

143

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

File No. G2/284/2015

BA No. 196 /2015-16

DETAILS OF THE PROPOSALS:

1) The applicant V. Padmaravathi w/o. Hongj Kumar has submitted the proposals for construction individual residential building Ground & First, Second floor in Sy No./H No. 1145 situated at Ramanagar 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>992/2015</u>	<u>Sale deed.</u>	<u>K. Beeraiah</u>	<u>V. Padmaravathi</u>	<u>Sy. No. 1145</u>	<u>221.60 Sq. mts.</u>	
2.	<u>L.R.S. No. G2/41/41/2015/KOR. dt. 5-2-2016.</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 : land of Ashok Rao.
 West : House of 10-1-252. Ganga Reddy
 North : 40'-00" feet Road.
 South : House of 10-1-253. Venkat Rao

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

b) **Details of Plot area:**

Total area	Affected area	Net area
<u>220.61 Sq. mts.</u>	<u>7.25 Sq. mts.</u>	<u>213.36 Sq. mts.</u>

Proposed built up area: 333.30 Sq mtrs

Sides	Direction	Road width (in m)	Set back (in m)			Remarks
			Required	Provided	Shortfall	
Front	North	existing 30'-00" prop. 40'-00"	2.00	2.00		Satisfy
Rear	South		1.50	1.50		"
S(1)	East		1.50	1.50		"
S(2)	West		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" m.	8.55	Satisfy

e) Mortgage Area:

Built up Area	Required	Provided	Remarks
33.30 M ²	33.33 M ²	37.85 M ²	2nd floor 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

Inspected the Proposed site the applicant has proposed to Construct Residential building on Ground floor and first floor Residential building Sq.00. 1145. Situated at Rannagar.

The party has submitted ownership documents and plans. Submitted were tallied to the Proposed by site. The Proposed site is covered by L.R.S. issued by the office. Proc. no - L.R.S/Rz/41/41/2015/KOR.

The permission sought for which may be accorded duly mortgaging 10% built up area in the party which registers in the prohibition property which registers

(x)

Day
24/2/15

TP& BO.

(x) may be approved
ypr/24/2

TPo.

Submitted:- As per approval the applicant has submitted the mortgage deed vide document no. 2675/16, dt: 11/03/2016

Here the building permission proceedings with plans are put up for signature pl sir

19/3/16

ypr/19/3