

Punjab Municipal Corporations (Manner of calculation of market value of multi-storeys buildings, group housing buildings or such like other buildings) Rules, 2013

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Rule

PUNJAB-MUNICIPAL-CORPORATIONS-MANNER-OF-CALCULATION-OF 2013

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Punjab Municipal Corporations (Manner of calculation of market value of multi-storeys buildings, group housing buildings or such like other buildings) Rules, 2013Published vide Notifications No. G.S.R. 55/P.A.42/1976/Ss.93 and 397/2013, dated 1st November, 2013Government of PunjabDepartment of Local GovernmentNo. G.S.R. 55/P.A.42/1976/Ss.93 and 397/2013. - In exercise of the powers conferred by clause (b) of section 93, read with section 397 of the Punjab Municipal Corporation Act, 1976 (Punjab Act No. 42 of 1976), the Governor of Punjab is pleased to make the following rules, namely:-

1. Short title, commencement and application.

(1)These Rules may be called the Punjab Municipal Corporations (Manner of calculation of market value of multi-storeys buildings, group housing buildings or such like other buildings) Rules, 2013.(2)They shall come into force on and with effect from the date of their publication in the Official Gazette.(3)They shall apply to the multi-storeys buildings, group housing buildings or such like other buildings, which, for the purposes of the tax, are governed under the provisions of second proviso to clause (a) and clause (b) of section 93 of the Act:Provided that where any portion of such a building is rented out [except a building governed by the provisions of second proviso to clause (a)

of section 93 of the Act], these rules shall not apply to such portion of the building.

2. Definitions.

- In these rules, unless the context otherwise requires, -(a)'Act' means the Punjab Municipal Corporation Act, 1976; (b)'Appendix' means an Appendix appended to these rules; and (c)"tax" means a tax payable by the owner of building and land under sub-section (3-A) of section 90 of the Act.

3. Manner of calculation of the market value.

- In the case of a multistoreys building, group housing building or such like other building, the manner of calculation of the market value for determining the rateable value for the purpose of levying the tax shall be such as given in the Appendix. Appendix (See rule 3)

Serial number	Category of buildings	Manner of calculation of market value
1.	Multi-storeys building (Show rooms; shop-cum-flats; shop-cum-offices) having basement or not.	3. 'market value' as defined in clause (24-A) of section 2 of the Act, if such market value stands fixed for each multi-storeys building. If not fixed, the market value of each floor shall be calculated as under:-(i) for basement(s) if any twenty per cent of the 'market value' as defined in clause (24-A) of section 2 of the Act; (ii) for ground floor hundred per cent of the 'market value' as defined in clause (24-A) of section 2 of the Act; (iii) for lower ground, if any seventy five per cent of the 'market value' as defined in clause (24-A) of section 2 of the Act; (iv) for upper ground, if any seventy five per cent of the 'market value' as defined in clause (24-A) of section 2 of the Act; (v) for first floor sixty per cent of the 'market value' as defined in clause (24-A) of section 2 of the Act; (vi) for second floor thirty per cent of the 'market value' as defined in clause (24-A) of section 2 of the Act; and (vii) for each other floor, if any thirty per cent of the 'market value' as defined in clause (24-A) of section 2 of the Act. Note: Total land area of the building is to be taken for calculating the market value. For each dwelling unit, the 'market value' as defined in clause (24-A) of section 2 of the Act. Example:- If the 'market value' of the land is rupees 10,000 per square yard and the covered area of the dwelling unit is 100 square yards, then the market value of the dwelling unit shall be rupees 10,00,000 (i.e. 10,000 multiplied with 100).
2.	Group housing building	
3.	Mall, Multiplex and such like other	For each shop or establishment, the 'market value' as defined in clause (24-A) of section 2 of the Act. Example:- If the 'market value'

building.

of the land is rupees 50,000 per square yard and the covered area of the shop/ establishment unit is 100 square yards, then the market value of the shop/establishment shall be rupees 50,00,000 (i.e. 50,000 multiplied with 100).