

# MADHYA PRADESH RESIDENT WELFARE ASSOCIATION POLICY

DRAFT  
(December 2020)



Atal Bihari Vajpayee  
Institute of Good Governance & Policy Analysis, Bhopal



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**Madhya Pradesh Resident Welfare Association Policy, 2020**

**(DRAFT)**

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**Abbreviations**

CMYPD	:	Chief Minister's Young Professional for Development
LAP	:	Local Area Plan
PWD	:	Public Works Department
RERA	:	Madhya Pradesh Real Estate Regulatory Authority
RWA(s)	:	Resident Welfare Association(s)
STP	:	Sewage Treatment Plant
UDHD	:	Urban Development and Housing Department
ULBs	:	Urban Local Bodies

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# Madhya Pradesh Resident Welfare Association Policy, 2020

## 1. INTRODUCTION

- 1.1. RWAs are voluntary civic associations representing the interests of the residents of a specific urban neighbourhood. A planned and structured setting for RWAs not only contribute to the local development but also works as a smart connect for the state with its citizen. RWAs are efficiently capable of self-managing and self-governing in their areas. They can also help build local pressure groups, empower people, channel their energy, and add to citizen's voices in the city governance.
- 1.2. A comprehensive policy for the RWAs can become one of the major building blocks for the planned urban development in the state. It can help resolve the intricate problems and issues related to basic municipal services, safety, social development, and environmental protection. A comprehensible and implementable policy for the RWAs can deepen democracy and make urbanites a partner of inclusive urban development. This will also bring clarity among various stakeholders regarding their role and responsibility. Clause 22 of the Madhya Pradesh Real Estate Policy, 2019 highlighted the need for a separate policy for the RWAs, it states:
 

*“A separate policy for the governance and internal management of Residential Colonies shall be brought out to protect the post-purchase and maintenance aspects of colonies handed over by the builder/developer.”*

 Therefore, a separate policy for the RWAs in Madhya Pradesh has been drafted.
- 1.3. The policy envisages bringing all the RWAs under one umbrella for efficient grass-roots level governance and envisioning effective grievance redressal related to RWAs, using information technology and digital technology to foster resident friendly environment. It also seeks to bring brevity, clarity, transparency, and accountability in the roles and functions of all the stakeholders.

## 2. NEED FOR RESIDENTIAL WELFARE ASSOCIATION POLICY

- 2.1. Since the early 2000s, governance in cities of the state is getting complexed and witnessing exponential growth of RWAs. With their increasing number, urban management is becoming difficult, and various management issues are escalating.
- 2.2. Various government departments like UDHD, Electricity Board, PWD, ULBs, Co-operatives Department, and other agencies are stakeholders of RWAs affairs. At present, there is a deficit in existing statutes regarding the formal obligations and engagement of the stakeholders and departments towards RWAs.
- 2.3. Various acts like Madhya Pradesh Co-operative Societies Act, 1960 [Act 17 of 1961], the Madhya Pradesh Prakoshtha Swamitva Adhiniyam, 2000 [Act 15 of 2001], the Madhya Pradesh Municipal Corporation Act, 1956 [Act 23 of 1956] and the Madhya

Pradesh Municipalities Act, 1961 [Act 37 of 1961] which cater the provisions related to residential societies. However, there are no guiding documents or policies for all types of registered residential societies.

- 2.4. Considering the importance of the Welfare State in a democratic setup, there is a paramount need to strengthen RWAs and facilitate them by providing an effective, robust and holistic mechanism to ensure smooth functioning, to resolve their internal and external disputes and redress their problems and grievances with the stakeholders. This will enable RWAs to contribute to improving quality of life. Hence, this is *sui generis* of RWA policy.
- 2.5. The constitutional scheme does provide for the right to form associations or Co-operative societies, and there are instances when the RWAs have been involved in the local planning of the area. Judicial decisions also reveal the importance of RWAs' involvement in the local governance of the area.
- 2.6. The mixed nature of the societies (not completely confined to the residence but includes residence and the commercial aspects involved with it) also gives rise to the problems in registration and application of laws and makes the problems more complex.
- 2.7. Most of the time, these vibrant institutions are wasting their energy on regulatory or non-productive tasks instead of inclusive land sustainable urban development.

### **3. OBJECTIVES OF THE POLICY**

- 3.1. This policy defines how RWAs of urban areas in Madhya Pradesh can supplement and compliment the efforts of ULBs to make cities resilient, caring, and competent.
- 3.2. The policy further seeks to streamline and bring uniformity in the process of registration of RWAs, their rules, bye-laws and regulations, and in their management by suggesting a formal redressal mechanism in cases of internal and external disputes. Thereby fostering the growth of the planned neighbourhood and liveable cities.

### **4. SCOPE OF THE POLICY**

- 4.1. This policy applies to the RWAs, housing societies, and such other societies registered and/or established under the statute to provide civic amenities and welfare services to the resident of a particular urban area/dwelling of Madhya Pradesh. And also, to comprehend the relevance of RWAs in residential neighbourhood management and recognize their role in participatory urban governance.
- 4.2. After adoption of this policy, all types of existing housing societies registered under various acts and rules will come under one umbrella: Resident Welfare Associations.

### **5. STRATEGIES ADOPTED FOR THE POLICY FORMULATION**

- 5.1. For achieving the objectives of the policy formulation, secondary data were collected and analysed.
- 5.2. Stakeholders were identified, and interview schedules were developed for collecting primary data from residents of RWAs, office-bearers of RWAs, and from various government departments such as Madhya Pradesh Co-operatives Department,

Municipality/ Municipal Corporation, Electricity Board and Public Works Department, RERA, Development Authorities, MP Housing, and Infrastructure Board, etc.

- 5.3. Collection of primary data by administering tools developed for the same from selected districts of Madhya Pradesh. Besides, secondary data available at the district level were also collected.
- 5.4. Focus Group Discussions (FGD) were conducted with the departments, i.e., Madhya Pradesh Real Estate Regulatory Authority, Madhya Pradesh Co-operatives Department, Office of the Registrar and Assistant Registrar, Madhya Pradesh Firms and Societies Department, Municipal Corporation/Municipality.
- 5.5. Stakeholder consultation was also organised by the Centre for Urban Governance, AIGGPA, in which substantial inputs were received from the Civil Society representatives, elected members of RWAs, public representatives, members of the housing societies, government officials, journalists, NGOs, senior citizen forum and subject experts.
- 5.6. Standard tools and techniques of research have been used for data analysis.
- 5.7. The proposed policy is the sequel to the above-stated activities.

## 6. UNIQUENESS IN THE POLICY

The policy proposes various measures for strengthening RWAs and resolving their inter and intra management and governance issues. Rationalising the existing statutory provisions which are mentioned in relevant sections of the existing rules/acts.

## 7. STANDARDISATION OF EXPRESSIONS IN THE STATUTES

### 7.1. RWAs

Definitions of the “Resident Welfare Association” shall be standardised in all the relevant statutes/rules/acts such as Apartment Act, Housing Societies Act, Municipal Acts to avoid conflict and contradictory interpretations.

*The expression “Resident Welfare Association” (RWAs) includes registered “housing societies”.*

### 7.2. Housing Society

Expression “housing society” defined as *a society formed with the object of providing its members with residential accommodation*<sup>1</sup> shall be inserted in the Madhya Pradesh Prakoshtha Swamitva Adhinyam, 2000 [Act 15 of 2001], the Madhya Pradesh Municipal Corporation Act, 1956 [Act 23 of 1956] and the Madhya Pradesh Municipalities Act, 1961 [Act 37 of 1961].

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<sup>1</sup> Section 2(n) of the Madhya Pradesh Co-operative Societies Act, 1960 [Act 17 of 1961].

### 7.3. Statutory Provisions

- 7.3.1. Provisions of the Madhya Pradesh Mohalla Committee (Constitution, Functions, Powers and Procedure for Conduct of Business) Rules, 2009, Madhya Pradesh Municipal Corporation Act, 1956 [Act 23 of 1956] and the Madhya Pradesh Municipalities Act, 1961 [Act 37 of 1961] concerning the residents shall be amended with respect to proposed RWA Policy to effectuate participatory and inclusive governance at the grass-roots level in the urban areas.
- 7.3.2. Existing Mohalla Samiti rules under section 48 B of Madhya Pradesh Municipal Corporation Act, 1956 [Act 23 of 1956] and section 72 B of Madhya Pradesh Municipalities, Act 1961 [Act 37 of 1961] respectively may be appropriately replaced by model Bye-Laws of the Apartment Owners' provided under sub-rule (2) of Rule 9 of Madhya Pradesh Prakoshtha Swamitva Rules, 2018. After necessary modifications, it shall be adopted as the model Rules and Bye-laws for all RWAs registered under the Madhya Pradesh Co-operative Societies Act, 1960 [Act 17 of 1961].
- 7.3.3. Apropos to the section 7.3.2, suitable amendments shall be required in the Madhya Pradesh Co-operative Societies Act, 1960 [Act 17 of 1961] and The Madhya Pradesh Co-operative Societies Rules, 1962 concerning RWAs and Housing societies registered under the Madhya Pradesh Co-operative Societies Act, 1960 [Act 17 of 1961].
- 7.3.4. RERA under the Madhya Pradesh Real Estate Regulatory Authority Rules, 2017<sup>2</sup> shall develop a platform to receive and resolve the complaints of the RWAs registered before coming into force of the Real Estate (Regulation and Development) Act, 2016 [Act 16 of 2016]

## 8. REGISTRATION OF RWA

- 8.1. Registration of the RWAs shall be done under the Madhya Pradesh Co-operative Societies Act, 1960 [Act 17 of 1961].
- 8.2. The Madhya Pradesh Co-operatives Department shall amend /insert the appropriate section in its act and rules as per section 7.3.2 in this policy and a section that empowers ULBs for grievance redressal and dispute settlement regarding municipal services and day-to-day operation of RWA's and Housing Societies registered under them.
- 8.3. A simplified registration format shall be provided by the Madhya Pradesh Co-operatives Department for the registration of those housing societies which are not registered under the Madhya Pradesh Co-operative Societies Act, 1960 [Act 17 of 1961] to bring uniformity across all types of housing societies in the state, thereof structure, functions, roles, and responsibilities. Relevant provisions of the MP Apartment Act may be inserted in the Madhya Pradesh Co-operative Societies Act, 1960 [Act 17 of 1961].

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<sup>2</sup> In particular, Rule 12 of the Madhya Pradesh Real Estate Regulatory Authority Rules, 2017

- 8.4. Once RWA is registered under the Madhya Pradesh Co-operative Societies Act, 1960 [Act 17 of 1961], it shall be deemed considered to be registered with the ULBs, and a copy of the registration to this effect shall be endorsed by the registering authority to the respective ULBs.
- 8.5. The Madhya Pradesh Co-operatives Department shall provide a Model Bye-law for the RWAs after suitable amendments as suggested in section 7.3.2 of this policy. It must be widely consulted with all relevant departments and stakeholders before its adoption.
- 8.6. RWAs shall formulate their own bye-law in consonance with the provisions of the Model Bye-law as provided by the Madhya Pradesh Co-operatives Department.
- 8.7. The bye-laws of the RWAs shall not discriminate against any resident or prospective residents on the grounds of religion, race, caste, sex, place of birth, residence, or any of them as mentioned in the Constitution of India.

## **9. E-PLATFORM FOR RWA**

- 9.1. Madhya Pradesh Co-operatives Department shall improve and update their existing portal- “Integrated Cooperative Management Information System” based on the provisions of this policy.
- 9.2. A dedicated section in the existing portal shall be created for the registration, election, and other process and information related to RWAs.
- 9.3. Portal shall be the key to creating the synergy between current e-Governance applications. It will be a step forward in the direction of less government and more governance.
- 9.4. Portal shall be updated in a way that it must build a connect between relevant government departments and agencies and other stakeholders.
- 9.5. Portal shall enable data sharing and interoperability with UDHD.
- 9.6. Portal shall also enable data sharing with other concerned departments, if required.

## **10. NODAL SECTION FOR RWAs**

- 10.1. There shall be a dedicated and designated Nodal section for the RWAs in ULBs. For this, a separate committee in Mayor/President in Council under the section of 37 of Madhya Pradesh Municipal Corporation Act, 1956 [Act 23 of 1956] and section 70 of Madhya Pradesh Municipalities, Act 1961 [Act 37 of 1961] respectively shall be created named as *Urban Local Planning and Poverty Alleviation Department* to address the issues pertaining to RWAs, local planning, civic services like water, sewerage, solid waste management, street lights.
- 10.2. This department shall monitor and resolve the grievances of Housing Societies/ RWAs related to civic services in housing societies /RWAs, preparation of local development plan, strategy formulation for poverty alleviation, etc.
- 10.3. A Nodal Officers at each Zone level shall be designated to extend all possible help and support to all registered RWAs/Housing Societies of their areas related to sanitation, roads, drains, water supply, streetlights solid waste management, and other such activities which are within the purview of their rules and bye-laws. Section created for it at zone

- level shall receive and arrange timely disposal of the complaints related to RWAs/Housing Societies. For disposing-off the complaints, the section/zonal in charge shall follow the due provisions of law and principles of natural justice.
- 10.4. The Nodal section shall also keep and maintain the records of the registered RWAs in a prescribed manner or as prescribed by the Co-operatives Department.
- 10.5. The Nodal section shall develop a mechanism to ensure that the RWAs must get some percentage of the property transfer fees for the development of their areas and internal management.
- 10.6. The Nodal section shall also perform the followings functions:
- (i) to create awareness for protecting the environment;
  - (ii) to encourage public participation in the activities of the RWAs;
  - (iii) to discharge such functions as entrusted to them in regard with RWAs/Housing Societies by the Municipality Authority; and
  - (iv) wherever applicable, to keep a watch on the safety of the properties of the ULBs which are within the boundaries or immediately adjacent to the RWAs, such as parks, open lands, open spaces along the roads, and other public places, and to save such properties and places from the encroachment.
- 10.7. Nodal section for RWAs shall have the appropriate authority for adjudicating the day-to-day disputes between RWAs and residents within the purview of their rules and bye-law.

## **11.RWA OFFICE-BEARERS**

- 11.1. Composition of RWA office bearers, their eligibility for election, the process for election, the interval of the election, tenure of office-bearers, voting rights, cessation of tenure of office bearers shall be as per the bye-laws provided by the Madhya Pradesh Co-operatives Department.
- 11.2. Tenure of the RWA office bearer shall be revised to two years.
- 11.3. In RWAs office bearers, the post shall be diversified from president/chairman and vice-president/ vice-chairman to President, Vice-President, Treasurer, Secretary, and other such posts.
- 11.4. Fifty percent female representation shall be there in the RWA office bearers.
- 11.5. Such members shall assume the office only through the election process and shall not assume office through a nomination in any case.
- 11.6. Provision for the seat for Scheduled Caste, Scheduled Tribe, and other backward classes shall be as per the sub-section (3)(e) of Section 48 of the Madhya Pradesh Co-operative Societies Act, 1960 [Act 17 of 1961].
- 11.7. RWAs shall be able to appoint one office member on a paid basis—such an appointee not to be a person from the same society.
- 11.8. Voting rights of residents in the election shall be determined by the Madhya Pradesh Co-operatives department based on the built-up area of the property.

## 12. ROLES AND RESPONSIBILITIES OF RWAS

- 12.1. RWAs approach and actions should be inclusive in nature.
- 12.2. RWAs shall create an effective mechanism, preferably an *e*-platform through which it can circulate and disseminate the information to all its residents.
- 12.3. To enable the participative democracy, all the resident members of the RWAs, whether owner or tenant, shall be allowed to attend the society meetings. Provided that says of the owners shall be required for issues concerning property, whereas, in service-related matters, the owners and tenants both shall possess equal say.
- 12.4. RWAs shall, through such a mechanism, made accessible the information relating to bye-laws, rules, regulations, events/activities, and minutes of the meetings, etc., to its residents.
- 12.5. For the development works like roads, street lights, and footpaths in the RWAs, which are handed over to the Municipality, RWAs shall be empowered to select the agency for the concerned work.
- 12.6. An NOC shall be required from the RWA by the property owner at the time of selling his property. In this regard, an application shall be submitted to the RWA by the property owner, and within fifteen 15 days from the date of application, after following the due procedure, RWA shall issue the no-objection certificate.
- 12.7. RWAs shall be responsible for the following functions within the campus:
  - (i) primary collection of solid waste and management of it;
  - (ii) management of drains and drainage;
  - (iii) maintenance of street lights;
  - (iv) maintenance of parks and boundary walls;
  - (v) road works including construction, maintenance, and restoration; and
  - (vi) general beautification of the campus;
  - (vii) safety and security of society as well as security guards;
  - (viii) management of proper parking (reserve/visitor's) within the society; and
  - (ix) Other necessary and integral functions of society.
- 12.8. RWAs shall encourage the residents to participate in the general functioning and governance of society.
- 12.9. RWAs shall also ensure that no intrusion/encroachment is done in the common areas of the society, and the same is accessible to every member of society.
- 12.10. RWAs shall be able to get financial support from the State Government under relevant schemes as per needs and necessity.
- 12.11. RWAs shall register, maintain, and keep the records of the domestic workers, sweepers, security guards, plumbers, electricians, and gardeners working within the RWAs.
- 12.12. ***e*-voting for RWAs**  
RWAs shall make efforts to develop a system of *e*-voting for RWA elections and decision making in society.

**12.13. Maintaining and protecting Environment**

12.13.1. The RWAs shall be encouraged:

- (i) to comply with the “Swachh RWAs: Standard Operating Procedures for Resident Welfare Associations” provided by the Ministry of Urban Development, Govt of India;
- (ii) to collect the degradable waste from the residents and turns it into compost using vermicompost or composting and uses the same for the gardens in the premises;
- (iii) to uses solar panels to generate electricity at the society level. The RWA office-bearers shall make arrangements with the Municipal Corporation to receive credits in electricity bills once the solar panels are installed and start functioning;
- (iv) to harvest rainwater in natural or artificial tanks and utilises it for non-potable purposes;

12.13.2. Incentives for such initiatives shall be provided by ULBs to the RWAs based on the number of dwelling units (DU).

**12.14. Role during contingencies**

12.14.1. Department of UDHD shall organise training and capacity building programs for disaster management for RWAs. RWAs shall also take an interest in all such activities and nurture the culture of preparedness in society.

12.14.2. Every RWA shall train security guards to help during emergencies and natural calamities.

12.14.3. The RWAs shall display a list of emergency numbers at the entrance or near the RWA office.

12.14.4. RWAs shall possess fire-fighting equipment at a central place, and in apartment buildings, such sets shall be on each floor. Members shall also be formally trained to operate the equipment.

12.14.5. Wherever possible, the water tanks at ground level shall be made accessible for emergency water usage.

12.14.6. A central alarm system shall be installed for emergencies, and everyone should know its operation.

12.14.7. RWAs shall encourage the young members to form teams for providing rescue and relief in emergencies.

12.14.8. RWAs shall take efforts in making the residents aware of the do's and don'ts in emergencies.

**12.15. Master Plan and Local Area Plan**

12.15.1. In accordance to the provisions of the Constitution (Seventy-fourth Amendment) Act, 1992, RWAs shall be involved by the ULBs in preparing the Local Area Plan (LAP).

12.15.2. RWAs shall be involved in the Master Plan preparation by the T&CP department.

**12.16. Records to be maintained by RWAs**

- (i) Land title from the land owner with link documents;
- (ii) Non-encumbrance Certificate from the Registrar of Land Registrar;
- (iii) Soil certificate signed by an engineer;
- (iv) Receipt of Development charges paid either to Municipality or to a development authority or similar department;
- (v) Original approved building plan with demarcation of common areas, road layout, pathways, terrace;
- (vi) Latest approved building plan amended, if any;
- (vii) Completion Certificate;
- (viii) Fit for occupation certificate by the Municipal Authority after construction;
- (ix) Property tax assessment;
- (x) Water and sewerage permission, receipt for laying charges;
- (xi) Electricity: transformer ownership, guarantee document, pass-book;
- (xii) Lift: Purchase, guarantee documents, maintenance contract;
- (xiii) Division/ bifurcations of maintenance charges;
- (xiv) Copy of any application made under building regulation related schemes;
- (xv) Urban land ceiling clearance for land and receipt of payment;
- (xvi) Parking plan with marked space for each dwelling units and copies of any separate registrations of parking to the residents;
- (xvii) Certificate from fire service dept (buildings with height 15 meter and above);
- (xviii) Copies of title deeds of all owners with address;
- (xix) Plan for internal wiring for electricity cables, telephones etc.;
- (xx) Plan for internal underground pipe for electricity, drinking water and drainage;
- (xxi) Rain harvesting pit or water re-cycling details, if applicable;
- (xxii) STP details and layout details, if applicable;
- (xxiii) Any legal precautionary documents filed, such as, a caveat against demolition, any temporary construction, etc. filed by the builder;
- (xxiv) Plan to identify the earthing and lightening arresters for electric shocks, lightening thunders, any maps of disaster management;
- (xxv) Documents required as per government rules and acts; and
- (xxvi) Other related documents as per needs and necessity of the RWA.

**13. DUTIES OF RESIDENTS OF RWAs**

- 13.1. Residents shall play an active role in the governance and decision-making of RWA.
- 13.2. Residents shall adhere to the rules, bye-laws, and regulations of the RWA.
- 13.3. Residents shall ensure the payment of the maintenance amount to the RWA on time.
- 13.4. Residents shall comply with the MoU entered with the RWA.
- 13.5. The owner of the property in the RWA, which is not residing for the time being and is a non-resident member of RWA shall be liable to pay the non-occupancy charges as fixed by the RWA, on the similar lines of the maintenance amount paid by the resident member.

## 14. GRIEVANCE REDRESSAL MECHANISM FOR RWAs

### 14.1. External

#### 14.1.1. e-Platform for Complaint Registration

ULBs shall create an e-platform for registering complaints and their disposal similar to CM Helpline or the existing CM Helpline (181), may be customised further in RWAs specific environment. The time period for redressal of such complaints shall be prescribed by the law or rules and shall be resolved within the prescribed time limit.

#### 14.1.2. Moving of Co-operatives Courts in certain cases

In the cases involving the determination of a question of law or fact or both, RWAs and the residents shall have the right to move the Co-operative Courts.

### 14.2. Internal

#### 14.2.1. Society Meetings

To bring fairness in the decision-making, Society Meetings shall be convened at regular intervals of time to discuss and redress the existing problems.

#### 14.2.2. Memorandum of Understanding

14.2.2.1. To make RWAs and its residents both accountable for services being provided and availed as well as for adhering to rules, bye-laws, and regulations of the society shall enter into a memorandum of understanding having provision of accountability.

14.2.2.2. Actions in the form of either fine, penalty, or both shall be taken against the falter for non-adherence to the terms of MoU.

14.2.2.3. The RWAs shall provide a forum to entertain and resolve the day-to-day complaints and internal problems of the residents effectively.

## 15. ACCESSIBILITY OF INFORMATION OF RWAs

### 15.1. Information to be provided by Madhya Pradesh Co-operatives Department

15.1.1. Madhya Pradesh Co-operatives Department shall make available the following information on the existing portal:

- (i) Total number of registered RWAs in Madhya Pradesh;
- (ii) Total number of registered RWAs in each district of Madhya Pradesh;
- (iii) A tabular chart of the number of RWAs registered in each year after coming into force of the Madhya Pradesh Co-operative Societies Act, 1960 [Act 17 of 1961];
- (iv) Brief information of the registered RWAs, including their addresses, number of dwelling units, and other related information;
- (v) Model bye-laws for RWAs;
- (vi) Election process for RWAs elections;
- (vii) Guidelines for conducting RWAs elections and submission of election results;
- (viii) Reports of the Annual Meetings of the RWAs Federations;

- (ix) Number of complaints received and disposed-off; and
- (x) Relevant judgments of the Supreme Court of India and High Court of Madhya Pradesh on Co-operative societies from time to time.

15.1.2. Madhya Pradesh Co-operatives Department shall take steps to provide other relevant information on e-platform as it deems fit.

## 15.2. Information to be provided by Nodal Section for RWAs

15.2.1. Nodal section for RWAs soon after its establishment shall also be made available the following information on the portal:

- (i) Total number of registered RWAs in the zone;
- (ii) Year-wise tabular chart of registered RWAs in the zone;
- (iii) Brief information of the registered RWAs, including their addresses, number of dwelling units, and other related information;
- (iv) Number of complaints received and disposed-off.

15.2.2. Nodal section for RWAs shall take steps to provide other relevant information on e-platform as it deems fit.

## 16. RWAS FEDERATIONS

To operationalize the RWA policy, the state may consider creating two tier institutions (state and city level federation of RWAs) to promote participative governance at the local level.

### 16.1. Federation at State Level

16.1.1. At the State level, Madhya Pradesh State Co-operatives Housing Federation shall also have members from each city level RWAs federation.

### 16.2. Selection of Members from City Level Federation for the Madhya Pradesh State Co-operatives Housing Federation

16.2.1. In each Federation at city level, elections shall be conducted to select a President, who shall represent the city in the Madhya Pradesh State Co-operatives Housing Federation.

### 16.3. Functions of RWAs federation at State level

- (i) The RWAs federation shall work as a forum for all RWAs of state to share their common problems for redressal with the concerned department.
- (ii) The federation shall monitor the implementation of the schemes,

### 16.4. Federation at City Level

16.4.1. The Madhya Pradesh Co-operatives Department shall endeavour in forming an RWAs Federation at city level in the state.

16.4.2. The RWAs Federation shall be composed of:

- (i) Presidents of all the registered RWAs, *ex officio*; and
- (ii) Nominated members from real estate sector, civil society, industry, services, and labour associations (for the issues of domestic workers in the

RWAs) which shall not be less than eleven (11) and not exceeding fifteen (15) in numbers.

#### 16.5. Functions of RWAs Federation at City Level

16.5.1. The RWAs Federation shall work as a common platform for all the RWAs in the city to share their problems for redressal with the concerned department.

16.5.2. The Federation shall monitor the implementation of the Annual Plan of Action for infrastructure development, Mobility Management Plan and the plan for sustainable development and make such recommendations.

#### 16.6. Meeting of RWAs Federation at City Level

Nodal section in consultation with the RWAs Federation at city level shall convene meetings bi-annually with the following officials:

- (i) District Collector, *ex-officio*;
- (ii) Superintendent of Police, *ex-officio*;
- (iii) Commissioner of Municipal Corporation or the Chief Municipal Officer (wherever applicable);
- (iv) Sub-Divisional Magistrate, *ex-officio*;
- (v) Deputy Commissioner Madhya Pradesh Co-operatives Department;
- (vi) Chief Executive Officer of the Urban Development Authority;
- (vii) Member nominated by the Chairman RERA; and
- (viii) Such other members as the Nodal section deems appropriate to nominate.

### 17. STATE LEVEL EXECUTIVE COMMITTEE

#### 17.1. Constitution of executive committee

17.1.1. For the functional oversight of the implementation of the policy, the high-powered state level executive committee shall be constituted thus –

Chairperson	Chief Minister of Madhya Pradesh
Members	Minister, Urban Development Department, GoMP Minister, Co-operatives Department, GoMP Principal Secretary, Urban Development and Housing Department, GoMP Principal Secretary, Department of Co-operatives, GoMP Chairman RERA, GoMP
Member secretary	Commissioner Urban Administration and Development, GoMP

17.1.2. The Chief Minister may appoint such other Ministers and Departments of the State Govt. as he thinks fit.

## **18.SELF-REDEVELOPMENT SCHEME FOR RWAs**

- 18.1. The Department of Urban Development and Housing shall propose a self-redevelopment scheme with the added objective of replacing the old buildings, promote the redevelopment of existing buildings within the boundaries of RWAs.
- 18.2. Scheme shall made provision for a single window system for all the necessary permissions required for self-redevelopment of the buildings within the boundaries of RWA.
- 18.3. The Department of Urban Development and Housing shall after due inspection and verification grant the approval for self-redevelopment of the RWAs buildings within a prescribed time from the date of application in this regard.
- 18.4. Scheme shall also made specific provisions as to the permission from the RWA, feasibility report, and verification of documents.

### **18.5. Constitution of Panel**

Scheme shall made provision to constitute a panel consisting of architects, project management consultants and contractors to provide choices to the RWAs to select the requisite professionals needed for self-redevelopment.

### **18.6. Finance**

- 18.6.1. Scheme shall made provisions for availing loan by RWAs for self-redevelopment of the buildings.
- 18.6.2. RWAs shall be able to get the benefits of the other government schemes for redevelopment.

### **18.7. Criteria for availing the benefits of the Government Scheme**

The requisites of eligibility criteria to avail the benefits of the government scheme with regard to the self-redevelopment of RWAs buildings shall be as follows:

- (i) The RWAs registered in the State of Madhya Pradesh;
- (ii) RWAs buildings which have completed thirty (30) years from the date of its registration;
- (iii) Approval of application shall be granted within a fixed time period prescribed by the department.

## **19.MONITORING AND EVALUATION**

- 19.1. The Department of Urban Development and Housing shall constitute a committee consisting of members from the concerned government departments. The committee shall monitor the working of the registered RWAs on a yearly basis.
- 19.2. The half-yearly review of the registered RWAs shall be done by the Nodal Officers, and a checklist for the same shall be prepared by ULBs to this effect.
- 19.3. The executive committee constituted under the RWA policy shall lay down the provision for third party evaluation of the RWAs on a regular interval.





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