

**Technical remarks of TP&BO/TPS/TPO  
Municipal Council Sircilla**

File No. 61/1294/2015

BA No. 165/2015

**DETAILS OF THE PROPOSALS:**

1) The applicant Guttikonda meenalah S/o chandrababu, has submitted the proposals for construction individual residential building Ground & First, Second floor in Sy No./H No. 2-4-115 situated at Ananthanagar 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	139/1980	Sale Deed	Vilasagar Bhoomalah Soyellalah	Guttikonda meenalah	1585	130.43	

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 : 30' wide Road  
 West : Existing 20' to be 30' wide Road  
 North : House of Lakki Reddy  
 South : House of Guttikonda Venkatesham

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:**

Total area	Affected area	Net area

Proposed built up area:

Stilt Floor built up area:.....Sq mtrs.

Ground Floor built up area:.....69.97.....Sq mtrs.

First Floor built up area:.....69.97.....Sq mtrs.

Second Floor built up area:.....Sq mtrs.

c) ALL ROUND OPEN SPACES:

Sides	Direction	Road width	Set back (in m)			Remarks
			Required	Provided	Shortfall	
Front			1.50	1.50		
Rear			1.00	1.00		
S(1)			1.00	1.00		
S(2)			1.00	1.50		

d) Height of the Building:

Permissible as per the G.O.Ms.No.168, MA, dt: 7.04.2012	Proposed	Remarks
10.00	6.0	

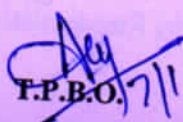
e) Mortgage Area:

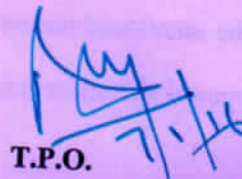
Built up Area	Required	Provided	Remarks

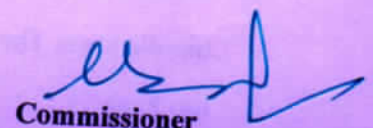
The Technical data above is satisfying the provisions laid down in the above said G.O Ms No. 168, MA., dt: 07-4-2012 and the building proposals are not in violation of B.R/Z.R

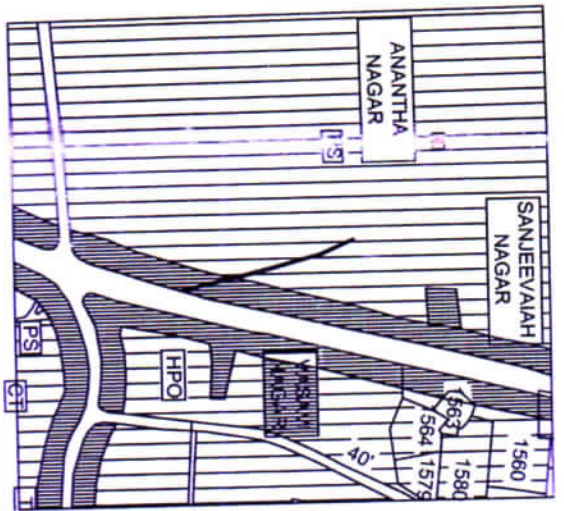
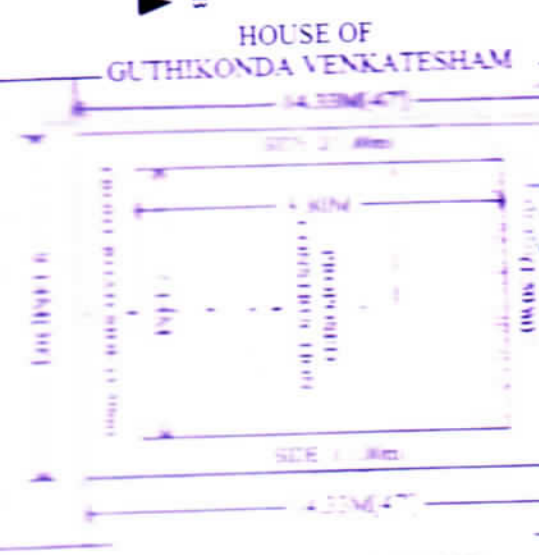
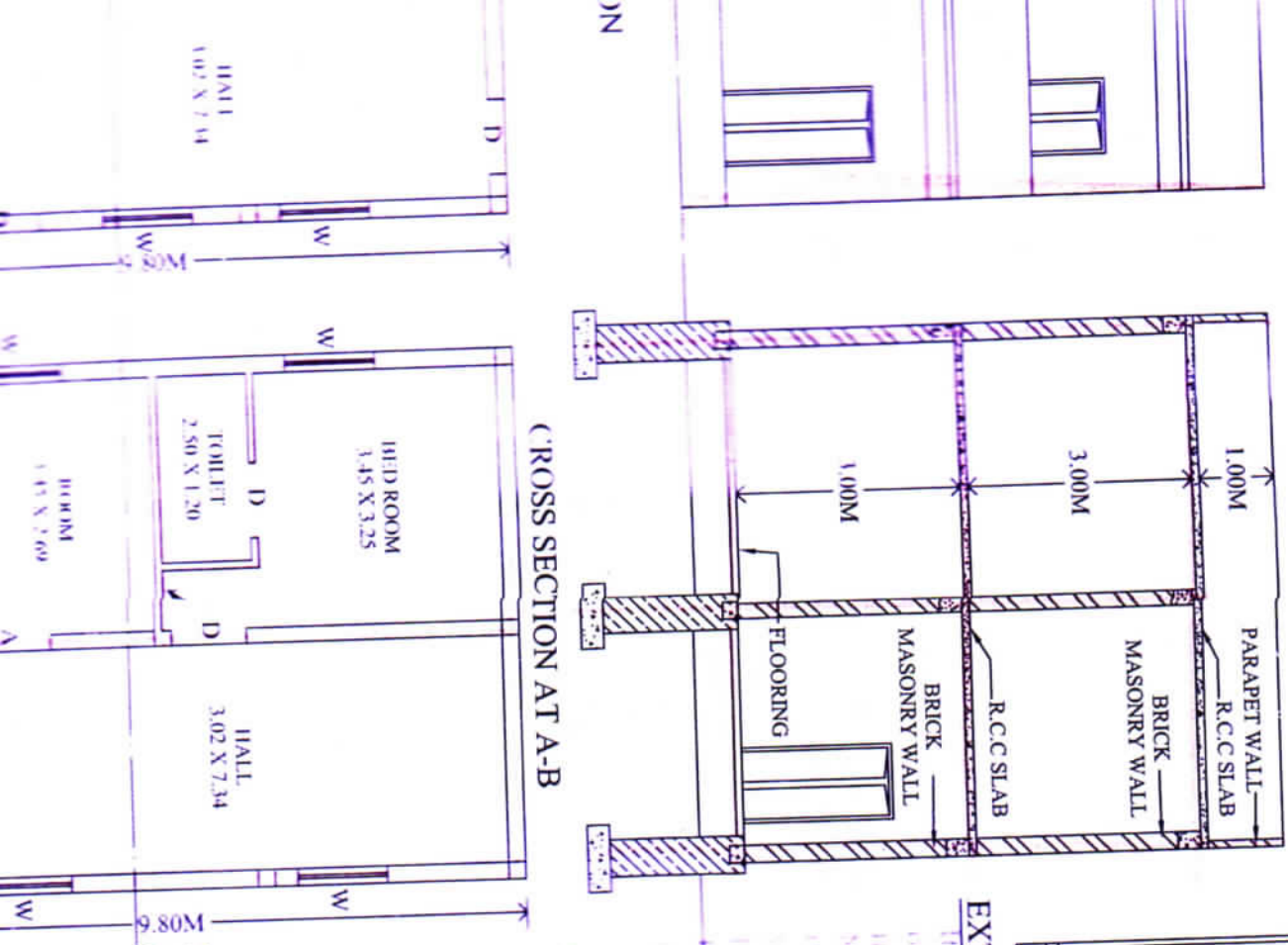
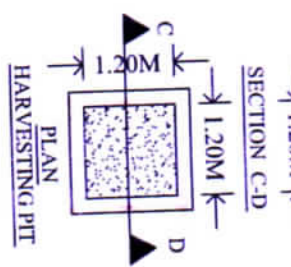
Hence the proposals submitted by the applicant for construction of Commercial /Residential building with Ground floor/First floor/Second floor may be granted.

The proposal may be accorded

  
T.P.O. 7/11

  
T.P.O. 7/11/16

  
Commissioner



**SPECIFICATIONS:**

FOUNDATION: WITH C.C BED. (1:5:10)

FOUNDING, COLUMNS & PLINTH BEAMS, WITH R.C.C.

FOOTING, COLUMNS & PLINTH BEAMS, WITH R.C.C.

FLOORING: STONE MASONRY: WITH CM (1:6)

BASEMENT STRUCTURE: BRICK MASONRY WITH CM (1:6)

SUPERSTRUCTURE: BRICK MASONRY WITH CM (1:6)

COLUMNS, LINTEL, BEAMS & ROOF: WITH R.C.C.

FLOORING: WITH MARBLE STONE

**SCHEDULE OF DOORS AND WINDOWS:**

DESCRIPTION	No.s	SIZE IN MTS
DOOR (D)	08	1.00 X 2.00
WINDC (W) (W)	08	1.20 X 1.20
VENTILATOR (V)	02	1.00 X 0.45

**AREA DETAILS:**

SITE AREA : 130

ROAD EFFECTED AREA : 13

NET SITE AREA : 111

**BUILDUP AREA:**

PROP. GROUND FLOOR AREA : 65

PROP. FIRST FLOOR AREA : 65

TOTAL BUILDUP AREA : 130

OPEN AREA : 11

COMPOUND WALL LENGTH : 111

ALL DIMENSIONS ARE IN METERS

REGISTERED SETBACK

AS PER G.O. Ms. No. 168.

ROAD SIDE	FRONT SIDE	REAR SIDE	MAX. HEIGHT
ROAD	FRONT SIDE	REAR SIDE	MAX. HEIGHT
FRONT SIDE	: 1.50 M	: 1.00 M	: 10.00 M
REAR SIDE	: 1.00 M	: 1.00 M	
MAX. HEIGHT			10.00 M

**INDEX:**

1. BOUNDARY

2. ROAD EFFECTED AREA

3. ROAD EFFECTED CONSTRUCTION

4. HOUSE OF LAKKU REDDY

5. HOUSE OF GUTHIKONDA VENKATESHAM

6. HOUSE OF SANJEEVAIAH NAGAR

7. HOUSE OF ANANTHA NAGAR

8. HOUSE OF VANI NURSING HOME

9. ROAD

10. HARVESTING PIT

11. SECTION C-D

12. KEY PLAN

13. CROSS SECTION AT A-B

14. EXTRACT OF MASTER PLAN SIRCILLA