

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

114

File No. G.O. 209/2015

BA No. 158/2015-16

DETAILS OF THE PROPOSALS:

1) The applicant ① N. Rajaiah ② P. Ajith Kumar has submitted the proposals for construction individual residential building Ground & First, Second floor in Sy No./H No. 2-10-439 situated at Tyotai nagar, 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>2913/2003</u>	<u>Sale deed</u>	<u>V. Kanaka Hothan & others</u>	<u>N. Rajaiah, P. Ajith Kumar</u>	<u>H.No. 2-10-439</u>	<u>184.85 Sq.mts</u>	
2.	<u>File no. 01/01/2015, dt: 20-11-2015. From. 1-6-1985 to 20-11-2015.</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 : House of Shanthamma
 West : Road
 North : B. Raja bai H.No. 2-10-928
 South : Varasaiah H.No. 2-10-440

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>184.80 Sq.mts</u>	<u>16.55 Sq.mts</u>	<u>168.25 Sq.mts</u>

Proposed built up area: 201.36 Sq mtrs

c) ALL ROUND OPEN SPACES:

Sides	Direction	Road width (in m)	Set back (in m)			Remarks
			Required	Provided	Shortfall	
Front	West.	Existing 17'-00" Pro. 30'-00"	1.50	1.50		Satisfy.
Rear	East		1.00	1.00		"
S(1)	North		1.00	1.00		"
S(2)	South		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"	5.8.	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 proposed site, the applicant has proposed to construct Residential building by removing the existing building bearing no. 2-10-439. at Jyotinagar.

In this connection verified the copies of Register documents and plans submitted were tallied to the proposed site by old existing house constructed prior file no. 01/D/2015, dt: 20-11-2015. from 1985 to 2015.

Hence the permission for construction of Ground and first floor, may be accorded as per submitted plans.

slay
18/1/16.
TPBO

may be approved
T.P.O

Commissioner

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

13/2

13/2