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MCM to carry out survey for property tax

The Municipal Corporation of Manesar (MCM) has outsourced to a private firm the job of carrying out the property tax survey of the areas that fall under its jurisdiction.

The first phase of the survey has already started, MCM officials said.

This will be the first such survey of the area, officials said, adding that it would create a huge database, which will be beneficial for other departments as well. After the database is created, the taxation branch of MCM can work out the revenue to be generated from property tax in areas under the corporation. The company will collect information about land, whether it is a residential or commercial property and ownership details.

“We have outsourced a company for the property tax survey in areas falling under the MCM. The surveyors will collect information on every inch of land under the new corporation of Manesar. This would help us calculate the property tax generated from the areas under the MCM. The first phase of the survey will see a drone survey of the land,” said Dinesh Kumar, superintendent taxation-cum-zonal taxation officer, MCM.

The drone survey will help the company to recruit surveyors according to the area to be covered for the tax survey. Officials said the main challenge in Manesar is that there is not even basic data like the number of residential and commercial units available, which was not the case in Gurugram.

Officials also said the company has sought maps of the area and will take at least four months to complete the field survey. “It is an extensive exercise. After the company has the data they have sought, it would take them at least four months to complete the survey,” added Kumar.

MCM officials also said the surveyors will soon visit all areas, including households under the corporation. For example, if a surveyor visits a residential building, the surveyor will seek details about the owner of the building, occupier of the building, area in square yards, carpet area, number of floors in the building, use of each floor and other details like sewerage connection, water supply and lifts.

“This is the first extensive database being created for this area and people should cooperate with the surveyors. Our survey teams would ask at least 50 questions from each household or property owner,” added Kumar.

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According to the proposal, which was sent to the Haryana government to establish a new corporation of Manesar, the total area under the revenue estates of 29 villages of MCM is around 124.32 sq km and the total population, as per the 2011 census, is over two lakh.

Property Tax Parishkaram every Sunday

GHMC is conducting 'Property Tax Parishkaram', a weekly programme for resolution of various disputes with regard to assessment of property tax, on all Sundays between January 24 and March 28.

The programme will be conducted at all circle offices between 9.30 a.m. and 1 p.m. on 10 Sundays, namely January 24, 31, February 7, 14, 21, 28, March 7, 14, 21 and 28, a press statement from GHMC informed.

In the present financial year, only ₹1,247.27 crore property tax has been collected against a target of ₹1,900 crore.

In view of this, the corporation has taken a decision to enhance revenue without increasing property tax.

Towards this direction, efforts are being made to bring more properties into the purview of assessment, to address disputes pertaining to the assessment and other such actions, the note said.

The weekly dispute resolution programme will have zonal commissioners, deputy commissioners and other officials who will address the assessee's issues.

Also, special counters will be opened at every circle office to receive complaints pertaining to property tax disputes.

More importance will be given for revision petitions, the statement said.

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