



No. Tax/HQ/MCD/2023-2024/D-82

Dated: 19th April, 2023

OFFICE ORDER

Subject: Implementation of recommendations of 5th Municipal Valuation Committee (5th MVC) by the Municipal Corporation of Delhi - reg.

Consequent upon acceptance of the recommendations of 5th Municipal Valuation Committee vide Corporation decision No. 170 dated 04.11.2022, the same are implemented w.e.f. 01.04.2023. The summary of MVC-V recommendations is under:-

Sl. No.	Multiplicative factors	Implementation of recommendations of 5 th MVC
1.	Unit Area Value (UAV)	No change in the existing UAV as recommended by MVC-I. UAV in the 'A' to 'H' Colonies are as under:- <ul style="list-style-type: none">A-630B-500C-400D-320E-270F-230G-200H-100
2.	Occupancy Factor	<ul style="list-style-type: none">➤ Non-residential<ul style="list-style-type: none">Self occupied – "1"Rented - "1.25"➤ Residential<ul style="list-style-type: none">Self occupied – "1"Rented – "2"
3.	Age Factor	<ul style="list-style-type: none">Prior to 1960 - 0.51960-69 - 0.61970-79 - 0.71980-89 - 0.81990-99 - 0.92000-09 - 1.02010-19 - 1.12020-29 - 1.2
4.	Structure Factor	<ul style="list-style-type: none">Pucca -1.0Semi Pucca/Katcha - 0.7
5.	Use Factor for Occupied/Un-occupied (vacant), Industrial and Commercial properties	<ul style="list-style-type: none">Occupied/Un-occupied(vacant)-Industrial properties- "3"Occupied/Un-occupied(vacant)-Commercial properties- "4"
6.	Old Age Home and Orphanage Home	No existing category. Separate category created. Use factor – "1"
7.	Category for Godowns/ warehouse/ commercial properties located beyond village abadi	The commercial properties viz warehouses/godowns/other commercial properties beyond village abadi even though situated in rural village are to be taken in category "G". However, this will not apply on colonies/ areas which are situated in rural villages and have already been classified under a higher category.

Contd-P/2

8.	Vacant Land multiplicative factor	Vacant Land multiplicative factor – 0.5
9.	Use factor for Banquet Halls/Barat Ghar	<ul style="list-style-type: none"> ➤ Banquet Halls : Use factor – “4” ➤ Barat Ghar - <ul style="list-style-type: none"> ▪ Barat Ghar/Community centre run by Government/ Trust/ Society/ Non-profit Organization - use factor – “2”. ▪ Barat Ghar/ community centre (other than above) : use factor - “4”
10.	Use factor of Guest Houses and Lodges	<ul style="list-style-type: none"> ▪ Companies/Corporations as transit residence exclusively for its employees - use factor '2' ▪ All other licensed guest houses and lodges - use factor '4'.
11.	Use Factor for Star hotels	<ul style="list-style-type: none"> ▪ 5 Star & above - Use Factor “8” ▪ For remaining - Use Factor “4”
12.	Use Factor for Towers including Telecom Tower and TV Tower	Use Factor – “4”
13.	Use factor for hoardings	Category deleted
14.	Category of Farm Houses	<p>Category of Farm Houses:</p> <ul style="list-style-type: none"> ➤ South & Central Zone <ul style="list-style-type: none"> ▪ Built-up area - Category B ▪ Vacant Land - Category E ➤ West & Najafgarh Zone <ul style="list-style-type: none"> ▪ Built-up area - Category C ▪ Vacant Land - Category F ➤ Civil Lines/ Narela/Rohini zone <ul style="list-style-type: none"> ▪ Built-up area - Category D ▪ Vacant Land - Category G
15.	Separate category for Airport Authority Area including Aerocity	For Airport Authority Area including Aerocity a separate category is assigned - Category “D”
16.	Multilevel parking/Stilt Parking/Basement Parking	<ul style="list-style-type: none"> ➤ If parking is not charged- <ul style="list-style-type: none"> ▪ Use Factor – as per the use of building ➤ If Parking is charged - <ul style="list-style-type: none"> ▪ Use Factor - “4” <p>(except the cases wherein the use factor is more than '4')</p>
17.	Public Utilities (other than telecom towers)	Use Factor – “2”
18.	Residential	Use Factor – “1”
19.	All the Government Organizations of Central Government/ State Government and Local bodies (except properties owned by Government companies or are statutory corporations, which has a corporate personality of its own)	Use Factor – “1”

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20.	Big/ Super/ Special commercial properties i.e. Mall/ Multiplexes, Petrol Pump, farm houses in non- residential use and big commercial properties/ showrooms with covered area of 1500 sq. ft. and above etc.	Use Factor – "4"
21.	Commercial	Use Factor – "4"
22.	(a) Educational Institutions/ Schools- Properties owned by Government (Central/State/Local Bodies) or aided by them	Use Factor – "1"
	(b) Educational Institutions/ Schools (Other than Government) including Private Educational Institutions run by any organization/body/trust)	Use Factor – "2"
	(c) Colleges/ Universities/ Deemed Universities, Non Government including self financing colleges	Use Factor – "3"
23.	(a) Medical/ Technical Educational Institution run by Central/State Govt./ Local Body/ Created by Act of Parliament or State Legislature & Medical Educational Institution.	Use Factor – "1"
	(b) All other Medical Educational Institutions and Technical Educational Institutions	Use Factor – "3"
24.	(a) Medical Institutions – run by Govt./ Delhi Government/Local Body/ESI/Railways & Defence	Use Factor – "1"
	(b) All other Medical Institutions (other than medical institutes run by Govt./ Delhi Government/Local Body/ESI/Railways & Defence	Use Factor – "4"
25.	Industries	Use Factor – "3"
26.	Paying Guest & Hostels	Use Factor – "2"
27.	Recreation Purpose - Theatres, movie halls, city halls, museums, swimming pools, auditorium etc. Sports Purpose - gymnasium, dance halls, Club Rooms, Health and Sports Clubs, Bowling Alleys, Stadium, Recreation Piers.	Use Factor – "4"
28.	Environment Factors	5% rebate to such colonies/societies for undertaking scientific disposal of 100% Wet waste throughout the year (Solid Waste Management)
29.	Categorisation of colonies	By and Large Committee has retained the existing categories as decided by MVC- I/Hardship & Anomaly Committee and subsequent additions by Commissioners of erstwhile MCDs, except in a very few cases where the changes were warranted.

This issues with the prior approval of the Competent Authority.

ad.

(Kunal Kashyap, IRS)
Assessor & Collector, MCD

All Joint A&Cs/Dy. A&Cs/AA&Cs, HQ & Zones, A&C Deptt., MCD

KUNAL KASHYAP, IRS
A&C, MCD

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