

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

File No. 61/828/2015

BA No. 121/2015

DETAILS OF THE PROPOSALS:

1) The applicant Thammishetti Krishnamurthy has submitted the proposals for construction individual residential building Ground & First, Second floor in Sy No./H No. 581582 situated at Shantunagar 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	1874/2015	Sale Deed	Chennamma - nem. Manjula	Thammishetti Krishnamurthy	581582	288.94	

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 : H.No. 3-8-73 of narasingoji suchanisham,
- West : 33' wide Road
- North : Open place of Samala Sadanam dam sch manjula
- South : H.No. 3-8-791 of nellutla devanna

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: ^{144.64}.....Sq mtrs.
 First Floor built up area: ^{144.64}.....Sq mtrs.
 Second Floor built up area: ^{144.64}.....Sq mtrs.

c) ALL ROUND OPEN SPACES:

Sides	Direction	Road width	Set back (in m)			Remarks
			Required	Provided	Shortfall	
Front						
Rear			3.0	3.0		
S(1)			1.50	1.50		
S(2)			1.50	1.50.		

d) Height of the Building:

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

e) Mortgage Area:

Built up Area	Required	Provided	Remarks
433.92	43.39	43.44	

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



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[Signature]
Commissioner