

**MADHYA PRADESH
REAL ESTATE POLICY-2019**

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Abbreviations

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| AIGGPA | : Atal Bihari Vajpayee Institute of Good Governance and Policy Analysis |
| ALPASS | : Automated Layout Process Approval and Scrutiny System |
| BIM | : Building Information Modeling |
| BRTS | : Bus Rapid Transit System |
| CBD | : Central Business District |
| CMOs | : Chief Municipal Officers |
| CREDAI | : The Confederation of Real Estate Developers Association of India |
| CUG | : Centre for Urban Governance |
| DCR | : Development Control Regulations |
| DPC | : District Planning Committee |
| DUA&D | : Directorate of Urban Administration & Development |
| ETF | : Exchange traded fund |
| EWS/LIG | : Economically Weaker Section/ Lower Income Group |
| FAR | : Floor Area Ratio |
| FDI | : Foreign Direct Investment |
| GIS | : Geographic Information System |
| GST | : Goods and Services Tax |
| HRD | : Human Resource Development |
| MPC | : Metropolitan Planning committees |
| MPEB | : Madhya Pradesh Electricity Board |
| MPHIDB | : Madhya Pradesh Housing & Infrastructure Development Board |
| MPLRC | : Madhya Pradesh Land Revenue Code |
| MRTS | : Mass Rapid Transit System |
| PPP | : Public Private Partnership |
| REIT | : Real Estate Investment Trust |
| RERA | : Real Estate Regulatory Authority |
| SM-RE@di | : Smart MP Real Estate Digital Infrastructure |
| SPV | : Special Purpose Vehicle |
| T&CP | : Town & Country Planning |
| T.D.R. | : Transferable Development Rights |
| TDM | : Travel Demand Management |
| TOD | : Transit Oriented Development |
| UD&HD | : Urban Development and Housing Department, Government of Madhya Pradesh |
| ULBs | : Urban Local Bodies |
| VGF | : Viability Gap Funding |

Madhya Pradesh Real Estate Policy, 2019

1. INTRODUCTION

1.1. A seamlessly regulated and functional real estate sector is a potential game-changer for realizing the dream of building towns and cities of the future. A planned and aesthetically built environment can contribute to the economic and social wellbeing of not just the present owners and users but also to meet needs and changing requirements of future generations.

1.2. A comprehensive policy for the real estate sector can become one of the major building blocks for the growth of the urban economy in the state. It can help reduce economic costs through reduced transaction time, attract new investments and address issues of equity and employment. An easy to understand and implementable policy for the sector can bring in clarity in the roles played by various stakeholders, forge partnerships and protect the interests of the weaker sections.

1.3. The Urban Development and Housing Department, Government of Madhya Pradesh, (UD&HD) for the first time, has therefore formulated a comprehensive strategy for the development and regulation of the real estate sector in the state. The policy seeks to facilitate the process as well as protect and promote the stakeholder interest. The stakeholders here include the landowner who is required to divest his land in favor of real estate development, the end-user, who is either an owner or an occupant or both. In addition, there are others: the developer-investor, state government's departments and agencies, with either regulatory or service-provisioning role or both; and professionals like city planner and architects. Lastly there is the Urban Local Body, which shall have a continuing and enduring association with the property, for its maintenance and in times to come, its renewal.

1.4. The last occasion when the state government came out with a policy instrument for the sector was through the Housing and Habitat Policy 2007, whose focus was mainly on the housing sector. Since then a large number of initiatives have been introduced by the state government in response to the challenges of urban renewal and rapid urbanization, including the establishment of the Real Estate Regulatory Authority (RERA). This policy tries to take these into account and address issues and challenges which confront the real estate sector in a more comprehensive manner.

1.5. The policy envisages simplification of procedures under various acts, rules and regulations implemented by different departments of the state government and their agencies. It proposes integration of workflow for the stakeholders and promotes citizen-friendly decision making by bringing in digital technology applications. Thereby, it seeks to bring in greater clarity, transparency and accountability in the roles and functions of all the stakeholders. It also hopes to help achieve higher levels of satisfaction for developers and investors on the one hand and for the buyer and end-user on the other.

1.6. Cities world over are assessed for their livability and sustainability in terms of the quality of both the built and the social environments they provide for all citizens, irrespective of their economic or social strata. In the next few decades Madhya Pradesh shall witness unprecedented expansion of populations that shall live and work in its towns and cities. **This forward looking policy for the real estate sector is intended to achieve a happy and fulfilling environment for citizens to live and work of in cities and towns of Madhya Pradesh.**

2 NEED FOR THE REAL ESTATE POLICY, 2019

2.1. With the passage of time, the concept and meaning of what constitutes the real estate sector have undergone lot of changes. The role of the private sector, especially commercial developers, has gone through massive transformation, be it for residential, commercial (including industry, business, warehousing etc.) or for infrastructure in education and health sectors. Today, a developer addresses these requirements largely through composite or integrated projects, making the real estate sector a principal building block for planned urban development.

2.2. The slow-down of the past few years has adversely impacted timely completion of ongoing projects, leading to increased inventories and resulted in a smaller number of new project launches. All these clearly point to the need for a relook at the larger policy and implementation environment for the sector.

2.3. A comprehensive policy for the real estate sector has, therefore, become a need felt by the state government and other principal stakeholders which include developers and builders, both in the private and public sectors, town planners and architects, local governments, and most importantly the citizen, who shall own, occupy and utilize the built environment.

3. POLICY OBJECTIVES

The Real Estate Policy envisions bringing in path breaking initiatives for the sector with the following objectives:

3.1. Achieving simplification and streamlining of permissions and clearances by the designated regulatory and service-provisioning departments/agencies;

3.2. Enhancing ease of doing business by reducing transaction time and costs;

3.3. Improving transparency in decision making and accountability in execution;

3.4. Attracting new investments and expanding employment; and

3.5. Contributing to growth of planned neighborhoods and livable cities.

4. Modifications and Innovations

The policy proposes a large number of measures for strengthening, simplifying and de-mystifying development of the real estate sector in the State. These measures are grouped under separate sections

which follow herewith.

5. Planning and Land Management

Real estate thrives on immovable assets created on land, which is scarce and valuable. To ensure sustained and planned growth of the sector, measures for increasing land use efficiency, maintaining a balance between competing requirements, and for the protection of the existing green spaces as well as developing new open and green spaces shall be implemented.

5.1 Development Plan

A Development Plan is a vital document in envisaging the planned development of a designated area, enforced through legal and regulatory measures. However, development norms in different cities can result in lack of clarity in the minds of investors and purchasers as well as pose a challenge for enforcement agencies. Development Plans shall, therefore, be prepared, bearing in mind factors such as optimizing land use between competing interests, paying attention to the protection of inherent character of a city through sustainable development, and by demand through participatory planning.

5.2 Formulation of Town Development Schemes

Development Authorities and Urban Local Bodies in the State shall implement Town Development Schemes(TDS), by ensuring that the accompanying infrastructure is in place, albeit in a phased manner and adhering to the timelines notified for the purpose. New and prospective areas within a town development scheme shall be clearly indicated in all Development Plans. To initiate development of an area covered in TDS, Development Authorities//local bodies/other agencies shall be empowered for ensuring speedy execution of schemes.

5.3 Achieving Required/Optimum Densities Earmarked in Development Plans

The densities earmarked in the development plan are left unutilized, leading to unnecessarily excessive horizontal spread, putting additional pressure on infrastructure. Therefore, to help realise optimum densities, providing incentives to the developer by way of higher FAR in areas which can sustain higher densities shall be considered. These areas shall be identified and marked on the development plan, basing it on land suitability analysis. TOD and TDR mechanism shall be utilized for this purpose.

5.4 Preventing Illegal Colonization

To curb illegal colonization, an online lineage legacy shall be made available. This shall discourage fraudulent practices in land transactions. Registration of sale and purchase shall be linked to the concerned databases. Any disputes and encumbrances shall also be linked using block-chain technology. Smaller areas shall be permitted to be registered under planned colony development.

5.5 Development of Alternative Models for Land Acquisition

Alternative land development models such as land pooling shall be promoted to benefit the landowners. A transparent mechanism for valuation of land, contribution of landowners and time

bound execution of schemes shall be the hallmark of the new policy.

5.6 Ensure Utilisation of Undeveloped and Under-Developed Land Parcels through Land Monetisation

There are many underused and unused land parcels which are controlled by various agencies and departments. Such land parcels shall be identified and earmarked in development plans and made available for development. Urban re-densification and urban renewal schemes shall be promoted for optimizing land use, with economic returns, employment generation and for raising additional resources.

5.7 Large-Scale Developments/ Special Townships

To accommodate large urban population development of large townships which are self-sufficient in terms of infrastructure and services shall be promoted. The schemes of this nature, due to their complexity and scale, have suffered inordinate delays in getting approvals. Within the Development Plan area, to expedite the implementation of such mega-projects, exemption from 'change in land use' shall be given for PSP purposes, particularly educational and health related institutions as these are the nucleus of social infrastructure. The regulatory and governance aspects, particularly parking and waste disposal, of such developments shall be studied for effective post-construction management.

6. DEVELOPMENT CONTROL REGULATIONS AND BUILDING BYELAWS

Development control regulations and building bye-laws shall be rationalized as follows.

6.1 Reduction in base FAR

To create a demand for higher FAR and to mobilize and harness the potential of the TDR policy, the base FAR shall be reduced.

6.2 Risk Based Classification of Building Permissions

The provisions have already been introduced for fast-tracking building permission procedures based on risk parameters/ risk-based classification and Number of clearances/NOCs required to be obtained have been reduced from 27 to 5.

6.3 The local bodies in consultation with all parastatal bodies involved, shall identify risk-based classification of residential, industrial, commercial, institutional buildings etc. and prepare risk-based matrix as per the National Building Code. Green belts as open spaces.

Green belt areas within project limits shall be considered as open spaces. This shall provide greater flexibility to the developer for realising the actual potential of the land. The utilities (such as overhead tanks, STPs and electrical transformer) shall not be permitted on designated open spaces, since these areas are off-limits for citizen use. It will be ensured that no built-up shall, be allowed in the open spaces in contravention of Bhumi Vikas Niyam, 2012.

In order to promote green development, the landowners will be incentivized through Green FAR or TDR benefits.

6.4 Community spaces

Community spaces such as Club areas, religious spaces and other community spaces within a colony shall be re-defined in the Bhumi Vikas Niyam 2012, based on an optimum percentage with respect to the scale of the project/land area.

6.5 Commercial activities/convenience shopping

The provision for commercial activities/convenience shopping in residential layouts shall be clearly defined to suit the convenience of residents and provide formal commercial/convenience shopping for residents.

6.6 Construction of EWS within projects

Construction of compulsory minimum EWS shall be allowed within a certain radius of the proposed project, or an option shall be provided to the developer to deposit money in lieu of EWS houses.

6.7 Unified rules for construction of EWS/LIG units

There shall be unification of rules for construction of EWS/LIG units in local bodies to ensure balanced development of such units in rural as well as urban areas.

6.8 Revision in Fee Calculation on for modifications of approved layouts

Bhumi Vikas rules shall be amended, and fee calculations shall be done only on the area where there is deviation from the approved layout, thereby minimizing the expenditure to be incurred on the change of layout caused due to market exigencies.

6.9 Promotion of Form-Based Codes and barrier free designs

Form Based Codes shall be incorporated in Development Control Regulations to promote planned development and creating areas having a distinct identity. Developers shall be encouraged to include form based codes and barrier free designs in the project layouts.

7. STANDARDIZATION OF DEFINITIONS

The definitions pertaining to project layouts, area statements and estimations etc. shall be standardized to avoid conflicting and contradictory interpretations. The definitions which have been provided in the Real Estate (Regulation and Development) Act, 2016, shall be followed.

8. ZONAL LEVEL PLANNING THROUGH DEVELOPMENT PLANS

To handhold the local bodies in preparation of Zonal Plans, the Development Plans shall be digitized and detailed with modern GIS based platforms. It shall make land use details, including the digital certificate, available online.

9. COMMERCIAL AREAS AND MIXED LAND USE ALONG GROWTH CORRIDORS

Mixed land use shall be provided in Development Plans based on identified growth corridors and minimum road width/Right of Way (ROW) to ensure planned provisions for commercial activities without encumbrance to adjoining areas.

10. REDEVELOPMENT IN CITIES

10.1. For dilapidated and unsafe structures in cities, which can prove hazardous to citizens, a clear guideline for redevelopment of such old properties/ housing units/redundant commercial centers shall be formulated with due consent and consideration to the aspirations of the members of housing societies.

10.2. The state government shall **endeavor to** formulate a policy for conservation, preservation and re-development of the heritage buildings and heritage areas.

11. FRINGE AREA DEVELOPMENT

11.1 Planned development of peri-urban areas and development of satellite towns

To ensure planned development in satellite towns and areas which are at the cusp of urban and rural continuums, the state shall formulate norms for their development. The objective shall be to check development in such areas so that their inclusion within the urban area later is facilitative without additional stress on urban infrastructure.

11.2 Earmarking FAR free zones

FAR free zones shall be created within the planning area on periphery to attract investment for commercial activities like entertainment hubs, IT parks etc. thereby creating employment opportunities in the state. However, provision of adequate infrastructure, parking and waste disposal will be required to be incorporated in the building plans.

11.3 Development control regulations for rural areas

At present the Bhumi Vikas Niyam 2012 are not applicable to the rural areas, which leads to unplanned growth. Measures to extend and enforce development control regulations to rural areas shall be considered.

11.4 Metropolitan Planning

Metropolitan Planning shall be constituted for the first time under the relevant provisions of the 74th Amendment to the Constitution. All cities with million plus population shall have Metropolitan Planning Committees (MPC) and they shall prepare regional plans articulating a vision and a strategy for the integrated and coordinated development of the metropolitan areas. The MPCs shall have a Metropolitan Region Development Authority (MRDA) to act as its implementation arm. The tasks assigned to the MPC and MRDA shall include raising finance for infrastructure development including creating seamless, multi-modal transport and transit infrastructure.

12. PROMOTION OF TRANSFER OF DEVELOPMENT RIGHTS (TDR)

To promote TDR, alternative channels for buying additional FAR from the market shall be explored. The designating donor and corresponding recipient areas shall be decided on the basis of the overall Development Plan/Master Plan of the city and existing byelaws shall be amended for reduction in base

FAR.

13. PROCEDURAL SIMPLIFICATION AND STREAMLINING

A number of mandatory clearances are needed for any given development/infrastructure project which can result in delays and cost escalation. Money value of time as a concept needs to be promoted. Simplification of procedures for permissions and document filing can help promote the establishment of an efficient fast-growing business environment.

13.1 Standardization of Procedures

13.1.1 One State One Registration

A colonizer shall be required to register only once for work within the state , with provision for renewal every five years. The registration shall be delinked from a specific project and be in the nature of professional registration.

13.1.2 Seamless integration of Registration/ Mutation

Registration of the property with Registration and Stamps Department and subsequent mutation with the Revenue Department shall be seamlessly integrated with the Municipal Bodies for property tax collection Use of block-chain technology, employed even prior to registration shall ensure creation of a log of all transactions and disputes relating to a given property.

13.1.3 Nazul NOC waiver

With digitized and GIS based development plans/maps, the requirement of Nazul NOC shall be dispensed with.

13.1.4 Composite Land Use Certificate

Form P-II shall be provided as a composite document of ownership as well as land use details. No further land use certification shall be required from T&CP department. This shall be facilitated through the online composite portal.

13.1.5 Waiving off of dual 'Shelter Tax'

ULBs currently take shelter tax against the built-up area for any development within and outside the project premises. Based on project size and area, the developer is mandated to construct EWS/LIG units and also deposit tax in lieu of construction of EWS housing which is also termed as shelter tax. This duality in shelter tax shall be rationalised for the developers to pay it only once.

13.1.6 Issuance of Completion Certificate

It shall be ensured that the residential or commercial schemes are approved in a phased manner (based on stages of construction) wherein building permits and development permits will be granted in phases as mentioned in Bhumi Vikas Niyam 2012 and provided for in the RERA Act. However, it would be necessary for each phase to be geographically contiguous and to be self-contained in terms of basic infrastructure. Common OHTs, STPs, and transformers would have to be included in the initial phase. Necessary amendments in the Colonizer Ragistrikaran Nirbandhan Tatha Shartein, 1998 and M.P. Gram Panchayat

(Colony ka Vikas) Niyam, 2014 shall be done.

Local bodies shall also be mandated to issue completion certificate phase-wise within a stipulated time frame. The procedure and format for application for completion certificate, as well as for issue of certificate shall be standardised, simplified, rationalised, and made transparent. Efforts shall be made to co-ordinate with Rural Development Department for peri-urban areas.

13.2. Self-approval and Certification by Registered Professionals cum Self-declaration by Landowner/Developer for Project Approval

13.2.1. Instant/Deemed Sanctioning of permissions

Powers for sanctioning, planning and building permission for structures up to a certain height and area shall be delegated to competent professionals as per competencies mentioned in Bhumi Vikas Niyam 2012. This relaxation, however, shall not extend to 'projects' as defined in the RERA Act. Such professionals shall be empaneled at the district level and their particulars made available online.

14. DIGITAL INFRASTRUCTURE FOR REAL ESTATE TO SIMPLIFY PROCESS FLOW THROUGH SM-RE@di (SMART MP REAL ESTATE DIGITAL INFRASTRUCTURE) TECHNOLOGICAL FRAMEWORK

Digital Real Estate along with emerging technological implementations is the key in creating the synergy between current e-Governance applications and citizens promoting less government interface and more governance through digital channels. SM-RE@di, envisions objective of "Technologically assisted digital services in Real Estate domain from land ownership to financial digital asset ownership enabling virtualization of operational processes to *Smart Real Estate*.

14.1 Digital environment and promoting digital principles in real estate

The main design principles of the Digital Real Estate Infrastructure befitting all stakeholders of Real Estate shall be based on the principles of accessibility, result driven process, automation, security, standardization and inter-operability, integration elasticity, reusability with technological independence.

14.2 Single Composite Portal

The existing portals of various concerned departments are disaggregated with no interoperable linkages. To smoothen the process flow from inception to completion of a project, assimilation and streamlining shall be done through "SM-RE@di". This interface will build "a connect" between different stakeholders including beneficiaries, private players/ developers, government agencies and departments (T&CP, Housing Board, Development Authorities etc.) and Town & Municipal Administration. Currently, a variety of online application systems are functioning in various departments in isolation. Interoperability of such portals shall be done so that development permits and approvals maybe given in a consolidated manner. SM-RE@di shall help create an integrated platform in conjunction with current e-Governance systems ABPASS, ALPASS and others at District, Tehsil, Panchayat and State levels.

14.3 Paperless working

In order to bring forth transparency and ease of functioning, with due diligence to environmental and sustainability concerns, the departments involved in real estate development shall have an e-office system to promote paperless methodology.

14.4 Open Data standards

This shall be done for Real Estate databases to enable data sharing and interoperability between concerned departments and their portals.

14.5 Creation of a e-Property Id for Lineage Legacy of Land

Clarity of land area and land title is an issue seen at the time of project commencement. Many disputes arise at the time of mutation as the revenue records do not match with the T&CP records. Creation of a property ID shall help in defining lineage of property and ownership title. All the transactions/documents of the property shall be digitized over a unique secured technology and Aadhaar linked e-Property Card ("my land my right") which becomes the single source of truth and fundamental asset/block to get any further e-documents, certificates, approvals to achieve the goal of social inclusion with digital workflow supporting implementation plans like one state one registration.

14.6 Real Time Status Monitoring

The approval process will be attached to the real time system to monitor all projects and their status. There shall be a unified system and approval will be considered sanctioned as 'deemed to be permitted' in case of non-adherence to time limit by a government department.

14.7 One Property one payment

SM-RE@di shall enable single e-payment for consolidated taxes/charges on the basis of e-PropertyCard/Id to remove duplication of taxes.

14.8 e-Project/Property Verification

SM-RE@di shall enable e-verification service to help individual/Institutional investors for due-diligence while buying, investing in property.

14.9 Dedicated e-Dashboard for Affordable Housing Industry

SM-RE@di shall enable e-Dashboard and e-registration system for developers to see and register affordable housing projects. The information on available affordable housing stock shall also be shared public domain for greater accessibility to such units.

14.10 e-Services for Subscription/Shared/Rental real estate

A feasibility study of e-services for simplifying rental procedures and creating rental/shared/subscription real estate guidelines for the citizens and investors and curb fraudulent market practices shall be taken up.

14.11 e-Rojgar dashboard for employment in Real Estate

SM-RE@di shall enable e-Rojgar dashboard supporting developers to train and reach out to manpower via ITIs, Vocational Training centers and Local bodies over digital communications channels.

14.12 e-Dashboards and e-Help Desk

SM-RE@di shall enable e-Dashboards consolidating all the data from various departments and their procedures for transparency in governance and for any grievance redressal through real time technology assisted e-Help Desk.

14.13 Encourage start-ups with Centre of excellence

SM-RE@di shall support ecosystem of startups with Digital Real Estate with help of real estate professionals, developers to regularly meet and contribute in the ecosystem.

14.14 PropTech Sandbox

SM-RE@di shall and encourage Prop-Tech companies/startups by providing Prop-Tech Sandbox similar to Fin-Tech industry.

15. AFFORDABLE HOUSING

The need for affordable housing has increased due to transforming socio-economic landscape (i.e. rising middle class). With infrastructure status being accorded to affordable housing, affordable housing has emerged as key opportunity for the real estate sector.

15.1 Marketable land for Affordable housing

Rising population density and rapid urbanization has created shortage of affordable land parcels. To cater to the dearth of marketable land parcels for affordable housing, consolidation of land parcels shall be done by earmarking areas, promoting inclusive zoning and an equitable lifestyle in the development plans.

15.2 Relaxation and Incentives in Regulatory Procedures

15.2.1 Reduced/Exemption of fees

Affordable housing schemes by private developers shall be incentivized by reducing or waiving altogether the fee payable as development charges/permission fees/registration charges for obtaining planning and building permits for the affordable housing sectors in projects.

15.2.2 Density Bonus

Developers shall be considered for a density bonus in the form of increased FAR in specific residential/commercial and activity based central areas in cities in return for contribution for EWS/LIG beyond mandatory provisions.

15.2.3 Expedited Permissions/ fast-track approvals

Departments shall expedite the permission process for self-declared/certified affordable housing projects within 15 days if all requisite documents fulfill the necessary requirements to build a project.

15.2.4 Consortium of Developer

Department shall encourage small real estate developers to participate collectively in large-scale affordable and other housing projects. The consortium so formed shall be mandated to be master developer. Such aggregator roles may also be taken up by development authorities and Housing Board.

15.2.5 Planning for upgrading facilities in Slums/Squatter settlements

Guidelines shall be devised to ensure proper planning for the upgradation, development and resettlement of slums in urban areas with the underpinnings of liveability and affordability.

15.3 Rental Housing

To cater to the aspirations and requirements of different social groups (students, working women, site workers etc.), need based rental housing at affordable prices shall be encouraged for all sections of society, in sync with the National Urban Rental Housing Policy 2015.

15.4 Development of Studio Apartments

The state shall promote and incentivize construction of micro apartments (units design should be 'space effective and affordable') in high-density and prospective high rental zones like educational/institutional areas, industry hubs etc.

15.5 Advanced Architectural Concepts and Building Construction Technology

15.5.1 Encouraging professionals for competitive designs

Architects and engineers shall be engaged and encouraged to evolve strategies and innovative designs for better livability in affordable housing market.

15.5.2 Green and local construction material

The use of green building and local construction building materials shall be promoted, with a focus on energy and water conservation. Resource Centres shall be empaneled to develop training programs customized for such initiatives.

15.5.3 Prefabricated construction materials

The state shall boost usage of prefabricated construction techniques to facilitate rapid execution and reduction in project costs, without comprising quality and aesthetics.

16. SPECIAL PROVISIONS AND EXEMPTIONS TO FACILITATE REAL ESTATE

16.1 Minimum Land Requirement in Residential Schemes

The present requirement of a minimum of 2 ha of land for sanctioning a housing scheme shall be reduced further.

16.2 Mortgaging for Colonizer's Registration

The mortgaging of plots / units with the Urban Local Bodies shall be rationalized to ease the pressure on the developers. Easing and quantifying of the mortgage will be through the phased release of the mortgages on certification by the Real Estate Regulatory Authority.

16.3 Fees for Re-Registration of Colonizer

In case of change of ownership during construction, the fee requirement for re-registration shall be relaxed. The other mandated requirements and procedures as mentioned in the Colonizer's Registration Act 1998 will have to be ,however, fulfilled by the new colonizer.

16.4 Collaborative Economy for Commercial Real Estate

Commercial sector of Real Estate will be incentivized through *innovative and emerging concept of Collaborative economy* as well. A collaborative economy is a marketplace where consumers rely on each other instead of large companies to meet their wants and needs. The demand for commercial spaces has been reduced due to the use of Information technology in a very innovative way like Wework, Airbnb, Homeaway and OYO to name a few. Such commercial spaces shall be promoted with shared workspaces and co-working along with short term rental housing and hospitality to cater to the emerging work cultures. Such spaces shall attract new entrepreneurs and help the start-up culture and help the middle class to afford commercial spaces in prime areas.

16.5 Smart Cities

Smart cities are the way forward in managing assets and resources efficiently through integration of technology in urban areas. Such developments shall be promoted with the aim of promoting smart real estate and infrastructure development. Land shall be made available for such schemes through the concept of land monetization.

16.6 Real Estate Investment Trusts (REITS)

REIT allows anyone to invest in portfolios of real estate assets, similar to investment in other industries through stocks or a mutual fund or exchange traded fund (ETF). The stockholders of a REIT earn a share of the income produced through real estate investment – without having to go out and buy, manage or finance property. Such initiatives shall be encouraged for sustaining large scale projects in the sector.

17. TRANSPORTATION PLANNING

Transportation is a catalyst to the development of the real estate sector. Feasibility of a project depends on its locational proximity and linkages with transportation. Futuristic vision for the sustainable development entails understanding the impact of transport planning on the real estate sector.

17.1 TOD (Transit Oriented Development)

Cities in the state are growing rapidly with mass rapid transit systems like metro rail, BRTS, being implemented to meet the growing demand for travel with a huge impact on the demand of residential, commercial units in its influence zone. The policy shall promote the development of the influence zone of the upcoming metro projects in various cities of the State on the concepts of TOD, based on the concepts of Density, Diversity and Design. State has already adopted a TOD Policy, giving preference and incentives to development in the influence zone of the Metro Project. Private agencies involved shall be appropriately incentivized and encouraged to take up development in the influence zone of the projects. In addition, simplification of the legal processes and financial mechanism, and institutional and organizational strengthening shall be done to implement TOD in cities with upcoming mass transit schemes.

17.2 Development Nodes and Corridors

The demand for real estate is directly proportional to the quantum of activities proposed to be held in and

around prospective development nodes. Such development nodes and corridors shall be identified and promoted for real estate development. Also, Transit Nodes like Railway Station, Airport, Inter State Bus Terminus (ISBTs), Bus Stands etc. shall be developed as hubs with the participation of private players. The statutory Master Plans and Development Plans will be suitably amended for hub creation in prospective cities.

17.3 Implementing Master Plans and Building Approach Roads

Development of Master Plan roads in the cities of the state has been slow in the recent past owing to the cumbersome land acquisition procedures and financial constraints. This policy envisages using the concepts of Transfer of Development Rights (TDR), land pooling, town development schemes etc. giving authority to private investors to pool the land, and subsequently develop the area with all the facilities. The private players will be authorized to propose land adjustments after development of area. Development authorities and local bodies shall be allowed to develop master plan roads in already developed areas by imposing betterment tax, thereby easing traffic and vehicular movement.

17.4 Traffic Impact Studies

Large scale developments (CBDs, Transit Hubs etc.) have an impact on the traffic and transportation. Developers shall be encouraged to take up traffic impact assessment to prevent inconvenience and encumbrance of access and traffic flow.

17.5 Route Rationalisation for Public Transport

Public Transport in the state is generally operated on Stage Carriage permit, which is bound by the routes. New areas undergoing developments have less acceptance, because of lack of connectivity to the City Centre. This is especially true for inhabitants of affordable housing projects which due to locational settings are forced to travel with no direct means of public transport for the same. Bearing in mind the changing dynamics involved in travel demand, as per the recently amended Motor Vehicle Act, the scheme of City Transport Schemes will be prepared, and project promoters provided with City Permit to work as an 'On Demand Service'. Real Estate developers will also be encouraged to operate environment friendly fleet from the project site to nearby Bus Stop, Metro Station etc. This will improve conditions of last mile connectivity and enhanced public transport ridership. Usage of e-Vehicles for private and public transport shall be encouraged by giving concessions on registration, taxes to minimize pollution etc.

17.6 Use of Technology for Parking

Parking is one of the major Travel Demand Management (TDM) tools. The use of parking infrastructure will be promoted to boost real estate development. Increased traffic friction and reduced speed has an impact on the outgrowth of city and people tend to stay in city center, to avoid increased travel time to peripheral developed areas. Parking provisions will enhance the quality of life in existing commercial and residential areas, along with development of peripheral areas, thereby improving travel. The parking area will be open for technological interventions and improvements, giving stimulus to mechanized and automated parking infrastructure. The incubators and start-ups will be encouraged to disrupt the parking regime in the state

with smart technology including application-based parking management and allocation.

18. LOGISTICS HUBS AND DRY PORTS FOR THE REAL ESTATE

Central strategic location of the state is conducive for global manufacturing, shipping and trade. Developing logistics hubs and dry ports as part of real estate development in the state will increase business activities, cater to urban consumers and retailers, with greater access to goods and services, increased employment opportunities and access to international markets. Greater access will lead to reduction in transportation cost and thus lead to reduction in overall cost of raw materials. The Logistics Hub and Dry Ports will be earmarked and developed in peri-urban areas of existing cities and satellite towns. The investor will also be encouraged to develop real estate, including residential and commercial etc. to make both activities mutually supportive.

19. STREAMLINING AND DE-DUPLICATION OF OVERLAPPING ROLES OF GOVERNMENT DEPARTMENTS/AGENCIES

Due to undefined roles and unclear procedures, many departments end up performing tasks other than assigned works. This has created a labyrinth of procedures and backlog in the development concerned. Hence the policy envisages clarity in the role of stakeholder departments and agencies.

19.1 Development Authorities/ Housing and Infrastructure Development Board

Development Authorities/Housing Board shall not be considered as a colonizer under the M.P Nagar Palika (coloniser ka registrikan evam nirbandhan tatha shartein) Niyam, 1998, through they will continue under the ambit of the RERA Act, as applicable.

19.1.1 They will play an important role in the planned development of government land and ensure proper utilization of government assets, for which M.P. Vikas Pradhikaron ki sampattiyon ka prabandhan tatha Vyayan Niyam 2018, shall be suitably amended.

19.1.2 They shall be treated as Master Developers.

19.1.3 They shall be encouraged to work on implementing the master plan, providing affordable housing and facilitate end users.

19.1.4 They shall update their portals regarding their upcoming schemes.

19.1.5 The requirement of NOCs for private developments from these departments and authorities shall be waived off.

19.2 Town and Country Planning Department

19.2.1 T&CP holds legal sanctity to make development plans for urban as well as rural areas. Development plans shall be prepared and duly notified to attract developers/players in the real estate sector.

19.2.2 Digital platform Automated Layout Process Approval and Scrutiny System(ALPASS) shall be

implemented for rural and urban areas.

19.2.3 Revenue records shall be superimposed with all khasra details on the digital GIS based development plans to avoid plot boundary discrepancies between revenue records and development plans.

19.2.4 Information regarding new areas available for development shall be juxtaposed with development plans for attracting investors globally.

19.3 Urban Local Bodies and Panchayats

19.3.1 The portals of all the local bodies (urban as well as local) shall be updated with all permits to be granted online and within a specified time frame.

19.3.2 Local bodies shall ensure provision of municipal facilities in new developed areas for providing a conducive living environment to the citizens thereby increasing the livability in areas of new developments.

19.4 RERA Order Implementation

19.4.1 In order to ensure the implementation of RERA orders, a Judicial officer shall be empowered and to posted at the authority act as an Executing Officer to ensure recovery of interest, penalty and compensation.

19.5 Other Administrative Departments and Agencies

19.5.1 The Revenue Department shall update all land records in co-ordination with digital development plans as prepared by T&CP. All Khasra (Form P II) details shall be integrated with development plans to avoid discrepancies between revenue records and development plan boundaries.

19.5.2 Use of Solar power shall be promoted by developers and extra can be sold to the Energy Department, for which the department shall make necessary arrangements. It shall also be ensured, with the help of requisite documents that power supply is given only to the legal colonies. Sustainable e technologies like roof water harvesting, charging infrastructure for e-Vehicles by solar power shall also be promoted.

19.6 Role of Private Sector And PPP

19.6.1 Infrastructure development as per Development Plan and in upcoming greenfield developments

Non-Implementation of the infrastructure in accordance with the development plan is a concern to the developers. PPP models will be deployed to implement the same. Public infrastructure will be developed through private public partnerships with the objective of accelerating economic growth in the newly constructed cities including construction of social infrastructure, airports, gardens and sports, public high capacity routes, ring roads, construction of flyovers etc. Local bodies shall be encouraged to collect betterment charges and float infrastructure bonds as an alternative mechanism of financing.

19.6.2 Commercial real estate in Tourism & Entertainment sector, Heritage Conservation, through Public Private Partnership

There are numerous monuments of archaeological importance, both in the Urban and Rural areas. Public private partnership with an incentive-based approach shall be adopted to facilitate economic/commercial

activities along with conservation of the sites having the heritage value. Special provisions for regeneration of heritage sites through adaptive reuse will be by the convergence model between Department of Tourism, Urban Development and Housing and the Department of Rural Development, through PPP with the private sector.

19.6.3 FDI

For Non Resident Indians (NRIs) and People of Indian Origin (PIOs) steps shall be taken to establish robust online services and endeavour to ensure transparency in the deals. To improve 'Ease of Doing Business', the limit of Built-up Area (BUA) for Foreign Direct Investment (FDI) will be reduced to attract investments.

20. EMPLOYABILITY AND TECHNICAL CAPABILITIES

It is important to have a sound HRD roadmap to strengthen the professionals (skilled and unskilled) associated with this sector.

20.1 Vocational Certification Courses

Polytechnic Colleges, SITOP and Industrial Training Institutes (ITIs) shall be equipped with facilities to promote certification courses related on-site construction and management viz. site surveyors, site inspectors etc.

20.2 Indigenous Artisans and Architecture

Indigenous technologies will be promoted amongst youth to have self-sustainable employment. The database of all such individuals shall be maintained to ensure availability of employment opportunities.

20.3 National Level 'Urban Development Institute'

In order to enhance the technical efficiency and capacities of professionals, a national level Urban Development Institute shall be set up in the state where officers/professionals will be trained on knowledge and capacity enhancement related to the sector. Such institute shall mentor professionals and aid in the development of real estate in the state and at the national level.

20.4 Capacity enhancement through Centre for Urban Governance (CUG)

Centre for Urban Governance established under an MOU between the AIGGPA and UD&HD, shall conduct need assessment and analysis for capacity building for CMOs and elected representatives, review existing learning materials, review institutional capacities of various training institutes in the State and formulate guidelines for training government officials and professionals related to urban affairs. It shall also take up policy related work and conduct project evaluations and studies.

20.5 Increase in the Intake of Professionals in Government Departments

Government departments have often faced a dearth of professional staff. Many a times a single Town Planner oversees permissions which results in time delays. A need assessment for the same shall be undertaken for all the types of Local Bodies, which shall be followed by staffing and capacity building of the professionals.

Faceless mechanisms of all the permissions shall be put in place to minimize graft at all levels.

21. CAPACITY ENHANCEMENT OF PROFESSIONALS

21.1 Empowering Professionals

Signing authority of Architects and Town planners for different size and type of layout shall be provided for in the Bhumi Vikas Niyam 2012.

21.2 City Managers

CMOs / City Managers shall be equipped through training programs and certification courses based on urban development/urban management/urban planning and other related fields.

21.3 Certification courses for Real Estate Agents/Managers/Brokers

There will be certification courses on real estate development and management, brokerage and market analysis to assess the demand and supply in the real estate sector for the real estate agents / managers / brokers. These shall be developed in collaboration with the Real Estate Regulatory Authority.

22. RESIDENTS WELFARE ASSOCIATIONS

22.1 A separate policy for the governance and internal management of Residential Colonies shall be brought out to protect the post-purchase and maintenance aspects of colonies handed over by the builder/developer, as mandated in the RERA Act.

23. MONITORING AND REVIEW

23.1 The quarterly review shall be done under the Chairpersonship of the Principal Secretary, UD&HD.

23.2 The annual review of the policy implementation shall be done by the Chief Secretary with all concerned departments.