

नगरीय विकास एवं आवास विभाग  
मंत्रालय, वल्लभ भवन, भोपाल

भोपाल, दिनांक 3 मार्च 2025

क्र. यूडीएच-3-0057-2025-अठारह-5.—राज्य शासन एतद्वारा संलग्न परिशिष्ट-अ अनुसार “मध्यप्रदेश एकीकृत टाउनशिप नीति, 2025” (Madhya Pradesh Intergrated Township Policy, 2025) जारी करता है.

2. यह आदेश मंत्रि-परिषद के आयटम क्रमांक 6 दिनांक 18 फरवरी, 2025 में लिये गये निर्णय के अनुक्रम में जारी किया जाता है.

मध्यप्रदेश के राज्यपाल के नाम से तथा आदेशानुसार,  
सुप्रिया पेंडके, अवर सचिव.

परिशिष्ट-अ



**Madhya Pradesh Intergrated Township Policy, 2025**

**Government of Madhya Pradesh  
Ministry of Urban Development & Housing**

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## Abbreviations

CMO	Chief Municipal Officer
DCR	Development Control Regulations
DPR	Detailed Project Report
EDC	External Development Charge
EWS	Economic Weaker Section
ESDM	Electronic System Design and Manufacturing
FAR	Floor Area Ratio
GoMP	Government of Madhya Pradesh
IT	Information Technology
ITES	Information Technology Enabled Services
LIG	Low Income Group
PHED	Public Health Engineering Department
PWD	Public Works Department
SEZ	Special Economic Zone
TDR	Transfer of Development Rights
T&CP	Town & Country Planning
UD&HD	Urban Development and Housing Department
ULB	Urban Local Body

## 1 Introduction

Madhya Pradesh Government intends to develop land in form of townships to promote sustainable urban growth. Currently, land management is done by the public sector, which requires excessive regulatory compliances resulting in rapid fluctuation of demand and supply of urban land for development. This also results in delay in development of infrastructure and affordable housing. "Integrated Township" is one way of liberalizing the controls on the supply of urban land and can be used as an effective tool for emerging demands from various sections of the urban population. The phenomenon of constructing well-developed living spaces with civic infrastructure and luxury amenities is now graduating into the concept of 'Integrated Township.'

In Madhya Pradesh, there is shortage of housing in rural and urban areas. To bridge the gaps, the state government has introduced various policies and rules i.e., Housing and Habitat Policy, 2007; Madhya Pradesh Gram Panchayat (Development of Colonies) Rules, 2014; Madhya Pradesh Real Estate Policy, 2019 and Madhya Pradesh Nagar Palika (Colony Development) Rules, 2021. Even with the various policies and rules, the pace of development in state is not at par with the demand. Since, there is no minimum area requirement in the colonizer rules for development of colony, therefore development is happening in small clusters throughout the cities without taking care of city/ sub-city level social infrastructure facilities. There is a need to revisit the existing regulations and to formulate an "Integrated Township Policy for the state of Madhya Pradesh". This will act as a tool to facilitate the emergence of consolidated, economically and environmentally sustainable urban growth and shall also ensure public and private participation in developing city level infrastructure across the state.

For formulation of integrated township policy for Madhya Pradesh, township policies and regulations of various states like Maharashtra, Rajasthan and Gujarat have been examined thoroughly. It has been observed that these states have provided various incentives such as facilitation in land procurement, concession in stamp duties, quick clearance systems, etc. to encourage the private sector real estate developers for development of integrated townships. In this reference, the State Government is also enabling various incentives through Madhya Pradesh Integrated Township Policy for developers to create self-contained townships without putting overburden on the mother town, meet the rising affordable housing demand and to attract investment in real estate sector so as to generate employment and boost the state's economy.

**Land Pooling:-** Madhya Pradesh Integrated Township Policy will also act as a modern planning tool for urban development in the state, wherein private sector and landowners can come together through land pooling and can develop city/sub city level physical and social

infrastructure facilities. This policy will facilitate developers to develop township(s), reducing upfront investment in land procurement and better capital utilization for employment generation.

## 2 Objectives

- (i) To ensure planned development through inclusiveness, sustainability, and transparency in all aspects.
- (ii) To encourage smooth and efficient private investment in Real Estate Development.
- (iii) To create new livelihood and employment opportunities.
- (iv) To meet the needs of affordable housing.
- (v) To meet socio-economic and infrastructure demands of the state.
- (vi) To encourage public private partnerships through land pooling.

## 3 Applicability

- 3.1 Development of integrated townships shall be encouraged in areas where trunk infrastructure facilities are available or can easily be established. This Policy shall be applicable in the following areas:
  - 3.1.1 **Area within ULB limits or Planning area:-**For cities having population less than 5 lakhs, minimum 10 hectares contiguous land and for cities having population more than 5 lakhs, minimum 20 hectares contiguous land area free from all encumbrances shall be essential. The site shall be accessible from Development Plan Road or any other existing major road not less than 24.0 meter width. For larger townships having area 40 hectares and above, the requirement of road shall be minimum 30.0 meter wide.
  - 3.1.2 For townships falling partially within ULB Area or Planning area and remaining area falling outside the purview of ULB Area or Planning area, township shall be in accordance with the regulations made under this policy.
  - 3.1.3 **For townships falling outside ULB area or Planning area:-**Minimum 40 hectares of contiguous land free from all encumbrances shall be essential. The site shall be accessible with a National Highway/State Highway or any road having a minimum width of 30.0 meter.
- 3.2 The township policy shall not apply to: -
  - (i) Notified forest
  - (ii) Water bodies like river, creek, reservoir, dam etc.
  - (iii) Notified National Parks and Wildlife sanctuary
  - (iv) Defence Estates
  - (v) Cantonment Boards

- (vi) Eco-sensitive Zone notified under Environmental (Protection) Act, 1986
- (vii) Notified Quarry/Mining Zone, SEZ, wildlife Corridor
- (viii) Area affected by notified historical and archeological places under the relevant acts.
- (ix) Any other area declared restricted by the Government.

## 4 Eligibility

4.1 Township can be developed by "Developer" which includes:-

- (i) Any person/ association of person;
- (ii) Any legal entity including private developer, sole proprietor;
- (iii) Consortium or Joint venture of landowners, private developers, firms, etc.;
- (iv) Any public agency of state or central government.

4.2 Developer shall require to be registered with competent authority under rules prepared for implementation of this policy.

4.3 **Financial Eligibility of Developer:-** For development of Township, financial parameters for the Developer shall be as prescribed below:-

Sr. No	Land Area in Hectares	Minimum Net worth (Rs. in crores)	Minimum average annual turnover (of last 5 years) (Rs. in crores)
(1)	(2)	(3)	(4)
1	Above 10 and upto 20	5	6
2	Above 20 and upto 40	10	12
3	Above 40 and upto 100	20	20
4	Above 100 and upto 300	50	40
5	Above 300	250	200

Note:- The aforesaid requirement of minimum net worth and minimum average annual turnover shall not apply to landowner / association of landowners.

## 5 Empowered Committee

5.1 Empowered Committee for approval of townships in districts having cities with population more than 5 lakhs; shall comprise of following:-

- (i) Principal Secretary UD&HD, GoMP - Chairman
- (ii) Commissioner cum Director, T&CP- Member
- (iii) Commissioner, Urban Administration and Development Department- Member
- (iv) Officer from PWD not below the rank of Chief Engineer- Member
- (v) Officer from PHED not below the rank of Chief Engineer- Member

- (vi) An officer of Town and Country Planning not below the rank of Senior Town Planner- Member Secretary

5.2 Empowered Committee for other districts:-

- (i) Collector - Chairman  
(ii) Joint Director, T&CP- Member  
(iii) Commissioner/CMO of Urban Local Body- Member  
(iv) Chief Executive Officer of Zila Panchayat- Member  
(v) Officer from PWD not below the rank of Executive Engineer- Member  
(vi) Officer from PHED not below the rank of Executive Engineer- Member  
(vii) District officer, T&CP - Member Secretary

5.3 The committee may onboard representative(s) not exceeding five from other Government departments as and when required.

5.4 Functions and Powers of Committee:-

- (i) Examine and approve the proposal submitted with respect to development regulations.  
(ii) Recommend to the Government, amendments in Rules.

5.5 Directorate of Town and Country Planning, Madhya Pradesh shall be the nodal agency and shall be responsible for facilitation of development of township.

## 6 Facilitation by State Government

### 6.1 Land Procurement:-

- 6.1.1 It shall be sole responsibility of the developer to procure land required for development of Integrated Township, however, if the developer fails to procure residual land parcels falling within the periphery of proposed Township to make a contiguous land parcel, then developer can approach the concerned authority to facilitate for land acquisition provided that developer has already procured 80% of the land. Such land may be assembled through negotiated approach and the land compensation shall be paid by the developer as mutually agreed upon for ensuring the success of the project.
- 6.1.2 In case government land falls within the periphery of proposed township then such land may be granted to the developer subject to maximum 20% of the total project land or eight hectares whichever is less. However, Government may exempt this land limit on case-to-case basis on recommendation of the Committee as per the need of the project. The developer shall, in lieu of premium for granted land, return 50% of original land as reconstituted land parcel to Government in form of mixed use within two years of final project approval in the proposed township with suitable mean of access of minimum 18.0 meter width.

- 6.2 **External Infrastructure:-** To facilitate Integrated Township, the Government of Madhya Pradesh recognizes that the provision of trunk infrastructure like roads, bulk raw water supply, gas and power are essential and will be the responsibility of the respective Government agencies. The Developer shall pay External Development Charges (EDC) to respective agencies for providing such infrastructure on a cost-plus basis and may have a contractual obligation.
- 6.3 **Timely clearance support:-** The nodal agency shall act as single window clearance authority and will facilitate the developer to obtain statutory clearances/ no objection certificates from the concerned department(s). The nodal agency shall forward the proposal received under this policy to all concerned departments for clearances. The developer shall comply with any observation raised by the concerned department(s). If the concerned department(s) fails to provide statutory clearances/ no objection certificates within a period of 60 days, then the nodal agency shall escalate to Empowered Committee mentioned in clause 5.1. List of statutory clearances/ no objection certificates is annexed herewith as Annexure-1. The Committee, if it feels necessary, may appoint a nodal officer for obtaining such clearances.
- 6.4 **Monitoring of the Project:-**The committee may suo-moto or through a third party, require to monitor the development of the township at any stage. If the development in the scheme is not found in conformity to the approval granted by the Committee, then the committee may issue appropriate orders so as to direct the developer to bring the development in consonance with the approval, such orders shall be binding on the Developer.
- 6.5 **Dispute Resolution Mechanisms:-**Disputes arising between the Owner/ Developer or any other party to the project will not be entertained by the Committee. Jurisdiction and dispute resolution clauses should be clearly defined as part of contract between the parties developing such township.
- 6.6 **Incentives for Township Projects:-**
- 6.6.1 **TDR Benefits:-** If township falls under TDR receiving zones, then developer shall be entitled to avail TDR benefits as per prevailing TDR norms.
- 6.6.2 **Ceiling Limit:-** There shall be no ceiling limit for holding land to be purchased by developer for township project because such land will be reassessed (diverted) as per section 59 of Madhya Pradesh Land Revenue Code, 1959 before purchase for the purpose of establishment of "Integrated Township Project" and hence Krishi Jot Uchattam Seema Adhiniyam, 1960 will not be applicable.
- 6.6.3 **Relaxation in Colony Rules:-** Madhya Pradesh Gram Panchayat (Development of Colonies) Rules, 2014 and Madhya Pradesh Nagar Palika (Colony Development) Rule, 2021 shall be appropriately amended for purpose of execution of this policy.



- 6.6.4 **Modification in Development Plan:-** Appropriate concession will be given to the Developer if the township requires modifications in Development Plan for the purpose of implementation of this policy. The Committee mentioned in 5.1 will have power under section 23 of Madhya Pradesh Nagar Tatha Gram Nivesh Adhiniyam 1973 in relation to the proposed Integrated Township Project.
- 6.6.5 **Green FAR:-** On development of additional wooded area of size not less than 0.4 hectare, over and above the minimum requirement mention in 8.2.1.2(i) and 8.2.2.2(i), Green FAR would be provided.
- 6.6.6 **FAR for Non-Conventional Use of Energy:-** Additional FAR shall be provided to the developer as an incentive for provisioning of non-conventional use of energy like solar, wind, etc. and buildings categorized under Green building.
- 6.6.7 **FAR for Additional EWS/ LIG/ Affordable Dwelling Units:-** On development of additional EWS/ LIG/ affordable housing (over and above the 15% mentioned in 8.2.1.1(i) and 8.2.2.1(i)) to a maximum of 30% of general dwelling units, an additional FAR will be provided as incentive.
- 6.7 **Publication of Rules:-** The State Government shall, for successful implementation of this Policy, formulate Rules, laying down detailed procedures and or amend existing regulations appropriately so as to facilitate development of Townships. The State Government may also consider recommendations of the empowered committee while formulating such rules.

## 7 Responsibility of Developer

- 7.1 **Implementation of town planning norms/regulations:-** The developer shall ensure that development should be as per detailed project report sanctioned by the Committee in conformity to the town planning norms/regulations. These norms/regulations shall cover all aspects of planning i.e., land use, density, open spaces, provision of EWS/LIG/affordable housing, physical & social infrastructure on site and provision of informal economy etc. Conformity of urban planning norms will have to be established by the developer in the Detailed Project Report to be submitted for approval.
- 7.2 **Internal Development:-** The Developer shall carryout all internal infrastructure development of integrated township. The Developer shall make provisions for water supply, sewerage, drainage, electricity, social infrastructure, road network and provision of EWS/LIG/affordable housing etc. The Developer may make provision for non-conventional use of energy like solar, wind, etc., dual plumbing, green building, and ensure on-site wastewater treatment plants and reuse of treated water as may be required.
- 7.3 **Operation and maintenance:-** The Developer shall operate and maintain the

infrastructure for a period of minimum five years after the completion of project. After which it shall be handed over to the concerned agency.

- 7.4 **Charges and fees:-** Developer shall be liable to pay such fees and charges to the concerned department/authority required by the relevant law, unless specially exempted under this policy.

## 8 Land distribution

- 8.1 **Floor Area Ratio (FAR):-** For the purpose of this policy, notwithstanding any FAR mentioned in any development plan or M.P Bhumi Vikas Rules, 2012, the Gross FAR of the proposed township shall be 1.00. If the township requires additional FAR, it shall be permissible to the extent of 100% of Gross FAR on payment of premium as may be prescribed.

- 8.2 **Use Distribution:-** Subject to conformity to requirement under this policy and in a manner that the project meets the specifications and standards with the walk to work concept, good urban design practices, healthy and safe lifestyle practices and eco-friendly neighbor-hood requirements. The planning and design of Integrated Township should adhere to the following land use distribution.

### 8.2.1 For Townships having area 10 Hectares and up to 40 Hectares:-

- 8.2.1.1 **Saleable Area (Maximum 60% of Gross Area):-** Saleable area shall include areas under Residential and Work Center in proposed township. Details of the same are as follows: -

- (i) **Residential:-** A maximum of 80% of the saleable area shall be allocated for residential use, out of which 15% of total number of dwelling units shall be reserved for EWS and LIG which shall be free from FAR.
- (ii) **Work Center:-** Minimum 20% of the saleable area shall be used for setting up "Work Center" which shall include Commercial/ Offices/ Markets/ ITES/ IT/ Educational/ Industries(non-hazardous)/ Health services/ Transportation Node/ Recreation based activities, Amusement facilities or for setting up of any other such facility as may be approved by the Committee.

- 8.2.1.2 **Other Public Purpose Area (Minimum 40% of Gross Area):** Other Public Purpose area shall include parks & open spaces, amenities and road/circulation which shall not be less than 40% of the total proposed township area. Details of the same are as follows: -

- (i) **Parks and Open Spaces:-** At least 10% of the gross area of township shall be reserved and developed as parks/ gardens/ playgrounds/ open spaces/ wooded area. In order to encourage more green cover, minimum 25% of aforesaid 10% area (i.e 2.5 % of gross area) shall be developed as continuous wooded area

(which shall have a canopy density of 50% or more and will preferably be of local species). In addition to the above, thick avenue plantation shall be undertaken with soft landscape along major roads within the township.

- (ii) **Amenities:-** At least 5% (Social and physical Infrastructure) of the gross area, provisions shall be made for social amenities for education, health, transportation and other public utilities as per requirement including power, gas, water, sewerage, telecommunication, solid and liquid waste management system, etc.
- (iii) **Road/Circulation:-** Area under road/circulation shall be as per requirement. If any development plan road(s) crosses the project area, then the developer shall develop the same with provision to give open access so as to maintain seamless continuity.

#### 8.2.2 For Townships having area 40 Hectares & Above:-

8.2.2.1 **Saleable Area (Maximum 65% of Gross Area):-** Saleable area includes area under Residential and Work Center use in proposed township. Details of the same are as follows:-

- (i) **Residential:-** A maximum of 75% of the saleable area shall be allocated for residential use, out of which 15% of total number of dwelling units shall be reserved for EWS and LIG which shall be free from FAR.
- (ii) **Work Center:-** Minimum 25% of the saleable area shall be used for setting up "Work Center" which shall include Commercial/ Offices/ Markets/ ITES/ IT/ Educational/ Industries (non-hazardous)/ Health services/ Transportation Node/ Recreation based activities, Amusement facilities or for setting up of any other such facility as may be approved by the Committee. If area under work center exceeds 90% or more against saleable area, then residential use shall be part of work center as an ancillary use.

8.2.2.2 **Other Public Purpose Area (Minimum 35% of Gross Area):-** Other Public Purpose area shall include parks & open spaces, amenities and road/ circulation shall not be less than 35% of the total proposed township area. Details of the same are as follows:

- (i) **Parks and Open Spaces:-** At least 10% of the gross area of township shall be developed as parks/ gardens/ playgrounds/ open spaces/ wooded area. In order to encourage more green cover, minimum 25% of aforesaid 10% area (i.e 2.5% of gross area) shall be developed as continuous wooded area (which shall have a canopy density of 50% or more and will preferably be of local species). In addition to the above, thick avenue plantation shall be undertaken with soft landscape along major roads within the township.
- (ii) **Amenities:-** At least 5% (Social and physical Infrastructure) of the gross area.

provisions shall be made for social amenities for education, health, transportation and other public utilities as per requirement including power, gas, water, sewerage, telecommunication, solid and liquid waste management system, etc.

- (iii) **Road/Circulation:-** Area under road/circulation shall be as per requirement. If any development plan road(s) crosses the project area, then the developer shall develop the same with provision to give open access so as to maintain seamless continuity.

- 8.2.3 If, in opinion of the Committee, the township requires relaxation in aforesaid area distribution it shall relax such distribution excluding area falling under other public purpose area.

## 9 Procedure

- 9.1 The detailed procedure for application, approval, monitoring, fees, timelines, etc. shall be laid down in such rules as may be prepared and notified subsequently for the purpose of this policy.
- 9.1.1 **Preliminary Project Approval:-** The developer will be required to submit a preliminary project report after assembling the land along with such fees as may be prescribed. The preliminary project report shall contain details of land, ownership, type of Township, a concept layout plan indicating tentative distribution of land use, techno-economic feasibility, general marketing strategy, facilitation required from the committee, etc. The nodal department will scrutinize the proposal and send it to the committee for preliminary approval. The committee may approve the proposal in principle or may require to amend and resubmit. The committee may also reject the proposal; however, no such order of rejection shall be passed without giving opportunity for being heard to the developer. Such rejection shall not prohibit the developer to reapply. A Preliminary approval shall not constitute a permit nor shall entitle the Developer or any person to commence or perform any development activity whatsoever.
- 9.1.2 **Final Project Approval:-** The Developer shall submit a Detailed Project Report and such other information as may be prescribed in rules to the committee not later than 6 months after preliminary project approval, however if the project requires modification in Development Plan, then the aforesaid time shall not be binding. The committee will examine the DPR and give final approval with or without conditions. The developer shall commence the work within six months from the date of approval of detailed project proposal and shall inform the same in such manner as may be prescribed.
- 9.1.3 **Implementation of Project:-** Developer shall develop township into phases as may be sanctioned by the committee depending upon the nature and size of the township.

**Annexure-1: List of statutory clearances/ no objection certificates (NOC)**

- (i) Development Permission from Urban Local Body/ Collectorate
- (ii) NOC from Town and Country Development Authority (wherever it is required)
- (iii) Layout approval from Town & Country Planning
- (iv) Site clearance Committee (for High Rise) of Urban local body's (wherever it is required)
- (v) NOC from MP Water resource Department (wherever it is required)
- (vi) NOC from MP Pollution Control Board (wherever it is required)
- (vii) NOC from Airport Authority of India (wherever it is required)
- (viii) NOC from Forest Department (wherever it is required)
- (ix) NOC for Environment Clearance (wherever it is required)
- (x) NOC from Defence Estates (wherever it is required)
- (xi) NOC from National Highways Authority of India/ MP Road Development Corporation/ Public Works Departments (Wherever it is required)
- (xii) NOC from Fire Department (Wherever it is required)
- (xiii) NOC from Public Health Engineering Department (wherever it is required)
- (xiv) NOC from Madhya Pradesh Electricity Board (wherever it is required)
- (xv) Any other statutory clearances/ no objection certificates wherever it is required.

**Note:-** Developer shall directly approach central government departments for statutory clearances/ no objection certificates like Environment Clearance, Airport Authority of India NOC, Defence estate NOC, NHA/ NOC etc. wherever it is required.

By order and in the name of the Governor of Madhya Pradesh,  
SUPRIYA PENDKE, Under Secy.