

no. 10 page

88

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

File No. 62/76 /2015

BA No. 113 /2015-16

DETAILS OF THE PROPOSALS:

1) The applicant ① A. Saravankumar ② A. Sathish Kumar has submitted the proposals for construction individual residential building Ground & First, Second floor in Sy No./H No. 3-4-182 situated at Salmagala 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>3997/015</u> <u>dt. 25/4/15</u>	<u>Sale</u>	<u>S. Saravankumar</u> <u>alias</u> <u>M. S. Saravankumar</u> <u>Roja</u>	<u>A. Saravankumar</u> <u>alias</u> <u>A. Sathish Kumar</u>	<u>3-4-182</u>	<u>299.82</u>	<u>E: G. S. Saravankumar</u> <u>W: Gogul kishore</u> <u>N: Road</u> <u>S: P. Devendra</u>
2)	<u>3902/10</u> <u>dt. 14/7/10</u>	<u>Sale</u>	<u>S. Saravankumar</u> <u>alias</u> <u>M. S. Saravankumar</u> <u>Roja</u>	<u>S. Saravankumar</u> <u>alias</u> <u>M. S. Saravankumar</u> <u>Roja</u>	<u>3-4-182</u>	<u>299.82</u>	<u>E: G. S. Saravankumar</u> <u>W: Gogul kishore</u> <u>N: Road</u> <u>W: P. Devendra</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 : 1.8 m Joining lanes
 West : to no. 3-4-183 of Gogul kishore
 North : 20' 0" Road
 South : to no. 3-4-182/1 of P. Devendra

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
<u>291.84</u>	<u>14.81</u>	<u>277.03</u>

Proposed built up area: Sq mtrs

GF: 146.86
FF: 146.86
293.72

c) ALL ROUND OPEN SPACES:

Sides	Direction	Road width (in m)	Set back (in m)			Remarks
			Required	Provided	Shortfall	
Front	North	9.14	2.0	2.0	—	Satisfied
Rear	South	—	1.0	1.0 m	—	Satisfied
S(1)	East	1.82	1.0	1.0 m	—	Satisfied
S(2)	West	—	1.0	1.0 m	—	Satisfied

d) Height of the Building:

Permissible as per the G.O.Ms.No.168, MA, dt: 7.04.2012	Proposed	Remarks
10.0m	6.24	Satisfied

e) Mortgage Area:

Built up Area	Required	Provided	Remarks
293.72	29.37	29.88	Satisfied

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

Hence the proposals submitted by the applicant for construction of commercial /Residential building with Ground floor/First floor/Second floor may be granted.

Inspected the proposed site, the work was not yet started. The applicants has proposed to construct Residential building in existing open place bearing ngl no. 3-4-182 (covered) situated at Sainagar, Karimnagar, Satisfed the building rules and zoning regulations.

Hence the permission sought for which may be accorded duly mortgaging 10% of built up area.

[Signature]
T.P.S 13/10/15

ⓐ may be permitted
9/25/15

T.P.O / A.C.P

Commissioner

dy 28/10/15