

**Technical remarks of FP&BO/TPS/TPO
Municipal Corporation Karimnagar**

File No. 62 / 403 / 2015

BA No. 63 / 2015-16

DETAILS OF THE PROPOSALS:

1) The applicant M. Nagarjuna s/o Komaraiah has submitted the proposals for construction individual residential building Ground & First, Second floor in Sy No./H No. 1197/C situated at Ramnagar 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
	<u>6472/13</u>	<u>Gift deed</u>	<u>M. Komaraiah</u>	<u>M. Nagarjuna</u>	<u>1197/C</u>	<u>323.40</u>	

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 : 20'-00 wide Road
 West : H.No - 10-1-691/1 of Meesa mallikarjun
 North : 20'-00 wide Road
 South : H.No - 10-1-689 of Ganga veera Samy & 10-1-690 of

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 and provisions of HMC Act 1955.**

a) **Land Use :** As per the sanctioned GTP No. 2/97 of Karimnagar town the proposed site Under reference is covered by Residential

b) **Details of Plot area:**

Total area	Affected area	Net area
<u>323.40 Sq mtrs</u>	<u>53.07 Sqmtr</u>	<u>270.33 Sq mtrs</u>

Proposed built up area: 315.70 Sq mtrs

c) ALL ROUND OPEN SPACES:

Sides	Direction	Road width (in m)	Set back (in m)			Remarks
			Required	Provided	Shortfall	
Front	East	9.00	2.00	2.00	-	Satisfied
Rear	West	-	1.00	1.00	-	Satisfied
S(1)	North	9.00	2.00	2.00	-	Satisfied
S(2)	South	-	1.00	1.06 & 1.50	-	(1.06 towards east side) (1.50 towards west side)

d) Height of the Building:

Permissible as per the G.O.Ms.No.168, MA, dt: 7.04.2012	Proposed	Remarks
6.81 7.00 m	6.51 m	Satisfied

e) Mortgage Area:

Built up Area	Required	Provided	Remarks
345.70 Sq.mts	34.57 Sq.mts	42.64 Sq.mts	-

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.

Hence the proposals Submitted by the applicant for construction of Residential building with Ground & first floor may be granted after entering the prohibitory property watch Register of the Registration Department; i.e. 10% of total built up area.

M. Srinivas
29/6/15

T.P.S

(R) may be approved

mp 29/6/15

A.C.P

[Signature]

Commissioner

Submitted

As per the above endorsement, the applicant has Submitted Mortgage deed document NO 5967/2015 dt: 22-6-2015, Registration of 10% Mortgage area in favour of Commissioner BMC

Therefore the building permission proceedings are prepared and Submitted here with Jai Signature

[Signature]
29/6

mp 29/6/15