

Land as a Municipal Financing Option

Questionnaire for State Governments

1) Urban Development Authorities

a) Structure :

- Are these statutory bodies or created through enabling legislation ?
- How many non official (private as well as political) representatives are on its Board ? Who controls, supervises and directs the CEO of the authority ?
- Is the authority subject to Government instructions?
- How does the statute provide for funding these authorities – through levy of user charges, devolution from state government, transfer of resources from municipalities , or generation of income ?

b) Functions

- What are its major functions apart from development planning ? Is it solely responsible for functions like land use, master plan, building bye laws ? Who implements these regulations ? The municipality or the Development authority ?
- Does the urban development body's operations include the municipal areas ? Is this exclusive or concurrent jurisdiction? Does it issue permissions or take up works within the Municipal areas ? How are such projects financed?

c) Resources : Financial ; for last five years

- Own resources;
- Devolution
- Sales of land

d) Resources : Physical

Land

- Do these authorities own Land by statute ? or is it devolved by government ? For specific purpose sale or otherwise ?
- Has land been acquired under compulsory acquisition process , the whole or part of which was subsequently auctioned ? How were the proceeds disposed ? Have the original land owners been involved in profit sharing ?
- Land sale modalities – auction or price fixation ?

- Are all the land sales conducted by the UDA's only ? Are there any other agencies similarly empowered ? if so, please list.

Staff

- Own staff? Or on deputation from Municipal Departments ?

e) Expenditure

Details of expenditure over the last five years

- Development costs (roads, sanitation etc)
- Maintenance costs
- Transfer to municipalities

f) Transfer of Resources

- Has the authority transferred any resources to any other agency in the past ? To the State Government ? To municipalities ? is this transfer attributable to land auctions ?

2) Municipal Corporations; Municipal Councils : Nagar Panchayats; City Improvement Trusts

Resources : Financial ; for last five years (if not provided already in Statements)

- **Own resources;**
- **Devolution**
- **Sales of land**

3) Regional development Boards ; Water boards; Housing Boards, Industrial Development Corporations

- Please list the agencies (apart from the Development authorities) which undertake municipal functions (as defined in the 12th Schedule) – eg water supply in municipal areas by water boards ; slum development in municipal areas by housing Boards , Semi urban grant funding by regional development boards for performing such functions or execution of such functions
- Do such agencies have any role to play in land sales, leases or utilization ?

4) Land Sales

- Which body has ownership of vacant government land in the urban areas ?
- Which agency has possession of the urban land ceiling surplus land ? How is this land disposed off ?

- What is the mechanism for land allocation? Is it different for public purposes; for government purpose ; for commercial purposes ?
- Is land sold or leased or borrowed against ? Which route is preferred?
- Is sale of undeveloped land for commercial purposes undertaken ? Which agency does this ? Are such sales consistent with the master plan ?

5) Role of PPPs

- Are private players involved in land development on a PPP basis with the Municipality/ UDA ?
- What are the terms of such arrangements?