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

File No. G2/223/2015

BA No. 166 /2015-16

DETAILS OF THE PROPOSALS:

1) The applicant R. Mangarva @ Mangamma, D/o Nagaiah has submitted the proposals for construction individual residential building Ground & First, Second floor in Sy No./H No. 1139/H situated at Ramnagar 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>7991</u> <u>2003</u>	<u>Sale deed.</u>	<u>P. Sri balaai</u>	<u>R. Mangarva @ Mangamma</u>	<u>Sy no. 1139/H</u>	<u>131.54</u> <u>Sq mtrs.</u>		
2.	<u>W.R.S.</u>	<u>Pro. 00</u>	<u>G2/110/42/2015, dt 22-12-2015.</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 : band of others
 West : 20'-00" feet Road
 North : band of others.
 South : band of others

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>130.90 H²</u>	<u>11.70 H²</u>	<u>119.20 H²</u>

Proposed built up area: 145.24 Sq mtrs

Sides	Direction	Road width (in m)	Set back (in m)			Remarks
			Required	Provided	Shortfall	
Front	West	Existing 20'-00" Pro - 30'-00"	1.50	1.50		Satisfy.
Rear			1.00	1.00		"
S(1)			1.00	1.00		"
S(2)			1.00	1.00		"

d) Height of the Building:

Permissible as per the G.O.Ms.No.168, MA, dt: 7.04.2012	Proposed	Remarks
10'-00"	5.7	Satisfy.

e) Mortgage Area:

Built up Area	Required	Provided	Remarks
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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 ground and first floor Residential building. Sy. no. 1139/4 situated at Ramnagar. The party has submitted ownership documents and plans submitted were tallied to the proposed site. The proposed site is covered by L.R. issued by the office proceeding no. G2/110/42/2015. dt: 22-12-2015.

The permission sought for which may be accorded.

July
12/1/16
TPBO.

may be approved

TPB

Commissioner

Submitted:-

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

25/12/16

TPB