

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

File No. 92/31/2015

BA No. 95/2015-16

DETAILS OF THE PROPOSALS:

1) The applicant Mohd. Abdul Gaffar Farooqi has submitted the proposals for construction individual residential building Ground & First, Second floor in Sy No./H No. 109 situated at Hussainpura 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
	<u>7508/15</u> <u>dt. 31/7/15</u>	<u>sale</u>	<u>Mohd. Abdul Gaffar Moiz</u>	<u>Mohd. Abdul Gaffar Farooqi</u>	<u>109</u>	<u>203.28</u>	<u>E: 20'-0" Road</u> <u>W: plot of others</u> <u>N: 6-2-822/7/A</u> <u>S: 6-2-822/7</u>
	<u>4699/05</u> <u>dt. 17/4/05</u>	<u>AGPA</u>	<u>Mohd. Abdul Kareem</u>	<u>Mohd. Raheemuddin Tavakkali</u>	<u>109</u>	<u>203.28</u>	<u>E: 20'-0" Road</u> <u>W: Land of Masjid</u> <u>N: plot of Faheem</u> <u>S: plot of others</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 : 20'-0" Road
 West : open plot of others
 North : H.No. 6-2-822/7/A of Shaheda Sultana
 South : H.No. 6-2-822/7 of Raheem

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
<u>203.28</u>	<u>15.39</u>	<u>187.89</u>

Proposed built up area: 214.50 Sq mtrs
 GF: 107.25 sqm
 FF: 107.25 sqm

(41)

c) ALL ROUND OPEN SPACES:

Sides	Direction	Road width (in m)	Set back (in m)			Remarks
			Required	Provided	Shortfall	
Front	East	9.14	1.50	2.38	-	Satisfied
Rear	West	-	1.0	1.0	-	Satisfied
S(1)	South	-	1.0	1.0	-	Satisfied
S(2)	North	-	1.0	1.91	-	Satisfied

d) Height of the Building:

Permissible as per the G.O.Ms.No.168, MA, dt: 7.04.2012	Proposed	Remarks
10.0m	6.35	Satisfied

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.

Inspected the proposed site, the work was not yet started. The applicant has proposed to construct ground and first floor building for residential purpose, in syro. 109 situated at Hussainpura Karimnagar. Satisfied the building rules and zoning regulation.

Hence the permission sought for which may be accorded.

may be approved 4/9/15

T.P.S 4/9/15

T.P.O / ACP

Commissioner

Submitted:

As per above approval the building permission with plans are herewith signature please.

5/9/15

4/9/15