

Technical remarks of TP&BO/TPS/TPC
Municipal Council Siricilla.

File No. GI 487/2015

BA No. 59/2015

DETAILS OF THE PROPOSALS:

1) The applicant Gatta Naveen S/o prashakar submitted the proposals for construction individual residential/ ~~Commercial~~ building [✓] ~~on~~ Ground, First & Second floor in Sy No./H No. 1570/3-2-60 ^{Nearest} situated at Valavinagar of Municipal Council Siricilla.

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	<u>2888/07</u>	<u>Sale Deed.</u>	<u>Shivarathi Jaysree</u>	<u>Gattu Naveen</u>	<u>1570</u> <u>Nearest H no</u> <u>3-2-60.</u>	<u>150.35 sq.mt</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 : open space of Dr. pinna Raju
 West : compound wall of Gaddam Balaswamy
 North : Existn open space of Vanga Rami Reddy
 South : Existing 15ft wide road to proposed 30ft wide road.

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 Building Rules relevant other Zoning Regulations.

a) **Land Use :** As per the sanctioned GO No. 546 MA, Dt:1-12-2003 of Siricilla town the proposed site under reference is covered by Residential use zone

b) **Details of Plot area:**

Total area	Affected area	Net area
<u>150.35 m²</u>	<u>23.85 m²</u>	<u>126.51 m²</u>

Proposed built up area : 75.75 Sq mtrs

c) ALL ROUND OPEN SPACES:

(all in mts)

Sides	Direction	Road width (in m)	Set back (in m)			Remarks
			Required	Provided	Shortfall	
Front	S	9.14	1.5	1.5		
Rear	N		1.0	1.0		
S(1)	W		1.0	1.0		
S(2)	E		1.0	1.0		

d) Height of the Building:~

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

e) Mortgage Area:

Built up Area	Required	Provided	Remarks
227.85	22.72	22.72	—

The Technical data above is satisfying the provisions laid down in the above said G.O Ms No. 168, MA., dt: 07-2012 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

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Commissioner
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