

OPTIMAL RECOUPMENT OF LAND VALUE GAINS

KARUNYA SUSANNA JOB

ABSTRACT

Indian urban centres are evolving as the major engines of economic growth on account of globalization. Political decentralization is shifting the onus of infrastructure provision onto the local bodies. But the increased responsibility is not matched by an increase in financial resources for the local authorities. This thesis suggests a one-time public recoupment of land value gains, at the time of granting planning permission, as a reasonable avenue to mobilize additional revenue and also puts forward a basis to determine the optimal rate of recoupment. It showcases the implication for a selected local authority.