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Govt. reduces property tax by 25%

The government has decided to reduce property tax by 25% and exempted houses with a built-up area of up to 1000 square feet from paying garbage tax, Minister for Public Works A. Namassivayam informed the Assembly on Thursday.

Replying to the discussion and voting on demands for grants to District Administration and Public Works, the Minister said the decision was taken following concerns expressed by legislators on the financial burden due to the hike in property tax and garbage tax. The property tax will be reduced by 25 % from the existing structure, he added.

On the garbage tax, the Minister said as per norms imposed by the Central Government on implementing programmes under the Swachh Bharat scheme, the government was compelled to impose garbage tax.

Till now, houses below 500 square feet were exempted and now the exemption limit had been raised to 1000 sq ft.

Houses with a total construction area of 1000 sq ft to 2000 sq ft will have to pay ₹ 50 per month. The houses that span more than 1000 sq ft will have to remit ₹100 per month as garbage tax.

As per the new exemption limit, of the 39,855 households, around 20,000 houses will not come under the garbage tax net in Puducherry Municipality. Whereas in Oulgaret Municipality, around 27,000 houses of the total 52,395 will not come under the purview of the garbage tax, Mr. Namassivayam said.

A decision had been taken to give permission to civic bodies to issue online house plan approvals for the first two floors, he said.

The government will implement the Seventh Pay Commission recommendations in local bodies on October 2.

The Public Works Department had prepared an action plan to take up 213 works in the current financial year utilising ₹58 crore sanctioned by the Assembly.

The department will construct escalators on the main roads near the Women and Child Hospital and Jawaharlal Institute of Postgraduate Medical Education and Research for providing easy accessibility to patients.

Similarly a lift will be constructed close to the foot overbridge near the New Bus Stand. The Minister also assured to complete the Kamaraj Manimandapam during the current financial year.

The Union Water Resources Ministry had given in-principle approval for constructing three lakes in Karaikal at a cost of ₹20 crore.

The lakes at Polgam North, Polagam South and Padutharkallai in Karaikal will be utilised to store rain and Cauvery water.

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100% property tax penalty on illegal buildings

Satellite survey reveals 17,000 illegal constructions in municipalities in State

The Municipal Administration and Urban Development Department (MA & UD) has unearthed as many as 17,000 illegal constructions from among the 72-odd municipal bodies across Telangana in the last few months, thanks to the available satellite imagery of urban properties and ground-level surveys.

However, from among them only 266 properties belonging to about 13 municipal bodies have been assessed for payment of property tax this year. Of these, Mandamarri tops the list with 203 such properties followed by Bhongir 22, Medak 13, Mancherla 8, Miryalaguda 7, Ibrahimpatnam 5, Deverakonda 2 and so on with others having single digit unauthorised constructions.

As per the government directions all the unauthorised constructions attract 100% penalty on the property tax assessed. The State Property Tax Board at a meeting held recently has noticed the discrepancy in the municipal bodies not assessing all these properties and the same not reflected in the digital dashboard, according to senior officials.

‘Implement GO’

The Tax Board chaired by Director of Municipal Administration (DMA) T.K. Sreedevi has instructed the urban local bodies to see that the government orders imposing 100% penalty of property tax on all the unauthorised constructions was implemented. Also attended by Additional Director of Municipal Administration P. Anuradha, Regional Director-cum-Appellate Commissioner of Municipal Administration, Warangal, Shahid Masood, Deputy Director of Municipal Administration T.S.V.N. Thrilleshwar Rao and others, the Board was informed an amount of ₹143 crore was yet to be realised from the government departments with the matter taken up to the top quarters.

A sum of ₹32.49 crore was stuck because of 234 court cases, hence the municipal commissioners concerned have been asked to send details to the legal advisor of the Board to dispose the cases at the earliest.

The Board proposes to constitute a ‘Commission of Advocates’ or to entrust cases to the Institute of Public Auditors of India to dispose off the cases speedily to collect property tax from the petitioners. The PTB which is meeting only for the second time after it was constituted was also informed there were about 4.85 lakh assessments seeking revision of the property tax levied of which 93,195 have been modified (19.22%) helping the ULBs concerned to raise an amount of up to ₹4.29 crore.

Aadhaar seeding was done for close to 3.76 lakh properties or 30% of the 12.38 lakh properties assessed with the remaining to be done in about 8.63 lakh properties.

Proposed mergers

DMA has decided to request the Hyderabad Metropolitan Development Authority (HMDA) and district collectors to furnish building permissions issued, layout permissions and land registry, among others, for the 308 gram panchayats proposed to be merged or upgraded into 68 municipalities.

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