

Madhya Pradesh Housing Redevelopment Policy – 2022



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1. Introduction

Housing is fundamental to citizens' welfare. Improvement in housing condition results in the development of household holistically. Ageing and dilapidation of housing is a common and natural phenomenon that can be found in most of the old building structures. Residents' quality of life in such old and dilapidated schemes deteriorates due to dangerous and unhealthy living conditions. Madhya Pradesh state government has recognised that many such dilapidated public and private housing schemes are present in state, which are beyond repair and require immediate attention. In such cases, where repair is not a viable option, existing units can be redeveloped. But the process will include large investment and a lot of coordination is required between involved residents, construction agency and public agencies. Therefore, to overcome these challenges and provide a better quality of living to citizens, the Government of Madhya Pradesh (GoMP) intends to launch the *Madhya Pradesh Housing Redevelopment Policy, 2022*.

Housing Redevelopment refers to the process of reconstruction of building premises by the demolition of existing structure and construction of the new building as per applicable development regulations. Redevelopment is a solution to address the deteriorating and dangerous living conditions, the grim reality of many old housing societies. The redevelopment will lead to optimal densities in the developed areas of the city along with the use of existing infrastructure to its maximum potential. It will aid in limiting the urban sprawl and reduce the demand for extension/laying of new infrastructure.

Under the *Madhya Pradesh Housing Redevelopment Policy, 2022*, housing schemes/projects can be undertaken for redevelopment by the competent authority, including Madhya Pradesh Housing and Infrastructure Development Board (MPHIDB), Urban Local Bodies (ULBs), Urban Development Authorities (UDAs), or Private developers etc. of the Madhya Pradesh State following the Policy as laid down, hereunder.

2. Objectives

- 2.1. Urban Development & Housing Department (UDHD), GoMP proposes to undertake the redevelopment of public and private housing schemes in the urban areas of the state **under Public-Private Partnership (PPP) mode or by Public Authorities or by Private developer** to achieve the following objectives:
 - a) to redevelop and upgrade the existing housing stock;
 - b) to improve quality of living of existing residents and also the new residents by providing structurally safe buildings & better surroundings and create additional affordable housing stock wherever possible; and
 - c) to utilize available land and infrastructure in an optimal manner.
- 2.2. Policy intends to promote private investment to attain the aforesaid objectives with nominal or no cost to the government.

3. Definitions

- 3.1. **Additional carpet or built-up area** means the extra carpet or built-up area offered to the beneficiaries over and above the existing approved carpet or built-up area.
- 3.2. **Affordable Housing** is defined by the Department of Economic Affairs (DEA), Ministry of Finance, Government of India through the Gazette Notification Number 84, dated April 5, 2017, as a housing scheme using at least 50 per cent of the Floor Area

Ratio (FAR)/ Floor Space Index (FSI) for dwelling units with a carpet area of not more than 60 square meters. Under this policy, same definition or updated time to time as defined by DEA shall be considered.

- 3.3. **Approved Carpet or built up area** means an area as per the lease deed/ registration document or any statutory document.
- 3.4. **Beneficiaries** means lawful lessee of implementing agency or owner of the existing dwelling units. However, existing inhabitants residing on a rental basis or in an unauthorised manner shall not be considered as beneficiaries.
- 3.5. **Compensatory component (CC)** means the area in form of built-up or land which is to be utilised for funding the redevelopment project (refer to section 5.2.2. of this policy).
- 3.6. **Construction Agency** means the agency selected for the construction work for redevelopment project.
- 3.7. **Developer** means the entity responsible for construction and development works for all components of the proposed redevelopment project. Developer can be a private entity or public authority for any project.
- 3.8. **Dilapidated** means such condition of buildings which are hazardous for use as it shows signs of decay or breaking down and require major repairs which are far from being in a condition that can be restored or repaired. Hence, declared dilapidated by the concerned ULB.
- 3.9. **Housing Scheme** means a housing scheme approved by T&CP or ULB or both or developed by Government agencies with a number of dwelling units on multiple floors on an undivided plot of land, built compositely and integrally where land and building (excluding individual units) are held jointly, building and services are maintained jointly and construction is undertaken as one composite unit.
- 3.10. **Implementing Agency** means Madhya Pradesh Housing and Infrastructure Development Board (MPHIDB)/ Urban Local Bodies (ULBs) / Urban Development Authority (UDA) / any other competent authority that possess land ownership rights or lease ownership of the land for a public housing scheme. Under this policy, implementing agency shall always be referred to a Government agency.
- 3.11. **Premium** means the financial amount quoted by the PPP developer in response to the bid invited for the redevelopment project by the implementing agency.
- 3.12. **Private housing scheme** means a housing scheme developed by any private agency, where land ownership rights or lease ownership of land is not with public authority. Such housing schemes can be considered under the policy, subject to the existence of a Resident Welfare Association (RWA) in the said housing scheme.
- 3.13. **Public housing scheme** means a housing scheme developed by any public agency for the public at large, where land ownership rights or lease ownership of land continues to remain with the public authority subject to conditions laid down in the scheme.
- 3.14. **Redeveloped Units** means the residential and commercial units proposed or constructed in compensation of existing units for the beneficiaries of the redevelopment project.



- 3.15. **Redevelopment** means the process to reconstruct the built structure & infrastructure.
- 3.16. **Redevelopment Agreement** means the development agreement executed between the Resident Welfare Association (RWA), implementing agency and developer for a redevelopment project. In case implementing agency is engaged as a developer then the contractor shall be the third party in the said agreement.
- 3.17. **Redevelopment project** means the project which include construction of redeveloped units along with site and infrastructure development for redeveloped units.
- 3.18. **Reserve Price** means the total amount calculated for redevelopment project including construction cost for redeveloped units (including additional area, if applicable) & land development, supervision charges, relocation expense, consultant fee, statutory approval, GST, etc.
- 3.19. **Resident Welfare Association (RWA)** means an association as per the clause 2 (g) of Madhya Pradesh Prakoshtha Swamitva Rules 2019 or amendments thereafter.
- 3.20. **Technical Consultant** is the consultant appointed by implementing agency as per the scope defined in section 7.2.3. to define, prepare, conduct bid process management and supervise the redevelopment project.

4. Eligibility for the redevelopment project

- 4.1. Any Public and Private housing schemes/ projects situated in the planning areas declared under Section 13 of the 'Nagar Tatha Gram Nivesh Adhiniyam, 1973' and as defined in section 3.10 of the policy. Redevelopment of a mix of residential & non-residential schemes is also permissible.
- 4.2. Public and Private housing schemes which are older than 30 years (from the year of completion of the project) or declared dilapidated by the competent authority (age of a dilapidated building can be less than 30 years) and have a registered Resident Welfare Association (RWA) shall be eligible for redevelopment under this policy.
- 4.3. All Public and Private Housing Schemes eligible under section 4.1 and 4.2 can be considered for redevelopment project. Further, housing schemes having cumulative land area of more than 2500 sqm and access road minimum of 12 meters wide shall be eligible for additional FAR as mentioned in section 8.6.8 of this policy.
- 4.4. Public and Private Housing Schemes which are eligible under section 4.1 and 4.2 but either have cumulative land area less than 2500 sqm or access road less than 12 meters or both, can be redeveloped as per the policy but shall not be eligible for additional FAR mentioned in section 8.6.8 of this policy.
- 4.5. This policy will not apply to heritage buildings/ zone as defined in the master plan or by a competent authority like National Monument Authority (NMA), Archaeological Survey of India (ASI) or any other.
- 4.6. Under this policy, in the case of redevelopment of public housing scheme, land on ownership title basis (भू-स्वामी अधिकार) shall be transferred on the same. However, for land on lease basis the developer shall have the option to transfer the property on



- lease basis or developer may get property converted to ownership title basis (भू-स्वामी अधिकार) on behalf of RWA.
- 4.7. Redeveloped units to be transferred to beneficiaries directly and shared space, undivided land and amenities and area shall be transferred to the Resident Welfare Association (RWA) of the public or private housing scheme or as per the redevelopment agreement executed for the redevelopment project. No charges or duty shall be levied by any government department for transfer of shared spaces to RWA.
- 4.8. Beneficiaries shall be given the redeveloped units at the same project site (project land area can increase or decrease, if consent given by RWA members) where existing dwelling units are present. However, there can be exception as mentioned in section 5.2.3, where redeveloped units may be provided at different location after receiving the consent from the beneficiaries.
- 4.9. Redeveloped unit shall be preferably allotted at the same location, i.e., floor (except ground floor), direction, corner and road facing etc. in case, the said condition is not applicable for any reason, the allotment of redeveloped units shall be done either through mutual consent of all the members of the RWA or through lottery system, whichever is agreed upon by all the members of RWA, however such decisions are to be taken before initiation of project.
- 4.10. In general, in all redevelopment projects, ground floor shall be mandatorily made parking floor. So, no dwelling unit shall be proposed on the ground floor. Beneficiaries residing at ground floor should be shifted on the first floor. Similarly, redeveloped units on the upper floors shall also be shifted to subsequent upper floors above the existing floor.
- 4.11. Row houses (detached or semi-detached) which are a part of Housing Scheme can be considered for redevelopment, if the row house owners consent to do so.

5. Redevelopment Model

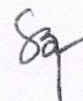
5.1. Three different models for the redevelopment of housing schemes are as follows:

- i. Redevelopment of public housing scheme by Implementing Agency on PPP mode;
- ii. Redevelopment of public housing scheme by Implementing Agency acting as developer; and
- iii. Self-redevelopment of private housing scheme by RWA.

5.2. Components of a housing scheme redevelopment.

5.2.1. Redevelopment may have the following two components:

- i. Redevelopment of dwelling units of existing housing scheme, i.e., redeveloped units.
- ii. Compensatory component (CC)



- 5.2.2. Additional to above components, project will include land and infrastructure development for the redevelopment project.
- 5.2.3. Under the policy, in cases where CC is not enough for achieving the financial viability for the redevelopment of public housing scheme, the following measures may be opted:
- i. Land use of the CC may be converted to commercial use and beneficiaries shall be provided with the redeveloped units on other identified land parcel, if redeveloped units cannot be provided at the existing site. Redevelopment for such cases shall be subject to consent of beneficiaries to shift from existing project site and approval from the Empowered Committee for land use change. On approval from Empowered Committee, permission for change in land use shall be undertaken as per the relevant sections of Madhya Pradesh Nagar Tatha Gram Nivesh Adhiniyam 1973 and amendments thereafter.
 - ii. Or the beneficiaries may be requested to contribute funds on their own. This can be done only after getting consent from the beneficiaries and approval from the Empowered Committee.

5.3. Redevelopment of existing housing scheme

- 5.3.1. Redeveloped units shall be allotted to all the existing beneficiaries.
- 5.3.2. For residential category, minimum existing approved carpet area or built-up area of the dwelling unit shall be offered to the beneficiaries for redeveloped units.
- 5.3.3. For any non-residential category (including commercial), minimum existing approved carpet area or built-up area of the dwelling unit shall be offered to the beneficiaries for redeveloped units.
- 5.3.4. Under the policy, additional built-up areas may be proposed for redeveloped units, if project location is good and redevelopment project is viable. The quantum of additional built-up area for redeveloped units shall be finalised depending upon the project specifications, financial feasibility of the project and mutual consent between the RWA and the developer.
- 5.3.5. Redeveloped units shall be handed over to the beneficiaries without any financial liability, except cases mentioned in section 5.2.3. and component mentioned in section 8.6.3.

5.4. Compensatory component (CC)

- 5.4.1. Compensatory component can be of two types:
- i. In the form of residential or commercial built-up area; or/and,
 - ii. In the form of land parcel.
- 5.4.2. Balance FAR remaining after redeveloping the existing housing units shall be developed by the developer as Compensatory component (CC).
- 5.4.3. CC shall be developed as permitted under applicable development control regulations, if not mentioned under this policy.
- 5.4.4. Developer shall be responsible for selling the CC.

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- 5.4.5. If the original lease condition allows, then the developer may sublease or sublet CCs as per applicable statutory provisions, although the ownership right of the land shall remain with the original lessee, if not transferred to the developer. However, in case the land is transferred to developer on land ownership rights or freehold basis, then the developer is free to utilise the CC as per the requirements, subject to applicable regulations.
- 5.4.6. In case CC is in form of land, then transfer of CC can be done as one parcel or multiple smaller parcels to the developer.
- 5.4.7. Developer can mortgage the whole or part of CC (Compensatory component) once it is transferred to the developer.

6. Approach

6.1. Approach to implement any redevelopment project shall include the following steps:

- i. Identification of the redevelopment project by RWA or public agency.
- ii. Getting consent from RWA for initiation of redevelopment project. If RWA is not formed, initiate process to constitute RWA.
- iii. It is to be ensured that the land on which the Housing scheme is constructed is free of all encumbrances, land rights are free hold or land ownership rights, no lease rent/development charges etc. pending against the RWA, all the taxes or fees charged by the ULB are paid up to date.
- iv. In case of private housing scheme, it is to be ensured that the scheme has been handed over to the ULB or RWA by the developer.
- v. Permission/certification from ULB regarding age of the building/its status as dilapidated building to be obtained by the RWA for initiating redevelopment process.
- vi. Preparation of pre-feasibility and detailed project report for the redevelopment project.
- vii. Getting consent from the beneficiaries for redevelopment project and its components.
- viii. Appointment of PPP developer or construction agency, if implementing agency is acting as developer.
- ix. Signing of tripartite agreement for redevelopment project.
- x. Relocation of beneficiaries by offering them transit accommodation or financial compensation equivalent to prevailing rentals in the area.
- xi. Redevelopment of existing dwelling units and transfer of part CC (if in form of land parcel).
- xii. Handing over of dwelling units to beneficiaries and transfer of complete CC.
- xiii. Development and sale of CC

7. Implementation

7.1. Process for the redevelopment of public housing scheme by implementing agency on PPP mode may be initiated by:

7.1.1. Either RWA of beneficiaries of the public housing scheme shall apply to the concerned public authority (which will act as implementing agency) or the concerned implementing agency can propose redevelopment of the eligible public housing scheme.

7.1.2. In any of the case above mentioned in section 5.1.i/ii, RWA shall pass a resolution with irrevocable approval/ consent from a minimum of 51 percent (in case of public housing) of its members, i.e., beneficiaries for the redevelopment project. This consent shall be required for initiating the project.

7.1.3. After receiving the formal consent, the concerned public authority will act as implementing agency and shall prepare the Preliminary Project Report (PPR) and decide upon the mode of development, i.e., whether implementing agency will appoint a private developer on PPP mode or act as a developer. Such proposal should then be approved by implementing agency's Board or competent Committee/ Authority. The PPR shall include the following:

- i. Consent from the RWA members.
- ii. Certificate from the competent authority, e.g., Urban Local Body, etc., in case of structure, is declared dilapidated or declaration from implementing agency that the schemes/ buildings in the scheme are proposed to be considered for redevelopment as scheme is older than 30 years along with documentation.
- iii. Detail of project site, including location, access road, existing land use, collector guideline land rates, consumed FAR, maximum permissible FAR as per applicable regulation, building height, number of floors, available parking, any other information required.
- iv. List of beneficiaries and approved carpet or built-up area.
- v. List of statutory approvals required for the project.
- vi. Cost estimates for the redevelopment of existing dwelling units with reference to the applicable PWD rates including the additional carpet or built-up area proposed for redevelopment.
- vii. Estimate for the expense to be incurred towards implementation of redevelopment project works.
- viii. Reserve price that is equivalent to the sum of the cost of the redevelopment project, statutory approval expense, transit accommodation expense (rental maximum upto three years), supervision charges (equivalent to 6 per cent of redevelopment project cost) and consultancy fee (equivalent to 3 per cent of redevelopment project cost).
- ix. Proposed built-up area or land area for CC to make the project financially viable.
- x. Any other information required.

7.1.4. In case private developer is to be appointed then implementing agency should appoint a consultant to conduct Techno-Economic Feasibility study for the project.

- 7.1.5. Implementing agency shall present the PPR and feasibility study to SLPC for its recommendation to EC's review. Further, as per EC's approval implementing agency shall move forward.
- 7.1.6. After approval from EC, implementing agency will invite e-tenders for the selection of private developer and adopt a transparent process for the award of the tender.
- 7.1.7. Bidding criteria for the selection of private developer by the implementing agency shall be maximum premium quoted by the bidder over and above the reserve price, as defined in section 7.1.3.viii.
- 7.1.8. 50% of the premium amount as defined in section 7.1.5, shall be transferred to RWA as a corpus amount for maintenance of redeveloped units and balance 50% of the premium shall be transferred to the Government agency who owns the land.
- 7.1.9. Eligibility criteria for selection the PPP developer shall be defined as per the MP Re-densification Policy 2022 and amendments thereafter. Eligibility criteria can be modified as per the tender and project requirements.
- 7.1.10. In case of single bid, negative bidding or no-bids (considering at least 2 attempts of bidding and wider publication), the implementing agency may propose to act as a developer for implementation of the project. However, if the project is not found financially viable, the beneficiaries may be requested for financial contribution. Moreover, if the project is still not viable then implementing agency shall have the right to opt-out of the said redevelopment project.
- 7.1.11. After selection of private developer, Redevelopment agreement shall be signed between the RWA, implementing agency and developer.
- 7.1.12. Preparation of DPR for redevelopment project by developer.
- 7.1.13. Beneficiaries should be appraised about the DPR and transit accommodation or rentals.
- 7.1.14. Implementing agency along with developer shall obtain all the statutory approvals related to the redevelopment project.
- 7.1.15. All the beneficiaries shall be eligible for transit accommodation or agreed rentals if required to be relocated.
- 7.1.16. After the relocation of beneficiaries, the developer must initiate the construction of redevelopment project and complete the same within the stipulated time.
- 7.1.17. As per the agreement, after completion of certain amount of construction work for the redevelopment project, the developer shall be eligible for transfer of CC equivalent to the value of work completed for redevelopment project.
- 7.1.18. Developer may request for transfer of land under CC for development and registration of units by submitting a formal written request to implementing agency, declaring quantum of work completed.
- 7.1.19. Completion certificate for units constructed under CC shall be permissible only after handing over of redeveloped units to beneficiaries and depositing the bid premium to implementing agency.

7.2. Process for the redevelopment of public housing scheme by Implementing agency acting as the developer may be initiated by:

- 7.2.1. Identification of project and getting consent from the beneficiaries shall be as per Section number 7.1.1 and 7.1.2 of this policy.
- 7.2.2. Implementing agency to prepare a Preliminary Project Report (PPR) as per the details mentioned in section 7.1.3. and should be approved by the public authority's Board or competent committee/authority.
- 7.2.3. Implementing agency shall present the PPR to SLPC for its recommendation to EC's review. Further, as per EC's approval implementing agency shall move forward.
- 7.2.4. After approval from EC, implementing agency may appoint Technical Consultant. Technical consultant's scope of work will include the following:
- i. Its scope shall include site survey, preparation of DPR, preparation of an application for obtaining statutory approvals, design, approval drawings and other related works.
 - ii. Appointment of technical consultant shall be done through e-tender on Quality cum Cost Basis (QCBS) bidding.
 - iii. The detailed scope shall be defined in the tender document.
 - iv. Following key experts should be part of the Technical Consultant: architect, planner, civil engineer, electrical engineer, structural engineer, financial expert, contract expert, and any other required technical expert.
 - v. If required, implementing agency may include construction supervision in scope of work of technical consultant.
 - vi. Implementation agency can finalise the key experts as per the requirement and project need.
- 7.2.5. DPR prepared should be apprised to beneficiaries to finalise the project components and transit accommodation or rentals.
- 7.2.6. Implementing agency will be acting as developer, therefore, it shall be responsible for taking all the statutory approvals related to the redevelopment of existing housing and CC.
- 7.2.7. Implementing agency to appoint the construction agency for implementation and construction or redevelopment project.
- 7.2.8. Beneficiaries shall be relocated to transit accommodation or shall be provided rentals.
- 7.2.9. Implementing agency shall initiate the construction for the redevelopment of existing units, immediately after the relocation of beneficiaries.
- 7.3. Process for the Self-redevelopment of private housing scheme by RWA**
- 7.3.1. Under the policy, private housing schemes are allowed for self-redevelopment through appointment of a private developer or construction agency, if project is eligible as per the conditions mentioned in section 4.

- 7.3.2. For any redevelopment project to be considered under this policy, RWA members shall have to pass a resolution with irrevocable approval/ consent from a minimum of 65 per cent of its members, i.e., beneficiaries for a redevelopment project.
- 7.3.3. Private developer and RWA of the private housing schemes shall execute and sign redevelopment agreement for such redevelopment project.
- 7.3.4. In such case, redevelopment project should be developed at the existing housing scheme site (project land area can increase or decrease, if consent given by RWA members) and all the beneficiaries should be allotted redeveloped units in proposed redevelopment project. RWA shall be responsible to monitor that the beneficiaries are handed over the redeveloped units by the developer as per the agreed terms and conditions.
- 7.3.5. All other steps shall be followed as per the policy or as per the redevelopment agreement signed between RWA and the private developer.
- 7.3.6. RWA shall be responsible for safeguarding the interest of beneficiaries and monitor that the redevelopment project is implemented as per the terms agreed in the redevelopment agreement.
- 7.3.7. Financing through the bank may be opted, if required by RWA.

8. General Provisions

8.1. Timelines

- 8.1.1. It is suggested that implementing agency shall appoint a private developer or construction agency within a period of 12 months from the date of receiving consent from RWA/resident society.
- 8.1.2. Redeveloped units should be handed over to beneficiaries within 36 months from the date of relocation of beneficiaries.
- 8.1.3. Allow private player to withdraw from the project after mutual consent with implementing agency and RWA, in case approvals are not in place or the land is not handed over for construction of redeveloped units within 12 months from the date of appointment.

8.2. Transit Accommodation

- 8.2.1. Transit accommodation is to be provided to the beneficiaries after obtaining statutory approvals, till the handing over of redeveloped units.
- 8.2.2. Rent can also be provided which should be equivalent to the prevailing rental in the said housing scheme or as mutually decided between the RWA and the developer. The rentals shall be payable till the completion and handing over of the redeveloped units to the beneficiaries.
- 8.2.3. The cost of transit accommodation or rental will be borne by the developer.
- 8.2.4. Relocation can be done in a phased manner.
- 8.2.5. If there is delay in handing over of the redeveloped units then penalty shall be levied on a party responsible, as agreed in the signed agreement.

8.3. Statutory Approvals and Taxations



8.3.1. Agency owning the housing scheme land shall be responsible for statutory approvals for redevelopment project. Developer shall be responsible for statutory of CC.

8.3.2. Redevelopment project to be registered with RERA.

8.3.3. All the requisite statutory approvals to be taken up before relocation of the beneficiaries.

8.3.4. Implementing agency will support the private developer in taking the statutory approvals.

8.3.5. Redevelopment cess at the rate of 7% shall be levied on the additional FAR utilised over and above the permissible FAR for the redevelopment project. [Redevelopment Cess = Additional FAR utilised x land area (in mts) x applicable collector guideline rate (Rs/sqmts) x 7%]

8.3.6. Government departments like, ULBs, T&CP, Revenue, Commercial Tax, etc., should make necessary provisions for providing statutory approval and taxation for redevelopment projects as per this policy.

8.4. Operation & Maintenance (O & M)

8.4.1. O & M for redeveloped units will be in the scope of the developer for a suitable period, which shall be agreed by the RWA from the day of obtaining the completion certificate. Thereafter, it will be handed over to the RWA. Activities under O & M shall have to be defined in the tender document and agreement.

8.4.2. Maintenance deposits will be charged from all the beneficiaries at the time of handing over the possession.

8.4.3. Defect liability period for structural stability will be for minimum 05 years for redeveloped units offered to implementing agency.

8.5. Redevelopment Agreement should include the following:

- a) Detailed construction specifications, project cost along with project construction timelines and date for handing over of redeveloped units to beneficiaries.
- b) Details of redeveloped units and relocation plan to be given to beneficiaries.
- c) Performance Guarantee (minimum 5% of the bid price).
- d) Security deposit for liquidated damage.
- e) Penalties shall be defined as per the standard tender documents or higher, as agreed.

8.6. Measures to be taken for improving the feasibility of redevelopment projects

8.6.1. Under this policy, it is proposed that single window fast track approvals will be granted by MPHIDB / ULB / UDA / T&CP / concerned authority.

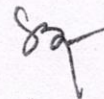
8.6.2. The project may be exempted from the applicable one time municipal and revenue charges for redevelopment project and CC.

8.6.3. A registered possession certificate to be issued to all beneficiary mentioned in the redevelopment agreement for each redeveloped unit at a nominal price of INR 1000 per certificate. However, stamp duty for registry of additional area for redeveloped

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unit and saleable units constructed on CC shall be done as per the applicable state regulations.

- 8.6.4. Under this policy, if the land used for Redevelopment Project is lease hold land, and the Development Agreement is signed between the RWA and the Implementing Agency under this Policy, the Implementing Agency/Developer shall apply to the concerned Tehsildar for changing the status of Land from Leasehold to Freehold land in the ownership of the RWA. In such conditions no prescribed fee shall be payable for conversion of leasehold land to freehold land. In this regard necessary changes are to be made in Nazul Niwartaan Nirdesh.
- 8.6.5. Stamp duty to be exempted for redeveloped units of redevelopment projects.
- 8.6.6. For the Projects undertaken under Redevelopment Policy, the Developer shall be exempted from the obligation of construction of EWS units/LIG units/Payment of Shelter Fee and Depositing Bank Guarantee, which are essential under Rule Nos. 10 and 13 of Madhya Pradesh Nagar Palika (Colony Development) Rule, 2021. In this regard necessary changes are to be made in the Madhya Pradesh Bhoomi Vikas Niyam 2012 and in Development Plans.
- 8.6.7. No charges or duty shall be levied on transfer of redeveloped units to the beneficiaries and shared spaces to the RWA.
- 8.6.8. For the Projects undertaken under this Policy, the 5% stamp duty chargeable on developer against sale of compensatory components (whether in form of built-up area or plot) shall be charged @0.25%; in this regard necessary provisions are to be made in the Indian Stamp Act.
- 8.6.9. Measures proposed for FAR, ground coverage and commercial use for redevelopment projects & CC shall be amended / incorporated in the M.P. Bhoomi Vikas Niyam 2012 and applicable Development plans. Following are the proposed measures:
- i. For eligible projects as per section 4.1, 4.2 and 4.3 under redevelopment policy, the incentivised FAR shall be allowed as additional 0.50 FAR over and above the permissible FAR as per table 4 & 5 of rule 42 MP Bhoomi Vikas Niyam 2012.
 - ii. For redevelopment project permissible ground coverage shall be 40% of the plot area.
 - iii. Up to 7.5 per cent of maximum built-up area shall be permissible as commercial space for convenient shopping.
 - iv. In case, it is found that, to make a redevelopment project financially viable, it is essential to construct commercial space more than the permissible commercial area i.e., 7.5% of the total built up area, the implementing agency shall have to seek permission from Empowered Committee by submitting a feasibility report containing the practical implications of the proposal on surrounding infrastructure & development and consent of the beneficiaries to relocate from the said land parcel. On approval from Empowered Committee, permission for change in land use shall be undertaken as per the relevant sections of Madhya Pradesh Nagar Tatha Gram Nivesh Adhiniyam 1973 and amendments thereafter.



- 8.7. Implementing agency should prepare a project completion report which shall include the summary of the project, total expenditure and receipts, overall return, timelines, sale of CC, issues faced in implementation, learnings, etc. If found necessary, this report may be used by State Level Project Committee for amending the policy.
- 8.8. The developer can choose any appropriate construction technology for the project. However, it should be certified by the implementing agency.
- 8.9. The expenditure on all internal development works for civic and social infrastructure will be borne by the developer.
- 8.10. Roof Top Solar installation maybe done in maximum viable roof area with grid connection.
- 8.11. Use of LED lighting in internal as well as external fixtures is mandatory.

9. Planning Norms and design considerations

- 9.1. FAR shall be applicable on the total plot area.
- 9.2. Two or more adjoining and contiguous housing schemes can be clubbed together and considered as one redevelopment project, if individual housing schemes are eligible for redevelopment as per the section 4.1 and 4.2 of this policy. Further, consent from the RWA of each individual housing scheme is mandatory to club as one redevelopment project.
- 9.3. The road network, open area and other amenities in the existing housing scheme proposed for redevelopment may be replanned. However, the major public coordination roads shall have to be maintained.
- 9.4. Development of CC shall be done as per the prevailing planning norms of the State Government and/or Bhumi Vikas Niyam, 2012, if not defined in this policy.
- 9.5. Barrier free and children friendly design maybe incorporated for redevelopment project.
- 9.6. All design provisions shall be made for differently abled persons, like, ramps, handrails parking for differently abled persons, etc.
- 9.7. Fire safety provisions shall be made as per the applicable rules.
- 9.8. Regular fire and lift audits shall be done.

10. Beneficiaries and Allotment

- 10.1. Beneficiaries shall be as defined in section 3.5.
- 10.2. Beneficiaries should not have any outstanding dues to the implementing agency at the time of getting possession.
- 10.3. In the case of public housing scheme, redeveloped units will be allotted under the supervision of implementing agency as per guiding principles followed for allotment by implementing agency or as agreed in the redevelopment agreement.

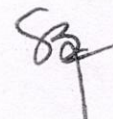
11. Role of Resident Welfare Association

- 11.1. RWA shall initiate the process of redevelopment through consent of its members.

- 11.2. RWA may appoint a Project Management Consultant (PMC) to prepare the feasibility report for the proposed redevelopment project. RWA may submit the same to implementing agency for ready reference.
- 11.3. Consent of the RWA members shall be taken through physical or online presence in the meeting organised for decision on redevelopment. RWA to make sure that response from all the members is received whether in favour or otherwise.
- 11.4. All the RWA member shall be present in the decision-making meetings of RWA for redevelopment project. Minutes of all such meetings should be recorded.
- 11.5. RWA shall regularly disseminate all the details, information, meeting schedules, minutes and project progress regarding the redevelopment project to all its members.
- 11.6. RWA shall prepare standard procedure for selection of the developer or contractor and present the same to its members for approval.
- 11.7. RWA shall appoint the developer or contractor as per the standard selection procedure framed. RWA to make sure transparency in complete selection procedure.
- 11.8. RWA can make representation about any issue or suggestion or concern to the implementing agency anytime during the complete project implementation period.
- 11.9. RWA shall extend its support to implementing agency or private developer for conducting consultation sessions with its members.
- 11.10. RWA shall make available all the required documentation for the existing project.
- 11.11. RWA shall give consent to implementing agency / PPP developer / private developer for sale of units or land from land under its ownership.

12. Other guidelines

- 12.1. Monitoring of the redevelopment project to be done by the implementing agency and the same shall be updated to RWA regularly.
- 12.2. In case, RWA does not exist in the redevelopment project, then the same shall be constituted and registered before initiating the redevelopment project.
- 12.3. Audio video recording shall be done for the first meeting in which decision on redevelopment is to be taken. A copy of audio video recording and documentation is required to be submitted to concerned ULB.
- 12.4. Repair work shall not be allowed under this policy.
- 12.5. Registration of new RWA shall be done as per the MP RWA Policy 2020 or MP Prakoshth Niyam 2019.
- 12.6. MP Government Agencies/Institutions undertaking Projects under Redevelopment Policy shall have to submit the proposals of such Projects to Empowered Committee for seeking their approval.
- 12.7. MP Government Agencies/Institutions shall not undertake Redevelopment Project of Private Housing Societies.



13. Institutional Framework

13.1. Urban Development and Housing Department (UDHD) will be the nodal department at State Level.

13.2. Empowered Committee (EC)

13.2.1. The Empowered Committee shall be headed by the Chief Secretary, Government of Madhya Pradesh. The Committee shall have the below-mentioned officers as its members:

1.	Principal Secretary, Government of MP, Revenue Department	Member
2.	Principal Secretary, Government of MP, Public Works Department	Member
3.	Principal Secretary, Government of MP, Public Asset Management	Member
4.	Principal Secretary, Government of MP, Finance Department	Member
5.	Principal Secretary, Government of MP, Law and Legislative Affairs Department	Member
6.	Principal Secretary, Government of MP, Urban Development and Housing Department	Convenor Secretary
7.	Principal Secretary, Government of MP, Co-operative Department	Member
8.	Director General, EPCO	Member
9.	Head of the Implementing Agency	Member

13.2.2. The Empowered Committee shall approve or reject the request made by implementing agency.

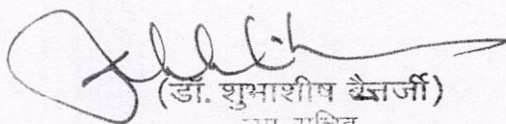
13.3. State Level Project Committee (SLPC)

13.3.1. State Level Project Committee shall be constituted under the chairmanship of the Principal Secretary of the Urban Development and Housing Department (UDHD) to supervise, monitor and issue direction regarding implementation or clarifications of the Policy. Following officers shall be the members of the committee:

1.	Director, Town and Country Planning Department	Member
2.	Concerned District Collector	Member
3.	Concerned Commissioner of Urban Local Body / CEO, Urban Development Authority	Member
4.	Executive Director, EPCO	Member
5.	Registrar, Department of Cooperative society	Member
6.	Officers not below the rank of Superintendent Engineer or equivalent of the implementing agency	Convenor Member

13.3.2. The SLPC can issue directions or instruct the implementation agency for reconsideration of the agency's decision.

13.3.3. For land use change permission or to avail any additional relaxations beyond this policy, proposal for redevelopment projects (only in case of public housing) shall be presented by Implementing agency to the SLPC for its approval. If the request is found to be appropriate, then SLPC may recommend the proposal to Empowered Committee for seeking its decision.


(डा. शुभाशीष वर्मा)
उप सचिव

मध्य प्रदेश शासन
नगरीय विकास एवं अल्पसंख्यक विभाग

