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

File No. G2/ 384 /2015

BA No. 55 /2015-16

**DETAILS OF THE PROPOSALS:**

1) The applicant Sri. K. Bala Kishan s/o. Kingaiah has submitted the proposals for construction individual residential building Ground & First, ~~Second~~ floor in Sy No./H No. 6-4-249 situated at K.K. gadda 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	911 / 2002	partition deed	Sri. K. Bala Kishan and K. Brundavan Kumar		6-4-249	161.74 m <sup>2</sup>	—
—	—	—	—	—	—	—	—

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 other  
 West : House of other  
 North : 100' wide road, 12' x passage (Access)  
 South : House of other

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
161.74 m <sup>2</sup>	—	161.74 m <sup>2</sup>

Proposed built up area : 203.22 Sq mtrs

c) ALL ROUND OPEN SPACES:

Sides	Direction	Road width (in m)	Set back (in m)			Remarks
			Required	Provided	Shortfall	
Front	North	ftad	1.50m	1.50m	—	Satisfied
Rear	South	—	1.00m	1.00m	—	✓
S(1)	East	—	1.00m	1.00m	—	✓
S(2)	West	—	1.00m	1.00m	—	✓

d) Height of the Building:

Permissible as per the G.O.Ms.No.168, MA, dt: 7.04.2012	Proposed	Remarks
10.00m	5.90m	Satisfied

e) Mortgage Area:

Built up Area	Required	Provided	Remarks
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The technical data above is satisfying the provisions laid in G.O.Ms. no.168 MA, Dated: 07/04/2012 and zoning regulations as per Sanctioned G.T.P. no 2/97 of Government Nagar town. The proposed site is covered by building permission vide Proc. no. 42/2535/2001, Dated: 21.05.2001.

Hence, the proposals submitted by the applicant for construction of residential building G.F and P.F may be granted.

SR

TP&BO/T.P.S

A.C.P

Commissioner

*[Signature]*  
06/06/15  
TPBO

*[Signature]* may be approved  
TPBO

*[Signature]*

Submitted

As per the appraisal of above note building proceedings are prepared and Submitted here with for signature

*[Signature]*  
6/6/15

*[Signature]*