

# Madhya Pradesh Nagar Tatha Gram Nivesh Niyam, 2012

(Updated up to 07<sup>th</sup> March 2025)



**Disclaimer:-** मध्यप्रदेश नगर तथा ग्राम निवेश नियम, 2012 के संशोधनों को संकलित करते समय यथासंभव प्रयास किए गए हैं कि कोई त्रुटि न हो, फिर भी यदि कोई त्रुटि रह जाती है, तो मध्यप्रदेश राजपत्र का प्रकाशन अंतिम रूप से मान्य होगा।

**Notification No. F 3-183-2012-XXXII, dated 14-9-2012, Pub. in M.P. Rajpatra (Asadharan), dated 14-9-2012, p. 796(30)-(77).**- In exercise of power conferred by sub-section (1) of Section 85 of **Madhya Pradesh Nagar Tatha Gram Nivesh Adhiniyam, 1973 (No. 23 of 1973)**, the State Government hereby makes the following Rules, the same having been previously published in the “Madhya Pradesh Gazette (Extra-ordinary)”, dated 16th July 2012 as required by sub-section (1) of Section 85 of the said Act.

**RULES**  
**CHAPTER-I**  
**PRELIMINARY**

**1. Short title.-** These rules may be called the **Madhya Pradesh Nagar Tatha Gram Nivesh Niyam, 2012**.

**2. Definitions.-** In these rules, unless the context otherwise requires,-

- (a) “**Act**” means the Madhya Pradesh Nagar Tatha Gram Nivesh Adhiniyam, 1973 (No. 23 of 1973);
- (b) “**Convenor**” means an officer appointed under clause (i) of sub-section (1) of section 17-A of the Act;
- (c) “**Form**” means a Form appended to these rules;
- (d) “**Population**” means the population as per the latest published census report;
- (e) “**section**” means a section of the Madhya Pradesh Nagar Tatha Gram Nivesh Adhiniyam, 1973 (No. 23 of 1973).

**3. Applicability of the rules.-** These rules shall be applicable to the regions, planning areas, special areas constituted respectively under section 4 or 13 or 64, as the case may be and shall come into force from the date of its publication in the official gazette.

**CHAPTER-II**  
**CATEGORIES OF OFFICERS**

**4. Officers to assist the Director.-** The State Government may appoint Assistant Director, Deputy Director, Joint Director, Additional Director and such other officers, as it may deem appropriate, from time to time, to assist the Director, Nagar Tatha Gram Nivesh.

**CHAPTER-III**  
**REGIONAL PLANNING**

**5. Form of notice for publication of draft Regional Plan.-** The notice regarding draft regional plan prepared under sub-section (1) of section 8 shall be published in Form-1.

**6. Manner of publication of notice of draft Regional Plan.-** The notice under rule 5, hereinabove shall be published in,-

- (a) the Madhya Pradesh Gazette; and
- (b) at least two Hindi news papers which have a wider circulation in the area of the region.

such notice shall also be affixed on the notice boards of the offices of Town and Country Planning, Divisional Commissioner(s) and District Collector(s) concerned inviting objections/ suggestions from any person with respect to proposals of draft regional plan.

**7. Opportunity of hearing.-** The Director shall consider all the objections and suggestions received within the specified period and give reasonable opportunity of hearing to all the persons interested. Thereafter the regional Plan with such modifications, as he considers necessary shall be prepared and submitted to the State Government for approval.

**8. Manner of publication of notice for approval of regional plan.-** The notice under sub-section (1) of section 9 shall be in Form-II and shall be published in,-

- (a) the Madhya Pradesh Gazette; and
- (b) at least two Hindi news papers which have a wider circulation in the area of the region.

such notice shall also be affixed on the notice boards of the offices of Town and Country Planning, Divisional Commissioner(s) and District Collector(s) concerned.

**9. Notice for modifications in draft regional plan.-** The notice of modification in the draft regional plan required under the proviso to sub-section (2) of section 9 shall be published in the official Gazette in Form-III and at least two hindi news papers which have a wider circulation in the area of the region.

## **CHAPTER IV**

### **PLANNING AREAS AND DEVELOPMENT PLANS**

**10. Manner of publication of notice for inviting objections to the existing land use map.-** The existing land use maps under sub-section (1) of section 15 shall be published in Form-IV in the Madhya Pradesh Gazette and also at least in two Hindi newspapers which have a wider circulation in the area concerned inviting objections and suggestions within a period of 30 days from the date of publication. The existing land use maps shall be made available for inspection of the general public during office hours in the offices of Divisional Commissioner(s)/District Collector(s), Town and Country Planning and the Urban Local Authorities concerned.

**11. Manner of adoption and final publication of existing land use map.-** A public notice under sub-section (3) of section 15 in Form-V shall be published in,-

- (a) the Madhya Pradesh Gazette; and

(b) at least two Hindi newspapers having wider circulation in the area of the plan, informing that the existing land use plan has been adopted by the Director and the same shall be available for inspection at the offices of concerned Divisional Commissioner(s), District Collector(s). Town and Country Planning and Urban Local Authorities, during office hours.

**12. Functions of the Committee constituted under section 17-A.-** (1) The State Government shall constitute a committee under sub-section (1) of section 17-A to hear the objections received on the published draft development/zonal plan.

(2) The manner of recording objections received, conducting the meetings of the Committee and obtaining its recommendations regarding modifications or alterations in the draft plan shall be as under:-

- (a) the Convener of the Committee shall compile all objections and suggestions which were received within 30 days of the publication of the draft plan in the format prescribed in Form-VI. Such objections and/or suggestions which are identical or similar in nature shall, as far as possible be recorded in one group;
- (b) the Convener shall record the names of the persons who had submitted their objections within 30 days of the publication of the Draft Plan in Form-VI and shall also prepare a brief description of the objections submitted;
- (c) the record prepared in Form-VI mentioned in clause (a) above shall be compiled within fifteen days from the expiry of the period of 30 days from the date of publication of the draft;
- (d) the first meeting of the Committee shall be convened within a period of 21 days from the date of expiry of the period of 30 days from the date of publication of the draft;
- (e) in the first meeting of the Committee, the Convener shall present the brief of the published draft plan and also of the objections and suggestions received and recorded. He shall indicate location of suggestions and objections on draft development plan map;
- (f) a soft copy of objections and suggestions compiled as above shall be provided to a member who so desires;
- (g) the Convener shall, after consulting the members present in the first meeting of the Committee fix the date of subsequent meetings required for completing the hearing of all the objections and suggestions in such a manner that the hearing is completed within 90 days from the date of publication of the draft plan;
- (h) a member of the Committee shall not be allowed to nominate a representative to attend the meeting on his behalf. No person other than the member shall be allowed to attend the proceedings of the meeting. However, the convener may permit such other officials to remain present as he considers necessary to assist him;

- (i) every person whose name has been included in the records prepared in Form-VI shall be issued a notice for hearing in Form- VII by the convenor at least 7 days before the date fixed for such hearing;
- (j) The number of persons who are issued the notice under clause (i) hereinabove shall be determined in a manner that allows the proceedings to be conducted in a smooth and orderly manner;
- (k) the Convener shall obtain the signature of the members present in the hearing. In case a member does not sign, the Convener shall make a note of the same in the register;
- (l) the proceedings of the Committee shall commence on the time fixed for its meeting and no quorum shall be required. The persons who were issued notices for appearing before the committee may be called separately or in groups as may be decided by the Convener;
- (m) any person who appears before the Committee for hearing shall be required to sign the attendance register and if he refuses so to do, the Convener shall make a record of such refusal in the register. Such person may appear himself or through his representative duly authorized in writing;
- (n) the Convenor shall prepare a brief description of any new issue that may be raised during the hearing. The documents, if any, produced during the hearing, shall also be recorded. This record shall be prepared in Form-VIII;
- (o) after the Committee has provided the opportunity of hearing to all the persons, the Convener in consultation with the Collector shall fix further dates of the meetings in which the Committee shall prepare its recommendations on the objections and suggestions received or/and heard;
- (p) the committee shall finalize its recommendations within a period of 135 days from the date on which the draft was published;
- (q) the Committee shall, as far as possible, make its recommendations unanimously but where this is not possible, the decisions shall be taken on the basis of the majority of the members present and voting at the time of decision. The majority shall be determined by the Convener by head count and no other mode of voting shall be permitted;
- (r) whenever a decision has been taken on the basis of the majority determined in the manner mentioned in clause (q), the Convener shall record the number of members present, who may have voted for or against or may have abstained from voting;
- (s) any recommendation once made on the basis of the majority shall not be reviewed or recalled or amended in any manner whatsoever. It may, for the removal of doubt, be clarified that even if members numbering more than the number which constituted the majority at the time of voting, demand any modification in the recommendation already made, the same shall not be considered;

- (t) the committee, in addition to making recommendations on the objections received, may also make its own suggestions for modifications or alterations with respect to the draft development plan. Only such suggestions shall be recorded as may have been approved by the majority of the members present and voting;
- (u) the convener shall submit the recommendations of the committee along with his report duly signed in three sets along with the soft copies of the maps indicating locations of objections and/or suggestions to the Director so as to reach him within six months of the date of publication of the draft plan; and
- (v) the proceedings of each meeting of the Committee may be video graphed if so decided by the Convener.

**13. Manner of publication of draft development plan.-** The draft development plan under sub-section (1) of section 18 shall be published together with a notice in Form-IX inviting objections and suggestions on the said draft plan within a period of 30 days from the date of publication of such notice in,-

- (a) the Madhya Pradesh Gazette; and
- (b) at least two Hindi newspapers having wider circulation in the area concerned, stating that the draft development plan has been prepared under section 14 and is available for inspection of general public at the offices of the concerned Divisional Commissioner(s), District Collector(s), Town and Country Planning and Urban Local Authorities during office hours.

**14. Manner of publication of approved development plan.-** A public notice under sub-section (4) of section 19 in Form-X shall be published in-

- (a) the Madhya Pradesh Gazette; and
- (b) at least two Hindi newspapers having wider circulation in the area of the plan, informing that the development plan has been approved by the State Government and the same shall be available for inspection of general public at the offices of concerned Divisional Commissioner(s), District Collector(s), Town and Country Planning and Urban Local Authorities during office hours.

**15. Modification in development plan/zoning plan.-** (1) An application for modification of development plan or zoning plan under clause (b) of sub-section (1) of section 23-A shall be made to the <sup>1</sup>[Director] in Form-XI Such application shall be submitted only by the <sup>1</sup>[by the person or group of persons]. Where the land in question is owned jointly, the application may be submitted by anyone of the owners and the same shall be accompanied by affidavits of all other co-owners authorizing the applicant.

(2) Every application submitted under sub rule (1) above shall be accompanied with the documents mentioned in Form-XI and also an application fee of Rs. 5000/- per hectare or part thereof of the land over which modification has been applied.

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<sup>1</sup> Subs. by Notification No. F-3-70/2018/18-5- Dated 17.12.2019.

(3) <sup>1</sup>[xxx]

(4) <sup>2</sup>[(a) If the Director desire so, can get a factual field enquiry report from SITOP as well and applicant shall pay such fees to SITOP for preparing aforementioned factual report, as may have been determined by it.]

(b) <sup>2</sup>[Directorate], shall send a copy of the application along with the documents and its factual report thereupon to the officer in charge of the concerned district office of Town and country planning for comments.

(c) <sup>2</sup>[Directorate], may seek the comments of concerned government departments/agencies on the proposed change of land use. If the concerned government department/agency fails to communicate its comments within a period of 21 days, its consent shall be presumed.

(d) <sup>1</sup>[xxx]

(5) The committee consisting of the following shall examine the factual report prepared by <sup>2</sup>[Joint Director, Town and Country Planning], the comments of the district office under clause (b) of sub-rule (4) and responses received under (c) herein above.

1.	Director, Town & Country Planning	- Chairman
2.	Joint Director/ Deputy Director/ Assistant Director concerned	- Member
3.	Commissioner/Chief Municipal Officer of the concerned Urban Local Authority or his nominee	- Member
4.	Chief Executive Officer of Zila Panchayat (in case the area lies wholly or partly in rural area) or his nominee	- Member
5.	Chief Executive Officer of the concerned town development authority or his nominee	- Member
6.	<sup>2</sup> [Joint Director, Town and Country Planning. Directorate, nominated by the Director]	- Member Secretary
7.	Town Planner/Urban Planner, nominated by the Director	- Member

(6) The applicant shall be given an opportunity to present his case before the Committee. The Director may, if so required direct the applicant or the <sup>1</sup>[xxx] to furnish such additional information, as may be considered necessary.

(7) The Committee shall submit its recommendations on the said application for modifications to the <sup>2</sup>[Director].

(8) The <sup>2</sup>[Directorate] on receiving the recommendations of the Committee under sub-rule (7) may publish a public notice in Form-XII. Such notice shall be published in at least one Hindi and English newspaper each, which have wide circulation in the concerned town. The details of the proposed modifications shall be made available for inspection of general

<sup>1</sup> Omitted by Notification No. F-3-70/2018/18-5- Dated 17.12.2019.

<sup>2</sup> Subs. by Notification No. F-3-70/2018/18-5- Dated 17.12.2019.

public in the offices of Joint Director/ Deputy Director/ Assistant Director in charge of the district and the same shall also be displayed on the website of <sup>1</sup>[Directorate of Town and Country Planning] Department. The copy of the notice shall also be sent to the concerned district Collector, Urban Local Authority and Zila Panchayat for affixing on their notice boards.

(9) The <sup>2</sup>[Director] shall provide reasonable opportunity of hearing to the person who may have submitted his objections or suggestions with regard to the proposed modification within the stipulated time.

<sup>3</sup>[(9) (a) The Director shall after considering the objections/suggestions will send with his opinion to State Government along with document for modification.]

(10) The State Government may after considering the objections / suggestions and also <sup>2</sup>[opinion of the director] modify the plan in such a manner, as it may deem appropriate. The modification so made shall become an integral part of the development plan or zoning plan.

(11) The State Government may impose such conditions, as it may consider appropriate while modifying the plan under sub-rule (10) above.

(12) The State Government shall not modify the permissible limits of Floor Area Ratio (FAR) in the development plan while making any modification in development plan or zoning plan under sub- rule (10). For removal of any doubt, it is clarified that if the land use category of any area is modified under this rule, the FAR prescribed for such modified land use in the relevant development plan shall be applicable.

<sup>4</sup>[(13) (a) In case the modified land use is such as mentioned in column (2) of the Table below, the applicant shall have to pay a levy calculated as mentioned in column (3) or (4) or (5) as the case may be, therein.

TABLE

Sr. No.	Modified Land Use	Levy expressed as percentage of market value of nearest developed plot of Residential land use in Rs/Sqm		
		Planning area having population less than 5 lac.	Planning area having population between 5 to 10 lac.	Planning area having population more than 10 lac.
(1)	(2)	(3)	(4)	(5)
1.	Residential	5.50	7.00	8.50
2.	Commercial/mixed*	9.00	10.00	10.00
3.	Industrial	2.25	2.63	3.00
4.	PSP and others	0.50	0.50	0.50

<sup>1</sup> Subs. by Notification No. F-3-31/2020/18-5- Dated 28.09.2020.

<sup>2</sup> Subs. by Notification No. F-3-70/2018/18-5- Dated 17.12.2019.

<sup>3</sup> Ins. by Notification No. F-3-70/2018/18-5- Dated 17.12.2019.

<sup>4</sup> Subs. by Notification No. F-3-44-2017-XVIII-5 Dated 07.09.2017.



- \* Mixed use means utilizing a property for more than one use as defined in the Development plan of the town.]

<sup>1</sup>[(b) xxx]

(14) (a) In case the modified land use is such as mentioned in column (2) of the table below, the application for modification under clause (b) of sub-section (1) of section 23-A shall be accepted for consideration only if the total area of the land over which such land use modification is applied for is not less than that mentioned in column (3) or (4) or (5) as the case may be, below:-

S. No.	Modified Land use	For planning area having population		
		Below 5.0 lakhs (area in Hect.)	5.00 to 10.00 lakhs (area in Hect.)	10.00 lakhs and above (area in Hect.)
(1)	(2)	(3)	(4)	(5)
1.	Residential or mixed	2.00	4.00	6.00
2.	Commercial	0.50	1.00	1.50
3.	Industrial	5.00	7.50	10.00

(b) In cases where after the modification, the modified land use is other than the residential, mixed, commercial or industrial, there shall be no condition of minimum area for submitting an application under clause (b) of sub-section (1) of section 23-A. The land over which the modified land use has been applied for shall ordinarily be in one piece,

(c) For the purpose of calculating the area of the land mentioned in table herein above, only such land as owned by the applicant in his own name or co-owned by the applicants in their own names shall be considered.

<sup>2</sup>[xxx]

<sup>3</sup>[(15) In the event of approval of the Development plan under Rule 14, if the pending applications for land use change under sub-rule (1) is resolved, such application shall be filed and for this purpose no levy shall be charged under Rule 15.]

**16. Sanction of Additional Floor Area Ratio (AFAR) under sub-section (1) of section 23-B.-** (1) The State Government may on its own motion or on an application or on the advise of the Director identify such area within a planning area in which increase in the FAR over and above the permissible limits in the development plan may be permitted.

(2) (a) After such identification, the State Government may direct the following committee to assess the,-

<sup>1</sup> Deleted by Notification No. F-3-44-2017-XVIII-5 Dated 07.09.2017.

<sup>2</sup> Omitted by Notification No. F-3-31/2020/18-5- Dated 28.09.2020.

<sup>3</sup> Ins. by Notification No. F-3-85-2021-XVIII-5 Dated 29.08.2022.

- (i) impact of allowing the additional FAR in the identified area; and
- (ii) adequacy of the infrastructure to support the proposed additional FAR.

1.	Director, Town & Country Planning	Chairman
2.	Officer In-charge of the Town and Country Planning Department of the concerned District	Member
3.	Commissioner/Chief Municipal Officer of concerned Urban Local Authority	Member
4.	Chief Executive Officer of Zila Panchayat of the concerned district, if the area lies in his jurisdiction	Member
5.	A Town Planner nominated by the Director	Member
6.	Chief Executive Officer of the concerned Development Authority or the Special Area Development Authority	Member
7.	<sup>1</sup> [Director Co-ordination Institute for Town Planning]	Member Secretary

The members of the committee mentioned at 3, 4 and 6 may nominate their representative.

**Note.-** In case the identified area lies outside municipal area but in the vicinity of the area of an urban local authority, the Commissioner or Chief Municipal Officer of such authority shall be a member.

(b) the Committee shall make a detailed note of the existing infrastructure including roads, sewerage, power, water supply drainage, population density, traffic movement, waste disposal and such related issues as the committee may consider appropriate. The committee may take the services of concerned sector experts to advise it on the matters connected with the assessment required in clause (a) of sub-rule (2) above;

(c) the recommendations of the committee submitted to the State Government, shall include-

- (i) assessment of the existing infrastructure in the identified area;
- (ii) adequacy of such infrastructure to support the proposed increase in FAR;
- (iii) additional infrastructure that may be required within or in the vicinity of the identified area; and
- (iv) any other point considered appropriate.

(3) The State Government, after considering the recommendations of the committee, may publish notice under first proviso to section (1) of section 23-B, in Form-XIII inviting suggestions or objections, within a period of 21 days from the date of publication of the notice, on the proposed increase in the floor area ratio (FAR). The notice shall clearly mention the boundaries of such area and to the extent of proposed increase in FAR.

<sup>1</sup> Corrected by Errata No. F-3-183-2012-XXXII, dated 5.8.2013 for "Project Director M.P. Vikas Pradhikaran Sangh (VPS)". Published in M.P. Rajpatra Part 1 dated 16.8.2013 at Page 2730.

(4) The area identified and mentioned in the said public notice not be less than 5 hectares.

(5) The notice in Form-XIII shall be published in two newspapers, one of which must be in Hindi, having wide circulation in the concerned planning area. Such notice shall be affixed on the notice board of offices of concerned Urban Local Authority, District Collector of Town and Country Planning.

(6) The State Government shall provide a reasonable opportunity of hearing to all the persons who may have given their suggestions or objections. Every such person shall be informed atleast seven days before the date of hearing.

(7) (a) The State Government, after considering the suggestions/objections received and also the recommendations of the Committee, may determine the extent of additional floor area ratio in the identified area or part thereof, as it considers appropriate. The proportional FAR so determined shall be notified in Form-XIV, for the information of the general public in two news papers, one of which must be in Hindi, having wide circulation in the concerned planning area. The same shall also be published in the Gazette. The extent of such additional FAR shall be considered to be an integral part of the development/ zoning plan and shall come into operation from the date of publication in the official Gazette. Such additional FAR within the identified area shall be used if permitted by the Director on an application made under sub-rule (8) and on the payment of the amount mentioned in sub-rule (9) hereinbelow.

(b) The additional FAR permitted shall not exceed 50 percent of the FAR already permissible in the applicable development plan.

(8) (a) An application for availing additional floor area ratio notified in sub-rule (7) shall be made to the Director in Form-XV. Such application shall be accompanied by the documents mentioned in this form and a fee of Rs. 5000/-. The Director after examining the application may allow additional floor area ratio to the applicant to the extent permitted under sub-rule (7) hereinabove.

(b) The application for grant of additional FAR shall be considered only in case the plot in question is a part of a layout plan duly approved by the competent authority.

(9) (a) The applicant shall have to pay an amount equal to one fourth of the market value of the additional equivalent land before the permission of additional FAR is issued under sub-rule (8).

(b) Additional equivalent land mentioned in clause (a) above shall be equal to the plot area (in square meters) x [(Additional FAR granted)/FAR Permissible under the applicable development plan].

(c) The market value of the additional equivalent land, where the land use of the plot in question is residential shall be equal to the additional equivalent land (in square meters) x prevailing Collector guidelines rate (per square meters) for developed residential plot (in square meters) applicable to that area x FAR as permitted in that area in the development plan or 1.00 whichever is less.

(d) The market value of the additional equivalent land, where the land use of the plot in question is that mentioned in column (2) of the table below, shall be such as has been mentioned in the column (3) of the table:

S. No.	Land use of the plot	Market value of the additional equivalent land
(1)	(2)	(3)
1.	Commercial and mixed	150 percent of the value calculated as per Note below
2.	PSP	50 percent of the value calculated as per Note below
3.	Industrial and others	25 percent of the value calculated as per Note below

**Note.-** Additional equivalent land (square meters) x prevailing Collector guidelines rate (per square meters) of developed residential plot (in square meters) applicable to that area.

(e) In case guidelines rates of developed residential plots are not available for the area in which additional FAR can be granted, the rates of the nearest residential area shall be applicable. Such nearest residential area shall be determined by the Director on case to case basis.

(f) For the purpose of the calculation of the market value hereinabove such residential area shall be considered wherein the FAR is at least 1.

## CHAPTER V

### CONTROL OF DEVELOPMENT AND USE OF LAND

#### **17. Intention of development undertaken on behalf of Union or State Government.÷**

Where the Union or State Government intends to carry out development of any land, the authorized officer of the concerned Government shall inform the Director in writing of such intention at least 30 days before undertaking the proposed development. Such information shall be accompanied by the following documents and particulars, namely:-

- (a) Description of land (Location with name of road/roads on/off which the land is situated and its boundaries).
- (b) Khasra Plan showing khasra numbers of the land in question and also adjoining Khasra numbers lying within 200 meters from the outer limit of the land. The land in question shall be shown in red in Khasra map.

- (c) Location plan, indicating the land in question showing main approach roads and any other important buildings in the vicinity.
- (d) Survey plan on scale 1:500 to 1:2000 to be given showing boundaries of land in question and also showing physical features within 200 meters radius such as nala, water bodies, trees, slopes, contour plan if the land is undulating, high tension lines, existing roads showing the right of way, railway lines and railway boundaries, position of electric and telephonic poles and all such other developments and features which need to be coordinated with adjoining areas and land in question.
- (e) A plan showing all development proposals with respect to the land in question with a general report so as to make the scheme self explanatory. Such plan must give information regarding utilities and services like water supply, drainage, electricity and sewerage.
- (f) Other architectural details as required by the Director.
- (g) A note indicating the type of development proposed namely residential; commercial or industrial or mixed or any other.
- (h) The name and address of registered Planner/Architect/ Engineer engaged.

## **CHAPTER VI**

### **TOWN AND COUNTRY DEVELOPMENT AUTHORITY**

**18. Term of office of the Chairman and other members.-** The term of office of the Chairman and other members shall ordinarily be three years. The Chairman or a member may be removed from such office by the State Government at any time, before completion of the term, without assigning any reason thereof.

**<sup>1</sup>[19. Preparation of Town Development Scheme.-** (1) The Town and Country Development Authority shall prepare a Town Development Scheme, as per tentative delineation of Town Development Scheme boundaries and phasing as shown in Development Plan. In the absence of such delineation of Town Development Scheme boundaries and phasing in Development Plan, the Authority shall tentatively delineate the boundaries of one or more Town Development Schemes and prepare a phase-wise plan to implement the schemes.

(2) The Town and Country Development Authority shall submit the proposal of Town Development Scheme under sub-section (1) of section 50 to the Director of Town and Country Planning with all the details as prescribed in the Form XV(a) with a copy to the State Government and shall publish the same in Form XVI, within fifteen days:-

- (a) in the Madhya Pradesh Gazette;
- (b) on the web site of the Authority; and
- (c) in at least two Hindi newspapers having wide circulation in the area in which scheme lies.

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<sup>1</sup> Subs. by Notification No. F-3-31/2020/18-5- Dated 28.09.2020.

Copies of notice shall also be affixed on the notice boards of the office of the Town and Country Development Authority and the district office of Town and Country Planning.

- (3) The Director, on receiving the proposal, shall examine for the following matters: -
- (a) Delineation and phasing of Town Development Scheme boundaries as shown in Development Plan or the delineation and phase-wise plan proposed by the Authority;
  - (b) Objectives of the scheme vis-a-vis development of infrastructure etc.;
  - (c) Development Plan proposals in the scheme area;
  - (d) Development information/permission issued under Section 27, 28 and 30 of the Act, with details viz. date of issue, khasra nos., area, locations etc.;
  - (e) Existing and proposed roads in the scheme are;
  - (f) Natural drainage and flood prone areas;
  - (g) Preliminary Financial feasibility of the scheme with stage-I estimate;
  - (h) other related matters, if any;
- and shall forward the proposal with his opinion to the State Government within one month of receipt of the same.

(4) After obtaining the approval (with or without modification) of the scheme or its rejection from the State Government under sub-section (2) of section 50, the Authority shall declare its intention to prepare or modify or withdraw the scheme, as the case may be, and shall publish the same, within one month, either in Form XVII or Form XVII(a):-

- (a) in the Madhya Pradesh Gazette;
- (b) on the website of the Authority; and
- (c) in at least two Hindi newspapers having wide circulation in the area in which scheme lies.

Copies of notice shall also be affixed on the notice boards of the office of the Town and Country Development Authority, district office of Town and Country Planning and office of the District Collector for inspection.

(5) Not later than Six months or as per the time extended by the State Government, from the publication of declaration under sub-section (2) of section 50, the Town and Country Development Authority shall publish a public notice under sub-section (3) of section 50 in Form XVIII:-

- (a) in the Madhya Pradesh Gazette;
- (b) on the web site of the Authority; and
- (c) in at least two Hindi newspapers having wide circulation in the area in which scheme lies.

inviting objections and suggestions with respect to the said draft Town Development Scheme within a period of thirty days from the date of such publication.

Such draft scheme and all related documents shall be made available for inspection during office hours in the office of the Town and Country Development Authority, district office of Town and Country Planning and on the web site of the Authority.

(6) The Draft scheme prepared under sub-section (3) of section 50, shall contain the following particulars in addition to the particulars specified in clause (a) to (h) of sub-section (4) of section 50, namely:-

- (a) An index map, on a scale not smaller than one cm to one hundred meters, showing:-
  - (i) The area included in the scheme and the surroundings with reasonable limit on all sides of such areas;
  - (ii) exclusion of area for which development information/permission have been issued under the relevant sections of the Act.
- (b) Digital survey map of the scheme area, not smaller than one cm to twenty meters showing, but not limited to: -
  - (i) boundary of scheme;
  - (ii) existing structures and all-natural and man made features;
  - (iii) all existing roads, railway line, means of transport and communications of every kind, electric lines and other physical infrastructures.
- (c) A plan on a scale not smaller than one cm to twenty meters, showing the original plot with identification numbers and all existing structures;
- (d) A plan on scale not smaller than one cm to twenty meters, showing both the original plots and the manner in which, it is proposed to alter the boundaries of original plots to carve out final plot;
- (e) A plan on scale not smaller than one cm to twenty meters, showing boundaries of the final plots, as they will appear after the final scheme is executed, with numbers and illustrations as far as possible by means of colors, letters and explanatory notes or in some other convenient manner and all such provisions of the scheme;
- (f) A redistribution and valuation statement in Form XVIII(a) and Form XVIII(b) showing the estimated amount to be paid to or contribution to be received from each of the original plot owners and plots reserved for other purposes, whose plot(s) have been included in the scheme;
- (g) A copy of the estimates of all proposed development works in the scheme along with a statement of approximate dates by which the respective works are expected to be completed;

- (h) Form XVIII(c) explaining the estimated financial statement of the scheme;
- (i) Regulations for the development within the scheme area prescribing the conditions to be imposed on the final plot, if any, namely: -
- (i) Area, not less than 5% of the final plot, shall be reserved as open space in each final plot;
  - (ii) Reservation of dwelling units or plots for LIG/EWS as per Madhya Pradesh Nagar Palika (Coloniser Ka Registrikaran Nirbandhan Tatha Sharten) Niyam, 1998 or Madhya Pradesh Gram Panchayat (Coloniyon Ka Vikas) Niyam, 2014, may not be required, if already provided for in the scheme;
  - (iii) Norms for FAR, MOS and other planning regulation shall be as provided in the Development Plan;
  - (iv) Permissible activities which may be allowed on final plots, shall be detailed out, subject to land use in the respective Development Plan.
  - (v) Sub-division or merger of final plots shall be allowed, subject to minimum area requirement for permissible activities, in the respective Development Plan, without proposing new internal road(s) in the final plot(s). Rule 22 of Bhumi Vikas Niyam, 2012 shall not be applicable on merger or sub-division of final plots in Town Development Scheme.

(7) The estimation of and apportionment of the compensation to or contribution from the beneficiaries of the scheme on account of the reconstitution of the plot and reservation of portions for public purpose, under clause (e) of sub-section (4) of section 50, shall be the part of Form XVIII (b) and shall be as per the following table:

Purpose	% of usability	Rate per sqm of plot for other purposes
(1)	(2)	(3)
Education	40 to 60	Rate of the land for the beneficiary purpose shall be calculated, Viz. (100-% of usability)/100 x guideline Rate x factor of increment as mentioned in Rule 19(12).
Housing for E.W.S.	90	
Saleable Commercial	10 to 30	
Saleable Residential	10 to 40	
Social amenities	10 to 30	
Not beneficial for the scheme	0	
Parking	60	
Garden/play ground	60 to 90	
Health	30 to 70	
City Center	20	
Sub City Center	40	
Public Utility and Facilities	70 to 100	



(8) Any sub-division, if made in the original plot, after the publication under sub-section (2) of section 50 of the Act, shall not be considered for the purpose of allocation of final plot. However, the final plot shall be allocated on the basis of original plot as per the said publication.

(9) Reconstitution of plot shall as far as possible, be done in such a manner that building(s) located in the original plot, constructed with all due permissions, shall be a part of the final plot, subject to the following:

- (a) The said building shall fulfill the prescribed norms of the Madhya Pradesh Bhumi Vikas Niyam, 2012 for the specified activities in the final plot;
- (b) If condition (a) is not fulfilled, an additional area, up to an extent of 50% area of the final plot may be added, to fulfill the specified norms, and shall be calculated accordingly in Form XVIII (a);
- (c) If the conditions (a) and (b) are not fulfilled, then the building or its parts shall be subject to removal and such part required to be removed, may be considered towards compensation/contribution.

(10) The Authority may use the services of a competent engineer or any other specialist in the relevant field for valuation of building and other immovable property or assets attached to the land or building.

(11) In case, area of the original plot within scheme is less than 500 sqm, and if its reconstitution as final plot is not possible within the scheme, the same shall be detailed out in the Form XVIII(a) with reasons to be recorded in the remark column and compensation may be paid accordingly:

Provided that, if land owner prefers to have final plot within the scheme, it may be allotted anywhere in the scheme irrespective of location of original plot as per clause (a) of sub-section (6) of section 50.

<sup>1</sup>[(12) For sub-section (5) of Section 50, the factor of "increment shall not be less than 3.0 for any of the road. However, Development authority may increase increment factor up to 3.25 on any new road 30 meters or more than 30 meters wide, excluding road proposed in the Development plan for the financial viability of the town development schemes.

**Note.**-If scheme is financially viable, this increment factor may also be adopted in any ongoing town development schemes, with the approval of the Authority.".]

(13) The Town and Country Development Authority shall submit its proposal within four and a half months from the date of publication of draft scheme under sub-section (3) of section 50, for approval to the Director. The Director, on receipt of proposal from the Authority shall, within thirty days, examine and approve the layout of the scheme, with or without modification, under sub-section (10) of section 50. The Authority shall, after obtaining the

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<sup>1</sup> Ins. by Notification No. UDH-3-0030-2024-XVIII-5 Dated 07<sup>th</sup> March 2025.

approval from the Director, publish a public notice in Form XIX under sub-section (11) of section 50, within six months from the date of publication of draft scheme under sub-section (3) of section 50 in:-

- (a) The Madhya Pradesh Gazette; and
- (b) at least two Hindi newspapers having wide circulation in the area in which scheme lies;

to inform the general public that the Town Development Scheme has been approved, and all related documents along with details in Form XIX(a), Form XIX(b) and Form XIX(c) are available for inspection during office hours, in the office of the Town and Country Development Authority, the district office of Town and Country Planning, office of District Collector, local authorities concerned and on the website of the Authority.

(14) The land allocated for the purposes mentioned in sub-section (12)(a) of section 50, shall vest absolutely in the Town and Country Development Authority after the publication of final Town Development Scheme under sub-section (11) of section 50 for the commencement of infrastructural works.

(15) Any Government land lying within the scheme area shall be considered as original plot of the scheme, and reconstituted final plot shall be handed over to the Government without any compensation or contribution levied on it:

Provided that if the Government so desires, the Authority may dispose off the final plot, and the revenue so collected shall be transferred to the Government after paying any compensation or deducting contribution to be levied on it.

(16) Final Town Development Scheme prepared and published under section 50 of the Act is an infrastructure development scheme with reconstitution of original plots and not a real estate or colonisation project. However, real estate or colonisation project (s), if any, taken up on the final plot may be governed by prevailing laws and norms.

(17) Modification in the development permission granted under section 30 of the Act, prior to publication of Town Development Scheme under sub-section (1) of section 50, shall not be permitted. However, such modification under sub-section (3) of section 29 may be allowed after completion of the scheme or five years from the date of publication of the final scheme under sub-section (11) of section 50, whichever is earlier.

(18) The Authority shall, within thirty days, of publication of final Town Development Scheme, submit all the relevant documents, related to reconstitution of plots, showing the number of original plot and reconstituted final plot, to the District Collector, in Form XX for correcting the survey records. The Authority shall provide all assistance to the District Collector for the correction of survey records. The Authority shall, thereafter issue a Letter of

Approval to the land owner showing the final plot number and area in Form XXI, required for any statutory permissions and purposes.

(19) Any person, who intends to develop, erect, re-erect or make alterations in the final plot, shall make an application in writing to the:-

- (a) Director or any other officer authorized by him, under section 29 of the Act, for laying out new roads within the final plot, with or without sub-division or merger of final plot;
- (b) Municipal Corporation, Municipal Council or Nagar Parishad, as the case may be, or an officer authorised by or under the relevant Municipal Law or the Gram Panchayat or such other Authority or officer so authorised under the MP Panchayati Raj Evam Gram Swaraj Adhiniyam, 1993, for granting permission of building on final plot, with permissible land uses as per the Development Plan, following building requirement norms as per the Development Plan and Madhya Pradesh Bhumi Vikas Niyam, 2012 and any regulation under clause (i) of sub-rule (6) of rule 19, without laying new streets.

(20) Permission for development/construction under sub-rule (19) shall be granted, on the final plot, after the Letter of Approval is issued under sub-rule (18), and paying all the dues or contribution towards Authority by the final plot owner.

(21) Soon after receiving all the documents and drawings, as published in the gazette, related to reconstitution of plots showing the number of original plot and final plot allotted, the District Collector as empowered under the M.P. Land Revenue Code, 1959, shall initiate the process of correction in survey records as per relevant provisions of the code.

(22) The process of correction in survey records shall be completed within six months after the final publication of Town Development Scheme.

All the liabilities/dues, if any, on the owner of the original plot shall get transferred to the corresponding owner of the final plot. After completion of the process of correction, the District Collector shall inform the Authority, in Form XXII, stating that the correction in survey record has been completed. The plots reserved for the Authority and social infrastructure shall henceforth, vest with the Authority. The plots reserved for the Authority shall be disposed off as per provisions of Madhya Pradesh Vikas Pradhikano Ki Sampattiyon Ka Prabandhan Tatha Vyayan Niyam, 2018.

(23) Any Town Development Scheme which was notified under the repealed provision of the Act, shall lapse, if: -

- (a) development had not started or no steps were taken for the implementation of scheme for any reason whatsoever, or

- (b) development work had started but the expenditure incurred on the scheme till the date of amendment of the Act, had not been more than 10% of the Administrative Approval; after reimbursing the expenditure incurred, by the land owners in the scheme to the Authority,

Explanation:

- i. No separate Gazette notification for the lapse of scheme shall be required for clause (a) however notification for the lapse of scheme shall be published for clause (b)
- ii. The Director shall prohibit all development in the lapsed scheme area for a period of six months from 17th February, 2020. However, the Authority may draw a fresh scheme anytime in an area of its jurisdiction including the area under the lapsed scheme.
- iii. Latest Administrative Approval of the scheme, prior to repealed provision of the Act, shall be considered for calculating the expenditure.

(24) The Authority shall publish, immediately after the publication of these rules in the official Gazette, list of such schemes identified under sub-rule (23)(b), in Form XXIII in two prominent Hindi newspapers, showing the amount required to be deposited by the land owners. All related documents with details of expenditure incurred and amount to be deposited by each owner shall be made available for inspection during office hours, in the office of the Town and Country Development Authority and shall also be uploaded on the website of the Authority. On reimbursement of total expenditure incurred on the scheme, as notified, the scheme shall lapse:

Provided that if the total expenditure incurred on the scheme is not reimbursed in full in the prescribed time, the scheme shall not lapse and shall continue as published under the provisions of the Act. The amount collected against the aforesaid reimbursement shall be refunded to the land owners within a month.

(25) If the Authority decides to draw a fresh scheme, in the area as mentioned under the sub-rule (23), he shall submit all the related documents to the Director with a copy to the State Government in Form XV(a) along with the following additional details: -

- (a) Copy of approval from State Government to take up the scheme;
- (b) Copies of previous publications;
- (c) Details of Administrative Approval;
- (d) Details of expenditure incurred on the scheme;
- (e) Status of development, if no development is carried on, reasons for the same;
- (f) Details of agreements executed;
- (g) A map showing executed development work in the scheme area; and
- (h) Other details as may be required by the Director.

(26) Provisions of sub-rule (2) to (14) shall apply, if the Authority intends to draw a fresh Town Development Scheme under sub-rule (23).]

<sup>1</sup>[**19-A. Carrying out works other than Town Development Scheme:-** The Development Authority may take up the development work of the components of the development plan other than the Town Development Scheme such as roads, flyovers, railway over bridges, Parks and gardens etc. with the approval of the Development Authority Board:

Provided that such work shall not exceed the limit of 10 percent of the actual income of the Authority for the previous year.]

<sup>2</sup>[Provided further that, after keeping aside all the liabilities, expenditure on ongoing and proposed schemes, establishment expenditure etc on the basis of accumulated fund and the value of immovable assets the authority may time to time take up infrastructure works other than Town Development Schemes, with the available surplus fund, with the prior permission of the state government.]

**20. Acquisition of land.-** (1) The Authority may, if required, make an application to the Collector for the allotment of the Government land that may be situated within the scheme boundaries. The terms and conditions of such allotment shall be binding on the Authority.

(2) The authority shall, within three months, after the final publication of the town development scheme under <sup>3</sup>[sub-section (11)] of section 50, proceed to acquire the private land situated within the scheme boundaries through agreement with the owners by giving them option of entering into agreement with the Authority.

(3) The authority, where the owner agrees, shall execute the agreement in <sup>3</sup>[Form-XXIV]. The State Government may, on the request of the Authority, permit such modifications in <sup>3</sup>[Form-XXIV] as may be considered appropriate for that town development scheme.

(4) (a) If the Authority is satisfied that acquisition by agreement is not possible, it shall request the District Collector to acquire the said land under Land Acquisition Act, 1894 (No. 1 of 1894). All expenditure incurred in such acquisition shall be borne by the Authority.

(b) Notwithstanding any action that may have been taken for acquisition of land under sub rule 4(a) above, the Authority may, on an application of the owner, enter into the agreement in <sup>3</sup>[Form-XXIV] provided that on the date of such agreement proceedings under section 6 of the land acquisition Act of 1894 have not been initiated by the competent authority.

(5) The land acquired under sub rule (3) and (4) hereinabove shall, on acquisition, vest free of all encumbrances in the Authority.

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<sup>1</sup> Ins. by Notification No. F 3-95-2021-XVIII-5.-Dated 29.11.2021

<sup>2</sup> Ins. by Notification No. UDH-3-0042-2024-XVIII-5 Dated 23.09.2024

<sup>3</sup> Subs. by Notification No. F-3-31/2020/18-5- Dated 28.09.2020.

**21. Power to borrow money.-** (1) The Town and Country Development Authority may, with the previous sanction of the State Government under section 63 of the Act, borrow money by issuing debentures for the purposes of the Act.

(2) The State Government shall determine,-

- (a) the amount of money to be borrowed by issue of such debentures, their issue price, denomination, terms of maturity and the rate of interest;
- (b) the manner in which a sinking fund shall be constituted for the redemption of debentures, report to be made in case of any failure on this account, subscriptions to the debentures made, the intervals at which the interest on debentures shall be paid, debentures which by reasons of damages sustained have become unfit for circulation shall be replaced, fresh debentures issued to replace those lost or destroyed, the rate at which brokerage and under writing commission may be paid;

(3) No debentures shall be issued, except with the guarantee by the State Government, as to the repayment of principal and payment of interest.

(4) The authority may, with the sanction of the State Government, reserve the debentures or bonds for issuing to any particular person or institution or have them under written.

**22. Terms and conditions subject to which loans may be raised by the Special Area Development Authority.-** (1) The Special Area Development Authority may, for the purpose of the Act, raise loans under sub-section (2) of section 70, in accordance with the provisions contained in the Local Authorities Loans Act, 1914 (9 of 1914) and in pursuance of a resolution passed at a special meeting convened for the purpose:

Provided that no loan shall be raised without the previous sanction of the State Government:

Provided further that the terms upon, the period within and the method by which the loan is to be raised and repaid shall be subject to these rules and the approval of the State Government.

(2) The Special Area Development Authority shall, unless otherwise permitted by the state government, maintain a sinking fund for the repayment of loans raised under sub-rule (1) and shall pay every year in the sinking fund such amount, as may be sufficient for repayment of all loans so raised within the period fixed.

(3) The sinking fund or any part thereof shall not be applied for any other purpose until such loan is wholly discharged.

**23. Appeal.-** An appeal preferred under sub-section (1) of section 31 of the Act shall contain,-

- (a) a copy of the order against which the appeal is being filed;
- (b) a clear statement of facts and the ground on which the appeal is made;
- (c) the relief prayed for; and

(d) a proof of having paid a fee of Rs. 500/- as fees.

**24. Revision.-** A revision preferred under sub-section (1) of section 32 of the Act shall contain,-

- (a) a copy of the order against which the revision is being filed;
- (b) a clear statement of facts and the ground on which the revision is made; and
- (c) the relief prayed for.

**25. Repeal and savings.-** The Madhya Pradesh Nagar Tatha Gram Nivesh Niyam, 1975 and the amendments made therein, from time to time, hereby stand repealed:

Provided that,-

- (a) such repeal shall not affect the previous operation of the said rules or anything done or any action taken, thereunder;
- (b) any application submitted under the repealed rules, pending at the commencement of these rules shall be continued and disposed of in accordance with the provisions of these rules;
- (c) nothing in these rules shall be construed as depriving any person to whom these rules apply of any right of appeal which had accrued to him under the rules so repealed.

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**FORM - I**

(See rule 5)

**Notice for publication of Draft Regional Plan**

Notice is hereby given that the draft regional plan for \_\_\_\_\_ (region) has been prepared in accordance with the provisions contained in Chapter III of the Madhya Pradesh Nagar Tatha Gram Nivesh Adhiniyam, 1973 (No. 23 of 1973) and a copy thereof is available for inspection at,-

1. ....
2. ....

(Mention names of the concerned district offices of Town and Country Planning, Divisional Commissioner(s) and District Collector(s) where copies are available) during office hours. If there be any objection or suggestion with respect to the draft plan, it shall be submitted in writing to the district office(s) of town and country planning mentioned hereinabove before the expiry of sixty days from the date of publication of this notice in the "Madhya Pradesh Gazette" for due consideration.

Date : .....

**Director,  
Town and Country Planning,  
Madhya Pradesh, Bhopal**



**FORM - II**

(See rule 8)

**Notice for approval of the regional plan**

Notice is hereby given that the Government has approved the regional plan for \_\_\_\_\_ (region) under sub-section (1) of section 9 of the Madhya Pradesh Nagar Tatha Gram Nivesh Adhiniyam, 1973 (No. 23 of 1973) and a copy of the said plan may be inspected at the offices of Town and Country Planning , Divisional Commissioner(s) and District Collector(s) concerned, namely:-

1. ....
2. ....

The said regional plan shall come into operation with effect from

\_\_\_\_\_.

By order and in the name of the  
Governor of Madhya Pradesh,

**Secretary,  
Government of Madhya Pradesh  
Housing and Environment  
Department**

**FORM- III**  
(See rule 9)

**Notice for modifications in the draft regional plan**

It is hereby notified for public information under the proviso to sub-section (2) of section 9 of the Madhya Pradesh Nagar Tatha Gram Nivesh Adhiniyam, 1973 (No. 23 of 1973) that the State Government proposes to approve the draft regional plan for \_\_\_\_\_ (region) published in Madhya Pradesh Gazette dated \_\_\_\_\_ with modification(s) as specified in the Schedule below.

Any objection and suggestions with respect to the said modifications may be submitted by any person to the Secretary, Housing and Environment Department, Madhya Pradesh in writing within a period of thirty days from the date of publication of this notice in the Madhya Pradesh Gazette for the consideration of the State Government.

**SCHEDULE**

.....  
.....  
.....

By order and in the name of the  
Governor of Madhya Pradesh,

**Secretary,  
Government of Madhya Pradesh  
Housing and Environment  
Department**

**FORM- IV**

(See rule 10)

**Notice inviting objections to existing land use map**

Notice is hereby given that the existing land use map for \_\_\_\_\_ (Planning Area) has been prepared under sub-section (1) of section 15 of the Madhya Pradesh Nagar Tatha Gram Nivesh Adhiniyam, 1973 (No. 23 of 1973) and a copy thereof is available for inspection during office hours in the offices of,-

1. ....
2. ....

(Mention names of the offices of Town & Country Planning, Divisional Commissioner, District Collector(s) and Urban Local Authorities concerned where such copies have been made available).

If there be any objection or suggestion with respect to the existing land use map so prepared, it shall be submitted in writing to the concerned District office of Town and Country Planning within a period of thirty days from the date of publication of the notice in the Madhya Pradesh Gazette for due consideration.

Place : .....  
Date : .....

**Director,  
Town and Country Planning,  
Madhya Pradesh,**

## FORM- V

(See rule 11)

### Form for final publication of existing land use map

The existing land use map for \_\_\_\_\_ ( name of planning area), was published under sub-section (1) of section 15 of the Madhya Pradesh Nagar Tatha Gram Nivesh Adhiniyam, 1973 (No. 23 of 1973) in Official Gazette dated ..... and objections and suggestions were invited from the public under the provisions of sub-section (2) of the said section. After giving reasonable opportunity of hearing to all such persons who have filed the objection or suggestion, modifications as considered desirable, are made therein.

Now, the existing land use maps for the above planning area is hereby adopted under sub-section (3) of section 15 of the of the said Act and a copy thereof is available for inspection from ----- (date) to ----- (date) during office hours in the offices of :

1. ....
2. ....

(Mention names of the offices of Town & Country Planning, Divisional Commissioner, District Collector(s) and Urban Local Authorities concerned where such copies have been made available)

Place : .....

Date : .....

**Director,  
Town and Country Planning,  
Madhya Pradesh,**

## FORM- VI

[See rule 12(2)(a)]

### FORM FOR COMPILING OBJECTIONS ON DRAFT DEVELOPMENT PLAN OF ----- (NAME OF THE TOWN) AND RECOMMENDATIONS OF THE COMMITTEE

1. PLACE OF HEARING -----

2. DATES ON WHICH HEARINGS WERE HELD.....

S. No.	Objection Number	Name and address of the person	Brief description of Suggestions/ Objections  (Including detail of Village /Khasra /Area/ provision regarding which suggestion/ objections made)	Comment of District Office	Recommendations of the Committee	Remarks
(1)	(2)	(3)	(4)	(5)	(6)	(7)

-----  
**Name designation and signatures  
of the Convener and members**  
-----

Note:-

1. Coloumn no 1 to 4 shall be prepared initially as provided in rule 12 (2) (a)
2. Coloumn no 5 shall be filled in before the hearing by the committee begins.
3. Coloumn no 6 shall be filled in by the convenor as provided in rule 12(2) (p)
4. The recommendations under rule 12 (2) (t) shall be made separately and signed by the convenor

**FORM- VII**

[See rule 12 (i)]

**Notice to appear before the committee for hearing**

To

Shri/Smt./Ms. ....

Address .....

.....

.....

Sub : Hearing on your objection on Draft Development Plan of  
\_\_\_\_\_ (town) before the Committee

Reference :- Your objection dated----- registered at S. No. -----

Sir/Madam,

This is with reference to your objection on Draft Development Plan of  
\_\_\_\_\_ (town) published by the Town and Country Planning.  
You are requested to be present for hearing in person or through your  
authorized representative before the Committee constituted by the  
State Government under section 17-A of the Act at the venue and time  
mentioned below :-

Venue : .....

Date : .....

Time : .....

Any additional information / document in support of your  
objection may be submitted on the same day.

---

**Convener of the Committee  
Name and Designation**

**FORM- VIII**

[See rule 12 (n)]

**FORM FOR LISTING OF ADDITIONAL INFORMATION PROVIDED  
DURING HEARING OF DRAFT DEVELOPMENT PLAN OF (NAME OF  
THE TOWN) ----- BEFORE THE COMMITTEE**

<b>S.No.</b>	<b>Objection Number</b>	<b>Name &amp; Address of the person</b>	<b>Date of hearing</b>	<b>Details of Additional Information</b>	<b>Additional documents submitted</b>
<b>(1)</b>	<b>(2)</b>	<b>(3)</b>	<b>(4)</b>	<b>(5)</b>	<b>(6)</b>

**Signature of the Convener of the Committee**

**Name and Designation**

## **FORM- IX**

(See rule 13)

### **Notice of Publication of Draft Development Plan**

Notice is hereby given that the Draft of Development Plan for \_\_\_\_\_ (Name of planning area) has been published in accordance with the provisions of sub-section (1) of section 18 of the Madhya Pradesh Nagar Tatha Gram Nivesh Adhiniyam, 1973 (No. 23 of 1973), a copy thereof is available for inspection at,-

1. ....

2. ....

(Mention names of the concerned district offices of Town and Country Planning, Divisional Commissioner(s) and District Collector(s) where copies of the draft are available) during office hours.

If there be any objection or suggestion with respect to the said draft plan, the same may be submitted in writing to the abovementioned district office(s) of Town and Country Planning before the expiry of thirty days from the date of publication of this notice in the Madhya Pradesh Gazette for due consideration.

Place : .....

Date : .....

**Director,  
Town and Country Planning,  
Madhya Pradesh, Bhopal**



**FORM- X**

(See rule 14)

**Notice for approval of the Development Plan**

Notice is hereby given that the State Government has approved the Development Plan for \_\_\_\_\_ (Planning Area) under sub-section (1) of section 19 of the Madhya Pradesh Nagar Tatha Gram Nivesh Adhiniyam, 1973 (No. 23 of 1973) and a copy of the said plan may be inspected at the following offices:-

1. ....

2. ....

(Mention names of the offices of Town and Country Planning, the Divisional Commissioner, District Collector(s) and Urban Local Authorities where the copies have been made available) during office hours.

The said development plan shall come into operation from the date of its publication in the official Gazette.

By order and in the name of the  
Governor of Madhya Pradesh,

**Secretary,  
Government of Madhya Pradesh,  
Housing and Environment Department.**

**FORM- XI**

[See rule 15 (1)]

**Application form for modification in Development / Zoning plan  
under clause (b) of sub-section (1) of section 23-A**

To,

The Secretary,  
Government of Madhya Pradesh,  
Housing and Environment Department,  
Mantralaya, Bhopal.

I / we, who are rightful owner/co-owners of the land described below, apply for modification in Development / Zoning Plan under clause (b) of sub-section (1) of section 23-A as below :-

**1 Description of land applied for modification :**

- (a) District : \_\_\_\_\_  
(b) Tehsil : \_\_\_\_\_  
(c) Village : \_\_\_\_\_  
(d) Khasara No(s) : \_\_\_\_\_

and area of each khasra: \_\_\_\_\_

- (e) Total area in hactare : \_\_\_\_\_

**2 Details of owner(s) :**

- (a) Name of Owner(s) : \_\_\_\_\_  
(b) Postal Address : \_\_\_\_\_  
(c) E-mail Address : \_\_\_\_\_

Telephone No. : \_\_\_\_\_

Mobile No. : \_\_\_\_\_

3. Present provision/ Land : -----  
use in Development Plan

4. Desired modification/ : -----  
land use

5. The Documents (self attested) are enclosed herewith as per the annexure (List of documents)

6. I/ we undertake to pay the levy charged under rule 15(13) and comply with all the conditions that may be imposed.

Enc: As above

Date : .....

Signature of owner (s)

Name .....

Address .....

.....

## **ANNEXURE**

### **List of documents**

**(to be attached with the application form under clause (b) of sub-section (1) of section 23-A )**

1. Land ownership document:-
  - (a) Latest Khasra Paanchsala P-II form (certified).
  - (b) Consent of present land owner to change the land use ( if the applicant is not the owner).
  - (c) In case the project proponents are in association/ consortium/ joint venture, then the necessary legal documents for the same shall be enclosed.
2. Landuse certificate as issued by the Town and Country Planning
3. Description of the land
  - (a) Khasara Plan showing survey number(s) of land in question and also adjoining khasara no(s) falling within 500 meters from the outer limit of the land on all sides. (the land in question should be highlighted in red).
  - (b) Location plan indicating land in question, main approach road (existing and proposed), important public buildings, water bodies and the existing uses surrounding the land.
  - (c) Survey plan to scale of 1:500 to 1:2000.
  - (d) The survey plan shall show the boundary of land in question, natural features like nala, ponds, trees and slopes, contour plan at an intervals of 2 meters, electric line and position of electric/telephone poles and all such other features which may need to be coordinated.
4. General project report: land ownership, location/site plan, development proposals/ layout (urban planning/traffic planning/ environment planning), sketches of proposed buildings, planning for infrastructure like water supply, sewerage, electrification, drainage, fire safety, rain water harvesting, garbage disposal, treatment plant (water/sewerage/garbage), recycling of waste water.
5. Environmental impact study of the proposed development and its mitigation measures.
6. The report showing the proposed development with respect to employment generation, enhancement of the facilities for the public, enhancement of environment quality of the area and

improvement of the quality of the life of the beneficiaries of the proposed use.

7. Project cost estimates.
8. Cost of upgradation of external infrastructure with reference to roads, water supply, sewage etc.: The applicant shall have to indicate external development to be undertaken by him for upgradation and improvement of the infrastructure and shall have to indicate the standards and norms on which his development proposals in the selected sector are being based for example . adoption of IRC standards for the construction of road etc.
9. Financial arrangement and investment plan and time line for completion of the project.
10. Phases of implementation.
11. An Affidavit of the owner stating that he has been duly authorized to apply for the modification by the other co-owners and that the contents of the application and the documents produced are true.

Date : .....

Signature of owner(s)

Name .....

Address .....

.....

**FORM- XII**

**[See Rule 15 (8)]**

**Notice of modification in development/zoning plan**

It is hereby notified for public information under clause (b) of sub-section (1) of section 23-A of the Madhya Pradesh Nagar Tatha Gram Nivesh Adhiniyam, 1973 (No. 23 of 1973) that the State Government proposes to modify the provisions of development /zonal plan for \_\_\_\_\_ (name of place) as specified in the Schedule below.

Any objection and suggestions with respect to the said modification may be submitted by any person to the Secretary, Government of Madhya Pradesh, Housing and Environment Department, in writing within a period of 15 days from the date of publication of this notice in the Madhya Pradesh Gazette and such objections or suggestions which may be received before the expiry of the period specified above will be considered by the State Government.

**SCHEDULE**

Give details of the proposed modifications

By order and in the name of the Governor  
of Madhya Pradesh,

**Secretary,  
Government of Madhya Pradesh  
Housing and Environment Department**

### **FORM- XIII**

[See rule 16(3)]

#### **Notice for making provisions of additional Floor Area Ratio (FAR) in development / zonal plan**

It is hereby notified for public information under section 23-B of the Madhya Pradesh Nagar Tatha Gram Nivesh Adhiniyam, 1973 (No. 23 of 1973) that the State Government proposes to provide additional Floor Area Ratio over and above that permissible in the applicable development plan to the extent and in the area as specified in the table below.

<b>S.no</b>	<b>Description of the area in which additional FAR is proposed</b>	<b>FAR permissible under the applicable development plan</b>	<b>Proposed additional FAR</b>	<b>Additional FAR expressed as % of prevailing FAR</b>
<b>(1)</b>	<b>(2)</b>	<b>(3)</b>	<b>(4)</b>	<b>(5)</b>

Any objection and suggestions with respect to the said increase in FAR may be submitted by any person to the Secretary, Government of Madhya Pradesh, Housing and Environment Department, in writing within a period of 21 days from the date of publication of this notice in the Madhya Pradesh Gazette. Such objections or suggestions which may be received before the expiry of the period specified above will be considered.

By order and in the name of the  
Governor of Madhya Pradesh,

**Secretary,  
Government of Madhya Pradesh,  
Housing and Environment Department**

**FORM - XIV**

[See rule 16(7)(a)]

**Notice for approving Additional Floor Area Ratio in  
Development / Zonal Plan**

It is hereby notified for public information under section 23-B of the Madhya Pradesh Nagar Tatha Gram Nivesh Adhiniyam, 1973 (No. 23 of 1973) that additional floor area ratio over and above that permissible in the applicable development plan may be permitted by the Director in the areas and to the extent as described in the table below:-

S.No	Description of the area in which additional FAR may be granted	FAR permissible under the applicable development plan	Granted Additional FAR	Granted Additional FAR expressed as percentage of prevailing FAR
(1)	(2)	(3)	(4)	(5)

By order and in the name of the  
Governor of Madhya Pradesh,

**Secretary,  
Government of Madhya Pradesh,  
Housing and Environment Department**



**FORM -XV**

[See rule 16(8)]

**Form of Application for availing additional FAR on land under sub-section (4) of section 23- B**

From :

To,

The Director,  
Town and country planning,  
Madhya Pradesh,  
Bhopal

Sir,

1. I/we apply for permission to avail additional FAR as published in Madhya Pradesh Gazette dated ----- on land as mentioned below :-

(a) Description of land (including khasra No. -----, Village -----, Tehsil -----, location with name of road on /off which the property abuts and its boundaries) -----

(b) Total area of the land ----- square meters

(2) FAR as permissible in the development plan -----

(3) Additional FAR applied for -----

(4) I/We, attach herewith the following documents namely:-

(a) Revenue records of the land (as proof of title).

(b) Khasra plan/ aks showing Survey number of land in question and also adjoining Khasra nos. falling within 200 meters from the outer limit of the land. The land in question shall be shown in 'red'

(c) Land use certificate issued by Town and Country Planning.

(d) Receipt of payment of application fee of Rs 5,000/-.

**Signature of the applicant -----**

**Name of applicant-----**

**Address -----**

**Contact No. -----**

**"FORM XV (a)**

**[See rule 19(2)]**

**Submission of information regarding Town Development Scheme  
under sub-section (1) of section 50**

To,  
The Director,  
Town and Country Planning

.....  
Sub: Information regarding preparation of Town Development Scheme.

It is hereby submitted that the ..... (Name of the Town and Country Development Authority) intends to prepare a Town Development Scheme no. .... namely ..... (description of the location/villages in which the scheme is proposed). Following documents are hereby enclosed for your consideration. You are requested to forward the scheme with your recommendation to the State Government for approval.

**Enclosures:**

1. Board resolution for intention of preparation of Town Development Scheme;
2. Tentative delineation and phasing of Town Development Scheme boundary as shown in Development Plan or the tentative delineation and phase-wise plan proposed by the Authority,
3. Part Development plan showing scheme boundaries and proposals;
4. List of the land owners, khasra no. and area (in Hectare);
5. Satellite image showing the area with boundary;
6. An index map on a scale not smaller one cm to One Hundred meters, showing: -
  - (a) The area included in the scheme and the surroundings within reasonable limit on all sides of such areas and
  - (b) all existing roads, railway line, means of transport and communications of every kind, electric lines and other physical infrastructures;
7. List of Development permission/information issued under section 27, 28 and 30 of the Act, with detail viz date of issue, khasra nos., area, locations marked on map, etc.,
8. A plan on a scale one cm to twenty meters or one cm to forty meters as the case may be, showing the original plot with identification numbers, all existing buildings and approval/NOC granted by Director.

Chief Executive Officer  
(Town and Country Development Authority)

**Copy to:**

The Secretary, Government of Madhya Pradesh, department of Urban Development and Housing, Mantralaya, Bhopal for information.

Chief Executive Officer  
(Town and Country Development Authority).".

**"FORM XVI**

**[See rule 19(2)]**

**Notice for declaration of intention to prepare Town Development Scheme  
under sub-section (1) of section 50**

It is hereby declared under sub-section (1) of Section 50 of the Madhya Pradesh Nagar Tatha Gram Nivesh Adhiniyam, 1973 (No. 23 of 1973) that the ..... (Name of the Town and Country Development Authority) intends to prepare a Town Development Scheme no. .... namely ..... (description of the area in which the scheme is proposed) Khasra numbers included in the scheme are as follows:

Sr. No	Name of owner	Tehsil	Village	Khasra no. (including its parts, if any)	Area in Ha.

No person shall, henceforth, within the area included in the scheme, institute or change the use of any land or building or carry out any development, except with the permission duly obtained, prior to the date of its publication in Madhya Pradesh Gazette, from the Director of Town and Country Planning.

**Chief Executive Officer  
(Town and Country Development Authority).".**

**"FORM XVII**

**[See rule 19(4)]**

**Notice for declaration of intention to prepare Town Development Scheme  
under sub-section (2) of section 50**

It is hereby notified for the information of the general public under sub-section (2) of section 50 of the Madhya Pradesh Nagar Tatha Gram Nivesh Adhiniyam, 1973 (No. 23 of 1973) that the proposal of the Town Development Scheme no. .... has been approved with/without modification by the State Government prepared by the ..... (Name of the Town and Country Development Authority) namely ..... (description of the area in which the scheme is proposed) Khasra numbers included in the scheme are as follows:

Sr. No	Name of owner	Tehsil	Village	Khasra no.	Area in Hect.

Final plot in the draft Town Development Scheme shall be allotted on the basis of land holding and ownership as shown above; in case of any discrepancy in the details as shown in the table; or any sub-division prior to publication of this notice; it shall be brought to the notice of the undersigned, with relevant documents, within fifteen days of the publication of this notice.

It is to further inform that, any sub-division, if made in the original plot, after the publication of this notice, shall not be considered for the purpose of allocation of final plot.

**Chief Executive Officer  
(Town and Country Development Authority).".**

**"FORM XVII (a)**

**[See rule 19(4)]**

**Notice for withdrawal of Town Development Scheme  
under sub-section (2) of section 50**

It is hereby notified for the information of the general public under sub-section (2) of section 50 of the Madhya Pradesh Nagar Tatha Gram Nivesh Adhiniyam, 1973 (No. 23 of 1973) that the proposal of the Town Development Scheme no. .... namely ..... for ..... (description of the area in which the scheme is proposed) prepared by the ..... (Name of the Town and Country Development Authority) has been rejected by the State Government.

Henceforth, intention of aforesaid scheme, published under sub-section (1) of section 50 vide no. .... dated ..... is withdrawn by the ..... (Name of the Town and Country Development Authority)

**Chief Executive Officer  
(Town and Country Development Authority).".**

**"FORM XVIII**

**[See rule 19(5)]**

**Notice for declaration of Draft Town Development Scheme  
under sub-section (3) of section 50**

Notice is hereby given that the ..... (Name of the Town and Country Development Authority) has prepared the Draft Town Development Scheme no. .... namely ..... (description of the area in which the scheme is proposed) and published for the information of the general public under sub-section (3) of section 50 of the Madhya Pradesh Nagar Tatha Gram Nivesh Adhiniyam, 1973 (No. 23 of 1973) and copy of all other documents as per sub-rule (6) of rule 19 thereof is available for inspection during office hours in the offices of, -

1. .... (Name of the Town and Country Development Authority)
2. Town And Country Planning, district ..... (Name of the district)

and also, on the website (namely) ..... of the Authority.

Any objection or suggestion, with respect to the Draft Town Development Scheme, received in writing, in the office of the undersigned, from any person affected thereby, within 30 days of this notice in the Madhya Pradesh Gazette, shall be considered.

**Chief Executive Officer  
(Town and Country Development Authority).".**

Redistribution and Valuation Statement

Sr. No.	Name of the owner	Kha sra no.	Original Plot					Reconstituted Plot (Undeveloped)						
			Section 50(4)(a) and (d)					Section 50(4)(c) and (d)						
			Area in sqm	Value Rupees as per guide line rates per sqm	Value in land without structures (Col. 4 multiplied with col. 5)	Value of structures (Col. 6 + Col. 7)	Reconstituted plot %	Area of reconstituted plot (Col. 4 multiplied with col. 9)	Reconstituted plot Nos.	Undeveloped land without structures (Col. 5 multiplied with col. 10)	Value of structures	Total (Col. 12 + Col. 13)		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	
1														

Valuation of Reconstituted plot (Developed)							Compensation / contribution				Remark (Showing variation in increment factor)	
Section 50(4)(f)							Section 50(4)(e)		Section 50(4)(f)			Section 50(5)(h)
Increment factor {Rule 19(12)}	Value developed land Rs/sqm (Col. 5 multiplied with col. 15)	of Developed plot value without structures (Col. 10 multiplied with col. 16)	Value of structures (Col. 17 + Col. 18)	Total (Col. 17 + Col. 18)	Contribution (+) compensation to be paid (-) (Col. 14 -Col. 8)	Increment in value (Col. 19 - Col. 14)	Contribution up to 50% of Increment (+) {{50% of Col. 21}	Net from or (-) by owner (Col. 20 + Col. 22)				
15	16	17	18	19	20	21	22	23		Location	Use	

Chief Executive Officer  
(Town and Country Development Authority)

# FORM XVIII (b)

[See rule 19(6)]

DRAFT TOWN DEVELOPMENT SCHEME NO. ....  
The ..... (Name of the Town and Country Development Authority)  
..... (Name of the area/scheme)

## Redistribution and Valuation Statement for plots reserved for public purposes and others

Sr. No.	Beneficiary plot details Section 50(5)(c)	% of usability	Original plot (Section 50(4)(a) and (d))					Reconstituted Plot (Undeveloped) (Section 50(5)(c))					Value of structures (Col. 12 + Col. 13)
			Area in sqm	Value in Rupees as per guide line rates per sqm	Value of land without structures (Col. 4 multiplied with col. 5)	Value of structures (Col. 7)	Total (Col. 6 + Col. 7)	Reconstituted plot %	Area of reconstituted plot (Col. 4 multiplied with col. 9)	Reconstituted plot Nos.	Undeveloped land without structures (Col. 5 multiplied with col. 10)	Value of structures	
1	2	3	4	5	6	7	8	9	10	11	12	13	14

Valuation of Reconstituted plot (Developed) (Section 50(4)(d))					Compensation / contribution			Remark			
Value increment factor {Rule 19(12)}	Value developed land Rs/sqm (Col. 5 multiplied with col. 15)	Value of developed value col. 10 multiplied with (Col. 16 multiplied with 100- col. 3) divided by 100	Value of structures (Col. 17 + Col. 18)	Total (Col. 17 + Col. 18)	Contribution (+) compensation to be paid (-) (Col. 14 -Col. 8) (Section 50(4)(e))	Increment in value (Col. 19 - Col. 14) (Section 50(4)(f))	Contribution up to 50% of Increment (+) {(50% of Col. 21) (Section 50(4)(f))}	Net from or (-) by owner (Col. 20 + Col. 22) (Section 50(5)(h))	demand (+)	Remark (Showing variation in increment factor)	
15	16	17	18	19	20	21	22	23		Location	Use

Chief Executive Officer  
(Town and Country Development Authority)



FORM XVIII (c)

[See rule 19(6)]

DRAFT TOWN DEVELOPMENT SCHEME NO. ....

The ..... (Name of the Town and Country Development Authority)

..... (Name of the area/scheme)

Abstract of Financial Statement of Town Development Scheme

S. NO.	Particulars	Amount in Rs.
1-	Expenses for infrastructure development under sub section (3) of section 49	
2-	Expenses shown in redistribution & valuation statement (total of column 20, form 'XVIII ('a' and 'b'))	
3-	Cost of publications under section 50	
4-	Legal expenses	
5-	Cost of demarcation, consultants, etc.	
6-	Other expenses	
	Total (A)	
1-	Proportion of increments to be contributed by each holder Sec. (total of column 22, form 'XVIII ('a' and 'b'))	
2-	Development charges under section 60	
	Total (B)	
	Net cost of scheme to the Authority (A) - (B)	

Chief Executive Officer

(Town and Country Development Authority)

Note: - Particulars should be inserted showing how net cost of the scheme to the Authority is proposed to be met.”.

FORM XIX

[See rule 19(13)]

Notice for declaration of Town Development Scheme  
under sub-section (11) of section 50

It is hereby declared and published for the information of the general public under sub-section (10) of section 50 of the Madhya Pradesh Nagar Tatha Gram Nivesh Adhiniyam, 1973 (No. 23 of 1973) that the Town Development Scheme no. .... namely ..... (description of the area in which the scheme is proposed) prepared by the ..... (Name of the Town and Country Development Authority) has been approved by the Director, Town and Country Planning,

Layout of the said scheme, showing original plot and final plot and also details as prescribed in Form XIX(a), Form XIX (b) and Form XIX (c) are available for inspection during office hours for ninety days at the office of namely: -

1. .... (Name of the Town and Country Development Authority)
2. Collector district .....
3. Town And Country Planning district ..... (Name of the district)
4. Urban Local Body
5. Website namely ..... of the Authority

The scheme shall come into force from .....

Chief Executive Officer  
(Town and Country Development Authority).".

FINAL TOWN DEVELOPMENT SCHEME NO. ....  
The ..... (Name of the Town and Country Development Authority)  
..... (Name of the area/scheme)

Redistribution and Valuation Statement

Sr. No.	Name of the owner	Khasra no.	Original Plot			Reconstituted Plot (Undeveloped)						Value of structures	Value of structures	Total (Col. 12 + Col. 13)
			Area in sqm	Value in Rupees as per guide line rates per sqm	Value of land without structures (Col. 4 multiplied with col. 5)	Value of structures	Total (Col. 6 + Col. 7)	Reconstituted plot %	Area of reconstituted plot (Col. 4 multiplied with col. 9)	Reconstituted plot Nos.	Undeveloped land without structures (Col. 5 multiplied with col. 10)			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	
1														

Valuation of Reconstituted plot (Developed)					Compensation / contribution					Remark (Showing reasons for variation in enhancement factor)	
Value enhance- ment factor {Rule 19(6)}	Value developed land Rs/sqm (Col. 5 multiplied with col. 15)	Value of Developed plot without structures (Col. 10 multiplied with col. 16)	Value of structures	Total (Col. 17 + Col. 18)	Contribution (+) compensation to be paid (-) (Col. 14 -Col. 8)	Increment in value (Col. 19 - Col. 14)	Contribution up to 50% of Increment (+) {(50% of Col. 21)}	Net from or (-) by owner (Col. 20 + Col. 22)	demand (+)		
15	16	17	18	19	20	21	22	23		Location	Use

Chief Executive Officer  
(Town and Country Development Authority)

# FORM XIX (b)

[See rule 19(13)]

FINAL TOWN DEVELOPMENT SCHEME NO. ....

The ..... (Name of the Town and Country Development Authority)

..... (Name of the area/scheme)

## Redistribution and Valuation Statement for plots reserved for public purposes and others

Sr. No.	Beneficiary plot details	% of usability	Original plot				Reconstituted Plot (Undeveloped)						Value of structures	Total (Col. 12 + Col. 13)
			Area in sqm	Value in Rupees as per guide line rates per sqm	Value of land without structures (Col. 4 multiplied with col. 5)	Value of structures (Col. 4 multiplied with col. 5)	Total (Col. 6 + Col. 7)	Reconstituted plot %	Area of reconstituted plot (Col. 4 multiplied with col. 9)	Reconstituted plot Nos.	Undeveloped land without structures (Col. 10 multiplied with col. 10)	Value of structures		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	

Valuation of Reconstituted plot (Developed)					Compensation / contribution			Remark (Showing reasons for variation in enhancement factor)	
Value enhancement factor {Rule 19(6)}	Value of developed land Rs/sqm (Col. 5 multiplied with col. 15)	Developed value col. 10 multiplied with col. 16 (100- col. 3) divided by 100	Total (Col. 17 + Col. 18)	Value of structures (Col. 14 - Col. 8)	Contribution (+) to compensation (-) be paid (-) (Col. 14 - Col. 8)	Increment in value (Col. 19 - Col. 14)	Contribution up to 50% of Increment (+) {(50% of Col. 21)}	Net from or (-) by owner (Col. 20 + Col. 22)	
15	16	17	18	19	20	21	22	23	Location Use

Chief Executive Officer

(Town and Country Development Authority)

**FORM XIX (c)**

[See rule 19(13)]

**FINAL TOWN DEVELOPMENT SCHEME NO. ....**

The ..... (Name of the  
Town and Country Development Authority)

..... (Name of the area/scheme)

**Finance of Town Development Scheme**

S. NO.	Particulars	Amount in Rs.
1-	Expenses for infrastructure development under sub section (3) of section 49	
2-	Expenses shown in redistribution & valuation statement (total of column 20, form 'XVIII ('a' and 'b'))	
3-	Cost of publications under section 50	
4-	Legal expenses	
5-	Cost of demarcation, consultants, etc.	
	Total (A)	
1-	Proportion of increments to be contributed by each holder Sec. (total of column 22, form 'XVIII ('a' and 'b'))	
2-	Development charges under section 60	
	Total (B)	
	Net cost of scheme to the Authority (A) - (B)	

**Chief Executive Officer**

**(Town and Country Development Authority)**

**Note: - Particulars should be inserted showing how net cost of the scheme to the Authority is proposed to be met.”.**

**"FORM XX**

**[See rule 19(18)]**

To,

The Collector,

District.....

Sub: Submission of maps and related documents of Final Town Development Scheme no.....  
for correction in survey records.

Ref: Under the provisions of sub-section (2) of Section 56 of Madhya Pradesh Nagar Tatha  
Gram Nivesh Adhiniyam, 1973.

It is hereby submitted that the ..... (Name of the Town and Country Development Authority) has published the Final Town Development Scheme no. .... namely ..... (description of the location/villages in which the scheme is proposed), under the provisions of section 50 of the Act.

Under the provisions of sub-section (2) of section 56 of the Act, the survey record of the area included in the scheme, is to be corrected as per the redistribution and valuation sheet for reconstitution of final plots.

You are requested to correct the survey records under the relevant provisions of the M.P. Land Revenue Code, 1959.

Following documents duly signed, are hereby enclosed for your consideration: -

- (a) An index map showing the area included in the scheme and the surroundings with reasonable limit on all sides of such areas and boundary of the scheme,
- (b) A plan showing the original plot with identification numbers;
- (c) A plan showing both the original plots and the manner in which, it is proposed to alter the boundaries of original plots to carve out final plot,
- (d) A plan showing boundary of the final plots, as they will appear after the final scheme is executed, with numbers and illustrations as far as possible by means of colors, letters and explanatory notes.
- (e) A redistribution and valuation statement in Form XIX (a), Form XIX (b) and Form XIX (c) showing the estimated amount to be paid to or contribution to be received from each of the original plot owners and plots reserved for other purposes, whose plot (s) have been included in the scheme.

**Chief Executive Officer  
(Town and Country Development Authority).".**

**"FORM XXI**

**[See rule 19(18)]**

**Letter of Approval**

To,

.....

.....

This is to inform that the Final Town Development Scheme no. .... namely  
..... prepared by the ..... (Name of the  
Town and Country Development Authority) and published under section 50 of  
the Town and Country Planning Act, 1973 is approved by Director, Town and  
Country Planning vide no. .... dated..... . Details of Final Plot along with  
the map enclosed, is/are as follows: -

S.no.	Name of the Owner	Original Plot no.	Area of Original plot	Final Plot no. allotted	Area of final plot	locational directions	Remark

It is further to inform that: -

- (1) The rights of the mortgage or mortgagee on the Original Plot No. are transferred to the Final Plot allotted against the Original Plot.
- (2) The tenure of the Final Plot will be as per the tenure of the Original Plot; any agreement in respect of the Original Plot in between the Land owner and the Authority or the Government or with any agency or person shall be transferred to the Final Plot with the modifications regarding the area allotted in the Final Plot.
- (3) All the rights of the passage on the lands merged in the Final Plot are hereby extinguished unless such rights are preserved in remark column.
- (4) Land owner shall be allowed to remove physical structures and other materials from the Original Plot within one month from the scheme coming into force. The land owner shall, after removing the physical structures, level the original plot.

Chief Executive Officer  
(Town and Country Development Authority)

**FORM XXII**

**[See rule 19(22)]**

**To,**

.....

..... (name of the town and country development authority)

**Sub: Completion of process of correction in survey records of Final Town Development Scheme  
no..... situated in village .....**

**Ref: Information submitted vide letter no. .... dated .....**

It is hereby informed that the survey records of the scheme prepared by ..... (Name of the Town and Country Development Authority) as Final Town Development Scheme no. .... namely ..... (description of the location/villages in which the scheme is proposed), has been corrected. Related documents are enclosed herewith.

**Authorised signatory**

**on behalf of**

**District Collector**

**District.....**



### FORM XXIII

[See rule 19 (24)]

#### Notice for reimbursement of expenses incurred on Town Development Scheme under clause (b) of sub-section (1) of section 50

It is hereby declared and published for the information of the general public under clause (b) of sub-section (1) of section 50 of the Madhya Pradesh Nagar Tatha Gram Nivesh Adhiniyam, 1973 (No. 23 of 1973) that the ..... (Name of the Town and Country Development Authority) had notified following Town Development Scheme(s) as final scheme(s) under the provisions of section 50 of the Act and expenses as mentioned in the table below had been incurred on these scheme(s). These scheme(s) shall lapse, if all the land owners reimburse the expenses incurred on the scheme(s).

The land owners are required to reimburse the expenses incurred on the scheme(s), within two months, from the date of publication of this notice, under the provision of clause (b) of sub-section (1) of section 50 of the Act, and thereafter the scheme shall lapse.

Statement of reimbursement of expenses incurred on Scheme(s)							
S. No.	Name of the Scheme	No. of the Scheme	Area of the Scheme (in Ha.)	Date of Final publication of the Scheme	Estimated cost (as per last Administrative Approval) (Rs. in lacs)	Expenses incurred on the Scheme (Rs. in lacs)	Amount to be reimbursed (in Rs. per sqm.)
1	2	3	4	5	6	7	8

All related documents with details of expenditure incurred and amount to be deposited by each owner shall be made available for inspection during office hours, in the office of the Town and Country Development Authority and shall also be uploaded on the website of the Authority. If the total expenditure incurred on the scheme is not reimbursed, in the prescribed time, the scheme shall not lapse and shall continue as published under the provisions of the Act.

Chief Executive Officer  
(Town and Country Development Authority)

FORM XXIV

[See rule 20 (3)]

**Town and Country Development Authority.....**  
**Form of agreement between Town and Country Development**  
**Authority and owner(s) to acquire land for the implementation of**  
**the scheme.**

This Agreement (hereinafter called the Agreement) is made on the ..... day of ....., year -----, between, on the one hand Chief Executive Officer of ----- name and address of the Town/ Special Area Development Authority (hereinafter called the Authority which expression shall include its respective successors and permitted assigns, unless the context otherwise requires) and, on the other hand Sh./ Smt/ M/ s..... ..

(name and address of the owner) (hereinafter called the Owner which expression shall include their respective successors and permitted assigns unless the context otherwise requires) .

Whereas

- (a) The Authority is duly established under section 38 of the Madhya Pradesh Nagar Tatha Gram Nivesh Adhiniyam, 1973 (No. 23 of 1973) and is a Town and Country Development Authority incorporated under section 39 of the Act.

OR

The authority is duly established under section 64 of the Madhya Pradesh Nagar Tatha Gram Nivesh Adhiniyam, 1973 (No. 23 of 1973) and is a Special Area Development Authority incorporated under section 66 of the Act.

- (b) Under sub-section (2) of section 38 of the Act, the Authority is authorized to prepare town development schemes and accordingly it notified a Town Development Scheme, whose details are mentioned in Annexure-A.
- (c) After following the procedure prescribed, the Scheme under sub-section (11) of section 50 of the Act was finally published in the Madhya Pradesh Gazette Part..... dated .....

- (d) According to the provisions of sub-section (1) of section 56 of the Act read with rule 20 of Madhya Pradesh Nagar Tatha Gram Nivesh Niyam, 2012, the Authority has right to acquire the land lying within the scheme area through agreement or otherwise from the land owner.
- (e) The Authority vide its letter no. ----- dated ----- (Annexure-B) had asked the Owner to enter into this agreement on the terms and conditions mentioned therein.
- (f) The owner in response to recital (e) above has consented in writing vide his letter dated ----- received at inward no. -----dated -- ----- (Annexure-C) to surrender the title and peaceful possession of his land free from all encumbrances (hereinafter called the Surrendered land) in favour of the Authority and the details of said land are given below:

(Describe the details of the surrendered land here)

- (g) The Authority in lieu of the surrendered land has agreed in writing vide its letter no. ----- dated ----- (Annexure-D) to transfer the title and peaceful possession free from all encumbrances the developed plot(s) as described herein below in favor of the owner (Hereinafter called the transferred plot) .

[Describe the details of the transferred plot(s) here (i.e. plot number, location, size / area of each of the transferred plots). In case either of the details cannot be mentioned for reasons to be recorded the total area of the transferred plot(s) should be mentioned]

- (h) The owner has furnished an affidavit stating that no litigation of any kind or any civil or criminal case with respect to the surrendered land is pending in any court of law nor has it been encumbered in any manner whatsoever.

Now, therefore, the parties hereto hereby agree as follows:

1. Definitions and Interpretation.- The words and expressions defined in this Agreement shall, unless the context otherwise requires, have the meaning hereinafter respectively assigned to them,-

- (i) "Act" means the Madhya Pradesh Nagar Tatha Gram Nivesh Adhiniyam, 1973 (No. 23 of 1973);
- (ii) "applicable laws" means the laws and any other instruments having the force of law in India;
- (iii) "Agreement" means this Agreement, together with all the Annexures;
- (iv) "dispute" shall have the meaning as set forth in clause 25 of this Agreement;
- (v) "Government" means the Government of Madhya Pradesh;
- (vi) "Party" means the Authority or the Owner, as the case may be,
- (vii) "Parties" means "the Authority as well as the Owner;
- (viii) "Third Party" means any person or entity other than the Authority and the Owner.
- (ix) "development" means all such works to be executed for completing the Scheme and shall include but not limited to construction of roads, sewerage, power supply, drainage, water supply etc. in the Scheme area.
- (x) "Scheme" means the Town Development Scheme of the Authority which was published under sub-section (11) of section 50 on dated ----- in the official Gazette and described in Annexure-A hereinabove and shall include any amendments that may have been made from time to time.
- (xi) "surrendered land" means the land of the owner which falls within the Scheme boundaries whose peaceful title and possession the owner has agreed to transfer to the authority and the same has been described in recital (f) above.
- (xii) "transferred plot" means the plot whose peaceful title and possession the authority has agreed to hand over to the owner in lieu of the surrendered land and the same has been described in recital (g) above.

2. The development of the land situated in the Scheme boundaries, including the surrendered land, shall be undertaken by the Authority in accordance with the lay out sanctioned by the Director, Town and Country Planning under section 50 and subsequent amendments, if any.
3. The transferred plot shall, as far as possible, be located on the surrendered land. However, the location will be determined solely by the Authority in its wisdom and discretion and the same shall not be questioned by the Owner. However, the Authority may, for reasons to be communicated in writing to the Owner, change the location and dimensions of the transferred plot.
4. The Authority shall have the first right to select the plots that it would retain in lieu of development done by it.
5. The Owner shall not make demands regarding location and dimensions of the transferred plot and the same shall be the sole discretion of the Authority.
6. If subsequent to the execution of this agreement, any dispute with regard to the surrendered land is raised by any party in any court of law or if the Authority discovers that any such dispute existed at the time of execution of this agreement, it shall neither transfer the title nor handover the possession of the transferred plot to the Owner. Only after the Authority is satisfied that no such dispute exists any longer, it shall execute the instrument necessary under the law to effect the transfer of the title of the transferred plot to the owner.
7. In case the owner intends to transfer, wholly or partly by registered deed, the title of his surrendered land before any action has been taken under clause 10 herein below, he shall furnish the details of such proposed transfer to the Authority and obtain formal permission so to do. The Authority may grant permission for such transfer only after the buyer furnishes his consent to continue to abide by the terms and conditions of this agreement which would be applicable to his share in the title of the surrendered land as the permitted assign of the owner. This agreement shall be deemed to have been accordingly modified. The Authority may, in such case also enter into a separate agreement with regard to the surrendered land or its part thereof which has been sold off to such buyer as mentioned hereinabove.

8. The Owner shall not create any encumbrance of any kind on the surrendered land after the execution of this agreement.
9. The Owner shall transfer the title of the surrendered land in favor of the Authority when so demanded by Authority without fail or delay by executing the necessary instrument. He shall also assist the Authority in getting the necessary mutation done in the land records.
10. The Owner shall not take recourse to any legal action against the Authority with respect to the location or dimension of transferred plot or change in layout or delay in the transfer of the title of the surrendered land or the transferred plot mentioned in this agreement or any other matter connected there with or incidental to.
11. Where the owner is a society the title and peaceful possession free of all encumbrances of transferred plot shall be handed over by the Authority to the society and not to any of its members.
12. The cost of registration and stamp duty and all other incidental expenses involved in executing the necessary instruments for surrender of land to the Authority and the transfer of transferred plot to the owner shall be borne by the Authority.
13. The possession and title of the transferred plot shall be handed over to the owner by the Authority after completing the development works around such plots or within a period of three years of execution of this agreement, whichever is earlier. However if the owner demands that the possession and title of the transferred plots be handed over earlier the Authority in its discretion may, if it considers appropriate, do the same without either waiting for the development to complete or expiry of the said period of three years.
14. Effectiveness of Agreement.- This Agreement shall come into force on the date on which it is signed.
15. Governing law and jurisdiction.- This Agreement shall be construed and interpreted in accordance with and governed by the laws of India, and the courts at ----- (name of the district in which the Authority is situated) shall have exclusive jurisdiction over matters arising out of or relating to this Agreement.
16. Language.- All notices required to be given by one Party to the other

Party and all other communications, documentation and proceedings which are in any way relevant to this Agreement shall be in writing either in English or in Hindi language.

17. Notices.- Any notice or other communication to be given by any Party to the other Party under or in connection with the matters contemplated by this Agreement shall be in writing and shall,-

- (a) in the case of the Owner, be given by facsimile and by letter delivered by hand or by speed post at the address given and marked for attention of the Owner or to such other person as the Owner may from time to time designate by notice to the Authority :

Provided that notices or other communications to be given to an address outside ----- (name of the district in which the authority is situated) shall be sent by a registered acknowledgement due or speed post or facsimile to the Owner or to such other person as the Owner may, from time to time designate by notice to the Authority;

- (b) in the case of the Authority, be given by facsimile and by letter delivered by hand and be addressed to the Authority with a copy delivered to the Authority's representative or to such other person as the Authority may from time to time designate by notice to the Owner :

Provided that, if the Owner stays out of ----- (name of the district in which the Authority is situated) it may send such notice by facsimile and by registered acknowledgement due or speed post; and

- (c) any notice or communication by a Party to the other Party, given in accordance herewith, shall be deemed to have been delivered in the normal course of post and it ought to have been delivered.

18. Authorized representatives.- (1) The Authority may, from time to time, designate an official as the authorized representative of the Authority who will be nominated by the Chief Executive Officer of the Authority. Any action required or permitted to be taken and any document required or permitted to be executed under this Agreement by the Authority may be taken or executed by the officials so authorized.

- (1) The Owner may designate its authorized representative who may take any action required or permitted to be taken, and any document required or permitted to be executed under this Agreement.

19. Entire Agreement.- This Agreement and the annexures together constitute a complete and exclusive statement of the terms of the

agreement between the Parties on the subject hereof and no amendment or modification hereto shall be valid and effective unless such modification or amendment is agreed to in writing by the Parties and duly executed by persons especially empowered by the respective Parties. All prior written or oral understandings, offers or other communications of any kind pertaining to this Agreement are abrogated and withdrawn.

20. **Termination of Agreement.-** In case the Scheme is modified or abrogated by the orders of the State Government or by order of any court of law this agreement shall be terminated by the Authority under intimation in writing to the Owner. In such event, the peaceful title and possession of the surrendered land shall, as far as possible, be returned to the Owner and where this is not possible for reasons beyond the control of the Authority, the owner shall be paid such compensation, as may be decided by the Authority. The Authority while determining the compensation shall consider the claims of the Owner and provide him an opportunity of being heard.
21. **Modification of Agreement.-** Modification of the terms and conditions of this Agreement may only be made by written agreement duly executed by the Authority and the Owner. The representatives mentioned in clause 19 hereinabove shall not be authorized to make any such modification.
22. **Force Majeure.-**
  - (1) **Definition.-**
    - (a) "Force Majeure" means an event which is beyond the reasonable control of the Authority and which makes the performance of its obligations hereunder impossible or so impractical as reasonably to be considered impossible in the circumstances and includes, but is not limited to war, riots, civil disorder, earthquake, fire, explosion, storm, flood or other adverse weather conditions, strikes, lockouts or other industrial action (except where such strikes, lockouts or other industrial action are within the power of the Party invoking Force Majeure to prevent), confiscation or any other action by Government agencies or courts of law.
    - (b) Force Majeure shall not include any event,-
      - (i) which is caused by the negligence or intentional action of authority or its agents or employees; and
      - (ii) any event which could reasonably have been expected to foresee (taken



into account at the time of the conclusion of this Agreement).

- (c) Force Majeure shall not include insufficiency of funds or failure to make any payment required hereunder.

- (2) No breach of Agreement. The failure of Authority to fulfill any of its obligations shall not be considered to be a breach of or default under this Agreement insofar as such inability arises from an event of Force Majeure :

Provided that the Party affected by such an event has taken all reasonable precautions, due care and reasonable alternative measures, with the objective of carrying out the terms and conditions of this Agreement.

- (3) Measures to be taken.

- (a) The Authority if affected by an event of Force Majeure shall take all reasonable measures to remove its inability to fulfill its obligations with minimum delay.

- (b) The Authority shall notify the Owner of such event as soon as possible and in any event not later than 14 days following the occurrence of such event, providing evidence of the nature and cause of such event and shall similarly give notice of the restoration of normal conditions, as soon as possible.

- (c) The Parties shall take all reasonable measures to minimize the consequences of any event of Force Majeure.

- (4) Extension of time.- Any period, within which the Authority was liable to complete any action or task pursuant to this Agreement shall be extended for a period equal to the time during which it was unable to perform such action as a result of Force Majeure.

- (5) Consultation.- Not later than 30 days, the Authority has, as a result of an event of Force Majeure, become unable to fulfill its obligations under this agreement, the Parties shall consult with each other with a view to agreeing on appropriate measures to be taken in the circumstances.

- 23. Good Faith.- The Parties undertake to act in good faith with respect to the rights of each other's under this Agreement and to adopt all reasonable measures to ensure the realization of the objectives of this Agreement.

24. **Operation of the Agreement.-** The Parties recognize that it is not possible to provide for every contingency in this Agreement which may arise during the life of the Agreement, and the Parties hereby agree that it is their intention that this Agreement shall operate fairly between them, and without detriment to the interest of either of them and that, if during the term of this Agreement either of the Parties believes that this Agreement is operating unfairly, the Parties will use their best efforts to agree on such action as may be necessary to remove the cause of such unfairness, but failure to agree on any action pursuant to this Clause shall be subject to arbitration in accordance with clause 25 hereunder.
25. **Dispute resolution.-**
- (1) **Amicable settlement.** The Parties shall use their best efforts to settle amicably all disputes arising out of or in connection with this Agreement or the interpretation thereof.
  - (2) Any dispute, difference or controversy of whatever nature howsoever arising under or out of or in relation to this Agreement (including its interpretation) between the Parties, and so notified in writing by either Party to the other Party the Dispute shall, in the first instance, be attempted to be resolved amicably.
  - (3) The Parties agree to use their best efforts for resolving all disputes arising under or in respect of this Agreement promptly, equitably and in good faith and further agree to provide each other with reasonable access during normal business hours to all non-privileged records, information and data pertaining to any dispute.
26. **Arbitration.-** Any dispute which is not resolved amicably by conciliation, shall be referred to the Board of the Authority who shall give its decision within 60 days.
27. **Right to acquire land.-** If at any time before the title of the surrendered land is transferred to the Authority under clause 10 hereinabove, the Owner fails to fulfill his obligations under this agreement, the Authority may, notwithstanding anything contained in this agreement, send a notice of termination of the Agreement to the Owner asking him to fulfill the obligation within 15 days failing which the agreement shall stand terminated. Thereafter the Authority may request the Collector to acquire the land in question under Land Acquisition Act.

In witness whereof, the Parties hereto have caused this Agreement to be signed in their respective names as on the day and year first above written.

**SIGNED, SEALED AND DELIVERED**

**1. For and on behalf of Authority (Give details of Authority)**

**Signature:**

**Name:**

**Designation:**

**Address:**

**2. For and on behalf of owner**

**Signature:**

**Name:**

**Address:**

**3. In the presence of : (Witness)**

**Signature:**

**Signature:**

**Name:**

**Name:**

**Designation:**

**Designation: ..... ”.**

By order and in the name of the Governor of Madhya Pradesh,  
AMITABH AWASTHI, Dy. Secy.