

SI No	Issues	Suggestion	Logic
1	The location multiplicative factor (MF) upto 10m MF is 1 and 11m to 20m MF is 1.2, 21m to 25m is 1.4 and 25m and above the MF is 1.5	There should only be two categories <i>i.e</i> upto 10m MF should be 1 and above 10m to any width of road the MF should be 1.2	The FAR in sector V is same on all roads irrespective of width of road. As such having multiple categories will make the calculation process complicated and also impact of tax on properties located on 21m road and above will become high creating hardship.
2	Multiplicative Factor (MF) on restaurant (F&B outlets) is 6	The MF on restaurant and resto-bar (F&B outlets) should be reduced to MF 3.	<p>The restaurants and bars require huge capital investments in decoration, kitchen equipments, soft furnishing etc.</p> <p>The F& B outlets in Sector V operates on low margin patronizing MIG and lower MIG segment mostly working in Sector V. These outlets create huge employment of blue and grey collar workers.</p> <p>As such the use MF 6 will create undue hardship on them.</p>

3	<p>The proposed MF on offices is 6 with no deduction which is available for IT & ITeS at the rate of 50%.</p> <p>For IT & ITeS offices a certification by WEBEL is required at a reduction for 50% in property taxes.</p>	<p>For all kind of offices IT or non IT, 50% reduction should be there, infact the multiplicative factor for use for all kind of office IT or non IT should be made to MF 2.</p>	<p>Currently, there is hardly any difference between IT/ITeS and almost all businesses have IT as backbone and fall under the same category.</p> <p>Occupiers of office spaces usually pay lower rent. Sector V has to remain competitive with other cities. Therefore the multiplicative factor can be reduced to 2 for all kinds of offices, no certification for use as IT & ITeS from WEBEL will be required saving huge time and energy.</p>
4	<p>The present MF for use of hotel is 7.</p>	<p>The same should be made at MF 4</p>	<p>Hotels require huge capital investments in building, fit outs, decoration, kitchen equipments, soft furnishing etc. These entail huge periodical maintenance cost.</p> <p>Hotels in sector V are patronized by MIG and lower MIG segment mostly working in sector V. As such these outlets work on</p>

			<p>very low margin while creating huge employment of blue and grey collar workers.</p> <p>Hence, the use MF of 6 will create undue hardship on them.</p>
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