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

File No. 601441 /2015

BA No. 65 /2015-16

DETAILS OF THE PROPOSALS:

1) The applicant P. Subbarao & P. Shyam Sunder has were submitted the proposals for construction individual residential building Ground & First, ~~Second~~ floor in Sy' No./H No. 2-10-1158 situated at Sy. Johinagar 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>4766/2012</u>	<u>Release</u>	<u>P. Subbarao & P. Shyam Sunder</u>	<u>P. Subbarao & P. Shyam Sunder</u>	<u>2-10-1158</u>	<u>296.78</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 : 30-04 wide road
 West : H No. 2-10-1131 of Smt. Vidya Lakshmi Reddy
 North : H No. 2-10-1157 of Smt. Sampath Reddy
 South : H No. 2-10-1157 of Smt. Manohar

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>296.78m²</u>	<u>Nil</u>	<u>296.78m²</u>

Proposed built up area: 599.14 Sq mtrs

c) ALL ROUND OPEN SPACES:

Sides	Direction	Road width (in m)	Set back (in m)			Remarks
			Required	Provided	Shortfall	
Front	East	9.00	2.00	3.23	-	Satisfies
Rear	West	-	1.50	1.50	-	✓
S(1)	North	-	1.50	1.50	-	✓
S(2)	South	-	1.50	1.50	-	✓

d) Height of the Building:

Permissible as per the G.O.Ms.No.168, MA, dt: 7.04.2012	Proposed	Remarks
10.00	9.50	Satisfies

e) Mortgage Area:

Built up Area	Required	Provided	Remarks
529.14 m ²	52.91	52.91	Satisfies

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 residential building with ground floor and second floor may be granted after entering in the preliminary property watch register of the registration department. i.e. 10% of total built up area

M. S. Wilson
10/7/15
T.P.S

ⓐ may be approved
10/7/15
T.P.O

Kay
Commissioner

Submitted:

As per the approval of above note, the applicant has submitted mortgage deed no. 636/2/2015, dt. 2.7.15, hence, the building permission proceedings are prepared and submitted signature. Pl. see.

Dee
10/7/15

10/7/15