

CHAPTER-VIII

DEVELOPMENT AND SUB-DIVISION OF LAND

68. Application

- 68.1 Applications for subdivision of land for utilizing selling, leasing out or otherwise disposing it off shall be made to the Authority in Form-I.
- 68.2 The applications for subdivision shall be in addition to the requirements specified in Bye laws-5.3.3 accompanied by
- i. A copy of the title deed of the land in question;
 - ii. An affidavit with regard to the right, title and interest of land and such other particulars as the Authority may require;
 - iii. An authenticated copy of the certificate with regard to the payment of development charges, if any.
 - iv. An authenticated copy of the receipt towards payment of fee to the Authority as prescribed under bye-laws-9.2;
 - v. A no-objection certificate, from the lessor in case the land is not leasehold unless the lease deed permits undertaking sub-division as applied for;
 - vi. A site plan traced out of revenue village settlement map in operation indicating therein in red colour the lands to which the application relates and surrounding plots;
 - vii. An index plan of the site showing adjoining areas within a radius of 150 m. round from the proposed site marking clearly therein the boundaries of the proposed layout in red colour, existing road, structures, burial ground and high tension or low-tension power line passing through the site of the layout plan and the level of the site;
 - viii. A detailed plan to a scale not less than 1:1000 or as required by the authority showing the proposed layout (sub-division) indicating size of plot width of the proposed road, open space and amenities provided;
 - ix. Land use analysis indicating the survey plot number, the bye-plot number, the detailed dimensions of all the plots, the area of each-plot and the use to which they are proposed to be put;
 - x. In case of land originally belonging to any religious endowments, a no- objection certificate from the endowment commissioner or board as the case may be.




- 68.3 Where permission for sub-division of land is granted, such permission shall be communicated to the applicant in Form-VIII B within 60 days from the receipt of the application.
- 68.4 Where permission for sub-division of land is refused such refusal, shall be communicated to the applicant in Form-IX.

69. Use in relation to Development Plans

- 69.1 Subdivision of land shall normally be permitted for the purpose for which the concerned land is earmarked in the development plan. Such subdivision may be for residential, commercial industrial, institutional or combination of one or more of this purpose or such other purpose as may be considered conforming to the provisions in the development plan: provided that in every subdivision plan spaces for roads, community facilities and public utilities as specified in this part or such other facilities as the Authority may determine shall be incorporated.
- 69.2 After a subdivision plan has been approved the Authority shall not permit construction of a building on any of the plot unless the owners have laid down and made street or streets and provided amenities as approved or transferred the land covered by roads, open spaces or other public purposes to the concerned local body.
- 69.3 Subdivision of land for residential purpose in green-belt use zone shall not be permitted unless such sub-division in the opinion of the Authority forms a part of the normal expansion of existing human habitation.
- 69.4 The sub division shall conform to the proposals of the development plans.

70. Size of the plot and road width

- 70.1 Minimum Road Widths for Subdivision in Residential Area: No sub-divided plot will be less than 50 sqm. However the Authority reserves the right to relax in special cases such as EWS housing. The size of the plot shall be according to the relevant sub-division of plot size in the zones as per Table-23.

Table-23: Minimum road widths for sub division in residential area

Sl.	Length of road in (m)	Min. width of road** (m)
1	Up to 250	9.0
2	Above 250 up 500	12.0
3	Above 500 to 1000	15.0

**For EWS housing scheme, the minimum road width may be relaxed.

Note :- All junction of service roads shall have sufficient weaving angle. In no case it shall be less than the space arrived at drawing a quadrant of a circle of 4.5m. radius at the edge of the actual road lines leaving the width of pedestrian walks (foot path) and the plot boundaries shall be rounded off by drawing a quadrant of the circle of 2.7m radius at the edge of plot boundaries (see

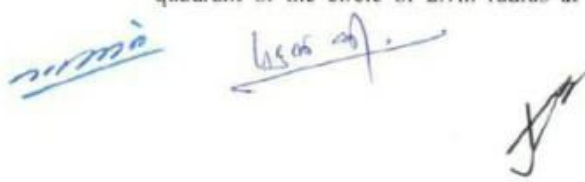


figure). It can also be provided but cut in place of rounded corners is to be determined by the Authority.

- 70.2 Commercial Business and Industrial-The maximum length permissible for different classification of roads in areas other than residential shall be as indicated in Table 24. No roads in these areas shall be less than 12m in width.

Table -24: Minimum road widths for sub division in commercial and industrial area

Class of Road	Width (m)	Maximum length permissible (m)
1	12	200
2	18	600
3	24	Above 600

The width of the Master Plan roads shall be as per the width prescribed in the Master Plan.

Alleys: Alleys shall be provided in commercial and industrial areas except where Authority may relax this requirement or when assured provision is made for service access such as off street loading/unloading and parking coexistent with and adequate for the use provided. The width of alleys where provided shall not be less than 6m. and no dead end alleys shall be permitted unless provided with an adequate turn around facilities.

Junctions: The layout shall be provided at the junctions of roads in such a way that as far as possible all roads do meet at right angle, roads meeting at less than 45° shall not be permitted unless adequate arrangements for the circulation of traffic with desirable weaving length is available.

- 70.3 Sub-division Bye-Laws for plots in Built-up area.-The sub-division of plots in existing built-up areas, in which the greater part has been developed as a business, industrial or residential area and which has been provided with all essential facilities like roads, water supply, sewerage, electricity etc. the norms as laid down in these Bye-law shall apply.

- 70.4 If the area to be sub-divided is less than 1 acre or 0.4 hectare than the minimum width of roads and access ways for internal development shall be 6m. In case the plot faces a road less than 6m. in width, then the plot boundary at the front shall be set back, so that the distance from the centre line of road to the new plot boundary is not less than 3m.

Note: If the area to be sub-divided is more than 1 acre in that case, the layout has also to be accorded by the concerned committee authorized by the Authority. If the area to be sub-divided is more than 1 acre or 0.4 hectare,

then the minimum width of roads and access ways for internal development shall be 7m. and shall be further subjected to the provisions of bye-law. In case the plot faces a road less than 7m in width, then the plot boundary at the front shall be set back, so that the distance from the centre line to the new plot boundary is not less than 3.5m.

71. Area for development

71.1 Apart from the provision for amenities and open spaces, the area for residential development shall be up to maximum of 50% of the total land area.

72. Park and Open Spaces

72.1 Parks and open spaces shall not be less than 10% of the total land area. This shall be relinquished to the Authority and if required, the Authority may handover area over for maintenance to the residents welfare association or owner or developer. If the site is not utilized for which it is leased out within a prescribed period, it will be resumed back to the Authority.

73. Community facilities

73.1 Community facilities shall be provided minimum 10% of the plot area.

74. Exemptions

74.1 In case of developable area for residential development is less than 50% by providing for Master Plan roads or any other road or due to statutory reasons, prescribed by the Authority in a layout, the applicant may be exempted from complying with civic amenities reservation.

74.2 For layout over 10.0 ha, commercial land uses such as Business offices, shopping complexes and Retail up to 2-3% may be permitted, subject to provision of separate access.

74.3 For residential development upto 0.30 hectare of land, the requirement of open space may not be insisted on.

75. Submission of layout plan

75.1 The layout plan may be submitted for approval to Authority by the signature of the members of the concerned Society in lieu of Secretary/president of the society. Even a single member of the Society may apply with his signature, if he is authorized by all the members of the society for doing the same.

76. Incentive for solar heating & lighting and waste water recycling

Duly admissible incentive for installing Solar Heating, Lighting and Waste Water Recycling may be given by the Authority after assessing the installation.



