

FREQUENTLY ASKED QUESTIONS UNDER LRS-2020

Q1: Whether the layout regulation scheme is applicable to all Gram Panchayat areas also?

Ans: No. However this scheme is applicable to Gram Panchayat areas falling within Urban Development Authority limits / covered in sanctioned Master Plans / IALAs

Q2. The owner has sold away the open space in the Layout by carving plots. Can these be regularized?

Ans. No.

Q3: Can I purchase a plot in an unapproved layout after the date of notification and come forward for regularization by payment of all fees and charges?

Ans: No. This scheme is applicable only for plot owners who have registered sale deed executed prior to 31-08-2019.

Q4. I have a plot in unauthorized layout and also constructed a building therein unauthorisedly. Can this plot regularized under this scheme.

Ans. Yes. But the building is treated as unauthorized one until regularization of building.

Q5: A 100 feet Master Plan is proposed through our colony layout. The alignment of the said 100 feet road is passing through my plot and in adjoining plots which have buildings. Can my plot and the said adjoining plots be regularized?

Ans: Plots affected in Master Plan road will not be regulated. However, the remaining plot area can be regularized if it is feasible for development and after surrendering the affected portion to local body

Q6: The neighbouring land owner has blocked a road by showing the end of the road as plot and constructed a building. Can this plot blocking the road be regularized?

Ans: No.

Q7: I have a plot in a layout approved by Gram Panchayat falling in UDA limits without getting technical clearance from UDA. Do I need to apply for regulation under this scheme?

Ans: Yes.

Q8: I have a plot in a layout approved by Gram Panchayat without getting technical approval from the DT&CP but covered by the sanctioned Master Plan. Do I need to apply for regulation under this scheme?

Ans: Yes.

Q9: What is the method for computation of the betterment Charges, Conversion charges and shortfall of open space charges?

Ans: The computation of the required Penal charges,

Conversion charges and Shortfall of open space charges have been simplified and given in in three tables annexed to G.O. The charges can be with the help T.P. Staff / L.T.Ps / Ward Planning Secretaries.

Q10: What are the consequences if one does not apply for regulation of unapproved layout?

Ans: The following consequences have to be faced

- a) No building permission will be given in such unapproved layouts.
- b) Such layout plots will be treated as continuing offence and exemplary penalties would be levied as per amended Municipal Laws.
- c) No facilities like roads, drainage, street lights will be extended in such areas.
- d) Registration Department will not register unauthorized plots in future.