

Return as on 31<sup>st</sup> October 2011 under Section 77 of the NDMC Act 1994, for the year 2011-12 for determination of RV under Section 63(I) of the Act as per New Delhi Municipal Council (Determination of Annual Rent) Bye-Laws, 2009. This is not applicable for determination of rateable value of land under section 63(2) of the Act or levy of tax/claim of service charges on property of Union:

**PART I**

**PROPERTY TAX RETURN**  
(under self assessment and payment of tax)

PID No.			
<b>Property Identification details</b>		<i>Enter the property detail/address for which the return is being furnished</i>	
Property/House Number/Description			
Address			
		PIN Code	
<b>PERSON PRIMARILY LIABLE TO PAY PROPERTY TAX AND HIS ADDRESS</b>		<i>In case the property stands transferred, fill the names of the present owners</i>	
NAME		ADDRESS :-	
PAN	Phone No.	Mobile No.	Pin Code

**PART II (Calculation of Rateable Value)**

**X Bye-Law 3**

Rate of land per sq meter under **Bye-Law 3 (Applicable to properties or portion not on rent.)**

Rate (Rs. Per Sqft meter) *	Properties
1,800	Gas Godowns and Coal Depots
18,000	Petrol pumps, LPG stations, CNG stations
43,000	Properties of School, Hostels, Hospital, Libraries, Colleges, Religious places, Public purposes.
86,000	Public utility
1,29,000	Club, Guest houses, Cinemas (not on rent) and Hotels upto 4 star
1,72,0000	5 Star Hotels
<b>X 1. Value of Land</b>	<i>Area of play grounds of schools and colleges are not to be considered in arriving at the value of the land.</i>
<b>1A.</b> Total land area in sq meter	
<b>1B</b> Applicable Rate of Land *	
<b>1C</b> Value of Land = 1AX1B	

<b>X 2. Value of the covered space</b>				
<b>2A</b>	Applicable circle rate for covered space = Rs. 15000/- per sq.mtr.			
Floor No.	Covered space (in sq. mtr.) 1. sq.yard =0.8361 sq. mtr. 1 sq. foot= 0.0929 sq. mtr.	Age Factor <i>Before 1960 = 0.5, 1960-1969 = 0.6 1970-1979 = 0.7, 1980-1989 = 0.8 1990-1999 = 0.9, 2000-09 = 1 2010 onwards = 1.1</i>	Value of Covered Space under bye law 3 =2A x 2C x 2E	
		Year of const.	Age Factor	
<b>2B</b>	<b>2C</b>	<b>2D</b>	<b>2E</b>	<b>2F</b>

**X 3.** Aggregate of annual value of Land & Covered Space= (1C+2F)

**X 4.** Annual Value of Land & Building under bye laws 3=( 5% of X 3)

**Y BYE LAW-4 Applicable to all properties not covered by Bye-Law 3**

<b>Y 1. Bonafide Annual Value of Land that is not constructed upon</b>	<i>Applicable to residential or non residential buildings, where the plot area is more than 1000 Sq.meters excluding buildings sold out as flats.</i>	
1A. Total land area in sq meter		
1B Built up/constructed area on the Ground Floor (in sq. metre)		
1C Land area not constructed upon = 1A – 1B		
1D Unit Area value of unconstructed land	Rs 500/- (Residential Self occupied) Rs.1000/- (Others)	
1E Bonafide Annual value of land which is not constructed upon = 1CX1D		

