



Table 1 - Objectives

Description	RAJ	GUJ	MH	WB	UP
Attract Private Capital Investment	✓		✓	✓	✓
Attract FDI			✓		
Increase Affordable Housing supply	✓	✓	✓	✓	✓
Process simplification	✓	✓	✓		✓
Utilize development potential	✓		✓	✓	
Promote planned development	✓	✓	✓		✓

Table 2 – Permissible FAR and Ground Coverage

Description	RAJ	GUJ	MH	WB	UP
MAXIMUM PERMISSIBLE FAR FOR RESIDENTIAL USE					
Group housing	1.2	1.5	1	2.5	2.5
Plotted housing	2.4				2
MAXIMUM PERMISSIBLE GROUND COVERAGE FOR RESIDENTIAL USE					
Group housing				35%	35%
Plotted housing					65%

**Inference:** Higher FAR in Uttar Pradesh corresponds to more saleable area making the policy more business friendly.

Table 3 – Policy/ Rule/ Regulation (Name of Act and Clause)

Description	RAJ	GUJ	MH	WB	UP
Policy/ Rule/ Regulation	Policy under an Act	Regulation under Act	Regulation under Act		Integrated Township Policy-2014
Under Act and Clause	Section 377 of Rajasthan Municipal Act 2009 ; Section 90 of Jaipur Development Authority Act 1982; Section 49 of Jodhpur Development Authority Act 2009	Section 122.1 of Gujarat Town Planning & Urban Development Act 1976	Section 159 of Maharashtra Regional and Town Planning Act 1966	Policy under West Bengal Town & Country (Planning and development) Act, 1979, Rules under West Bengal Town & Country Planning(Development of township Projects) Rules,2008 under the Section 138.	

Table 4 – Mandated payments by the Developer

Description	RAJ	GUJ	MH	WB	UP
Lease charges	✓				
Purchase of FSI		***	✓		✓
Stamp duty	✓	✓	**		✓
License fee					✓
Monitoring and supervision charges		✓			✓
Maintenance charges					✓

**Note:** \*\* Concession to the extent of 50% of stamp duty shall be granted.  
\*\*\*Total FSI permitted on Gross plot area shall be sum of Global FSI and Additional FSI, Global FSI shall be 1.0  
**Inference:** Provisions of purchasable FAR in Gujarat, Maharashtra, Uttar Pradesh indicates business friendliness.

Table 5– Other Provisions

Description	RAJ	GUJ	MH	WB	UP
FAR norms for commercial and other land use provided?					✓
Provision of grievance and redressal		✓	✓		✓
Pre-requisite criteria for developers provided ?	✓	✓	✓		✓

Table 6 – Total Land Area and Percentage of Land Use

Description	RAJ	GUJ	MH	WB	UP
MINIMUM TOTAL LAND AREA IN HECTARES:					
Government Land	40				
Private Land	10				
Mini-Township	10 to 20				
Township	20			20.2	
Other Township	10				
Development Authority Jurisdiction		40			
Other Authority Jurisdiction		20			
Non-Categorised			40		10.12
TOTAL DWELLING UNIT DENSITY-UNITS PER HECTARE					
Plotted Housing					150
Group Housing				200	260
MAXIMUM PERCENTAGE OF LAND USE UNDER:					
Residential	55	80	67.75	33	50
Commercial	6			25	10
MINIMUM PERCENTAGE OF LAND USE UNDER:					
Residential		60			
Commercial			10.5		
Open Space	10	5% or minimum 3000 m <sup>2</sup>	12.5		15
Roads and transport	20	10			15
Others	10	5	9.25		10

**Inferences:**

- Rajasthan promotes investment from private developers for development of township by keeping the minimum land area requirement as low as 10 Hectares.
- Rajasthan also has provision for special township schemes which have minimum areas as 10 Ha with maximum percentage of saleable area as 65% of total area.
- Along with defining maximum Ground coverage and FSI Uttar Pradesh and West Bengal also mandate a minimum dwelling unit density, thus making the provision more comprehensive.
- Policy of Gujarat gives a detail breakdown of minimum percentage of land allocated for different uses which ensures balance development in township.

Table 7 – Provision for Land Mortgaging

Description	RAJ	GUJ	MH	WB	UP
Performance Guarantee					✓
Percentage of Land mortgaged in housing					20%
Percentage of Land mortgaged in case of SEWS					10%

**Inference:** The provision for land mortgaging in the policy of Uttar Pradesh ensures performance guarantee and better project delivery.



Table 8 – Physical Infrastructure

Description	RAJ	GUJ	MH	WB	UP
Construction of Roads and boundary walls	✓	✓	✓		✓
Power supply and street lighting	✓	✓	✓		✓
Water supply	✓	✓	✓		✓
Sewerage and drainage	✓	✓	✓		✓
Horticulture and plantation	✓	✓	✓		✓
Construction of cycle tracks		✓	✓		✓
Solid waste management	✓	✓	✓		✓
Rain water harvesting	✓	✓	✓		✓
Solar power systems	✓	✓	✓		✓

Table 9 – Social Infrastructure

Description	RAJ	GUJ	MH	WB	UP
Cremation and burial grounds			✓		
Infrastructure for public transport			✓		✓
Parking facilities	✓	✓	✓		✓
Education	✓	✓	✓		✓
Health Care Facilities	✓	✓	✓		✓
Recreation facilities	✓	✓	✓		✓

**Inference:** In terms of physical and social infrastructure, policy of West Bengal lacks in comprehensiveness as compared to other states (Table 8 and 9).

Table 10– Other Public Amenities

Description	RAJ	GUJ	MH	WB	UP
Library			✓		✓
Town hall and Auditorium			✓		
Post Office					✓
Police Station			✓		✓
Fire Station			✓		✓
Vending Zone for street vendors					✓

**Inference:** Maharashtra and Uttar Pradesh ensures adequate provision for public amenities.

Table 11- Incentives for Developers

Description	RAJ	GUJ	MH	WB	UP
Additional acquisition of Private Land by the ULB for the private developer	✓				✓
Division of undivided share of agricultural land with the consent of landowners	✓				
Allotment of government land within the township scheme	✓		✓	✓	✓
Priority in approval of the scheme	✓				✓
Availability of land by Local bodies to concerned government organizations	✓				
Concession in stamp duty			✓		
Concession in land use conversion charges					✓
Exemption in payment of development charges			*		
Exemption from ceiling for holding agricultural land			✓		✓
Additional FSI for construction of SEWS					✓
Provision for additional incentives on a case-to-case basis	✓		✓		
Single Window Clearance		✓			
Provision for additional incentives based on license					✓

**Note:** \*Exemption in payment of development charges for institutional use on govt. land.

**Inferences:**

- Uttar Pradesh provides maximum incentives to private developers for promoting a business friendly environment.
- Gujarat being the only state providing single window clearance facilitates the private developers and ensures ease of doing business.

Table 12 – Reservations for Socially And Economically Weaker Section (SEWS)

Description	RAJ		GUJ		MH		WB		UP	
	Up to 40 Ha	40 Ha and above	Up to 40 Ha	40 Ha and above	Up to 40 Ha	40 Ha and above	Up to 40 Ha	40 Ha and above	Up to 40 Ha	40 Ha and above
Minimum percentage of land area reserved			5	5					10	
Minimum percentage of residential area reserved	5	5				20			10	
Minimum percentage of dwelling units reserved	15	15					25			
Reservation for number of Floors - G+2 / G+3 for EWS (Y/N)		Y								
Reservation for number of Floors - G+2/G+3 for LIG (Y/N)		Y								
Maximum net dwelling unit density per Hectare			225	225						
Minimum built-up area per tenement in square meters-EWS	30	30					25		25	
Maximum built-up area per tenement in square meters-EWS	45	32				30	30		35	
Minimum built-up area per tenement in square meters-LIG	46	46							35	
Maximum built-up area per tenement in square meters-LIG	75	51				50			48	
Sale price per square feet in Rupees-EWS	750								1296	
Sale price per square feet in Rupees-LIG	750								1860	
Minimum carpet area per tenement in square meters			25	25						
Maximum carpet area per tenement in square meters										
Minimum percentage of road area reserved	20		15	15						
Minimum percentage of open space reserved	10		5	5						

**Inference:** The highlighted indicators most aptly depict whether the policy is pro-poor or not. Based on the same it can be noted that Rajasthan, Gujarat and Uttar Pradesh fare better as compared to other states.

Table 13 – Name of Township under the Policy/ Policy under Act/ Regulation

Description	RAJ	GUJ	MH	WB	UP
Registered	-	Godrej Garden City; Shantigram	-	Urbana, Priyansh Concrete pvt. ltd.; Eden City, Maheshtala, Eden City Group, Godrej Prakriti, RIC Jaminzaidad, ltd.	-
Completed	Fun Square; Manglam Plaza; Manglam Aroma; Kanak Residency; Aangan Residency; Manglam Aananda phase	Applewoods- Sandesh ltd.	-	Vedic Smart Homes, Vedic Realty; Meridian Amar Bari- Meridian Group; Kalyani City Enclave- Jaminzaidad pvt. ltd.	-
In-Progress	Dream Avenue	Arvind Group's Project at Jethlaj; Super City- K.B.Zaveri & Srinivas; Sky City- H N Safal & Goyal; Arvind Smart Value Home, LLP	-	6 proposed townships in Kalyani, Bolpur, Dabgram, Asansol, Dumurjala, Baruipur	Chak Ganjeria City

Combined inferences from all tables:

- Comprehensive** – Based on the availability of data in each of the tables, the policy of Uttar Pradesh is most comprehensive in comparison to the rest under study. It can also be inferred from the above analysis that Rajasthan and Uttar Pradesh have detailed land use regulations for both residential and commercial.
- Pro Poor** – As evident from table 12, the provisions in Rajasthan, Gujarat and Uttar Pradesh are relatively more pro-poor than the rest. It can be analysed that Rajasthan has clear provisions for minimum built up area per tenement and reservation of residential spaces for affordable housing of SEWS. Uttar Pradesh has maximum land reservations but the prices of tenements fail the purpose of affordable housing.
- Business friendly** – It can be inferred from table 2, 4 and 11 that Uttar Pradesh has provisions that are in favour of private developers, hence making the policy most business-friendly.
- Based on table 11 and table 13, it can be noted that only in spite of provision of single window clearance as the only incentive to private developers, maximum number of projects sanctioned under this regulation are in progress in the case of Gujarat.