

[Extract from the Chd. Admn. Gaz. (Extra.), dated the 27th July, 2015]

CHANDIGARH ADMINISTRATION
LOCAL GOVERNMENT DEPARTMENT

Order

The 27th July, 2015

No. 6/1/4A-FII(8)-2015/7616.—Whereas vide the Chandigarh Administration, Local Government Department vide letter dated 22nd September, 2014, the Municipal Corporation, Chandigarh was directed under sub-Section (4) of Section 90 of the Punjab Municipal Corporation Act, 1976 as extended to U.T., Chandigarh to reconsider and revise its earlier proposal for imposition of Tax on Residential Lands and Buildings to bring it in conformity with the Act and make it financially more reasonable and economically viable by giving three months time to comply with the same.

And whereas, the Municipal Corporation, Chandigarh has not been able to impose Property Tax on Residential Lands and Buildings in conformity with directions of the Chandigarh Administration referred to above till date.

And whereas the Chandigarh Administration is of the opinion that it is necessary for the Municipal Corporation to raise its own resources for the development of the city and provision of quality services to its Citizens by imposing the Property Tax on all Lands and Buildings in the jurisdiction of the Municipal Corporation, including Residential Lands and Buildings.

And whereas, it has been clarified that as on date no tax of such nature is being imposed in the city of Chandigarh in respect of the said land/buildings and so the provision of Section 90(4) of Municipal Corporation Act were invoked vide memo dated 22nd September, 2014.

And whereas, it is quite evident that the Municipal Corporation has not been able to comply with the directions and also not been able to impose the property tax in term of Section 90(1) of the Municipal Corporation Act of 1976 as extended to U.T., Chandigarh, so it has become necessary to invoke the provision of Section 90(5) of the said Act by issuing the present order.

Now, therefore, the Administrator of Union Territory of Chandigarh in exercise of the powers conferred under sub-section (5) of Section 90 of the Punjab Municipal Corporation Act, 1976 as extended to Union Territory, Chandigarh by the Punjab Municipal Corporation Law (Extension to Chandigarh) Act, 1994 (Act No. 45 of 1994) hereby order that the Municipal Corporation, Chandigarh shall impose the Property Tax on Residential Lands and Buildings under the provisions of Section 90(1)(a) of the aforesaid Act falling within its limits commencing from the Assessment Year 2015-16 except for any residential house/flat having area less than 500 sq. ft.

The Administrator in exercise of the powers conferred under Section 90(3) of the Municipal Corporation Act of 1976 hereby order to specify the rate on which the said tax is to be levied would be Rs. 2 which should be calculated in term of Annexure-I.

It is hereby further ordered that all residential houses situated in colonies and villages under Municipal limits will be exempted from Property Tax on Residential Lands and Buildings. Even the Government Lands and Buildings are also exempted from making payment of Tax so imposed, but such Lands and Buildings are liable to make payment of Service Charges at the rate of 75 percent of the tax so calculated in the respective zone.

The Property Tax as ordered above shall be collected and assessed as per the Bye-Laws notified,—vide notification bearing No. 774-FII(8)-2003/3470, dated 3rd June, 2003 which should be calculated at the rates mentioned in the Annexure-I and II, Annexed in the said order.

ANURAG AGARWAL, I.A.S.,

Secretary, Local Government,
Chandigarh Administration.

The 27th July, 2015.

Basement, if any, = covered area \times rate

Zone-II Sectors

Plot area 1000 sq. yards	=	1000	
Rate per sq. yard	=	₹ 1.60	
Amount of Tax	=	1000×1.60	= 1600.00
FAR	=	1.25	
Built up area as per FAR	=	$1000 \times 9 \times 1.25 = 11250$ sq.ft.	
Ground Floor (45% Coverage)	=	4050	}
First Floor	=	4050	
Second Floor	=	3150	
		11250×0.80	= 9000.00
		Total Tax	= <u>10600.00</u>

Basement, if any, = covered area \times rate

Zone-III Sectors

Plot area 1000 sq. yards	=	1000	
Rate per sq. yard	=	₹ 1.20	
Amount of Tax	=	1000×1.20	= 1200.00
FAR	=	1.25	
Built up area as per FAR	=	$1000 \times 9 \times 1.25 = 11250$ sq.ft.	
Ground Floor (45% Coverage)	=	4050	}
First Floor	=	4050	
Second Floor	=	3150	
		11250×0.60	= 6750.00
		Total Tax	= <u>7950.00</u>

Basement, if any, = covered area \times rate

Illustrations-III

MIG Flat in Sector 44-D :

Covered Area	=	801.65 sq.ft.	
Rate per sq. ft.	=	₹ 0.75	
Amount of Tax	=	₹ 601.24	Say ₹ 601

HIG Upper Flat in Sector 38 West :

Covered Area	=	2046 sq.ft.	
Rate per sq. ft.	=	₹ 0.75	
Amount of Tax	=	₹ 1534.5	Say ₹. 1535

ANNEXURE-I

The rates of Property Tax on Residential Houses/flats will be calculated as under :—

(A) Houses :

Zones	Sectors in the Zone	Rate of Property Tax per annum
I	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 26, 26(E), 27, 28	1. Rs. 2 per sq. yard on the entire plot area <i>plus</i> 2. Rs. 1 per sq. ft. on the total covered area of all the floors
II	20, 21, 22, 23, 24, 25, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 38 (West)	80% of the rates of Zone-I
	Modern Housing Complex Manimajra, Shivalik Enclave Manimajra, Industrial Area, Phase I and Phase II. All SCFs situated in the Municipal limits.	
III	39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 61 and 63, others.	60% of the rates of Zone-I
(B) CHB Flats, Cooperative House Building Societies and other residential flats (excluding SCFs) having total covered area of 500 sq. ft. and above falling within MC limits (irrespective of Zones)		
Total covered area Rs. 0.75 (paisa seventy five only) per sq. ft. per annum.		

ANNEXURE II

Illustrations-I

Zone-I Sectors

Plot area 500 sq. yards	=	500		
Rate per sq. yard	=	₹ 2.00		
Amount of Tax	=	500×2	= 1000.00	
FAR	=	1.50		
Built up area as per FAR	=	$500 \times 9 \times 1.50 = 6750$ sq.ft.		
Ground Floor	=	2250	}	
First Floor	=	2250		$6750 \times 1 = 6750.00$
Second Floor	=	2250		
			Total Tax = <u>7750.00</u>	

Basement, if any, = covered area \times rate

Zone-II Sectors

Plot area 500 sq. yards	=	500	
Rate per sq. yard	=	₹ 1.60	
Amount of Tax	=	500×1.60	= 800.00
FAR	=	1.50	
Built up area as per FAR	=	$500 \times 9 \times 1.50 = 6750$ sq.ft.	
Ground Floor	=	2250	}
First Floor	=	2250	
Second Floor	=	2250	
		6750×0.80	= 5400.00
		Total Tax	= <u>6200.00</u>

Basement, if any, = covered area \times rate

Zone-III Sectors

Plot area 500 sq. yards	=	500	
Rate per sq. yard	=	₹ 1.20	
Amount of Tax	=	500×1.20	= 600.00
FAR	=	1.50	
Built up area as per FAR	=	$500 \times 9 \times 1.50 = 6750$ sq.ft.	
Ground Floor	=	2250	}
First Floor	=	2250	
Second Floor	=	2250	
		6750×0.60	= 4050.00
		Total Tax	= <u>4650.00</u>

Basement, if any, = covered area \times rate

Illustrations-II

Zone-I Sectors

Plot area 1000 sq. yards	=	1000	
Rate per sq. yard	=	₹ 2.00	
Amount of Tax	=	1000×2	= 2000.00
FAR	=	1.25	
Built up area as per FAR	=	$1000 \times 9 \times 1.25 = 11250$ sq.ft.	
Ground Floor (45% Coverage)	=	4050	}
First Floor	=	4050	
Second Floor	=	3150	
		11250×1	= 11250.00
		Total Tax	= <u>13250.00</u>