

OFFICE OF THE DIRECTOR (TAX)

Sub:- **Recommendations of the Valuation Committee of the New Delhi Municipal Council (Determination of Annual Rent) Bye Laws-2009 as accepted by the Chairperson for the year 2012-13.**

The recommendations of the Valuation Committee under clause (i) to (v) of the Bye Laws-5(1) of the New Delhi Municipal Council (Determination of Annual Rent) Bye Laws-2009 as accepted by the Chairperson for the year 2012-13 are as under:-

i) **Lands and buildings to be categorized as special category of lands and buildings for the purposes of Bye-law 3;**

No change for the year i.e. 2012-13.

(ii) **Base unit area value of owner occupied building which is put exclusively to residential use;**

No change for the year i.e. 2012-13.

(iii) **Percentage of the circle “rate for valuation of land and cost of construction” ;**

No change for the year i.e. 2012-13.

(iv) **Relevant factors for increase in respect of each of the parameters of the type of user, age, type of structure, occupancy, average rentals available in the building, location of covered space and any other relevant factors as may be necessary for determining the bonafide annual value of land and building;**

No change for the year i.e. 2012-13.

(v) **Method of determination of rateable value of petrol pumps, towers, hoardings, and to specify the area of the land to be included in the case of schools, colleges, clubs, etc. for Bye-laws 3.**

These buildings of land are not governed by the circle rate and as such no change in rate appears necessary for the year 2012-13.

As regards, the rateable value of the towers and hoardings, the Committee has earlier decided that these should be assessed on the basis of actual rent derived from these hoardings and towers and not on the basis of either the unit rate or the circle rate.

-Sd-
(KUMAR HRISHIKESH)
Director (Tax)

