Payment of House (Property) Tax and Self Assessment of House (Property) Tax

a) No manual interface in ,

1) House Tax assessment
2) issue of special notice
3) issue of annual demand notices and
4) 100% computerization of assessment receipts

b) Mode of Collection of Existing House (Property) Tax of Buildings/Houses is follows

1) Manual Receipt Book Collection (door to Door Visit) and Entry in Software
2) Payment Mode Available in Mee-Seva Centres

c) Viewing option of Existing House (Property) Tax of Buildings/Houses is available for Citizens

d) Fixation of House (Property) Tax of New Buildings/New Houses assessment of Tax can be made by self through portal, and request application can be send it to concerned and it shall be confirmed by Concerned Executive Authority.

e) After confirmation procedure tax can be paid as per above by citizen

REQUIRED DOCUMENTS for Self Assessment of House Tax Application Submission

1	ID Proof / Address Proof
2	Building Permission
3	Present market Value Certificate of Construction

- Related GO'S/Proceedings:
- Rule 4 and 5 of G.O.No.30, PRRD & Relief, dt:20.01.1995,.
- G.O.Ms.No.282 issued under the old Act (APGP Act, 1964).
- G.O.Ms No. 97, PR&RD, Pts (III), dt. 14-3-2002

System of House (Property) tax assessment in Gram Panchayats of Telangana State

Capital Value Method

With regards to land value, Sub-Registrars are updating the survey number wise value of lands once in three years after conducting joint inspections at field level, and the land values are taken from the http://registration.telangana.gov.in taken in http://epanchayat-htax.telangana.nic.in for new assessment of Constructions.

Similarly construction value of building (per Sq.foot) in respect of different types of constructions such as RCC, Tiled, etc., are as per Rates specified by EE Panchayat Raj of concerned Divisions were incorporated in above software.

Sample Details of a house constructed

Plot Size	=	250 Sq. yards
Land value as fixed by Registration Department in this locality survey No	=	Rs. 2000/- per Sq.yards
Type of House Constructed	=	RCC
Plinth area of House	=	2000 Sq. Ft
Cost of Construction as fixed by Registration Department for RCC building in this locality	=	Rs. 600.00 per Sq. foot.

Calculation of House Tax:

1. Value of Land = 250 Sq.yards X Rs.2000	= 5,00,000
2. Construction Value =2000 Sq. ft X Rs. 600	= 12,00,000
3. Depreciation on Construction = 10% Value	(-) 1,20,000
4. Construction value after depreciation	= 10,80,000
5. Total Capital Value of House	5,00,000+10,80,000 = 15,80,000
6. Rate of Tax as resolved by Gram Panchayat	= 0.20% of capital value

7. Amount of Tax

Proportionate Rate Method :-

Rate of Tax is directly applied on the capital value of house

$$\frac{15,80,000 \times 0.20}{100} = \text{Rs. } 3160/-$$

After arriving above House Tax 8% Library Cess be added

And

User Charges like Water Supply, Sanitation and Street Lighting (1 to 100 %) can be added depends on GPs Resolutions