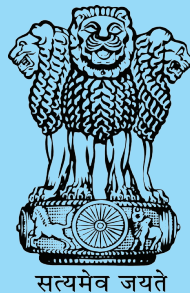


VALUE CAPTURE FINANCE POLICY FRAMEWORK



Ministry of Urban Development
Government of India
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Value Capture Finance Policy Framework

1. Introduction

- 1.1. Rapid urbanization in India has led to increased demands for providing state-of-art infrastructure in Urban Local Bodies (ULBs) and the ULBs are continually looking for new sources of funds in order to meet the requirements of creating and upgrading infrastructure. Similarly, the Ministries and Departments of the Government of India have to make lumpy investments for infrastructure development at the national and regional levels.
- 1.2. The McKinsey report has estimated that around Rs. 325,000 crore¹ of urban infrastructure investments are required annually. The High Powered Expert Committee Report 2011 projects urban infrastructure requirement at 0.75%, which will increase to 1.5% of the GDP by 2032 (Rs. 97,500 crore to Rs. 195,000 crore annually). Presently, national urban missions are investing about Rs. 32,500 crore annually leading to an investment gap of nearly Rs. 65,000 crore.
- 1.3. Ordinarily, own sources of revenue in ULBs can be classified into three categories, (a) taxes levied by the municipality, (b) user charges levied for provision of civic services, and (c) fees and fines levied for performance of regulatory and other statutory functions. Octroi, which was one of the main sources of own income of the ULBs has been abolished, resulting in a serious dent on ULBs' resources. On the other hand, property tax, which is at present the main

source of own resources is underused and has issues related to its narrow tax base, exemptions, etc. Furthermore, the State Governments are increasingly fixing the rate for services being provided by ULBs, even though these functions are mandated to be performed by ULBs under the 74th Constitutional Amendment. Overall, this has led to increased dependency on State Governments and reduction in efforts made by ULBs to mobilize resources.

- 1.4. Land is the most fundamental asset that is owned and managed by the States/ULBs and is a resource to generate revenues. Traditionally, States/ULBs have relied on direct sale of lands to raise funds, which is a less efficient form of resource mobilization, as compared to value capture. It is not that States/ULBs have not used Value Capture methods to raise resources. In fact, States/ULBs are using different Value Capture methods, especially in urban areas, such as impact fee, betterment charges, etc. For example, the Mumbai Metropolitan Region Development Authority (MMRDA) and City and Industrial Development Corporation Limited (CIDCO) of Maharashtra have used different Value Capture methods to finance infrastructure development in the urbanizing areas. Similarly, Haryana and Gujarat have successfully used land pooling schemes, where owners agree to exchange their lands for infrastructure services. Annexure 1 gives the details of the different Value Capture methods being used by States/ULBs and

¹Exchange rate used \$1 =Rs. 65

shows that all States/ULBs are not using the full range of possible value capture tools.

- 1.5. While States/ULBs have been developing and using some of the Value Capture Finance (VCF) methods, the Central Government Ministries/Departments have not yet systematically used VCF methods as a revenue generation tool. One reason is that land is a State subject and VCF Policies have to be made by the concerned State Governments. A promising way is to link the location and construction of the projects by the Central Government Ministries and their agencies with the existing VCF Policy of the State Government and then share the revenue generated within the area of influence of the projects. Alternatively, the State VCF Policy could be revised whenever new projects are being planned in order to capture full value being generated due to proposed investment in projects.
- 1.6. There is an increasing focus on creation of infrastructure by Ministries / Departments of Government of India and their agencies. For example, the Ministry of Ports is constructing a series of projects as part of the Sagarmala program. Moreover, the Delhi-Mumbai Industrial Corridor (DMIC) being developed by the Department of Industrial Policy and Promotion (DIPP) and the Metro Rail projects by the Ministry of Urban Development (MoUD). All these projects have an area of influence in which they lead to increase in value of lands and buildings, creating opportunities for using value capture methods to mop up additional resources.
- 1.7. The above analysis shows that there is great potential to mobilize additional resources and the present VCF Policy Framework aims to enable States/ULBs and the Central Ministries and their agencies to capitalize on the opportunities opened up by using diverse VCF methods. The MoUD will work

with the States / ULBs to develop and implement the VCF methods. The Central Government Ministries and their agencies will use the VCF Policy to examine the possibilities of using VCF methods to generate resources by making it a part of the project feasibility study. The present Policy on Value Capture is restricted to enabling capture of value from increases in private land valuation from public investments and public policy actions, and does not cover direct monetization (sale/leasing) of public land.

2. What is Value Capture?

- 2.1. Value Capture as practiced widely in the world is based on the principle that private land and buildings benefit from public investments in infrastructure and policy decisions of Governments (eg. change of land use or FSI). Appropriate VCF tools can be deployed to capture a part of the increment in value of land and buildings. In turn, these can be used to fund projects being set up for the public by the Central/ State Governments and ULBs. This generates a virtuous cycle in which value is created, realized and captured, and used again for project investment.
- 2.2. As the additional value is generated by actions other than land owner's direct investment, Value Capture is distinct from the user charges or fees that agencies collect for providing services. It gives governments the opportunity to launch new projects, even with a small resource base. For the private actor, VCF is an opportunity because projects are properly planned and backed up by the Government either through an executive authorization or through risk sharing.

3. Value Capture Methods

- 3.1. A comparative study on land based financing tools being used in India and

the world shows a large number of diverse VCF tools being used. The main types of VCF methods are given below.

- 3.2. Land value tax – considered the most ideal Value Capture tool which apart from capturing any value increment, helps stabilize property prices, discourage speculative investments and is considered to be most efficient among all Value Capture methods. Maharashtra and Tamil Nadu, through State laws, have expanded the scope of this mechanism to cover urban land also. Globally, land value tax is widely used in Denmark, Australia, and New Zealand.
- 3.3. Fees for changing land use (agricultural to non-agricultural) – land revenue codes provide for procedures to obtain permission for conversion of land use from agricultural to non-agricultural use.
- 3.4. Betterment levy – one-time upfront charge on the land value gain caused by public infrastructure investment. This occurs in two forms –revenue source for improvement schemes and for specific projects. In India, the Mumbai Metropolitan Regional Development Authority (MMRDA) Act, 1974 provides for levying betterment charges for specific projects. The Hyderabad Municipal Corporation Act, 1955 originally provided for the levy of betterment charges to meet the costs of internal infrastructure and services in the case of development projects. In the late nineties, the Government of Andhra Pradesh amended the Act to enhance the scope of such levy to include external betterment. Under this concept, the municipal authority is empowered to collect external betterment charges at the time of according approval to layouts or sub-divisions of plot or issue of building permit for the laying of trunk water lines, development of freeways/major roads, regional parks, etc. Similarly, Great Britain has imposed a betterment levy equal to 40

percent of the landvalue gain attributable to public investment.

- 3.5. Development charges (Impact fees) are area-based and link the development charge to the market value of land by carrying out periodic revisions. This is the most widely used land based fiscal tool in States. States like Andhra Pradesh, Gujarat, Maharashtra, Tamil Nadu and Madhya Pradesh levy the Impact Fees and collect it upfront while granting development permissions. Impact fee is widely used to fund infrastructure in the United States. The Government of Andhra Pradesh in the late nineties also permitted Hyderabad Municipal Corporation to levy Impact Fees to mitigate the impacts of construction of commercial buildings, which lead to increase in traffic and necessitate decongestion measures. This is meant to address citywide problems emanating from high-density commercial development and is expected to be utilized for the Capital Improvement and Decongestion Plan. This includes works such as road widening, link roads, slip roads, parallel roads, junction improvements including traffic signals, flyovers, rail over-bridges, rail under-bridges, modern lighting on major roads, development of major storm water drains, riverfront and parks and for Geographic Information System (GIS) applications.
- 3.6. Transfer of Development Rights (TDRs) – used for trading development rights. Maharashtra, Karnataka and Gujarat have enabling laws for using TDRs for developing open spaces, promoting affordable housing, etc. In New York City, TDRs are given for preservation of heritage landmark buildings, open spaces or cultural resources and is a way to compensate the property owners for loss in revenue on their properties.
- 3.7. Premium on relaxation of rules or additional FSI/FAR – widely used in states such as Maharashtra, Karnataka, Gujarat, Tamil Nadu,

etc. to allow for additional development rights beyond the permissible limits in the State Town Planning Laws and Regulations. Sale of additional Floor Area Ratio (FAR) is an important Value Capture tool in Brazil and France. The French Land-use Policy restricts the landowner's building right to a low baseline FAR and additional FAR has to be purchased.

- 3.8. Vacant Land Tax (VLT) – applicable on those landowners who have not yet initiated construction on their lands. In Andhra Pradesh, the Greater Hyderabad Municipal Corporation (GHMC) imposes a tax of 0.5% of the registration value of the land if not used exclusively for agriculture purpose or is vacant without a building.
- 3.9. Tax Increment Financing (TIF) – one of the most popular Value Capture tools in many developed countries, especially the United States. In TIF, the incremental revenues from future increases in property tax or a surcharge on the existing property tax rate is ring-fenced for a defined period to finance some new investment in the designated area. Tax Increment Financing tools are especially useful to finance new investments in existing habitations. Some of the Smart

City Proposals have planned for TIF in their area-based developments (ABD).

- 3.10. Land Acquisition and Development – acquiring and developing land could be adopted as a useful Value Capture method to mobilize resources. In Hyderabad, impact fees are levied on all new developments within one kilometer wide growth corridor on both sides of the Outer Ring Road (ORR). Another innovative 'Road widening Scheme' is being implemented in Hyderabad in which the Municipal Corporation gives additional FAR and relaxes zoning for property owners who give land free of cost for road widening.
- 3.11. Land pooling System (LPS) – a form of land procurement where all land parcels in an area are pooled, converted into a layout, infrastructure developed, and a share of the land, in proportion to original ownership, returned as reconstituted parcels. In India, States such as Gujarat and Haryana have used land assembly programs where the owners agree to exchange their barren lands for infrastructure-serviced smaller plots. Gujarat has used these tools to guide the development of Ahmedabad city and its surrounding infrastructure. The State of

Table 1. Value Capture Methods and scale of intervention

S. No	Value capture method	Frequency of incidence	Scale of intervention
1.	Land value tax	Annual rates based on gain inland value uniformly	Area-based
2.	Fees for changing land use (agricultural to non-agricultural)	One-time at the time of giving permission for change of land use	Area/Project-based
3.	Betterment levy	One-time while applying for project development Rights	Area/Project-based
4.	Development charges (Impact Fees)	One-time	Area-based
5.	Transfer of Development Rights	Transaction-based	Area/project-based
6.	Premium on relaxation of rules or additional FSI	One-time	Area (Roads, railways)/ Project (Metro)
7.	Vacant land tax	Recurring	Area-based
8.	Tax increment financing	Recurring and for a fixed period	Area-based
9.	Land Acquisition and Development	One-time upfront before project initiation	Area/Project-based
10.	Land pooling System	One-time upfront before project initiation	Area/project-based

Andhra Pradesh has used the LPS to get land for Amravati, its new Capital City. Such LPS are also a common feature in countries like Japan and Germany.

4. Types of Value Capture

4.1. Various methods of Value Capture have been used by the States which are listed at Annexure 1. Some of the tools like Betterment levy, Development charges have been extensively used across States whereas some tools like TDRs and VLT have been used less frequently. Value capture methods can be used in an area or can be specific to a project. Area-based value capture attempts to capture the basic appreciation of the value of the area as a result of infrastructure development, while project-based value captures the appreciation of land and building values in the area of influence of the project. The area of influence determines the geographic extent of immediate positive impact of project investments. Table 1 gives the different VCF methods that can be applied to the two types of interventions.

4.2. Area-based application of Value Capture is best suited for urban areas. The area could be a locality, city or a larger planning area. On the other hand, project-based value capture can be used for projects being implemented by Ministries/Departments/Agencies of the Government of India. Some examples are given below.

- Ministry of Railways for high-speed rail projects and expansion of railway network through SPVs.
- Ministry of Road Transport and Highways for the phased implementation of the Indian National Expressway Network.
- Department of Industrial Policy and Promotion for setting up of Special Economic Zones (SEZs) and industrial corridors such as the Delhi Mumbai Industrial Corridor (DMIC).

- Ministry of Power for setting up power generation plants.
- Ministry of Shipping for projects requiring significant land resources such as cargo terminals, constructions of ferry and cruise terminals, and establishment of free trade zones.

4.3. Recently, the Government of Karnataka decided to create a dedicated fund for investment in mass transit systems by using VCF methods, such as premium FSI, levying fees for change of land use in vicinity of project etc. Specifically, provisions have been made for levying a betterment tax equal to one-third of the increase in value of the land. Similarly, the Government of Maharashtra is also levying 1% surcharge on the Stamp Duty to fund vital important Urban Transport Projects related to MRTS such as Metro Rail, Mono Rail, and Bus Rapid Transport System, Freeway, Sea-link, etc.

5. Way Forward

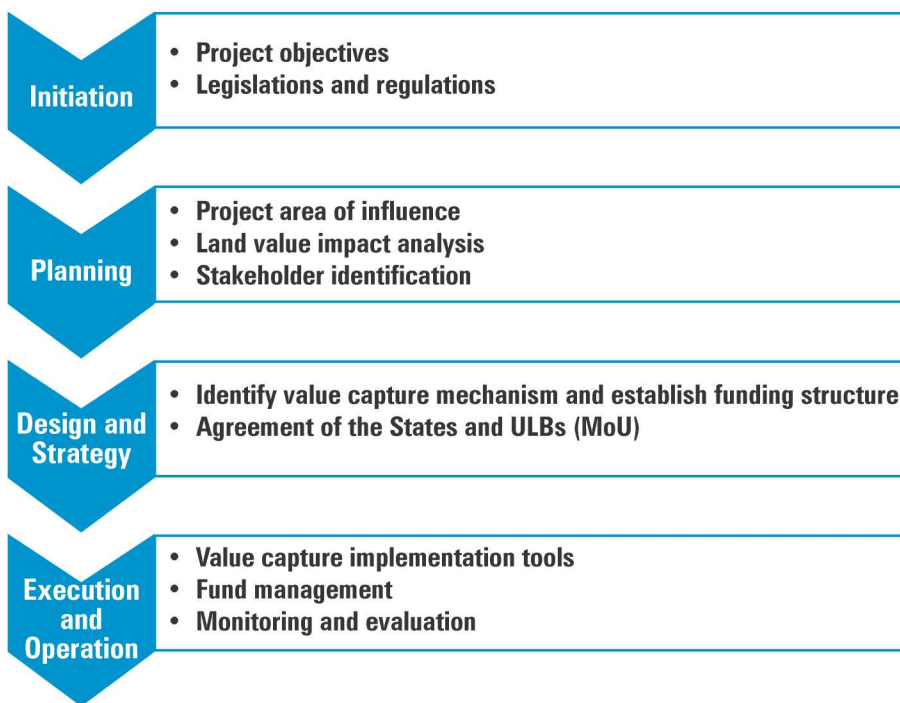
5.1. The Policy Framework provides a generic pathway to capture a part of the increased value by investment made by Central/State Governments and their agencies and the ULBs. The components of the Framework are different for Area-based and Project-based interventions. The types and mix of VCF methods which can be applied to an area or project will depend on the State environment and local context.

5.2. Framework for application of VCF methods to Projects

The VCF policy framework aims to encourage and enable States/ULBs and Central Government Ministries and their agencies to use appropriate VCF methods for generating resources from new and existing infrastructure projects in both urban and non-urban areas.

5.2.1. Project initiation- At the time of initiation

Figure 1: Steps required for Project-based VCF policy framework



of the project the rules and regulations governing Value Capture in the State need to be studied and possibilities of applying existing VCF methods has to be examined. If the existing VCF tools are inadequate, new VCF tools could be proposed. A comparative analysis of VCF tools being used in other States and countries will lead to the identification of such new VCF tools.

5.2.2. **Planning** - After finalizing the project location, the area of influence of the project for applying the Value Capture tool needs to be delineated. The area of influence of the project will be the area in which land and property values are expected to increase due to project location. The starting point is the value impact assessment in the area of influence, which should form a part of the Detailed Project Report (DPR). Next, stakeholders who will benefit from the setting up of the project will have to be identified and consultations held with them right from the stage of project initiation.

5.2.3. **Design and Strategy** - The Value Capture

methods for funding project need to be identified and these methods have to be put in place by the State Governments. This will include the type and number of VCF tools to be applied, methods of assessing, levying and collecting the incremental value generated, time period during which the VCF tools will be in operation, etc. Moreover, the funds collected from the application of Value Capture methods will have to be placed in a separate account and the way of using the funds by Governments and their agencies will have to be agreed upon. In case projects are being established by the Central Government Ministries and their agencies, an agreement/MoU will have to be signed with the State Government/ULB, which will, inter alia, include the sharing of funds, joint operation of accounts, agency to levy and collect the Value Capture fund, etc.

5.2.4. **Execution and Operation** - The value capture method for the project should be implemented and an efficient mechanism for monitoring of fund management put in

place. Regular monitoring and evaluation of the project progress will have to be established and put in the public domain. Figure1 gives the details of the steps to be taken by the Central/State Governments and their agencies at the time of doing project feasibility studies.

At the time of initiation of the project, the Central Government Department / Agencies should use a Challenge method for project/site selection and one criteria for locating projects in a State / City should be the willingness of State Governments to use the full range of VCF tools.

5.3. **Framework for application of VCF methods to Area**

In order to capitalize on the full range of VCF tools to mobilize additional resources, the States/ULBs will have to use the **Scope-Coverage-Optimization Model of Value Capture**. Scope refers to the type of existing and new tools which can be used in the State/ULBs. Coverage is replication of an existing tool to all parts of the State; and Optimization is related to use of scientific methods to assess, levy and collect taxes

from a range of VCF tools. Below, are given the steps for States/ULBs to assess the opportunities for using VCF tools to generate additional resources.

- 5.3.1. Scope - The State should review the different types of Value Capture tools being used in other States and countries and decide on the types which could be used in the Area.
- 5.3.2. Optimization - The State should analyze rates of different VCF methods based on an examination of the rates being levied by other States and the different ULBs within the same State.
- 5.3.3. Coverage - Sometimes the VCF tools are applied to small parts of the State and can easily be extended to other Areas. These should be identified and scaled-up.
- 5.3.4. After studying the scope, optimization possibilities and coverage of the Value Capture methods, the State will have to examine if existing Acts, rules, regulations and bye-laws have to be amended.
- 5.3.5. Finally, a mechanism for sharing of the revenues through value capture between the States/ULBs and other entities will have to be designed and implemented.

Annexure 1

States	Urban Land Tax	Tax on Conversion of Land	Betterment Levy	Development Charge/ Impact fees
Andhra Pradesh	Yes	Section 4 AP Conversion Act 2006	Betterment contribution S. 24 APTP ACT	Development charge - Section 27 APUAD Act
Arunachal Pradesh	No specific provision	Conversion of Agriculture land into Non-agri purpose Rules, 2011; Section 99 (b)(8) AP LSR Act 2000	Improvement Expenses recoverable under section 408-409 APM Act	Section 133 - APM Act, 2007; Section 39(1) AP UCP Act 2007
Assam	Tax on Specified Lands Section 3 ATSL Act; Assam Land Revenue Reassessment Act 1936	ALRR Act 1936	Section 144 (2)(a) GMC Act; Section 41 ATCP Act; Betterment tax - Section 32-37 Assam Highway Act 1989	No specific provision
Bihar	No specific provision	Bihar Agriculture Land (Conversion for Non-Agriculture Purposes) Act, 2010	Section 131 BMA	Section 60 of Development Charge ; Section 62. Levy of Infrastructure and Amenities Charges under BUPD Act 2012
Goa	Section 109 of City of Panaji Corporation Act, 2002 (both land and buildings are taxed); Section 143 of City of Panaji Corporation Act, 2002 (street tax)	Section 100A of The Goa, Daman and Diu Town and Country Planning Act, 1974 and Rules, 1976; Section 20A of Goa, Daman and Diu Town and Country Planning (Planning and Development Authorities) Rules, 1977	Section 54 of The Goa Housing Board Act and Rules; Section 41 of The Goa Tillari Irrigation Development Corporation Bill, 1999	Sections 43, 100 of The Goa, Daman and Diu Town and Country Planning Act, 1974 and Rules, 1976; Section 20A of Goa, Daman and Diu Town and Country Planning (Planning and Development Authorities) Rules, 1977
Gujarat	Yes	Gujarat Land Revenue (Amendment) Bill-2016	Section 216 of Bombay Provincial Municipal Corporations Act, 1949 (Gujarat Adaptation of Laws (State and Concurrent subjects) Order, 1960.)	GTPUD Act (Chapter VII); value-based development charge also levied; Impact Fees Collected under AUDA
Haryana	No specific provision	Section 3(1) - HDRUA Act	Section 93 - HUDA Act	No specific provision, however, a development charge is collected in controlled area (Haryana Municipal Act section 302D(1))
Himachal Pradesh	No specific provision	No specific provision	No specific provision	Section 61 - HPTCP Act; Development Fee (Section 45) - HPHUDA Act
Karnataka	Yes	Section 18 - KTCP Act and Rates prescribed by Karnataka Planning Authority Rules 1965	Bangalore Development Authority Act 1976	Section 18 A - KTPC Act- for value-based; Area-based also levied
Kerala	No specific provision	Kerala Land Utilisation Order, 1967; The Kerala Conservation of Paddy Land and Wetland Act 2008	Section 25.2.2. of Master Plan for Kozhikode Urban Area-2035; also features in Kerala Irrigation and Water Conservation Act, 2003	Urban Policy and Action Plan for Kerala; Section 20 of The Kerala Building Tax Act, 1975 (referred to as building tax)
Madhya Pradesh	No specific provision	No specific provision	Betterment tax S. 127 (5) (h) MPMC Act; Madhya Pradesh Town Improvement Trust Act 1960; Madhya Pradesh Town and Country Planning Act 1973	Madhya Pradesh Nagar Tatha Gram Nivesh Niyam 1975 and Madhya Pradesh Bhumi Vikas Rules 1985
Maharashtra	Maharashtra Land Revenue Code 1966	Yes	Nagpur Improvement Trust Act 1936 Mumbai Municipal Corporation Act 1888; Mumbai Metropolitan Regional Development Authority (MMRDA) Act, 1974 - Section 26-30	Development Charge Section 124A Maharashtra Regional and Town Planning Act 1961 - Amended in 1993

TDR and Incentive FSI	Premium on Relaxation of Rules or Additional FSI	Charge for Regularization of Unauthorized Development	Vacant Land Tax	Town Planning Scheme
No specific provision	No specific provision	The Andhra Pradesh Regulation and Penalization of unauthorized buildings and buildings constructed in deviation of the Sanctioned Plan Rules, 2015; Section 399 of HMC Act, 1955 - Compounding Fee; Section 452(2) and 636 of HMC Act, 1955 - Demolition Expenses; Section 456(4) of HMC Act, 1955 - Administration of Demolition Expenses; Section 440 of HMC Act, 1955 - Balconies	Section 85 (3) of the Andhra Pradesh Municipalities Act, 1965	Andhra Pradesh Town Planning Act 1920
No specific provision	No specific provision	Information Not available	No specific provision	No specific provision
No specific provision	No specific provision	No specific provision	No specific provision	No specific provision
No specific provision	No specific provision	Property Tax Collected from unauthorized properties but no regularization section 18 BPT (ACR) Rules 2013	Section 9 BPT(ACR) Rules	No specific provision
No specific provision	No specific provision	The Goa Regularisation of Unauthorized Construction Ordinance, 2016	No specific provision	Sections 56, 88, 89 of The Goa, Daman and Diu Town and Country Planning Act, 1974 and Rules, 1976
Regulations For The Rehabilitation and Redevelopment of the Slums 2010	Ahmedabad Urban Development Authority (AUDA) - Development Control Regulations in CDP 2021 - proposed	Section 7 GRUD Act	No specific provision	Gujarat Town Planning and Urban Development Act 1976
No specific provision	No specific provision	No specific provision	No specific provision	No specific provision
No specific provision	No specific provision	No specific provision	Section 46 Penalty for nonconstruction of buildings-HPHUDA Act	No specific provision
Section 14B - KTCP Act	Zonal Regulations of Mangalore 2011	Akrama-Sakrama Scheme	No specific provision	Karnataka Town and Country Planning Act 1961
Urban Policy and Action Plan for Kerala	Urban Policy and Action Plan for Kerala	Section 134 of Kerala Panchayat Building Rules, 2011	No specific provision	Kerala Town and Country Planning Ordinance, 2014 was introduced but scrapped
No specific provision	No specific provision	No specific provision	No specific provision	Madhya Pradesh Town and Country Planning Act 1973 - Section 50
1994 Amendment to MRTD Act 1966	Yes	Maharashtra Gunthewari (Regulation, Upgradation and Control) Act 2001	Announced	Bombay Town Planning Act 1915 and 1954

States	Urban Land Tax	Tax on Conversion of Land	Betterment Levy	Development Charge/ Impact fees
Meghalaya	No specific provision	No specific provision	Section 68 of Meghalaya Municipal Act, 1973	No specific provision
Mizoram	No specific provision	Section 20 of Mizoram Land Revenue Rules, 2013	Section 32 of Mizoram Highways Act, 2002	Section 45 of The Mizoram Urban and Regional Development Act, 1990; Impact fees collected under Section 341 of Mizoram Municipalities Amendment Act 2015
Nagaland	No specific provision	No specific provision	Section 41 of The Nagaland Highways Act, 1967	Section 169 of The Nagaland Municipal Act, 2001
Odisha	No specific provision	No specific provision	Section 677 of Odisha Municipal Corporation Act, 2003; Section 70 The Orissa Town Planning & Improvement Trust Act, 1956; CDP Land and Implementation Policy, 2015.	Section 196 of Odisha Municipal Corporation Act, 2003; Section 84 of The Orissa Development Authorities Act, 1982
Punjab	No specific provision	Section 7. Draft Policy for Housing & Urban Development	Section 141 of Punjab Regional and Town Planning and Development Act 1995.	Section 128 of Punjab Municipal Corporation Act, 1976. Policy for utilization of External Development Charges in the State of Punjab.
Rajasthan	Section 20. Notification-Government of Rajasthan. Local Self Government, Urban Development & Housing Department	Section 90-A of Rajasthan Land Revenue Act, 1956		Section 106 Rajasthan Municipalities Act, 2009
Sikkim	No specific provision	No specific provision	No specific provision	Section 94 of The Sikkim Municipalities Act, 2007
Tamil Nadu	TNULT Act	Yes	Yes	Tamilnadu Town and Country Planning Act 1961 - Section 63B; Impact fees collected
Tripura	No specific provision	Section 39 of the Tripura Town and Country Planning Act, 1975	No specific provision	Section 202 of The Tripura Municipal Act, 1994
Uttar Pradesh	No specific provision	Zamindari Abolition and Land Reforms Act; Consolidation of Holdings Act	Section 35 of Uttar Pradesh Urban Planning and Development Act 1973	Sections 14 and 15 of UPUPD Act 1973
Uttarakhand	No specific provision	Section 38-A of Uttarakhand Urban Country Planning Development Act, 1973	Section 35 of Uttarakhand Urban Country Planning Development Act, 1973	Section 15, Section 38-A of Uttarakhand Urban Country Planning Development Act, 1973
West Bengal	WBULT ACT	Sections 4A, 4B, 4C and 4D of West Bengal Land Reforms Act, 1955	No specific provision	Section 102 of The West Bengal Town and Country (Planning and Development) Act, 1979

TDR and Incentive FSI	Premium on Relaxation of Rules or Additional FSI	Charge for Regularization of Unauthorized Development	Vacant Land Tax	Town Planning Scheme
Section 9(f) of Meghalaya Heritage Act, 2012	No specific provision	Policy of the Meghalaya Urban Development Authority for Regularization of Unauthorized or Illegal Colonies	Under "holding" definition Meghalaya Municipal Act 1973	No specific provision
Section 341 of Mizoram Municipalities Amendment Act 2015	No specific provision	Policy of the Aizawl Development Authority for Regularization of Unauthorized or Illegal Colonies	Rule 13 & 14 of The Mizoram Municipalities (Property Tax) Management Rules, 2014; Section 221 of The Mizoram Municipalities Act, 2007	No specific provision
No specific provision	No specific provision	No specific provision	No specific provision	Section 375 of the Nagaland Municipal Act, 2001
Section 472 of Odisha Municipal Corporation Act, 2003; Section 64 of The Orissa Development Authorities Act, 1982	Section 9.3.1. Slum Rehabilitation & development Policy for Odisha	Regularisation of unauthorized /deviated construction through compounding Scheme	No specific provision	Section 22 of The Orissa Development Authorities Act, 1982
No specific provision	Section 12.1 (4) of Draft Policy for Housing & Urban Development	Policy for regularization of unauthorized Colonies and buildings under the Punjab Laws (Special Provisions) Act-2013	No specific provision	Land Pooling Policy for Punjab. S. 43, S. 139 of Punjab Regional and Town Planning and Development Act 1995.
Policy of Transferable Development Rights in Rajasthan 2012	RTIDF betterment levy on premium FAR along the two Metro corridors for height upto FAR of 4 rather than 1.33.	(For industrial land) RIICO Disposal of Land Rules 1979	Section 26. Notification-Govt of Rajasthan. Local Self Government, Urban Development & Housing Department	Integrated Township Schemes of Private Developers
No specific provision	No specific provision	Section 26 of The Sikkim Building Construction Regulations, 1991	No specific provision	No specific provision
Yes; Charged but no specific provision exist under any Act	Chennai Metropolitan Development Authority - DCR provision	Section 113A and section 113B - TNTCP Act	Section 81 (3) (a) of the Tamil Nadu District Municipalities Act, 1920	Yes
No specific provision	No specific provision	No specific provision	Section 13 of The Tripura Municipal (Assessment and Collection of Property Tax) Rules, 2016	No specific provision
Sub-section-(2) (i) of section-56 of the UPUPD Act, 1973	Policy for regulation of FAR- Housing Department , Govt. of UP	No specific provision	No specific provision	No specific provision
No specific provision	No specific provision	No specific provision	Section 18 of Uttarakhand Urban Country Planning Development Act, 1973	No specific provision
Section 91 WBT&CPD Act	Section 52 WBT&CPD Act	No specific provision	No specific provision	No specific provision

