

Property Tax Payable on non residential property may be Calculated As follows:-

Example Calculation

1.	Type of Construction	:	RCC ordinary Building
2.	Nature of Usage	:	Shopping Complex
3.	Plinth Area	:	1000 Sq. ft.
4.	Monthly Rent notified per Sq.ft. of plinth area	:	Rs.5.00
5.	Monthly Rent value (Plinth area X Monthly rent c per Sq.ft of plinth area	:	Rs.5,000/-
6.	Annual Rental Value(ARV)	:	Rs.60,000/-
7.	Apportionate of ARV between building and land at 50% each		
	a. Gross ARV of land	:	Rs.30,000
	b. Gross ARV of building	:	Rs.30,000
8.	Age of building	:	15 years
9.	Rebate allowed at 10% of Building ARV(10% of 30,000)	:	Rs.3,000
10.	Net ARV of building (30,000-3,000)	:	Rs.27,000
11.	Total net ARV of the building and land (30,000+27,000)	:	Rs.57,000
12.	Rate of Property Tax	:	30% of ARV
13.	Property tax per annum (30% of 57,000)	:	Rs.17,100
	(Add library cess at 8% of Property tax)	:	Rs.1,368
	Total tax per Annum	:	18,468

Commissioner
GHMC