

2. Classification of Properties

In order to fix rateable value, properties are classified as per its type of construction and its user and accordingly rates for fixation of rateable value are fixed. Classifications of properties as per its type are – CIDCO Tenaments, Bungalow, Row Houses, Cooperative Societies, Gavthan/slums, Gavthan Expansion Schemes.

Classification as per user of the property –

- 1) Residential
- 2) Non-residential – Commercial complex, banks, shops, godowns, etc.
- 3) Service industries
- 4) Industrial use –
 - 1) RCC Factory.
 - 2) RCC/AC Factory.
 - 3) Shed.

As per provisions of section 127 read with section 129 property tax is levied on all lands & buildings under the jurisdiction of Municipal Corporation.

As per provisions of Rule 7 & 8 of Taxation Rules, Chapter-VIII appended to the Act, Commissioner is empowered to fix the rateable values of the properties to levy municipal property tax. Accordingly, rates for fixation of rateable value are fixed considering the rent fetching capacity and user & type of the property.