

## HOLDING TAX

- For assessment of your Holding contact the Tax wing of BMC.
- Please furnish your approved building plan's copy for facilitating assessment.
- Apply for mutation of Holding if any, Change in the ownership of Holding takes place by way of sale, gift, inheritance with proper documents.
- Pay your Tax in Time & help us in making our Capital City Clean and Green.

[Download Tax Assessment Forms](#)

[G.A. Department Notification dated 01.05.1998](#)

Holding Tax has got the nomenclature of Property Tax in the Orissa Municipal Corporation Act, 2003. But since Rules and by-laws regulating the property Tax is in the pipeline, for the time being as per Orissa Municipal Act, 1950 Holding Tax is being collected.

Any holding within BMC limits having clear right, title, interest of the holder is liable to pay Holding Tax @ of 17.5% of the annual value of the holding depending on the nature of holding, i.e. either residential or commercial.

### (A) RESIDENTIAL

The Annual Value of a Holding for residential purpose is calculated as per following procedures.

#### Step I

Plinth area of the holding in Sq. Meter x Rs 13.65 = say X

#### Step II

Deduct 15% of "X" towards repair & maintenance

#### Step III

Add 0.5% of the land cost where the holding is located (Land cost to be determined as per G.A. Department Notification dated 01.05.1998)

Hence Annual Value Amount arrived through = (Step I + Step III – Step II)

Holding tax is levied per annum @ 17.5% of the Annual Value whose break up is as follows:

•	Holding Tax	-	10%
•	Latrine Tax	-	2.5%
•	Street Light	-	5%
•	Total	-	17.5%

## **(B) COMMERCIAL HOLDING**

The Annual Value of Holding of a Commercial unit is calculated by the following Procedure:

Step I

Add Civil Cost of the building + the cost of P.H & Electric fitting

Step II

Take 7.5% of the value arrived through step I

Step III

Add 0.5% of the land cost with Step II

Step IV

17.5% of the Cost arrived at Step III is the Holding Tax payable per annum

## **(C) RESIDENTIAL HOLDING USED ON RENT**

Tax to be fixed on holdings given on Rent the following procedure is followed:

**Step I**

Monthly rent of the building x 12 = X

**Step II**

Deduct 15% of X towards maintenance cost

**Step III**

Add 0.5% of the Land Cost where the building is located

**Step IV**

Hence annual value of the building is (Step I + Step III – Step II)

Holding Tax is levied @ 17.5% of the Annual Value arrived at Step IV

- Govt. buildings, Govt. Hospitals, Govt. educational institutions, Govt. cultural institution only pay 7.5% towards latrine tax & light tax and such institutions are being exempted of paying 10% Holding Tax as per the Act.
- Holding Tax constitutes the prime source of Revenue for the Municipal Corporation. On finalisation of Rules & bye-laws the Corporation will be introducing the self-assessment of the Holding dispensing with the cumbersome process of assessment thereby bringing more transparency in to the Assessment procedure, which will facilitate the collection of dues also.

**Non-payment of Holding Tax as per the provision of the Act can land a holder into many troubles on invoking of the Penal provisions of the Act.**

**OFFICE OF THE ENGINEER-IN-CHIEF (CIVIL),ORISSA**

**Letter No- 4174/dt.05.02.2007**

**Plinth area rates as follows are to be adopted towards processing of rough cost estimates of Non-Residential Buildings to appropriate Authority for obtaining necessary Administrative Approval of the works**

Sl. No	Descriptions	Frame Structure Building	Load bearing Building	
			Non Residential	Residential
1.	Single Storey	645.00	585.00	550.00
2.	Single Storey with double storeyed foundation	700.00	645.00	585.00
3.	Single Storey with three storeyed foundation	750.00	700.00	645.00
4.	First Floor	610.00	550.00	530.00
5.	Second Floor	700.00	645.00	585.00
6.	Third Floor	700.00	700.00	645.00
7.	Fourth Floor	820.00	-	-
8.	Fifth Floor	865.00	-	-
9.	Sixth Floor	935.00	-	-
10.	Seventh Floor	1010.00	-	-

The above rates are exclusive of contingency, quality Control and pre-cautionary measure.

Extra towards provision of following items of works are to be added estimate as shown here under.

<b><u>Sl.No</u></b>	<b><u>Item</u></b>	<b><u>Rates</u></b>
1.	Mosaic Flooring	43.00/Sft.
2.	Mosaic Dadoo	28.00/Sft.
3.	Dholpur stone cladding	31.00/Sft.
4.	Marble Stone Flooring	78.00/Sft.
5.	Marble Stone Dadoo	66.00/Sft.
6.	Chequered Tiles Flooring	40.00/Sft.
7.	Kola Stone Flooring	63.00/Sft.
8.	Granites Stone Flooring	170.00/Sft.
9.	Kadpa Stone Flooring	54.00/Sft.
10.	Khandalite Stone	36.00/Sft.
11.	Glazed Tile	61.00/Sft.
12.	Compound wall having brick wall with width 10" and ht. 5'-0"	575.00/Rft.
13.	Compound wall having brick wall with width 5" and ht. 5'-0".	370.00/Rft.
14.	Compound wall having C.C.hollow blocks with width 8" & ht. 5'-0".	520.00/Rft.
15.	Compound wall of Jail	2995.00/Rft.
16.	Portico	440.00/Rft.
17.	Gymnasium slopped A.C Sheet / GCI Sheet Roofing of 40'-0" (height).	730.00/Sft.
18.	a. Decorative fittings b. Entrance decorative doors.	Add extra basing up the present Market rates.

Sd/- 02.02.2007  
Chief Engineer (Buildings) Orissa.