

BUDGET ESTIMATES FOR THE YEAR 2012-2013

Notes for Municipal Taxes for 2012-2013

Shri Subhash Arya moved and Shri P.R. Sawhney seconded the following motion :-
Resolution No. 1052 Resolved that as proposed by the Commissioner in his letter No. F. 33CA-Com-FA/2250/C&C dated 5-12-2011 and recommended by the Standing Committee vide its Resolution No. 715 dated 17-1-2012, levy of Municipal Taxes, Rates and Cesses for the year 2012-2013 as per Schedule to the letter aforesaid, be approved in the following :-

SCHEDULE OF TAXES
(2012-2013)

Property Taxes :-

Building tax and vacant land tax shall be levied at the rates specified below of the annual value of buildings and vacant land or part thereof (based on the unit area values and factors specified in the DMC (amended) Act).

(a) Residential properties

(i) The rate of tax shall be 12% of the annual value of the vacant land or part thereof or covered space of the buildings those under 'A', 'B' categories and 11% on 'C', 'D' & 'E' categories.

(ii) The rate of tax shall be 7% of the annual value of the vacant land or part thereof or covered space of the buildings those under 'F', 'G' & 'H' categories.

(b) Non-residential properties

including Schools, Boarding
Towers but not including
hotels of 3 star category
and above, Malls, Air-
conditioned Gyms, Clubs
with Swimming Pools, Guest
Houses, Lodges, Banquet Halls
and Coaching Centers coaching
more than 50 students.

The rate of tax shall be 15% of the annual value of the vacant land or part thereof or covered space of the properties those under 'A', 'B' categories and 12% on 'C', 'D' & 'E' categories and 10% on 'F', 'G' & 'H' categories.

(c) Non-residential properties

not included (b) above and
including hotels of 3 star
category and above, Malls,
Air-conditioned Gyms, Clubs
with Swimming Pools, Guest
Houses, Lodges Banquet Halls
and Coaching Centers coaching
more than 50 students, Multi-
plexes, PVRs, Shops having

The rate of tax shall be 20% of the annual value of the vacant land or part thereof or covered space of the building those under 'A', 'B', 'C', 'D', 'E', 'F', 'G' & 'H' categories.

covered area for the 150 sq. metres, Petrol Pumps, CNG Stations, Hotels/Restaurants having bar facility (including ware houses from where goods are sold)

(d) Exempted properties U/s 115(1)(iv) of DMC (Amended) Act used for charitable purposes

Lands and buildings or portions of the lands and buildings exclusively occupied and used by a Society or Body for a charitable purpose and exempted from payment of general tax U/s 115(1)(iv) of DMC (Amended) Act, Service Charge shall be levied at @ 75% of the amount that would have been payable as property tax for the covered space of a building or vacant land as referred to in Section 114D & in Section 114E.

(e) Govt. Company & Statutory Corporation Properties

(i) For residential properties rate of tax shall be 15% of annual value of the vacant land or part thereof or covered space of the buildings under 'A', 'B', 'C', 'D' & 'E' categories.

(ii) For residential properties rate of tax shall be 11% of the annual value of the vacant land or part thereof or covered space of the buildings under 'F', 'G' & 'H' categories.

(iii) For non-residential properties rate of tax shall be 15% of the Annual Value of the vacant land or part thereof or covered space of the building under 'A' to 'H' categories.

(iv) Property of Airport Authority of India 20% of the annual value of land or part thereof or covered space of building.

(f) Farm Houses

(i) All the Farm Houses, whether in village abadi area or outside village abadi area, being used for residential purposes shall be taxable @ 15% for annual value.

(ii) All the Farm Houses, whether in village abadi area or outside village abadi area, being used for non-residential purposes shall be taxable @ 20% for annual value.

The rate of tax for appurtenant land shall be as above.

Rebate and Concessions :

(A) Rebate for timely payment :

(i) A payment of the tax due in lump-sum in one installment during the first quarter of the year (i.e. April-June) would entitle one to a rebate @ 15% of the tax.

(ii) No rebates would be given on payments made in quarterly installments.

(iii) Late payment invites simple interest @ 1% per month or part of the month after the due date of each quarter in which the tax was due.

(B) A rebate of 30% is applicable for single Property upto 200 sq.mts. covered area (on pro-rata basis) owned by Senior Citizen (60 years or more), woman (to the extent of her own share), and physically challenged or Ex-Servicemen which is self occupied for residential use.

However, only one rebate can be availed even if a person is eligible for more than one rebate/concessions as listed above.

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increased/decreased by Rs. 5,22,123, and correspondingly a similar amount of Rs. 5,22,123
be decreased/increased under the head

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Explanation :— The amount of annual value computed in accordance with the provisions of the DMC Act 1957 shall be in multiples of Rs. 100% and the last two digits of the annual value upto an amount of Rs. 99% shall be ignored.

Exemptions :

The following vacant lands and buildings may be exempted from payment of property tax—

- (i) Vacant lands and buildings (other than dwelling houses) exclusively used for agricultural purposes in accordance with the guidelines prescribed in the bye-laws;
- (ii) Any vacant land or building included in any village abadi, which is occupied for residential purpose by any original owner or his legal heir during the year, subject to a maximum of two hundred square metres of covered space;
- (iii) Vacant lands or buildings or portions thereof, exclusively used for the purpose of public worship;
- (iv) Vacant land or buildings or portions thereof, exclusively occupied and used, with the approval of the Corporation, for the purpose of public charity as may be specified in the bye-laws or for the purpose of medical relief to, or education of, the poor, free of charge;
- (v) Vacant lands or buildings exclusively used for the purpose of public burial or as cremation ground, or any other place used for the disposal of the dead, duly registered under this Act;
- (vi) Such heritage lands or buildings as are specifically notified for exemption by the Corporation as also such premises as are so specified by the Archeological Survey of India;
- (vii) Vacant lands and buildings owned exclusively by war widows, gallantry award winners in Defence Forces, Police and Paramilitary Forces as also civilians who have received bravery awards of the highest order from the Government including Auxiliary Bravery Awards given by the President ;

Provided that the exemption shall be subject to the condition that—

- (a) The premises in question is in self-occupation for residential use and no portion thereof is let out for any purpose, whatsoever;
- (b) In case the person concerned has more than one property in Delhi, the exemption shall be applicable to only one property which is permanently used for self-residence;
- (c) The benefit of exemption shall be limited to the life time of the person concerned, except where—the award has been granted posthumously, in which case the exemption will be granted to the widow of the gallantry award winner;
- (viii) Vacant lands and buildings owned by, or vested in, the Corporation but not leased out or letted out, and in respect of which the property tax, if levied, would, under the provisions of this Act, be leviable primarily on the Corporation.