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# Pune Sees Surge in Green Building Tax Rebates, But Questions on Effectiveness Remain

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Pune has witnessed a significant increase in the number of properties availing tax rebates under the green building initiative introduced by the Pune Municipal Corporation (PMC). The incentive scheme, designed to promote eco-friendly practices among property owners, has

seen participation rise from approximately 86,000 properties in 2019–20 to nearly 150,000 in the 2024–25 financial year.

Under Section 140(B) of the Maharashtra Municipal Corporations Act, the PMC offers a 5 percent rebate on property tax for properties that install one environmentally sustainable system, such as solar panels, rainwater harvesting, or vermicomposting units. Properties that adopt two or more of these systems are eligible for a 10 percent rebate. Applications for the rebate must be submitted by February 15 each year.

Despite the rise in participation, civic activists and environmental experts have raised concerns regarding the actual effectiveness of the program. While the PMC is authorized to inspect properties and withdraw benefits if systems are found to be non-functional, experts argue that oversight remains inconsistent. They caution that many properties may be receiving rebates despite not maintaining operational green systems.

In addition to the green building rebate, PMC offers a 10 percent discount for property owners who pay their taxes early and online before June 30. There are also concessions of up to 30 percent available to properties owned by women, individuals with disabilities, and war veterans.

Officials from the PMC maintain that the green building rebate program is a step toward sustainable urban development. However, critics emphasize the need for more rigorous verification to ensure the program yields real environmental benefits rather than just serving as a financial incentive without accountability.