



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

File No. G2/157/2015

BA No. 144/2015-16

DETAILS OF THE PROPOSALS:

1) The applicant D. Koushik Reddy ^{through G.P.A holder} D. Venkat Reddy has submitted the proposals for construction individual residential building Ground & First, Second floor in Sy No./H No. 1366... situated at Varela 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	13873/12 dt. 28/12/12	Sale	P. Sathyan Reddy	D. Venkat Reddy	1366	224	E: Rajasekar Reddy W: 30'-0" Road N: 30'-0" Road S: plot no (5) Karimnagar
2	152/130 dt. 27/8/2015	G.P.A.	D. Koushik Reddy	<u>G.P.A holder</u> D. Venkat Reddy	1366	224	E: 8' (20') Rajasekar W: 30'-0" Road N: 30'-0" Road S: plot no (5)

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 : House of G. Rajasekar Reddy (plot no 1)
West : 30'-0" Road
North : 30'-0" Road
South : open plot no. (5) of K. Karimnagar

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
217.38	—	217.38

Proposed built up area: 358.50 Sq mtrs
 GF 119.50
 FF 119.50
 SF 119.50
358.50

c) ALL ROUND OPEN SPACES:

Sides	Direction	Road width (in m)	Set back (in m)			Remarks
			Required	Provided	Shortfall	
Front	West	9.14	2.00	2.00	—	Satisfied
Rear	East	—	1.50	1.50	—	Satisfied
S(1)	North	9.14	1.50	2.00	—	Satisfied
S(2)	South	—	1.50	1.50	—	Satisfied

d) Height of the Building:

Permissible as per the G.O.Ms.No.168, MA, dt: 7.04.2012	Proposed	Remarks
10	9.46	Satisfied

e) Mortgage Area:

Built up Area	Required	Provided	Remarks
358.50	35.85	43.00	Satisfied

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

Inspected the proposed site, the work was not yet started. The applicant has proposed to construct Ground, First and second floors Residential building in Syro.1366, situated at Vavilazally Karamnagar. Satisfied the building rules and zoning regulations.

The permission sought for which may be accorded duly mortgaging 10% of built up area.

(A)

(A) may be approved

[Signature]
TPS
28/11/15

[Signature]
T.P.O
28/11/15

[Signature]
28/11/15
Commissioner

Submitted

As per the above endorsement, the applicant has submitted Mortgage deed document 12287/2015 dt: 15/12/2015, Registration of 10% Mortgage area in favour of BMC

Therefore building permission proceedings are prepared and submitted here with your signature.

[Signature]
28/11/16

[Signature]
28/11/16