

74

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

File No. Cr-39 /2015

BA No. 99 /2015-16

DETAILS OF THE PROPOSALS:

1) The applicant Javeriya Begum Mohd. Abdul Gavi has submitted the proposals for construction individual residential building Ground & First, Second floor in Sy No./H No. 3-7-557 situated at Vavilabally 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>684</u> <u>98</u> <u>dt. 11/2/98</u>	<u>Gift</u>	<u>Mahmood</u> <u>Ichanam</u>	<u>Mohd. Abdul</u> <u>Nayeen</u>	<u>3-7-394</u>	<u>203.28</u>	<u>E: 3-7-395</u> <u>W: 08. of Donob</u> <u>N: Land of Anambam</u> <u>S: 12'-0" Road</u>
2.	<u>ownership certificate no. 01/DI/2015</u> <u>issued by commissioner municipal</u>						<u>dt. 2/2/15</u> <u>corporation</u> <u>KMG</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 : House 3-7-395 of masooda Ichanam
 West : House of offices
 North : House of offices
 South : 12'-0" wide Road

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>29.23</u>	<u>174.05</u> sq.mtrs

Proposed built up area: Sq mtrs

GF: 109.28
FF: 109.28

c) ALL ROUND OPEN SPACES:

Sides	Direction	Road width (in m)	Set back (in m)			Remarks
			Required	Provided	Shortfall	
Front	South	9.14	1.50	1.50	—	Satisfied
Rear	North	—	1.0	1.0	—	
S(1)	West	—	1.0	1.0	—	
S(2)	East	—	1.0	1.67	—	

d) Height of the Building:

Permissible as per the G.O.Ms.No.168, MA, dt: 7.04.2012	Proposed	Remarks
70.0	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 commenced. The applicant has proposed to construct ground & first floor Residential building after removing the existing house bearing mbl.no. 3-7-557 situated at available legally vacant space. Satisfied the building rules and zoning regulations.

Hence the permission sought for which may be accorded.

[Signature]
T.P.S
23/9/15

[Signature]
T.P.O / ACP

[Signature]
Commissioner

Submitted:

As per above endorsement, the building permission proceedings are prepared and submitted for signature.

[Signature]
7/10/15

[Signature]