



## **FAQ – BUILDING APPROVALS**

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

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

2. The land in conservation zone as per Master Plan, is it eligible for building approval?

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

3. My land is adjacent to High Tension tower line. Whether you permit the building?

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.

4. What is the percentage of open space/park and other requirements required for Building Approval?

Ans: Only 10% open space.

5. What is the minimum approach road required for building approved?

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

6. After approval of building, I can sell the building?

Ans: No, you can sell the built up area which is not covered under mortgage. At the time of approval you need to mortgage 10% of built up area as security for the construction as per rules.

7. Whether the Grampanchayats are empowered to sanciton the building permission?

Ans: The Grampanchayats are empowered to sanction the Residential Building Permissions to an height of 10mts (G+2 upper floors) in an extent of 1000 Sq mts in approved layouts/regularized plots.

8. My site is abutting to katcha road, whether the building permission will be approved?

Ans: Yes, but you need to form the WBM road at the time of release of building permissions and to form the BT road before release of mortgage area.