

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 2011-12.

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 2011-12 area as under:-

(i) Lands and buildings to be categorized as special of lands and buildings for the purposes of Bye Laws-3:-

The Committee considered the increase in the circle rates but was of the view that let the existing circle rates continue for the year 2011-12. In respect of the properties of the Government or the Institutions where the land has been allotted by the L&DO at institutional rates, the last available L&DO rates may be adopted as increased by 10% each year, to bring it to 2009-10 and 2011-12 and adopted for these years. Provided that the same should not be more than the circle rates fixed by the Delhi Government. No change in use facto of the land or age factor of the building was recommended.

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

The existing unit area value of Rs. 1000/- per sq. mtrs. was recommended to be continued for 2011-12 as well.

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

The Committee recommends no change in the minimum rate of 5% as provided in the Bye-laws for the year 2011-12 as well.

(iv) Method of determination of rateable value of petrol pumps, towers, hoarding, and to specify the area of the land to be included in the case of schools, colleges, clubs etc. for Bye-law-3:-

No change was recommended for the year 2011-12.

(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:-

No change in the age factor, use factor, occupancy factor was recommended for 2011-12 and it may continue as in the year 2010-11. As regards the parking spaces, it was recommended that location factor for the car parking and storage spaces may also continue to be .25% and the same may be adopted for surface parking also. No other change was recommended for the year 2011-12.

  
(KUMAR HRISHIKESH)  
DIRECTOR (TAX)