

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

File No. G2 / 567 / 2016

BA No. 83 / 2016 / 167

DETAILS OF THE PROPOSALS:

1) The applicant B. Kondiah 2/o. Narsalah has submitted the proposals for construction individual residential building Ground & First, ~~Second~~ floor in Sy No./H No. 1368 situated at V.V. Pally 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.	O.S no. 488 / 1986		① B. Polchammally ② M. Naray ③ M. Komurath	① B. Kondiah ###	1368	152.90	E: O.P. Ramella W: O.P. B. Polchammally N: T. Shivan S: 10'-0" Road
2.	previous permission		proc NO. BA / 20 / G2 / 681 / 2004 dt. 8-7-2004				

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 : Land of Ramella
West : No. 10-4-7131 2 of Polchammally
North : Land of others
South : 10'-0" 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

b) Details of Plot area:

Total area	Affected area	Net area
152.90	32.54	120.36

Proposed built up area: Sq mtrs
 GF: 70.26
 FF: 70.26
140.52

c) ALL ROUND OPEN SPACES:

Sides	Direction	Road width (in m)	Set back (in m)			Remarks
			Required	Provided	Shortfall	
Front	South	9.0m	1.50	1.50	-	Satisfied
Rear	North	-	1.0	1.0	-	Satisfied
S(1)	West	-	1.0	1.0	-	Satisfied
S(2)	East	-	1.0	1.0	-	Satisfied

d) Height of the Building:

Permissible as per the G.O.Ms.No.168, MA, dt: 7.04.2012	Proposed	Remarks
10	6.51	Satisfied

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

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 applicant has proposed to construct ground and first floor Residential building in sy.no. 1368 covered by previous permission proceeding no. BA-70/G2/68/2009 dt. 8/7/2004.

Hence the permission sought for which may be accorded.

S.F.O

[Signature]
18/6/16
TBS

may be approved
TBS

[Signature]
C.M.S.

Submitted:- As per above approval the building permission Proceedings with plans are herewith put up for signature of the

[Signature]

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