

Municipal Corporation, Panchkula

Information regarding Property Tax and Fire Tax for the year 2010-11 onwards

Under the new policy, the owners can self-assess their tax liability on the basis of simplified tax structure as given under:

Sr. No.	Plot size	Rate (Rs.) per Sq. Yd. per year	Sr. No.	Carpet area	Rate (Rs.) per Sq. Ft. per year
Residential – Houses (Rebate of 40% for 1st Floor and 50% for second floor and above & basement is permissible for single owner)			Residential – Flats		
1	upto 300 Sq. Yd	0.75	1	Upto 2000 Sq. Ft.	0.75
2	301 to 500 Sq. Yd.	3.00	2	2001 to 5000 Sq. Ft.	0.90
3	501 to 1000 Sq. Yd.	4.50	3	More than 5000 Sq. Ft.	1.125
4	1001 Sq. Yd. to 2 acre	5.25	Commercial Spaces (Shopping Malls, Multiplexes or commercial office space etc)		
5	More than 2 acre	7.50	1	upto 1000 Sq. Ft.	9.00
Commercial – Shops (Rebate of 40% for 1st Floor and 50% for second floor and above & basement is permissible in case complete building is owned and occupied under single ownership). If the floors are owned by different owners the property tax for each floor shall be calculated at the same rate as applicable to ground floor.			2	more than 1000 Sq. Ft.	11.25
1	upto 50 Sq. Yd.	18.00	Special Categories		
2	51 upto 100 Sq. Yd.	27.00	Sr. No.	Special Category (on carpet area)	Percent of Commercial spaces rate
3	101 upto 500 Sq. Yd.	36.00	1 a	Private Hospitals Upto 50 beds	20%
4	501 upto 1000 Sq. Yd.	45.00	b	Private Hospitals From 51 to 100 beds	40%
Industrial Properties			c	Private Hospitals more than 100 beds	60%
1	upto 2500 Sq. Yd.	3.75	2	Marriage Palaces	50%
2	2500 Sq. Yd. to 2 acre	4.50	3 a	Cinema Halls (Stand Alone)	50%
3	2 acre to 50 acre	1.50	b	Cinema Halls (Malls/ Multiplex)	100%
4	More than 50 acre	0.75	4	Banks	100%
Institutional (Commercial) Properties			5 a	Storage Godowns with plot size upto 2500 Sq. Yd.	4.50 per Sq. Yd. per year
1	upto 2500 Sq. Yd.	9.00	b	Storage Godowns with plot size from 2500 Sq. Yd. to 1 acre	6.75 per Sq. Yd. per year
2	2501 to 5000 Sq. Yd.	13.50	c	Storage Godowns with plot size with more than 1 acre	7.20 per Sq. Yd. per year
3	more than 5000 Sq. Yd.	18.00	6 a	Grain Market shop	1,800 per year
Institutional (Non-Commercial) Properties			b	Grain market booth	Rs. 900 per year
1	upto 2500 Sq. Yd.	7.50	7	Clubs	50%
2	2501 Sq. Yd. to 5000 Sq. Yd.	9.00	8 a	Hotels Upto 3 Star	75%
3	more than 5000 Sq. Yd.	11.25	b	Hotels Above 3 Star	125%
Institutional (Educational) Properties			9	Other Institutions like stand-alone hostel, paying guest house etc (Carpet area)	50%
1	upto 1 acre	7,500 per year	10	Private Office Buildings (Carpet area)	100%
2	1 acre to 2.5 acre	1,12,500 per year	11 a	Restaurants Upto 1000 Sq ft	75%
3	more than 2.5 acre to 5 acre	1,87,500 per year	b	Restaurants above 1000 Sq ft	100%

4	more than 5 acre	3,75,000 per year		
Vacant Land				
1	Plot size upto 100 Sq. Yd. For residential and commercial properties and plot size upto 500 Sq yd for industrial/ institutional properties		NIL	
2	Plot Size from 101 Sq. Yd. To 500 sq. Yd. for residential properties		0.375 per Sq. Yd. per year	
3	Plot size from 501 Sq. Yd. and above for residential		0.075 per Sq. Yd. per year	
4	Plot Size from 101 Sq. Yd. and above for commercial properties		3.75 per Sq. Yd. per year	
5	Plot size from 501 Sq. Yd. and above for industrial/ institutional properties		1.50 per Sq. Yd. per year	

Note:

If, the Commercial Shop and commercial space or part thereof is rented / leased out, then the property tax would be 1.25 times the above rates for the rented/ leased out area.

One time rebate of 30% shall be allowed for those property owners who clear all their property tax dues/ arrears upto year 2012-13 by 31st August, 2015.

For the year 2015-16, the rebate of 10% shall be admissible to those assesses who deposit the due property tax by 31st August, 2015.

In addition to Property Tax, Fire Tax @10% of Property Tax due shall also be payable on all the Taxable Properties other than the residential Properties. However, no rebate is allowed on the Fire Tax.

Commercial Properties with plot size more than 1000 square yard shall be assessed as 'Commercial Space'.

Property Tax - Mixed Use Properties

In case of mixed use of premises in any property the liability of tax shall be calculated as per area under different usage.

Rebates:

- (i) 100% rebate shall be given to the religious properties, orphanages, alm houses, municipal buildings, cremation/ burial grounds, dharamshala, central and state government educational institutions/ government hospitals;
- (ii) 100% rebate shall be given to the self occupied residential houses upto 300 square yard owned by serving defence / paramilitary force personnel and ex-service / paramilitary force personnel or his/ her spouse; families of deceased soldiers/ex-servicemen/ ex-central paramilitary forces personnel, in case, they have no other residential house in Haryana State and are residing in it themselves and have not let out any portion of the house. Further the condition of letting out of the house shall not apply to those who are in receipt of pension amounting to ₹ one thousand two hundred and seventy five per month or less;
- (iii) 100% rebate shall be given to the self occupied residential houses owned by freedom fighter or his/her spouse and war widows, in case they have no other residential house in Haryana State and are residing in it and have not let out any portion of the house;
- (iv) 100% rebate shall be given to the vacant plots of 1 acre and above used for horticulture / agriculture;
- (v) 50% rebate shall be given to the State Government Buildings (other than buildings of Boards/ Corporations/ Undertakings/ Autonomous Bodies);
- (vi) 100% rebate till 31st March, 2016 shall be given to properties situated in 'Lal Dora' of those villages, which have come in the limits of Municipal Corporation on or after 1st April, 2010.

For detailed provisions, the policy can be downloaded from our website <http://mcpkl.ulbhry.org>. It is hereby informed to all the property owners falling in Municipal Corporation, Panchkula limit, i.e., all Wards under

Panchkula, Kalka and Pinjore Zones that the property tax will be collected and charged on the basis of new policy only.

Executive Officer,
For Commissioner,
Municipal Corporation, Panchkula.
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