

**DETAILS OF THE PROPOSALS:**

- 1) The applicant Joginipally. Bhaswar Rao s/o. Thiriyathu Rao has submitted the proposals for construction individual residential building Ground & First, Second floor in Sy No./H No. 1523/D near 3-536, Shantivanagar situated at Shantivanagar of Municipal Corporation Karimnagar.

2) **Ownership Document Details:**

In support of ownership title on the site the applicants have furnished copies of the following documents attested by Gazetted Officer, the title deeds have been examined and the details are tabulated below:

SI No	Document No	Status	Vendor	Vendee	Sy No / H. No.	Extent In Sq mtrs	Schedule of Boundaries
1	3396/2015	Sale Deed	Thaduka Srinivas	Joginipally Bhaswar Rao.	1523/D	135.44	

- 3) As per the above Documents it is observed that the site under reference is located developed area. Therefore, the application has been taken up for scrutiny as per the rules, regulations and procedure in vogue.
- 4) **Inspection Report:** Inspected the site and verified the measurements, Schedule of boundaries documents etc. site under reference is located in old developed area. At present, the site is surrounded by

East : Part open plot no. 1 of vendee  
 West : New house of poranalla Shankar Chah  
 North : Part open plot no. 2 of Bussa Raju, Bussa. (Pongam)  
 South : Way

The Plans submitted have been verified with reference to the ground position (levels, dimension and area of the plot) and as well as the documents, road width, etc. and found correct and applicant has not commenced the construction work.

- 5) **The following technical report is submitted with reference to the G.O.Ms.No.168 dt. 07.4.2012 and the relevant other Zoning Regulations, Building Byelaws.**
- a) **Land Use :** As per the sanctioned master plan of GO. No. 546 MA. Dt: 1-12-2003 of Sircilla town. The proposed site under reference is covered by Residential/Commercial use Zone

b) **Details of Plot area:**

Stilt Floor built up area:.....Sq mtrs.  
 Ground Floor built up area: 109.53 Sq mtrs.  
 First Floor built up area: 109.53 Sq mtrs.  
 Second Floor built up area: 109.53 Sq mtrs.

c) ALL ROUND OPEN SPACES:

(all in mts)

Sides	Direction	Road width	Set back (in m)			Remarks
			Required	Provided	Shortfall	
Front			200	200	-	
Rear			105	105	-	
S(1)			105	105		
S(2)			200	200		

d) Height of the Building:

Permissible as per the G.O.Ms.No.168, MA, dt: 7.04.2012	Proposed	Remarks
10.0	9.0	

e) Mortgage Area:

Built up Area	Required	Provided	Remarks
328.59	32.85	330.04	

The Technical data above is satisfying the provisions laid down in the above said G.O Ms No. 168, MA., dt: 07-4-2012 and the building proposals are not in violation of B.R/Z.R

Hence the proposals submitted by the applicant for construction of Commercial /Residential building with Ground floor/First floor/Second floor may be granted.

*The proposal may be accorded*

*Jey*  
T.P.O. 2/1/16





*Jey*  
T.P.O. 2/1/16

*[Signature]*  
Commissioner

RESIDENTIAL BUILDING IN THE ST. ...  
 REST TO H.NO.3-5-36 SHANTHINAGAR,SIRCILLA.  
 G.O.MS.NO 168, DT: 7-4-2012.

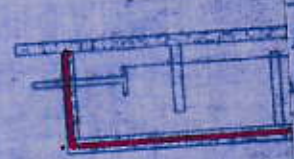
AS TO :

JOGINIPALLY BHASKAR RAO  
 S/O : THIRUPATHI RAO

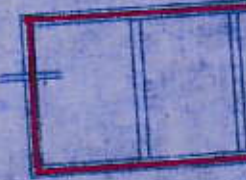
SPECIFICATIONS	REFERENCE
FOUNDATION : C.C. BED & C.R.S MASONRY	SCALE(1: 100) ALL DIMENSIONS ARE IN MTRS PROP. CONST.  SITE BOUNDARY.  ROAD EFFECTED  MORTGUAGE AREA 
FINISH : C.R.S MASONRY	
STRUCTURE : R.C.C FRAMED	
ROOFING : BRICK WALL	
ROOFING : SPONGE FINISH	
ROOFING : S.STONE	
WINDOWS : TEAK WOOD	

JOINERY	NOS	TOTAL
DOOR : 1.0MX2.1 M	12	42
DOOR : 0.76MX2.1M	06	
WINDOWS : 1.2MX1.2M	18	
VENTILATORS : 1.2MX0.45M	06	

ELEVATION



SECTIONAL ELEVATION



SEPTIC TANK

AREA'S STATEMENTS

TOTAL PLOT AREA	: 274.23 SQ.M (328.0 SQ.Y)
DEVELOP. AREA	: 60.19 SQ.M (72.0 SQ.Y)
COVERED AREA	: 214.04 SQ.M (256.0 SQ.Y)
WITH PROP. G/ F	: 109.53 SQ.M (130.99 SQ.Y)
WITH F/ FLOOR	: 109.53 SQ.M (130.99 SQ.Y)
WITH S/ FLOOR	: 109.53 SQ.M (130.99 SQ.Y)
TOTAL PLINTH	: 328.59 SQ.M (392.97 SQ.Y)
COVERED AREA	: 104.51 SQ.M (125.0 SQ.Y)
MORTGUAGE AREA	: 32.85 SQ.M (39.29 SQ.Y)



PARTICULAR REQUIRED AS PER GO.MS.NO.168	PROVIDED
<b>SET BACK</b>	<b>SET BACK</b>
A) FRONT (EAST) : 2.0 M	A) FRONT (EAST) : 2.0 M
B) REAR (WEST) : 1.5 M	B) REAR (WEST) : 1.5 M
C) SIDE (NORTH) : 1.5 M	C) SIDE (NORTH) : 1.5 M
D) SIDE (SOUTH) : 2.0M	D) SIDE (SOUTH) : 2.0M

MORTGUAGE AREA : 0 % OF TOTAL BUILT-UP AREA THAT I.e 328.59 SQ.M X 10 % = 32.85 SQ.M	33.04 SQ.M
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HEIGHT OF THE BUILDING : 10.0 M 9.0 M

SIGNATURE OF PLANNER