



Date: January 19, 2023

State Government & BBMP continue to harass citizens on unfair property tax notices, Bengaluru NavaNirmana Party (BNP) demands a resolution without further delay

Two years on, the fight against unfair property tax notices continues, and citizens are still awaiting a resolution from the Government and BBMP as interest keeps increasing and notices keep coming

Almost 2 years ago, the BBMP served unfair tax notices by slapping penalties and interest running into tens of thousands of rupees to even lakhs of rupees on almost 1 lakh citizens. BBMP referred to a zonal reclassification done in 2016, which was neither publicized nor implemented properly. After a lot of backlash from citizens, including a massive protest led by the Bengaluru NavaNirmana Party (BNP), the state government and BBMP assured citizens that the issue would be resolved soon. And now, despite the fact that two years have elapsed, there is neither an official notification from the state government nor any clarity on where the issue stands currently. In the meantime, interest continues to mount for citizens who have been waiting for a decision from the government. BNP demands that BBMP stop adding interest and penalties and that the government issue a notification immediately to provide clarity to the citizens on this matter.

BBMP served unfair tax notices to around 78,000 citizens in 2021. Since then, the fight for resolution has been underway. The process by which the notices were served, had serious shortcomings that are fundamental in nature, like not publicizing the notification, not giving alerts to consumers at the time of payment, and no automatic classification of properties and notices being served after five years. Instead of elucidating and fixing lapses in its system, the BBMP went out to serve unacceptable, unfair, and unreasonable tax notices to tens of thousands of citizens.

While there were assurances from the Chief Minister, Mr. Basavaraj Bommai, the BBMP Administrator and Additional Chief Secretary of the Urban Development Department, Mr. Rakesh Singh, as well as from the BBMP Chief Commissioner, Mr. Tushar Girinath, that the issue would be resolved, nothing concrete has happened yet despite two years having elapsed. This has been causing a lot of angst among citizens as the interest and penalties keep adding up with every passing day. Some property owners are also ending up paying the amount under duress from the local BBMP offices.

In a bid to bring this issue to the attention of the government of Karnataka, the Bengaluru Navanirmana Party (BNP) organized a physical and virtual demonstration involving hundreds of people in September 2021. An online petition by the BNP had also garnered thousands of signatures. The party has stood alongside the citizens in their fight to bring a permanent solution to the issue. Citizens have been continuously attempting to meet the Chief Minister, the BBMP administrator, and the BBMP commissioner to discuss the issue. But the uninterested government, the BBMP, and the concerned officials have been negligent about the reasonable requests made by citizens.

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BNP demands that the state government and BBMP issue a formal notification to resolve the issue and also come up with a permanent resolution to fix its technology in the tax system and systematically streamline the whole process.

About Bengaluru NavaNirmana Party (BNP): BNP is India's first and only city party with an exclusive focus on Bengaluru and BBMP. BNP is made up of a diverse set of individuals, such as committed civic activists, professionals from various fields, entrepreneurs, home-makers, and students, all united by their common love for Bengaluru and their desire to help rebuild the city and revive its former glory. BNP is a party of, by, and for the citizens of Bengaluru and aims to bring good grassroots governance through Citizen Participation, Accountability, and Transparency. BNP's goal is to give shape to Nadaprabhu Kempegowda's vision of making Bengaluru a model city.

Pictures are provided below.

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BBMP - MARCH 2021

Property Tax System

Notice Payment

Assessment For Expected Returns from residential Property at Prescribed Rates:

i) Self Occupied (RCC/Madras terrace) wholly cement or red-oxide flooring/other flooring	800.00	sft@ Rs.	2.15	Per sft per month = LIAV** x 10 months	Rs.	17200.00
ii) Self Occupied (Tiled/sheet)	0.00	sft@ Rs.	0.00	Per sft per month = LIAV** x 10 months	Rs.	0.00
iii) Tenanted portion (RCC / Madras terrace) wholly cement or red-oxide flooring /other flooring	0.00	sft@ Rs.	4.30	Per sft per month = LIAV** x 10 months	Rs.	0.00
iv) Tenanted Portion (Tiled/sheet)	0.00	sft@ Rs.	0.00	Per sft per month = LIAV** x 10 months	Rs.	0.00
v) Calculate Covered/Stilt Car park area @ 50% of the applicable rates:						
a. Self Occupied	0.00	sft@ Rs. 1.075	Per sft per month = LIAV** x 10 months			Rs. 0.00
b. Tenanted portion	0.00	sft@ Rs. 2.15	Per sft per month = LIAV** x 10 months			Rs. 0.00
vi) Gross Annual Unit Area Value = (i) + (ii) + (iii) + (iv) + (v)(a)(b)						Rs. 17200.00
vii) LESS: Depreciation as per Schedule (if additions are made to the property calculate the depreciation rate separately as applicable for the year when additions were made)						Rs. 5676.00
viii) (a) Net Taxable Annual Value (TAV) (i.e. vi-vii)						Rs. 11524.00
(b) Property tax @ 20% of viii(a)						Rs. 2304.80
ix) Hutments (Lump sum tax)						Rs. 0.00
x) Sub-total Property tax for residential properties: viii (b) or ix or x (a) or (b) as applicable						Rs. 2304.80
xi) Property tax payable after Cap						Rs. 2304.80

a.	Tax on Residential, Non-Residential, Excess vacant land, Vacant land	Rs.	2304.8
	Tax On Telecommunication Towers	Rs.	0.00
	Tax on Billboard/hoarding	Rs.	0.00
b.	Property Tax as per SAS 2016 Block Period	Rs.	2304.80
c.	Cess payable @ 24 percent	Rs.	553.152
d.	Total Tax with Cess	Rs.	2857.952
e.	Property Tax already Paid	Rs.	2171.29
f.	Difference Tax Payable (d-e)	Rs.	686.66
g.	Difference Tax Payable (2016-17 to 2019-20)	Rs.	2746.65
h.	Penalty	Rs.	5493.30
i.	Interest (2016-2017=748.46) + (2017-2018=590.52) + (2018-2019=425.72) + (2019-2020=260.94)	Rs.	2025.64
j.	SWM Cess	Rs.	0.00
k.	Net Payable (f+g+h+i)	Rs.	10266.00

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BBMP - JANUARY 2023

Property Tax System

Notice Payment

Assessment For Expected Returns from residential Property at Prescribed Rates:

i) Self Occupied (RCC/Madras terrace) wholly cement or red-oxide flooring/other flooring	800.00	sft@ Rs	2.15	Per sft per month = UAV** x 10 months	Rs.	17200.00		
ii) Self Occupied (tiled/sheet)	0.00	sft@ Rs.	0.00	Per sft per month = UAV** x 10 months	Rs.	0.00		
iii) Tenanted portion (RCC / Madras terrace) wholly cement or red-oxide flooring /other flooring	0.00	sft@ Rs.	4.30	Per sft per month = UAV** x 10 months	Rs.	0.00		
iv) Tenanted Portion (Tiled/sheet)	0.00	sft@ Rs.	0.00	Per sft per month = UAV** x 10 months	Rs.	0.00		
v) Calculate Covered/Stilt Car park area @ 50% of the applicable rates :								
a. Self Occupied	0.00	sft@ Rs.	1.075	Per sft per month = UAV** x 10 months	Rs.	0.00		
b. Tenanted portion	0.00	sft@ Rs.	2.15	Per sft per month = UAV** x 10 months	Rs.	0.00		
vi) Gross Annual Unit Area Value = (i) + (ii) +(iii)+(iv)+(v)(a)(b)						Rs.	17200.00	
vii) LESS: Depreciation as per Schedule (if additions are made to the property calculate the depreciation rate separately as applicable for the year when additions were made)						Rs.	5676.00	
viii)						(a) Net Taxable Annual Value (TAV) (i.e. vi-vii)	Rs.	11524.00
						(b) Property tax @ 20% of viii(a)	Rs.	2304.80
ix) Hutments (Lump sum tax)						Rs.	0.00	
x) Sub-total Property tax for residential properties: viii (b) or ix or x (a) or (b) as applicable						Rs.	2304.80	
xi) Property tax payable after Cap						Rs.	2304.80	

Computation of total tax payable

a.	Tax on Residential, Non-Residential, Excess vacant land, Vacant land	Rs.	2304.8
	Tax On Telecommunication Towers	Rs.	0.00
	Tax on Billboard/hoarding	Rs.	0.00
b.	Property Tax as per SAS 2016 Block Period	Rs.	2304.80
c.	Cess payable @ 24 percent	Rs.	553.152
d.	Total Tax with Cess	Rs.	2857.952
e.	Property Tax already Paid	Rs.	2171.29
f.	Difference Tax Payable (d-e)	Rs.	686.66
g.	Difference Tax Payable (2016-17 to 2019-20)	Rs.	2746.65
h.	Penalty	Rs.	5493.30
i.	Interest (2016-2017=861.757) + (2017-2018=703.826) + (2018-2019=539.027) + (2019-2020=374.229)	Rs.	2478.84
j.	SWM Cess	Rs.	0.00
k.	Net Payable (f+g+h+i)	Rs.	10719.00

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