



LAW BOOK

Sunil Tyagi

I own a plot in Noida that was allotted to me on a leasehold basis. I wish to transfer it to my unmarried daughter. Do I need prior permission?

—Sangit Shah

Yes, you do need prior permission to transfer your plot in Noida as per the appropriate procedure prescribed by Noida Authority.

I am a tenant and had entered into a lease agreement for a flat in Delhi for five years as per which I am paying ₹10,000 per month as rent. I am now shifting out of the city and no longer need to occupy the flat. Can I sublet the flat?

—Radhe Gupta

As per the Transfer of Property Act, 1882, you may sublet the flat unless the terms and conditions of your lease agreement specifically prohibit you to do so.

I live on the second floor of a residential building located in category B colony in Delhi. There is a pathological lab being operated from the basement, ground and first floor. This

inconveniences me and other residents of our colony. What recourse do we have?

— Badshah Sharma

In category A and category B residential colonies, pathological labs located in

plots abutting roads which are 18m or more in width, in regular plotted development are generally permitted as per the Master Plan for Delhi 2021, provided it does not involve any kind of obnoxious, hazardous, inflammable, non-compatible and polluting substance or process.

I am keen to construct a house on a one-acre plot in Delhi under the notified policy of low-density residential plots. Are there any specific locations in Delhi where such plots are allowed?

— Smita Singh

The ministry of urban development had issued a notification two years ago effecting amendments of provisions relating to low density residential plots in the Master Plan for Delhi 2021. As per this notification, low density residential plots are permissible only in (i) villages/areas that have been notified as low density residential area in the urban extension of Delhi; and (ii) notified villages/areas situated in the green belt in Delhi.

The author is a senior partner at Zeus Law, a corporate commercial law firm. One of its areas of specialisations is real estate transactional and litigation work. If you have any queries, email us at hrestates@hindustantimes.com or ht@zeus.firm.in

