

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.