

## EVALUATION STUDY (COUNTRY-WIDE) OF LAND VALUE CAPTURE (LVC) MECHANISMS

### Important Instructions for Questionnaire Filling and Submission

1. The questionnaire relates to different aspects of land management, requiring the domain expertise of several departments. Each state may appoint a Nodal Officer (preferably from the urban department) who shall supervise the timely consolidation and submission of the Questionnaire (timelines discussed in next section). The departments who may be directed to fill up the questionnaire includes the Municipal and Urban Development (MC & UD), Town and Country Planning, Revenue, Survey, Registration and Stamps, Development Authorities (including Metropolitan/Regional/New Town), Urban Local Bodies (ULBs), Housing Department, Industrial Corporations, Metro Rail Corporations, Tourism, Transport, Planning and Development etc.
2. Table 1 gives an indicative list of the relevant sections that may be mandatorily filled by the specific department of the state government and UTs.

**Table 1 Indicative list of the relevant sections to be Filled in by Departments/ULBs**

S. No.	Heads	Relevant Section	Department
1	Basic Information on State and Planning	Section 1.1	❖ MC & UD ❖ Town & Country Planning
2	Modernization of Land Records	Section 1.2	❖ Revenue ❖ Survey
3	Fixation of Guidance Value	Section 1.3	❖ Revenue ❖ Registration and Stamps
4	Technology in Land Management	Section 1.4	❖ Revenue & Survey ❖ Registration and Stamps ❖ Planning & Development
5	Property Taxation	Section 1.5	❖ Finance ❖ ULBs ❖ MC & UD
6	Stamp Duty/surcharge	Section 1.6	❖ Registration and Stamps ❖ Finance
7	Land Banking	Section 1.7	❖ Development Authorities ❖ Housing ❖ Industrial Corporations ❖ Revenue ❖ Planning & Development
8	Status of Implementation of LBFTs	Section 1.8	❖ ULBs ❖ MC & UD
9	Change in Land Use (CLU)	Section 2.1	❖ Development Authorities ❖ ULBs ❖ Revenue
10	Land pooling/Town Planning	Section 2.2	❖ Town and Country Planning ❖ MC & UD ❖ Development Authorities ❖ Housing
11	Land Value Increment Tax/Betterment Levy	Section 2.3	
12	Premium FSI/TDR	Section 2.4	
13	Development Charges	Section 2.5	

14	Regularising Unauthorised development	Section 2.6	<ul style="list-style-type: none"> <li>❖ Tourism</li> <li>❖ Industrial Corporation</li> <li>❖ Planning</li> <li>❖ State Transport Department</li> <li>❖ Metro Rail Corporations</li> <li>❖ Finance (only the revenue and expenditure)</li> <li>❖ Agriculture &amp; Rural Development</li> <li>❖ Panchayati Raj</li> <li>❖ Others<sup>1</sup></li> </ul>
15	Public Land lease	Section 2.7	
16	Land Value Tax	Section 3	
17	Land sharing/donation		
18	Tax Increment Financing		
19	Joint development Agreement		
20	Vacant Land Tax		

3. Please read the brief about the project and a general note on the structure of the Questionnaire on the homepage.
4. The complete Questionnaire along with abbreviations/acronyms are also available on the homepage. Please download the same.
5. Please go through the entire Questionnaire and mark all questions relevant to your department.
6. Please proceed to the next page and fill in the State/UT and relevant department along with the contact details of the Head of the department/Nodal officer (as decided by the department).
7. At the bottom left, please find a customised survey questionnaire with mandatory questions to be covered by the respective department. Please add other questions relevant to your department (from the general questionnaire in the homepage) if any.
8. Majority of questions in the questionnaire would require a "Yes/No" answer. Among the two options, please delete the irrelevant option.
9. There are also certain fact-based and open-ended questions. Please make sure that you read it thoroughly and furnish the information.
10. The last sub-section relates to the financial contribution of each LBFT. This is a very critical requirement for the study and should be filled with due diligence.
11. Please do not submit partially filled forms. Please ensure that only those questions that are not relevant to your department are left blank.
12. Strict instructions shall be given to all the departments to pay utmost attention to the correctness of details.
13. Please upload the duly filled in questionnaire in the space provided for specific department/ULBs
14. Please also upload the following documents
  - ❖ Legislations that provide a backing to the instruments discussed in the questionnaire
  - ❖ Government Order/policies on the subject
  - ❖ Any other relevant document/good practice in the State/UT

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<sup>1</sup> For example, Agricultural and Rural Development Department, please mention practices, if any relating to land pooling/consolidation.

