

S.G.CIRCULAR NO. 4/1966.
Survey of Frames

In town and village surveys it is important to permanently mark and survey, frames round blocks of shop lots or terrace houses to facilitate the check of building lines to avoid encroachments, identification or re-fixation of the boundary points of lots, if required at a later date. It can be said that, it is in the Government's interests to establish frames as stated above. When surveys are carried out by the Department it is the usual practice to give specific instructions to District Surveyors as to the range and extent of frames required on a survey. The extent and scope of this requirement would appear to vary from State to State.

2. Sub-division surveys and occasional First Alienation Surveys in town and villages are now carried out by Licensed Land Surveyors. It would appear that the practice in some Divisions has been to leave it to the Licenced Land Surveyor to decide the extent of the frame required on a particular survey with the result that cases have come to light where, when plans of the survey have been deposited, they have been returned for establishing additional frames. The establishment of frames for a survey is a Departmental requirement and is not essential for the sub-division of a land for which a Licensed Land Surveyor has been commissioned. Though Licensed Land Surveyors are competent to decide when and where to put in frames , for obvious reasons they may be inclined to avoid establishing frames or establish them in adequately. So it is responsibility of the Department to indicate before commencement of any survey, the minimum"frame" requirement of the Department.
3. In order to avoid any misunderstanding, in future Chief Surveyors should indicate to the Licensed Land Surveyors in advance, his minimum requirement of frame work in a survey. This indication is best given by clearly marking on the plan submitted for lot numbers and drawing the Licensed Land Surveyor's attention to the requirement.
4. It is not intended or desirable to lay down hard and fast rules to determine the extent of frames required, as conditions vary from one survey to another. However the following points should be considered which may influence the determination of the extent of Frames required. They are:-
 - (i) Is the survey before building ?
 - (ii) Is it survey after building?
 - (iii) Are the lots to be completely built upon?
 - (iv) Is there a building line prescibed preventing building right up to the frontage or back lane or both?
 - (v) Is there a frame line already existing, adjacent to the survey which could

adequately serve the purpose?

There are pros and for cons for establishing frames when survey is carried out after buildings have been erected. The guiding factor in this case should be the availability of adequate reference marks (not frames) from which boundary points could later be established without difficulty.

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