

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

File No. 71/448/2016

BA No. 195/20

DETAILS OF THE PROPOSALS:

1) The applicant Gajular. Santhosh Slobate Kisturial has submitted the proposals for construction individual residential building Ground & First, Second floor in Sy No./H No. 12-7-901 situated at Shivanagar 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 | <u>9318/2005</u> | <u>partition deed</u> | <u>Gajular Ravi and 2 others</u> | <u>Gajular. San -trish</u> | <u>9418942</u> | <u>146.32</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 : H.No 12-7-71 of Kapelli. Laxminarayana
 West : H.No. 12-7-69 of Appanapelli Laxminarayana
 North : Ext 20' Road to be widened AS 30'0" Road
 South : Place of Gajular Ravi

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:**

| Affected area | Net area |
|---------------|----------|
| | |

Proposed built up area:

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

Ground Floor built up area: 67.19.....Sq mtrs.

First Floor built up area: 67.19.....Sq mtrs.

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

c) ALL ROUND OPEN SPACES:

(all in mts)

| Sides | Direction | Road width | Set back (in m) | | | Remarks |
|-------|-----------|------------|-----------------|----------|-----------|---------|
| | | | Required | Provided | Shortfall | |
| Front | | | 1.5 | 1.5 | — | |
| Rear | | | 1.0 | 1.0 | — | |
| S(1) | | | 1.0 | 1.0 | — | |
| S(2) | | | 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 |
|---|----------|---------|
| 10.0 | 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

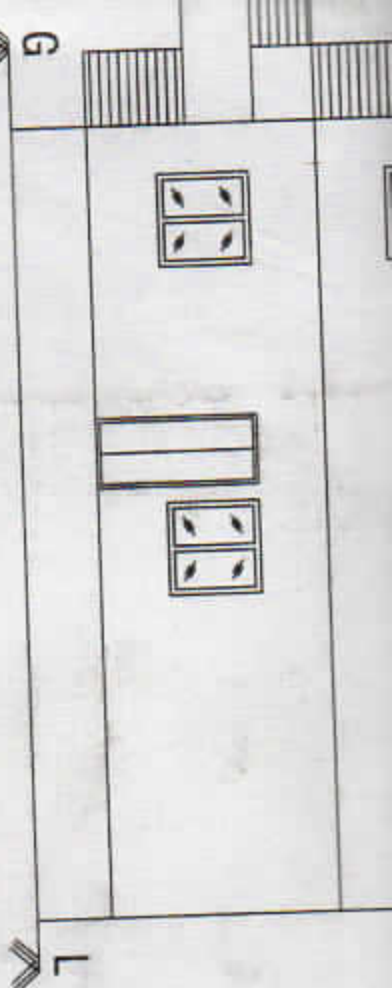
Hence the proposals submitted by the applicant for construction of Commercial /Residential building with Ground floor/First floor/Second floor may be granted.

The proposal may be accorded

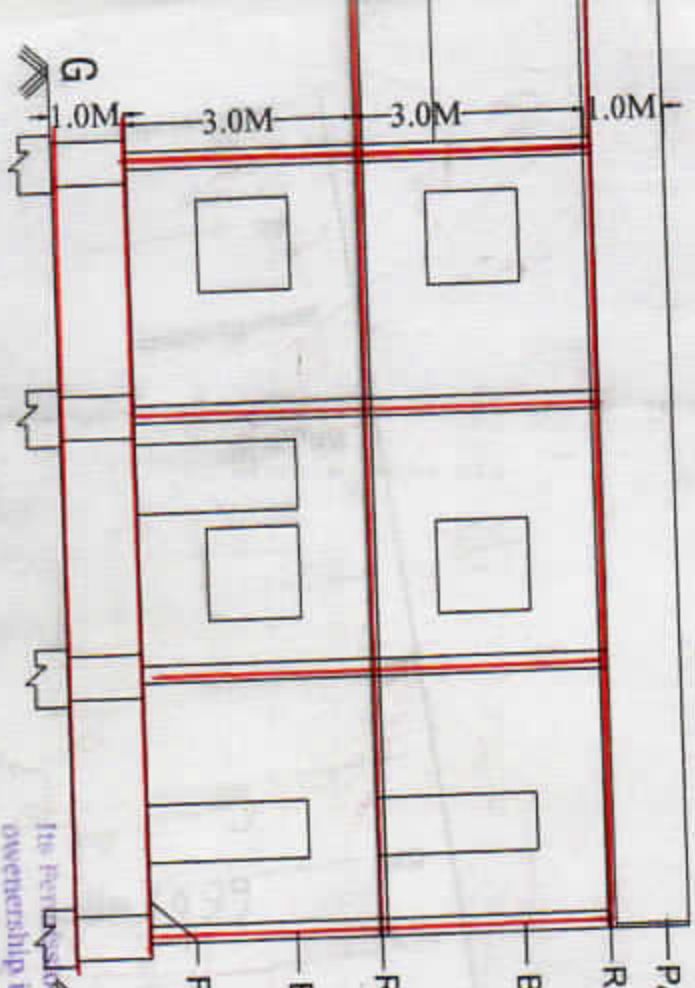
[Signature]
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Commissioner



ELEVATION



SECTION AT --AA

PARAPET WALL
R.C.C SLAB (1:2:4)
BRICK WALL

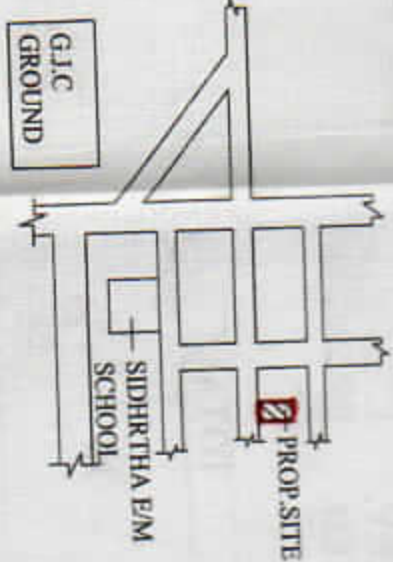
FLOORING
BRICK WALL
R.C.C SLAB (1:2:4)



H.NO.12-7-71 OF RAPELLI LAXMINARAYANA

The Municipality will not establish the right to ownership in case any civil dispute arises in future
Note: This is only municipal sanction for construction without prejudice to anybody's civil right on the hand this permission is hereby sanctioned to Gnti to Residential/Commercial use vide permit B.A.No. Gil 44 Sl 195/2016 dt. 19-02-2016

SEPTIC TANK



LOCATION MAP (NOT TO SCALE)

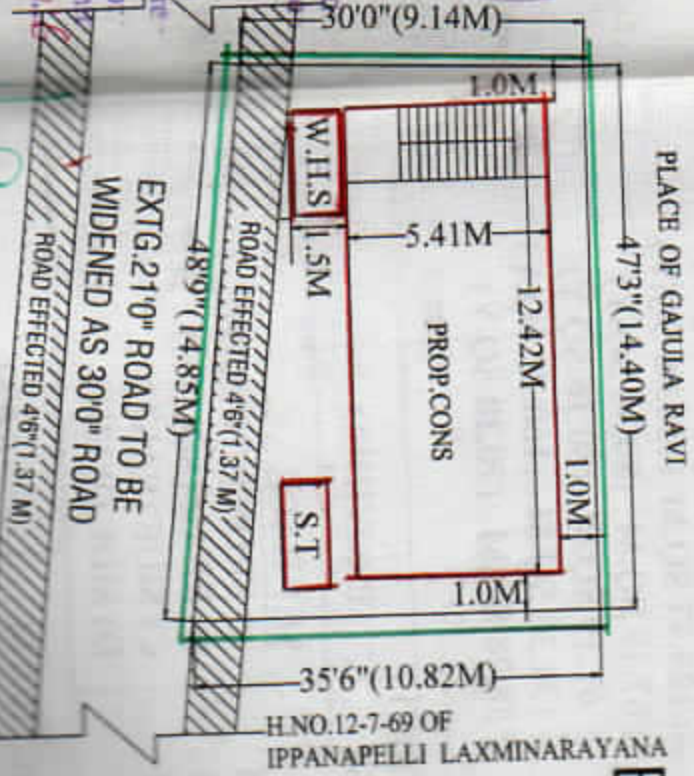
EXTRACT OF MASTER PLAN



SECTIONAL ELEVATION



HORWESTING STRUCTURE



PLACE OF GAJULA RAVI

H.NO.12-7-69 OF IPPANAPELLI LAXMINARAYANA

19/2 SITE PLAN SCALE (1:200)

T.R. K...
Commissioner
MUNICIPALITY SIRSILLA

T.P.O.