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Evaluate Your Own Property to Pay Tax by [Vinay Jain](#)

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If an endeavor to try away with the inspector raj and build property tax collection transparent, the Kolkata Municipal Corporation (KMC) are set to introduce a system that the civic officers believe can build tax-paying easier and at identical time generate additional revenue.

After the new methodology is introduced, corporation inspectors will not visit the taxpayers' properties as they are do currently. Instead, they (the tax-payers) can build an evaluation of their properties and fill in the "self-declaration" forms sent to them by the KMC for annual valuation of their property in Kolkata. The KMC will charge 10 percent of the annual valuation of the property, which can be revised every 6 years, as property tax. This is only applicable as long as there's been no addition or alteration of the property between 2 agreement years.

If the homeowner makes a construction or alters any feature of his/ her property, he/ she'll then have to be compelled to mention it within the self-interpretation kind. If he defaults and his statement does not match with reality, the civic body may charge a high penalty. The KMC will send an objection kind where the taxpayer will make a case for the grounds of his objection to the present tax rate.

Those who settle for a flat 10 percent hike on AV (in case where the standing of the building remains unchanged) are going to be sent a revised tax bill. For people who have created changes (additions or alterations) on their premises are going to be sent a fresh tax bill primarily based on their declarations. And people who do not can submit the objection form which will then head to the KMC valuation department for special hearing by the KMC-appointed officers.

The plan is to try away with the present inspector and keep religion on the taxpayers in a bid to create the system transparent. We need the taxpayers to come forward and clear off their due taxes. To boost them to do so, we must always not build unjustified hike in property taxes.

The move is being viewed as a precursor to the unit area-based valuation system rather than the present general revaluation (GR). But, switching to the unit-area based system is nonetheless to return as a result of the KMC has not been ready to mop up pending taxes and update to the extent that it will shut the account before switching over to the new system.

Civic bosses are busy updating property tax records of over five lakh residential property in Kolkata. Keeping in mind the system, we have to stopped GR of the property. Currently we wish to update the records which can pave the method for introduction of the UAA system. The KMC valuation department can scrutinize the self-evaluation forms and tally information with the building department data. If we discover deviation with the forms, we have a tendency to might send inspectors to search out the reality. Once the news system (self-declaration) comes into effect, revenue generation for the civic body can increase considerably. This is going to be a transparent system and can fetch additional revenue than we have a tendency to are collecting currently.

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