



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

File No. G2/245/2015

BA No. 172/2015-16

DETAILS OF THE PROPOSALS:

1) The applicant Shah Javeed s/o Shaik Khasim has submitted the proposals for construction individual residential building Ground & First, ~~Second~~ floor in Sy No./H No. 6-2-708 situated at Harsainipura 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 | 8945/15 | Sale | Shah Ismail | Shah Javeed | 153 | 92.21 | E: 15' - 0" Road W: 6-2-704 N: 6-2-708/A S: 6-2-708 |
| 2 | G2/113/12/28/2015/COBR | | | | | | dt. 11/1/2016 |

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 : 15' - 0" wide Road
West : HNO. 6-2-704 of Sk. Hossain
North : HNO. 6-2-708(A) of Sk. Abdullah
South : HNO. 6-2-708 of Farzana Begum

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 |
|------------|---------------|----------|
| 92.21 | 18.06 | 74.15 |

Proposed built up area: Sq mtrs 49.77 sqm GF
49.77 sqm FF

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 | 1.50 | — | Satisfied |
| Rear | West | — | — | — | — | Satisfied |
| S(1) | South | — | — | 0.50 | — | Satisfied |
| S(2) | North | — | — | 0.50 | — | Satisfied |

d) Height of the Building:

| Permissible as per the G.O.Ms.No.168, MA, dt: 7.04.2012 | Proposed | Remarks |
|---|----------|-----------|
| 7.0 m | 6.50 | 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

Inspected the proposed site, the party has not started the work. The Applicant has proposed to construct ground floor building for residential purpose. In S.No 153, situated at Hussainpura, covered by LRS No. G2/113/7/LRS/2015/COMR.

The permission sought for which may be accorded.

Sf. 0

Basant
18/1/2016

Ⓟ may be approved post file.

TPO

Submitted:-

Proceedings with plans are put up for signature pl sir

18/2/16

18/2/16

As per above approval the building permission proceedings with plans are put up for signature pl sir