

**GOVERNMENT OF INDIA
URBAN DEVELOPMENT AND POVERTY ALLEVIATION
LOK SABHA**

UNSTARRED QUESTION NO:3557
ANSWERED ON:16.04.2002
RATEABLE VALUE OF COMMERCIAL SHOPS
ANITA ARYA

Will the Minister of URBAN DEVELOPMENT AND POVERTY ALLEVIATION be pleased to state:

- (a) whether it is a fact that by disposing of commercial units through tenders by D.D.A., a serious anomaly has crept up for the M.C.D. in working out the Rateable Value (R.V.) of the commercial shops which, according to the formula adopted by the MCD, is on the basis of actual sale price of the commercial units, disposed of through tenders, opened in the year 1998 and thereafter, as in some cases, two different shops of the same size and of the same reserve value and at the same location, are sold on different prices against the same tender;
- (b) if so, whether the Government propose to make any change in the formula adopted by MCD to bring parity;
- (c) if not, the reasons therefor;
- (d) whether the Government propose to issue directive to the D.D.A. to indicate the cost of construction of these commercial units to enable the M.C.D. to work out the Rateable Value of these shops in a fair and just manner; and
- (e) if not, the reasons therefor?

Answer

MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT AND POVERTY ALLEVIATION (SHRI BANDAR DATTATREYA)

(a)to(c): It has been informed by the Municipal Corporation of Delhi that as per the Delhi Municipal Corporation (Determination of Rateable Value) Bye-Laws, 1994, the assessment of the property on purchase is fixed on the basis of the purchased price paid and no anomaly is being faced by them.

(d)&(e): In view of the answer for (a) to (c) above, does not arise.