

Sub:- **Recommendations of the Valuation Committee of the New Delhi Municipal Council (Determination of Annual Rent) Bye Laws-2009 accepted by the Chairperson for the year 2010-11.**

Recommendations of the Valuation Committee on each of the clause of 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 2010-11 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 2010-11.

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

No change for the year 2010-11.

- (iii) **Percentage of the circle "rate for valuation of land and cost of construction"**

No change for the year 2010-11.

- (iv) **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**

No change for the year 2010-11.

- (v) **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**

(I) Age factor – No change in the age factor for construction up to 2009. In respect of the construction in the year 2010 and thereafter the age factor in 2010-11 should be 1.1.

(II) Use Factor – No change for the residential properties and it should continue to be 1. In respect of the 'other properties' the use factor should be reduced from 6 to 4 for the year 2010-11.

(III) Occupancy Factor – No change for the year 2010-11.

(IV) Location Factor – In respect of the basements used for storage purposes in the multi storey buildings and covered parking space, location factor should be reduced from 0.5 to 0.25 for the year 2010-11.

(V) Unit area rate for land not constructed upon - In respect of self occupied properties exclusively used for residential purposes by the owner, the multiplication factor shall be 0.5.


Director (Tax)