

**ORIGINAL COPY**

Application No: **54907-2021-DV**

## **Guntur Municipal Corporation**

### **(SPECIAL NOTICE OF PROPERTY TAX ASSESSMENT OR REVISION)**

**(Issued U/S 220(2) of Municipal Corporation Act, 1955(Formerly GHMC Act, 1955 and Rule 9, 17 & 18 of the rules for levy and Assessment of Property Tax issued in G.O.Ms.No.198, Dt. 24-11-2020 of MA & UD)**

Notice No: **SN/1021136365**

Assessment No: **1021045389**

Dated : **27/11/2021**

To

Sri / Smt. **TUMMALA MADHAVI**

Address: **T-C, ARUNDELPET, Revenue Ward 17, Guntur.**

Take Notice that by virtue of the power vested with Commissioner U/S 220(2) of Municipal Corporation Act, 1955(Formerly GHMC Act, 1955 and Rule 9, 17 & 18 of the rules for levy and Assessment of Property Tax issued in G.O.Ms.No.198, dt.24-11-2020 of MA & UD the Assessment in respect of Door No. **T-C** situated at **ARUNDELPET** in this Corporation, has until further notice been fixed as mentioned below for reasons specified with effect from the half year commencing w.e.f. **April 2021** as shown here under. The details of Assessment/Revision is attached as Annexure to this notice.

In case you are dissatisfied with the assessment now fixed, you can present Complaint to the Commissioner or to any Officer authorized by the Commissioner within 15 days from the date of service of this notice. If no complaint against the assessment is presented within the above mentioned period of 15 days, the assessment will be final and no further claim/ objection will be entertained.

Category of Ownership: **Private**

#### **Property Tax Details in Rs. (Half Year Tax)**

<b>Details</b>	<b>Existing Tax</b>	<b>After Revision/New Assessment under CV system</b>
<b>Property Tax</b>	<b>568</b>	<b>593</b>
<b>Library Cess</b>	<b>45</b>	<b>48</b>
<b>Unauthorized Construction Penalty</b>	<b>0</b>	<b>64</b>
<b>Total</b>	<b>613</b>	<b>705</b>

Reasons for increase if any: Due to Conversion of Property Tax from ARV system into Capital Value system w.e.f 01-04-2021 as per Act No. 44/2020 Dt. 31.12.2020 (OR) due to change in Plinth Area or Additional Construction or Usage or Type of Construction or Age of the building.

Note: This limitation is not applicable to unassessed properties and also where the assessment is revised due to change in Plinth Area or Additional constructions or Usage or Type of construction or Age of the building.



**For Commissioner  
Guntur Municipal Corporation**

**Annexure**  
**Details of Assessment/Revision**

**I. Land Details:**

Extent of Plot (in Sq. yards)	Land underneath the building (in Sq. yards)	Land rate as fixed by Stamps & Registrations Department (Per Sq. yard in Rs.)	Total Capital Value of Land in Rs.
A	B	C	D=B*C
661	15.00	0.00	0

**II. Building Details:**

Floor No.	Nature of Construction	Usage	Plinth Area (Sq. Ft)	Common Structure Rate/Composite Rate as fixed by Stamps & Registrations Department (per Sq. Ft in Rs.)	Total Structure Value (in Rs.)	Age of the Building /Flat (Years)	Depreciation allowed (in Rs.)	Net Structure Value (in Rs.)
A	B	C	D	E	F=D*E	G	H	I=F-H
4th Floor	RCC	Residence	472.12	3700	1746844	25	262026.60	1484817
Parking	RCC	Residence	161.44	3900	629616	25	94442.40	535174
<b>Total</b>								2019991.0 0

**III. Total Capital Value of Land & Structure (I + II) : 2019991**

- The Property Tax is levied @ **0.13000** per annum on Capital Value of Land and Buildings as per the Municipal Council Resolution.
- After applying the limitation/ increase as per Rules, the Property Tax is fixed as Rs. **705/-** per half year.

**OFFICE COPY**

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