



Visakhapatnam Urban Development Authority
 UDYOG BHAVAN, SIRIPURAM, VISAKHAPATNAM - 530003

Layout L.P.No. 80/2017 Date: 7-2017 File No: 2593/17/L-8
 The layout plan approval in Sy.No. 117 of Denkada
 covering an extent of Ac: 5.50 is accorded subject to
 following conditions.

1. The applicant / layout owner / developer is hereby permitted to develop the plots Nos. 1 to 41, 54 to 91 (79 plots) and the plots Nos. 42 to 53 (12 plots) are mortgaged in favour of Vice-Chairman VUDA. That the layout now issued does not exempt the lands under reference from survey of Urban Land Ceiling Act.

2. This permission of developing the land shall not be used as proof of the title of the land.
 3. The applicant shall safety responsible for the development of layout and in no way VUDA will take up the development works as per specifications given in letter No. dated.
 4. The deed to mortgage by conditional sale executed by the applicant in favour of VUDA is purely a measure of ensure compliance of the condition of development of infrastructure by the applicant / developer and VUDA is no way accountable for the plot purchases in the event of default by the applicant / developer.
 5. The layout applicant is directed to complete the above developmental works within a period of three years and submit a requisition letter for releasing of mortgaged plot / area which is in favour of Vice-Chairman VUDA duly enclosing letter form local Authority in-regard to roads and open spaces taken over by the local Authority.

6. The applicant shall not be permitted to sell the plots / area which is mortgaged in favour of VUDA i.e. from plot Nos. 42 to 53 (12 plots) and the local Authority shall ensure that no developments in the form of buildings etc. authorised or unauthorised should come up in the layout site mentioned above.
 7. The applicant is permitted to sell the plots / area which is mortgaged in favour of VUDA i.e. from plot Nos. 42 to 53 (12 plots) and the local Authority shall not approve and release any building permission or allow any unauthorised development in the area under mortgaged to VUDA in particular and in other places of the layout in general until and unless the applicant has completed the developmental works and get relinquishment orders for mortgaged plots from VUDA.

8. The layout applicant shall display a board of prominent in the above site showing the layout pattern with permit LP Nos. and with full details of the land use, etc. for the benefit of public.
 9. The Local Authority should ensure that the open spaces shall be developed by the applicant along with other developments with ornamental compound wall and well as per sanctioned layout plan.
 10. The Local Authority shall ensure that the areas covered by roads and open spaces of the layout shall taken over from the applicant by way of Registered Gift Deed and the layout shall taken over from the applicant by way of Registered Gift Deed and shall also ensure collection of all necessary fees and charges before release of layout plan.

(Signature)
 For Vice-Chairman
 Urban Development Authority
 Visakhapatnam

(Signature)
 J.P.O.

PLAN SHOWING THE PROPOSED LAY OUT IN SURVEY No. 1/7 OF DENKADA VILLAGE DENKADA MANDAL VIZIANAGARAM DISTRICT

Belongs to:
 Sri. CHANDAN KUMAR JHA
 S/o Sri. DIGAMBAR JHA

LAND USE ANALYSIS

S.No	DESCRIPTION	EXTENT IN ACRES	PERCENTAGE
1.	PLOTTED AREA (Including 3% Mixed land use area - Ac: 0.10 Cts)	3.29	59.82 %
2.	ROADS AREA	1.66	30.18 %
3.	OPEN AREA	0.55	10.00 %
TOTAL AREA		5.50	100.00 %

PLOTTING DETAILS

S.No	SIZE OF PLOT	AREA OF PLOT	No. OF PLOTS
1.	30' 0" X 70' 0"	233.33 SqYds	05
2.	30' 0" X 66' 0"	220.00 SqYds	05
3.	30' 0" X 60' 0"	200.00 SqYds	29
4.	30' 0" X 50' 0"	166.66 SqYds	32
5.	20' 0" X 40' 0"	88.88 SqYds	18
6.	20' 0" X 35' 0"	77.77 SqYds	02
TOTAL PLOTS			91

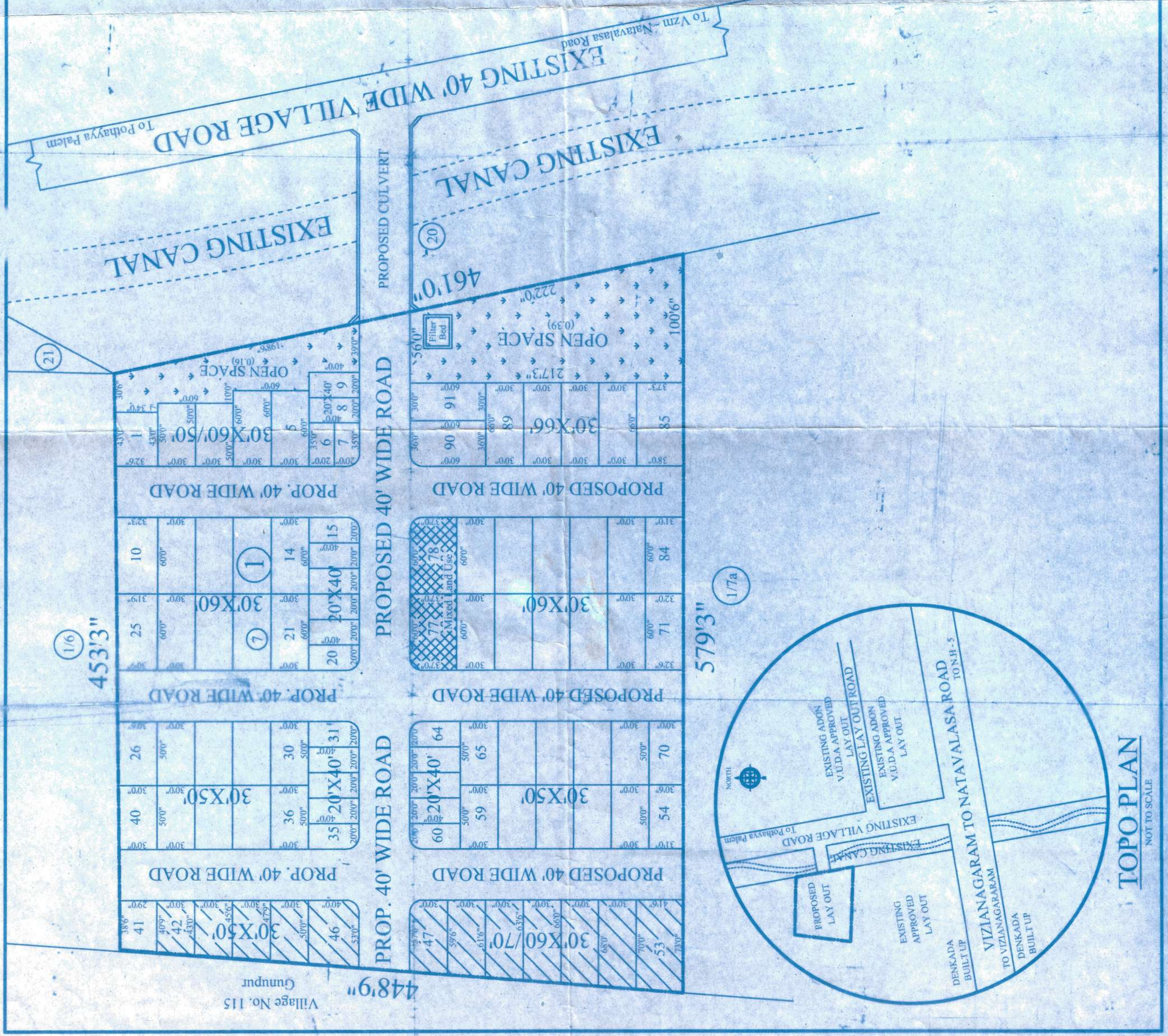
SCALE : 1" = 660'
 LAY OUT BOUNDARY
 Plots Mortgaged to V.U.D.A.
 Plot Nos.: 42 to 53 = 12 Plots
 Extent: Ac: 0.495 Cts/ 2395.80 SqYds

SIGN. OF OWNER
(Signature)
 A.D.M.

SIGN. OF L. SURVEYOR
(Signature)
 CHIEF URBAN PLANNER

Jr. PLANNING OFFICER
(Signature)

PLANNING OFFICER
(Signature)
 VICE CHAIRMAN
 VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY



TOPO PLAN
 NOT TO SCALE