

46

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

File No. 92/369/2015
BA No. 51/2015-16

DETAILS OF THE PROPOSALS:

1) The applicant N. Malleshwar, 810 Laxmi Narsu has submitted the proposals for construction individual residential building Ground & First, Second floor in ~~Sy~~ No./H No. 2-10-97 situated at Tyothnagar 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.	5546/99	Sale Deed	A. Rajeshwar Reddy & (2) others	N. Malleshwar	2-10-97	232.61	
			through GPT holder A. Sathyanarayana Reddy				

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 : H/o Azmat Khan
- North : Drainage
- South : open land of Rajeshwar Reddy and others

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 use zone

b) **Details of Plot area:**

Total area	Affected area	Net area
229.00	-	229.00

Proposed built up area: 129.02 Sq mtrs
129.02

c) ALL ROUND OPEN SPACES:

(all in mts)

Sides	Direction	Road width (in m)	Set back (in m)			Remarks
			Required	Provided	Shortfall	
Front	E	9.00	2.00	3.46	—	Satisfied
Rear	W	—	1.00	1.00	—	✓
S(1)	S	—	1.00	1.00	—	✓
S(2)	N	—	1.00	1.00	—	✓

d) Height of the Building:

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

e) Mortgage Area:

Built up Area	Required	Provided	Remarks
258.04	25.80	26.88	Satisfied

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, and the plans may be released after registration of 10% mortgage area in favour of Commissioner KMC.

[Signature]
8/6/15
T.P.S

[Signature]
A.C.P / 17/10

[Signature]
Commissioner

Submitted

As per the above endorsement, the applicant has submitted Mortgage deed documents NO 5735/2015 dt: 15-6-2015, Registration of 10% Mortgage area in favour of Commissioner KMC

and Submitted Therefore the building permission proceedings are prepared here with for signature.

[Signature]
20/6/2015

[Signature]
17/10