



PROPERTY TAX ASSESSMENT & COLLECTION



Purnea Municipal Corporation collects property tax from the properties situated in the jurisdiction of the corporation. At present, the process of collection of property tax has been outsourced to a private agency [SPARROW Softech Private Limited.](#)

Mode of Payment :

1. **Online mode:** The citizens of Purnea can pay their property tax online via [Purnea Municipal Corporation Website](#) and [Sparrow Softech Pvt. Ltd. Website](#) Further, citizens can also pay their taxes through [PayTM app.](#)
2. **Offline mode:** The citizens have the option to pay their property tax through offline mode as well. One counter has been opened in the PMC office. Further, the citizens can call the helpline number 1800 121 8545 and can contact [Tax Collector](#) of the outsourcing agency who can come and collect property tax from citizen's doorstep, thus making the whole process of tax payment easier and comfortable for the citizens.

Process of Assessment of Properties:

1. The assessment of properties situated in the PMC area is carried out under the Bihar Municipal Act 2007 and Bihar Property Tax (Assessment, Collection and Recovery) Rules, 2013.
2. Citizens can fill the SAS Form and fill the details of their properties. This filled form along with required documents can be submitted by the citizen directly at any of the PMC counters. Alternatively, citizens have the option to call the helpline number. A tax collector will visit citizen's home to help the citizen in filling the SAS form as well as in measurement of their property.
3. Once the form and relevant documents are submitted by the citizen, the Revenue Officer of the respective circle, after verification of documents and physical verification of the property approved the form. Once the form is approved, the citizen is issued a Property Identity Number (PID Number). The same can also be found in the online portal of the property tax.

Please Note:- If the citizen has made any new construction in the property, the same should be declared by him or her to the PMC in the manner as mentioned above so that their property tax details can be updated. PMC has the authority to inspect the property. If any deviation has been found in the property (in terms of additional construction/ change in use of property etc) the



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PMC will charge such citizens the difference in property tax plus upto 100% of the difference amount.

Document Required for SAS

Type of Assesse	Document
For New Assessed Households	KYC document - PAN, Aadhar, Electricity Bill
	Land Documents (Sale deed)
For Legacy Households who have already Holding Number / PID Number	Holding Receipt / Old PID Receipt
	KYC document - PAN, Aadhar, Electricity Bill

Property Tax Calculation

YEARWISE PROPERTY TAX RATE				
Sl. No.	Particulars	Before 1993	1993 to 2012-13	Since 2013-14
1	Property tax	12.50%	2.50%	9% (Solely Property Tax)
Total Property Tax Rate		43.75%	9.00%	9.00%

Present Property Tax Assessment Process:

For Property Tax Calculation, Calculation of Property Tax in five different holding, details given below:-

1. Constructed Property (Residential/ Commercial/ Apartment).
2. Vacant Land (Only Land).
3. Vacant Land with Constructed (If constructed area is less than 70 %).
4. Vacant Land with Constructed (If constructed area is More than 70 %).



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5. Government Properties.

1. Constructed Property (Residential/ Commercial/ Apartment):-

- A. Calculate carpet Areas (Carpet Areas= Build up area x ___%)
(Carpet Areas: For Residential - 70% of Build-up Areas, For Commercial - 80% of Build up Areas)
- B. Calculate ARV (ARV = Carpet Areas x Occupancy Factor x ARV Factor)
- Occupancy Factor: (Self-1, Tenant-1.5)
 - ARV Rate (Road Factor)
 - PMC has categorically classified the Road.

ARV(Annual Rental Value) Factors

2015-2016 to till Date

Road Type Construction Type	Principal Main Road			Main Road			Other Road		
	Fully Commercial	Others	Fully Residential	Fully Commercial	Others	Fully Residential	Fully Commercial	Others	Fully Residential
Pucca with RCC Roof (RCC)	48.00	38.00	19.00	39.00	26.00	13.00	21.00	14.00	7.00
Pucca with Asbestos/Corrugated Sheet (ACC)	39.00	26.00	13.00	27.00	18.00	9.00	15.00	10.00	5.00
Kuttcha with Clay Roof (Other)	21.00	14.00	7.00	15.00	10.00	5.00	9.00	6.00	3.00

1975-1976 to 2015-2016

Road Type Construction Type	Principal Main Road			Main Road			Other Road		
	Fully Commercial	Others	Fully Residential	Fully Commercial	Others	Fully Residential	Fully Commercial	Others	Fully Residential
Pucca with RCC Roof (RCC)	25.00	38.00	5.00	20.00	26.00	5.00	10.00	14.00	3.00
Pucca with Asbestos/Corrugated Sheet (ACC)	15.00	26.00	4.00	15.00	18.00	4.00	7.00	10.00	2.00
Kuttcha with Clay Roof (Other)	8.00	14.00	4.00	8.00	10.00	2.00	4.00	6.00	1.00



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Vacant Land:-

Property Tax = Vacant Land Areas (in Sq. ft) x ARV factor as per Property Tax Rule.

Table represents Vacant Land factor

Sl. No.	Type of Municipality	Principal Main Road	Main Road	Others
1	Municipal Corporation	0.46	0.37	0.28
2	Municipal Council	0.36	0.28	0.19
3	Nagar Panchayat	0.28	0.19	0.11

Vacant Land with Construction (If Construction area is less than 70 %)

Property Tax = Property Tax on Constructed Areas + Property Tax on Vacant Land

- . Property Tax on Constructed Areas
 - Same calculation as calculation in Constructed Areas, Only Constructed Areas taken.
 - Calculate ARV of constructed Areas (ARV = Carpet Areas x Occupancy Factor x ARV Factor)
 - Property Tax=ARV x 9%
- A. Property Tax on Vacant land
 - Calculate Taxable Vacant Land Areas= Vacant Land Areas - constructed Areas x 1.43
 - Property Tax on Vacant Land= Taxable Vacant Land x Vacant Land Road Factor.

Vacant Land with Construction (If construction area is more than 70 %)

0. Same calculation as calculation in Constructed Property (Residential/Commercial/ Apartment)



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1. Calculate ARV ($\text{ARV} = \text{Carpet Areas} \times \text{Occupancy Factor} \times \text{ARV Factor}$)
2. Property Tax = $\text{ARV} \times 9\%$

For Government Building: Service charge levied instead of Property tax

0. First Calculate ARV
1. Calculate Total Property Tax
2. Service Charges = $75\% \times \text{Total Property Tax}$

Rebates and Penalty. - If the entire Holding Tax due for the year is paid on or before 30th June of each fiscal year, a five percent rebate shall be given as incentive to the tax payer. No penal rate of interest shall be levied if the entire tax due is paid by 30 September of the fiscal year. After 30 September of a fiscal year penal interest at the rate of 1.5 (one point five) percent per month shall be levied: Provided that the Municipality may, in special circumstances to be recorded in writing, and with the approval of the Government, waive a portion of interest due from various categories of the owners of the holding or assesses: Provided further a person shall be deemed to be a defaulter on 1st, October of the fiscal year if any amount of holding tax is due on him, and the Municipality, apart from levying and collecting penal rate of interest, shall use such means as provided in by Rules and Regulation for collection from a defaulter of holding tax