



FAQ-Layout Approvals

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

Ans: Yes, the land to an extent of above 1.00 acre are eligible for layout permission as per G.O.Ms.No. 102 MA, Dt: 28-08-2015.

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

Ans: You can apply for layout 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).

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

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

4. 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.

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

Ans: In any layouts, you need to provide 7.5% open space, 2.5% towards Social Infrastructure and utility area separately (STP/Septic Tank, OHT/SUMP, Transformer etc) as per the requirements.

6. What is the minimum approach road required for layout approved?

Ans: The minimum approach road should be 9.0mts and in case of ORR growth corridor minimum approach should be 12.00mts.

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

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

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

Ans: No, you need to provide 5% of developable land towards Lower Income Group with maximum plot size of 100 Sq mts and 5% of developable land towards Economically weaker section plots with maximum plot size of 50 mts.

9. After approval of layout, I can sell all the layout plots?

Ans: No, you can sell only 85% of plots. At the time of approved Draft layout you need to mortgage 15% of developable land 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 and mortgage plots will be released.

10. Whether the Grampanchayat/Nagar panchayat/Municipalities are empowered to sanction the layouts?

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

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

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

