

Fixation of Rateable Value of Houses in Ashok Nagar, New Delhi

9106. SHRI KESHORAO PARDHI: Will the Minister of HOME AFFAIRS be pleased to refer to the reply given to Unstarred Question No. 7505 on the 15th April, 1981, regarding fixation of rateable value of houses in Ashok Nagar, New Delhi and state;

(a) the graduated scale of rate of tax for the years 1974, 1975, 1976 as referred to in part (a) of the question;

(b) the Rateable value of houses in block 30 to 69 alongwith their covered area as desired in aforesaid question; and

(c) the basis of 'reopening of old cases'?

THE MINISTER OF STATE IN THE MINISTRY OF HOME AFFAIRS

(SHRI YOGENDRA MAKWANA): (a) The graduated scale of rates of tax for the years 1974, 1975 and 1976 are given in Annexure 'A' attached.

(b) There are approximately 700 properties in Block 30 to 69 in Ashok Nagar. Originally there were one room tenements each comprising of one room 14'X10' with open space on both sides i.e. front and back. Additions have been made in majority of the cases. The details as regards additional covered area and rateable value of each property are being collected and will be laid on the table of the house.

(c) The Corporation has reported that every year General Objections are invited through a public notice before authentication of assessment list under section 124 of the Delhi Municipal Corporation Act, 1957. The objections against higher assessment are considered on merits of each case.

Statement

Graduated Scale of Rate of Tax for the year 1974, 1975 and 1976

1974-75

1975-76 (b) (i) In the urban area lands and buildings except as otherwise defined in para (b) (ii) below, the General Tax is levied as under:—

Rateable value of land and Building	Rate of General Tax
Upto Rs. 1,000	10% of the Rateable value.
Over Rs. 1,000 to Rs. 2,000	Rs. 100/- plus 12% of the amount by which the Rateable value exceeds Rs. 1,000/-.
Over Rs. 2,000 to Rs. 8,000	Rs. 220/- plus 15% of the amount by which the Rateable value exceeds Rs. 2,000/-.
Over Rs. 8,000 to Rs. 12,000	Rs. 1,120/- plus 20% of the amount by which the Rateable value exceeds Rs. 8,000/-.
Over Rs. 12,000 to Rs. 20,000	Rs. 1,920/- plus 25% of the amount by which the Rateable value exceeds Rs. 12,000/-.
Over Rs. 20,000	Rs. 3,920/- plus 30% of the amount by which the Rateable value exceeds Rs. 20,000/-.

(b) (ii) In the urban areas lands and buildings or portions thereof occupied for purposes of cinema house, residential hotel, manufacture of textiles, rayon, silk and woollen fabrics (this will include all cases where man-made fibre is used and exclude khadi), manufacture of chemicals, manufacture of cement pipes and cement sheets, manufacture of tyre or retreading thereof, body building of motors, buses and trucks, steel or metal rolling mills,

flour mills (excluding chakkies running in shops), cold storage, ice factory aerated water factory, railway wagon building factory, pottery, petroleum or diesel or installation including storage and tanks, petrol and diesel oil pump and service station, and insurance and banking business including godowns, stock exchange and electricity (generation and distribution) higher rate of the General Tax be levied as under:—

Rateable value of Land and Buildi of or portions thereof	Rate of General Tax
Upto Rs. 1,000	15%.
Over Rs. 1,000 to Rs. 2,000	Rs. 150/- plus 18% of the amount by which Rateable value exceeds Rs. 1,000/-
Over Rs. 2,000 to Rs. 8,000	Rs. 330/- plus 21% of the amount by which the Rateable value exceeds Rs. 2,000/-.
Over Rs. 8,000 to Rs. 12,000	Rs. 1,590/- plus 26% of the amount by which the Rateable value exceeds Rs. 8,000/-
Over Rs. 12,000 to Rs. 20,000	Rs. 2,630 plus 28% of the amount by which the Rateable value exceeds to Rs. 12,000/-.
Over Rs. 20,000	Rs. 4,870/- plus 30% of the amount by which the Rateable value exceeds Rs. 20,000/-.

1976-77

(b) (i) In the urban area lands and buildings except as otherwise defined in para (b)(ii) below, the General Tax be levied at the rate of 12½ per cent of the Rateable Value of land and buildings.

(b) (ii) In the urban lands and buildings or portions thereof occupied for purposes of cinema house, residential hotel, manufacture of textiles, rayon, silk and woollen fabrics (this will include all cases where man-made fibre is used and exclude khadi), manufacture of chemicals, manufacture of cement pipes and cemet sheets, manufacture of tyre or retreading thereof, body building of motors, buses and trucks,

steel or metal rolling mills, flour mills (excluding chakkies running in shops), cold storage, ice factory, aerated water factory, railway wagon building factory, pottery, petroleum or diesel oil installation including storage and tanks, petrol and diesel oil pump and service station, insurance and banking business including godowns stock exchange and electricity (generation and distribution), where any other business, trade or manufacturing activity is carried on including journalistic or printing establishment, any hotel, restaurant, boarding/eating houses or any office premises higher rate of the General Tax be levied at the rate of 18 per cent of the Rateable Value of land and building or portions thereof.