

FAQs

Q 1) What is the minimum existing approach road required for a layout proposal as per G.O.Ms No. 105 M.A., dated 5.7.2021?

A) The minimum existing approach road required for a layout proposal is 9.00 meters or 30 feet

Q 2) What is the minimum approach road required for a layout proposal as per G.O.Ms No. 105 M.A., dated 5.7.2021?

A) The minimum approach road required for consideration of a layout proposal is 18 meters or 60 feet

Q 3) The width of the existing road is less than 18mts. How to provide the 18mts approach road?

A) In case the existing road width is less than 18mts, the applicant have to either form the 18mts road up to their site or alternatively

- i) They shall leave the land required for widening the existing road to 18mts from their site (equal on either side) and in addition
- ii) Shall pay a road impact fee i.e., 100% development charges as additional charges towards road formation/ improvement subject to a minimum of existing 9mts road width.

Q 4) A land proposed for a layout is having perpendicular road of 9.00 meters as approach, surrounded by built-up area/layouts. How can we provide 18mts approach road?

A) In certain cases where the approach road with a Minimum width of 9mts is perpendicular to the Layout it is not possible to leave Road Affected portion as required to make it 18mts, as the said land does not belong to the applicant. Moreover, such Lands are surrounded by Built-up Area and Layouts (approved or un-approved). In this scenario, such Layouts maybe permitted by considering the Layout proposal duly collecting the Road Impact Fee of 100% Development charges as additional charges towards road formation/ improvement subject to a minimum of existing 9mts road width.

Q 5) A land proposed for a layout is having perpendicular road of 9.00 meters as approach, surrounded by open land/agricultural land. How can we provide 18mts approach road?

A) In cases where there is a perpendicular road of 9mts and the surrounding land is open land or agricultural land the proposal shall be considered subject to a condition that the applicant has to leave 18mts wide road through his/her site. In addition to this a Road Impact Fee of 100% Development charges shall be levied.

Q 6) A land proposed for a layout is having an approach road of 9.00/12.00 meters with an approved layout on the other side. How can we provide 18mts approach road?

A) In cases where the site is abutting to an approved layout on one side with a 9mts/12mts in between the proposed site and the approved layout, the applicant of the proposed layout shall leave the balance width required 18mts wide road through his site. In addition to this a Road Impact Fee of 100% Development charges shall be levied.

Q 7) A land proposed for a layout is having an existing approach road of 15.00 meters, As per the sanctioned master plan, the road is 18.00 meters. How can we provide 18mts approach road?

A) In cases where the layout has an approved Master Plan road width of 18 meters or more but the actual road width is less, the road impact fee will be 50% of the developmental charges. The applicant shall leave the land required for widening of the existing road to the width of the road as in master plan from their site (equal on either side)

Q 8) What is the minimum width of the road, splay and minimum width of carriage way for a given length of road?

A) As per Rule 5 (3), table-I of G.O.Ms No. 105 M.A., dated 5.7.2021

Q 9) What is the extent of open space to be provided in the layout?

A) An extent of not less than 10% of the layout area shall be reserved for public purpose in the following manner;

- a) 9% for green space/lung space/parks/tree plantations
- b) 1% utilities such as Water Tank/Sump, Septic Tank/ Sewerage Treatment Plant, Electric Transformer, Solid Waste Management, Garbage Bin & Common Parking Area

Q 10) Can open place be proposed abutting the plots?

A) No. Open space cannot be proposed abutting the plots.

Q 11) Can 1% utility be proposed abutting the individual plots?

A) No. 1% utility area should not touch with individual sub plots and should be abutting to internal road/approach road.

Q. 12) Can Social Infrastructure area be abutting open space and utility area?

A) No. Social Infrastructure area cannot be abutting the open space or utility area.

Q 13) Is Social infrastructure area saleable?

A) Yes, but for specific purposes as mentioned in the G.O.Ms No. 105 M.A.,Dt: 5.7.2021

Q 14) What are the uses that are applicable for social infrastructure area?

A) Social Infrastructure is applicable for Pharmacy, clinic, school, Play School, Crèche, dispensary, convenient shops which are saleable by the layout owner and it shall be exclusively utilized for the above purposes only.

Q 15) What is the minimum plot area that can be proposed in the Layout?

A) The minimum plot area that can be proposed in the Layout is 50 sqmts.

Q 16) what is the width of the minimum plot that can be proposed?

A) The width of the minimum plot that can be proposed is 6mts.

Q 17) What is the percentage of Mortgage that is to be handed over to the Local body?

A) 15% of the plotted area shall be mortgaged to the Local body through a registered deed.

Q 18) Can a part of the plot be mortgaged to meet the 15% area?

A) No, the complete plot shall be mortgaged even if it exceeds 15%

Q 19) When shall the mortgaged deed be executed by the layout owner?

A) 15% mortgaged deed shall be registered and uploaded online before release of the Tentative layout. The Original mortgage deed shall be handed over to the Local Body.

Q 20) what are the facilities to be provided in Layouts having extent Ac.50 and above?

A) The facilities such as Educational, Health, Commercial etc are required to be provided additionally as prescribed in Appendix c as per G.O.Ms No. 105 M.A.,Dt: 5.7.2021.

Q 21) In what circumstances NOC is required from Irrigation and Revenue Departments?

A) NOC is required from Irrigation and revenue Department if there is a Waterbody/ Nala/Water course in the vicinity of the site with reference to G.O.Ms No. 168 M.A.,Dt: 7.4.2012 (At a distance of 200 mts for lakes/rivers and 50 mts for Nalas.

Q 22) Can buffer zone be shown as 10% Open space?

A) Yes, as per Rule 16 (1) (e) (ii) “ In the buffer zone to be left maybe reckoned as part of Tot lot or organized open space and not for setback requirements which is in-case of rivers/Lakes where the buffer zone is 30 mts. Such buffer zone maybe utilised for road of minimum 12mts width wherever feasible.

Q 23) What is the distance to be maintained from the Railway property? Is NOC required from railway Authorities?

A) In case of site abutting to railway property NOC from Railway Authorities need is not required. However, the applicant shall leave 30mts buffer from Railway Property (which may also include road).

Q 24). When is Fire NOC required?

A) Fire NOC is required if the height of the building is or higher than 18 meters for residential buildings, 15 meters and above for commercial buildings (including parking floor if provided) and buildings of public congregation like Educational buildings, Cinema theatre, Function

halls and Other assembly buildings on plot area of 500 meters and above or of height 6.00 meters and above.

Q25) When is Airport NOC required?

A) NOC from Airports Authority is required where the site proposed for building/layout is falling in Airport Development area and in the air funnel zone.

Q 26) Is any permission required for cutting trees which are affected by the proposed layout?

A) NOC from Forest Department is required if felling of income generating trees is required for the development

B) NOC from Excise Department is required if felling of toddy trees is required for the development.

The proposal can be recommended for draft layout subject to condition that the applicant has to furnish the said NOCs before coming up for final layout.

Q 27) In what circumstances is the clearance from State Environmental Impact Assessment Authority required?

A) Proposal exceeding 20000 sq.mts of built-up area in case of buildings/ 50hectares and above in case of layout development

Q 28) What is the distance to be maintained from Heritage structures?

(a) In case of Sites located within the distance up to 100m from protected monuments as notified under Archeological Monuments and Ancient Sites and Remains Act 1955 and as amended no construction is allowed.

(b) For the Sites located within distance of above 100m and up to 200m from the protected monuments, the construction is allowed only after obtaining prior permission from the National Monument Authority.

Q 29) How can the Site Inspection Officer reach the proposed site without the assistance or presence of the applicant?

A) With the given Geo-Coordinates of the location, the site officer

i) In the maps application of his/her mobile, pin the Latitude and Longitude of the Site under reference and navigate to the site.

Q 30) Can the proposals be recommended/shortfall/rejected, if there are electrical LT/HT/Tower lines passing through or passing by the site?

A. a) The proposals shall not be rejected or given a shortfall if LT/HT lines are passing through the site. The same shall be recommended for draft layout subject to condition that the layout owner/developer shall get the lines realigned along the proposed roads or shifted before coming up for final layout.

b) As per Rule 3 (c) (i) In case of sites in the vicinity of High Tension Electricity Transmission Lines besides taking other safety precautions, a minimum safety distance (both vertical and horizontal) of 3m shall be maintained between the building and the High Tension Electricity Lines and 1.5 m shall be maintained between the building and the Low Tension Electricity Lines.

ii) In case of Electricity Tower Lines, the land all along below the tower line shall be developed as green belt to an extent of the width of tower base and on either side of green belt there shall be a minimum of 10 m wide roads or as defined in the Master Plan.