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Compost garbage, get 10% property tax rebate

City residents will get a 10 per cent rebate on property tax if they segregate wet and dry garbage at source and process it through local composting in their respective societies.

Ahead of the nationwide wet and dry garbage segregation and collection scheme, to be launched on World Environment Day on June 5, the local Municipal Corporation has announced that those who compost wet garbage in their society premises will get the rebate. The societies can get a ditch dug or put up a machine for the purpose.

The civic body will share the plan, including the scientific method and literature, with residents regarding the composting process. It has also been decided that there will three prizes -- first, second and third -- for societies that manage and process garbage in an efficient way.

Local composting will save the transport cost and manpower of the civic body. The biodegradable waste can be used for various purposes, including production of biogas, electricity and fertilisers.

The plan was shared by B Purushartha, MC Commissioner, with residents of Sector 48 today at the community centre. The civic body has chosen Sector 48 for launching the new drive in the city.

“Chandigarh has taken the lead in implementing the Centre’s initiative by incorporating the entire city covering 2.5 lakh households. We will distribute two bins — blue for dry garbage and green for wet garbage — in each house. It will take one month to distribute these in the entire city. Collectors will be given free jackets, gloves, masks and caps for the job. They will carry the garbage in two different bins to shift it to different dumping sites. Wet garbage will be sent to the compost site, which is yet to be decided. However, it can also be compost by residents and they will get a 10 per cent rebate in property tax,” said the MC Commissioner.

The MC will also include shops and institutes. Schools and colleges will have to set up their own compost mechanism. Local councillor Davesh Moudgil said 28 societies of Sector 48 took part in the meeting and agreed to the plan.

Property tax: KMC comes to citizens' rescue

International Property Tax Institute

IPTI Xtracts- The items included in IPTI Xtracts have been extracted from published information. IPTI accepts no responsibility for the accuracy of the information or any opinions expressed in the articles.

KOLKATA: Waking up from a sluggish approach to solve property tax payers' grievances relating to switch-over to Unit Area Assessment, the Kolkata Municipal Corporation top brass on Monday asked all assessment department officials to attend all citizens—whoever comes to a KMC UAA help desk set up for the tax payers—forgetting about the jurisdiction. The KMC authorities on Monday took the initiative not to refuse anyone who would visit the help desks. The initiative came after TOI carried a report on how citizens were being harassed at the KMC UAA help desks when they turn up to inquire about the modalities of the new UAA scheme.

Shahzad Shibli, the KMC joint municipal commissioner, on Monday convened a meeting where he gave a piece of his mind. Shibli made it clear that he was unhappy with the manner the KMC personnel at the help desks were working. "Be patient. Try to attend every single tax payer who will turn up expecting help from your end. Explain them the nuances of the new UAA system so that no error occurs while they fill in the form themselves," Shibli told the KMC assessment department officials.

A section of civic officials were alerted for not being able to explain certain aspects of the UAA scheme. "Get trained, understand the subject and give right suggestions to the property tax payers who want to switch over to UAA," the joint municipal commissioner told the KMC assessment department officials. Sources in the KMC assessment department said that the KMC top brass were worried over the slow progress of the UAA switchover. "Whatever has been done so far is not enough to accommodate every tax payer in the UAA scheme. We need to keep up a certain pace so that we can wrap up the process on time," a senior civic official said.

Sources in the KMC said that the civic body had been facing teething problems so far as the introduction of UAA was concerned because the manpower in the assessment department were not trained properly for the new taxation regime. "Besides some of our officials in the KMC revenue department we are trying to rope in professionals from outside to help the tax payers meet the deadline," a KMC assessment department official said.

10% rebate boosts AMC's property tax collection

AHMEDABAD: The 10% rebate offered to property tax defaulters who clear their dues has drawn significant income for the AMC. In the first 45 days of the financial year 2017-18, the AMC received additional revenue of around Rs 24 crore in property tax and nearly Rs 1.60 crore in professional tax.

Between April 1 and May 15, the AMC pulled in an income of Rs 282 crore from property tax — Rs 23.72 lakh more than it did in the same period in 2016. Officials said that the increase in property tax collection was spurred by the 10% rebate. They said they are yet to determine the reason for the increase in professional tax collection. Property tax collection between April 1 and May 15 was Rs 20.05 crore.

Officials in the tax department said that the west zone and the new west zone — comprising areas such as Satellite, Memnagar, Bodakdev and Ranip — accounted for around Rs 14.08 crore collection, around 59% of the total increase in revenues.

The increase in the revenue was Rs 7.37 crore from the new west zone and the remaining Rs 6.27 crore came from the west zone. The two zones account for 63% of the total collection. The total collection from the west zone was Rs 91.85 crore, while the collection from the new west zone was Rs 86.83 crore.

Grocery shops to soon accept property tax

The Pune Municipal Corporation (PMC) is looking at integrating property tax payments into routine grocery shopping. A few days on, citizens might be able to pay the tax while shopping for milk and biscuits at the grocery store. As convenient as it sounds for the consumers, the shop owners are not happy with the concession offered to them by the civic body.

Additional municipal commissioner, Rajendra Jagtap, said, "The primary purpose of doling out the system is to give citizens multiple options to pay the tax. Right now they can pay it at the citizen facilitation centre (CFC) or pay at banks. If the system takes off at grocery shops, they can pay the tax nearby their house. We are also looking forward to apply a similar system to PMPML passes."

After demonetisation, the central government instructed local bodies to promote cashless transaction for different tax payments. PMC was quick to dole out a five per cent discount on payments through credit cards or digital gateways. Now, the

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civic body has taken a step ahead with making the option available with grocery shops. A meeting in this regard was conducted by the property tax department with certain shop owners, however, did not receive good response.

Suhas Mapari, head of the property tax department, said, "We will link our system with the shop owners to ensure easy transactions. The shop owner will get Rs 15 behind every payment. They are not happy with commission and so now, we are negotiating with them."

A shop owner from Kasba Peth, Ramesh Chaudhari who runs the Mahalaxmi grocery said that he has no problems with the system as such, however the amount offered was not "lucrative enough" to take up the initiative. "When we recharge different mobile vouchers, we get a certain per cent of amount from the vouchers. We would like a similar system for property tax as well," he said.

The city has more than 9 lakh properties, out of which, nearly 1lakh are commercial and more than 7 lakh are residential buildings. It also has 29,000 open plots and the remaining 14,000 are a mix of commercial, residential and open properties. As many as 83,000 properties remain out of the civic body's net.

Taj Palace, Delhi Golf Club in NDMC tax defaulter list; 11 five-star hotels owe Rs 320 crore to civic body

New Delhi: At least 11 five-star hotels in the national capital, including the iconic Taj Palace and Claridges, are on the tax defaulter list of New Delhi Municipal Council (NDMC) with their total dues amounting to Rs 320 crore.

The civic body, in a report prepared at the end of the 2016-17 fiscal, has identified these hotels among 166 alleged defaulters, which have dues pending above Rs 10 lakh for the last four years.

However, according to NDMC officials, all the hotels have moved court challenging the tax assessment and any further action by the civic body cannot be taken since the matter is sub-judice.

"On the defaulter list are hotels like Taj Palace (Rs 42 crore), The Leela (Rs 18 crore), Claridges (Rs 4 crore) among others, the highest being Delhi Golf Club which owes NDMC Rs 700 crore," said a senior NDMC official from the taxation department.

As per the process, the properties are issued notices to clear the dues. If they fail to do so, NDMC can attach their assets. However, in this case, the matter is in court, the official said.

Meanwhile, the spokespersons at Taj Palace and Claridges denied any pending dues, saying their payments till date have been made.

A Delhi Golf Club official said there was a "huge issue" with the tax assessment leading to the amount in hundreds of crores. "We have sought a reassessment and the matter is pending in court," the official said.

Among others, on the defaulter list are Hotel Samrat (Rs 31 crore), ITC Maurya Sheraton (Rs 2 crore), Ashok Yatri Niwas (Rs 10 crore), Janpath (Rs 26 crore), Imperial (Rs 55 crore), The Park (Rs 18 crore) and Hotel Ambassador (Rs 12 crore).

While emails sent to other hotels seeking comments, did not elicit response immediately, a spokesperson at the Leela expressed inability to comment till tomorrow.

Around 7,000 properties in NDMC area, including the posh Lutyen's zone, pay tax to NDMC. Around 350 of them are high-value properties like hotels, clubs and some central government establishments.

The civic body collected Rs 577 crore as property tax in 2016-17, Rs 98 crore higher than last fiscal.

Hindu that the hike will affect all residential and commercial properties besides vacant plots within the MCC limits.

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