



## LAYOUT WITH HOUSING / GATED COMMUNITY

1. Whether I can apply layout and housing approval at a time?

Ans: Yes, you can apply for layout with Housing directly and to submit the housing plans and layout plan at a time in accordance with building rules as per G.O.Ms.No. 168 MA, Dt: 07-04-2012.

2. What is the minimum approach road with required for housing projects?

Ans: The minimum approach road should be 12.00mts/40'-00" wide.

3. Whether the Gated Community layouts will be approved?

Ans: Yes, the Gated Community layouts will be approved subject to condition that you need to provide the 12.00mts wide peripheral road towards access to neighbouring sites.

4. I have land to an extent of 2-00 acres, whether I can apply for Gated Community layout permission?

Ans: Yes, the land to an extent of above 4000 Sq Mtrs are eligible for Gated Community layout permission as per G.O.Ms.No. 168 MA&UD, Dt: 07-04-2012.

5. I have purchased the land of 5-00 acres which is adjacent to water body. Can I apply for layout with housing permission?

Ans: You can apply for layout with housing permission. But you have to submit the NOC from Irrigation Department (not below the rank of Executive Engineer) and NOC from Revenue Department (not below the rank of Joint Collector).

6. The land in conservation zone as per Master Plan, is it eligible for layout with housing approval?

Ans: No, according to the zoning regulations the layouts are not permissible in Conservation Zone.

7. My land is adjacent to High Tension tower line. Whether you permit the layout?

Ans: Yes, as per the rules, the land below the tower lines, to the width of tower base shall be developed as Greenary and from the tower base, 10mts wide roads on either side shall be provided.

8. What is the percentage of open space/park and other requirements required for layout with housing approval?

Ans: In any layouts, you need to provide 10% open space utility area seperately (STP/Septic Tank, OHT/SUMP, Transformer etc) as per the requirements .

9. What is the minimum approach road required for layout with housing / gated community approved?

Ans: The minimum approach road should be 12.00mts.

10. Whether the 25'-00" internal roads are permissible for layout with housing approval?

Ans: No, the minimum width of internal roads should be 9.00mts/30'-00" wide.

11. I am planning to develop a layout with 200.00 Sq Yds plots. Whether it is permissible or not?

Ans: As per GO MS No 168 MA&UD dated 07.04.2012, in case a housing projects less than 5.00 acres, you need to pay the shelter fee without providing EWS or LIG units. However, in case of more than 5.00 acres projects, you need to provide the EWS or LIG units as per rules with the site.

12. After approval of layout with housing project, I can sell all the houses or units?

Ans: No, you can sell only 95% of units. At the time of approved Draft layout with housing you need to mortgage 5% of units to HMDA towards security for completion of developments. After completion of developments, the officers of HMDA will inspect and after satisfaction of layout developments, the final layout with housing and mortgage units will be released.

13. Whether the Grampanchayat/Nagar panchayat/Municipalities are empowered to sanction the layouts with housing?

Ans: No, in the jurisdiction of HMDA, the Metropolitan Commissioner, HMDA is only empowered to sanction the layouts with housing.

14. My site is abutting to katcha road, whether the layout with housing will be approved?

Ans: Yes, but you need to form the WBM road at the time of release of Draft layout with housing and to form the BT road along with internal roads before approval of final layout with housing or gated community.