



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

19/2

File No. G2/ 211 /2015

BA No. 162 /2015-16

DETAILS OF THE PROPOSALS:

1) The applicant CH. Shylaja w/o Srinivas has submitted the proposals for construction individual residential building Ground & First, Second floor in Sy No./H No. 1229, situated at Vidyanagar 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>4457/2013</u> | <u>Sale deed</u> | <u>D. G. Uma Maheswari - Swami</u> <u>G. Ajey Gowd</u> | <u>CH. Suleja</u> | <u>Sy. No. 1229</u> | <u>160.05 Sq. mtrs</u> | |
| 2. | <u>b.R.S. NO. 1224/49 /2012 /KOR, dt:-01-03-2014</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 : Sy. No. 1230.
 West : Plot. No. 153.
 North : Plot. No. 154. Part of Donor.
 South : Existing. 25 feet wide Road. (Prop. 30'00 feet 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 use.

b) **Details of Plot area:**

| Total area | Affected area | Net area |
|------------------------|----------------------|------------------------|
| <u>176.40 Sq. mtrs</u> | <u>7.35 Sq. mtrs</u> | <u>169.05 Sq. mtrs</u> |

Proposed built up area: 169.05 Sq mtrs

c) ALL ROUND OPEN SPACES:

| Sides | Direction | Road width (in m) | Set back (in m) | | | Remarks |
|-------|-----------|-----------------------------------|-----------------|----------|-----------|----------|
| | | | Required | Provided | Shortfall | |
| Front | South | Existing 25'-00" Prop. 30'-00" | 1.50 | 1.50 | | Satisfy. |
| Rear | North | | 1.00 | 1.00 | | " |
| S(1) | East | | 1.00 | 1.00 | | " |
| S(2) | West | | 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 |
|---------------|----------|----------|---------|
| - | - | - | - |

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 building proposal site the work proposed. work has not yet started. the applicant has proposed. to construct Residential building in open plot in Sy. No. 1229. at Vidyanagar, Karimnagar.

In this connection verified the copies of Register documents and plans. Submitted were taken to the proposed site. the proposed site is covered by B.R.S. No. 1224/49/2012/KNR, dt: 01-03-2014.

Hence the permission for construction of Ground floor & first floor may be accorded as per

Submitted plans.

TPBO

T.P.O

Commissioner

July
6/1/16.

TP&BO.

ms/1/16
TPO.

Commissioner

submitted

As per above approval the affidavit has paid. Balance amount of paid.

19/1

Hence the Building permission proceedings with plans are herewith submitted for signature of Sir.

ms/1/16

ms/1/16