. Raja

K. BANGAR RAJA
M.Tech (Structures & Bldg) M.Sc (BEE) & M.B.E. & J.V
Income Tax Registered Valuer
Regd.No: 1040464081(1)
Mobile No : +91 9177747591

GOOGLE MAPS



17°40'14.1"N 83°11'30.7"E

17.670584, 83.191856



Directions



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**Pedagantyada, Visakhapatnam, Andhra Pradesh
530044**



M5CR+6PQ Visakhapatnam, Andhra Pradesh

K. B. Raja

K. BANGAR RAJA
M.Tech (Structural & RDB) M.Sc. (IIV) & M.B.A. & I.V.
Income Tax Registered Valuer
Regd.No: 1040464081(1)
Mobile No : +91 9177747591

Reference: Rc.No.5446/2022/F1,dated 7-02-2023

Layout Pedagantyada PH-2

Extent: **570.67**

SqYds

Plot no OB opp. To 35A

Survey No 141/p, Chinagantyada

B15



Property photos along with Road




Google Map



17.6706731, 83.1918085
Scan for location

Place Visakhapatnam

Date: 09-02-2023


Er R. Santosh Vamsi M.Tech, MSc, JIM

Govt Approved Valuer

Ph: +91 9491791991

CHECK LIST

S. No	Particulars	Details
1	Property Location/Address, (City/ Town/Village, District)	Plot No.OB-163 West to MIG-87 of Chinagantyada (V), Gajuwaka (M), Visakhapatnam District, VMRDA Developed Phase - II Layout.
2	Property Type	Vacant Plot in VMRDA developed Layout.
3	Survey number & Village Name	Sy.No.141 /p Chinagantyada (V), Gajuwaka (M), Visakhapatnam District.
4	Extent/Area of property	
5	Ownership details	
6	Current Utilization (Residential /commercial/Office/ Factory/ Not Applicable)	Residential
7	Present status on ground-Fully vacant (OR)Details of structure if any with type of structure (RCC/AC etc.), Plinth Area, Builtup area, Occupied or abandoned	Covered with Bushes
8	Existing Land use as per current Masterplan, if any.	Residential
9	Details of layout approvals.	Pedagantyada VMRDA Developed Layout.
10	Date of Possession	
11	Ownership by way of alienation/acquisition/ transfer/others	
12	Purpose of acquisition	
13	Land classification as per SFA/Diglot/RS/TS Records etc.	
14	Objectionable/ un-objectionable	
15	Whether noted under 22A	
16	SRO Value Market value	
17	Prevailing market value (Per Sq.yds)	
18	Details of encumbrance if any	
19	Latitude/Longitude (Google co-ordinates)	Latitude: 17°40'17.03"N Longitude: 83°11'32.75"E
20	Google map of the location	https://www.google.com/maps/@
21	Site boundaries and site map with dimensions, existing topography like canals,electrical lines, irrigation wells, monuments etc. existing/passing through the site	N: Plot No. OB -252 E: Plot No.MIG-87/p, S: Plot No. MIG-79 W: No Access (Exiting Kutch Road)
22	FMB Sketch	
23	Details of abutting road(s) if any	No Access (Exiting Kutch Road).
24	Details of encroachment, if any	
25	Details of Court litigation, if any	
26	Details of land compensation, statutory dues/liabilities/ claims pending if any	

30/1/2023
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30/1/2023
Apo

30/1/2023
Apo



VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY

REGISTRATION SKETCH

NAME OF LAYOUT: PEDAGANTYADA PHASE-II LAYOUT

NAME OF ALLOTTEES:

PLOT NO: OB-163 (WEST TO MIG-87)

EXTENT: 233.33 Sq. Yds. OR 195.09 Sq. Mts.

S.No: 141/P


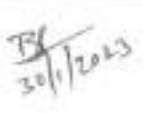

VILLAGE : CHINAGANTYADA



BOUNDARIES

MEASUREMENTS

NORTH : PLOT NO.O.B.-252	70'-0" (21.34 Mts.)
EAST : PLOT NO.MIG-87/P	30'-0" (9.14 Mts.)
SOUTH : PLOT NO.MIG-79	70'-0" (21.34 Mts.)
WEST : EXISTING ROAD	30'-0" (9.14 Mts.)

VENDEE				VENDOR
	 30/11/2023	 30/11/2023	 31/11/23	
	PLANNING OFFICER	PLANNING OFFICER	PLANNING OFFICER	SECRETARY

VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY

B16

Reference: Rc.No.5446/2022/F1,dated 7-02-2023

Layout Pedagantyada PH-2

Extent: 233.33

SqYds

Plot no DB-163 (west o MIG-87

Survey No 141/p, Chinagantyada

B16



Property photos along with Road



Google Map



Scan for location

Place Visakhapatnam

Date 09-02-2023


Er R. Santosh Vamsi M.Tech, MSc., IIM

Govt Approved Valuer

Ph:+91 9491791991

PEDAGANTYADA PHASE -II LAYOUT

Sl.No. B16,

Survey No: 141/P part

Village: Chinagantyada village

Plot No: OB-163(West to MIG-87)

Extent in **233.33 Sq.yds**

SITE PHOTO



APPROACH ROAD



K. B. Raja

K. BANGAR RAJA

M.Tech (Structural Engineering) (IIT) A.N.I.E. A.E.T

Income Tax Registered Valuer

Regd.No: TG-40464081(1)

Mobile No : +91 9177747591

GOOGLE MAPS



17°40'17.1"N 83°11'32.2"E

17.671408, 83.192276



Directions



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Nearby



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Samatha nagar, beside sai baba temple,
Pedagantyada, Visakhapatnam, Andhra Pradesh
530044



M5CR+HW6 Visakhapatnam, Andhra Pradesh

K. B. Bangar Raja

K. BANGAR RAJA
M.Tech (Structures & HDQ) M.Sc (RTV) A.M.I.E. A.I.T
Income Tax Registered Valuer
Regd.No: 1040464081(1)
Mobile No : +91 9177747591

105

CHECK LIST

S. No	Particulars	Details
1	Property Location/Address, (City/ Town/ Village, District)	Plot No.OB North to 252 of Chinagantyada (V), Gajuwaka (M), Visakhapatnam District, VMRDA Developed Phase - II Layout.
2	Property Type	Vacant Plot in VMRDA developed Layout.
3	Survey number & Village Name	Sy.No.141/p Chinagantyada (V), Gajuwaka (M), Visakhapatnam District.
4	Extent/Area of property	
5	Ownership details	
6	Current Utilization (Residential /commercial/ Office/ Factory/ Not Applicable)	Residential
7	Present status on ground-Fully vacant (OR) Details of structure if any with type of structure (RCC/AC etc.), Plinth Area, Builtup area, Occupied or abandoned	Encroached by the Neighbouring building (Site boundary to be demarcated)
8	Existing Land use as per current Masterplan, if any.	Residential
9	Details of layout approvals.	Pedagantyada VMRDA Developed Layout.
10	Date of Possession	
11	Ownership by way of alienation/acquisition/ transfer/others	
12	Purpose of acquisition	
13	Land classification as per SFA/Diglot/RS/TS Records etc.	
14	Objectionable/ un-objectionable	
15	Whether noted under 22A	
16	SRO Value Market value	
17	Prevailing market value (Per Sq.yds)	
18	Details of encumbrance if any	
19	Latitude/Longitude (Google co-ordinates)	Latitude: 17°40'18.27"N Longitude: 83°11'33.92"E
20	Google map of the location	https://www.google.com/maps/@
21	Site boundaries and site map with dimensions, existing topography like canals,electrical lines, irrigation wells, monuments etc. existing/passing through the site	N: Existing 24' Wide Road E: Plot No.MIG-89/p, 90, 91 & 92 S: Plot No.OB -252 W: Layout boundary
22	FMB Sketch	
23	Details of abutting road(s) if any	24'-0" wide Existing road on Northern side.
24	Details of encroachment, if any	
25	Details of Court litigation, if any	
26	Details of land compensation, statutory dues/liabilities/ claims pending if any	

30/1/2023
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30/1/2023
APO

31/1/23
p/o



VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY

REGISTRATION SKETCH

NAME OF LAYOUT: PEDAGANTYADA PHASE-II LAYOUT

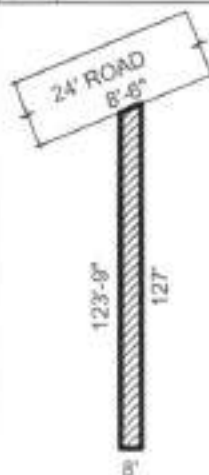
NAME OF ALLOTTEES:

PLOT NO: OB AT NORTH TO 252
(WEST TO MIG-90 TO 92)

EXTENT: 109.75 Sq.Yds. OR 91.76 Sq.Mts.

S.No:141/P

VILLAGE : CHINAGANTYADA



BOUNDARIES

NORTH : EXISTING 24' ROAD

EAST : PLOT Nos.MIG-89/P, 90, 91, 92

SOUTH : PLOT NO. O.B.-252

WEST : LAYOUT BOUNDARY

MEASUREMENTS

8'-6" (2.60 Mts.)

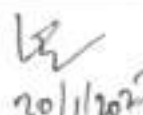

127'-0" (38.71 Mts.)

8'-0" (2.44 Mts.)

123'-9" (37.72 Mts.)

NOTE:

ENCROACHED BY THE NEIGHBORING BUILDINGS

VENDEE			VENDOR	
 30/11/2023			 31/11/23	
PLANNING OFFICER			SECRETARY	
VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY				

PEDAGANTYADA PHASE -II LAYOUT

Sl.No. B18,

Survey No: 141/P part

Village: Chinagantyada village

Plot No: OB at North to 252(west to MIG-90 to 92)

Extent in **109.75 Sq.yds**

SITE PHOTO



APPROACH ROAD



K. B. Raja

K. BANGAR RAJA
B.Tech (Structures & HDBT) M.Sc (STV) A.M.I.E. A.I.V
Income Tax Registered Valuer
Regd.No: 400464081(1)
Mobile No : +91 9177747591

GOOGLE MAPS



17°40'18.7"N 83°11'34.2"E

17 671964, 93 192841



Positive



Send to:



Environ



Pedagantyada, Visakhapatnam, Andhra Pradesh
530044



MSCV+P4W Visakhapatnam, Andhra Pradesh

K. B. G.

K. BANGAR RAJA
M.Tech (Structures & MDM), M.Sc (ITV), A.M.I.E., A.I.V.
Income Tax Practitioner, JALP
Regd. No. : 1-2464081(1)
Mobile No : +91 9177747591

Reference: Rc.No.5446/2022/F1,dated 7-02-2023
Layout Pedagantyada PH-2
Plot no OB at north to 252 (west to MIG-90 to 92)
Survey No 141/p, Chinagantyada

Extent: 109.75 SqYds
B18



Property photos along with Road



Google Map



17.6717762, 83.1927352
Scan for location

Place Visakhapatnam
Date 09-02-2023


Er R.Santosh Vamsi M.Tech,MSc.,IIM
Govt Approved Valuer
Ph:+91 9491791991

CHECK LIST

106

S. No	Particulars	Details
1	Property Location/Address, (City/ Town/Village, District)	Plot No.252 (West to MIG-88 & 89) of Chinagantyada (V), Gajuwaka (M), Visakhapatnam District, VMRDA Developed Phase - II Layout.
2	Property Type	Vacant Plot in VMRDA developed Layout.
3	Survey number & Village Name	Sy.No.141 /p of Chinagantyada (V), Gajuwaka (M), Visakhapatnam District.
4	Extent/Area of property	
5	Ownership details	
6	Current Utilization (Residential /commercial/Office/ Factory/ Not Applicable)	Residential
7	Present status on ground-Fully vacant (OR)Details of structure if any with type of structure (RCC/AC etc.), Plinth Area, Builtup area, Occupied or abandoned	Covered with bushes
8	Existing Land use as per current Masterplan, if any	Residential
9	Details of layout approvals,	Pedagantyada VMRDA Developed Layout.
10	Date of Possession	
11	Ownership by way of alienation/acquisition/ transfer/others	
12	Purpose of acquisition	
13	Land classification as per SFA/Diglot/RS/TS Records etc.	
14	Objectionable/ un-objectionable	
15	Whether noted under 22A	
16	SRO Value Market value	
17	Prevailing market value (Per Sq.yds)	
18	Details of encumbrance if any	
19	Latitude/Longitude (Google co-ordinates)	Latitude: 17°40'17.35"N Longitude: 83°11'33.06"E
20	Google map of the location	https://www.google.com/maps/@
21	Site boundaries and site map with dimensions, existing topography like canals,electrical lines, irrigation wells, monuments etc. existing/passing through the site	N: Layout boundary & OB North to 252 E: Plot Nos.MIG-87/P, 88 & 89/P S: Plot No. OB -163 W: Layout boundary
22	FMB Sketch	
23	Details of abutting road(s) if any	No Approach road
24	Details of encroachment, if any	
25	Details of Court litigation, if any	
26	Details of land compensation, statutory dues/liabilities/ claims pending if any	

30/1/23
JPO

30/1/2023
APO

31/1/23
APO



VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY

REGISTRATION SKETCH

NAME OF LAYOUT: PEDAGANTYADA PHASE-II LAYOUT

NAME OF ALLOTTEES:

PLOT NO: OB-252 (WEST TO MIG-88 & 89)

EXTENT: 379.42 Sq.Yds. OR 317.23 Sq.Mts.

S No:141/P

VILLAGE : CHINAGANTYADA

BOUNDARIESMEASUREMENTS

NORTH : LAYOUT BOUNDARY

8'-0" (2.44 Mts.)

EAST : PLOT Nos.MIG-87/P, 88, 89/P

72'-0" (21.94 Mts.)

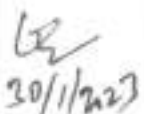
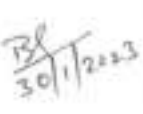

SOUTH : PLOT NO.O.B.163

70'-0" (21.34 Mts.)

WEST : LAYOUT BOUNDARY

20'-3" (6.17 Mts.)

79'-9" (24.31 Mts.)

VENDEE			VENDOR
 30/1/2023	 30/1/2023	 31/1/23	
J. PLANNING OFFICER	ASST. PLANNING OFFICER	PLANNING OFFICER	SECRETARY
VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY			

PEDAGANTYADA PHASE -II LAYOUT

Sl.No. B7,

Survey No: 141/P part

Village: Chinagantyada village

Plot No: OB- 252(West to MIG-88 & 89)

Extent in **379.42 Sq.yds**

SITE PHOTO



APPROACH ROAD



K. B. G. S.

K. B. G. S.
M.Tech (Structures) & M.Phil (ITV) A.M.S.E., A.I.T.
Income Tax Registered Valuer
Regd.No: 1040464081(1)
Mobile No : +91 9177747591

GOOGLE MAPS



17°40'17.1"N 83°11'32.3"E

17.671429, 83.192299



Directions



Save



Nearby



Send to
phone



Share



Samatha nagar, beside sai baba temple,
Pedagantyada, Visakhapatnam, Andhra Pradesh
530044



M5CR+HWF Visakhapatnam, Andhra Pradesh

K. B. Raja

K. BANGAR RAJA

M.Tech (Structures & NCH) M.Sc (REV) A.M.I.E., A.I.V

Income Tax Registered Valuer

Regd.No: 1040464081(1)

Mobile No : +91 9177747591

Reference: Rc.No.5446/2022/F1,dated 7-02-2023

Layout Pedagantyada PH-2

Extent:379.42

SqYds

Plot no OB-252 (west to MIG-88 & 89)

Survey No 141/p, Chinagantyada

B7



Property photos along with Road



Google Map



Scan for location

Place Visakhapatnam

Date 09-02-2023


Er R.Santosh Vamsi M.Tech,MSc.,IIM

Govt Approved Valuer

Ph:+91 9491791991

CHECK LIST

S. No	Particulars	Details
1	Property Location/Address, (City/ Town/Village, District)	OB North side to LIG-238 of Pedagantyada (V), & (M), Visakhapatnam District, VMRDA Developed Phase - III Layout.
2	Property Type	Vacant Plot in VMRDA developed Layout.
3	Survey number & Village Name	Sy.No.12/p of Pedagantyada (V), & (M), Visakhapatnam District.
4	Extent/Area of property	
5	Ownership details	
6	Current Utilization (Residential /commercial/Office/ Factory/ Not Applicable)	Residential
7	Present status on ground-Fully vacant (OR)Details of structure if any with type of structure (RCC/AC etc.), Plinth Area, Builtup area, Occupied or abandoned	Partly well & Partly vacant
8	Existing Land use as per current Masterplan, if any.	Residential
9	Details of layout approvals.	Pedagantyada VMRDA Developed Layout.
10	Date of Possession	
11	Ownership by way of alienation/acquisition/ transfer/others	
12	Purpose of acquisition	
13	Land classification as per SFA/Diglot/RS/TSRecords etc.	
14	Objectionable/ un-objectionable	
15	Whether noted under 22A	
16	SRO Value Market value	
17	Prevailing market value (Per Sq.yds)	
18	Details of encumbrance if any	
19	Latitude/Longitude (Google co-ordinates)	Latitude: 17°40'21.34"N Longitude: 83°12'0.43"E
20	Google map of the location	https://www.google.com/maps/@
21	Site boundaries and site map with dimensions, existing topography like canals,electrical lines, irrigation wells, monuments etc. existing/passing through the site	N: Plot No.OB -156 E: 40' Wide Road S: Plot No. 238 W: Layout boundary
22	FMB Sketch	
23	Details of abutting road(s) if any	40'-0" wide Layout road on Eastern side.
24	Details of encroachment, if any	Partly well & Partly vacant
25	Details of Court litigation, if any	
26	Details of land compensation, statutorydues/liabilities/ claims pending if any	

30/1/2023
JPO

30/1/2023
JPO

30/1/23
JPO





VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY

REGISTRATION SKETCH

NAME OF LAYOUT: PEDAGANTYADA PHASE-III LAYOUT

NAME OF ALLOTTEE:

PLOT NO. O.B AT NORTH TO LIG-238

EXTENT: 184.00 Sq.Yds. OR 153.84 Sq.Mts.

Sy.No: 12/p

VILLAGE : PEDAGANTYADA



BOUNDARIES

NORTH : PLOT NO.O.B.156

EAST : 40' WIDE ROAD

SOUTH : PLOT NO.238

WEST : LAYOUT BOUNDARY





MEASUREMENTS

33'-0" (10.06 Mts.)

46'-0" (14.02 Mts.)

39'-0" (11.89 Mts.)

46'-0" (14.02 Mts.)

VENDEE				VENDOR
	 30/1/2023 J. PLANNING OFFICER	 30/1/2023 ASST. PLANNING OFFICER	 31/1/23 PLANNING OFFICER	 31/1/23 SECRETARY
VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY				

PEDAGANTYADA PHASE-III LAYOUT

Sl.No. B19,

Survey No: 12/P part

Village: Pedagantyada village

Plot No: OB at north to LIG-238

Extent in **184.00 Sq.yds**

SITE PHOTO



APPROACH ROAD



K. B. Gajja

K. BANGARAJA

M.Tech (Structures) & M.Sc. (CIVIL) A.M.I.E., A.L.Y.

Income Tax Registered Valuer

Regd.No: 1040464081(1)

Mobile No : +91 9177747591

GOOGLE MAPS



17°40'21.4"N 83°12'00.5"E

17.672615, 83.200134



Directions



Save



Nearby



Send to
phone



Share



Nadupuru, Pedagantyada, Visakhapatnam, Andhra Pradesh 530044



M6F2+23R Visakhapatnam, Andhra Pradesh

K. B. Raja

K. BANGAR RAJA

M.Tech (Structures & NDM) M.Sc. (EIV) A.M.I.E., A.I.V.
Income Tax Registered Valuer
Regd.No: 1040464081(1)
Mobile No : +91 9177747591

Reference: Rc.No.5446/2022/F1,dated 7-02-2023

Layout Pedagantyada PH-3

Extent: 184

SqYds

Plot no OB at north to UG-238

Survey No 12/pPedagantyada

B19



Property photos along with Road



Google Map



Scan for location

Place Visakhapatnam

Date 09-02-2023

Er R.Santosh Vamsi M.Tech,MSc.,IIM

Govt Approved Valuer

Ph:+91 9491791991

CHECK LIST

109

S. No	Particulars	Details
1	Property Location/Address, (City/ Town/ Village, District)	Plot No.LIG -162A of Chinagantyada (V), Gajuwaka (M), Visakhapatnam District, VMRDA Developed Phase - II Layout.
2	Property Type	Vacant Plot in VMRDA developed Layout.
3	Survey number & Village Name	Sy.No.142/p of Chinagantyada (V), Gajuwaka (M), Visakhapatnam District.
4	Extent/Area of property	
5	Ownership details	
6	Current Utilization (Residential /commercial/ Office/ Factory/ Not Applicable)	Residential
7	Present status on ground-Fully vacant (OR) Details of structure if any with type of structure (RCC/AC etc.), Plinth Area, Builtup area, Occupied or abandoned	Vacant
8	Existing Land use as per current Master plan, if any.	Residential
9	Details of layout approvals.	Pedagantyada VMRDA Developed Layout.
10	Date of Possession	
11	Ownership by way of alienation/acquisition/ transfer/others	
12	Purpose of acquisition	
13	Land classification as per SFA/Diglot/RS/TS Records etc.	
14	Objectionable/ un-objectionable	
15	Whether noted under 22A	
16	SRO Value Market value	
17	Prevailing market value (Per Sq.yds)	
18	Details of encumbrance if any	
19	Latitude/Longitude (Google co-ordinates)	Latitude: 17°40'6.65"N Longitude: 83°11'28.87"E
20	Google map of the location	https://www.google.com/maps/@
21	Site boundaries and site map with dimensions, existing topography like canals,electrical lines, irrigation wells, monuments etc. existing/passing through the site	N: Plot No.LIG-196/p E: Plot No.LIG-162B S: 30' Wide Road W: Layout boundary
22	FMB Sketch	
23	Details of abutting road(s) if any	30'-0" wide Layout road on Southern side.
24	Details of encroachment, if any	Partly encroachment and Layout boundary to be fixed
25	Details of Court litigation, if any	
26	Details of land compensation, statutory dues/liabilities/ claims pending if any	

21/1/2023
J.P.O

21/1/2023
A.P.O

21/1/23
P/O



VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY
REGISTRATION SKETCH

NAME OF LAYOUT: PEDAGANTYADA PHASE-II

NAME OF ALLOTTEES:

PLOT NO: LIG-162A

EXTENT: 117.50 Sq.Yds. OR 96.24 Sq.Mts.

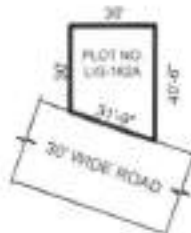
S.No: 142/P

VILLAGE : CHINAGANTYADA



BOUNDARIES

MEASUREMENTS



NORTH : PLOT No.LIG-196/P

30'-0" (9.14 Mts.)

EAST : PLOT NO.LIG-162B

40'-6" (12.34 Mts.)

SOUTH : 30' WIDE ROAD




31'-9" (9.68 Mts.)

WEST : LAYOUT BOUNDARY

30'-0" (9.14 Mts.)

NOTE :-

Partly encroachment & layout boundary to be fixed

VENDEE				VENDOR
	 21/1/2023	 21/1/2023	 21/1/2023	
	J. PLANNING OFFICER	PLANNING OFFICER	PLANNING OFFICER	SECRETARY
VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY				

PEDAGANTYADA PHASE -II LAYOUT

Sl.No. B14,

Survey No: 142/P part

Village: Chinagantyada village

Plot No: LIG-162A

Extent in **117.50 Sq.yds**

SITE PHOTO



APPROACH ROAD



K. BANERJEE

K. BANERJEE, RAJA
M.Tech (Structures & Materials) & M.E. (IT) & M.T.E. A.I.V
Income Tax Registered Valuer
Regd.No: 1040464081(1)
Mobile No : +91 9177747591

GOOGLE MAPS



17°40'06.7"N 83°11'30.9"E

17.668524, 83.191910



Directions



Save



Nearby



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phone



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19-27-5, Pedagantyada, Visakhapatnam, Andhra Pradesh 530044



M59R+CQ3 Visakhapatnam, Andhra Pradesh

K. BANGAR RAJA

M.Tech (Structures & HDAM) M.Sc. (PIV) A.M.I.E., A.I.V

Income Tax Registered Valuer

Regd.No: 1040464081(1)

Mobile No : +91 9177747591

Reference: Rc.No.5446/2022/F1,dated 7-02-2023

Layout Pedagantyada PH-2

Extent: 117.5

SqYds

Plot no LIG-162A

Survey No 142/p, Pedagantyada

B14



Property photos along with Road



Google Map



17.66846721222825, 83.191541307626

Scan for location

Place Visakhapatnam

Date 09-02-2023

Er R.Santosh Vamsi M.Tech,MSc.,IIM

Govt Approved Valuer

Ph:+91 9491791991

(110)

CHECK LIST

S. No	Particulars	Details
1	Property Location/Address, (City/ Town/ Village, District)	Plot No.LIG -162B of Chinagantyada (V), Gajuwaka (M), Visakhapatnam District, VMRDA Developed Phase - II Layout.
2	Property Type	Vacant Plot in VMRDA developed Layout.
3	Survey number & Village Name	Sy.Nos.142/p of Chinagantyada (V), Gajuwaka (M), Visakhapatnam District.
4	Extent/Area of property	
5	Ownership details	
6	Current Utilization (Residential /commercial/ Office/ Factory/ Not Applicable)	Residential
7	Present status on ground-Fully vacant (OR) Details of structure if any with type of structure (RCC/AC etc.), Plinth Area, Builtup area, Occupied or abandoned	Vacant
8	Existing Land use as per current Master plan, if any.	Residential
9	Details of layout approvals.	Pedagantyada VMRDA Developed Layout.
10	Date of Possession	
11	Ownership by way of alienation/acquisition/ transfer/others	
12	Purpose of acquisition	
13	Land classification as per SFA/Diglot/RS/TS Records etc.	
14	Objectionable/ un-objectionable	
15	Whether noted under 22A	
16	SRO Value Market value	
17	Prevailing market value (Per Sq.yds)	
18	Details of encumbrance if any	
19	Latitude/Longitude (Google co-ordinates)	Latitude: 17°40'6.58"N Longitude: 83°11'29.12"E
20	Google map of the location	https://www.google.com/maps/@
21	Site boundaries and site map with dimensions, existing topography like canals,electrical lines, irrigation wells, monuments etc. existing/passing through the site	N: Plot No.LIG-196/p & LIG-197 E: Plot No.LIG-162C S: 30' Wide Road W: Plot No.LIG-162A
22	FMB Sketch	
23	Details of abutting road(s) if any	30'-0" wide Layout road on Southern side.
24	Details of encroachment, if any	Partly encroachment.
25	Details of Court litigation, if any	
26	Details of land compensation, statutory dues/liabilities/ claims pending if any	

LR
21/1/2023
J.P.O

BL
21/1/2023
A.P.O

MA
21/1/23
P.O

B13



VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY
REGISTRATION SKETCH

NAME OF LAYOUT: PEDAGANTYADA PHASE-II

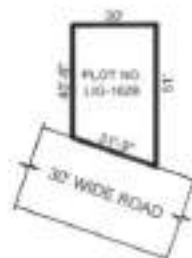
NAME OF ALLOTTEES:

PLOT NO: LIG-162B

EXTENT: 152.50 Sq.Yds. OR 127.51 Sq.Mts.

S.No: 142/P

VILLAGE : CHINAGANTYADA



BOUNDARIES

MEASUREMENTS

NORTH : PLOT Nos.LIG-196/P, 197

30'-0" (9.14 Mts.)

EAST : PLOT NO.LIG-162C

51'-0" (15.54 Mts.)

SOUTH : 30' WIDE ROAD

31'-9" (9.68 Mts.)

WEST : PLOT NO.LIG-162A

40'-6" (12.34 Mts.)

Note

Partly encroachment

VENDEE				VENDOR
	 21/1/22	 21/1/2023	 21/1/23	
	J. PLANNING OFFICER	Asst. PLANNING OFFICER	PLANNING OFFICER	SECRETARY
VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY				

PEDAGANTYADA PHASE -II LAYOUT

Sl.No. B13,

Survey No: 142/P part

Village: Chinagantyada village

Plot No: LIG-162B

Extent in **152.50 Sq.yds**

SITE PHOTO



Latitude: 17.2882471
Longitude: 83.1017200
Elevation: 872.46100 m
Accuracy: 3.46 m
Time: 18-02-2023 13:09:08

APPROACH ROAD



Latitude: 17.2882471
Longitude: 83.1017200
Elevation: 872.46100 m
Accuracy: 3.46 m
Time: 18-02-2023 13:09:11

K. B. Raja

K. BANGARAJA

B.Tech (Structures) & MCA (REV) A.M.I.E., A.I.T

Income Tax Registered Valuer

Regd.No: 1040464081(1)

Mobile No : +91 9177747591

GOOGLE MAPS



17°40'06.7"N 83°11'30.9"E

17.668524, 83.191910



Directions



Save



Nearby



Send to
phone



Share



19-27-5, Pedagantyada, Visakhapatnam, Andhra Pradesh 530044



M59R+CQ3 Visakhapatnam, Andhra Pradesh

K. BANGAR RAJA
M.Tech (Structures & MCM) M.Sc (REV) & M.L.E., A.I.T.
Income Tax Registered Valuer
Regd.No: 1040464081(1)
Mobile No : +91 9177747591

SqYds

Plot no LIG-162B

Survey No 142/p, Pedagantyada

B13



Property photos along with Road



Google Map



17.6684504964097, 83.19158277375116

Scan for location

Place Visakhapatnam

Date 09-02-2023

Er R.Santosh Vamsi M.Tech,MSc.,JIM

Govt Approved Valuer

Ph:+91 9491791991

CHECK LIST

S. No	Particulars	Details
1	Property Location/Address, (City/ Town/ Village, District)	Plot No. LIG-196 of Chinagantyada (V), Gajuwaka (M), Visakhapatnam District, VMRDA Developed Phase - II Layout.
2	Property Type	Vacant Plot in VMRDA developed Layout.
3	Survey number & Village Name	Sy.No.142 /p of Chinagantyada (V), Gajuwaka (M), Visakhapatnam District.
4	Extent/Area of property	
5	Ownership details	
6	Current Utilization (Residential /commercial/ Office/ Factory/ Not Applicable)	Residential
7	Present status on ground-Fully vacant (OR) Details of structure if any with type of structure (RCC/AC etc.), Plinth Area, Builtup area, Occupied or abandoned	Vacant
8	Existing Land use as per current Master plan, if any.	Residential
9	Details of layout approvals.	Pedagantyada VMRDA Developed Layout.
10	Date of Possession	
11	Ownership by way of alienation/acquisition/ transfer/others	
12	Purpose of acquisition	
13	Land classification as per SFA/Diglot/RS/TS Records etc.	
14	Objectionable/ un-objectionable	
15	Whether noted under 22A	
16	SRO Value Market value	
17	Prevailing market value (Per Sq.yds)	
18	Details of encumbrance if any	
19	Latitude/Longitude (Google co-ordinates)	Latitude: 17°40'7.28"N Longitude: 83°11'28.68"E
20	Google map of the location	https://www.google.com/maps/@
21	Site boundaries and site map with dimensions, existing topography like canals,electrical lines, irrigation wells, monuments etc. existing/passing through the site	N: 30' Wide Road E: Plot No.LIG-197 S: Plot No.LIG-162A W: Layout boundary
22	FMB Sketch	
23	Details of abutting road(s) if any	30'-0" wide Layout road on Western side.
24	Details of encroachment, if any	Partly encroachment & Layout boundary to be fixed
25	Details of Court litigation, if any	
26	Details of land compensation, statutory dues/liabilities/ claims pending if any	

LR
21/1/2023
J.P.O

IR
21/1/2023
A.P.O

IR
21/1/2023
P/O



VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY

REGISTRATION SKETCH

NAME OF LAYOUT: PEDAGANTYADA PHASE-II

NAME OF ALLOTTEES:

PLOT NO: LIG-196

EXTENT: 217.50 Sq. Yds. OR 181.85 Sq. Mts.

S.No: 142/P

VILLAGE: CHINAGANTYADA



BOUNDARIES

MEASUREMENTS

NORTH : 30' WIDE ROAD	38'-0" (11.58 Mts.)
EAST : PLOT NO. LIG-197	60'-0" (18.29 Mts.)
SOUTH : PLOT NO. 162A	27'-3" (8.31 Mts.)
WEST : LAYOUT BOUNDARY	61'-0" (18.59 Mts.)

NOTE:-

Partly encroachment & Layout boundary to be fixed

VENDEE	VENDOR		
	<i>LR</i> 21/1/2023	<i>TSP</i> 21/1/2023	<i>N</i> 21/1/23
J. PLANNING OFFICER	Asst. PLANNING OFFICER	PLANNING OFFICER	SECRETARY
VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY			

PEDAGANTYADA PHASE -II LAYOUT

Sl.No. B9,

Survey No: 142/P part

Village: Chinagantyada village

Plot No: LIG-196

Extent in **217.50 Sq.yds**

SITE PHOTO



APPROACH ROAD



K. B. Raja

K. BANGAR RAJA
B.Tech (Structures & HWR) M.Sc (REV) A.M.I.E, A.I.Y
Income Tax Registered Valuer
Regd.No: 1040464081(1)
Mobile No : +91 9177747591

GOOGLE MAPS



17°40'07.4"N 83°11'29.0"E

17.668732, 83.191376



Directions



Save



Nearby



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25-5-26/2, Street-2, Ramachandra Nagar,
Pedagantyada, Visakhapatnam, Andhra Pradesh
530044

K. BANGAR RAJA

M.Tech (Structures & NDM) M.Sc (REV) A.M.I.E. A.E.V

Income Tax Registered Valuer

Regd.No: 1040464081(1)

Mobile No : +91 9177747591

Reference: Rc.No.5446/2022/F1,dated 7-02-2023

Layout Pedagantyada PH-2

Extent: 217.50

SqYds

Plot no LIG-196

Survey No 142/p, Pedagantyada

B10



Property photos along with Road



Google Map



17.6687199, 83.1912962

Scan for location

Place Visakhapatnam

Date 09-02-2023

Er R.Santosh Vamsi M.Tech,MSc,IIM

Govt Approved Valuer

Ph:+91 9491791991

CHECK LIST

S. No	Particulars	Details
1	Property Location/Address, (City/ Town/ Village, District)	OB-24A Eastern to HIG-24 of K.L .Rao Nagar of Pedagantyada (V). & (M), Visakhapatnam District, VMRDA Developed Layout.
2	Property Type	Vacant Plot in VMRDA developed Layout.
3	Survey number & Village Name	Sy.No.64/1D of Pedagantyada (V). & (M), Visakhapatnam District.
4	Extent/Area of property	
5	Ownership details	
6	Current Utilization (Residential /commercial/ Office/ Factory/ Not Applicable)	Residential
7	Present status on ground-Fully vacant (OR) Details of structure if any with type of structure (RCC/AC etc.), Plinth Area, Builtup area, Occupied or abandoned	Vacant
8	Existing Land use as per current Masterplan, if any.	Residential
9	Details of layout approvals.	K.L .Rao Nagar, Pedagantyada VMRDA Developed Layout.
10	Date of Possession	
11	Ownership by way of alienation/acquisition/ transfer/others	
12	Purpose of acquisition	
13	Land classification as per SFA/Diglot/RS/TS Records etc.	
14	Objectionable/ un-objectionable	
15	Whether noted under 22A	
16	SRO Value Market value	
17	Prevailing market value (Per Sq.yds)	
18	Details of encumbrance if any	
19	Latitude/Longitude (Google co-ordinates)	Latitude: 17°40'27.49"N Longitude: 83°12'47.03"E
20	Google map of the location	https://www.google.com/maps/@
21	Site boundaries and site map with dimensions, existing topography like canals,electrical lines, irrigation wells, monuments etc. existing/passing through the site	N: 30' Wide Road E: VMRDA Land S: Plot No.OB-29A (Eastern side Plot No.29) W: Plot No.HIG-24
22	FMB Sketch	
23	Details of abutting road(s) if any	30'-0" wide Layout road on Northern side.
24	Details of encroachment, if any	
25	Details of Court litigation, if any	
26	Details of land compensation, statutory dues/liabilities/ claims pending if any	

13/1/2023
SPO

13/1/2023
APO

13/1/23
AO



VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY
REGISTRATION SKETCH

NAME OF LAYOUT: K.L.RAO NAGAR LAYOUT

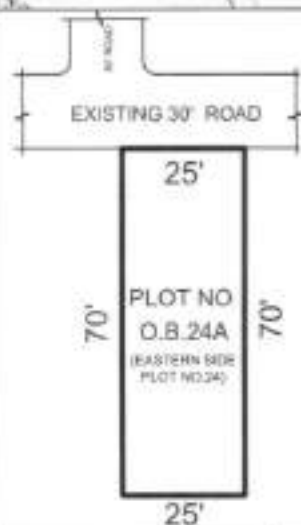
NAME OF ALLOTTEE:

PLOT NO: O.B.-24A (EASTERN SIDE PLOT NO.24)

EXTENT : 194.44 Sq.Yds. OR 162.57 Sq.Mts.

Sy.No.64/1D part

VILLAGE : PEDAGANTYADA (V)



BOUNDARIES

NORTH : EXISTING 30' ROAD

EAST : VMRDA LAND

SOUTH : PLOT NO.29A
(EASTERN SIDE PLOT NO.29)

WEST : PLOT NO.24




MEASUREMENTS

25'-0" (7.62 Mts.)

70'-0" (21.34 Mts.)

25'-0" (7.62 Mts.)

70'-0" (21.34 Mts.)

VENDEE		VENDOR	
	 17/1/2023	 13/1/2023	 13/1/23
	Jr. PLANNING OFFICER	Asst. PLANNING OFFICER	PLANNING OFFICER
	SECRETARY		
VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY			

K.L.RAO NAGAR LAYOUT

Sl.No. A23,

Survey No: 64/1D part

Village: Pedagantyada village

Plot No: OB-24A(Eastern side to plot No.24)

Extent in **194.44 Sq.yds**

SITE PHOTO



APPROACH ROAD



K. BANGAR RAJA

M.Tech (Structures & HDM) M.Sc (REV) A.M.J.E., A.I.V

Income Tax Registered Valuer

Regd.No: 1040464081(1)

Mobile No : +91 9177747591

GOOGLE MAPS



17°40'27.6"N 83°12'47.0"E

17.674345, 83.213043



Directions



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Nearby



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phone



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14-33-4, Sanjeev Colony, Pedagantyada,
Visakhapatnam, Andhra Pradesh 530044



M6F7+P6M Visakhapatnam, Andhra Pradesh

K. BANGAR RAJA

M.Tech (Structures & NDM) M.Sc (REV) A.M.I.E., A.I.V

Income Tax Registered Valuer

Regd.No: 1040464081(1)

Mobile No : +91 9177747591

CHECK LIST

S. No	Particulars	Details
1	Property Location/Address, (City/ Town/ Village, District)	OB-24A Eastern to HIG-24 of K.L. Rao Nagar of Pedagantyada (V). & (M), Visakhapatnam District, VMRDA Developed Layout.
2	Property Type	Vacant Plot in VMRDA developed Layout.
3	Survey number & Village Name	Sy.No.64/1D of Pedagantyada (V). & (M), Visakhapatnam District.
4	Extent/Area of property	
5	Ownership details	
6	Current Utilization (Residential /commercial/ Office/ Factory/ Not Applicable)	Residential
7	Present status on ground-Fully vacant (OR) Details of structure if any with type of structure (RCC/AC etc.), Plinth Area, Builtup area, Occupied or abandoned	Vacant
8	Existing Land use as per current Masterplan, if any.	Residential
9	Details of layout approvals.	K.L. Rao Nagar, Pedagantyada VMRDA Developed Layout.
10	Date of Possession	
11	Ownership by way of alienation/acquisition/ transfer/others	
12	Purpose of acquisition	
13	Land classification as per SFA/Diglot/RS/TS Records etc.	
14	Objectionable/ un-objectionable	
15	Whether noted under 22A	
16	SRO Value Market value	
17	Prevailing market value (Per Sq.yds)	
18	Details of encumbrance if any	
19	Latitude/Longitude (Google co-ordinates)	Latitude: 17°40'27.49"N Longitude: 83°12'47.03"E
20	Google map of the location	https://www.google.com/maps/@
21	Site boundaries and site map with dimensions, existing topography like canals,electrical lines, irrigation wells, monuments etc. existing/passing through the site	N: 30' Wide Road E: VMRDA Land S: Plot No.OB-29A (Eastern side Plot No.29) W: Plot No.HIG-24
22	FMB Sketch	
23	Details of abutting road(s) if any	30'-0" wide Layout road on Northern side.
24	Details of encroachment, if any	
25	Details of Court litigation, if any	
26	Details of land compensation, statutory dues/liabilities/ claims pending if any	

13/1/2023
SPO

13/1/2023
APO

13/1/23
AO



VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY
REGISTRATION SKETCH

NAME OF LAYOUT: K.L.RAO NAGAR LAYOUT

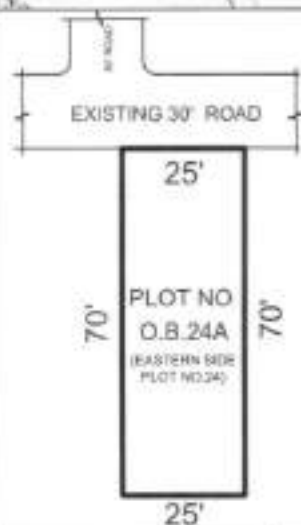
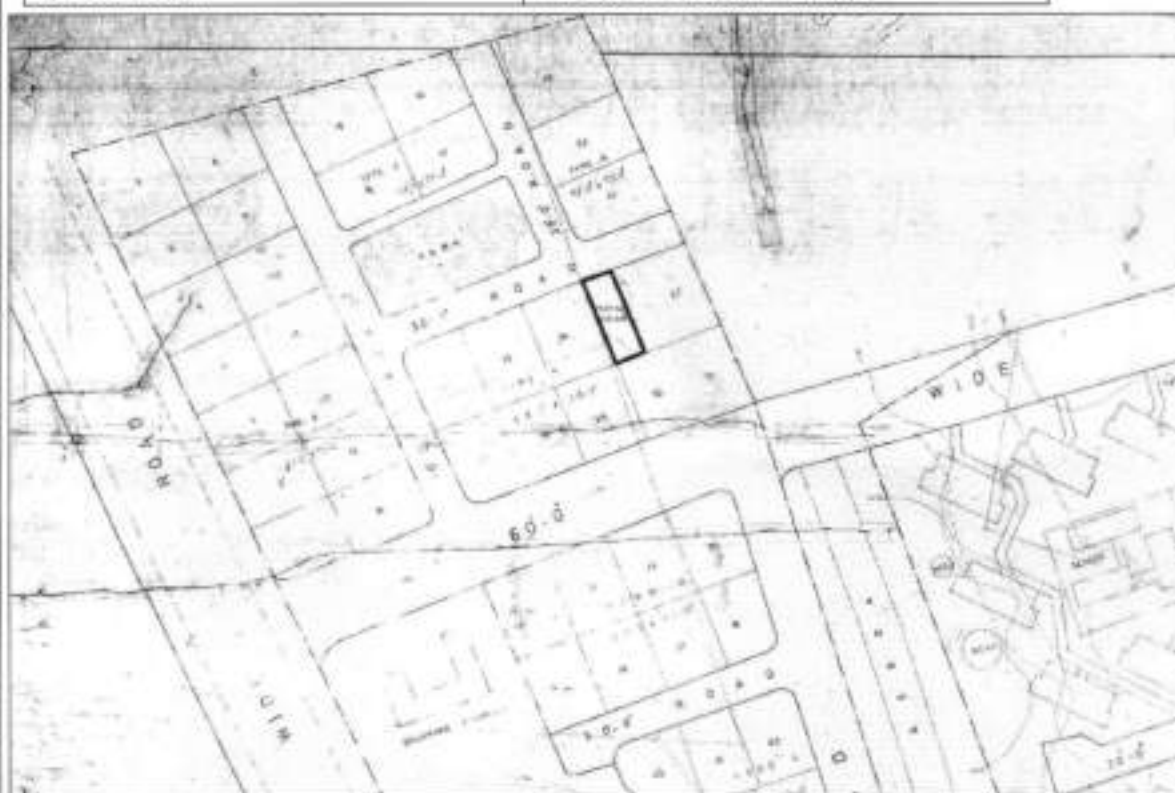
NAME OF ALLOTTEE:

PLOT NO: O.B.-24A (EASTERN SIDE PLOT NO.24)

EXTENT : 194.44 Sq.Yds. OR 162.57 Sq.Mts.

Sy.No.64/1D part

VILLAGE : PEDAGANTYADA (V)



BOUNDARIES

NORTH : EXISTING 30' ROAD

EAST : VMRDA LAND

SOUTH : PLOT NO.29A
(EASTERN SIDE PLOT NO.29)

WEST : PLOT NO.24


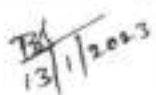

MEASUREMENTS

25'-0" (7.62 Mts.)

70'-0" (21.34 Mts.)

25'-0" (7.62 Mts.)

70'-0" (21.34 Mts.)

VENDEE		VENDOR	
 17/1/2023	 13/1/2023	 13/1/23	
Jr. PLANNING OFFICER	Asst. PLANNING OFFICER	PLANNING OFFICER	SECRETARY
VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY			

K.L.RAO NAGAR LAYOUT

Sl.No. A23,

Survey No: 64/1D part

Village: Pedagantyada village

Plot No: OB-24A(Eastern side to plot No.24)

Extent in **194.44 Sq.yds**

SITE PHOTO



APPROACH ROAD



K. BANGAR RAJA

M.Tech (Structures & HDM) M.Sc (REV) A.M.J.E., A.I.V

Income Tax Registered Valuer

Regd.No: 1040464081(1)

Mobile No : +91 9177747591

GOOGLE MAPS



17°40'27.6"N 83°12'47.0"E

17.674345, 83.213043



Directions



Save



Nearby



Send to
phone



Share



14-33-4, Sanjeev Colony, Pedagantyada,
Visakhapatnam, Andhra Pradesh 530044



M6F7+P6M Visakhapatnam, Andhra Pradesh

K. BANGAR RAJA

M.Tech (Structures & NDM) M.Sc (REV) A.M.I.E., A.I.V

Income Tax Registered Valuer

Regd.No: 1040464081(1)

Mobile No : +91 9177747591