

[Authorised English Translation]

HARYANA GOVERNMENT

**URBAN LOCAL BODIES DEPARTMENT
(COMMITTEES)**

Notification

The 21st June, 2012

No. S.O. 46/H.A. 16/1994/S. 87/2012.— In exercise of the powers conferred by sub-section (3) of section 87 read with sub-section (1) of section 149 of the Haryana Municipal Corporation Act, 1994 (Act 16 of 1994), and in supersession of Haryana Government, Urban Development Department (Committees), Notification No. 14/47/2003-3CII, dated the 30th September, 2003, issued regarding tax on building and land, the Governor of Haryana hereby specifies the rate of tax on buildings and land within the limits of the concerned Municipal Corporation as per following methodology, namely:—

1. Property tax :

- (i) ₹1.00 per square yard on houses (self occupied) with plot sizes upto 250 square yards and flat sizes up to 500 square feet (self occupied);
- (ii) In the case of vacant land up to 250 square yards (plot size up to 100 square yard shall be exempted), the tax shall be ₹ 0.50 per square yard;
- (iii) In case of vacant land, more than 250 square yard, the tax shall be as under :—
 - (a) collector rate x 0.00015 per square yard in case of residential properties;
 - (b) collector rate x 0.00020 per square yards in case of institutional and industrial plots; and
 - (c) collector rate x 0.000375 per square yard in case of commercial plots;
- (iv) for constructed houses on plot size of more than 250 square yards and flats of more than 500 square feet, property tax per square yard shall be collector rate per square yard x 0.00075 and for calculation purposes, the constructed portion in square yards shall be taken. However, the tax liability shall not be less than one if it is calculated by considering the plot as vacant one;
- (v) property tax on institutional and industrial properties (self occupied) shall be at collector rate x 0.001;

- (vi) the property tax for other commercial properties shall be at collector rate $\times 0.001875$:

Provided that for commercial properties upto 50 sq. yards, the tax shall be collector rate $\times 0.001125$;

- (vii) in case of rented properties even under 250 square yards and flats upto 500 square feet, the rate shall be as per clause (iv) above;
- (viii) in case of mixed use of premises, or on partial area under rent, the liability of tax shall be as per area under different use, and shall be declared accordingly.

2. **Rebate:**

- (i) 25% rebate shall be given to non-RCC construction;
- (ii) 25% rebate shall be given to property more than 25 years old;
- (iii) in case of self occupied properties of plot size of more than 250 square yard and flats of more than 500 square feet, the concession up to 50 % can be given by the respective Municipal Corporation.
- (iv) 100% rebate shall be given on religious properties (only of real religious structures), Orphanages, Alm Houses, Municipal Buildings, Cremation/Burial grounds;
- (v) 100% rebate shall be given to all residential buildings upto 250 square yards owned by ex-servicemen or families of deceased soldiers, ex-servicemen and ex-central paramilitary force personnel:

Provided they have no other residential house in Haryana State and are residing in it themselves and have not let out any portion of the house:

Provided further that the condition of letting out of the house shall not apply to those who are in receipt of pension amounting to ₹ one thousand two hundred and seventy-five per month or less.

- (vi) 100% rebate shall be given to all residential buildings owned by war widows:

Provided they have no other residential house in Haryana State and are residing in it and have not let out any portion of the house;

- (vii) there shall be no property tax on vacant plot of one acre and above for Horticulture purposes only.
- (viii) 50% rebate shall be given on self occupied properties, including vacant residential plots.

3. **Collection methodology :**

- (i) An effort shall be made to make assessee's life more comfortable by allowing to deposit tax through banks.

(ii) *To maintain transparency & to ensure minimum burden, offers will be invited from the bankers and after processing the same, rate of service charges will be finalized accordingly. However, before finalization, approval in this regard will be obtained from State Government.*

4. **Old tax collection :**

- (i) The new system of taxation and rates shall be applicable for the entire financial year 2010-11, with the stipulation that for the period prior to notification, the property owners shall have the option to pay as per the new or old policy, whichever is opted by them.
- (ii) In case of pending arrears/dues/dispute including court case, of previous years, in respect of which notice/bills have been issued or not, the property owners shall have the option to pay tax as per the new system at current rates and payment of the same shall be considered as settlement of all such disputes/dues/arrears. No interest or penalty shall be leviable. This option shall be available as amnesty scheme only up to 31st December, 2012.

5. **Penalties :**

- (i) In case of mis-declaration/non-payment, penalty equal to the amount of the tax evaded shall be leviable, subject to a minimum of ₹100;
- (ii) In case of late payment, interest @1.5% per month, shall be charged;
- (iii) This interest shall also be charged in case of detected non-payment in addition to the penalty;
- (iv) The interest/penalty (separately) shall not exceed the initial liability.

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