

OFFICE OF THE MUNICIPAL BOARD :::: HAILAKANDI

District : HAILAKANDI, ASSAM, PIN : 788151, EMAIL : hkdmb10@gmail.com

No.: C-1/2022-23/HMB/1826,

Dated Hailakandi the 20th February' 2023PUBLICATION OF DRAFT ASSESSMENT / RE-ASSESSMENT LIST WITH NEW RATE
UNDER 'HAILAKANDI MUNICIPAL AREA'

In accordance to the Govt. Notification No. UDD(M)136/22/17, dated 28-06-2022, DMA.162/2022/71, dated 05-09-2022 and E-250185/1, dated 06-02-2023, the holding tax of Hailakandi Town has been re-assessed and the New re-assessed holding / property tax will be effective from 1st April' 2023 under Hailakandi Municipal area as per new rates stated below. The new rates shall remain valid for a period of 5 (five) years, i.e., till 31st March' 2028. Therefore, the draft is hereby prepared in accordance with the Assam Municipal Act' 1956 u/s 79F and a copy thereof is available for inspection at the office of the Hailakandi Municipal Board during office hours.

The citizens can submit their claims and object, if any w.e.f. 20-02-2023 to 20-03-2023 (one month period) as provided u/s 83 of the Assam Municipal Act' 1956. The claims shall be heard by the undersigned officers of the Board during office hours. The final assessment list shall be sent to the Govt. for review as provided u/s 79E of the act.


Assessment of Property Tax is carried out by adopting property tax formula ARV (Unit Area Method).

- 1) Annual Rental Value (ARV) is considered as 7.50% of value of the property.
- 2) For Residential/Flat/Religious institute building, maximum 15% rebate/discount will be provided.
- 3) For commercial building, there is no rebate/discount.
- 4) For Assam Type building, DSR-2021 (1.2.2 Framed structure) is considered
- 5) For RCC Building, DSR-2021 (1.1.1, 1.1.2 + 1.3.2) is considered.
- 6) For other type / Katcha house, Hailakandi MB fixed the rate of construction as stated hereunder.
- 7) The details of the land value (Table 1) and structural value & Rate of Taxes (Table 2) is given below.
- 8) Depreciation shall be allowed @0.5% of the value of building on all type of structure per year upto max. 45 years till 2022.

Road Type	CIRCLE LAND VALUE PER SQ. FT. (TABLE 1) [ZONE 1 = Ward No. 2, 4, 9 & 12 of Hailakandi MB Area]						
	Flat	Commercial	Self-Residential	Public Institution	Govt. Building	Private School	Religious Institute
Principal Main Road	277.78	347.22	277.78	347.22	347.22	347.22	277.78
Main Road	243.06	312.5	243.06	312.5	312.5	312.5	243.06
Other Road	208.33	277.78	208.33	277.78	277.78	277.78	208.33

Road Type	CIRCLE LAND VALUE PER SQ. FT. (TABLE 1) [ZONE 2 = Ward No. 1,3,6,7,8,11,13,14,15,16 of Hailakandi MB Area]						
	Flat	Commercial	Self-Residential	Public Institution	Govt. Building	Private School	Religious Institute
Principal Main Road	243.06	277.78	243.06	277.78	277.78	277.78	243.06
Main Road	208.33	243.06	208.33	243.06	243.06	243.06	208.33
Other Road	173.61	208.33	173.61	208.33	208.33	208.33	173.61

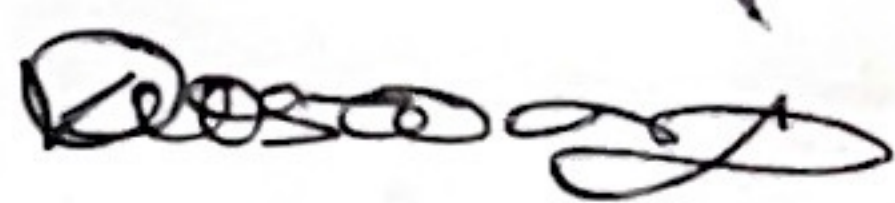

CHAIRMAN
Municipal Board Hailakandi


Executive Officer
Municipal Board, Hailakandi

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Road Type	CIRCLE LAND VALUE PER SQ. FT. (TABLE 1)						
	[ZONE 3 = Ward No. 5 & 10 of Hailakandi MB Area]						
	Flat	Commercial	Self-Residential	Public Institution	Govt. Building	Private School	Religious Institute
Principal Main Road	173.61	208.33	173.61	208.33	208.33	208.33	173.61
Main Road	159.72	194.44	208.33	194.44	194.44	194.44	159.72
Other Road	145.83	173.61	145.83	173.61	173.61	173.61	145.83

BUILDING / STRUCTURAL VALUE PER SQ.FT. (TABLE 2)		RATE OF TAXES	
Type of House / Building	Rate in Sq. Ft.	House / Property tax	Sanitary Tax
Assam Type as per DSR-2021 (1.2.2) (Residential / Flat / Religious Institute)	1673.19	2.5%	2%
Assam Type as per DSR-2021 (1.2.2) (Commercial / Public Institution / Govt. Building / Private School)	1673.19	7.5%	0%
RCC Floor 0 to 6 as per DSR-2021 (1.2.2) (Residential / Flat / Religious Institute)	1956.08	2.5%	2%
RCC Floor 0 to 6 as per DSR-2021 (1.2.2) (Commercial / Public Institution / Govt. Building / Private School)	1956.08	7.5%	0%
Parking as per DSR 2021 (Residential / Flat / Religious Institute)	1673.19	2.5%	2%
Parking as per DSR 2021 (Commercial / Public Institution / Govt. Building / Private School)	1673.19	7.5%	0%
Warehouse as per DSR 2021 (Residential / Flat / Religious Institute)	1673.19	2.5%	2%
Warehouse as per DSR 2021 (Commercial / Public Institution / Govt. Building / Private School)	1673.19	7.5%	0%
Other (L/S) : (Residential / Flat / Religious Institute)	600.00	2.5%	2%
Other (L/S) : (Commercial / Public Institution / Govt. Building / Private School)	600.00	7.5%	0%



Chairman
Municipal Board, Hailakandi


Executive Officer

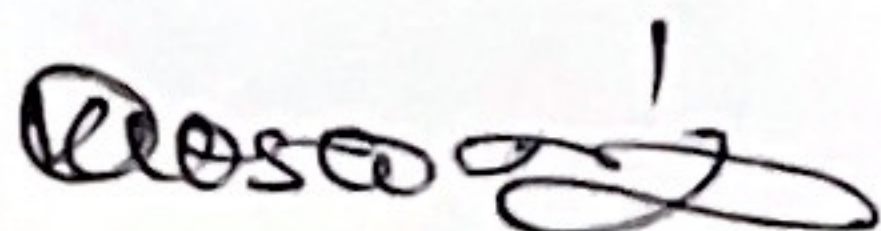
Municipal Board, Hailakandi

Memo No. C-1/2022-23/HMB/ 1826-A,

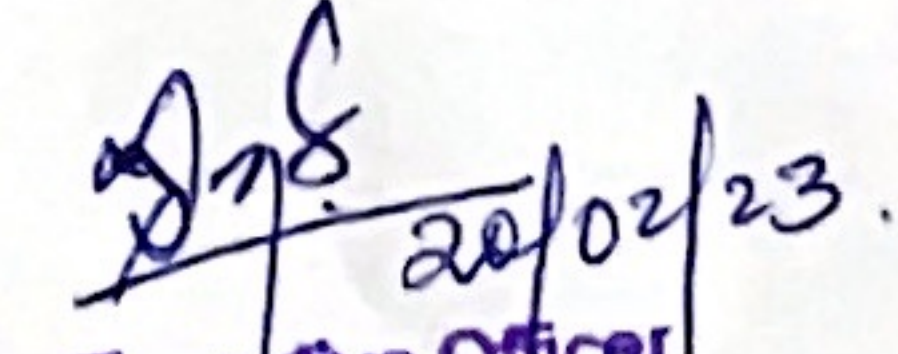
21-02-2023
Dated : 20-02-2023

Copy to :-

- 1) The Commissioner & Secretary to the Govt. Of Assam, Department of Housing and Urban Affairs, Dispur, Guwahati-6 for favour of kind information.
- 2) The Director, Municipal Administration, Assam, Dispur, Guwahati-6 for favour of kind information.
- 3) The Deputy Commissioner, Hailakandi for favour of his kind information.
- 4) The Vice-Chairman, Hailakandi Municipal Board for favour of kind information.
- 5) The Head Assistant, Hailakandi Municipal Board for information.
- 6) The Assistant Engineer / JE(Sr.Gd.), Hailakandi Municipal Board for information.
- 7) The Tax Daroga / Assistant Tax Daroga (ATD), Hailakandi MB for information and update the above data with help of the officials of collection branch & upload this letter in Hailakandi MB's office website.
- 8) Office Notice Board.
- 9) Relevant file.



Chairman
Municipal Board, Hailakandi


Executive Officer

Municipal Board, Hailakandi