

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

File No. G2/391/2015

BA No. 03/2015-16

**DETAILS OF THE PROPOSALS:**

1) The applicant CH. Rishikha @ Padma w/o Srinivas Reddy has submitted the proposals for construction individual residential building Ground & First, Second floor in Sy No./H No...1273..... situated at Vidyavanagar 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>3588/2013</u>	<u>G&amp;F/deed Settlement</u>	<u>G. Lakshma Reddy</u>	<u>CH. Rishikha (Alias) Padma</u>	<u>Sy. No. 1273</u>	<u>203.00 Sq. mts.</u>	
2.	<u>Proc. No. 108/G2/GS7/49/2012/KNR</u>				<u>dt: 17-11-2012</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 : 30'-00" feet wide Road  
 West : Plot. No. 81.  
 North : Plot. No. 80.  
 South : 30'-00" feet wide 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>198.60 Sq. mts</u>	<u>-</u>	<u>198.60 Sq. mts.</u>

**Proposed built up area: 248.74 Sq mtrs**

c) ALL ROUND OPEN SPACES:

Sides	Direction	Road width (in m)	Set back (in m)			Remarks
			Required	Provided	Shortfall	
Front	East	30'-00"	1.50	1.50		Satisfy
Rear	West		1.00	1.00		Satisfy
S(1)	North		1.00	1.00		Satisfy
S(2)	South	30'-0"	1.00	1.00		Satisfy

d) Height of the Building:

Permissible as per the G.O.Ms.No.168, MA, dt: 7.04.2012	Proposed	Remarks
10.00 m.	5.7 m.	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 ground floor and first floor Residential building Sy. No. 1273, situated at Vidyanagar.

The party has submitted ownership document and plans submitted were tallied to the proposed site. The proposed site is covered by L.R.S issued by the office proceeding No. LRS. No. G2/657/49/2012/KBR dt: 17-11-2012.

The permission sought for which may be accorded as per submitted plans.

May be approved

11/6/16  
TPBO

T.P.O / ACP

There is road bounding both sides  
#1 may verify and ascertain  
Commissioner

