

Compendium of Best Practices in States

Compilation by

**Ministry of Housing & Urban
Poverty Alleviation**

2015





Affordable Housing Initiatives

Urban Development and Environment Department
Government of Madhya Pradesh





STATE'S VISION FOR HOUSING

- Madhya Pradesh (MP) Vision Document – 2018 Targets creation of 5 Lakh Affordable Housing units in urban areas in MP.
- Creation of 2.5 lakh units using private sector under PPP.
- Creation of 1.5 lakhs units under Centrally Sponsored Scheme.
- Creation of 1 lakh units under State Sponsored Schemes.

STATE LEVEL POLICY FRAMEWORK

Intervention	Key features/Highlights
Atal Ashraya Yojana for EWS & LIG	Govt land made available at Rs. 1/- only
Re-densification Scheme	Using PPP to redensify land under various govt departments
PPP Scheme for In-Situ Redevelopment of Slums, 2012	Using PPP to enable creation of EWS/LIG units at Slum location
PPP Scheme for Greenfield Affordable Housing Projects, 2014	Providing land in lieu of constructed EWS/LIG units
Draft Affordable Housing Policy, 2015	Aligning housing sector in MP with GoI vision for Housing for All
Draft Rules for Land Pooling, 2015	Building techno-legal framework for undertaking land pooling for housing and infrastructure projects



STATE LEVEL INITIATIVES IN HOUSING SECTOR

- Projects under Land Pooling Model has been initiated at Aero-city, Misrod and Vidyanagar in Bhopal.
- Facility for State-wide online booking and allotment of housing units (via tie-up with MPONLINE).
- Easing financing of housing units by entering MoUs with Banks.
- Tie-ups with Housing Finance Companies to facilitate housing loans to informal sector.
- Setting up of Affordable Housing revolving fund for project financing.
- Strengthening of Housing Board as nodal agency – Amendment of Act, Rules, Regulations, Creation of Housing MIS, Development of Affordable Housing PPP Projects.

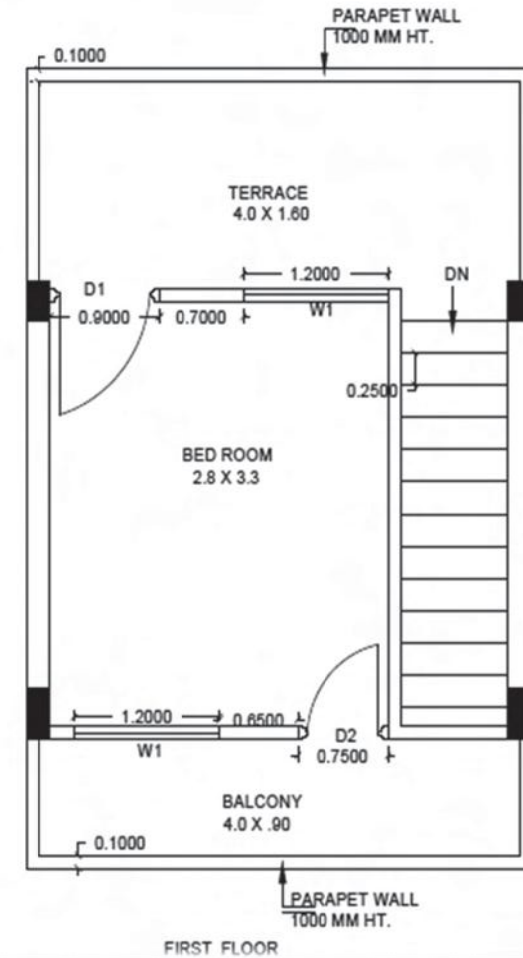
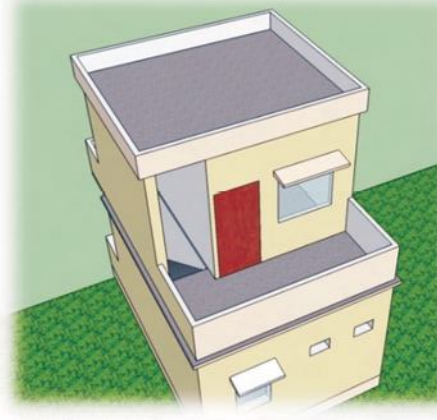
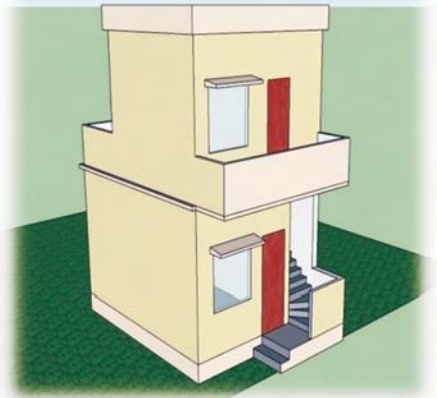
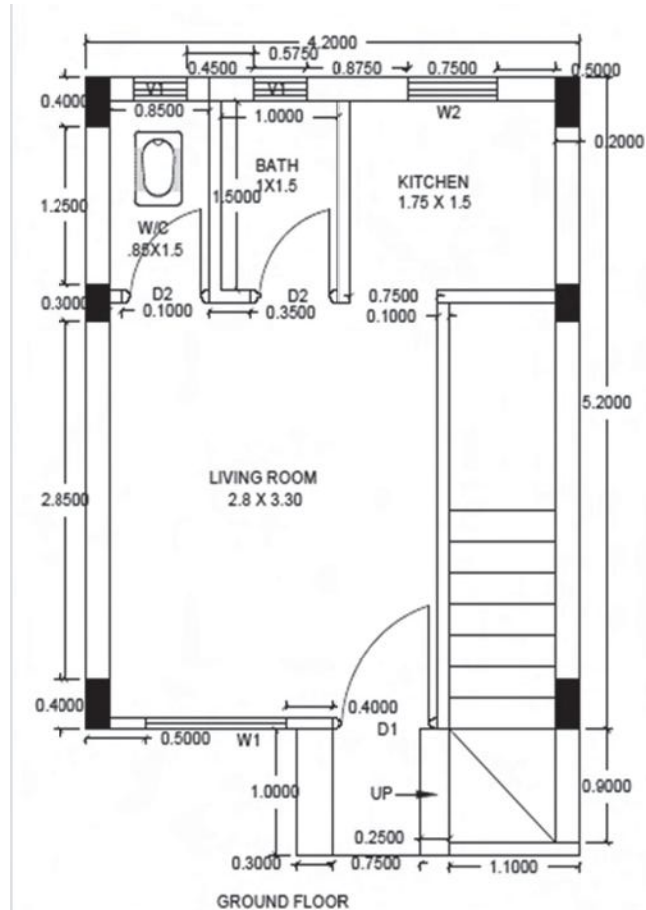
INNOVATIVE DESIGN OF DWELLING UNIT

- In smaller towns, people resist to move into Multi-storeyed buildings, so Duplex Dwelling Unit are designed with an objective to provide “**Apni Zameen Apni Chhat**” (Ownership of Ground Level And Roof).
- In bigger towns, both Duplex as well as Multi-storeyed Dwelling Units are designed as per local conditions like Availability of Land, Land Cost, etc.



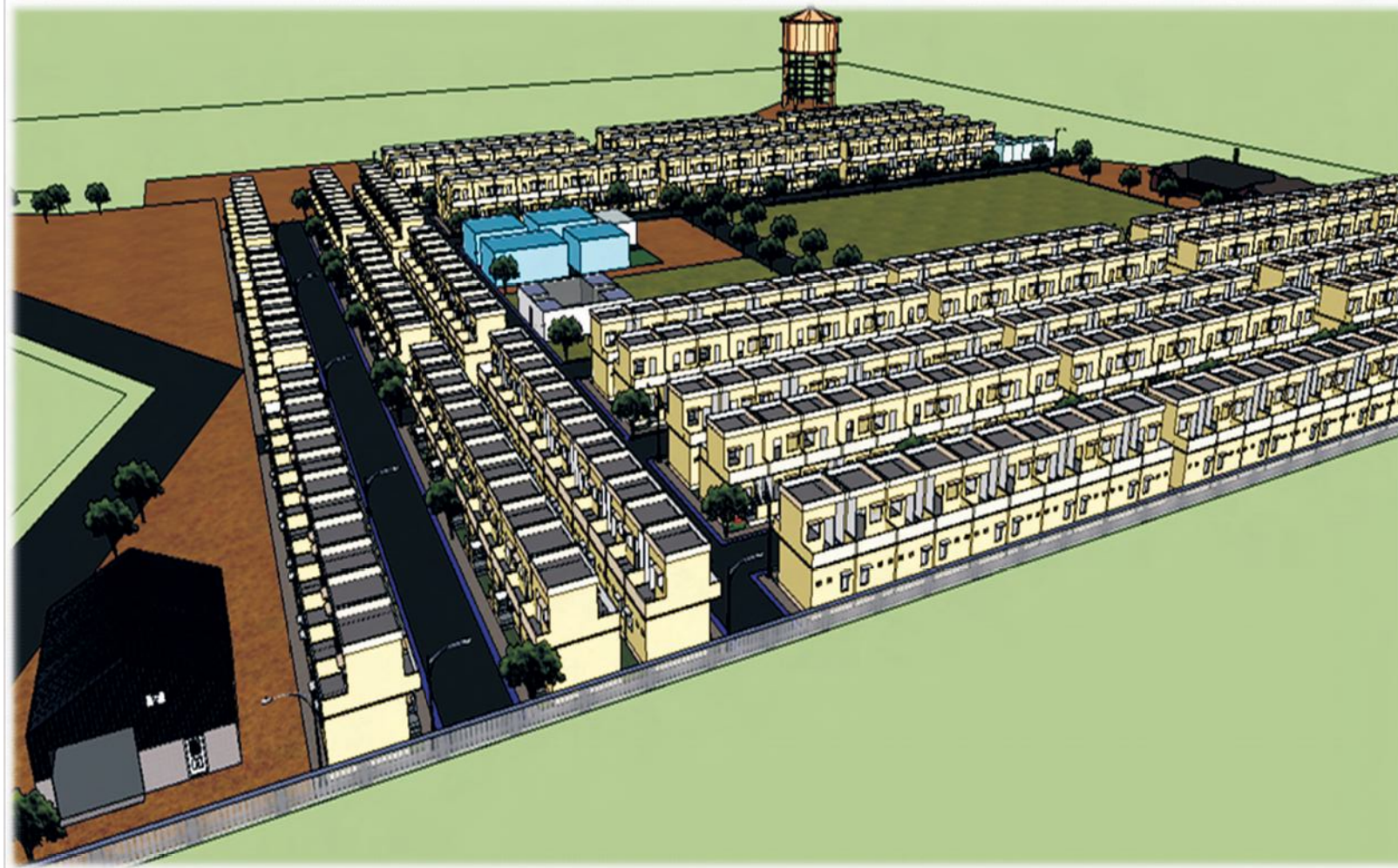
INNOVATIVE DESIGN OF DWELLING UNIT

Front Elevation



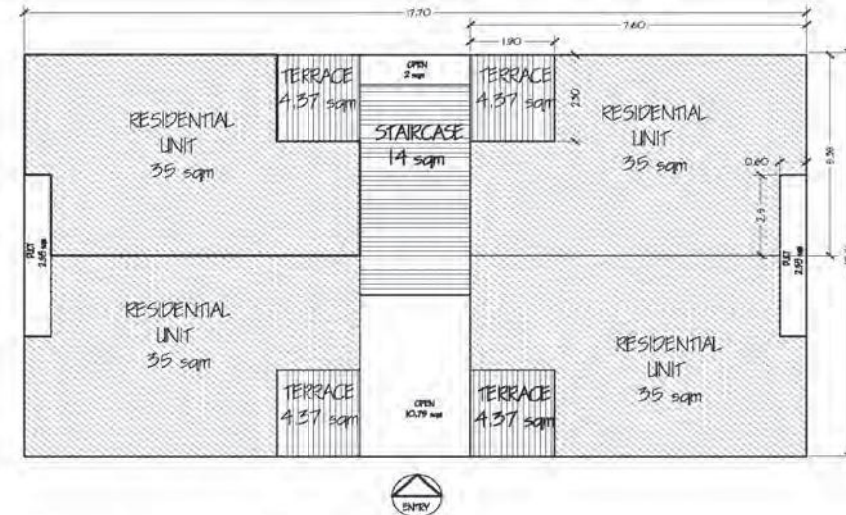
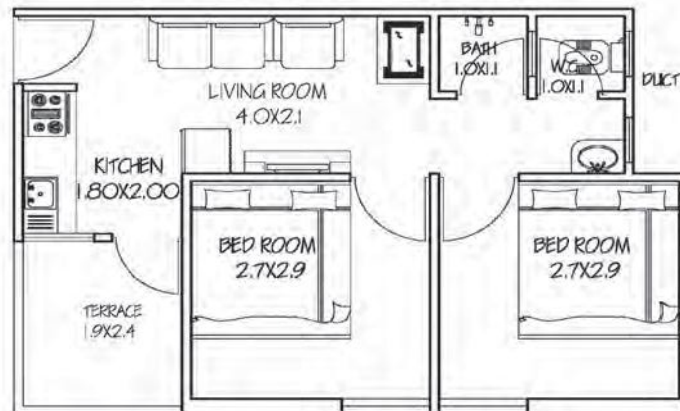
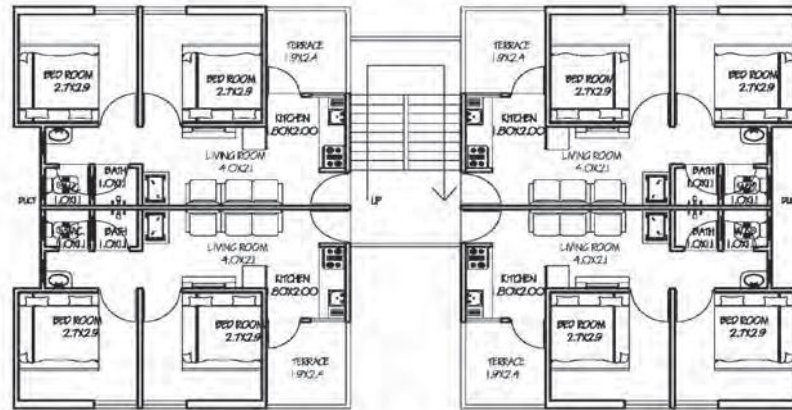
INNOVATIVE DESIGN OF DWELLING UNIT...

BIRDS EYE VIEW OF VIDISHA





INNOVATIVE DESIGN OF DWELLING UNIT... FOR BIG TOWNS



TOTAL SITE = 189.45 sqm
AREA PER UNIT = 35 sqm
STAIR = 1.4 sqm
DUCT = 5.16 sqm
TERRACE = 4.37 sqm (for each unit)

Scale - 1:100.
All Dimension are in mm only.

INNOVATIVE PRACTICE – BENEFICIARY CONTRIBUTION

In housing schemes allotment of Dwelling Units is delayed due to non payment of beneficiary contribution. To resolve this issue, below mentioned initiatives are put in place:

- **Increased cost of Dwelling Unit shall be borne in proportion of 50:50 by State Government & Beneficiary.**
- Implementation agencies have been instructed to deposit Funds of Housing Schemes and other funds too with Bankers who are willing to provide Loan to the beneficiaries via Interest Subsidy Scheme for Housing the Urban Poor.
- Beneficiaries are encouraged to deposit an amount of Rs. 500-1000 on monthly basis.



BSUP- INDORE



IHSDP





RAY – PHYSICAL PROGRESS OF APPROVED PROJECTS - SAGAR



**Construction of 24 DU Blocks at
Kishor Nyaylaya, Sagar**

