

ISTER OF STATE IN THE MINISTRY OF INFORMATION AND BROADCASTING (SHRI SUBODH KANT SAHAY): (a) Yes, Sir. A Conference of Inter-Continental Journalists was held from 28-30 November, 90.

(b) Decisions taken at Conferences organised by private organisations are treated as suggestions only.

Enquiries into Escape of Undertrials from Tihar Jail

566. SHRISHANTARAMPOTDUKHE: Will the PRIME MINISTER be pleased to state:

(a) whether a large number of foreign undertrials lodged in the Tihar Central jail had gone on a hunger strike en masse during October last, as reported in the 'Indian Express', New Delhi dated 18 October, 1990;

(b) if so, the reasons therefor; and

(c) the steps taken to sort out matters and to prevent such incidents in future?

THE MINISTER OF STATE IN THE MINISTRY OF HOME AFFAIRS AND MINISTER OF STATE IN THE MINISTRY OF INFORMATION AND BROADCASTING (SHRI SUBODH KANT SAHAY): (a) Some foreign undertrials went on hunger-strike from 15th October, 1990 to 16th October, 1990.

(b) Their main demands were:—

(i) expeditious trials;

(ii) grant of bail;

(iii) better medical and recreational facilities; and

(iv) separate cooking facilities.

(c) The Districts and Sessions Judge Delhi has impressed upon the Criminal Courts to decide cases of undertrials expeditiously. Grant of refusal of bail is wholly in the judicial discretion of the Courts. There is an OPD Dispensary and a 60-bedded hospital with X-ray facilities and Pathology laboratory to cater to the sick prisoners. Various indoor and outdoor games as also newspapers and magazines are provided to the prisoners. Separate cooking facilities are being provided to the foreigners.

Recommendations of High Powered Committee on Property Tax Reforms

567. SHRISHANTARAMPOTDUKHE: Will the PRIME MINISTER be pleased to state:

(a) whether the High Powered Committee on Property Tax Reforms has submitted its report;

(b) if so, the main recommendations of the Committee;

(c) the expenditure incurred on this Committee; and

(d) the time likely to be taken to implement the recommendations?

THE MINISTER OF STATE IN THE MINISTRY OF HOME AFFAIRS AND MINISTER OF STATE IN THE MINISTRY OF INFORMATION AND BROADCASTING (SHRI SUBODH KANT SAHAY): (a) Yes, Sir.

(b) The main recommendations of the Committee are contained in the Statement enclosed.

(c) So far an expenditure of Rs. 85,454.00 has been incurred.

(d) Certain legislative amendments may

be necessitated after the Delhi Administration examines and formulates its views on the report of the Committee.

STATEMENT

The Main Recommendations of High-Powered Committee on Property Tax Reforms

1. DATE OF EFFECT

Revisions in rateable values to be effective from 1.4.1989 instead of 1.12.1988.

2. DETERMINATION OF ANNUAL VALUE: METHOD REGARDING

a. SELF-OCCUPIED RESIDENTIAL PROPERTIES

Annual value of self-occupied residential property shall be 10 percent of cost paid towards land and that of construction. In case of ready made built up flat purchased, annual value shall be worked out @ 10 percent of cost thereof. It shall, however, be ensured that annual value worked out at 10 percent of the cost does not exceed prevalent rent of 1989-90.

b. SELF-OCCUPIED NON-RESIDENTIAL PROPERTIES

The same procedure, as in case of self-occupied residential properties.

c. RENTED PROPERTIES

Rented properties shall be assessed as per standard rent, if any fixed by the Controller or the actual rent, whichever is higher. However, in respect of a tenancy on or after 1.4.1989, annual value shall be actual rent and if such actual rent is lower than the prevalent rent for similar properties, then such prevalent rent.

3. ANNUAL VALUE OF LAND

Annual value of land shall be 5 percent of cost paid towards acquisition thereof. If atleast 25 percent of permissible FAR of building is not completed within 7 years from the date of taking over possession of plot in case of a residential property and 5 years in the case of a non-residential property, land shall be assessed on the basis of its market value and not on the basis of cost paid. This provision shall come into force from 1.4.1992.

4. SPECIAL CATEGORY OF PROPERTIES

Where Cinema Hall, Hotel, Guest House, Cold Storage, Godown etc. is actually let out, annual value shall be computed on the same pattern as a let out property. However, where a building is in self-occupation, rateable value of self-occupied building or portion thereof shall be taken as 10 percent of the market price of land and depreciated cost of building in the year of assessment, or where prevalent rent for similar properties is available, on the basis of prevalent rent, whichever is higher.

5. FARM HOUSES

Annual value of a farm house let out shall be fixed like any other rented property. Where a farm house is in self use, its rateable value shall be 10 percent of the market price of land and depreciated cost of construction in year of assessment or comparative rent, whichever is lower.

6. CHANGE IN OWNERSHIP

Wherever there is change in ownership of a building and it is self-occupied, rateable value shall be fixed at 10 percent of cost paid by new owner or prevalent rent of 1989-90, whichever is lower. In respect of a property constructed or purchased on or after 1.4.1989, annual value shall be 10 percent of

such cost of construction or prevalent rent of the year in which building was completed or purchased, whichever is lower.

7. DEDUCTION FOR MAINTENANCE

Statutory deduction for repairs and maintenance of properties shall be 15 per cent of the annual value instead of 10 per cent as at present.

8. RATE OF TAX

There shall be a consolidated rate of property tax ranging from 12.5 per cent to 30 per cent as against existing rate of tax varying from 14 per cent to 57 per cent. The rate of tax shall be as under:—

Residential	12.5 % to 20%
Non-residential	15% to 25%
Special category	20% to 30%

The above rates shall apply in NDMC areas as well.

9. PROCEDURE OF ASSESSMENT

A taxpayer shall file an annual return of rateable value and suo moto pay tax alongwith return. No assessment shall remain pending for over three years. For failure to pay tax alongwith return, suitable interest shall be charged for the period during which tax was not paid.

10. COLLECTION OF TAXES

Undisputed tax shall be collected on the basis of self assessment alongwith return. In respect of any disputed tax, a notice of demand shall be issued and recovery made as per law.

11. APPEALS

First appeal shall lie to an 'appellate authority' for which officers may be drawn from MCD or other Departments of Delhi Administration or Government of India. Second appeal shall lie to a two-member Tribunal. The first appeal shall be heard on suo moto payment of tax on the basis of self-assessment, while second appeal shall lie only on payment of 50% of the disputed tax and furnishing security for the remaining 50% to the satisfaction of the Chief Executive of the local body. Interest on the amount finally becoming payable after disposal of appeal by the Tribunal shall be payable at such percentage as the Chief Executive may decide and the same shall be payable from the date the demand had become due. If on disposal of appeal a refund works out, the same, alongwith interest, shall be payable by the MCD/NDMC.

12. MUTATION/SUB-DIVISIONS

The procedure for mutation and sub-division should be simplified. All physical sub-divisions should be accepted and mutations allowed on payment of arrears of property tax on pro rata basis.

13. PANEL OF ASSESSORS

A Panel of Assessors shall be set up to fix prevalent rents of different localities or different types of properties, which shall also be notified to the public.

14. EXEMPTIONS

100 per cent exemption shall be granted to places of worship, homes for destitutes, orphans/poor children/old age/handicapped/blind/deaf and dumb and dharamshalas, not for any particular community, while 75 per cent exemption shall be allowed for properties owned and occupied by charitable dis-

pensaries and hospitals and aided schools getting grants-in-aid upto 95% from the Government.

15. UNION OF INDIA AND STATE GOVERNMENT PROPERTIES

The quantum of service charges on the Union of India's properties should be increased. The term "Properties of the Union" should be clarified, so that properties being controlled and managed by public sector undertakings, authorities set up under an Act of Parliament, Government companies and those set up under the Societies Act are not treated as the properties of the Union. State Government properties used for business or trade should be required to pay property taxes, while other properties should be subjected to levy of service charges.

16. PERIODICAL REVISION

Considering the fact that amended provisions of the DRC Act, 1958 permit a revision in the standard rent or agreed rent by 10 percent every three years, next revision in rateable values in Delhi shall be carried out in 1992-93. The revision shall depend on the facts of each case. Where there is no actual increase, upward revision shall be limited to 10 percent of RV.

National Centre for Software Development

568. SHRI G.S. BASAVARAJ: Will the PRIME MINISTER be pleased to state:

(a) whether a National Centre for Software Development has been set up in Bangalore to give a big boost to software industry;

(b) if so, the details thereof;

(c) whether Government have made efforts to provide adequate communications and transportation facilities to this centre;

(d) if so, the details thereof; and

(e) whether Government also propose to set up any resource centre at Bangalore for learning Japanese language; if so, the details thereof?

THE MINISTER OF STATE IN THE PRIME MINISTER'S OFFICE (SHRIKAMAL MORARKA): (a) and (b). Yes, Sir. The National Centre for Software Development (NCSD), has been set up at Bangalore with the following objectives:

- Carry out research and development at the front line of a carefully identified subset of the rapidly developing software technology.
- Make significant contributions to high quality continuing education of professionals in the software industry in India.
- Design and develop high technology software in selected sub-areas.

In addition to the above Research and Development activities, the Centre's activities also include:—

- Installation of selected Computer Aided System Engineering (CASE) tools for demonstrations, test and trial use by industry professionals.
- Establishing a comprehensive library of books and journals in software engineering.
- Software testing and validation service.

(c) and (d). The Centre has excellent communication and transportation facilities as it is located at a central place namely, Visveswaraya Centre, Dr. B.R. Ambedkar Veedhi, Bangalore-560001.