



# NEWSLETTER ANULOM

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## Gated Community

A **gated community** (or **walled community**) is a form of residential community or housing estate containing strictly controlled entrances for pedestrians, bicycles, and automobiles, and often characterized by a closed perimeter of walls and fences. Historically, cities have built defensive city walls and controlled gates to protect their inhabitants, and such fortifications have also separated quarters of some cities. Today, gated communities usually consist of small residential streets and include various shared amenities. For smaller communities, these amenities may include only a park or other common area. For larger communities, it may be possible for residents to stay

within the community for most daily activities. Gated communities are a type of common interest development, but are distinct from intentional communities.

Given that gated communities are spatially a type of enclave, Setha M. Low, an anthropologist, has argued that they have a negative effect on the net social capital of the broader community outside the gated community. Some gated communities, usually called "guard-gated communities", are staffed by private security guards and are often home to high-value properties, and/or are set up as retirement villages. Some gated communities are secure enough to resemble fortresses and are intended as such.



## Editorial...

Dear Readers,

Welcome once again to yet another interesting issue of Anulom Newsletter. This time we have touched upon the subject of 'Gated Community', which most of you will find useful and closely related to daily life. Please feel free to send your feedback to us and contribute with an interesting Article on a generic subject.

– Editor

## Features :

Besides the services of gatekeepers, many gated communities provide other amenities. These may depend on several factors including geographical location, demographic composition, community structure, and community fees collected. When there are sub-associations that belong to master associations, the master association may provide many of the amenities. In general, the larger the association the more amenities that can be provided.

Amenities also depend on the type of housing. For example, single-family-home communities may not have a common-area swimming pool, since individual home-owners can construct their own private pools. A

condominium, on the other hand, may offer a community pool, since the individual units do not have the option of a private pool installation.

Typical amenities offered can include one or more:

Swimming pools, Bowling alleys, Tennis courts, Community centres or clubhouses, Golf courses, Marina, On-site dining, Playgrounds, Exercise rooms including workout machines, Spa and Coworking spaces.

### The Disadvantages of Gated Community

Although there are a good number of reasons to love a gated community, we simply cannot ignore the few inconveniences. We have listed them below:

- Gated houses are more expensive compared to

standalone buildings,

- Maintenance charges are also higher in gated communities,
- Visitors must seek permission for entering,
- Gated homes are difficult to find in prime areas as they require lots of space for construction.

### What is the meaning of a gated community?

According to Wikipedia, a gated community means “is a form of the residential community or housing estate containing strictly controlled entrances for pedestrians, bicycles, and automobiles, and are often characterized by a closed perimeter of walls and fences. Similar walls and gates have separated the quarters of some cities for centuries. Gated

## Rules for Senior Citizens' Residential Projects

'Maharera' has announced the detailed rules of minimum physical criteria and details required for housing projects to be constructed for retired and senior citizens. Keeping in mind the primary needs of the retired and senior citizens, the instructions for the building concept, kitchen, bathroom, lift, ramp, staircase, corridor, lighting, ventilation, security etc. have been mentioned in the manual.

### What are the important provisions of this Manual?

- A building more than one floor in height must have an elevator.
- The structure should be accessible to wheelchairs or similar devices.
- The interior and exterior of the building should be so designed that the wheelchair can move all over without any obstacles.
- Provision of ramps, large doors and sliding doors should be made, wherever necessary.
- The door handles and hinges should be strong enough to be gripped properly.
- Lifts should have an audio-visual system, one separate lift for stretcher and medical staff is required.
- There should not be too much space between two steps, the staircase should not have more than twelve steps.
- The kitchen should have a gas resistance system. It should have enough natural light and ventilation.
- Bathroom should have washbasin, shower, and strong toilet handles.
- Toilets should have non-slip tiles; doors should open outwards.
- Every flat should have alternative electricity system.
- There should be separate alarm buttons in the main door, toilets, bedrooms and in the premises of the building.
- Security guards should be well-trained to take care of the senior citizens.
- Emergency contact numbers should be displayed in the building.
- Developers are bound to follow these guidelines strictly. These regulations are being implemented in Maharashtra state. Now the developers must properly include these provisions in the sales contract as well. Developers will face action if they do not follow these rules.



### Why regulations?

These regulations have been implemented in the state of Maharashtra for the purpose that the retired and senior citizens should have the required facilities and facilities after moving to live in these housing projects. Developers setting up housing projects for retirees and senior citizens will have to strictly follow the rules; Also, the provisions must be included in the sale agreement of flats.



communities usually consist of small residential streets and include various shared amenities.”

### How are standalone buildings different from gated communities?

A standalone building is referred to as an independent house, bungalow, or villa. Gated communities are residential communities, where it is a group of villas and houses that share common amenities and facilities.

### Are gated communities safe and secure?

Gated communities always ensure security. A family person is advised to check into this thoroughly before deciding.

### Is going to a gated community a crime?

Visitors are not allowed inside the premises unless they have permission from the residents. One cannot enter the premises without entering their personal and contact details.

### Should you buy a flat in a standalone building or a gated community?

It depends on your needs and requirements. Standalone buildings are in a central location, while gated communities are secluded from the city.

### What is a gated community villa?

Taking the lateral meaning of the term, a gated community villa means a villa structured gated society. In simpler terms, imagine a gated society where the apartments are replaced by villas.

### How to earn money in a gated community?

Community services: Explore the possibility of providing services within the gated community, such as gardening, housekeeping, or organizing events. Many communities appreciate residents who contribute to the overall well-being of the neighborhood.



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## स्फुरणिका...



### Adaptability

एके दिवशी टेबलावरच्या कॅलेंडरने पुढील संदेश दिला :

Adaptability is the simple secret of survival. It is not the strongest or the most intelligent who will survive but those who can best manage change, the more adaptable we are, the more chances of getting through.

Adaptability चा डिक्शनरीमध्ये मी मुद्दाम अर्थ पाहिला तो असा - ‘बदलाशी जुळवून घेणे’. फारच महत्वाचा मुद्दा आहे. Change is the only constant factor असे म्हणतात आणि व्यवहारात ते दिसतच असते. दिवसेंदिवस नाही तर नीट लक्ष दिले तर कळते की, क्षणाक्षणाला सर्वत्र बदल होत आहे. कळत-नकळत त्या बदलाचा आपल्यावर काय परिणाम होतो हेही पाहणे अगत्याचे असते. त्या बदलाकडे दुर्लक्ष करणे किंवा पाठ फिरविणे हाही एक मार्ग असतो. पण दरवेळी ते शक्य होईल असे नाही. काही वेळा त्या बदलाला तोंड देणे किंवा तो न स्वीकारण्याचा प्रयत्न करणे हेही पर्याय असतात. पण वर सांगितलेला गुण - adaptability - हा यशस्वी होण्याचा एक सोपा उपाय दिसतो.

एक उदाहरण घेऊ या. एके काळी न्याहारी हा दिवसाच्या कार्यक्रमाचा एक अविभाज्य भाग नव्हता; पण, आता बदललेल्या काळात तो झाला आहे आणि वैद्यकशास्त्राप्रमाणे तो आरोग्यासाठी पोषक आहे. मग तो स्वीकारलाच पाहिजे. परिस्थितीशी जुळवून न घेणे म्हणजे भिंतीवर डोके आपटण्यासारखे ठरू शकते. काळाच्या प्रवाहाबरोबर, ओघाबरोबर जाणे म्हणजे best manage change आहे. बदलाचा स्वीकार हा simple secret of survival आहे. Survival च नाही तर प्रगतीलाही तो आवश्यक आहे. प्रत्येकाची ध्येये निरनिराळी असतील. पण मग मार्गात अडथळा कशाला ठेवायचा?

- डॉ. अरविंद नवरे

डायरेक्टर, अनुलोम टेक्नोलॉजीज प्रा. लि.  
मोबाइल : ९५५२३८४९३१

## कोर्टाची पायरी चढण्यापूर्वी...

हस्तांतरणासंबंधीचे काही नियम :

स्वतःच्या मालमत्तेचे हस्तांतरण करण्याचा प्रत्येकाला अधिकार आहे. पण ते करताना कायद्याचे काही नियम पाळावे लागतात.

- १) आपण मालमत्ता दुसऱ्याला देतो तेव्हा त्यावर निर्बंध घालू शकत नाही. उदा. 'माझी मालमत्ता मी तुला देत आहे. पण ती तू कोणालाही, कोणत्याही प्रकारे देऊन टाकायची नाहीस.'. असे बंधन घातले तर तो व्यवहार बेकायदेशीर ठरतो. मालमत्ता भाड्याने देताना असे बंधन चालते.
- २) 'मी तुला देत असलेल्या मालमत्तेचा उपयोग मी सांगेन त्या पद्धतीनेच घ्यायचा' अशी अट बेकायदेशीर ठरते. भाड्याने देताना मात्र चालते.
- ३) जन्माला न आलेल्या व्यक्तीच्या नावे हस्तांतरण केल्यास ते बेकायदेशीर ठरते. माझी मालमत्ता मृत्युपत्राद्वारे मी 'अ' या व्यक्तीस तिच्या हयातीपुरती मालकीहक्काने दिली, आणि 'अ'च्या मृत्यूनंतर ती मालमत्ता 'अ'च्या पहिल्या मुलास



## FEEDBACK FROM OUR SATISFIED CUSTOMERS...

I have been registering the rent agreement for my two flats, located in Taloja, from Anulom for many years. Although I have been getting good support every time, this time, especially during the elections, Komal Sangle got our work done well even after the work was stopped several times by the government. For this, we congratulate him very much and thank you very much to the entire team of Anulom.

— RAM PRAKASH VISHWAKARMA

Very helpful services. Great follow up by Sujata and her team at every step of the process. Also, the field agent (Amol) to collect biometrics was very cooperative. The agreement registration was completed professionally and without delays??

— VAIBHAV PATIL

मिळावी, असे म्हटले. पण माझ्या मृत्यूच्या वेळी 'अ'ला मूल झाले नसेल तर ते हस्तांतरण होऊच शकणार नाही. कारण या कायदानुसार फक्त जिवंत व्यक्तीच जिवंत व्यक्तीलाच मालमत्ता देऊ शकते.

- ४) अमर्याद काळापर्यंत हस्तांतरण होऊ न देणे कायद्याला मान्य नाही. मी माझी मालमत्ता 'अ' या व्यक्तीला तिच्या हयातीपुरती दिली. तिच्या पश्चात ती 'ब' ला मिळावी आणि 'ब'च्या पश्चात त्याच्या पहिल्या मुलाला तो २५ वर्षांचा होईल तेव्हा मिळावी, असे लिहिले. येथे 'ब'च्या मृत्यूनंतरचे हस्तांतरण बेकायदेशीर ठरते.
- ५) कोर्टात खटला चालू असताना त्याच्याशी संबंधित मालमत्ता खटल्यातील कोणाही पक्षकारास विकता येत नाही. किंवा अन्य प्रकारे तिचे हस्तांतरण करता येत नाही. कारण कोर्टाच्या निकालावर त्या मालमत्तेची मालकी ठरणार असते. असा व्यवहार बेकायदेशीर ठरतो.

(क्रमशः)

— अॅड. अविनाश चाफेकर

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Good service by Anulom and special thanks to Devika for quick service.

— VIKRANT NANWATKAR

I had interacted with Komal and Tejashree and would like to say both were excellent in their coordination and very prompt in any query that I had come with. Thanks to both and success to many more such team work.

— VILMA FERNANDES

Shambu Marne, our biometric person was prompt and efficient with the work. He did 3 biometric and always before time.

— PRAJAKTA GATANE

Best to do an agreement at home itself. No need to stand in a queue. No Lawyer. Call Sujaya Shinde... and she will take care of all your registration needs. Very polite, helpful, and cooperative. Even on holidays you can get your registration done at very cheap rates.

— ROHIT KHETAN

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