



**FORM V**  
[[See Rule 8 (a)]]

Application No :8000026545

**BRUHAT BENGALURU MAHANAGARA PALIKE**  
**SELF ASSESSMENT OF PROPERTY TAX FORM /RETURN**

FORM FOR THE SECOND AND SEBSEQUENT YEAR IN THE BLOCK PERIOD IN RESPECT OF TAXPAYERS WHO HAVE FILED RETURNS IN THE PREVIOUS YEAR IN FORM I (PROPERTY WITH PID NUMBER) OR FORM II (PROPERTY WITHOUT PID NUMBER BUT HAVE KATHA NUMBER) OR FORM III (PROPERTY THAT HAVE NO PID OR KATHA BUT HAVE A REVENUE SURVEY NUMBER) WHERE THERE IS CHANGE EITHER IN THE EXTENT OF BUILT UP AREA, USAGE (RESIDENTIAL TO NON RESIDENTIAL OR VICE VERSA) OR ITS OCCUPANCY (OWNER OCCUPIED TO TENANTED OR VICE VERSA), OR CHANGE IN CATEGORY FROM THE DECLARATION FILED IN THE PREVIOUS YEAR.

**PART-I (General Information)**

1)	Year of Assessment	2020-2021		310/1
	SAS Base Application No:	8000026545		
	File No :	PR/994/1/16-17	Approval Date	18/03/2017
	Property Type :	Registration of Katha		
2)	Name of the owner Sri/Smt (If jointly held, mention any one name)	P.BALARAMI REDDY S/O P.PANDA REDDY		
3)	Occupation:		Age : 0	Working/Retired*
	Tel(O)	0	Mob*	9886038567
	E-mail:			
4)	Address of Property.			
	a) Property No:	SITE NO WP 167/1		
	b) Name of the Road/Cross	kalkere		
	c) Stage/Phase/Block No:	M R RICHES GARDEN		
	d) Locality:Village:	HORAMAVU POST BANGALORE		
	e) Ward No.(Old)	904	Name of the Ward(Old)	Ramamurthynagar
	f) Ward No.(New)	26	Name of the Ward(New)	Ramamurthynagar
	g) Postal Address for Correspondence	SITE NO WP 167/1,kalkere,HORAMAVU POST BANGALORE,M R RICHES GARDEN		
	h) Bangalore City - Pin Code No:	560043		
	i) BESCOM RR.No:		BWSSB RR.No:	

5)	a) Zonal Classification Residential			A	B	C	D	E	F
		(i) Zonal Classification of the property as per SAS 2008							✓
		(ii) Zonal Classification of the property under 2016-17					✓		
		(iii) Zone after application of Cab if any						✓	
				A	B	C	D	E	F
		(i) Zonal Classification of the property as per SAS 2008							✓
		(ii) Zonal Classification of the property under 2016-17					✓		
		(iii) Zone after application of Cab if any						✓	
				A	B	C	D	E	F
		(i) Zonal Classification of the property as per SAS 2008							✓
		(ii) Zonal Classification of the property under 2016-17					✓		
		(iii) Zone after application of Cab if any						✓	
				A	B	C	D	E	F
		(i) Zonal Classification of the property as per SAS 2008							✓
		(ii) Zonal Classification of the property under 2016-17					✓		
		(iii) Zone after application of Cab if any						✓	
	b) Zonal Classification Non-Residential	(i) Zonal classification of the property as per SAS 2008							
		(ii) Zonal classification of the property under 2016-17							
		(iii) Zone after application of Cab if any							
6)	a) Details of the Residential use	Vacant Site	Vacant Site With Storage	Rcc/Madras Terrace		Tiled /Sheet	Apt.Complex		
				Red oxide or Cement flooring	Other Flooring				
					✓				
				Red oxide or Cement flooring	Other Flooring				
					✓				
				Red oxide or Cement flooring	Other Flooring				
					✓				
				Red oxide or Cement flooring	Other Flooring				
					✓				
				Red oxide or Cement flooring	Other Flooring				
					✓				

b) Site dimension in Square feet (Sft) :	980.00	c) Built up area: (in Sft) :	1400.00
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b) Site dimension in Square feet (Sft) :	980.00	c) Built up area: (in Sft) :	1400.00
d) Number of floors and plinth area in respect of single owner/occupier		e) Excess vacant land if it is more than 3 times the plinth area of building in sft	0
No.of floors :	1	Plinth area in sft:	0.00
f) Use of property	Residential	Non-Residential	Both
	✓		

\* Not mandatory

\*\* Please note that if any street is not found in the zonal classification list then as provided in Rule 3 (i) you will have to calculate on the highest rates applicable to nearest neighbouring / street / area / locality.

**7) a) Built Up area in Sft. (Please mention the year of construction if the buiding is constructed at different periods.)**

Usage (Category)(I to XVII)	Sub category w.r.t Category IX , X , XII , XVI	Sub Group w.r.t Category IX , X	Year of constructi on	Extent of built up area (in sft)		Extent of car parking area (in sft)	
				Tenanted	Self Occupied	Tenanted	Self Occupied
I - RCC/Madras Terrace Buildings	0	0	2019	0	1400	0	0
		Total extent of built up area in sft		0	1400	0	0

**Please Use these columns to fill up for telecommunication towers and hoarding/billboard/electronic display**

	Number erected		Zone in respect of Hoarding
Telecommunication towers erected	0		
Hoarding erected	0	less than 150 sqft : 0 more/equal to 150 sqft : 0	

Please give number of surface parking details

Two Wheelers:	0	Four Wheelers:	0
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For sub-category and Group mentioned in this table (7) please see the category and subcategory details in Notification No. Commr. BBMP - DC(Rev)/5675/15-16,Bangalore dated 09-03-2016 Table I for Residential Use and Table II for Non Residential Use

**8) Please give details of the previous assessment of the property**

Residential			Non-residential		
Tenanted in sft	Self occupied in sft	Total (a+b) in sft	Tenanted in sft	Self occupied in sft	Total (d+e) in sft
(a)	(b)	(c)	(d)	(e)	(f)
0	1400	1400	0	0	0

Usage	Property tax paid for the previous year	Cess paid Rs.	Total tax paid (b)+(c)	Receipt Challan /Cheque No	Dues if any Rs.
(a)	(b)	(c)	(d)	(e)	(f)
Res*					
NR**					

9) Details of appeal preferred, if any				
Property tax originally assessed		Property tax on revision		Date Of revision
Property tax	Rs.		Rs.	
Cess	Rs.		Rs.	
Total Tax	Rs.		Rs.	
Name of the authority with whom appeal is pending				
Date of the filling the appeal			Case No.	
<p>Note: Wherever the reference is made to the category of property it shall refer to the categories notified by Commissioner, Bruhat Bangalore Mahanagara Palike under sub-section (2) of Section 108A of KMC Act 1976</p>				

PART II ASSESSMENT OF RESIDENTIAL PROPERTIES			
10)	Assessment for expected returns from Residential Property at prescribed rates:		
i)	Self Occupied (RCC/Madras terrace) wholly cement or red-oxide flooring/other flooring 1400.00 sft @ Rs 1.50 Per sft per month = UAV** x 10 months	Rs.	21000.00
ii)	Self Occupied (tiled/sheet) 0.00 sft @ Rs. 0.00 Per sft per month = UAV** x 10 months	Rs.	0.00
iii)	Tenanted portion (RCC / Madras terrace) wholly cement or red-oxide flooring /other flooring 0.00 sft @ Rs. 3.00 Per sft per month = UAV** x 10 months	Rs.	0.00
iv)	Tenanted Portion (Tiled/sheet) 0.00 sft @ Rs. 0.00 Per sft per month = UAV** x 10 months	Rs.	0.00
v)	Calculate Covered/Stilt Car park area @ 50% of the applicable rates :	Rs.	
	(a) Self Occupied 0.00 sft @ Rs. 0.75 Per sft per month = UAV** x 10 months	Rs.	0.00
	(b) Tenanted portion 0.00 sft @ Rs. 1.50 Per sft per month = UAV** x 10 months	Rs.	0.00
vi)	Gross Annual Unit Area Value = (i) + (ii) +(iii) + (iv) + (v)(a)(b)	Rs.	21000.00
vii)	LESS: Depreciation % as per Schedule ( if additions are made to the property calculate the depreciation rate separately as applicable for the year when additions were made)	Rs.	630.00
viii)	(a) Net Taxable Annual Value (TAV) (i.e. vi-vii)	Rs.	20370.00
	(b) Property tax @ 20% of viii (a)	Rs.	4074.00
ix)	Sub-total Property tax for residential properties:	Rs.	4074.00

\* If the flooring is completely of cement or red oxide ,the calculations are at the rates prescribed in Category II.  
If the flooring i.e even a small portion is other than cement or red oxide then calculations are at the rates prescribed category I.

\*\*UAV "Unit Area Value" per month x10 months= Gross Annual Unit Area Value

PART III ASSESSMENT OF NON RESIDENTIAL PROPERTIES			
11)	I) Assessment of Non-Residential Properties for Category V, VI, IX (ii,iii,iv), XVII		
i)	Self Occupied sft @ Rs. per sq.ft per month = UAV X 10 months	Rs.	
ii)	Tenanted portion sft @ Rs. per sq.ft per month = UAV X 10 months	Rs.	
iii)	Calculate Covered/Stilt Car park area @ 50% of the applicable rates :	Rs.	
iv)	(a) Self Occupied sft @ Rs. Per sft per month = UAV** x 10 months	Rs.	
	(b) Tenanted portion sft @ Rs. Per sft per month = UAV** x 10 months	Rs.	
v)	Total of iv (a),(b)	Rs.	

vi)	Gross Annual Unit Area Value = (i) + (ii) +(v)	Rs.	
vii)	LESS: Depreciation % as per Schedule I (If additions are made to the property calculate the depreciation rate separately as applicable for the year when additions were made)	Rs.	
	(a) Net Taxable Annual Value (TAV) (i.e. vi-vii)	Rs.	
	(b) Property tax @ 25% of vii (a)	Rs.	
	Surface parking if charged for: (c) Add lump sum tax for 2 wheelers Rs. 125.00 x Nos.	Rs.	
	(d) Add lump sum tax for other vehicles Rs. 375.00 x Nos.	Rs.	
	(e) Add lump sum tax for Touring/semi-permanent theater	Rs.	<b>0.00</b>
	(f) Property Tax for Non - Residential use vii (b) + (c) + (d) + (e)	Rs.	

<b>II) Assessment of Non-Residential Properties for Category VII , VIII, IX (i),X , XI , XII , XVII</b>			
i)	Total Self Occupied area for non-residential(excluding parking area)= sft		
	(a) 75 percent of (i) at full rate = ,sft @ Rs. per sft per month = UAV x 10 months	Rs.	
	(b) 25 percent of (i) at half rate= ,sft @ Rs. per sft per month= UAV x 10 month	Rs.	
ii)	Total Tenanted area for non-residential (excluding parking area) = sft		
	(c) 75 percent of (ii) at full rate = ,sft @ Rs. per sft per month = UAV x 10 months	Rs.	
	(d) 25 percent of (ii) at half rate= ,sft @ Rs. per sft per month= UAV x 10 month	Rs.	
iii)	Calculate Covered/Split Car park area @ 50% of the applicable rates:		
	(e) Self Occupied sft @ Rs. Per sft per month = UAV** x 10 months	Rs.	
	(f) Tenanted portion sft @ Rs. Per sft per month = UAV** x 10 months	Rs.	
iv)	Total UAV i.e. (a) + (b) + (c) + (d) + (e) + (f)	Rs.	
v)	Less Depreciation % as per schedule 1 (If additions are made to the property calculate the depreciation rate separately as applicable for the year when additions were made)	Rs.	
vi)	Net Taxable Annual Value=(iv-v)	Rs.	
vii)	Property tax at 25 percent of (vi)	Rs.	
viii)	Surface parking if charged for: (a) Add lump sum tax for 2 wheelers Rs. 125.00 x Nos.	Rs.	
ix)	Surface parking if charged for: (b) Add lump sum tax for other vehicles Rs. 375.00 x Nos.	Rs.	
x)	Total property tax for Non-Residential use (vii) (viii) (ix)	Rs.	

<b>12)</b>	<b>Assessment of Excess Vacant Land at prescribed rates.</b>		
i)	Total extent of land in excess of 3 times the plinth area of building= sft @ rate of x 10 months =TAV	Rs.	
	(a) Property tax @ 20% of TAV for residential use or 25% of TAV the for non-residential use	Rs.	

<b>13)</b>	<b>Assessment of Vacant Land at prescribed rates.</b>		
i)	Total site measurement = sft x rate of per month x 10 months =TAV	Rs.	
	(a) Property tax @ 20% of TAV for residential use or 25% of TAV the for non-residential use	Rs.	

<b>14)</b>	<b>Add Sub-total of property from Residential, Non-Residential, Excess Vacant land ,Vacant land namely</b>		
Total Property tax payable			<b>Rs. 4074</b>

<b>15)</b>	<b>Tax on telecommunication tower erected on properties irrespective of location and usage</b>		
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Telecommunication Tower	Rate Per Telecommunication tower	No of towers	Annual composite tax payable
	Rs. 15,000.00	0	0

**16) Tax on billboards/hoarding including electronic/digital display board erected irrespective usage.**  
**Zonal classification as per advertisement byelaw**

Hoarding	Zonal Classification	Number erected	Rate per hoarding in Rs.	Annual composite tax payable in Rs.
(a) In B Zone less than 150 sft	0	0	15000.00	0
(b) In B Zone more than 150 sft	0	0	18750.00	0
(c) In other Zone less than 150 sft	0	0	8750.00	0
(d) In other Zones more than 150 sft	0	0	12500.00	0
			(e) Total Rs.	0

	Computation of total tax payable		
0)	Tax on Residential, Non-Residential, Excess vacant land, Vacant land	Rs.	<b>4074.00</b>
1)	Tax On Telecommunication Towers	Rs.	<b>0.00</b>
2) (e)	Tax on Billboard/hoarding	Rs.	<b>0.00</b>
3)	Rebate @ 5 percent of ( for early payment if paid in full within the prescribed time	Rs.	<b>202.07</b>
4)	Net property Tax payable ( – (3)	Rs.	<b>3839.34</b>
5)	deduct property tax for the current year if paid in advance (enclose copy of receipt)	Rs.	<b>0.00</b>
6)	net tax payable after deduction (if in excess, amount to be adjusted for the next year)	Rs.	<b>0.00</b>
7)	Add Penalty of Rs.100.00 if return is not filed within prescribed period	Rs.	<b>0.00</b>
8)	Add interest @ 2% per month on ( if paid after due date for payment	Rs.	<b>0.00</b>
9)	SWM (Solid Waste Management) Cess	Rs.	<b>360.00</b>
10)	Net tax payable	Rs.	<b>4199.00</b>

I/we certify that the particulars furnished in this form have been duly filled up by me/us and the details furnished are true and correct to the best of my/our knowledge. I/we understand that for false declarations there will be penal actions. I/we am also aware, this payment is accepted subject to verification of accounts. If payment instrument is dishonored action as per Negotiable Instruments Act will initiated.

Further this payment is accepted subject to verification of the property by the BBMP. If the above declaration made under SAS is found to be false action as per KMC Act will be initiated. If the tax-reassessed is more than 5 % then the tax remitted under self-declaration, the evaded tax shall be payable together with a penalty not less than twice the tax payable along with interest for the difference amount payable calculated @ 24% p.a.

Terms and conditions : This computation of property tax capping the increase to 20%-25% is subject to verification of property and verification of previous property tax returns filed. The tax payer is liable to pay the balance property tax as per rules in all cases of discrepancies.

Place : Bengaluru  
Date : 13/05/2020

Signature of the Property owner or person liable to pay property tax  
Name in block letters: