

## MUNICIPAL COUNCIL AMBALA SADAR

Director,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No.

MCAS/2021/13704

Date:

31-03-2021

**Subject: - Submission of Joint report of Municipal Council Ambala Sadar and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.**

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

31/3/2021  
Executive Officer  
Municipal Council Ambala Sadar

Ambala Sadar

31/3/2021

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.



**Sign-Off Format for Property Survey (Stage 1.1 (A))**

**Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Ambala Sadar	
2.	Number of Properties as per RFP	-	
3.	Number of Properties as per current MC record	86699	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	95435	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	25-02-2021	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p><b>87251 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. MCA/2020/12126A dated 03.12.2020 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 95435.</p> <p>The balance properties <math>95435 - 87251 = 8184</math> nos. has been checked and certified.</p>	

It is to certify that 95435 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Ambala Sadar** and the balance 8184 properties are recommended for payment under Stage 1.1 (A)

*[Signature]*  
**Executive Officer**  
 Municipal Council, Ambala Sadar

Memo no. MCA/2021/15705 Dated: 31-03-2021  
13706

Sign Off certificate is forwarded in original to:


1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd.

*[Signature]*  
**Executive Officer**  
 Municipal Council, Ambala Sadar





**Sign-Off Format for Property Survey (Stage 1.1 (A))**

**Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Ambala Sadar	
2.	Number of Properties as per RFP		
3.	Number of Properties as per current MC record	86699	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	87251	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	02-12-2020	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	verified on portal not checked in field	

It is to certify that 87251 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC Ambala Sadar for stage 1.1 (A) and are recommended for payment

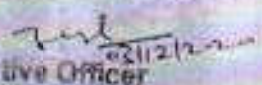
  
**Executive Officer**  
**Municipal Council**  
**Ambala Sadar**


  
**Secretary**  
**Municipal Council**  
**Ambala Sadar**  
**Municipal Council Ambala Sadar**

Memo no MCN/2020/12/26 Dated: 3/12/2020

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yash Consulting Services Pvt. Ltd.

  
**Executive Officer**  
**Municipal Council**  
**Ambala Sadar**

  
**Secretary**  
**Municipal Council**  
**Ambala Sadar**  
**Municipal Council Ambala Sadar**

**Executive Officer**  
**Municipal Council**  
**Ambala Sadar**



**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work (Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Ambala Sadar	
2.	Number of Properties as per RFP	-	
3.	Number of Properties as per current MC record	86699	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	95435	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. MCA/2020/12126A dated 03.12.2020 (Copy enclosed)	87251	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	8184	
<b>Details of properties verified by the authorized Officer of the ULB</b>			
Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	10000	10.48%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	9520	95.20%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	480	4.80%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

*[Signature]*  
**Executive Officer**  
**Municipal Council**  
**Ambala Sadar**

submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

31/3/2021  
Executive Officer  
Municipal Council  
Ambala Sadar

Memo no. WCAP 2021/13707/13708 Dated: 31-03-2021

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

31/3/2021  
Executive Officer  
Municipal Council  
Ambala Sadar



**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION  
REGISTER**

**(Based on Official report submitted by Executive Officer MC Ambala Sadar)**

Sr. No.	Particular	Report/nos.	
1	Total Nos. of Properties in Demand Register (DR)	86699	
2	Total Nos. of Properties as per RFP	-	
3	Total Nos. of Properties as Surveyed	95435	
4	Total Nos. of Properties in DR but falling outside MC limit	NIL	
5	Duplicate Properties in DR	NIL	
6	Total Nos. of Net Properties in DR within Notified limit of MC	86699	
7	New Properties found in City during Survey by YCSPL	8736	Surveyed properties - DR Properties
8	Nos. of properties for which Owner Name /Father Name not found in DR	48797	
9	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	$62077 \times 100 / 86699 = 71.60\%$	
10	Existing Property Tax Demand per Annum as per DR	480,10,459	
11	Total recovery (Average per annum in previous 10 years)	$176,123,508 / 10 = 17,61,2350.8$	
12	Number of effective tax payers in city, including properties outside MC limit	16046	
	Number of ineffective tax payers in city, including properties outside MC limit	70653	
13	Expected Tax to be recover from the current surveyed properties	657 lakh	
14	Number of properties not paying any tax since 2015, including properties outside MC limit	41719	
15	Nos of refused properties in current survey	5965	
16	Category wise Comparison of old and current survey	Annexure-A	

  
**Executive Officer**  
 Municipal Council  
 Ambala Sadar

Annexure-A			Residential	Commercial	Vacant Plot and Agriculture/Horti culture land	Institutional	Industrial	Special Category	Mix Use	Total
	System	DR								
49382										
70297										
-20915	Difference									
6020	System									
6894	DR									
-874	Difference									
29599	System									
1355	DR									
28244	Difference									
955	System									
1329	DR									
-374	Difference									
528	System									
492	DR									
36	Difference									
984	System									
161	DR									
823	Difference									
7967	System									
6171	DR									
1796	Difference									
95435	System									
86699	DR									
8736	Difference									

**Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey**


collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<b>17(i)</b>	Institutional Category	1329	955
<b>17(ii)</b>	Special Category	161	984
<b>17(iii)</b>	Nos. of Properties Old id matched	1.Institutional Category -966 2.Special Category -102	
<b>17(iv)</b>	% of Old id matched	1.Institutional Category -72.68% 2.Special Category -63.35%	
<b>17(v)</b>	Nos of properties old id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<b>18</b>	Reasons for not matching Old ID with current survey		
<b>18.1</b>	The reason for not matching the property ID's is that, the property tax survey was originally conducted long back In yr 2011-12 by the MC in house but due to availability of old layout plan, it was possible to integrate 62077 nos of properties up to an extent possible w.r.t data available in DR, layout plan id number and ward wise data which found similar in surveyed data.		
<b>18.2</b>	Nos of properties having no owner /father name in DR	Properties without owner and father name - 48797 nos Properties without father name- 86699 nos	



<b>18.3</b>	Nos of properties for which DR not matched on vacant plot	<b>1355</b>	
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties	<b>8736</b>	
	b) Locked	<b>17157</b>	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	<b>5965</b>	
<b>19</b>	Total nos. of agriculture properties within MC limit	<b>10127</b>	
<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name		
<b>22</b>	It is certified that old ID's of 24622 nos. of properties are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

**Annexure-B**

<b>COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY</b>							
<b>Sr No</b>	<b>Category in DR</b>	<b>Area limit as per tax</b>	<b>area as per DR</b>	<b>Tax rate</b>	<b>Tax as per new notification</b>	<b>Area as per survey (Sq Yard)</b>	<b>Amount (In Lac)</b>
1	Residential	up to 300 sq yd		0.5		5687531.31	39.63
		301 to 500 sq yd		2		1130887.65	32.26
		501 to 1000 sq yd		3		659027.47	28.76
		1001 sq yd to 2 acres		3.5		418702.67	21.64
		More than 2 acres		5		190774.23	15.52
		<b>Total</b>					<b>137.81</b>
2	Commercial	Up to 50 sq yd		12		68228.65	10.60
		51-100 sq yd		18		99096.62	23.39
		101-500 sq yd		24		221601.04	72.02

  
**Executive Officer**  
 Municipal Council

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		501 to 1000 sq yd		30		35186.73	13.46
		Commercial space (shopping malls, multiplex or commercial office space etc)		6		1150	0.08
		Commercial Space (More than 1000 sq yd)		7.5		23998.92	3.53
		<b>Total</b>					<b>122.56</b>
3	Industrial	Up to 2500 sq yd		2.5		291850.51	7.30
		2501 to 2 acres		3		150902.71	4.53
		2 acres to 50 acres		3 rs per sqyd up to 2 acre+ 1 rs per sqyd for above		295828.09	3.15
		<b>Total</b>					<b>14.98</b>
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		6		1843.87	0.11
		2501 to 5000 sq yd		9			
		More than 5000 sq yd		12		89707.54	10.76
ii)	Institutional-Non-commercial	Up to 2500 sq yd		5		290723.42	14.54
		2501 to 5000 sq yd		6		91899.43	5.51
		More than 5000 sq yd		7.5		290723.42	57.71
iii)	Institutional-Educational Institutions	Up to 1 acre		5000 per year			6.75
		More than 1 acre to 2.5 acre		75000 per year			10.50
		More than 2.5 acre to 5 acres		1.25 lac per year			10.00
		More than 5 acres		2.5 lac per year			10.00
		<b>Total</b>					<b>125.89</b>
5	Vacant	Up to 100 sq yd					
		101 to 500 sq yd					

3/3/2021  
Executive Officer  
Municipal Council



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		Above 500 sq yd					
		Total					
6	Special Category						43.39
i)	Storage	19		4.5			72.77
ii)	Cinema Hall	4					
iii)	Marriage place	1					
iv)	Grain Market						
	Grain Market-Booth	nil					
	Grain Market-Shop	—					
v)	Hospital	1					
vi)	Petrol pump	9					
vii)	Religious/Dharmsala	12					
viii)	Bank	1					
ix)	Bus stand	1					
	Total						
7	Mixed use	52					72.77
	Total						
8	Any other category as found in DR	—					139.06
	Total						
	Total				480.10 lakh		657 lakh
Note: Reason for deviation and gaps in demand register data							
1							
2							
3							

31/3/2021  
 Executive Officer  
 Municipal Council  
 Ambala Sadar

## **MUNICIPAL CORPORATION AMBALA CITY**

Director,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No. *MCA/2021/H.T.C/2465*

Date: *22/02/2021*

**Subject: - Submission of Joint report of Municipal Corporation Ambala City and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.**

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.



Commissioner

Municipal Corporation, Ambala City

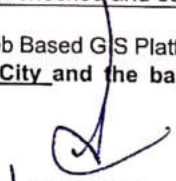
A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.

**Sign-Off Format for Property Survey (Stage 1.1 (A))**

**Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Ambala City	
2.	Number of Properties as per RFP	-	
3.	Number of Properties as per current MC record	92052	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	99455	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	19-02-2021	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p><b>94189 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. MCA/HTC/1427-1428 dated 07.12.2020 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 99455.</p> <p>The balance properties <math>99455 - 94189 = 5266</math> nos. has been checked and certified.</p>	

It is to certify that 99455 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Ambala City** and the balance 5266 properties are recommended for payment under Stage 1.1 (A)

  
 Commissioner

Municipal Corporation Ambala City

Memo no. MCA/HT/2021/2466-2467 Dated: 24.6.2021

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
 Commissioner

Municipal Corporation Ambala City



**Sign-Off Format for Property Survey (Stage 1.1 (A))**

**Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Ambala	
2.	Number of Properties as per RFP		
3.	Number of Properties as per current MC record	92052	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	94189	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	02-12-2020	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign	<p><b>BALBIR SINGH</b> CLERK</p> <p><i>[Signature]</i> Accountant Municipal Corporation</p>	
8.	Comments/Remarks/Recommendations	<p><b>63817 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. MCA/H.T/2020/259 dated 19.05.2020 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 94189.</p> <p>The balance properties <math>94189 - 63817 = 30372</math> nos. has been checked and certified.</p>	

It is to certify that 94189 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Ambala City** and the balance 30372 properties are recommended for payment under Stage 1.1 (A).

Commissioner  
Municipal Corporation Ambala

Memo no. *MCA/H.T/1427-1428* Dated: *7.12.2020*

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

Commissioner  
Municipal Corporation Ambala



**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work (Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Ambala City	
2.	Number of Properties as per RFP	-	
3.	Number of Properties as per current MC record	92052	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	99455	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. MCA/HTC/1427-1428 dated 07.12.2020 (Copy enclosed)	94189	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	5266	
<b>Details of properties verified by the authorized Officer of the ULB</b>			
Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	10000	10.05%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	9540	95.4%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	460	4.6%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

*[Signature]*  
**Commissioner,  
Municipal Corporation  
Ambala.**

submitted by SI (Survey Agency), The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

  
Commissioner

Municipal Corporation, Ambala City.

Memo no. *MCA/HT/2021/2468-2469* Dated: *22/02/2021*

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
Commissioner

Municipal Corporation, Ambala City

2021.02.22 17:

**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION****REGISTER****(Based on Official report submitted by Commissioner MC Ambala City)**

Sr. No.	Particular	Report/nos.	
<u>1</u>	Total Nos. of Properties in Demand Register (DR)	92052	
<u>2</u>	Total Nos. of Properties as per RFP	-	
<u>3</u>	Total Nos. of Properties as Surveyed	99455	
<u>4</u>	Total Nos. of Properties in DR but falling outside MC limit	NIL	
<u>5</u>	Duplicate Properties in DR	NIL	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	92052	
<u>7</u>	New Properties found in City during Survey by YCSPL	7403	Surveyed Properties – DR Properties
<u>8</u>	Nos. of properties for which Owner Name /Father Name not found in DR	35588	
<u>9</u>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	$74298 \times 100 / 92052 = 80.71\%$	
<u>10</u>	Existing Property Tax Demand per Annum as per DR	552.81 lakh	
<u>11</u>	Total recovery (Average per annum in previous 10 years)	409.616 lakh	
<u>12</u>	Number of effective tax payers in city, including properties outside MC limit	57226	
	Number of ineffective tax payers in city, including properties outside MC limit	34826	
<u>13</u>	Expected Tax to be recover from the current surveyed properties	1387.07 lakh	
<u>14</u>	Number of properties not paying any tax since 2015, including properties outside MC limit	34826	
<u>15</u>	Nos of refused properties in current survey	7874	
<u>16</u>	Category wise Comparison of old and current survey	Annexure-A	

  
**Commissioner,  
Municipal Corporation,  
Ambala.**

2021.02.2



Annexure-A			
	System	Residential	
50901	DR		
72821	Difference		
21920	System	Commercial	
7804	DR		
7494	Difference		
310	System	Vacant Plot and Agriculture/Horti culture land	
29520	DR		
2641	Difference		
26879	System	Institutional	
619	DR		
1873	Difference		
-1254	System	Industrial	
505	DR		
503	Difference		
2	System	Special Category	
2166	DR		
629	Difference		
1537	System	Mix Use	
7940	DR		
6091	Difference		
1849	System	Total	
99455	DR		
92052	Difference		
7403			

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<b>17(i)</b>	Institutional Category	1873	619
<b>17(ii)</b>	Special Category	629	2166
<b>17(iii)</b>	Nos. of Properties Old id matched	1.Institutional Category – 1353 2.Special Category - 216	
<b>17(iv)</b>	% of Old id matched	1.Institutional Category –72.23 % 2.Special Category –34.34	
<b>17(v)</b>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<b>18</b>	Reasons for not matching Old ID with current survey		
<b>18.1</b>	The reason for not matching the property ID's is that, the property tax survey was originally conducted long back in yr 2011-12 by the MC in house but due to availability of old layout plan, it was possible to integrate 74298 nos of properties up to an extent possible w.r.t data available in DR, layout plan id number and ward wise data which found similar in surveyed data.		
<b>18.2</b>	Nos of properties having no owner /father name in DR	Properties without owner and father name -35588 nos Properties without father name- 16134 nos	

  
 Commissioner,  
 Municipal Corporation,  
 Ambala.



<b>18.3</b>	Nos of properties for which DR not matched on vacant plot	<b>2641</b>	
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties	<b>7403</b>	
	b) Locked	<b>15287</b>	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	<b>7874</b>	
<b>19</b>	Total nos. of agriculture properties within MC limit	<b>10176</b>	
<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name		
<b>22</b>	It is certified that old ID's of 17754 nos. of properties are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

**Annexure-B**

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential	up to 300 sq yd		0.75		6233306.37	64.43
		301 to 500 sq yd		3		1422945.23	58.71
		501 to 1000 sq yd		4.5		736040.2	45.74
		1001 sq yd to 2 acres		5.25		385483.72	27.63
		More than 2 acres		7.5		71746.15	8.61
		<b>Total</b>					<b>205.12</b>
2	Commercial	Up to 50 sq yd		18		96297.19	22.51
		51-100 sq yd		27		141447.12	50.90
		101-500 sq yd		36		346386.66	169.33
		501 to 1000 sq yd		45		59953.11	36.14

  
**Commissioner,**  
**Municipal Corporation,**  
**Ambala.**

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		Commercial space (shopping malls, multiplex or commercial office space etc) upto 1000 Sq feet		9 per sq ft		-	-
		Commercial Space (More than 1000 sq feet)		11.25 per sq ft		135953.79	24.64
		<b>Total</b>					<b>303.60</b>
3	Industrial	Up to 2500 sq yd		3.75		286945.58	10.97
		2501 to 2 acres		4.5		186920.21	8.41
		2 acres to 50 acres		4.5 rs per sq yd up to 2 acres+ 1.5rs per sq yd for above		601884.42	9.31
		<b>Total</b>					<b>28.69</b>
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		9		2440.85	0.22
		2501 to 5000 sq yd		13.5		4699.18	0.63
		More than 5000 sq yd		18			
ii)	Institutional-Non-commercial	Up to 2500 sq yd		7.5		164284.56	12.32
		2501 to 5000 sq yd		9		134080.74	12.07
		More than 5000 sq yd		11.25		2388966.19	268.76
iii)	Institutional-Educational Institutions	Up to 1 acre		7500 per year (Fixed)			10.88
		More than 1 acre to 2.5 acre		1.125 lac per year			22.50
		More than 2.5 acre to 5 acres		1.875 lac per year			13.13
		More than 5 acres		3.75 lac per year			60.00
		<b>Total</b>					<b>400.50</b>
5	Vacant	Up to 100 sq yd				-	-
		101 to 500 sq yd				-	-
		Above 500 sq yd				-	-
		<b>Total</b>					<b>79.22</b>

  
 Commissioner,  
 Municipal Corporation,  
 Ambala.

2021.02.22 1



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category In DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
6	Special Category						136.29
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market-Booth						
	Grain Market-Shop						
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dharmsala						
viii)	Bank						
ix)	Bus stand						
		Total					136.29
7	Mixed use						
		Total					233.65
8	Any other category as found in DR						
		Total					
		Total			552.81 lac		1387.07 lac
Note: Reason for deviation and gaps in demand register data							
1							
2							
3							

  
 Commissioner,  
 Municipal Corporation,  
 Ambala.

## MUNICIPAL COMMITTEE ASSANDH

Director,  
Urban Local Bodies,  
Panchkula, Haryana.

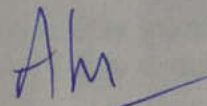

Memo No. - 114

Date: 19/01/2021

Subject: - Submission of Joint report of Municipal Committee Assandh and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

  
Secretary  
M.C. Assandh  
Municipal Committee Assandh  


A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.

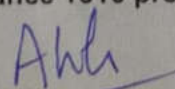


**Sign-Off Format for Property Survey (Stage 1.1 (A))**

**Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Assandh	
2.	Number of Properties as per RFP	10840	
3.	Number of Properties as per current MC record	10987	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	11094	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	04-01-2021	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p><b>9584 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. 163/MCA dated 09.08.2019 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 11094.</p> <p>The balance properties <math>11094 - 9584 = 1510</math> nos. has been checked and certified.</p>	

It is to certify that 11094 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Assandh** and the balance **1510** properties are recommended for payment under Stage 1.1 (A)

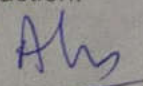
  
Secretary  
M.C. Assandh  
Municipal Committee Assandh

Memo no. 115-16

Dated: 19/01/2021

Sign Off certificate is forwarded in original to:

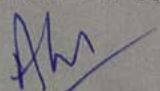
1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
Secretary  
M.C. Assandh  
Municipal Committee Assandh

**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work (Attached as Annexure - B)**

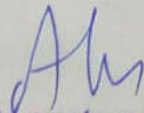
Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Assandh	
2.	Number of Properties as per RFP	10840	
3.	Number of Properties as per current MC record	10987	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	11094	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. 163/MCA dated 09.08.2019 (Copy enclosed)	9584	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	1510	
<b>Details of properties verified by the authorized Officer of the ULB</b>			
Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	1200	10.75%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	1145	95.41%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	55	4.59%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

  
**Secretary**  
**M.C. Assandh**



submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

  
Secretary  
M.C. Assandh


Municipal Committee Assandh

Memo no. 117-18

Dated: 19/01/2021

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
Secretary  
M.C. Assandh

Municipal Committee Assandh

**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION REGISTER**

**(Based on Official report submitted by Secretary MC Assandh)**

Sr. No.	Particular	Report/nos.	
<u>1</u>	Total Nos. of Properties in Demand Register (DR)	10987	
<u>2</u>	Total Nos. of Properties as per RFP	10840	
<u>3</u>	Total Nos. of Properties as Surveyed	11094	
<u>4</u>	Total Nos. of Properties in DR but falling outside MC limit	NIL	
<u>5</u>	Duplicate Properties in DR	NIL	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	10987	
<u>7</u>	New Properties found in City during Survey by YCSPL	107	
<u>8</u>	Nos. of properties for which Owner Name /Father Name not found in DR	1927	
<u>9</u>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	$8594 \times 100 / 10987 = 78.2\%$	
<u>10</u>	Existing Property Tax Demand per Annum as per DR	26.72 lakh	
<u>11</u>	Total recovery (Average per annum in previous 10 years)	19.17 lakh	
<u>12</u>	Number of effective tax payers in city , including properties outside MC limit	7000	
	Number of ineffective tax payers in city , including properties outside MC limit	3987	
<u>13</u>	Expected Tax to be recover from the current surveyed properties	76.99 lakh	
<u>14</u>	Number of properties not paying any tax since 2015, including properties outside MC limit	3987	
<u>15</u>	Nos of refused properties in current survey	1108	
<u>16</u>	Category wise Comparison of old and current survey	Annexure-A	

*Signature*  
Secretary  
M.C. Assandh  
*Signature*



Annexure-A			Residential	Commercial	Vacant Plot and Agriculture/Horti culture land	Institutional	Industrial	Special Category	Mix Use	Total
	System	DR								
5278										
4829										
449										
2058										
3254										
-1196										
2712										
2161										
551										
70										
103										
-33										
5										
4										
1										
342										
125										
217										
629										
511										
118										
11094										
10987										
107										

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<u>17(i)</u>	Institutional Category	103	70
<u>17(ii)</u>	Special Category	125	342
<u>17(iii)</u>	Nos. of Properties Old id matched	1.Institutional Category -84 2.Special Category -108	
<u>17(iv)</u>	% of Old id matched	1.Institutional Category – 81.55 % 2.Special Category -86.4%	
<u>17(v)</u>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<u>18</u>	Reasons for not matching Old ID with current survey		
<u>18.1</u>	Most important conclusion for not matching the property id's is that in Assandh the property tax survey was conducted long back in yr. 2010-2011 by the MC in house, at that time no layout/coordinates of properties were available and in this duration of 10 yrs owners might be changed, migrated or not available during the survey in field, so Old id matching has been ensured with Survey Agency jointly upto maximum possible extent.		
<u>18.2</u>	Nos of properties having no owner /father name in DR	Properties without owner and father name -1927 nos Properties without father name-1603 nos	

Secretary  
M.C. Assandh

<b>18.3</b>	Nos of properties for which DR not matched on vacant plot	<b>2161</b>	
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties	<b>107</b>	
	b) Locked	<b>1346</b>	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	<b>1108</b>	
<b>19</b>	Total nos. of agriculture properties within MC limit	<b>479</b>	
<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name		
<b>22</b>	It is certified that old ID's of 317 nos. of properties are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

#### Annexure-B

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential	up to 300 sq yd		0.4		612377.97	3.10
		301 to 500 sq yd		1.6		110795.47	2.28
		501 to 1000 sq yd		2.4		61623.47	2.02
		1001 sq yd to 2 acres		2.8		45309.91	1.67
		More than 2 acres		4		19750.37	0.79
		<b>Total</b>					<b>9.86</b>
2	Commercial	Up to 50 sq yd		9.6		37912.57	4.48
		51-100 sq yd		14.40		26250.21	4.40
		101-500 sq yd		19.20		69186.62	14.55
		501 to 1000 sq yd		24		15322.87	3.98

*Am*  
**Secretary**  
**M.C. Assandh**  
*em*





**COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY**

Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		Commercial space (shopping malls, multiplex or commercial office space etc)		4.8		500	0.02
		Commercial Space (More than 1000 sq yd)		6 per sq ft		3330	0.20
		<b>Total</b>					<b>27.63</b>
3	Industrial	Up to 2500 sq yd		2		1988.25	0.04
		2501 to 2 acres		2.4			
		2 acres to 50 acres		2.4rs per sq yd up to 2 acres+ 0.8rs per sq yd for above			
		<b>Total</b>					<b>0.04</b>
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		4.8		225.85	0.01
		2501 to 5000 sq yd		7.2		-	-
		More than 5000 sq yd		9.6		-	-
ii)	Institutional-Non-commercial	Up to 2500 sq yd		4		15440.67	0.62
		2501 to 5000 sq yd		4.8		15307.73	0.73
		More than 5000 sq yd		6		273434.07	15.43
iii)	Institutional-Educational Institutions	Up to 1 acre		4000 per year (Fixed)			0.52
		More than 1 acre to 2.5 acre		60000 per year			1.80
		More than 2.5 acre to 5 acres		1 lac per year			1.00
		More than 5 acres		2 lac per year			2.00
		<b>Total</b>					<b>22.11</b>
5	Vacant	Up to 100 sq yd				-	-
		101 to 500 sq yd				-	-
		Above 500 sq yd				-	-
		<b>Total</b>					<b>3.70</b>

*Secretary*  
M.C. Assandh

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
6	Special Category						8.32
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market-Booth						
	Grain Market-Shop						
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dharmsala						
viii)	Bank						
ix)	Bus stand						
		<b>Total</b>					<b>8.32</b>
7	Mixed use						
		<b>Total</b>					<b>5.33</b>
8	Any other category as found in DR						
		<b>Total</b>					
		<b>Total</b>			26.72 lakh		76.99 lakh
Note: Reason for deviation and gaps in demand register data							
1							
2							
3							

  
**Secretary**  
**M.C. Assandh**  




## MUNICIPAL COMMITTEE ATELI MANDI

Director,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No.

669

Date: 18-02-2021

**Subject: - Submission of Joint report of Municipal Committee Ateli Mandi and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.**

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

  
Secretary **Secretary**

Municipal Committee **M.C. Ateli Mandi**

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.

**Sign-Off Format for Property Survey (Stage 1.1 (A))**

**Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Ateli Mandi	OK
2.	Number of Properties as per RFP	5500	OK
3.	Number of Properties as per current MC record	3879	OK
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	4459	OK
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	12-02-2021	OK
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p><b>3747 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. 250 dated 01.08.2019 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 4459.</p> <p>The balance properties <math>4459 - 3747 = 712</math> nos. has been checked and certified.</p>	

It is to certify that 4459 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Ateli Mandi** and the balance 712 properties are recommended for payment under Stage 1.1 (A)

*[Signature]*  
Secretary  
Municipal Committee, Ateli Mandi  
**M.C. Ateli Mandi**

Memo no. **670-671** Dated: **18/02/2021**

Sign Off certificate is forwarded in original to:


- ✓ 1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
- ✓ 2. M/s Yashi Consulting Services Pvt. Ltd,

*[Signature]*  
Secretary  
Municipal Committee, Ateli Mandi  
**M.C. Ateli Mandi**



1) Annexure – 1A: Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Aheli mandi	OK
2.	Number of Properties as per RFP	5500	OK
3.	Number of Properties as per current MC record	3884	OK
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	3747	OK
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	16/07/19	OK
6.	Signature of SI with seal and sign		OK  16/07/19
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations		

It is to certify that 3747 nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC Aheli for stage 1.1 (A) and are recommended for payment.

Commissioner/Executive Officer/Secretary  
अहली मण्डी  
Municipal Corporation / Council / Committee

Memo no. 250

Dated: 01/08/2019

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
Secretary  
M. C. Ateli Manau

Commissioner/Executive Officer/Secretary  
अहली मण्डी  
Municipal Corporation / Council / Committee



**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work (Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Ateli Mandi	
2.	Number of Properties as per RFP	5500	OK
3.	Number of Properties as per current MC record	3879	OK
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	4459	OK
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. 250 dated 01.08.2019 (Copy enclosed)	3747	OK
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	712	OK

**Details of properties verified by the authorized Officer of the ULB**

Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	4500	10.23%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	4320	96%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	180	4%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

  
Secretary



submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

  
Secretary

Municipal Committee, Ateli Mandi  
M. C. Ateli Mandi

Memo no. 672-673

Dated: 18-02-2021

Sign Off certificate is forwarded in original to:

- ✓ 1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
- ✓ 2. M/s Yashi Consulting Services Pvt. Ltd,

  
Secretary

Municipal Committee, Ateli Mandi  
M. C. Ateli Mandi

**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION REGISTER**

**(Based on Official report submitted by Secretary MC Ateli Mandi)**

Sr. No.	Particular	Report/nos.	
1	Total Nos. of Properties in Demand Register (DR)	3879	
2	Total Nos. of Properties as per RFP	5500	
3	Total Nos. of Properties as Surveyed	4459	
4	Total Nos. of Properties in DR but falling outside MC limit	NIL	
5	Duplicate Properties in DR	NIL	
6	Total Nos. of Net Properties in DR within Notified limit of MC	3879	
7	New Properties found in City during Survey by YCSPL	580	Surveyed properties – DR Properties
8	Nos. of properties for which Owner Name /Father Name not found in DR	126	
9	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	$2897*100/3879=74.68\%$	
10	Existing Property Tax Demand per Annum as per DR	4.9 lakh	
11	Total recovery (Average per annum in previous 10 years)	1.84 lakh	
12	Number of effective tax payers in city, including properties outside MC limit	1500	
	Number of ineffective tax payers in city, including properties outside MC limit	2379	
13	Expected Tax to be recover from the current surveyed properties	40.57 lakh	
14	Number of properties not paying any tax since 2015, including properties outside MC limit	2379	
15	Nos of refused properties in current survey	331	
16	Category wise Comparison of old and current survey	Annexure-A	

  
 Secretary  
 M. C. Ateli Mandi



Annexure-A			
	System	Residential	
1515	DR		
1317	Difference		
198	System	Commercial	
827	DR		
1881	Difference		
-1054	System	Vacant Plot and Agriculture/Horti culture land	
1505	DR		
615	Difference		
890	System	Institutional	
56	DR		
57	Difference		
1	System	Industrial	
4	DR		
2	Difference		
2	System	Special Category	
213	DR		
0	Difference		
213	System	Mix Use	
339	DR		
0	Difference		
339	System	Total	
4459	DR		
3879	Difference		
580			

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<u>17(i)</u>	Institutional Category	57	56
<u>17(ii)</u>	Special Category	0	213
<u>17(iii)</u>	Nos. of Properties Old id matched	1.Institutional Category –34 2.Special Category - Nil	
<u>17(iv)</u>	% of Old id matched	1.Institutional Category – 59.64% 2.Special Category –Nil	
<u>17(v)</u>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<u>18</u>	Reasons for not matching Old ID with current survey		
<u>18.1</u>	Most important conclusion for not matching the property id's is that in Ateli Mandi the property tax survey was conducted long back in yr. 2012-2013 by the MC in house, at that time no layout/coordinates of properties were available and in this duration of 8 yrs owners might be changed, migrated or not available during the survey in field, so Old id matching has been ensured with Survey Agency jointly upto maximum possible extent.		
<u>18.2</u>	Nos of properties having no owner /father name in DR	Properties without owner and father name -126 nos Properties without father name-606 nos	

*Secretary*  
M. C. Ateli Mandi

<b>18.3</b>	Nos of properties for which DR not matched on vacant plot	<b>615</b>	
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties	<b>580</b>	
	b) Locked	<b>479</b>	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	<b>331</b>	
<b>19</b>	Total nos. of agriculture properties within MC limit	<b>233</b>	
<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name		
<b>22</b>	It is certified that old ID's of 982 nos. of properties are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

**Annexure-B**

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential	up to 300 sq yd		0.4		178323.06	0.90
		301 to 500 sq yd		1.6		64294.58	1.26
		501 to 1000 sq yd		2.4		51921.85	1.48
		1001 sq yd to 2 acres		2.8		27423.49	0.79
		More than 2 acres		4			
		<b>Total</b>					<b>4.42</b>
2	Commercial	Up to 50 sq yd		9.6		13449.37	1.53
		51-100 sq yd		14.40		10701.39	1.78
		101-500 sq yd		19.20		31211.64	6.94
		501 to 1000 sq yd		24		14331.51	3.86



Secretary  
M. C. Aieli Mandi



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		Commercial space (shopping malls, multiplex or commercial office space etc)		4.8		-	-
		Commercial Space (More than 1000 sq yd)		6 per sq ft		-	-
		<b>Total</b>					
3	Industrial	Up to 2500 sq yd		2		4290.01	14.10
		2501 to 2 acres		2.4			0.09
		2 acres to 50 acres		2.4rs per sq yd up to 2 acres+ 0.8rs per sq yd for above			
		<b>Total</b>					0.09
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		4.8		-	-
		2501 to 5000 sq yd		7.2		-	-
		More than 5000 sq yd		9.6		-	-
ii)	Institutional-Non-commercial	Up to 2500 sq yd		4		21852.35	0.88
		2501 to 5000 sq yd		4.8		6015.52	0.29
		More than 5000 sq yd		6		40863.12	2.82
iii)	Institutional-Educational Institutions	Up to 1 acre		4000 per year (Fixed)			0.80
		More than 1 acre to 2.5 acre		60000 per year			2.40
		More than 2.5 acre to 5 acres		1 lac per year			2.00
		More than 5 acres		2 lac per year			
		<b>Total</b>					9.20
5	Vacant	Up to 100 sq yd				-	-
		101 to 500 sq yd				-	-
		Above 500 sq yd				-	-
		<b>Total</b>					2.10

*Shree*  
Secretary

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
6	Special Category						3.49
i)	Storage						
ii)	Cinema Hall.						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market-Booth						
	Grain Market-Shop						
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dharmsala						
viii)	Bank						
ix)	Bus stand						
		Total					3.49
7	Mixed use						
		Total					7.17
8	Any other category as found in DR						
		Total					
		Total			4.9 lakh		40.57 lakh
Note: Reason for deviation and gaps in demand register data							
1							
2							
3							

  
 Secretary  
 M. C. Ateli Mandi



## **MUNICIPAL COUNCIL BAHADURGARH**

Director,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No. 931

Date: 22-2-2021

**Subject: - Submission of Joint report of Municipal Council Bahadurgarh and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.**

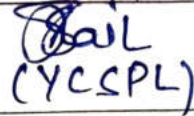
Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

Executive Officer  
Municipal Council Bahadurgarh  
Municipal Council  
Bahadurgarh

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.

**Sign-Off Format for Property Survey (Stage 1.1 (A))****Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Bahadurgarh	OK
2.	Number of Properties as per RFP	67000	OK
3.	Number of Properties as per current MC record	66689	OK
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	82177	OK
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	27-01-2021	OK
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p><b>73519 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. 5539-40 dated 30.12.2020 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 82177.</p> <p>The balance properties <math>82177 - 73519 = 8658</math> nos. has been checked and certified.</p>	

It is to certify that 82177 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Bahadurgarh** and the balance 8658 properties are recommended for payment under Stage 1.1 (A)

Executive Officer  
Municipal Council Bahadurgarh

Memo no. 432.

Dated: 22-2-2021

Sign Off certificate is forwarded in original to:


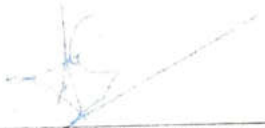
1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

Executive Officer  
Municipal Council Bahadurgarh



**Sign-Off Format for Property Survey (Stage 1.1 (A))**

**Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Bahadurgarh	OK
2.	Number of Properties as per RFP	67000	OK
3.	Number of Properties as per current MC record	66689	OK
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	73519	OK
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	28-12-2020	OK
6.	Signature of SI with seal and sign	 (YCSPL)	
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p><b>34123 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. 4204-05 dated 29.11.2019 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 73519.</p> <p>The balance properties <math>73519 - 34123 = 39396</math> nos. has been checked and certified.</p>	


It is to certify that 73519 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC Bahadurgarh and the balance 39396 properties are recommended for payment under Stage 1.1 (A)

  
Executive Officer  
Municipal Council, Bahadurgarh

Memo no. 5539-40 Dated: 30/12/2020

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
Executive Officer  
Municipal Council, Bahadurgarh






**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work (Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Bahadurgarh	OK
2.	Number of Properties as per RFP	67000	OK
3.	Number of Properties as per current MC record	66689	OK
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	82177	OK
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. 5539-40 dated 30.12.2020 (Copy enclosed)	73519	OK
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	8658	OK

**Details of properties verified by the authorized Officer of the ULB**

Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	7500	10.20%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	7150	95.33%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	55	4.67%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

  
Executive Officer  
Municipal Council  
Bahadurgarh



submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

  
Executive Officer  
Municipal Council Bahadurgarh  
Bahadurgarh

Memo no. 904,

Dated: 22.2.2021

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
Executive Officer  
Municipal Council Bahadurgarh  
Bahadurgarh

**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION REGISTER**

**(Based on Official report submitted by Secretary MC Bahadurgarh)**

<b>Sr. No.</b>	<b>Particular</b>	<b>Report/nos.</b>	
<b>1</b>	Total Nos. of Properties in Demand Register (DR)	<b>66689</b>	
<b>2</b>	Total Nos. of Properties as per RFP	<b>67000</b>	
<b>3</b>	Total Nos. of Properties as Surveyed	<b>82177</b>	
<b>4</b>	Total Nos. of Properties in DR but falling outside MC limit	<b>NIL</b>	
<b>5</b>	Duplicate Properties in DR	<b>NIL</b>	
<b>6</b>	Total Nos. of Net Properties in DR within Notified limit of MC	<b>66689</b>	
<b>7</b>	New Properties found in City during Survey by YCSPL	<b>15488</b>	<b>Surveyed Properties – DR Properties</b>
<b>8</b>	Nos. of properties for which Owner Name /Father Name not found in DR	<b>38050</b>	
<b>9</b>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	<b>61934*100/66689=92.86 %</b>	
<b>10</b>	Existing Property Tax Demand per Annum as per DR	<b>100 lakh</b>	
<b>11</b>	Total recovery (Average per annum in previous 10 years)	<b>84.35 lakh</b>	
<b>12</b>	Number of effective tax payers in city , including properties outside MC limit	<b>23350</b>	
	Number of ineffective tax payers in city , including properties outside MC limit	<b>43339</b>	
<b>13</b>	Expected Tax to be recover from the current surveyed properties	<b>508.77 lakh</b>	
<b>14</b>	Number of properties not paying any tax since 2015, including properties outside MC limit	<b>43339</b>	
<b>15</b>	Nos of refused properties in current survey	<b>12648</b>	
<b>16</b>	Category wise Comparison of old and current survey	<b>Annexure-A</b>	

*(YCSPL)*

*3/11/2022*  
Executive Officer  
Municipal Council  
Bahadurgarh



Annexure-A			Residential	Commercial	Vacant Plot and Agriculture/Horti culture land	Institutional	Industrial	Special Category	Mix Use	Total
	System	DR								
46036										
42693										
3343										
5173										
8643										
3470										
21927										
0										
21927										
351										
711										
-360										
3103										
4733										
-1630										
914										
14										
900										
4686										
69										
4617										
82177										
66689										
15488										

**Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey**

	Particular	Property in Demand Register	Property in Current Survey
<b><u>17(i)</u></b>	Institutional Category	<b>711</b>	<b>351</b>
<b><u>17(ii)</u></b>	Special Category	<b>14</b>	<b>914</b>
<b><u>17(iii)</u></b>	Nos. of Properties Old id matched	<b>1.Institutional Category -711</b> <b>2.Special Category -1</b>	
<b><u>17(iv)</u></b>	% of Old id matched	<b>1.Institutional Category –100%</b> <b>2.Special Category -7.14%</b>	
<b><u>17(v)</u></b>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<b><u>18</u></b>	<b>Reasons for not matching Old ID with current survey</b>		
<b><u>18.1</u></b>	The reason for not matching the property ID's is that, the property tax survey was originally conducted long back in yr 2012-13 by the MC in house but due to availability of old layout plan, it was possible to integrate 61934 nos of properties up to an extent possible w.r.t data available in DR, layout plan id number and ward wise data which found similar in surveyed data.		
<b><u>18.2</u></b>	Nos of properties having no owner /father name in DR	Properties without owner and father name -38050 nos Properties without father name- 38050 nos	

*Bail*  
(YCSPL)

*Executive Officer*  
Municipal Council  
Bahadurgarh

<b>18.3</b>	Nos of properties for which DR not matched on vacant plot	NII
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey,, reason for it is:	
	a) New Properties	15488
	b) Locked	9640
	c) Name changed after sale/purchase or to heir	
	d) Refused by owner/occupied/attendant	12648
<b>19</b>	Total nos. of agriculture properties within MC limit	2260
<b>20</b>	Total nos. of locked properties with owner and father name	
<b>21</b>	Total nos. of locked properties without owner and father name	
<b>22</b>	It is certified that old ID's of 4755 nos. of properties are not possible to match subjected to reasons mentioned in #18	
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.	

#### Annexure-B

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential	up to 300 sq yd		0.5		4438285.09	31.17
		301 to 500 sq yd		2		13.15	
		501 to 1000 sq yd		3		9.31	
		1001 sq yd to 2 acres		3.5		8.92	
		More than 2 acres		5		3.57	
		<b>Total</b>				<b>66.12</b>	
2	Commercial	Up to 50 sq yd		12		54445.91	8.77
		51-100 sq yd		18		43559.81	10.45
		101-500 sq yd		24		153127.25	46.74
		501 to 1000 sq yd		30		48180.64	18.42

*Bail*  
(YCSPL)

*Executive Officer*  
Municipal Council  
Bahadurgarh



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category In DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		Commercial space (shopping malls, multiplex or commercial office space etc)		6		1465	0.10
		Commercial Space (More than 1000 sq yd)		7.5		43151	5.16
		<b>Total</b>					<b>89.64</b>
3	Industrial	Up to 2500 sq yd		2.5		1684239.62	42.11
		2501 to 2 acres		3		540041.19	16.20
		2 acres to 50 acres		3 rs per sqyd up to 2 acre+ 1 rs per sqyd for above			10.01
		<b>Total</b>					<b>68.32</b>
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		6		10535.13	0.63
		2501 to 5000 sq yd		9		7249.2	0.65
		More than 5000 sq yd		12		-	-
ii)	Institutional-Non-commercial	Up to 2500 sq yd		5		69989.76	3.50
		2501 to 5000 sq yd		6		14947.95	0.90
		More than 5000 sq yd		7.5		879187.33	65.94
iii)	Institutional-Educational Institutions	Up to 1 acre		5000 per year			7.45
		More than 1 acre to 2.5 acre		75000 per year			8.25
		More than 2.5 acre to 5 acres		1.25 lac per year			13.75
		More than 5 acres		2.5 lac per year			10.00
		<b>Total</b>					<b>111.07</b>
5	Vacant	Up to 100 sq yd				-	-
		101 to 500 sq yd				-	-
		Above 500 sq yd				-	-
		<b>Total</b>					<b>29.51</b>

Bail  
(YCSPL)

Executive Officer  
Municipal Council  
Bahadurgarh

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
6	Special Category						45.74
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market-Booth						
	Grain Market-Shop					-	-
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dharmsala						
viii)	Bank						
ix)	Bus stand						
	Total						45.74
7	Mixed use						
	Total						98.37
8	Any other category as found in DR					-	-
	Total						
	Total				100 lakh		508.77 lakh
Note: Reason for deviation and gaps in demand register data							
1							
2							
3							

(Bail  
(YCSPL)

Executive Officer  
Municipal Council  
Badrinagar



## MUNICIPAL COMMITTEE BARARA

Director,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No. 1721

Date: 22/2/2021

**Subject: - Submission of Joint report of Municipal Committee Barara and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.**

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

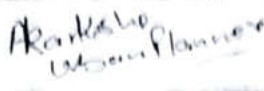

  
Secretary

Municipal Committee, Barara

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.

# Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Barara	ok
2.	Number of Properties as per RFP	13380	ok
3.	Number of Properties as per current MC record	15407	ok
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	15492	ok
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	04-01-2021	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p><b>10540 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. 4275 dated 26.08.2019 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 15492.</p> <p>The balance properties <math>15492 - 10540 = 4952</math> nos. has been checked and certified.</p>	

It is to certify that 15492 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC Barara and the balance 4952 properties are recommended for payment under Stage 1.1 (A)

Memo no. 1-2

Dated: 7/01/2021

SECRETARY  
Municipal Committee  
Barara

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action,
2. M/s Yashi Consulting Services Pvt. Ltd,

SECRETARY  
Municipal Committee  
Barara



**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work (Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1	Name of ULB Town	Barara	
2	Number of Properties as per RFP	13380	
3	Number of Properties as per current MC record	15407	
4	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	15492	
5	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. 1- 2 dated 07.01.2021 (Copy enclosed)	15492	
6	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	0	

**Details of properties verified by the authorized Officer of the ULB**

Sr. No.	Particulars	Numbers	%age
7	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	1600	10.23%
8	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	1530	95.62%
9	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	70	4.38%
10	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)



Secretary

Municipal Committee, Barara

Memo no. 173-174

Dated: 22/2/2021

Sign Off certificate is forwarded in original to

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd.



Secretary

Municipal Committee, Barara



**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION****REGISTER****(Based on Official report submitted by Secretary MC Barara)**

<b>Sr. No.</b>	<b>Particular</b>	<b>Report/nos.</b>	
<b>1</b>	Total Nos. of Properties in Demand Register (DR)	<b>15407</b>	
<b>2</b>	Total Nos. of Properties as per RFP	<b>13380</b>	
<b>3</b>	Total Nos. of Properties as Surveyed	<b>15492</b>	
<b>4</b>	Total Nos. of Properties in DR but falling outside MC limit	<b>NIL</b>	
<b>5</b>	Duplicate Properties in DR	<b>NIL</b>	
<b>6</b>	Total Nos. of Net Properties in DR within Notified limit of MC	<b>15407</b>	
<b>7</b>	New Properties found in City during Survey by YCSPL	<b>85</b>	<b>Surveyed Properties – DR Properties</b>
<b>8</b>	Nos. of properties for which Owner Name /Father Name not found in DR	<b>2382</b>	
<b>9</b>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	<b>11445*100/15407=74.28%</b>	
<b>10</b>	Existing Property Tax Demand per Annum as per DR	<b>49 lakh</b>	
<b>11</b>	Total recovery (Average per annum in previous 4 years)	<b>17 lakh</b>	
<b>12</b>	Number of effective tax payers in city , including properties outside MC limit	<b>6000</b>	
	Number of ineffective tax payers in city , including properties outside MC limit	<b>9407</b>	
<b>13</b>	Expected Tax to be recover from the current surveyed properties	<b>70.95 lakh</b>	
<b>14</b>	Number of properties not paying any tax since 2015, including properties outside MC limit	<b>9407</b>	
<b>15</b>	Nos of refused properties in current survey	<b>2040</b>	
<b>16</b>	Category wise Comparison of old and current survey	<b>Annexure-A</b>	

  
**SECRETARY**  
 Municipal Committee  
 Barara (Ambala)

Annexure-A			
	System	Residential	6005
	DR		5712
	Difference		293
	System	Commercial	1937
	DR		2546
	Difference		-609
	System	Vacant Plot and Agriculture/Horti culture land	6522
	DR		6957
	Difference		-435
	System	Institutional	77
	DR		23
	Difference		54
	System	Industrial	11
	DR		6
	Difference		5
	System	Special Category	409
	DR		213
	Difference		196
	System	Mix Use	531
	DR		3
	Difference		528
	System	Total	15492
	DR		15407
	Difference		85

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<u>17(i)</u>	Institutional Category	23	77
<u>17(ii)</u>	Special Category	213	409
<u>17(iii)</u>	Nos. of Properties Old id matched	1.Institutional Category –23 2.Special Category -210	
<u>17(iv)</u>	% of Old id matched	1.Institutional Category – 100 % 2.Special Category – 98.59 %	
<u>17(v)</u>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<u>18</u>	Reasons for not matching Old ID with current survey		
<u>18.1</u>	Most important conclusion for not matching the property id's is that in Barara the property tax survey was conducted long back in yr. 2015-2016 by the MC in house, at that time no layout/coordinates of properties were available and in this duration of 6 yrs owners might be changed, migrated or not available during the survey in field, so Old id matching has been ensured with Survey Agency jointly upto maximum possible extent.		
<u>18.2</u>	Nos of properties having no owner /father name in DR	Properties without owner and father name -2382 nos Properties without father name-8747 nos	

  
 SECRETARY  
 Municipal Committee  
 Barara (Ambala)




<b>18.3</b>	Nos of properties for which DR not matched on vacant plot	<b>6957</b>	
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties	<b>85</b>	
	b) Locked	<b>2336</b>	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	<b>2040</b>	
<b>19</b>	Total nos. of agriculture properties within MC limit	<b>2611</b>	
<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name		
<b>22</b>	It is certified that old ID's of 3962 nos. of properties are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

**Annexure-B**

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential	up to 300 sq yd		0.4		795155.62	3.91
		301 to 500 sq yd		1.6		217145.55	4.43
		501 to 1000 sq yd		2.4		101441.28	3.15
		1001 sq yd to 2 acres		2.8		55747.37	2.16
		More than 2 acres		4			
		<b>Total</b>					<b>13.65</b>
2	Commercial	Up to 50 sq yd		9.6		40915.97	4.39
		51-100 sq yd		14.40		26232.07	4.45
		101-500 sq yd		19.20		39763.36	9.23
		501 to 1000 sq yd		24		7999.61	2.12
		Commercial space (shopping malls, multiplex or commercial		4.8			

  
 SECRETARY  
 Municipal Committee  
 Baran (Arbala)

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
6	Special Category						14.13
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market-Booth						
	Grain Market-Shop						
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dharmshala						
viii)	Bank						
ix)	Bus stand						
		Total					14.13
7	Mixed use						
		Total					5.69
8	Any other category as found in DR						
		Total					
		Total			49 lakh		70.95 lakh
Note: Reason for deviation and gaps in demand register data							
1							
2							
3							

  
 SECRETARY  
 MUNICIPAL CORPORATION  
 RAIPUR



## MUNICIPAL COMMITTEE BARWALA

Director,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No. 6567

Date: 22-03-2021

**Subject: - Submission of Joint report of Municipal Committee Barwala and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.**

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

o/c.

  
Secretary

Municipal Committee Barwala  


A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.

# Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A) Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Barwala	
2.	Number of Properties as per RFP	16139	
3.	Number of Properties as per current MC record	13732	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	18243	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	04-01-2021	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials Committee (nominated by the concerned MC) with Date & Sign	<p>Total Surveyed Properties - 18243  Agriculture Land - 1177  Net Properties = 17066</p> <p>7-01-21</p>	
8.	Comments/Remarks/Recommendations	<p>13634 nos. of properties were certified on Web Based GIS Platform vide letter no. 2503 dated 22.11.2019 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 18243.</p> <p>The balance properties 18243-13634= 4609 nos. has been checked and certified.</p>	

It is to certify that 18243 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC Barwala and the balance 4609 properties are recommended for payment under Stage 1.1 (A)

only 17066 properties

Secretary

Municipal Committee, Barwala  
नगरपालिका बरवाला

Memo no. 5833

Dated: 07-01-2021

Sign Off certificate is forwarded in original to

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd.

सचिव

नगरपालिका बरवाला

Secretary

Municipal Committee, Barwala  
नगरपालिका बरवाला

Total no. of Properties 18243 surveyed by Yashi Consulting  
on web based GIS Portal. out of which 1177  
Properties have been from Agriculture Land  
& PL treated only 17066 Properties.



**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work (Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Barwala	
2.	Number of Properties as per RFP	16139	
3.	Number of Properties as per current MC record	13732	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	18243	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. 5833 dated 07.01.2021 (Copy enclosed)	18243	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	-	
<b>Details of properties verified by the authorized Officer of the ULB</b>			
Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	1900	10.41%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	1810	95.26%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	90	4.74%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

सावित्री

नगरपालिका बरवाला

submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

  
Secretary

सचिव  
Municipal Committee, Barwala  
नगरपालिका बरवाला

Memo no. 6568-6569 Dated: 22-03-2021

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
Secretary

o/c.  
Municipal Committee, Barwala  
B



**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION  
REGISTER**

(Based on Official report submitted by Secretary MC Barwala)

Sr. No.	Particular	Report/nos.	
<u>1</u>	Total Nos. of Properties in Demand Register (DR)	13732	
<u>2</u>	Total Nos. of Properties as per RFP	16139	
<u>3</u>	Total Nos. of Properties as Surveyed	18243	
<u>4</u>	Total Nos. of Properties in DR but falling outside MC limit	NIL	
<u>5</u>	Duplicate Properties in DR	NIL	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	13732	
<u>7</u>	New Properties found in City during Survey by YCSPL	4511	Surveyed properties – DR Properties
<u>8</u>	Nos. of properties for which Owner Name /Father Name not found in DR	40	
<u>9</u>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	$10487 \times 100 / 13732 = 76.36\%$	
<u>10</u>	Existing Property Tax Demand per Annum as per DR	7.25 lakh	
<u>11</u>	Total recovery (Average per annum in previous 10 years)	15.50 lakh	
<u>12</u>	Number of effective tax payers in city , including properties outside MC limit	2200	
	Number of ineffective tax payers in city , including properties outside MC limit	11532	
<u>13</u>	Expected Tax to be recover from the current surveyed properties	122.57 lakh	
<u>14</u>	Number of properties not paying any tax since 2015, including properties outside MC limit	11532	
<u>15</u>	Nos of refused properties in current survey	3413	
<u>16</u>	Category wise Comparison of old and current survey	Annexure-A	

  
सचिव

नगरपालिका बरवाला

Annexure-A			
	System	Residential	
9287	DR		
8497	Difference		
790			
2562	System	Commercial	
3036	DR		
-474	Difference		
4203	System	Vacant Plot and Agriculture/Horti culture land	
1939	DR		
2138	Difference		
111	System	Institutional	
154	DR		
-43	Difference		
30	System	Industrial	
16	DR		
14	Difference		
984	System	Special Category	
1	DR		
983	Difference		
1066	System	Mix Use	
2	DR		
1064	Difference		
18243	System	Total	
13732	DR		
4511	Difference		

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<u>17(i)</u>	Institutional Category	154	111
<u>17(ii)</u>	Special Category	1	984
<u>17(iii)</u>	Nos. of Properties Old id matched	1.Institutional Category –95 2.Special Category - 1	
<u>17(iv)</u>	% of Old id matched	1.Institutional Category –61.68% 2.Special Category –100%	
<u>17(v)</u>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<u>18</u>	Reasons for not matching Old ID with current survey		
<u>18.1</u>	Most important conclusion for not matching the property id's is that in Barwala the property tax survey was conducted long back in yr. 2012-2013 by the MC in house, at that time no layout/coordinates of properties were available and in this duration of 8 yrs owners might be changed, migrated or not available during the survey in field, so Old id matching has been ensured with Survey Agency jointly upto maximum possible extent.		
<u>18.2</u>	Nos of properties having no owner /father name in DR	Properties without owner and father name - 40nos Properties without father name-672 nos	



<b>18.3</b>	Nos of properties for which DR not matched on vacant plot	<b>1939</b>	
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties	<b>4511</b>	
	b) Locked	<b>2349</b>	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	<b>3413</b>	
<b>19</b>	Total nos. of agriculture properties within MC limit	<b>1005</b>	
<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name		
<b>22</b>	It is certified that old ID's of 3245 nos. of properties are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

**Annexure-B**

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential	up to 300 sq yd		0.4		1097762.88	5.25
		301 to 500 sq yd		1.6		185036.76	3.46
		501 to 1000 sq yd		2.4		86824.38	2.40
		1001 sq yd to 2 acres		2.8		38539.56	1.30
		More than 2 acres		4		1097762.88	5.25
		<b>Total</b>					<b>12.40</b>
2	Commercial	Up to 50 sq yd		9.6		42011.91	4.97
		51-100 sq yd		14.40		49894.65	9.03
		101-500 sq yd		19.20		82825.01	19.30
		501 to 1000 sq yd		24		17298.38	5.12
		Commercial space (shopping malls, multiplex or commercial		4.8		-	-



नगरपालिका बरवाला

**COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY**

Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		office space etc)					
		Commercial Space (More than 1000 sq yd)		6 per sq ft		-	-
		<b>Total</b>					<b>38.42</b>
3	Industrial	Up to 2500 sq yd		2		17198.07	0.34
		2501 to 2 acres		2.4		27383.1	0.66
		2 acres to 50 acres		2.4rs per sq yd up to 2 acres+ 0.8rs per sq yd for above		84210.82	0.82
		<b>Total</b>					<b>1.82</b>
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		4.8		397.71	0.02
		2501 to 5000 sq yd		7.2		-	-
		More than 5000 sq yd		9.6		-	-
ii)	Institutional-Non-commercial	Up to 2500 sq yd		4		32183.67	1.29
		2501 to 5000 sq yd		4.8		7705.2	0.37
		More than 5000 sq yd		6		202092.24	12.13
iii)	Institutional-Educational Institutions	Up to 1 acre		4000 per year (Fixed)			1.12
		More than 1 acre to 2.5 acre		60000 per year			3.00
		More than 2.5 acre to 5 acres		1 lac per year			2.00
		More than 5 acres		2 lac per year			6.00
		<b>Total</b>					<b>25.92</b>
5	Vacant	Up to 100 sq yd				-	-
		101 to 500 sq yd				-	-
		Above 500 sq yd				-	-
		<b>Total</b>					<b>9.43</b>


*(Signature)*  
सावध

नगरपालिका बरवाला

8



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
6	Special Category						20.02
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market-Booth						
	Grain Market-Shop					-	-
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dharmsala						
viii)	Bank						
ix)	Bus stand						
		<b>Total</b>					<b>20.02</b>
7	Mixed use						
		<b>Total</b>					<b>14.56</b>
8	Any other category as found in DR					-	-
		<b>Total</b>					
		<b>Total</b>			<b>7.25 lakh</b>		<b>122.57 lakh</b>
Note: Reason for deviation and gaps in demand register data							
1							
2							
3							

  
 सावध  
 नगरपालिका बरवाला  
 8

## MUNICIPAL COMMITTEE BASS

Director General,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No.

763

Date: 23/10/2020

**Subject:** - Submission of Joint report of Municipal Committee Bass and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.



Secretary

Municipal Committee Bass

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.



# Sign-Off Format for Property Survey (Stage 1.1 (A))

Annexure 1

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Bass	
2.	Number of Properties as per RFP	Nil	Newly Constituted ULB
3.	Number of Properties as per current MC record	Nil	Newly Constituted ULB
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	7511	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	19-10-2020	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations		

It is to certify that 7511 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC Bass for stage 1.1(A) and are recommended for payment.

  
Secretary

Municipal Committee Bass

Memo no. 764-65

Dated: 23/10/2020

Sign Off certificate is forwarded in original to:

1. Director General, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd.

  
Secretary

Municipal Committee Bass

**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work  
(Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Bass	
2.	Number of Properties as per RFP	Nil	Newly Constituted ULB
3.	Number of Properties as per current MC record	Nil	Newly Constituted ULB
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	7511	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A)	0	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	7511	
<b>Details of properties verified by the authorized Officer of the ULB</b>			
Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)	800	10.65%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	765	95.62%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	35	4.38%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties





submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)



Secretary

Municipal Committee Bass

Memo no. 766-67

Dated: 23/12/2020

Sign Off certificate is forwarded in original to:

1. Director General, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd.



Secretary

Municipal Committee Bass





COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lakh)
		2 acres to 50 acres	Nil	2.4rs per sq yd up to 2 acres+ 0.8rs per sq yd for above		-	-
		Total				-	-
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		4.8		-	-
		2501 to 5000 sq yd		7.2		-	-
		More than 5000 sq yd		9.6		-	-
ii)	Institutional-Non-commercial	Up to 2500 sq yd		4		16637.52	0.67
		2501 to 5000 sq yd		4.8		2554.18	0.12
		More than 5000 sq yd		6		97660.12	5.86
iii)	Institutional-Educational Institutions	Up to 1 acre		4000 per year (Fixed)			0.40
		More than 1 acre to 2.5 acre		60000 per year			1.20
		More than 2.5 acre to 5 acres		1 lac per year			1.00
		More than 5 acres		2 lac per year			
		Total					9.25
5	Vacant	Up to 100 sq yd				-	-
		101 to 500 sq yd				-	-
		Above 500 sq yd				-	-
		Total					5.39
6	Special Category						0.72
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						

*[Handwritten Signature]*

<u>21</u>	Total nos. of locked properties without owner and father name	Nil
<u>22</u>	It is certified that ..... nos. of properties the old id sheet of which is attached with report are not possible to match subjected to reasons mentioned in #18	Nil
<u>23</u>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.	

Annexure-B

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lakh)
1	Residential	up to 300 sq yd	Nil	0.4	Nil	495414.57	2.59
		301 to 500 sq yd		1.6		168670.14	3.42
		501 to 1000 sq yd		2.4		69115.45	2.16
		1001 sq yd to 2 acres		2.8		29563.19	1.01
		More than 2 acres		4			
		Total					9.18
2	Commercial	Up to 50 sq yd	Nil	9.6	Nil	3582.29	0.37
		51-100 sq yd		14.40		3420.12	0.57
		101-500 sq yd		19.20		18484.61	4.29
		501 to 1000 sq yd		24		1544.45	0.37
		Commercial space (shopping malls, multiplex or commercial office space etc)		4.8			
		Commercial Space (More than 1000 sq yd)		6 per sq ft			
		Total					5.60
3	Industrial	Up to 2500 sq yd	Nil	2	Nil		
		2501 to 2 acres		2.4			

*Path*



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY										
Sr No	Category In DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lakh)			
	Grain Market-Booth									
	Grain Market-Shop									
v)	Hospital									
vi)	Petrol pump									
vii)	Religious/Dharmasala									
viii)	Bank									
ix)	Bus stand									
		Total							0.72	
7	Mixed use									
		Total							1.28	
8	Any other category as found in DR					-	-			
		Total								
		Total						31.42 Lakh		
Note: Reason for deviation and gaps in demand register data										
1										
2										
3										

*[Handwritten Signature]*

**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION REGISTER**

**(Based on Official report submitted by Secretary MC Bass)**

<b>Sr. No.</b>	<b>Particular</b>	<b>Report/nos.</b>	<b>Remark</b>
<b>1</b>	Total Nos. of Properties in Demand Register (DR)	Nil	Newly Constituted ULB, being 1 <sup>st</sup> time property survey demand register is not available
<b>2</b>	Total Nos. of Properties as per RFP	Nil	Newly Constituted ULB
<b>3</b>	Total Nos. of Properties as Surveyed	7511	
<b>4</b>	Total Nos. of Properties in DR but falling outside MC limit	Nil	Newly Constituted ULB
<b>5</b>	Duplicate Properties in DR	Nil	
<b>6</b>	Total Nos. of Net Properties in DR within Notified limit of MC	Nil	
<b>7</b>	New Properties found in City during Survey by YCSPL	7511	
<b>8</b>	Nos. of properties for which Owner Name /Father Name not found in DR	Nil	Newly Constituted ULB
<b>9</b>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	Nil	
<b>10</b>	Existing Property Tax Demand per Annum as per DR	Nil	
<b>11</b>	Total recovery (Average per annum in previous 10 years)	Nil	
<b>12</b>	Number of effective tax payers in city , including properties outside MC limit	Nil	
	Number of ineffective tax payers in city , including properties outside MC limit	Nil	
<b>13</b>	Expected Tax to be recover from the current surveyed properties	31.42 lakh	
<b>14</b>	Number of properties not paying any tax since 2015, including properties outside MC limit	Nil	Newly Constituted ULB
<b>15</b>	Number of refused properties in current survey	467	

*DL*



## **MUNICIPAL COMMITTEE BAWAL**

Director General,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No. *MCB / 994*

Date: *20/10/2020*

**Subject: - Submission of Joint report of Municipal Committee Bawal and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.**

Sir,

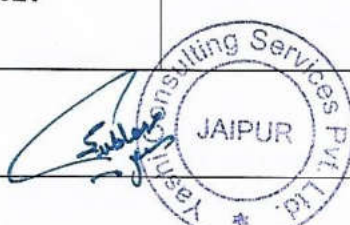
Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

  
Secretary  
Municipal Committee Bawal

*1* A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.

**Sign-Off Format for Property Survey (Stage 1.1 (A))**

**Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Bawal	
2.	Number of Properties as per RFP	6895	ak
3.	Number of Properties as per current MC record	7152	ak
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	8411	ak
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	07-10-2020	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p><b>6924 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. MCB/2019/452 dated 30.07.2019 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 8411.</p> <p>The balance properties 8411-6924= 1487 nos. has been checked and certified.</p>	

It is to certify that 8411 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Bawal** and the balance 1487 properties are recommended for payment under Stage 1.1 (A)

  
Secretary

Municipal Committee Bawal

Dated: 20/10/2020

Memo no. MCB/991

Sign Off certificate is forwarded in original to:

1. Director General, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

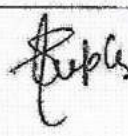

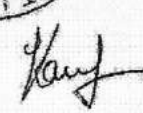
  
Secretary

Municipal Committee Bawal



**Sign-Off Format for Property Survey (Stage 1.1 (A))**

**Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Bawal	OK
2.	Number of Properties as per RFP	6895	OK
3.	Number of Properties as per current MC record	7628	OK
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	6924	OK
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	30-7-19	
6.	Signature of SI with seal and sign	 	
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations		Kawal Clerk M.C. Bawal

It is to certify that 6924 nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC BAWAL for stage 1.1 (A) and are recommended for payment.

  
Commissioner/Executive Officer/Secretary

नगरपालिका  
Municipal Corporation / Council / Committee

बावल (रेवाड़ी)


Dated:

Dr 30/7/19

Memo no. MCB/2019/452

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd.

  
Commissioner/Executive Officer/Secretary

नगरपालिका  
Municipal Corporation / Council / Committee

बावल (रेवाड़ी)



**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work (Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Bawal	
2.	Number of Properties as per RFP	6895	ok
3.	Number of Properties as per current MC record	7152	ok
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	8411	ok
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. MCB/2019/452 dated 30.07.2019	6924	ok
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	1487	ok

**Details of properties verified by the authorized Officer of the ULB**

Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	900	10.70%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	867	96.3%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	33	3.7%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties





submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

  
Secretary

Municipal Committee Bawal

Memo no. MCB/998

Dated: 20/10/2020

Sign Off certificate is forwarded in original to:

1. Director General, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
Secretary  
Municipal Committee Bawal

**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION  
REGISTER**

**(Based on Official report submitted by Secretary MC Bawal)**

Sr. No.	Particular	Report/nos.	
<u>1</u>	Total Nos. of Properties in Demand Register (DR)	2093	
<u>2</u>	Total Nos. of Properties as per RFP	6895	
<u>3</u>	Total Nos. of Properties as Surveyed	8411	
<u>4</u>	Total Nos. of Properties in DR but falling outside MC limit	NIL	
<u>5</u>	Duplicate Properties in DR	NIL	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	2093	
<u>7</u>	New Properties found in City during Survey by YCSP	6318	Surveyed Properties – DR Properties
<u>8</u>	Nos. of properties for which Owner Name /Father Name not found in DR	-	
<u>9</u>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	$2093*100/2093=100\%$	
<u>10</u>	Existing Property Tax Demand per Annum as per DR	12.48 lakh	
<u>11</u>	Total recovery (Average per annum in previous 10 years)	3.40 lakh	
<u>12</u>	Number of effective tax payers in city , including properties outside MC limit	450	
	Number of ineffective tax payers in city , including properties outside MC limit	1643	
<u>13</u>	Expected Tax to be recover from the current surveyed properties	67.24 lakh	
<u>14</u>	Number of properties not paying any tax since 2015, including properties outside MC limit	1593	
<u>15</u>	Nos of refused properties in current survey	670	
<u>16</u>	Category wise Comparison of old and current survey	Annexure-A	

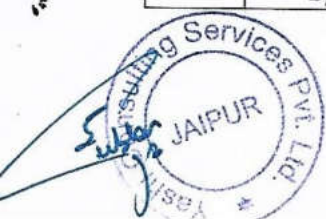




Annexure-A				Residential	Commercial	Vacant Plot and Agriculture/Horti culture land	Institutional	Industrial	Special Category	Mix Use	Total
3774	System	DR									
-		Difference									
-											
951	System	DR									
-											
199	System	DR									
-											
2709	System	DR									
-											
2476	System	DR									
-											
57	System	DR									
-											
-	System	DR									
28	System	DR									
-											
-	System	DR									
263	System	DR									
-											
-	System	DR									
629	System	DR									
-											
-	System	DR									
8411	System	DR									
-											
-	System	DR									
-											

**Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey**

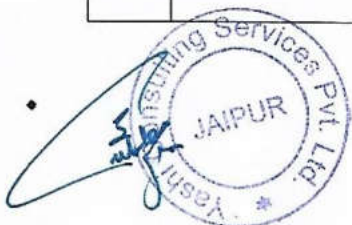
	Particular	Property in Demand Register	Property in Current Survey
<b>17(i)</b>	Institutional Category	-	<b>57</b>
<b>17(ii)</b>	Special Category	-	<b>263</b>
<b>17(iii)</b>	Nos. of Properties Old id matched	<b>1.Institutional Category -</b> <b>2.Special Category -</b>	
<b>17(iv)</b>	% of Old id matched	<b>1.Institutional Category -</b> <b>2.Special Category -</b>	
<b>17(v)</b>	Nos of properties old Id not matched with reason		
<b>18</b>	Reasons for not matching Old ID with current survey		
<b>18.1</b>	-		
<b>18.2</b>	Nos of properties having no owner /father name in DR	-	
<b>18.3</b>	Nos of properties for which DR not matched on vacant plot	-	
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties	<b>1440</b>	
	b) Locked	<b>526</b>	



	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	673	
<b>19</b>	Total nos. of agriculture properties within MC limit	469	
<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name		
<b>22</b>	It is certified that - nos. of properties the old id sheet of which is attached with report are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

**Annexure-B**

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential	up to 300 sq yd		0.4		438580.9	2.40
		301 to 500 sq yd		1.6		107394.18	2.20
		501 to 1000 sq yd		2.4		94786.48	2.74
		1001 sq yd to 2 acres		2.8		47954.24	1.67
		More than 2 acres		4		438580.9	2.40
		<b>Total</b>					<b>9.00</b>
2	Commercial	Up to 50 sq yd		9.6		16888.19	2.07
		51-100 sq yd		14.40		8669.74	1.60
		101-500 sq yd		19.20		23416.06	5.45
		501 to 1000 sq yd		24			5.62
		Commercial space (shopping malls, multiplex or commercial office space etc)		4.8			
		Commercial Space (More than 1000 sq yd)		6 per sq ft		32262.46	3.74
		<b>Total</b>					<b>18.48</b>

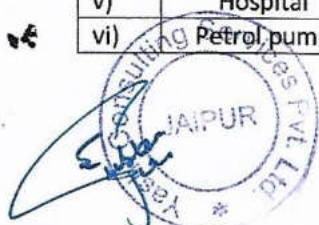


*[Handwritten signature]*



**COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY**

Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
3	Industrial	Up to 2500 sq yd		2		16852.51	0.35
		2501 to 2 acres		2.4		8420.83	0.20
		2 acres to 50 acres		2.4rs per sq yd up to 2 acres+ 0.8rs per sq yd for above		0	0
		<b>Total</b>					<b>0.56</b>
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		4.8		1155.55	0.06
		2501 to 5000 sq yd		7.2			
		More than 5000 sq yd		9.6			
ii)	Institutional-Non-commercial	Up to 2500 sq yd		4		13430.03	0.54
		2501 to 5000 sq yd		4.8		14859.74	0.71
		More than 5000 sq yd		6		141956.53	9.53
iii)	Institutional-Educational Institutions	Up to 1 acre		4000 per year (Fixed)			0.68
		More than 1 acre to 2.5 acre		60000 per year			
		More than 2.5 acre to 5 acres		1 lac per year			
		More than 5 acres		2 lac per year			4.00
		<b>Total</b>					<b>15.51</b>
5	Vacant	Up to 100 sq yd					
		101 to 500 sq yd					
		Above 500 sq yd					
		<b>Total</b>					<b>4.43</b>
6	Special Category					-	-
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market-Booth						
	Grain Market-Shop					-	-
v)	Hospital						
vi)	Petrol pump						



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY								
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)	
vii)	Religious/Dhar msala							
viii)	Bank							
ix)	Bus stand							
		Total					11.37	
7	Mixed use							
		Total					7.89	
8	Any other category as found in DR							
		Total						
		Total				12.48 lakh		67.24 lakh
Note: Reason for deviation and gaps in demand register data								
1								
2								
3								





## **MUNICIPAL COMMITTEE BAWANIKHERA**

Director,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No. 3434/MCBK

Date: 21-12-2020

**Subject: - Submission of Joint report of Municipal Committee Bawanikhera and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.**

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.



Secretary

Municipal Committee Bawani Khera

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.

**Sign-Off Format for Property Survey (Stage 1.1 (A))**

**Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Bawani Khera	
2.	Number of Properties as per RFP	3840	
3.	Number of Properties as per current MC record	3893	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	9646	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	15-12-2020	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p><b>7097 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. 1347/MCBK dated 22.08.2019 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 9646.</p> <p>The balance properties <math>9646 - 7097 = 2549</math> nos. has been checked and certified.</p>	

It is to certify that 9646 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Bawani Khera** and the balance 2549 properties are recommended for payment under Stage 1.1 (A)

*[Signature]*  
Secretary

Municipal Committee Bawani Khera

Memo no. **3426-27/MCBK** Dated: **18.12.2020**

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,



*[Signature]*  
Secretary

Municipal Committee Bawani Khera



**Sign-Off Format for Property Survey (Stage 1.1 (A))**

**Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Bhawani khara	
2.	Number of Properties as per RFP	3840	OK
3.	Number of Properties as per current MC record	3836	OK
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	7097	OK
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	22/8/2018	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations		

It is to certify that 7097 nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC Bawani Khara for stage 1.1 (A) and are recommended for payment.

Memo no. 1247/MCBL

Commissioner/Executive Officer/Secretary  
Municipal Corporation / Council / Committee Bawani Khara  
Bawani Khara (Bhiwani)  
Dated: 22/8/2018

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

Commissioner/Executive Officer/Secretary  
Municipal Corporation / Council / Committee Bawani Khara  
Bawani Khara (Bhiwani)  
22/8/2018

**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work  
(Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Bawani Khera	
2.	Number of Properties as per RFP	3840	
3.	Number of Properties as per current MC record	3893	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	9646	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. 1347/MCBK dated 22.08.2019	7097	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	2549	

**Details of properties verified by the authorized Officer of the ULB**

Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	1000	10.36%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	951	95.10%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	49	4.90%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

  
Secretary

Municipal Committee Bawani Khera



submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

  
Secretary

Municipal Committee Bawani Khera

Memo no. 3428-29/mcbk

Dated: 18.12.2020

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
Secretary

Municipal Committee Bawani Khera

**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION**  
**REGISTER**

**(Based on Official report submitted by Secretary MC Bawani Khera)**

<b>Sr. No.</b>	<b>Particular</b>	<b>Report/nos.</b>	
<b>1</b>	Total Nos. of Properties in Demand Register (DR)	<b>3893</b>	
<b>2</b>	Total Nos. of Properties as per RFP	<b>3840</b>	
<b>3</b>	Total Nos. of Properties as Surveyed	<b>9646</b>	
<b>4</b>	Total Nos. of Properties in DR but falling outside MC limit	<b>NIL</b>	
<b>5</b>	Duplicate Properties in DR	<b>NIL</b>	
<b>6</b>	Total Nos. of Net Properties in DR within Notified limit of MC	<b>3840</b>	
<b>7</b>	New Properties found in City during Survey by YCSPL	<b>5753</b>	<b>Surveyed Properties – DR Properties</b>
<b>8</b>	Nos. of properties for which Owner Name /Father Name not found in DR	<b>283</b>	
<b>9</b>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	<b>3576*100/3893=91.90%</b>	
<b>10</b>	Existing Property Tax Demand per Annum as per DR	<b>9.84 lakh</b>	
<b>11</b>	Total recovery (Average per annum in previous 10 years)	<b>4.10 lakh</b>	
<b>12</b>	Number of effective tax payers in city , including properties outside MC limit	<b>1600</b>	
	Number of ineffective tax payers in city , including properties outside MC limit	<b>2293</b>	
<b>13</b>	Expected Tax to be recover from the current surveyed properties	<b>54.44 lakh</b>	
<b>14</b>	Number of properties not paying any tax since 2015, including properties outside MC limit	<b>2293</b>	
<b>15</b>	Nos of refused properties in current survey	<b>945</b>	
<b>16</b>	Category wise Comparison of old and current survey	<b>Annexure-A</b>	

  
**Secretary**

**Municipal Committee Bawani Khera**



Annexure-A				
Residential				
System	DR	Difference		
5558	3265	2293		
System	DR	Difference		
446	384	62		
Commercial				
System	DR	Difference		
3175	116	3059		
Vacant Plot and Agriculture/Horti culture land				
System	DR	Difference		
53	35	18		
Institutional				
System	DR	Difference		
2	2	0		
Industrial				
System	DR	Difference		
232	8	224		
Special Category				
System	DR	Difference		
180	81	99		
Mix Use				
System	DR	Difference		
9646	3893	5753		
Total				
System	DR	Difference		

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<b><u>17(i)</u></b>	Institutional Category	35	53
<b><u>17(ii)</u></b>	Special Category	8	232
<b><u>17(iii)</u></b>	Nos. of Properties Old id matched	<b>1.Institutional Category -15</b> <b>2.Special Category -2</b>	
<b><u>17(iv)</u></b>	% of Old id matched	<b>1.Institutional Category – 42.85 %</b> <b>2.Special Category -25%</b>	
<b><u>17(v)</u></b>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<b><u>18</u></b>	<b>Reasons for not matching Old ID with current survey</b>		
<b><u>18.1</u></b>	Most important conclusion for not matching the property id's is that in Bawani Khera the property tax survey was conducted long back in yr. 2002-2003 by the MC in house, at that time no layout/coordinates of properties were available and in this duration of 17 yrs owners might be changed, migrated or not available during the survey in field, so Old id matching has been ensured with Survey Agency jointly upto maximum possible extent.		
<b><u>18.2</u></b>	Nos of properties having no owner /father name in DR	Properties without owner and father name -283 nos Properties without father name-230 nos	

  
Secretary

Municipal Committee Bawani Khera

<b>18.3</b>	Nos of properties for which DR not matched on vacant plot	<b>116</b>	
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties	<b>5753</b>	
	b) Locked	<b>995</b>	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	<b>945</b>	
<b>19</b>	Total nos. of agriculture properties within MC limit	<b>1546</b>	
<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name		
<b>22</b>	It is certified that old ID's of 317 nos. of properties are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

**Annexure-B**

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential	up to 300 sq yd		0.4		649871.3	2.88
		301 to 500 sq yd		1.6		161010.74	2.85
		501 to 1000 sq yd		2.4		114835.41	2.97
		1001 sq yd to 2 acres		2.8		57373.55	1.76
		More than 2 acres		4		30564.35	1.22
		<b>Total</b>					<b>11.68</b>
2	Commercial	Up to 50 sq yd		9.6		8308.02	0.91
		51-100 sq yd		14.40		4371.2	0.70
		101-500 sq yd		19.20		13164.67	2.61
		501 to 1000 sq yd		24		2867.24	0.69
		Commercial space (shopping malls, multiplex or commercial		4.8		518.63	0.02

  
Secretary

Municipal Committee Bawani Khera



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		office space etc)					
		Commercial Space (More than 1000 sq yd)		6 per sq ft		-	-
		<b>Total</b>					<b>4.93</b>
3	Industrial	Up to 2500 sq yd		2		73.68	.001
		2501 to 2 acres		2.4			
		2 acres to 50 acres		2.4rs per sq yd up to 2 acres+ 0.8rs per sq yd for above		16548.43	0.28
		<b>Total</b>					<b>0.28</b>
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		4.8			
		2501 to 5000 sq yd		7.2		-	-
		More than 5000 sq yd		9.6		-	-
ii)	Institutional-Non-commercial	Up to 2500 sq yd		4		12573.85	0.50
		2501 to 5000 sq yd		4.8			
		More than 5000 sq yd		6		235329.38	14.12
iii)	Institutional-Educational Institutions	Up to 1 acre		4000 per year (Fixed)			0.48
		More than 1 acre to 2.5 acre		60000 per year			2.40
		More than 2.5 acre to 5 acres		1 lac per year			2.00
		More than 5 acres		2 lac per year			4.00
		<b>Total</b>					<b>23.50</b>
5	Vacant	Up to 100 sq yd				-	-
		101 to 500 sq yd				-	-
		Above 500 sq yd				-	-
		<b>Total</b>					<b>7.55</b>

  
Secretary

Municipal Committee Bawani Khara

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY								
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)	
6	Special Category						5.39	
i)	Storage					-	-	
ii)	Cinema Hall							
iii)	Marriage place							
iv)	Grain Market							
	Grain Market-Booth							
	Grain Market-Shop							
v)	Hospital							
vi)	Petrol pump							
vii)	Religious/Dhar msala							
viii)	Bank							
ix)	Bus stand							
		Total					5.39	
7	Mixed use							
		Total					1.11	
8	Any other category as found in DR							-
		Total						
		Total				9.84 lakh		54.44 lakh
Note: Reason for deviation and gaps in demand register data								
1								
2								
3								

  
 Secretary

Municipal Committee Bawani Khera



## MUNICIPAL COMMITTEE BERI

Director General,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No.

Date:

**Subject:** -Submission of Joint report of Municipal Committee Beri and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

  
Secretary

Municipal Committee Beri

Memo No. 1053/MCB

Date: 20/10/2020

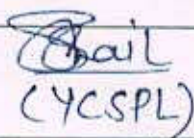

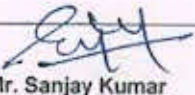
A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.

  
Secretary


Municipal Committee Beri

**Sign-Off Format for Property Survey (Stage 1.1 (A))**

**Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Beri	OK
2.	Number of Properties as per RFP	5769	OK
3.	Number of Properties as per current MC record	6222	OK
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	5909	OK
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	07-10-2020	
6.	Signature of SI with seal and sign	 Bail (YCSPL)	
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign	 Mrs. Sunita Checking surveyor (M.C. BERI)	 Mr. Sanjay Kumar Checking surveyor (M.C. BERI)
8.	Comments/Remarks/Recommendations	<p><b>5538 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. 1091/MCB dated 05.08.2019 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 5909.</p> <p>The balance properties <math>5909 - 5538 = 371</math> nos. has been checked and certified.</p>	

It is to certify that 5909 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC Beri and the balance 371 properties are recommended for payment under Stage 1.1 (A)

  
 Secretary  
 Municipal Committee Beri

Memo no.

1049

/MCB

Dated: 20/10/2020

Sign Off certificate is forwarded in original to:





1. Director General, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
 Secretary  
 Municipal Committee Beri





**Sign-Off Format for Property Survey (Stage 1.1 (A))**

**Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Beri	OK
2.	Number of Properties as per RFP	5769	OK
3.	Number of Properties as per current MC record	5765	OK
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	5538	OK
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	05/08/19	
6.	Signature of SI with seal and sign	 	
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign	 	
8.	Comments/Remarks/Recommendations		N.A.

It is to certify that 5538 nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC Beri for stage 1.1 (A) and are recommended for payment.



Commissioner/Executive Officer/Secretary   
Municipal Corporation / Council / Committee Beri 

Memo no. 1091/M.C.B.

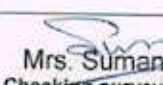
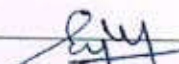
Dated: 5/8/19

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

Commissioner/Executive Officer/Secretary   
Municipal Corporation / Council / Committee Beri 

**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work (Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Beri	OK
2.	Number of Properties as per RFP	5769	OK
3.	Number of Properties as per current MC record	6222	OK
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	5909	OK
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no.1091/MCB dated 05.08.2019	5538	OK
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	371	OK
<b>Details of properties verified by the authorized Officer of the ULB</b>			
Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of atleast 10% of surveyed properties)]	600	10.15%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	579	96.5%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	21	3.5%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign	 Mrs. Suman Checking surveyor (M.C. BERI)	 Mr. Sanjay Kumar Checking surveyor (M.C. BERI)
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	



It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)



Secretary

Municipal Committee Beri

Memo no.

1051 / MCB

Dated:

20/10/2020

Sign Off certificate is forwarded in original to:

1. Director General, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,



Secretary

Municipal Committee Beri

**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION REGISTER**

**(Based on Official report submitted by Secretary MC Beri)**

<b><u>Sr. No.</u></b>	<b><u>Particular</u></b>	<b><u>Report/nos.</u></b>	<b><u>Remarks</u></b>
<b><u>1</u></b>	Total Nos. of Properties in Demand Register (DR)	<b>6222</b>	
<b><u>2</u></b>	Total Nos. of Properties as per RFP	<b>5769</b>	
<b><u>3</u></b>	Total Nos. of Properties as Surveyed	<b>5909</b>	
<b><u>4</u></b>	Total Nos. of Properties in DR but falling outside MC limit	<b>457</b>	
<b><u>5</u></b>	Duplicate Properties in DR	<b>282</b>	
<b><u>6</u></b>	Total Nos. of Net Properties in DR within Notified limit of MC	<b>5483</b>	<b>Total No of Net Properties=6222-457-282=5483</b>
<b><u>7</u></b>	New Properties found in City during Survey by YCSPL	<b>426</b>	<b>Surveyed Properties – DR Properties</b>
<b><u>8</u></b>	Nos. of properties for which Owner Name /Father Name not found in DR	<b>1232</b>	
<b><u>9</u></b>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	<b>5406*100/5483=98.59%</b>	
<b><u>10</u></b>	Existing Property Tax Demand per Annum as per DR	<b>10 lakh</b>	
<b><u>11</u></b>	Total recovery (Average per annum in previous 10 years)	<b>2 to 2.5 lakh</b>	
<b><u>12</u></b>	Number of effective tax payers in city , including properties outside MC limit	<b>2005 (Approx.)</b>	
	Number of ineffective tax payers in city , including properties outside MC limit	<b>2774</b>	
<b><u>13</u></b>	Expected Tax to be recover from the current surveyed properties	<b>17.64 lakh</b>	
<b><u>14</u></b>	Number of properties not paying any tax since 2015, including properties outside MC limit	<b>2774</b>	
<b><u>15</u></b>	Nos of refused properties in current survey	<b>638</b>	
<b><u>16</u></b>	Category wise Comparison of old and current survey	<b>Annexure-A</b>	

  
Secretary

Municipal Committee Beri



(YCSPL)




House Tax Clerk  
Municipal Committee Beri

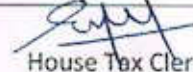


Annexure-A	Residential			Commercial			Vacant Plot and Agriculture/Horti culture land			Institutional			Industrial			Special Category			Mix Use			Total		
	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference
4477				422	391	31	634	0	634	23	8	15	0	0	0	70	0	70	283	0	283	5909	6222	308

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<u>17(i)</u>	Institutional Category	8	23
<u>17(ii)</u>	Special Category	0	70
<u>17(iii)</u>	Nos. of Properties Old id matched	1.Institutional Category -8 2.Special Category – Nil (Not Available in DR)	
<u>17(iv)</u>	% of Old id matched	1.Institutional Category -100% 2.Special Category -(Not Available in DR)	
<u>17(v)</u>	Nos of properties old Id not matched with reason	-	
<u>18</u>	Reasons for not matching Old ID with current survey		
<u>18.1</u>	The reason for not matching the property ID's is that, the property tax survey was originally conducted long back in yr2012-13 by the MC in house but due to availability of old layout plan, it was possible to integrate 5406nos of properties up to an extent possible w.r.t data available in DR, layout plan id number and ward wise data which found similar in surveyed data.		
<u>18.2</u>	Nos of properties having no owner /father name in DR	Properties without owner and father name -1232nos out of which Properties without father name-132nos	
<u>18.3</u>	Nos of properties for which DR not matched on vacant plot		
<u>18.4</u>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties	1130	

Secretary  
Municipal Committee Beri

  
(YCSPL)

  
House Tax Clerk  
Municipal Committee Beri



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		2 acres to 50 acres		2.4rs per sqyd up to 2 acres+ 0.8rs per sqyd for above		-	-
		<b>Total</b>				-	-
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sqyd		4.8		158.96	0.01
		2501 to 5000sqyd		7.2		-	
		More than 5000 sqyd		9.6		-	
ii)	Institutional-Non-commercial	Upto 2500 sqyd		4		7045.89	0.28
		2501 to 5000 sqyd		4.8		11000.49	0.53
		More than 5000 sqyd		6		-	
iii)	Institutional-Educational Institutions	Up to 1 acre		4000 per year (Fixed)		-	0.36
		More than 1 acre to 2.5 acre		60000 per year		-	1.80
		More than 2.5 acre to 5 acres		1 lac per year		-	
		More than 5 acres		2 lac per year		-	
		<b>Total</b>					2.98
5	Vacant	Up to 100 sqyd					
		101 to 500 sqyd					
		Above 500 sqyd					
		<b>Total</b>					1.17
6	Special Category						0.65
i)	Storage			-	-		
ii)	Cinema Hall			-	-		
iii)	Marriage place			-	-		
iv)	Grain Market			-	-		
	Grain Market-Booth			-	-		
	Grain Market-Shop			-	-		
v)	Hospital			-	-		
vi)	Petrol pump			-	-		
vii)	Religious/Dharmsala			-	-		
viii)	Bank			-	-		
ix)	Bus stand			-	-		
		<b>Total</b>					0.65

Secretary  
Municipal Committee Beri

*(Signature)*  
YCSPL

*(Signature)*  
House Tax Clerk  
Municipal Committee Beri

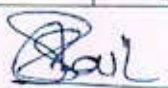


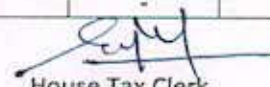
	b) Locked	602	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	638	
<u>19</u>	Total nos. of agriculture properties within MC limit	0	
<u>20</u>	Total nos. of locked properties with owner and father name	-	
<u>21</u>	Total nos. of locked properties without owner and father name	-	
<u>22</u>	It is certified that 77 nos. of properties the old id sheet of which is attached with report are not possible to match subjected to reasons mentioned in #18		
<u>23</u>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

Annexure-B

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential	up to 300 sqyd		0.4		454902.77	2.34
		301 to 500 sqyd		1.6		83043.15	1.59
		501 to 1000 sqyd		2.4		50668.5	1.46
		1001 sqyd to 2 acres		2.8		19609.89	0.66
		More than 2 acres		4		0	0
		<b>Total</b>					<b>6.04</b>
2	Commercial	Up to 50 sqyd		9.6		7478.5	0.85
		51-100 sqyd		14.40		4684.48	0.88
		101-500 sqyd		19.20		8416.1	1.85
		501 to 1000 sqyd		24		1868.61	0.45
		Commercial space (shopping malls, multiplex or commercial office space etc)		4.8		500	0.03
		Commercial Space (More than 1000 sqyd)		6 per sqft		-	-
		<b>Total</b>					<b>4.06</b>
3	Industrial	Up to 2500 sqyd		2		-	-
		2501 to 2 acres		2.4		-	-

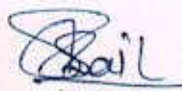
  
Secretary  
Municipal Committee Beri

  
(YCSPL)

  
House Tax Clerk  
Municipal Committee Beri

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
7	Mixed use						
		Total					
8	Any other category as found in DR						
		Total					
		Total					
		Total				10 lakh	
Note: Reason for deviation and gaps in demand register data							17.64 lakh
1							
2							
3							

  
 Secretary  
 Municipal Committee Beri

  
 (YCSPL)

  
 House Tax Clerk  
 Municipal Committee Beri



## MUNICIPAL COUNCIL BHIWANI

Director,  
Urban Local Bodies,  
Panchkula, Haryana.


Memo No. *5146/EO*

Date: *29-1-2021*

**Subject:** - Submission of Joint report of Municipal Council Bhiwani and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

  
Executive Officer  
Municipal Council Bhiwani

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.

  
Executive Officer  
Municipal Council, Bhiwani

**Sign-Off Format for Property Survey (Stage1.1 (A))**

**Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Bhiwani	
2.	Number of Properties as per RFP	60000	
3.	Number of Properties as per current MC record	52312	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	76153	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	27-01-2021	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p><b>76513 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. 4478/EO dated 23.12.2020 (Copy enclosed) but due to boundary issue 360 extra properties found</p> <p>The total nos. of net properties in the town after completion of door to door field survey are <math>76513 - 360 = 76153</math></p>	

It is to certify that 76153 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Bhiwani**.

Executive Officer  
Municipal Council Bhiwani

Memo no.

Dated:

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd.

Executive Officer  
Municipal Council, Bhiwani

Executive Officer  
Municipal Council Bhiwani



**Sign-Off Format for Property Survey (Stage 1.1 (A))**

**Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Bhiwani	
2.	Number of Properties as per RFP	60000	
3.	Number of Properties as per current MC record	52312	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	76513	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	18-12-2020	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p><b>32227 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. 5022/EO dated 23.01.2020 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 76513.</p> <p>The balance properties <math>76513 - 32227 = 44286</math> nos. has been checked and certified.</p>	

It is to certify that 76513 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Bhiwani** and the balance **44286 properties are recommended for payment** under Stage 1.1 (A)

Memo no. **4478/EO**

Dated: **23-12-2020**

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

Executive Officer  
Municipal Council, Bhiwani

Executive Officer  
Municipal Council, Bhiwani

**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work (Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Bhiwani	
2.	Number of Properties as per RFP	60000	
3.	Number of Properties as per current MC record	52312	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	76153	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. 4478/EO dated 23.12.2020 (Copy enclosed)	76513	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	Nil	

**Details of properties verified by the authorized Officer of the ULB**

Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	8000	10.45%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	7600	95%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	400	5%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

  
 Executive Officer  
 Municipal Council, Bhiwani



submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

  
Executive Officer  
Municipal Council, Bhiwani

Memo no.

Dated:

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
Executive Officer  
Municipal Council, Bhiwani

  
Executive Officer  
Municipal Council, Bhiwani

**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION  
REGISTER**

**(Based on Official report submitted by Secretary MC Bhiwani)**

Sr. No.	Particular	Report/nos.	
<u>1</u>	Total Nos. of Properties in Demand Register (DR)	52312	
<u>2</u>	Total Nos. of Properties as per RFP	60000	
<u>3</u>	Total Nos. of Properties as Surveyed	76153	
<u>4</u>	Total Nos. of Properties in DR but falling outside MC limit	NIL	
<u>5</u>	Duplicate Properties in DR	NIL	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	52312	
<u>7</u>	New Properties found in City during Survey by YCSPL	23841	Surveyed Properties – DR Properties
<u>8</u>	Nos. of properties for which Owner Name /Father Name not found in DR	45470	
<u>9</u>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	$42746 \times 100 / 52312 = 81.7\%$	
<u>10</u>	Existing Property Tax Demand per Annum as per DR	400 lakh	
<u>11</u>	Total recovery (Average per annum in previous 10 years)	131.264 lakh	
<u>12</u>	Number of effective tax payers in city , including properties outside MC limit	14000	
	Number of ineffective tax payers in city , including properties outside MC limit	38312	
<u>13</u>	Expected Tax to be recover from the current surveyed properties	662.54 lakh	
<u>14</u>	Number of properties not paying any tax since 2015, including properties outside MC limit	38312	
<u>15</u>	Nos of refused properties in current survey	14501	
<u>16</u>	Category wise Comparison of old and current survey	Annexure-A	

  
 Executive Officer  
 Municipal Council, Bhiwani



Annexure-A			
	System	Residential	
44776	DR		
41247	Difference		
3529	System	Commercial	
6556	DR		
7699	Difference		
-1143	System	Vacant Plot and Agriculture/Horti culture land	
17372	DR		
1263	Difference		
16109	System	Institutional	
436	DR		
81	Difference		
355	System	Industrial	
494	DR		
502	Difference		
-8	System	Special Category	
1581	DR		
871	Difference		
710	System	Mix Use	
4939	DR		
649	Difference		
4290	System	Total	
76153	DR		
52312	Difference		
23841			

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<u>17(i)</u>	Institutional Category	81	436
<u>17(ii)</u>	Special Category	871	1581
<u>17(iii)</u>	Nos. of Properties Old id matched	1.Institutional Category -57 2.Special Category - 708	
<u>17(iv)</u>	% of Old id matched	1.Institutional Category – 70.37% 2.Special Category – 81.28 %	
<u>17(v)</u>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<u>18</u>	Reasons for not matching Old ID with current survey		
<u>18.1</u>	Most important conclusion for not matching the property id's is that in Bhiwani the property tax survey was conducted long back in yr. 2017-2018 by the MC in house, at that time no layout/coordinates of properties were available and in this duration of 4 yrs owners might be changed, migrated or not available during the survey in field, so Old id matching has been ensured with Survey Agency jointly upto maximum possible extent.		
<u>18.2</u>	Nos of properties having no owner /father name in DR	Properties without owner and father name -45470 nos Properties without father name- 264 nos	

  
 Executive Officer  
 Municipal Council, Bhiwani

<b>18.3</b>	Nos of properties for which DR not matched on vacant plot	<b>1263</b>	
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties	<b>23841</b>	
	b) Locked	<b>9999</b>	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	<b>14501</b>	
<b>19</b>	Total nos. of agriculture properties within MC limit	<b>1096</b>	
<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name		
<b>22</b>	It is certified that old ID's of 9566 nos. of properties are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

**Annexure-B**

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential	up to 300 sq yd		0.5		5027816.21	34.85
		301 to 500 sq yd		2		722936.88	20.19
		501 to 1000 sq yd		3		332059.85	13.19
		1001 sq yd to 2 acres		3.5		256285.25	12.17
		More than 2 acres		5		517238.77	41.38
		<b>Total</b>					<b>121.78</b>
2	Commercial	Up to 50 sq yd		12		88300.25	13.79
		51-100 sq yd		18		63795.07	15.83
		101-500 sq yd		24		171284.37	54.70
		501 to 1000 sq yd		30		42547.83	22.78

  
 Executive Officer  
 Municipal Council, Bhatnari



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		Commercial space (shopping malls, multiplex or commercial office space etc)		6			
		Commercial Space (More than 1000 sq yd)		7.5			
		<b>Total</b>					<b>107.09</b>
3	Industrial	Up to 2500 sq yd		2.5		359944.69	9.00
		2501 to 2 acres		3		142468.66	4.27
		2 acres to 50 acres		3 rs per sqyd up to 2 acre+ 1 rs per sqyd for above		579997.18	5.99
		<b>Total</b>					<b>19.26</b>
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		6		6329.13	0.38
		2501 to 5000 sq yd		9			
		More than 5000 sq yd		12		22873.37	2.74
ii)	Institutional-Non-commercial	Up to 2500 sq yd		5		103075.32	5.15
		2501 to 5000 sq yd		6		79541.19	4.77
		More than 5000 sq yd		7.5		1825218.1	136.89
iii)	Institutional-Educational Institutions	Up to 1 acre		5000 per year			6.30
		More than 1 acre to 2.5 acre		75000 per year			6.00
		More than 2.5 acre to 5 acres		1.25 lac per year			7.50
		More than 5 acres		2.5 lac per year			22.50
		<b>Total</b>					<b>192.24</b>
5	Vacant	Up to 100 sq yd					
		101 to 500 sq yd					
		Above 500 sq yd					
		<b>Total</b>					<b>21.99</b>

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY								
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)	
6	Special Category						54.61	
i)	Storage							
ii)	Cinema Hall							
iii)	Marriage place							
iv)	Grain Market							
	Grain Market-Booth							
	Grain Market-Shop							
v)	Hospital							
vi)	Petrol pump							
vii)	Religious/Dhar msala							
viii)	Bank							
ix)	Bus stand							
		Total						54.61
7	Mixed use							
		Total						145.57
8	Any other category as found in DR							
		Total						
		Total				400 lakh		662.54lakh
Note: Reason for deviation and gaps in demand register data								
1								
2								
3								

  
Executive Officer  
Municipal Council, Bhiwani

  
Municipal Council, Bhiwani



## MUNICIPAL COMMITTEE BHUNA

Director General,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No. 992/MCB

Date: 12.10.2020

**Subject: - Submission of Joint report of Municipal Committee Bhuna and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.**

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

Secretary


**Secretary**

Municipal Committee Bhuna

✓ A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.

**Sign-Off Format for Property Survey (Stage1.1 (A))**

**Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Bhuna	
2.	Number of Properties as per RFP	Nil	Newly Constituted ULB (2013)
3.	Number of Properties as per current MC record	Nil	Newly Constituted ULB (2013)
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	9812	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	05-10-2020	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p><b>7971 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. 848/MCB-dated 14.08.2019(Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 9812.</p> <p>The balance properties <math>9812 - 7971 = 1841</math> nos. has been checked and certified.</p>	

It is to certify that 9812 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Bhuna** and the balance **1841 properties are recommended for payment** under Stage 1.1 (A)

Memo no. **993-94/MCB**

Secretary  
Municipal Committee Bhuna  
Dated: **12.10.2020**

Sign Off certificate is forwarded in original to:

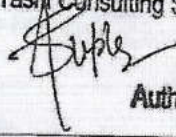
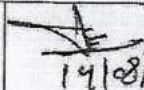
1. Director General, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

Secretary  
Municipal Committee Bhuna



1) Annexure – 1A: Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Bhuna ✓	OK
2.	Number of Properties as per RFP	11992	OK
3.	Number of Properties as per current MC record		
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	7971 8432	OK
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	14-08-19	OK
6.	Signature of SI with seal and sign	For Yashi Consulting Services Pvt. Ltd.  Authorized Signatory	
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		 14/08/19
8.	Comments/Remarks/Recommendations		

It is to certify that 7971  
8432 nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC Bhuna for stage 1.1 (A) and are recommended for payment.

Commissioner/Executive Officer/Secretary

Municipal Corporation / Council / Committee

Memo no. 848/MCB

Dated: 14/08/19

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

Commissioner/Executive Officer/Secretary

Municipal Corporation / Council / Committee



**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work (Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Bhuna	
2.	Number of Properties as per RFP	Nil	Newly Constituted ULB (2013)
3.	Number of Properties as per current MC record	Nil	Newly Constituted ULB (2013)
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	9812	ok
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. 848 dated 14.08.2019	7971	ok
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	1841	ok

**Details of properties verified by the authorized Officer of the ULB**

Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	1000	10.14%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	955	95.5%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	45	4.5%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign	SD/G 12/10/2020	
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

Secretary  
M C Bhuna



It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

Memo no. 995-96/MCB Dated: 12.10.2020

Sign Off certificate is forwarded in original to:

1. Director General, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

Secretary  
Municipal Committee Bhuna  
M C Bhuna

Secretary  
Municipal Committee Bhuna  
M C Bhuna

**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION****REGISTER****(Based on Official report submitted by Secretary MC Bhuna )**

<b>Sr. No.</b>	<b>Particular</b>	<b>Report/nos.</b>	<b>Remark</b>
<b>1</b>	Total Nos. of Properties in Demand Register (DR)	<b>NIL</b>	<b>Being 1<sup>st</sup> time property survey demand register is not available</b>
<b>2</b>	Total Nos. of Properties as per RFP	<b>NIL</b>	<b>Newly Constituted ULB (2013)</b>
<b>3</b>	Total Nos. of Properties as Surveyed	<b>9812</b>	पलिका भूमि पर पंचायत समय से अत्याधिक कब्जे हैं। याशी कंसलटेंसी सर्विसेज प्राईवेट लिमिटेड फर्म द्वारा किया गया सर्वे खसरा लेआउट प्लान पर नहीं है, जिसके अभाव में सर्वे में सरकारी सम्पत्तिया चिन्हित करने में समस्याएं आ रही है। अतः बिलों मालिक के नाम के साथ विशेष Ownership will be valid just after verification of original documents कथन अंकित किया जाना आवश्यक है ताकि भविष्य में सरकार सम्पत्तियों के मालिकाना हक बारे कानूनी विवाद उत्पन्न ना हों।
<b>4</b>	Total Nos. of Properties in DR but falling outside MC limit	<b>NIL</b>	<b>Newly Constituted ULB (2013)</b>
<b>5</b>	Duplicate Properties in DR	<b>NIL</b>	
<b>6</b>	Total Nos. of Net Properties in DR within Notified limit of MC	<b>NIL</b>	
<b>7</b>	New Properties found in City during Survey by YCSPL	<b>9812</b>	पलिका भूमि पर पंचायत समय से अत्याधिक कब्जे हैं। याशी कंसलटेंसी सर्विसेज प्राईवेट लिमिटेड फर्म द्वारा किया गया सर्वे खसरा लेआउट प्लान पर नहीं है, जिसके अभाव में सर्वे में सरकारी सम्पत्तिया चिन्हित करने में समस्याएं आ रही है। अतः बिलों मालिक के नाम के साथ विशेष Ownership will be valid just after verification of original documents कथन अंकित किया जाना आवश्यक है ताकि भविष्य में सरकार सम्पत्तियों के मालिकाना हक बारे कानूनी विवाद उत्पन्न ना हों।
<b>8</b>	Nos. of properties for which Owner Name/Father Name not found in DR	<b>NIL</b>	<b>Newly Constituted ULB (2013)</b>
<b>9</b>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	<b>NIL</b>	





12	Number of effective tax payers in city , including properties outside MC limit	NIL	
	Number of ineffective tax payers in city , including properties outside MC limit	NIL	
13	Expected Tax to be recover from the current surveyed properties	86.29 lakh	
14	Number of properties not paying any tax since 2015, including properties outside MC limit	NIL	
15	Nos of refused properties in current survey	1163	
16	Category wise Comparison of old and current survey	Annexure-A	

Annexure-A	Residential			Commercial			Vacant Plot and Agriculture/Horticulture land			Institution			Industrial			Special Category			Mix Use			Total		
	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference
	5963	0	5963	844	0	844	2023	0	2023	79	0	79	11	0	11	261	0	261	631	0	631	9812	0	9812

Comparison report of all properties of institution and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<b><u>17(i)</u></b>	Institution Category	NIL	79
<b><u>17(ii)</u></b>	Special Category	NIL	261
<b><u>17(iii)</u></b>	Nos. of Properties Old id matched	NIL	
<b><u>17(iv)</u></b>	% of Old id matched	NIL	
<b><u>17(v)</u></b>	Nos of properties old Id not matched with reason		
<b><u>18</u></b>	Reasons for not matching Old ID with current survey		
<b><u>18.1</u></b>	-----		
<b><u>18.2</u></b>	Nos of properties having no owner /father Name in DR		
<b><u>18.3</u></b>	Nos of properties for which DR not matched on vacant plot	Nil	
<b><u>18.4</u></b>	Nos of properties having owner and father Name demand	Nil	Newly

	register but not matched with current survey, , reason for it is:		Constituted ULB (2013)
	a) New Properties	Nil	Newly Constituted ULB (2013)
	b) Locked		
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant		
<u>19</u>	Total nos. of agriculture properties within MC limit	384	
<u>20</u>	Total nos. of locked properties with owner and father Name	NIL	
<u>21</u>	Total nos. of locked properties without owner and father Name		
<u>22</u>	It is certified that ..... nos. of properties the old id sheet of which is attached with report are not possible to match subjected to reasons mentioned in #18		
<u>23</u>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

#### Annexure-B

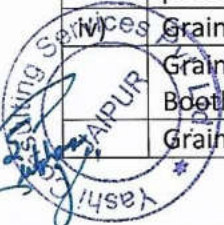
COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lakh)
1	Residential	up to 300 sq yd	Nil	0.4	Nil	719058.01	3.34
		301 to 500 sq yd		1.6		260735.45	4.76
		501 to 1000 sq yd		2.4		240528.6	6.53
		1001 sq yd to 2 acres		2.8		87479.13	2.91
		More than 2 acres		4		719058.01	3.34
		Total					17.55
2	Commercial	Up to 50 sq yd		9.6		9784.87	1.24
		51-100 sq yd		14.40		16982.42	3.16
		101-500 sq yd		19.20		46815.97	11.42
		501 to 1000 sq yd		24		19998.44	5.67
		Commercial space (shopping malls, multiplex or commercial office space etc)		4.8		192	0.01
		Commercial Space (More than 1000 sq yd)		6 per sq ft		1300	0.08
		<b>Total</b>					<b>21.58</b>
3	Industrial	Up to 2500 sq	Nil	2	Nil	2519.7	0.05





**COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY**

Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lakh)
		yd					
		2501 to 2 acres		2.4		11795.96	0.28
		2 acres to 50 acres		2.4rs per sq yd up to 2 acres+ 0.8rs per sq yd for above		9690.37	0.23
		<b>Total</b>					<b>0.56</b>
4	Institution						
i)	Institution Commercial	Up to 2500 sq yd		4.8		171.26	0.01
		2501 to 5000 sq yd		7.2			
		More than 5000 sq yd		9.6			
ii)	Institution Non-commercial	Up to 2500 sq yd		4		12751.39	0.51
		2501 to 5000 sq yd		4.8		24091.35	1.16
		More than 5000 sq yd		6		247587.16	14.86
iii)	Institution Education Institutions	Up to 1 acre		4000 per year (Fixed)			1.08
		More than 1 acre to 2.5 acre		60000 per year			3.00
		More than 2.5 acre to 5 acres		1 lac per year			3.00
		More than 5 acres		2 lac per year			
		<b>Total</b>					<b>23.61</b>
5	Vacant	Up to 100 sq yd					
		101 to 500 sq yd					
		Above 500 sq yd					
		<b>Total</b>					<b>5.54</b>
6	Special Category						<b>7.99</b>
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market-Booth						
	Grain Market-						



*[Handwritten signature]*

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lakh)
	Shop						
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dhar msala						
viii)	Bank						
ix)	Bus stand						
		Total					7.99
7	Mixed use						
		Total					9.46
8	Any other category as found in DR						
		Total					
		Total					86.29Lakh
Note: Reason for deviation and gaps in demand register data							
1							
2							
3							





**MUNICIPAL COUNCIL CHARKHI DADRI**

Director,  
Urban Local Bodies,  
Panchkula, Haryana.


Date: 29/01/2021

Memo No. 8413

**Subject: - Submission of Joint report of Municipal Council Charkhi Dadri and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.**

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

  
Executive Officer  
Municipal Council Charkhi Dadri

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.

## Annexure 1

## Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Charkhi Dadri	
2.	Number of Properties as per RFP	20367	
3.	Number of Properties as per current MC record	19445	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	28731	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	18-12-2020	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p><b>18545 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. 3764-65 dated 06.11.2019 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 28731.</p> <p>The balance properties <math>28731 - 18545 = 10186</math> nos. has been checked and certified.</p>	

It is to certify that 28731 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Charkhi Dadri** and the balance 10186 properties are recommended for payment under Stage 1.1 (A)

Memo no.

805455

Dated:

24/12/2020

Executive Officer  
Municipal Council, Charkhi Dadri

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

Executive Officer  
Municipal Council, Charkhi Dadri



**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work  
(Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Charkhi Dadri	
2.	Number of Properties as per RFP	20367	
3.	Number of Properties as per current MC record	19445	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	28731	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. 8054-55 dated 24.12.2020 (Copy enclosed)	28731	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	Nil	
<b>Details of properties verified by the authorized Officer of the ULB</b>			
Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	3000	10.44%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	2870	95.66%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	130	4.34%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties





submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)



Executive Officer

Municipal Council Charkhi Dadri

Memo no. 8416-17

Dated: 29-01-2021

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,



Executive Officer

Municipal Council Charkhi Dadri



**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION****REGISTER****(Based on Official report submitted by Secretary MC Charkhi Dadri)**

Sr. No.	Particular	Report/nos.	
1	Total Nos. of Properties in Demand Register (DR)	19445	
2	Total Nos. of Properties as per RFP	20367	
3	Total Nos. of Properties as Surveyed	28731	
4	Total Nos. of Properties in DR but falling outside MC limit	NIL	
5	Duplicate Properties in DR	NIL	
6	Total Nos. of Net Properties in DR within Notified limit of MC	19445	
7	New Properties found in City during Survey by YCSPL	9286	Surveyed Properties – DR Properties
8	Nos. of properties for which Owner Name /Father Name not found in DR	4568	
9	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	$14295 \times 100 / 19445 = 73.5\%$	
10	Existing Property Tax Demand per Annum as per DR	143.7 lakh	
11	Total recovery (Average per annum in previous 10 years)	70.00 lakh	
12	Number of effective tax payers in city , including properties outside MC limit	3125	
	Number of ineffective tax payers in city , including properties outside MC limit	16320	
13	Expected Tax to be recover from the current surveyed properties	262.81 lakh	
14	Number of properties not paying any tax since 2015, including properties outside MC limit	16320	
15	Nos of refused properties in current survey	2708	
16	Category wise Comparison of old and current survey	Annexure-A	

  
 Executive Officer  
 Municipal Council  
 Charkhi Dadri

Annexure-A			
	System	Residential	
13084	DR		
11010	Difference		
2074			
2877	System	Commercial	
3335	DR		
-458	Difference		
10075	System	Vacant Plot and Agriculture/Horti culture land	
4669	DR		
5393	Difference		
176	System	Institutional	
25	DR		
151	Difference		
85	System	Industrial	
30	DR		
55	Difference		
668	System	Special Category	
188	DR		
480	Difference		
1766	System	Mix Use	
0	DR		
1766	Difference		
28731	System	Total	
19445	DR		
9286	Difference		

**Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey**

collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
17(i)	Institutional Category	25	176
17(ii)	Special Category	188	668
17(iii)	Nos. of Properties Old id matched	1.Institutional Category -25 2.Special Category -188	
17(iv)	% of Old id matched	1.Institutional Category -100% 2.Special Category -100%	
17(v)	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
18	Reasons for not matching Old ID with current survey		
18.1	Most important conclusion for not matching the property id's is that in Charkhi Dadri the property tax survey was conducted long back in yr. 2012-2013 by the MC in house, at that time no layout/coordinates of properties were available and in this duration of 9 yrs owners might be changed, migrated or not available during the survey in field, so Old id matching has been ensured with Survey Agency jointly upto maximum possible extent.		
18.2	Nos of properties having no owner /father name in DR	Properties without owner and father name -4568 nos Properties without father name-13862 nos	

  
Executive Officer  
Municipal Council  
Charkhi Dadri



18.3	Nos of properties for which DR not matched on vacant plot	4669	
18.4	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties	9286	
	b) Locked	3368	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	2708	
19	Total nos. of agriculture properties within MC limit	1952	
20	Total nos. of locked properties with owner and father name		
21	Total nos. of locked properties without owner and father name		
22	It is certified that old ID's of 5150 nos. of properties are not possible to match subjected to reasons mentioned in #18		
23	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

#### Annexure-B

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential	up to 300 sq yd		0.5		1582486.08	10.66
		301 to 500 sq yd		2		524098.87	13.92
		501 to 1000 sq yd		3		330196.94	13.13
		1001 sq yd to 2 acres		3.5		238350.68	10.68
		More than 2 acres		5		91266.72	4.56
		<b>Total</b>					<b>52.95</b>
2	Commercial	Up to 50 sq yd		12		43707.81	6.74
		51-100 sq yd		18		29750.92	7.21
		101-500 sq yd		24		117885.68	36.44
		501 to 1000 sq yd		30		35488.85	12.41

  
 Executive Officer  
 Municipal Council  
 Charkhi Dadri



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		Commercial space (shopping malls, multiplex or commercial office space etc)		6		-	-
		Commercial Space (More than 1000 sq yd)		7.5		-	-
		Total					62.79
3	Industrial	Up to 2500 sq yd		2.5		57064.63	1.41
		2501 to 2 acres		3		39622.75	1.19
		2 acres to 50 acres		3 rs per sqyd up to 2 acre+ 1 rs per sqyd for above		237144.48	2.56
		Total					5.16
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		6		4540.76	0.27
		2501 to 5000 sq yd		9		4820.26	0.43
		More than 5000 sq yd		12			
ii)	Institutional-Non-commercial	Up to 2500 sq yd		5		52593.63	2.63
		2501 to 5000 sq yd		6		38319.83	2.30
		More than 5000 sq yd		7.5		490855.05	36.81
iii)	Institutional-Educational Institutions	Up to 1 acre		5000 per year			2.45
		More than 1 acre to 2.5 acre		75000 per year			5.25
		More than 2.5 acre to 5 acres		1.25 lac per year			5.00
		More than 5 acres		2.5 lac per year			7.50
		Total					62.65
5	Vacant	Up to 100 sq yd				-	-
		101 to 500 sq yd				-	-
		Above 500 sq yd				-	-
		Total					18.44

*huf*



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY								
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)	
6	Special Category						24.23	
i)	Storage							
ii)	Cinema Hall							
iii)	Marriage place							
iv)	Grain Market							
	Grain Market-Booth							
	Grain Market-Shop						-	
v)	Hospital							
vi)	Petrol pump							
vii)	Religious/Dhar msala							
viii)	Bank							
ix)	Bus stand							
		Total						24.23
7	Mixed use							
		Total						36.59
8	Any other category as found in DR						-	-
		Total						
		Total				143.7 lakh		262.81lakh
Note: Reason for deviation and gaps in demand register data								
1								
2								
3								



## MUNICIPAL COMMITTEE CHEEKA

Director General,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No. 7172

Date: 11/11/2020

**Subject: - Submission of Joint report of Municipal Committee Cheeka and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.**

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

Secretary

Municipal Committee Cheeka

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.

Secretary  
Municipal Committee  
Cheeka



**Sign-Off Format for Property Survey (Stage 1.1 (A))**

**Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Cheeka	-
2.	Number of Properties as per RFP	13404	OK
3.	Number of Properties as per current MC record	13557	OK
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	20397	OK
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	14-10-2020	OK
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		Sh. Bunder Pal Chairman
8.	Comments/Remarks/Recommendations	<p><b>10363 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. 191-192 dated 21.01.2020 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 20397.</p> <p>The balance properties <math>20397 - 10363 = 10034</math> nos. has been checked and certified.</p>	

It is to certify that 20397 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Cheeka** and the balance **10034 properties are recommended for payment** under Stage 1.1 (A)

Secretary

Municipal Committee Cheeka

Memo no. 7173 - 7174

Dated: 11/11/2020

Sign Off certificate is forwarded in original to:



1. Director General, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

Secretary

Municipal Committee Cheeka

1) Annexure – 1A: Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	CHEEKA	
2.	Number of Properties as per RFP	13404	O.K.
3.	Number of Properties as per current MC record	13482	O.K.
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	10363	O.K.
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	21/01/2020	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		Sh. Binod Patel Clerk
8.	Comments/Remarks/Recommendations		

It is to certify that 10363 nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC CHEEKA for stage 1.1(A) and are recommended for payment.

Commissioner/Executive Officer/Secretary  
Municipal Corporation / Council / Committee  
Cheeka (Rajasthan)

Memo no. 191-192

Dated: 21/01/2020

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
- ✓ 2. M/s Yashi Consulting Services Pvt. Ltd,

Commissioner/Executive Officer/Secretary  
Municipal Corporation / Council / Committee  
Cheeka (Rajasthan)

Secretary  
Municipal Committee  
Cheeka (Rajasthan)



**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work  
(Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Cheeka	
2.	Number of Properties as per RFP	13404	
3.	Number of Properties as per current MC record	13557	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	20397	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. 191-192 dated 21.01.2020	10363	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	10034	
<b>Details of properties verified by the authorized Officer of the ULB</b>			
Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	2200	10.78%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	2110	95.90%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	90	4.1%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

  
**Secretary**  
**Municipal Committee**  
**Cheeka (Kaithal)**

submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

  
Secretary

Municipal Committee Cheeka

Memo no. 7575-76

Dated: 11/11/20 

Sign Off certificate is forwarded in original to:

1. Director General, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
Secretary

Municipal Committee Cheeka



**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION REGISTER**

**(Based on Official report submitted by Secretary MC Cheeka)**

<b>Sr. No.</b>	<b>Particular</b>	<b>Report/nos.</b>	
<b>1</b>	Total Nos. of Properties in Demand Register (DR)	<b>13557</b>	
<b>2</b>	Total Nos. of Properties as per RFP	<b>13404</b>	
<b>3</b>	Total Nos. of Properties as Surveyed	<b>20397</b>	
<b>4</b>	Total Nos. of Properties in DR but falling outside MC limit	<b>NIL</b>	
<b>5</b>	Duplicate Properties in DR	<b>NIL</b>	
<b>6</b>	Total Nos. of Net Properties in DR within Notified limit of MC	<b>13557</b>	
<b>7</b>	New Properties found in City during Survey by YCSPL	<b>6840</b>	<b>Surveyed Properties – DR Properties</b>
<b>8</b>	Nos. of properties for which Owner Name /Father Name not found in DR		
<b>9</b>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	<b>9851*100/13557=72.66%</b>	
<b>10</b>	Existing Property Tax Demand per Annum as per DR	<b>68 lakh</b>	
<b>11</b>	Total recovery (Average per annum in previous 10 years)		
<b>12</b>	Number of effective tax payers in city , including properties outside MC limit		
	Number of ineffective tax payers in city , including properties outside MC limit		
<b>13</b>	Expected Tax to be recover from the current surveyed properties	<b>133.13 lakh</b>	
<b>14</b>	Number of properties not paying any tax since 2015, including properties outside MC limit		
<b>15</b>	Nos of refused properties in current survey	<b>2165</b>	
<b>16</b>	Category wise Comparison of old and current survey	<b>Annexure-A</b>	

*Secretary  
Municipal Committee  
Cheeka (Kaithal)*

Annexure-A			
7554	System	Residential	
	DR		
	Difference		
2791	System	Commercial	
	DR		
	Difference		
8443	System	Vacant Plot and Agriculture/Horti culture land	
	DR		
	Difference		
104	System	Institutional	
	DR		
	Difference		
-87	System	Industrial	
	DR		
	Difference		
662	System	Special Category	
	DR		
	Difference		
778	System	Mix Use	
	DR		
	Difference		
20397	System	Total	
	DR		
	Difference		
6840			

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<u>17(i)</u>	Institutional Category	191	104
<u>17(ii)</u>	Special Category	6	662
<u>17(iii)</u>	Nos. of Properties Old id matched	1.Institutional Category -126 2.Special Category - 5	
<u>17(iv)</u>	% of Old id matched	1.Institutional Category - 65.97 % 2.Special Category -86.33%	
<u>17(v)</u>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<u>18</u>	Reasons for not matching Old ID with current survey		
<u>18.1</u>	The reason for not matching the property ID's is that, the property tax survey was originally conducted long back in yr 2012-13 by the MC in house but due to availability of old layout plan, it was possible to integrate 9851 nos of properties up to an extent possible w.r.t data available in DR, layout plan id number and ward wise data which found similar in surveyed data.		
<u>18.2</u>	Nos of properties having no owner /father name in DR	Properties without owner and father name -29 nos Properties without father name-6523 nos	

Secretary  
Municipal Committee  
Cheeka (Kaithal)



<b>18.3</b>	Nos of properties for which DR not matched on vacant plot	<b>3700</b>	
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties	<b>6840</b>	
	b) Locked	<b>2140</b>	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	<b>2165</b>	
<b>19</b>	Total nos. of agriculture properties within MC limit	<b>5128</b>	
<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name		
<b>22</b>	It is certified that 3706 nos. of properties the old id sheet of which is attached with report are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

**Annexure-B**

<b>COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY</b>							
<b>Sr No</b>	<b>Category in DR</b>	<b>Area limit as per tax</b>	<b>area as per DR</b>	<b>Tax rate</b>	<b>Tax as per new notification</b>	<b>Area as per survey (Sq Yard)</b>	<b>Amount (In Lac)</b>
<b>1</b>	<b>Residential</b>	up to 300 sq yd		0.4		819380.12	4.37
		301 to 500 sq yd		1.6		234027.85	5.05
		501 to 1000 sq yd		2.4		165004.54	5.12
		1001 sq yd to 2 acres		2.8		122167.26	4.67
		More than 2 acres		4		24035.1	0.96
		<b>Total</b>					<b>20.17</b>
<b>2</b>	<b>Commercial</b>	Up to 50 sq yd		9.6		32295.93	4.14
		51-100 sq yd		14.40		32894.43	6.03
		101-500 sq yd		19.20		81361.05	19.15
		501 to 1000 sq yd		24		19138.92	5.50

  
 Secretary  
 Municipal Committee  
 Laska (Kaithal)

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		Commercial space (shopping malls, multiplex or commercial office space etc)		4.8		8888.35	0.54
		Commercial Space (More than 1000 sq yd)		6 per sq ft		38773.13	2.98
		<b>Total</b>					<b>38.32</b>
3	Industrial	Up to 2500 sq yd		2		30871.36	0.62
		2501 to 2 acres		2.4		40751.99	0.98
		2 acres to 50 acres		2.4rs per sq yd up to 2 acres+ 0.8rs per sq yd for above		534409.65	4.43
		<b>Total</b>					<b>6.03</b>
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		4.8		534.25	0.03
		2501 to 5000 sq yd		7.2			
		More than 5000 sq yd		9.6			
ii)	Institutional-Non-commercial	Up to 2500 sq yd		4		30745.38	1.23
		2501 to 5000 sq yd		4.8			
		More than 5000 sq yd		6		226982.93	13.62
iii)	Institutional-Educational Institutions	Up to 1 acre		4000 per year (Fixed)			0.84
		More than 1 acre to 2.5 acre		60000 per year			2.40
		More than 2.5 acre to 5 acres		1 lac per year			1.00
		More than 5 acres		2 lac per year			14.00
		<b>Total</b>					<b>33.11</b>
5	Vacant	Up to 100 sq yd					
		101 to 500 sq yd					
		Above 500 sq yd					
		<b>Total</b>					<b>6.37</b>

Secretary  
Municipal Committee  
Cheeka (Kalthal)



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY								
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)	
6	Special Category						21.30	
i)	Storage							
ii)	Cinema Hall							
iii)	Marriage place							
iv)	Grain Market							
	Grain Market-Booth							
	Grain Market-Shop							
v)	Hospital							
vi)	Petrol pump							
vii)	Religious/Dharmsala							
viii)	Bank							
ix)	Bus stand							
	Total							21.30
7	Mixed use							
	Total							7.83
8	Any other category as found in DR							
	Total							
	Total					68 lakh		133.13 lakh
Note: Reason for deviation and gaps in demand register data								
1								
2								
3								

Secretary  
Municipal Committee  
Cheeka (Karnal)

## **MUNICIPAL COMMITTEE DHARUHERA**

Director,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No. 759

Date: 24.3.2021

**Subject: - Submission of Joint report of Municipal Committee Dharuhera and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.**

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

  
Secretary

Municipal Committee Dharuhera

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.



**Sign-Off Format for Property Survey (Stage 1.1 (A))**

**Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Dharuhera	
2.	Number of Properties as per RFP	14261	
3.	Number of Properties as per current MC record	17734	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	17459	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	25-02-2021	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p><b>13358 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. 1194-1195 dated 23.06.2020 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 17459.</p> <p>The balance properties <math>17459 - 13358 = 4101</math> nos. has been checked and certified.</p>	

It is to certify that 17459 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Dharuhera** and the **balance 4101 properties are recommended for payment** under Stage 1.1 (A)

  
Secretary

Municipal Committee, Dharuhera

Memo no. **760-761** Dated: **24.3.2021**

Sign Off certificate is forwarded in original to:

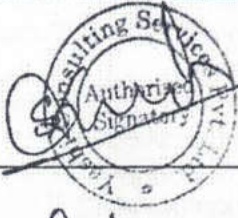
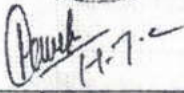
1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
Secretary

Municipal Committee, Dharuhera

# Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Dharuhera	
2.	Number of Properties as per RFP	14261	
3.	Number of Properties as per current MC record	13580	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	13358	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))		
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations		

It is to certify that 13358 nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC DHARUHERA for stage 1.1 (A) and are recommended for payment.

Commissioner/Executive Officer/Secretary

Municipal Corporation / Council / Committee

Memo no.

Dated: Dharuhera (Haryana)

Sign Off certificate is forwarded in original to: 1194-1195

23-06-2020

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
- ✓ 2. M/s Yashi Consulting Services Pvt. Ltd,

Commissioner/Executive Officer/Secretary

Municipal Corporation / Council / Committee



**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work  
(Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Dharuhera	
2.	Number of Properties as per RFP	14261	
3.	Number of Properties as per current MC record	17734	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	17459	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. 1194-1195 dated 23.06.2020 (Copy enclosed)	13358	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	4101	
<b>Details of properties verified by the authorized Officer of the ULB</b>			
Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	2000	11.45
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	1905	95.25
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	95	4.75
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

  
 Secretary  
 Municipal Committee  
 Dharuhera (Rewari)

submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

  
Secretary

Municipal Committee, Dharuhera

Memo no. 762-763

Dated: 24-3-21

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
Secretary

Municipal Committee, Dharuhera



**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION REGISTER**


**(Based on Official report submitted by Secretary MC Dharuhera)**

<b>Sr. No.</b>	<b>Particular</b>	<b>Report/nos.</b>	
<b>1</b>	Total Nos. of Properties in Demand Register (DR)	<b>17734</b>	
<b>2</b>	Total Nos. of Properties as per RFP	<b>14261</b>	
<b>3</b>	Total Nos. of Properties as Surveyed	<b>17459</b>	
<b>4</b>	Total Nos. of Properties in DR but falling outside MC limit	<b>NIL</b>	
<b>5</b>	Duplicate Properties in DR	<b>NIL</b>	
<b>6</b>	Total Nos. of Net Properties in DR within Notified limit of MC	<b>17734</b>	
<b>7</b>	New Properties found in City during Survey by YCSPL	<b>-</b>	
<b>8</b>	Nos. of properties for which Owner Name /Father Name not found in DR	<b>9641</b>	
<b>9</b>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	<b>12831*100/17734=72.4%</b>	
<b>10</b>	Existing Property Tax Demand per Annum as per DR	<b>110 lakh</b>	
<b>11</b>	Total recovery (Average per annum in previous 10 years)		
<b>12</b>	Number of effective tax payers in city , including properties outside MC limit		
	Number of ineffective tax payers in city , including properties outside MC limit		
<b>13</b>	Expected Tax to be recover from the current surveyed properties	<b>115.88 lakh</b>	
<b>14</b>	Number of properties not paying any tax since 2015, including properties outside MC limit		
<b>15</b>	Nos of refused properties in current survey	<b>1864</b>	
<b>16</b>	Category wise Comparison of old and current survey	<b>Annexure-A</b>	

  
 Secretary  
 Municipal Committee  
 Dharuhera (Rewari)

Annexure-A	Residential			Commercial	Vacant Plot and Agriculture/Horti culture land	Institutional	Industrial	Special Category	Mix Use	Total
	System	DR	Difference							
8898										
8298										
600										
1137										
2806										
-1669										
6280										
5885										
-489										
77										
5										
72										
120										
29										
91										
137										
109										
28										
810										
472										
338										
17459										
17734										
-275										

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<u>17(i)</u>	Institutional Category	5	77
<u>17(ii)</u>	Special Category	109	137
<u>17(iii)</u>	Nos. of Properties Old id matched	1.Institutional Category –2 2.Special Category - 68	
<u>17(iv)</u>	% of Old id matched	1.Institutional Category –40% 2.Special Category –62.38%	
<u>17(v)</u>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<u>18</u>	Reasons for not matching Old ID with current survey		
<u>18.1</u>	Most important conclusion for not matching the property id's is that in Dharuhera the property tax survey was conducted long back in yr. 2016-2017 by the MC in house, at that time no layout/coordinates of properties were available and in this duration of 4 yrs owners might be changed, migrated or not available during the survey in field, so Old id matching has been ensured with Survey Agency jointly upto maximum possible extent.		
<u>18.2</u>	Nos of properties having no owner /father name in DR	Properties without owner and father name -9641 nos Properties without father name-10581 nos	

  
 Secretary  
 Municipal Committee  
 Dharuhera (Rewari)



<b>18.3</b>	Nos of properties for which DR not matched on vacant plot	<b>5885</b>	
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties	-	
	b) Locked	<b>1574</b>	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	<b>1864</b>	
<b>19</b>	Total nos. of agriculture properties within MC limit	<b>884</b>	
<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name		
<b>22</b>	It is certified that old ID's of 4903 nos. of properties are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

**Annexure-B**

<b>COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY</b>							
<b>Sr No</b>	<b>Category in DR</b>	<b>Area limit as per tax</b>	<b>area as per DR</b>	<b>Tax rate</b>	<b>Tax as per new notification</b>	<b>Area as per survey (Sq Yard)</b>	<b>Amount (In Lac)</b>
<b>1</b>	<b>Residential</b>	up to 300 sq yd		0.4		820256.9	4.63
		301 to 500 sq yd		1.6		140519.69	2.92
		501 to 1000 sq yd		2.4		99580.83	2.91
		1001 sq yd to 2 acres		2.8		142252.9	6.07
		More than 2 acres		4		44959.63	3.08
		<b>Total</b>					<b>19.61</b>
<b>2</b>	<b>Commercial</b>	Up to 50 sq yd		9.6		5483.73	0.67
		51-100 sq yd		14.40		7258.38	1.37
		101-500 sq yd		19.20		47685.64	12.08
		501 to 1000 sq yd		24		21670.12	6.83
		Commercial space (shopping malls, multiplex or commercial		4.8		-	-

  
**Secretary**  
**Municipal Committee**  
**Dharuhera (R)**

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		office space etc)					
		Commercial Space (More than 1000 sq yd)		6 per sq ft		2822	0.21
		<b>Total</b>					<b>21.16</b>
3	Industrial	Up to 2500 sq yd		2		51830.57	1.04
		2501 to 2 acres		2.4		69990.48	1.68
		2 acres to 50 acres		2.4rs per sq yd up to 2 acres+ 0.8rs per sq yd for above		1805880.96	14.60
		<b>Total</b>					<b>17.32</b>
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		4.8		1356.32	0.07
		2501 to 5000 sq yd		7.2		-	-
		More than 5000 sq yd		9.6		28485.68	2.73
ii)	Institutional-Non-commercial	Up to 2500 sq yd		4		9625.62	0.39
		2501 to 5000 sq yd		4.8		15428.35	0.74
		More than 5000 sq yd		6		220796.81	13.25
iii)	Institutional-Educational Institutions	Up to 1 acre		4000 per year (Fixed)			1.24
		More than 1 acre to 2.5 acre		60000 per year			1.20
		More than 2.5 acre to 5 acres		1 lac per year			1.00
		More than 5 acres		2 lac per year			
		<b>Total</b>					<b>20.61</b>
5	Vacant	Up to 100 sq yd				-	-
		101 to 500 sq yd				-	-
		Above 500 sq yd				-	-
		<b>Total</b>					<b>13.18</b>

Secretary  
Municipal Committee  
Dharuhera (Raj.)



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
6	Special Category						8.17
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market-Booth						
	Grain Market-Shop						
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dhar msala						
viii)	Bank						
ix)	Bus stand						
		Total					8.17
7	Mixed use						
		Total					15.83
8	Any other category as found in DR						
		Total					
		Total			110 lakh		115.88 lakh
Note: Reason for deviation and gaps in demand register data							
1							
2							
3							

  
 Secretary  
 Municipal Committee  
 Dharuhera (Rewari)

## **MUNICIPAL COMMITTEE ELLENABAD**

Director,  
Urban Local Bodies,  
Panchkula, Haryana.

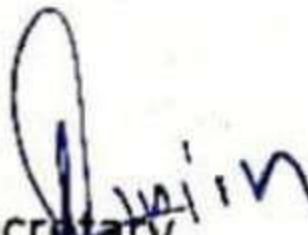
Memo No. 1002/MCENB

Date: 09.11.2020

**Subject: - Submission of Joint report of Municipal Committee Ellenabad and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.**

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.



Secretary

Municipal Committee Ellenabad

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.



**Sign-Off Format for Property Survey (Stage 1.1 (A))****Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Ellenabad	
2.	Number of Properties as per RFP	11886	
3.	Number of Properties as per current MC record	12201	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	12603	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	26-10-2020	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p><b>8950 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. 1227/MCENB dated 03.10.2019 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 12603.</p> <p>The balance properties <math>12603 - 8950 = 3653</math> nos. has been checked and certified.</p>	

It is to certify that 12603 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Ellenabad** and the balance 3653 properties are recommended for payment under Stage 1.1 (A)

  
Secretary

Municipal Committee Ellenabad

Memo no.

Dated:

Sign Off certificate is forwarded in original to:

1. Director General, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,


  
Secretary

Municipal Committee Ellenabad




**Sign-Off Format for Property Survey (Stage1.1 (A))**

**Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Ellenabad	
2.	Number of Properties as per RFP	11886	OK
3.	Number of Properties as per current MC record	11866	OK
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	8950	OK
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	1-10-2019	
6.	Signature of SI with seal and sign	 [Signature]	
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign	[Signature]	
8.	Comments/Remarks/Recommendations		

It is to certify that 8950 nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC ELLENABAD for stage 1.1 (A) and are recommended for payment.


  
 Commissioner/Executive Officer/Secretary  
**Municipal Committee**  
 Municipal Corporation / Council / Committee  
Ellenabad

Memo no. 1227/MCEN6

Dated: 31/10/19

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

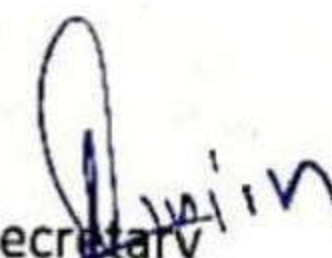
  
 Commissioner/Executive Officer/Secretary  
**Municipal Committee**  
 Municipal Corporation / Council / Committee  
Ellenabad



**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work  
(Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Ellenabad	
2.	Number of Properties as per RFP	11886	
3.	Number of Properties as per current MC record	12201	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	12603	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. 1227/MCENB dated 03.10.2019	8950	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	3653	
<b>Details of properties verified by the authorized Officer of the ULB</b>			
Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	1300	10.31%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	1240	95.38%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	60	4.62%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

  
Secretary

Municipal Committee Ellenabad



submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

  
Secretary

Municipal Committee Ellenabad

Memo no. 1002-1003/MCENB

Dated: 09-11-2020

Sign Off certificate is forwarded in original to:

1. Director General, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
Secretary

Municipal Committee Ellenabad



**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION**  
**REGISTER**

**(Based on Official report submitted by Secretary MC Ellenabad)**

<b>Sr. No.</b>	<b>Particular</b>	<b>Report/nos.</b>	
<b>1</b>	Total Nos. of Properties in Demand Register (DR)	<b>12201</b>	
<b>2</b>	Total Nos. of Properties as per RFP	<b>11886</b>	
<b>3</b>	Total Nos. of Properties as Surveyed	<b>12603</b>	
<b>4</b>	Total Nos. of Properties in DR but falling outside MC limit	<b>NIL</b>	
<b>5</b>	Duplicate Properties in DR	<b>NIL</b>	
<b>6</b>	Total Nos. of Net Properties in DR within Notified limit of MC	<b>12201</b>	
<b>7</b>	New Properties found in City during Survey by YCSPL	<b>402</b>	<b>Surveyed Properties – DR Properties</b>
<b>8</b>	Nos. of properties for which Owner Name /Father Name not found in DR	<b>3213</b>	
<b>9</b>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	<b>9486*100/12201=77.74%</b>	
<b>10</b>	Existing Property Tax Demand per Annum as per DR	<b>108.00 Lac</b>	
<b>11</b>	Total recovery (Average per annum in previous 10 years)	<b>31.21 Lac</b>	
<b>12</b>	Number of effective tax payers in city , including properties outside MC limit	<b>12201</b>	
	Number of ineffective tax payers in city , including properties outside MC limit	<b>5148</b>	
<b>13</b>	Expected Tax to be recover from the current surveyed properties	<b>116.13 lakh</b>	
<b>14</b>	Number of properties not paying any tax since 2015, including properties outside MC limit	<b>7053</b>	
<b>15</b>	Nos of refused properties in current survey	<b>2409</b>	
<b>16</b>	Category wise Comparison of old and current survey	<b>Annexure-A</b>	

  
Secretary

Municipal Committee Ellenabad



Annexure-A			
	System	Residential	
6974	DR		
6247	Difference		
727	System	Commercial	
1785	DR		
1753	Difference		
32	System	Vacant Plot and Agriculture/Horti culture land	
2481	DR		
2821	Difference		
-340	System	Institutional	
59	DR		
55	Difference		
4	System	Industrial	
32	DR		
21	Difference		
11	System	Special Category	
447	DR		
205	Difference		
242	System	Mix Use	
825	DR		
892	Difference		
-67	System	Total	
12603	DR		
12201	Difference		
402			

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<b>17(i)</b>	Institutional Category	55	59
<b>17(ii)</b>	Special Category	205	447
<b>17(iii)</b>	Nos. of Properties Old id matched	1.Institutional Category -51 2.Special Category -175	
<b>17(iv)</b>	% of Old id matched	1.Institutional Category – 92.72 % 2.Special Category -85.36%	
<b>17(v)</b>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<b>18</b>	Reasons for not matching Old ID with current survey		
<b>18.1</b>	The reason for not matching the property ID's is that, the property tax survey was originally conducted long back in yr 2014-15 by the MC in house but due to availability of old layout plan, it was possible to integrate 9486 nos of properties up to an extent possible w.r.t data available in DR, layout plan id number and ward wise data which found similar in surveyed data.		
<b>18.2</b>	Nos of properties having no owner /father name in DR	Properties without owner and father name -3213 nos Properties without father name-526 nos	

Secretary

Municipal Committee Ellenabad



<b>18.3</b>	Nos of properties for which DR not matched on vacant plot	<b>2821</b>	
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties	<b>402</b>	
	b) Locked	<b>1523</b>	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	<b>2409</b>	
<b>19</b>	Total nos. of agriculture properties within MC limit	<b>212</b>	
<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name		
<b>22</b>	It is certified that 2715 nos. of properties the old id sheet of which is attached with report are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

**Annexure-B**

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential	up to 300 sq yd		0.4		903329.9	4.51
		301 to 500 sq yd		1.6		238740.54	4.97
		501 to 1000 sq yd		2.4		134954.94	3.99
		1001 sq yd to 2 acres		2.8		82673.71	3.61
		More than 2 acres		4		88520.86	8.38
		<b>Total</b>					<b>25.45</b>
2	Commercial	Up to 50 sq yd		9.6		21711.18	2.53
		51-100 sq yd		14.40		35375.75	6.39
		101-500 sq yd		19.20		91925.33	21.00
		501 to 1000 sq yd		24		30733.16	8.30

  
Secretary

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		Commercial space (shopping malls, multiplex or commercial office space etc)		4.8		-	-
		Commercial Space (More than 1000 sq yd)		6 per sq ft		12670	0.83
		<b>Total</b>					<b>39.04</b>
3	Industrial	Up to 2500 sq yd		2		12986.36	0.26
		2501 to 2 acres		2.4		13308.35	0.32
		2 acres to 50 acres		2.4rs per sq yd up to 2 acres+ 0.8rs per sq yd for above		85963.16	0.84
		<b>Total</b>					<b>1.42</b>
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		4.8		-	-
		2501 to 5000 sq yd		7.2		-	-
		More than 5000 sq yd		9.6		-	-
ii)	Institutional-Non-commercial	Up to 2500 sq yd		4		20720.19	0.87
		2501 to 5000 sq yd		4.8		3105.69	0.15
		More than 5000 sq yd		6		218453.01	13.11
iii)	Institutional-Educational Institutions	Up to 1 acre		4000 per year (Fixed)			1.16
		More than 1 acre to 2.5 acre		60000 per year			1.20
		More than 2.5 acre to 5 acres		1 lac per year			
		More than 5 acres		2 lac per year			4.00
		<b>Total</b>					<b>20.49</b>
5	Vacant	Up to 100 sq yd				-	-
		101 to 500 sq yd				-	-
		Above 500 sq yd				-	-
		<b>Total</b>					<b>5.14</b>

  
Secretary




COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
6	Special Category						9.87
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market-Booth						
	Grain Market-Shop						
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dhar msala						
viii)	Bank						
ix)	Bus stand						
		Total					9.87
7	Mixed use						
		Total					14.72
8	Any other category as found in DR						
		Total					
		Total			108 lakh		116.13lakh
Note: Reason for deviation and gaps in demand register data							
1							
2							
3							

Secretary

Municipal Committee Ellenabad

**Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Faridabad	
2.	Number of Properties as per RFP	400000	
3.	Number of Properties as per current MC record	250000	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	552200	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	01.06.2021	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p><b>460316 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. MCF/ZTO/HQ/2020/191 dated 17.11.2020 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 552200.</p> <p>The balance properties <math>552200 - 460316 = 91884</math> nos. has been checked and certified.</p>	

It is to certify that 552200 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC Faridabad and the balance 91884 properties are recommended for payment under Stage 1.1 (A)

properties are recommended for payment under this

270-NIT-I <sup>1.2</sup> <sup>h.s</sup> <sup>3.11</sup> <sup>10/6/2021</sup>  
270-B-I <sup>1.2</sup> <sup>h.s</sup> <sup>3.11</sup> <sup>10/6/2021</sup>  
270-B-II <sup>1.2</sup> <sup>h.s</sup> <sup>3.11</sup> <sup>10/6/2021</sup>

Memo no. MCF/PA/15/04/21 Dated: - 16-06-2021  
2021/185

Commissioner

Municipal Corporation, Faridabad

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

Commissioner

Municipal Corporation, Faridabad



**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work  
(Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Faridabad	
2.	Number of Properties as per RFP	400000	
3.	Number of Properties as per current MC record	250000	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	552200	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. MCF/ZTO/HQ/2020/191 dated 17.11.2020 (Copy enclosed)	460316	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	91884	
<b>Details of properties verified by the authorized Officer of the ULB</b>			
Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	82353	14.91%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	79292	96.28%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	3061	3.72%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties



submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

270 NII-I-  
II-  
III-  
270B-I-  
270B-II-  
270 old-I-  
270 old-II-  
15/06  
15/06/21

Commissioner

Municipal Corporation, Faridabad

Memo no. MCF/PA/2021/186 Dated: 16-6-21

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

Commissioner

Municipal Corporation, Faridabad



**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION  
REGISTER**

**(Based on Official report submitted by Commissioner MC Faridabad)**

Sr. No.	Particular	Report/nos.	
<u>1</u>	Total Nos. of Properties in Demand Register (DR)	250000	
<u>2</u>	Total Nos. of Properties as per RFP	400000	
<u>3</u>	Total Nos. of Properties as Surveyed	552200	
<u>4</u>	Total Nos. of Properties in DR but falling outside MC limit	NIL	
<u>5</u>	Duplicate Properties in DR	NIL	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	250000	
<u>7</u>	New Properties found in City during Survey by YCSPL	302200	Surveyed Properties – DR Properties
<u>8</u>	Nos. of properties for which Owner Name /Father Name not found in DR	32478	
<u>9</u>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	176002*100/250000=70.40% (As per only Yaghi Report)	
<u>10</u>	Existing Property Tax Demand per Annum as per DR	40 Cr.	
<u>11</u>	Total recovery (Average per annum in previous 10 years)	50 Cr. approx	
<u>12</u>	Number of effective tax payers in city, including properties outside MC limit	117851 approx	
	Number of ineffective tax payers in city, including properties outside MC limit	144040 approx	
<u>13</u>	Expected Tax to be recover from the current surveyed properties	13994.5 lakh	
<u>14</u>	Number of properties not paying any tax since 2015, including properties outside MC limit	144040 approx	
<u>15</u>	Nos of refused properties in current survey	80219	
<u>16</u>	Category wise Comparison of old and current survey	Annexure-A	





Annexure-A	Residential			Commercial			Vacant Plot and Agriculture/Horti culture land			Institutional			Industrial			Special Category			Mix Use			Total		
	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference
	362306	195848	166458	39674	27570	12104	77939	9863	68076	2552	576	1976	14036	9902	4134	4910	882	4028	50783	17250	33533	552200	250000	302200

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<u>17(i)</u>	Institutional Category	576	2610
<u>17(ii)</u>	Special Category	882	5400
<u>17(iii)</u> }	Nos. of Properties Old id matched	1.Institutional Category –78 2.Special Category - Nil	
<u>17(iv)</u> }	% of Old id matched	1.Institutional Category –13.54% 2.Special Category – Nil	
<u>17(v)</u>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<u>18</u>	Reasons for not matching Old ID with current survey		
<u>18.1</u>	Most important conclusion for not matching the property id's is that in Faridabad the property tax survey was conducted long back in yr. 2008-09 by the MC in house, at that time no layout/coordinates of properties were available and in this duration of 13 yrs owners might be changed, migrated or not available during the survey in field, so Old id matching has been ensured with Survey Agency jointly upto maximum possible extent.		
<u>18.2</u>	Nos of properties having no owner /father name in DR	Properties without owner and father name – 32478 nos Properties without father name- 238153 nos	





<b>18.3</b>	Nos of properties for which DR not matched on vacant plot	<b>9863</b>	
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties	<b>290309</b>	
	b) Locked	<b>83903</b>	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	<b>80219</b>	
<b>19</b>	Total nos. of agriculture properties within MC limit	<b>9000</b>	
<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name		
<b>22</b>	It is certified that old ID's of 73998 nos. of properties are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

#### Annexure-B

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential						
i)	Residential Houses	up to 300 sq yd		1		26018639	381.66
		301 to 500 sq yd		4		4774193	279.76
		501 to 1000 sq yd		6		3351141	300.37
		1001 sq yd to 2 acres		7		2253415	235.11
		More than 2 acres		10		2119982	332.22
ii)	Residential Flats	Upto 2000 Sqft		1		29616790	296.24
		2001 to 5000 Sqft		1.20		5636652	67.96
		More than 5000 Sqft		1.50		10424324	159.12
		<b>Total</b>					<b>2052.43</b>

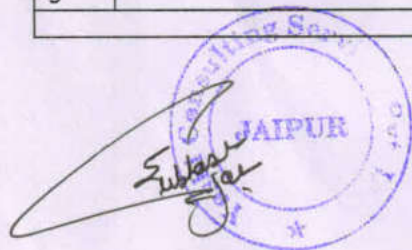


COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
2	Commercial	Up to 50 sq yd		24		338524.09	110.47
		51-100 sq yd		36		315458.37	159.78
		101-500 sq yd		48		864851.34	599.49
		501 to 1000 sq yd		60		196617.04	158.23
		Commercial space (shopping malls, multiplex or commercial office space etc) upto 1000 Sq feet		12 per sq ft		1322801	171.72
		Commercial Space (More than 1000 sq feet)		15 per sq ft		3584319	1127.79
		<b>Total</b>					<b>2327.48</b>
3	Industrial	Up to 2500 sq yd		5		6105885.2	305.86
		2501 to 2 acres		6		4182571.75	251.86
		2 acres to 50 acres		6 rs per sq yd up to 2 acres+ 2 rs per sq yd for above		7905864.06	158.50
		<b>Total</b>					<b>716.22</b>
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		12		3357.3	0.40
		2501 to 5000 sq yd		18		5304.46	0.95
		More than 5000 sq yd		24		166891.71	40.05
ii)	Institutional-Non-commercial	Up to 2500 sq yd		10		312373.98	31.17
		2501 to 5000 sq yd		12		273402.68	32.81
		More than 5000 sq yd		15		6322336.32	948.35
iii)	Institutional-Educational Institutions	Up to 1 acre		10000 per year (Fixed)			123.30
		More than 1 acre to 2.5 acre		1.5 lac per year			145.50
		More than 2.5 acre to 5 acres		2.5 lac per year			115.00
		More than 5 acres		5 lac per year			155.00





COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		<b>Total</b>					<b>1592.54</b>
5	Vacant	Up to 100 sq yd				-	-
		101 to 500 sq yd				-	-
		Above 500 sq yd				-	-
		<b>Total</b>					<b>269.05</b>
6	Special Category						<b>6326.70</b>
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market-Booth						
	Grain Market-Shop					-	-
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dhar msala						
viii)	Bank						
ix)	Bus stand						
		<b>Total</b>					<b>6326.70</b>
7	Mixed use						
		<b>Total</b>					<b>1426.36</b>
8	Any other category as found in DR					-	-
		<b>Total</b>					
		<b>Total</b>			<b>4000 lakh</b>		<b>13994.5 lakh</b>
Note: Reason for deviation and gaps in demand register data							
1							
2							
3							



ZTO-NIT-I  
 II  
 III  
 ZTO B-I  
 -II  
 ZTO (ad)-I  
 -II  
 15/06/21  
 15/06/21

## OFFICE OF MUNICIPAL COMMITTEE FARRUKHNAGAR

To,

The Director  
Urban Local Bodies  
Panchkula, Haryana


Memo No. MCF/2020/ 3400

Date: 18-12-2020

**Subject:** Submission of Joint report of Municipal Committee Farrukhnagar and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A ad 1.1B respectively including joint report of SOP in the format approved by the steering committee constituted at state Level.

R/Sir,


Kindly find enclosed herewith the above record attached as Annexure-1, Annexure-2 and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

  
Secretary,  
Municipal Committee  
Farrukhnagar

Memo No. MCF/2020/

Date:

A copy is forwarded to M/s Yashi Consulting Services Pvt. Ltd. For information and record.

  
Secretary,  
Municipal Committee  
Farrukhnagar



## OFFICE OF MUNICIPAL COMMITTEE FARRUKHNAGAR

To,

The Director  
Urban Local Bodies  
Panchkula, Haryana

Memo No. MCF/2020/

Date:

**Subject: Submission of Joint report of Municipal Committee Farrukhnagar and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A ad 1.1B respectively including joint report of SOP in the format approved by the steering committee constituted at state Level.**

R/Sir,

Kindly find enclosed herewith the above record attached as Annexure-1, Annexure-2 and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

*Sd-*  
Secretary,  
Municipal Committee  
Farrukhnagar

Memo No. MCF/2020/ *3401*

Date: *18-12-2020*

A copy is forwarded to M/s Yashi Consulting Services Pvt. Ltd. For information and record.

*Sd/-*  
Secretary,  
Municipal Committee  
Farrukhnagar *n*

**Sign-Off Format for Property Survey (Stage 1.1 (A))**

**Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Farrukhnagar	
2.	Number of Properties as per RFP	6680	
3.	Number of Properties as per current MC record	6925	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	13987	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	15-12-2020	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p><b>8381 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. 1283 dated 02.09.2019 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 13987.</p> <p>The balance properties <math>13987 - 8381 = 5606</math> nos. has been checked and certified.</p>	

It is to certify that 13987 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Farrukhnagar** and the balance 5606 properties are recommended for payment under Stage 1.1 (A)

  
Secretary

Municipal Committee Farrukhnagar

Memo no. 3402-3403 Dated: 18-12-2020

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,


  
Secretary

Municipal Committee Farrukhnagar



1) Annexure – 1A: Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	FARUKHNAGAR	OK
2.	Number of Properties as per RFP	6680	OK
3.	Number of Properties as per current MC record	6767	OK
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	8381	OK
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	02-Sept-2019	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		As per K. Kumar Property Tax clerk
8.	Comments/Remarks/Recommendations		

It is to certify that 8381 nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC FARUKHNAGAR for stage 1.1 (A) and are recommended for payment.

Commissioner/Executive Officer/Secretary  
Municipal Corporation / Council / Committee FARUKHNAGAR

Memo no. 1283

Dated: 02/09/19

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd.

Commissioner/Executive Officer/Secretary  
Municipal Corporation / Council / Committee FARUKHNAGAR



**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work  
(Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Farrukhnagar	
2.	Number of Properties as per RFP	6680	
3.	Number of Properties as per current MC record	6925	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	13987	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. 283 dated 02.09.2019	8381	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	5608	
<b>Details of properties verified by the authorized Officer of the ULB</b>			
Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	1500	10.72%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	1430	95.33%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	70	4.67%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

Secretary  
Municipal Committee  
Farrukh Nagar (GGN)



submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

  
Secretary

Municipal Committee Farrukhnagar

Memo no. 3404-3405

Dated: 18-12-2020

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
Secretary

Municipal Committee Farrukhnagar

**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION  
REGISTER**

**(Based on Official report submitted by Secretary MC Farrukhnagar)**

Sr. No.	Particular	Report/nos.	
<u>1</u>	Total Nos. of Properties in Demand Register (DR)	6925	
<u>2</u>	Total Nos. of Properties as per RFP	6680	
<u>3</u>	Total Nos. of Properties as Surveyed	13987	
<u>4</u>	Total Nos. of Properties in DR but falling outside MC limit	NIL	
<u>5</u>	Duplicate Properties in DR	NIL	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	6925	
<u>7</u>	New Properties found in City during Survey by YCSPL	7064	Surveyed Properties – DR Properties
<u>8</u>	Nos. of properties for which Owner Name /Father Name not found in DR	1	
<u>9</u>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	$4850*100/6925=70\%$	
<u>10</u>	Existing Property Tax Demand per Annum as per DR	15 lakh	
<u>11</u>	Total recovery (Average per annum in previous 10 years)	10.34 lakh	
<u>12</u>	Number of effective tax payers in city , including properties outside MC limit	3200	
	Number of ineffective tax payers in city , including properties outside MC limit	3725	
<u>13</u>	Expected Tax to be recover from the current surveyed properties	71.27 lakh	
<u>14</u>	Number of properties not paying any tax since 2015, including properties outside MC limit	3725	
<u>15</u>	Nos of refused properties in current survey	1698	
<u>16</u>	Category wise Comparison of old and current survey	Annexure-A	

  
 Secretary  
 Municipal Committee  
 Farrukh Nagar (GGN)




Annexure-A	Residential			Commercial			Vacant Plot and Agriculture/Horti culture land			Institutional			Industrial			Special Category			Mix Use			Total		
	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference
	4515	3447	1068	1062	1642	-580	7636	1605	6031	117	8	109	27	0	27	171	0	171	459	223	236	13987	6925	7064

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<u>17(i)</u>	Institutional Category	8	117
<u>17(ii)</u>	Special Category	0	171
<u>17(iii)</u>	Nos. of Properties Old id matched	1.Institutional Category -3 2.Special Category -0	
<u>17(iv)</u>	% of Old id matched	1.Institutional Category - 37.5 % 2.Special Category -0 %	
<u>17(v)</u>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<u>18</u>	Reasons for not matching Old ID with current survey		
<u>18.1</u>	Most important conclusion for not matching the property id's is that in Farrukhnagar the property tax survey was conducted long back in yr. 2012-13 by the MC in house, at that time no layout/coordinates of properties were available and in this duration of 8 yrs owners might be changed, migrated or not available during the survey in field, so Old id matching has been ensured with Survey Agency jointly upto maximum possible extent.		
<u>18.2</u>	Nos of properties having no owner /father name in DR	Properties without owner and father name -1nos Properties without father name-1824 nos	

<b>18.3</b>	Nos of properties for which DR not matched on vacant plot	<b>1605</b>	
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties	<b>7064</b>	
	b) Locked	<b>894</b>	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	<b>1698</b>	
<b>19</b>	Total nos. of agriculture properties within MC limit	<b>4873</b>	
<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name		
<b>22</b>	It is certified that Old Id's of 2075 nos. of properties are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

**Annexure-B**

<b>COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY</b>							
<b>Sr No</b>	<b>Category in DR</b>	<b>Area limit as per tax</b>	<b>area as per DR</b>	<b>Tax rate</b>	<b>Tax as per new notification</b>	<b>Area as per survey (Sq Yard)</b>	<b>Amount (In Lac)</b>
1	Residential	up to 300 sq yd		0.4		490816.86	2.48
		301 to 500 sq yd		1.6		105688.77	2.03
		501 to 1000 sq yd		2.4		93455.34	2.78
		1001 sq yd to 2 acres		2.8		99455.23	3.39
		More than 2 acres		4		29904.21	1.91
		<b>Total</b>					<b>12.59</b>
2	Commercial	Up to 50 sq yd		9.6		16016.44	1.88
		51-100 sq yd		14.40		14577.98	2.60
		101-500 sq yd		19.20		44599.27	10.07
		501 to 1000 sq yd		24		14233.48	4.26

  
**Secretary**  
**Municipal Committee**  
**Farrukh Nagar (GG),**



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		Commercial space (shopping malls, multiplex or commercial office space etc)		4.8			
		Commercial Space (More than 1000 sq yd)		6 per sq ft		17739.91	1.77
		<b>Total</b>					
3	Industrial	Up to 2500 sq yd		2		6509.69	20.58
		2501 to 2 acres		2.4		61428.79	0.13
		2 acres to 50 acres		2.4rs per sq yd up to 2 acres+ 0.8rs per sq yd for above		214853.97	1.47
		<b>Total</b>					1.95
4	Institutional						3.55
i)	Institutional-Commercial	Up to 2500 sq yd		4.8		245.95	0.01
		2501 to 5000 sq yd		7.2			
		More than 5000 sq yd		9.6			
ii)	Institutional-Non-commercial	Up to 2500 sq yd		4		28002.35	1.12
		2501 to 5000 sq yd		4.8		20435.5	0.98
		More than 5000 sq yd		6		34231.2	2.05
iii)	Institutional-Educational Institutions	Up to 1 acre		4000 per year (Fixed)			0.76
		More than 1 acre to 2.5 acre		60000 per year			3.60
		More than 2.5 acre to 5 acres		1 lac per year			
		More than 5 acres		2 lac per year			2.00
		<b>Total</b>					10.53
5	Vacant	Up to 100 sq yd					
		101 to 500 sq yd					
		Above 500 sq yd					
		<b>Total</b>					3.63

Secretary  
Municipal Committee  
Farrukh Nagar (GGM)

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
6	Special Category						14.36
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market-Booth						
	Grain Market-Shop						
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dharmsala						
viii)	Bank						
ix)	Bus stand						
		Total					14.36
7	Mixed use						
		Total					6.03
8	Any other category as found in DR						
		Total					
		Total			15 lakh		71.27 lakh
Note: Reason for deviation and gaps in demand register data							
1							
2							
3							

Secretary  
Municipal Committee  
Farukh Nagar (GGN)



## MUNICIPAL COUNCIL FATEHABAD

Director General,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No. 5099

Date: 23-10-2020

**Subject: - Submission of Joint report of Municipal Council Fatehabad and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.**

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

Executive Officer

Municipal Council Fatehabad

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.

**Sign-Off Format for Property Survey (Stage 1.1 (A))****Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Fatehabad	
2.	Number of Properties as per RFP	23263	
3.	Number of Properties as per current MC record	24371	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	26553	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	14-10-2020	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations		

It is to certify that 26553 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Fatehabad** for Stage 1.1 (A) and are recommended for payment

Executive Officer  
Municipal Council, Fatehabad  
Fatehabad

Memo no. 6000-6001

Dated: 23-10-2020

Sign Off certificate is forwarded in original to:

1. Director General, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

Executive Officer  
Municipal Council, Fatehabad  
Fatehabad



**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work (Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Fatehabad	
2.	Number of Properties as per RFP	23263	
3.	Number of Properties as per current MC record	24371	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	26553	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A)	0	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	26553	
<b>Details of properties verified by the authorized Officer of the ULB</b>			
Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	2800	10.54%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	2670	95.35%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	130	4.65%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

*[Signature]*  
 Executive Officer  
 Municipal Council, Fatehabad



submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

Executive Officer  
Municipal Council, Fatehabad  
Municipal Council, Fatehabad

Memo no. 6002-6003

Dated: 23-10-2020

Sign Off certificate is forwarded in original to:

1. Director General, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

Executive Officer  
Municipal Council, Fatehabad  
Municipal Council, Fatehabad



**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION  
REGISTER**

**(Based on Official report submitted by Secretary MC Fatehabad)**

<b>Sr. No.</b>	<b>Particular</b>	<b>Report/nos.</b>	
<b>1</b>	Total Nos. of Properties in Demand Register (DR)*	<b>24371</b>	
<b>2</b>	Total Nos. of Properties as per RFP	<b>23263</b>	
<b>3</b>	Total Nos. of Properties as Surveyed	<b>26553</b>	
<b>4</b>	Total Nos. of Properties in DR but falling outside MC limit	<b>NIL</b>	
<b>5</b>	Duplicate Properties in DR	<b>NIL</b>	
<b>6</b>	Total Nos. of Net Properties in DR within Notified limit of MC	<b>24371</b>	
<b>7</b>	New Properties found in City during Survey by YCSPL	<b>2182</b>	<b>Surveyed Properties – DR Properties</b>
<b>8</b>	Nos. of properties for which Owner Name /Father Name not found in DR	<b>8812</b>	
<b>9</b>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	<b>19800*100/24371=81.24</b>	
<b>10</b>	Existing Property Tax Demand per Annum as per DR	<b>309 lakh</b>	
<b>11</b>	Total recovery (Average per annum in previous 10 years)	<b>100 lakh</b>	
<b>12</b>	Number of effective tax payers in city , including properties outside MC limit	<b>4500</b>	
	Number of ineffective tax payers in city , including properties outside MC limit	<b>19871</b>	
<b>13</b>	Expected Tax to be recover from the current surveyed properties	<b>288.48 lakh</b>	
<b>14</b>	Number of properties not paying any tax since 2015, including properties outside MC limit		
<b>15</b>	Nos of refused properties in current survey	<b>4842</b>	
<b>16</b>	Category wise Comparison of old and current survey	<b>Annexure-A</b>	

  
 Executive Officer  
 Municipal Council, Fatehabad



Annexure-A	Residential			Commercial	Vacant Plot and Agriculture/Horti culture land	Institutional	Industrial	Special Category	Mix Use	Total
	System	DR	Difference							
13385										
9485										
3900										
4075										
3434										
641										
5880										
4596										
1284										
209										
150										
59										
125										
110										
15										
692										
891										
-199										
2187										
5656										
-3469										
26553										
24371										
2182										

**Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey**

Collection Register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<b><u>17(i)</u></b>	Institutional Category	<b>150</b>	<b>209</b>
<b><u>17(ii)</u></b>	Special Category	<b>891</b>	<b>692</b>
<b><u>17(iii)</u></b>	Nos. of Properties Old id matched	<b>1.Institutional Category -134</b> <b>2.Special Category -753</b>	
<b><u>17(iv)</u></b>	% of Old id matched	<b>1.Institutional Category – 89.33 %</b> <b>2.Special Category -84.51%</b>	
<b><u>17(v)</u></b>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<b><u>18</u></b>	<b>Reasons for not matching Old ID with current survey</b>		
<b><u>18.1</u></b>	The reason for not matching the property ID's is that, the property tax survey was originally conducted long back in yr 2016-17 by the MC in house but due to availability of old layout plan/ Coordinate, it was possible to integrate 19800 nos of properties up to an extent possible w.r.t data available in DR, layout plan id number and ward wise data which found similar in surveyed data.		
<b><u>18.2</u></b>	Nos of properties having no owner /father name in DR	Properties without owner and father name -8812 nos	

  
 Executive Officer  
 Municipal Council, Fatshahbar



		Properties without father name-1326 nos	
<b>18.3</b>	Nos of properties for which DR not matched on vacant plot	<b>4596</b>	
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties	<b>2182</b>	
	b) Locked	<b>2287</b>	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	<b>4842</b>	
<b>19</b>	Total nos. of agriculture properties within MC limit	<b>1618</b>	
<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name		
<b>22</b>	It is certified that ---- nos. of properties the old id sheet of which is attached with report are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

**Annexure-B**

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential	up to 300 sq yd		0.5		1703263.09	11.45
		301 to 500 sq yd		2		333844	9.14
		501 to 1000 sq yd		3		173627.47	6.78
		1001 sq yd to 2 acres		3.5		140386.67	7.03
		More than 2 acres		5		143672.72	11.35
		<b>Total</b>					<b>45.75</b>
2	Commercial	Up to 50 sq yd		12		61785	10.23
		51-100 sq yd		18		51094.69	12.81
		101-500 sq yd		24		132226.92	41.92
		501 to 1000 sq yd		30		38655.4	14.43

  
 Executive Officer  
 Municipal Council, Fatehabad



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		Commercial space (0-1000Sq ft)		6		-	-
		Commercial space (1000 and above)		7.5		169508.63	14.58
		Commercial Space (More than 1000 sqyd)		7.5		-	-
		<b>Total</b>					<b>93.98</b>
3	Industrial	Up to 2500 sq yd		2.5		54795.39	1.48
		2501 to 2 acres		3		130127.91	4.32
		2 acres to 50 acres		3 rs per sqyd up to 2 acre+ 1 rs per sqyd for above			2.41
		<b>Total</b>					<b>8.21</b>
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		6		3960.73	0.24
		2501 to 5000 sq yd		9		-	-
		More than 5000 sq yd		12		-	-
ii)	Institutional-Non-commercial	Up to 2500 sq yd		5		76769.13	3.84
		2501 to 5000 sq yd		6		29977.18	1.80
		More than 5000 sq yd		7.5		236339.16	17.73
iii)	Institutional-Educational Institutions	Up to 1 acre		5000 per year			2.50
		More than 1 acre to 2.5 acre		75000 per year			2.25
		More than 2.5 acre to 5 acres		1.25 lac per year			3.75
		More than 5 acres		2.5 lac per year			5.00
		<b>Total</b>					<b>37.10</b>
5	Vacant	Up to 100 sq yd				-	-
		101 to 500 sq yd				-	-

Executive Officer  
Municipal Council, Fatehabad



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY								
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)	
		Above 500 sq yd				-	-	
		Total					13.16	
6	Special Category						49.59	
i)	Storage						-	-
ii)	Cinema Hall							
iii)	Marriage place							
iv)	Grain Market							
	Grain Market-Booth							
	Grain Market-Shop							
v)	Hospital							
vi)	Petrol pump							
vii)	Religious/Dhar msala							
viii)	Bank							
ix)	Bus stand							
		Total				49.59		
7	Mixed use							
		Total					40.69	
8	Any other category as found in DR						-	
		Total						
		Total			309 lakh		288.48 lakh	
Note: Reason for deviation and gaps in demand register data								
1								
2								
3								

  
 Executive Officer  
 Municipal Council, Fatehabari

## **MUNICIPAL COMMITTEE FEROZEPUR JHIRKHA**

Director,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No. 291

Date: 30-03-2021

**Subject: - Submission of Joint report of Municipal Committee Ferozepur Jhirkha and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.**

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

  
Secretary

Municipal Committee, Ferozepur Jhirkha

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.



**Sign-Off Format for Property Survey (Stage1.1 (A))**

**Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Ferozepur Jhirkha	
2.	Number of Properties as per RFP	9145	
3.	Number of Properties as per current MC record	8080	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	10779	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	25.03.2021	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p><b>7751 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. 624-625 dated 19.06.2020 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 10779.</p> <p>The balance properties <math>10779 - 7751 = 3028</math> nos. has been checked and certified.</p>	

It is to certify that 10779 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Ferozepur Jhirkha** and the **balance 3028 properties are recommended for payment** under Stage 1.1 (A)

  
Secretary

Municipal Committee, Ferozepur Jhirkha

Memo no. 292-293

Dated: 30-03-2021

Sign Off certificate is forwarded in original to:


1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
Secretary

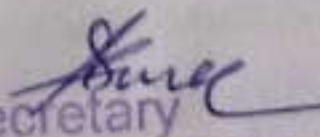
Municipal Committee, Ferozepur Jhirkha

# Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Ferozepur Jhirka	
2.	Number of Properties as per RFP	9145	OK
3.	Number of Properties as per current MC record	8081	OK
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	7751	OK
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	19.06.2020	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations		

It is to certify that 7751 nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC F. Jhirka for stage 1.1 (A) and are recommended for payment.

  
 Secretary  
 Commissioner/Executive Officer/Secretary  
 Municipal Committee  
 Ferozepur Jhirka, Dist. Nuh  
 Municipal Corporation / Council / Committee

Dated: 19/06/2020

Memo no. 624-625

Sign Off certificate is forwarded in original to:

- Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
- M/s Yashi Consulting Services Pvt. Ltd.

  
 Secretary  
 Commissioner/Executive Officer/Secretary  
 Municipal Committee  
 Ferozepur Jhirka, Dist. Nuh  
 Municipal Corporation / Council / Committee

N



**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work (Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Ferozpur Jhirkha	
2.	Number of Properties as per RFP	9145	
3.	Number of Properties as per current MC record	8080	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	10779	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. 624-625 dated 19.06.2020 (Copy enclosed)	7751	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	3028	
<b>Details of properties verified by the authorized Officer of the ULB</b>			
Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	1123	10.41%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	1073	95.54%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	50	4.46%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

*Jagjit Singh*

submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)



Secretary

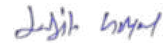
Municipal Committee, Ferozepur Jhirkha

Memo no. 294-295

Dated: 30-03-2021

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,



Secretary

Municipal Committee, Ferozepur Jhirkha



**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION**  
**REGISTER**

**(Based on Official report submitted by Secretary MC Ferozepur Jhirkha)**

<b><u>Sr. No.</u></b>	<b><u>Particular</u></b>	<b><u>Report/nos.</u></b>	
<b><u>1</u></b>	Total Nos. of Properties in Demand Register (DR)	<b>8080</b>	
<b><u>2</u></b>	Total Nos. of Properties as per RFP	<b>9145</b>	
<b><u>3</u></b>	Total Nos. of Properties as Surveyed	<b>10779</b>	
<b><u>4</u></b>	Total Nos. of Properties in DR but falling outside MC limit	<b>NIL</b>	
<b><u>5</u></b>	Duplicate Properties in DR	<b>NIL</b>	
<b><u>6</u></b>	Total Nos. of Net Properties in DR within Notified limit of MC	<b>8080</b>	
<b><u>7</u></b>	New Properties found in City during Survey by YCSPL	<b>2699</b>	<b>Surveyed properties – DR Properties</b>
<b><u>8</u></b>	Nos. of properties for which Owner Name /Father Name not found in DR	<b>1064</b>	
<b><u>9</u></b>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	<b>6209*100/8080=76.84%</b>	
<b>10</b>	Existing Property Tax Demand per Annum as per DR	<b>21.05 lakh</b>	
<b>11</b>	Total recovery (Average per annum in previous 10 years)	<b>62.73 lakh</b>	
<b>12</b>	Number of effective tax payers in city , including properties outside MC limit	<b>600</b>	
	Number of ineffective tax payers in city , including properties outside MC limit	<b>7480</b>	
<b>13</b>	Expected Tax to be recover from the current surveyed properties	<b>62.73 lakh</b>	
<b>14</b>	Number of properties not paying any tax since 2015, including properties outside MC limit	<b>7480</b>	
<b>15</b>	Nos of refused properties in current survey	<b>707</b>	
<b>16</b>	Category wise Comparison of old and current survey	<b>Annexure-A</b>	

*Jaljit Singh*

Annexure-A			Residential	Commercial	Vacant Plot and Agriculture/Horti culture land	Institutional	Industrial	Special Category	Mix Use	Total
	System	DR								
4334										
3985										
349										
828										
2224										
-1396										
4571										
1702										
2869										
117										
117										
0										
11										
14										
-3										
223										
4										
219										
695										
0										
695										
10779										
8080										
2699										

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<u>17(i)</u>	Institutional Category	117	117
<u>17(ii)</u>	Special Category	4	223
<u>17(iii)</u>	Nos. of Properties Old id matched	1.Institutional Category –115 2.Special Category - 4	
<u>17(iv)</u>	% of Old id matched	1.Institutional Category –98.29% 2.Special Category –100%	
<u>17(v)</u>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<u>18</u>	Reasons for not matching Old ID with current survey		
<u>18.1</u>	Most important conclusion for not matching the property id’s is that in Ferozepur Jhirka the property tax survey was conducted long back in yr. 2012-2013 by the MC in house, at that time no layout/coordinates of properties were available and in this duration of 8 yrs owners might be changed, migrated or not available during the survey in field, so Old id matching has been ensured with Survey Agency jointly upto maximum possible extent.		
<u>18.2</u>	Nos of properties having no owner /father name in DR	Properties without owner and father name -1064 nos Properties without father name-2104 nos	

*Dr. J. K. Singh*



<b>18.3</b>	Nos of properties for which DR not matched on vacant plot	<b>1702</b>	
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties	<b>2699</b>	
	b) Locked	<b>955</b>	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	<b>707</b>	
<b>19</b>	Total nos. of agriculture properties within MC limit	<b>2277</b>	
<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name		
<b>22</b>	It is certified that old ID's of 1871 nos. of properties are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

#### Annexure-B

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential	up to 300 sq yd		0.4		496615.43	2.37
		301 to 500 sq yd		1.6		145323.2	2.68
		501 to 1000 sq yd		2.4		130335.2	3.59
		1001 sq yd to 2 acres		2.8		82042.05	2.69
		More than 2 acres		4			
		<b>Total</b>					<b>11.32</b>
2	Commercial	Up to 50 sq yd		9.6		10616.98	1.21
		51-100 sq yd		14.40		12015.28	2.08
		101-500 sq yd		19.20		36773.46	8.45
		501 to 1000 sq yd		24		11550.19	3.39

*Dr. Jitendra Kumar*

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		Commercial space (shopping malls, multiplex or commercial office space etc)		4.8		-	-
		Commercial Space (More than 1000 sq yd)		6 per sq ft		-	-
		<b>Total</b>					<b>15.13</b>
3	Industrial	Up to 2500 sq yd		2		4577.02	0.09
		2501 to 2 acres		2.4		11227.14	0.27
		2 acres to 50 acres		2.4rs per sq yd up to 2 acres+ 0.8rs per sq yd for above			
		<b>Total</b>					<b>0.36</b>
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		4.8		-	-
		2501 to 5000 sq yd		7.2		-	-
		More than 5000 sq yd		9.6		-	-
ii)	Institutional-Non-commercial	Up to 2500 sq yd		4		35210.55	1.41
		2501 to 5000 sq yd		4.8		23745.96	1.14
		More than 5000 sq yd		6		120173.13	7.21
iii)	Institutional-Educational Institutions	Up to 1 acre		4000 per year (Fixed)			0.68
		More than 1 acre to 2.5 acre		60000 per year			2.40
		More than 2.5 acre to 5 acres		1 lac per year			2.00
		More than 5 acres		2 lac per year			4.00
		<b>Total</b>					<b>18.84</b>
5	Vacant	Up to 100 sq yd				-	-
		101 to 500 sq yd				-	-
		Above 500 sq yd				-	-
		<b>Total</b>					<b>3.13</b>

*Dr. J. K. Singh*



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY								
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)	
6	Special Category						4.77	
i)	Storage					-	-	
ii)	Cinema Hall							
iii)	Marriage place							
iv)	Grain Market							
	Grain Market-Booth							
	Grain Market-Shop							
v)	Hospital							
vi)	Petrol pump							
vii)	Religious/Dhar msala							
viii)	Bank							
ix)	Bus stand							
		Total					4.77	
7	Mixed use							
		Total					9.18	
8	Any other category as found in DR						-	-
		Total						
		Total				21.05 lakh		62.73 lakh
Note: Reason for deviation and gaps in demand register data								
1								
2								
3								

*Lalit Kumar*

## MUNICIPAL COMMITTEE GANAUR

Director,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No. MCS-557

Date: 22/03/2021

**Subject: - Submission of Joint report of Municipal Committee Ganaur and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.**

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

  
Secretary

Municipal Committee, Ganaur



A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.



**Sign-Off Format for Property Survey (Stage 1.1 (A))**

**Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Ganaur	OK
2.	Number of Properties as per RFP	23098	OK
3.	Number of Properties as per current MC record	23097	OK
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	22845	OK
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	18-12-2020	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p><b>12080 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. MCG 1856 dated 04.11.2019 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 22845.</p> <p>The balance properties <math>22845 - 12080 = 10765</math> nos. has been checked and certified.</p>	

It is to certify that 22845 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Ganaur** and the **balance 10765 properties are recommended for payment** under Stage 1.1 (A)

Memo no. 8341

Dated: 24-12-2020

Secretary  
Municipal Committee, Ganaur  
**Secretary**  
**Municipal Committee**  
**Ganaur, Sonapat (Hr.)**

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. ✓ M/s Yashi Consulting Services Pvt. Ltd.

Secretary  
Municipal Committee, Ganaur  
**Secretary**  
**Municipal Committee**  
**Ganaur, Sonapat (Hr.)**



**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work  
(Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Ganaur	
2.	Number of Properties as per RFP	23098	
3.	Number of Properties as per current MC record	23097	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	22845	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. 2341 dated 24.12.2020 (Copy enclosed)	22845	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	Nil	

**Details of properties verified by the authorized Officer of the ULB**

Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	2342	10.38%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	2225	95%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	117	5%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

  
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submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)



Secretary

Municipal Committee, Ganaur

Memo no. MCS-558-59 Dated: 22/03/2021

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,



Secretary


Municipal Committee, Ganaur



**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION REGISTER**

**(Based on Official report submitted by Secretary MC Ganaur)**

<b>Sr. No.</b>	<b>Particular</b>	<b>Report/nos.</b>	
<b>1</b>	Total Nos. of Properties in Demand Register (DR)	<b>23097</b>	
<b>2</b>	Total Nos. of Properties as per RFP	<b>23098</b>	
<b>3</b>	Total Nos. of Properties as Surveyed	<b>22845</b>	
<b>4</b>	Total Nos. of Properties in DR but falling outside MC limit	<b>NIL</b>	
<b>5</b>	Duplicate Properties in DR	<b>NIL</b>	
<b>6</b>	Total Nos. of Net Properties in DR within Notified limit of MC	<b>23097</b>	
<b>7</b>	New Properties found in City during Survey by YCSPL	<b>-</b>	
<b>8</b>	Nos. of properties for which Owner Name /Father Name not found in DR	<b>590</b>	
<b>9</b>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	<b>17475*100/23097=75.7%</b>	
<b>10</b>	Existing Property Tax Demand per Annum as per DR	<b>60.47 lakh</b>	
<b>11</b>	Total recovery (Average per annum in previous 10 years)	<b>19.90 lakh</b>	
<b>12</b>	Number of effective tax payers in city , including properties outside MC limit	<b>7000</b>	
	Number of ineffective tax payers in city , including properties outside MC limit	<b>16097</b>	
<b>13</b>	Expected Tax to be recover from the current surveyed properties	<b>109.57 lakh</b>	
<b>14</b>	Number of properties not paying any tax since 2015, including properties outside MC limit	<b>16097</b>	
<b>15</b>	Nos of refused properties in current survey	<b>3631</b>	
<b>16</b>	Category wise Comparison of old and current survey	<b>Annexure-A</b>	

  
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Annexure-A			
	System	Residential	
10020	DR		
14404	Difference		
-4384	System	Commercial	
2463	DR		
1031	Difference		
1432	System	Vacant Plot and Agriculture/Horti culture land	
8312	DR		
7662	Difference		
650	System	Institutional	
115	DR		
0	Difference		
115	System	Industrial	
18	DR		
0	Difference		
18	System	Special Category	
306	DR		
0	Difference		
306	System	Mix Use	
1316	DR		
0	Difference		
1316	System	Total	
22550	DR		
23097	Difference		
-547			

**Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey**

Comparison report of all properties of institutional and special category in demand register and as per current survey collection register			
	Particular	Property in Demand Register	Property in Current Survey
		0	115
<u>17(i)</u>	Institutional Category	0	306
<u>17(ii)</u>	Special Category		
<u>17(iii)</u>	Nos. of Properties Old id matched	1.Institutional Category – Nil 2.Special Category - Nil	
<u>17(iv)</u>	% of Old id matched	1.Institutional Category –Nil 2.Special Category –Nil	
<u>17(v)</u>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<u>18</u>	Reasons for not matching Old ID with current survey		
<u>18.1</u>	Most important conclusion for not matching the property id's is that in Ganaur the property tax survey was conducted long back in yr. 2012-2013 by the MC in house, at that time no layout/coordinates of properties were available and in this duration of 8 yrs owners might be changed, migrated or not available during the survey in field, so Old id matching has been ensured with Survey Agency jointly upto maximum possible extent.		
<u>18.2</u>	Nos of properties having no owner /father name in DR	Properties without owner and father name – 590 nos Properties without father name- 11563 nos	

<b>18.3</b>	Nos of properties for which DR not matched on vacant plot	<b>7662</b>	
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties	-	
	b) Locked	<b>3931</b>	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	<b>3631</b>	
<b>19</b>	Total nos. of agriculture properties within MC limit	<b>1072</b>	
<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name		
<b>22</b>	It is certified that old ID's of 5622 nos. of properties are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

**Annexure-B**

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential	up to 300 sq yd		0.4		1132186.7	5.96
		301 to 500 sq yd		1.6		199728.3	4.12
		501 to 1000 sq yd		2.4		138104.02	4.10
		1001 sq yd to 2 acres		2.8		97769.02	3.62
		More than 2 acres		4		44948.09	1.80
		<b>Total</b>					<b>19.60</b>
2	Commercial	Up to 50 sq yd		9.6		28299.57	3.38
		51-100 sq yd		14.40		27863.04	5.07
		101-500 sq yd		19.20		80057.43	18.70
		501 to 1000 sq yd		24		14809.04	4.00



नगरपालिका, पानीपत



**COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY**

Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		Commercial space (shopping malls, multiplex or commercial office space etc)		4.8		-	-
		Commercial Space (More than 1000 sq yd)		6 per sq ft		-	-
		<b>Total</b>					<b>31.23</b>
3	Industrial	Up to 2500 sq yd		2		7845.26	0.16
		2501 to 2 acres		2.4		18342.38	0.44
		2 acres to 50 acres		2.4rs per sq yd up to 2 acres+ 0.8rs per sq yd for above		65760.84	0.68
		<b>Total</b>					<b>1.28</b>
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		4.8		-	-
		2501 to 5000 sq yd		7.2		-	-
		More than 5000 sq yd		9.6		-	-
ii)	Institutional-Non-commercial	Up to 2500 sq yd		4		18849.08	0.75
		2501 to 5000 sq yd		4.8		34840.04	1.67
		More than 5000 sq yd		6		177523	10.65
iii)	Institutional-Educational Institutions	Up to 1 acre		4000 per year (Fixed)			1.64
		More than 1 acre to 2.5 acre		60000 per year			2.40
		More than 2.5 acre to 5 acres		1 lac per year			
		More than 5 acres		2 lac per year			6.00
		<b>Total</b>					<b>23.18</b>
5	Vacant	Up to 100 sq yd				-	-
		101 to 500 sq yd				-	-
		Above 500 sq yd				-	-
		<b>Total</b>					<b>11.87</b>



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COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
6	Special Category						8.63
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market-Booth						
	Grain Market-Shop						
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dhar msala						
viii)	Bank						
ix)	Bus stand						
		Total					8.63
7	Mixed use						13.78
		Total					
8	Any other category as found in DR						
		Total					
		Total			60.47 lakh		109.57lakh
Note: Reason for deviation and gaps in demand register data							
1							
2							
3							



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## MUNICIPAL COMMITTEE GHARAUNDA

Director,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No.

174

Date:

29-01-2021

**Subject: - Submission of Joint report of Municipal Committee Gharaunda and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.**

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.



Secretary

Secretary  
Municipal Committee Gharaunda  
**MUNICIPAL COMMITTEE  
GHARAUNDA, KARNAL**

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.

## Sign-Off Format for Property Survey (Stage1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Gharaunda	
2.	Number of Properties as per RFP	16497	
3.	Number of Properties as per current MC record	16843	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	18242	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	27-01-2021	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p><b>18338 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. 27/ MCG dated 06.01.2021 (Copy enclosed) but due to boundary issue 96 extra properties found</p> <p>The total nos. of properties in the town after completion of door to door field survey are 18242.</p> <p>The net properties in the town after completion of door to door field survey are <math>18338-96 = 18242</math>.</p>	

It is to certify that 18242 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC Gharaunda

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Secretary

MUNICIPAL COMMITTEE  
GHARAUNDA, KARNAL

Memo no. 175-76 Dated: 29-1-21

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action
2. M/s Yashi Consulting Services Pvt. Ltd,


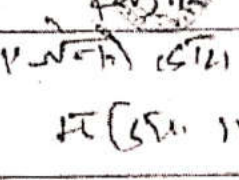
Secretary

Secretary  
Municipal Committee Gharaunda  
MUNICIPAL COMMITTEE  
GHARAUNDA, KARNAL



# Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Gharaunda	
2.	Number of Properties as per RFP	16497	
3.	Number of Properties as per current MC record	16843	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	18338	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	04-01-2021	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign	 18338 2/12/21	
8.	Comments/Remarks/Recommendations	<p><b>11656 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. 2398 dated 07.11.2019 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 18338.</p> <p>The balance properties <math>18338 - 11656 = 6682</math> nos. has been checked and certified.</p>	

It is to certify that 18338 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC Gharaunda and the balance 6682 properties are recommended for payment under Stage 1.1 (A)

Memo no 27/MC/20 Dated: 06-01-2021

Sign Off certificate is forwarded in original to

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

Secretary 11/21  
Municipal Committee, Gharaunda  
**SECRETARY**  
**MUNICIPAL COMMITTEE**  
**GHARAUNDA, KARNAL**

Secretary 11/21  
Municipal Committee, Gharaunda  
**SECRETARY**  
**MUNICIPAL COMMITTEE**  
**GHARAUNDA, KARNAL**

**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work  
(Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Gharaunda	
2.	Number of Properties as per RFP	16497	
3.	Number of Properties as per current MC record	16843	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	18242	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. 27/MCG dated 06.01.2021 (Copy enclosed)	18338	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	0	

**Details of properties verified by the authorized Officer of the ULB**

Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	1900	10.36%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	1820	95.78%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	80	4.22%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

  
**SECRETARY**  
**MUNICIPAL COMMITTEE**  
**GHARAUNDA, KARNAL**



submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

Memo no. 175-76

Dated: 28-12-19

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

Secretary  
Municipal Committee Gharaunda  
GHARAUNDA, KARNAL

Secretary  
Municipal Committee Gharaunda  
MUNICIPAL COMMITTEE  
GHARAUNDA, KARNAL



**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION****REGISTER****(Based on Official report submitted by Secretary MC Gharaunda)**

Sr. No.	Particular	Report/nos.	
1	Total Nos. of Properties in Demand Register (DR)	16843	
2	Total Nos. of Properties as per RFP	16497	
3	Total Nos. of Properties as Surveyed	18242	
4	Total Nos. of Properties in DR but falling outside MC limit	NIL	
5	Duplicate Properties in DR	NIL	
6	Total Nos. of Net Properties in DR within Notified limit of MC	16843	
7	New Properties found in City during Survey by YCSPL	1399	
8	Nos. of properties for which Owner Name /Father Name not found in DR	2959	
9	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	$13789 \times 100 / 16843 = 81.9\%$	
10	Existing Property Tax Demand per Annum as per DR	29.56 lakh	
11	Total recovery (Average per annum in previous 10 years)	24.48 lakh	
12	Number of effective tax payers in city, including properties outside MC limit	8430	
	Number of ineffective tax payers in city, including properties outside MC limit	8413	
13	Expected Tax to be recover from the current surveyed properties	121.93 lakh	
14	Number of properties not paying any tax since 2015, including properties outside MC limit	8413	
15	Nos of refused properties in current survey	2846	
16	Category wise Comparison of old and current survey	Annexure-A	

  
SECRETARY  
MUNICIPAL COMMITTEE  
GHARAUNDA, KARNAL



Annexure-A			
	System	Residential	
7974	DR		
10559	Difference		
-2685	System	Commercial	
1652	DR		
2246	Difference		
-594	System	Vacant Plot and Agriculture/Horti culture land	
6940	DR		
3392	Difference		
3548	System	Institutional	
105	DR		
0	Difference		
105	System	Industrial	
39	DR		
0	Difference		
39	System	Special Category	
506	DR		
0	Difference		
506	System	Mix Use	
976	DR		
596	Difference		
380	System	Total	
18242	DR		
16843	Difference		
1399			

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
17(i)	Institutional Category	0	105
17(ii)	Special Category	0	506
17(iii)	Nos. of Properties Old id matched	1. Institutional Category - Nil 2. Special Category - Nil	
17(iv)	% of Old id matched	1. Institutional Category - Nil 2. Special Category - Nil	
17(v)	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
18	Reasons for not matching Old ID with current survey		
18.1	Most important conclusion for not matching the property id's is that in Gharaunda the property tax survey was conducted long back in yr. 2013-2014 by the MC in house, at that time no layout/coordinates of properties were available and in this duration of 8 yrs owners might be changed, migrated or not available during the survey in field, so Old id matching has been ensured with Survey Agency jointly upto maximum possible extent.		
18.2	Nos of properties having no owner /father name in DR	Properties without owner and father name -2959 nos Properties without father name- 2498 nos	

  
**SECRETARY**  
**MUNICIPAL COMMITTEE**  
**GHARAUNDA, KARNAL**

<b>18.3</b>	Nos of properties for which DR not matched on vacant plot	<b>3342</b>	
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties	<b>1399</b>	
	b) Locked	<b>3152</b>	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	<b>2846</b>	
<b>19</b>	Total nos. of agriculture properties within MC limit	<b>2453</b>	
<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name		
<b>22</b>	It is certified that old ID's of 3054 nos. of properties are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

Annexure-B

**COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY**

Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential	up to 300 sq yd		0.4		866357.96	4.36
		301 to 500 sq yd		1.6		114925.15	2.27
		501 to 1000 sq yd		2.4		78211.41	2.20
		1001 sq yd to 2 acres		2.8		86381.42	2.71
		More than 2 acres		4		10239.47	0.41
		<b>Total</b>					<b>11.95</b>
2	Commercial	Up to 50 sq yd		9.6		27765.64	3.21
		51-100 sq yd		14.40		26317.35	4.46
		101-500 sq yd		19.20		57772.07	12.61
		501 to 1000 sq yd		24		14032.17	3.90

  
**SECRETARY**  
**MUNICIPAL COMMITTEE**  
**GHARAUNDA KARNAL**



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		Commercial space (shopping malls, multiplex or commercial office space etc)		4.8		-	-
		Commercial Space (More than 1000 sq yd)		6 per sq ft		-	-
		<b>Total</b>					<b>24.18</b>
3	Industrial	Up to 2500 sq yd		2		20265.83	0.41
		2501 to 2 acres		2.4		50941.2	1.22
		2 acres to 50 acres		2.4rs per sq yd up to 2 acres+ 0.8rs per sq yd for above		304301.63	2.58
		<b>Total</b>					<b>4.21</b>
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		4.8		325.31	0.02
		2501 to 5000 sq yd		7.2		-	-
		More than 5000 sq yd		9.6		14556.36	1.40
ii)	Institutional-Non-commercial	Up to 2500 sq yd		4		28650.23	1.15
		2501 to 5000 sq yd		4.8		16446.92	0.79
		More than 5000 sq yd		6		565463.71	33.93
iii)	Institutional-Educational Institutions	Up to 1 acre		4000 per year (Fixed)			1.12
		More than 1 acre to 2.5 acre		60000 per year			6.00
		More than 2.5 acre to 5 acres		1 lac per year			2.00
		More than 5 acres		2 lac per year			2.00
		<b>Total</b>					<b>48.40</b>
5	Vacant	Up to 100 sq yd				-	-
		101 to 500 sq yd				-	-
		Above 500 sq yd				-	-

  
**SECRETARY**  
**MUNICIPAL COMMITTEE**  
**GHARAUNDA, KARNAL**

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		<b>Total</b>					8.20
6	Special Category						16.50
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market-Booth						
	Grain Market-Shop						
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dharmsala						
viii)	Bank						
ix)	Bus stand						
		<b>Total</b>					16.50
7	Mixed use						
		<b>Total</b>					8.49
8	Any other category as found in DR						
		<b>Total</b>					
		<b>Total</b>			29.56 lakh		121.93 lakh
Note: Reason for deviation and gaps in demand register data							
1							
2							
3							

  
**SECRETARY**  
**MUNICIPAL COMMITTEE**  
**GHARAUNDA, KARNAL**



## MUNICIPAL COUNCIL GOHANA

Director,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No. 367

Date: 29-1-2021

**Subject: - Submission of Joint report of Municipal Council Gohana and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.**

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

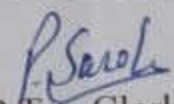

29/1/21  
Executive Officer  
कार्यकारी अधिकारी  
Municipal Council Gohana  
नगर परिषद गौहाना  
29/1/21

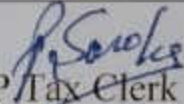
A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.

# Office of the Municipal Council Gohana(Sonipat)

Formate for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete Survey of 100% properties as scope of work (40% payment of Stage 1.1)

Sr. No.	Particular	Details as provided by Si	Recommendation of concern ULB
		GOHANA	GOHANA
1	Name of ULB Town	27150	---
2	Number of Properties as per RFP	27357	----
3	Number of Properties as per current MC Record	34291	----
4	Nos. of properties Surveyed and submitted by SI on Web based GIS Platform (Image/Base Map Solution for verification covering 100% properties in MC Area)		
5	Date of Submission of Properties Survey Data by Survey Agency (SI) to MC for verification (As per stage 1.1 (A))	----	-----
6	Signature of SI with Seal and sign		----
7	Verification of stage 1.1 (A) on Web Based GIS Platform (Image/based map) by the Officer/Official/Committee (nominated by the concerned MC with date & Sign	 P. Tax Clerk MC Gohana	 Municipal Engineer MC Gohana
8	Comments/Remarks/Recommendations	33939 Nos. of properties were certified on Web based GIS Platform vide letter no. 6423-25 dated 24-12-2020 (copy enclosed) The Total nos. of properties in the town after completion of door to door field survey are 34291 The balance properties 34291-33939=352 Nos. has been found on portal and not verified on field.	

  
P. Tax Clerk  
MC Gohana

  
Municipal Engineer  
MC Gohana


It is to certify that 34291 Nos. of Surveyed Properties are verified or Web based GIS Platform (Image/Base Map solution) by the committee appointed by MC Gohana and the balance 352 properties are recommended for payment under Stage 1.1 (A)


Endst. No. 385-87

Dated 01-02-2021

A copy of above is forwarded to the following for information & necessary action please.

- 1-Director, Urban Local Bodies, Haryana, Panchkula .
- 2-District, Municipal Commissioner, Sonipat.
- 3-M/S Yashi Consulting Service Pvt, Ltd Jaipur.

  
Executive Officer  
Municipal Council  
Gohana


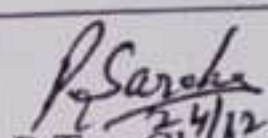
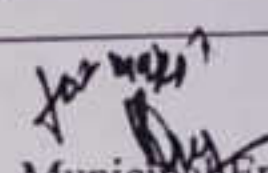
  
Executive Officer  
Municipal Council  
Gohana

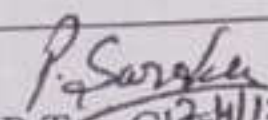


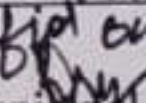
# Office of the Municipal Council Gohana(Sonipat)

**Formate for Property Survey (Stage 1.1 (A))**


**Stage 1.1 (A): Complete Survey of 100% propertieis as scope of work (40% payment of Stage 1.1)**

Sr. No.	Particular	Details as provided by Si	Recommendation of concern ULB
1	Name of ULB Town	GOHANA	GOHANA
2	Number of Properties as per RFP	27150	---
3	Number of Properties as per current MC Record	27357	----
4	Nos. of properties Surveyed and submitted by SI on Web based GIS Platform (Image/Base Map Solution for verification covering 100% properties in MC Area) indetified by SI on web-based GIS platform (Image/Base map solution for validation covering 100% MC area)	33939	----
5	Date of Submission of Properties Survey Data by Survey Agency (SI) to MC for verification (As per stage 1.1 (A))	18-12-2020	-----
6	Signature of SI with Seal and sign		
7	Verification of stage 1.1 (A) on Web Based GIS Platform (Image/based map) by the Officer/Official/Committee (nominated by the concerned MC with date & Sign	 P. Tax Clerk MC Gohana	 Municipal Engineer MC Gohana
8	Comments/Remarks/Recommendations	<p>20791 Nos. of properties were certified on Web based GIS Platform vide letter no. 2021 dated 01-10-2019 (copy enclosed)</p> <p>The Total nos. of properties in the town after completion of door to door field survey are 33939</p> <p>The balance properties 33939-20791=13148 Nos. has been checked and certified. Found on portal only. Not verified on field.</p>	

  
P. Tax Clerk  
MC Gohana

  
Municipal Engineer  
MC Gohana

It is to certify that 33939 Nos. of Surveyed Properties are verified or Web based GIS Platform (Image/Base Map solution) by the committee appointed by MC Gohana and the balance 13148 properties are recommended for payment under Stage 1.1 (A)


  
Executive Officer  
MC Gohana

Endst. No. 6423-25

Dated. 24-12-2020

A copy of above is forwarded to the following for information & necessary action please.

- 1-Director, Urban Local Bodies, Haryana, Panchkula .
- 2-District, Muncpal Commissioner, Sonipat.
- 3-M/S Yashi Consulting Service Pvt, Ltd Jaipur.

  
Executive Officer  
MC Gohana



**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work  
(Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Gohana	
2.	Number of Properties as per RFP	27012	
3.	Number of Properties as per current MC record	27357	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	34291	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. 6423-25 dated 24.12.2020 (Copy enclosed)	33939	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	352	
<b>Details of properties verified by the authorized Officer of the ULB</b>			
Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	3500	10.23%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	3385	96.71%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	115	3.29%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

*(Signature)*  
कार्यकारी अधिकारी  
नगर परिषद, गोहाना



submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)


  
कार्यकारी अधिकारी  
Executive Officer  
नगर परिषद, गोहाना  
Municipal Council Gohana  
HTE  
29/1/21

Memo no. 371-72

Dated: 29-1-2021

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
कार्यकारी अधिकारी  
Executive Officer  
नगर परिषद, गोहाना  
Municipal Council Gohana  
HTE  
29/1/21

**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION  
REGISTER**

**(Based on Official report submitted by Secretary MC Gohana)**

Sr. No.	Particular	Report/nos.	
<u>1</u>	Total Nos. of Properties in Demand Register (DR)	27357	
<u>2</u>	Total Nos. of Properties as per RFP	27012	
<u>3</u>	Total Nos. of Properties as Surveyed	34291	
<u>4</u>	Total Nos. of Properties in DR but falling outside MC limit	NIL	
<u>5</u>	Duplicate Properties in DR	NIL	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	27357	
<u>7</u>	New Properties found in City during Survey by YCSPL	6934	Surveyed Properties – DR Properties
<u>8</u>	Nos. of properties for which Owner Name /Father Name not found in DR	17359	
<u>9</u>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	$20257 \times 100 / 27357 = 74\%$	
10	Existing Property Tax Demand per Annum as per DR	97.15 lakh	
11	Total recovery (Average per annum in previous 10 years)	36.67 lakh	
12	Number of effective tax payers in city , including properties outside MC limit	18500	
	Number of ineffective tax payers in city , including properties outside MC limit	8857	
13	Expected Tax to be recover from the current surveyed properties	223.37 lakh	
14	Number of properties not paying any tax since 2015, including properties outside MC limit	8857	
15	Nos of refused properties in current survey	5765	
16	Category wise Comparison of old and current survey	Annexure-A	

*St*  
कार्यकारी अधिकारी  
नगर परिषद, गोहाना  
MC



Annexure-A			
	System	Residential	15472
	DR		14877
	Difference		595
	System	Commercial	4865
	DR		5967
	Difference		-1102
	System	Vacant Plot and Agriculture/Horti culture land	11065
	DR		5761
	Difference		5304
	System	Institutional	184
	DR		252
	Difference		-68
	System	Industrial	83
	DR		152
	Difference		-69
	System	Special Category	812
	DR		351
	Difference		461
	System	Mix Use	1817
	DR		0
	Difference		1817
	System	Total	34191
	DR		27357
	Difference		6934

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<u>17(i)</u>	Institutional Category	252	184
<u>17(ii)</u>	Special Category	351	812
<u>17(iii)</u>	Nos. of Properties Old id matched	1.Institutional Category - 128 2.Special Category -90	
<u>17(iv)</u>	% of Old id matched	1.Institutional Category – 50.79 % 2.Special Category -25.64 %	
<u>17(v)</u>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<u>18</u>	Reasons for not matching Old ID with current survey		
<u>18.1</u>	Most important conclusion for not matching the property id's is that in Gohana the property tax survey was conducted long back in yr. 2013-2014 by the MC in house, at that time no layout/coordinates of properties were available and in this duration of 9 yrs owners might be changed, migrated or not available during the survey in field, so Old id matching has been ensured with Survey Agency jointly upto maximum possible extent.		
<u>18.2</u>	Nos of properties having no owner /father name in DR	Properties without owner and father name -17359 nos Properties without father name- 2969 nos	

*[Signature]*  
**सहकार्यकारी अधिकारी**  
**नगर परिषद, गोहाना**



<b>18.3</b>	Nos of properties for which DR not matched on vacant plot	<b>5761</b>	
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties	<b>6934</b>	
	b) Locked	<b>5295</b>	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	<b>5765</b>	
<b>19</b>	Total nos. of agriculture properties within MC limit	<b>1928</b>	
<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name		
<b>22</b>	It is certified that old ID's of 7100 nos. of properties are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

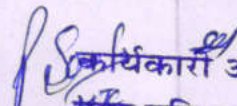
**Annexure-B**

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential	up to 300 sq yd		0.5		1819777.99	11.93
		301 to 500 sq yd		2		367500.77	9.61
		501 to 1000 sq yd		3		210497.37	8.04
		1001 sq yd to 2 acres		3.5		108626.83	4.72
		More than 2 acres		5			
		<b>Total</b>					<b>34.31</b>
2	Commercial	Up to 50 sq yd		12		56981.68	8.83
		51-100 sq yd		18		51207.9	12.16
		101-500 sq yd		24		124850.2	37.35
		501 to 1000 sq yd		30		41205.6	13.68

*P. S.* कार्यकारी अधिकारी  
नगर परिषद, मोहाना



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		Commercial space (shopping malls, multiplex or commercial office space etc)		6			
		Commercial Space (More than 1000 sq yd)		7.5		3599.67	0.27
		<b>Total</b>					<b>72.29</b>
3	Industrial	Up to 2500 sq yd		2.5		54025.7	1.35
		2501 to 2 acres		3		47570.63	1.43
		2 acres to 50 acres		3 rs per sqyd up to 2 acre+ 1 rs per sqyd for above		224534.37	1.95
		<b>Total</b>					<b>4.73</b>
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		6		3268.21	0.20
		2501 to 5000 sq yd		9		-	-
		More than 5000 sq yd		12		11759.37	1.41
ii)	Institutional-Non-commercial	Up to 2500 sq yd		5		42460.19	2.12
		2501 to 5000 sq yd		6		25150.24	1.51
		More than 5000 sq yd		7.5		432296.38	32.42
iii)	Institutional-Educational Institutions	Up to 1 acre		5000 per year			3.25
		More than 1 acre to 2.5 acre		75000 per year			5.25
		More than 2.5 acre to 5 acres		1.25 lac per year			1.25
		More than 5 acres		2.5 lac per year			2.50
		<b>Total</b>					<b>49.91</b>
5	Vacant	Up to 100 sq yd				-	-
		101 to 500 sq yd				-	-
		Above 500 sq yd				-	-


 कार्यकारी अधिकारी  
 नगर परिषद, गोहाना



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		<b>Total</b>					<b>11.72</b>
6	Special Category						<b>24.41</b>
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market-Booth						
	Grain Market-Shop						
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dharmsala						
viii)	Bank						
ix)	Bus stand						
		<b>Total</b>					<b>24.41</b>
7	Mixed use						
		<b>Total</b>					<b>26.00</b>
8	Any other category as found in DR						
		<b>Total</b>					
		<b>Total</b>			<b>97.15 lakh</b>		<b>223.37 lakh</b>
Note: Reason for deviation and gaps in demand register data							
1							
2							
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 कार्यकारी अधिकारी  
 नगर परिषद, गोहाना



## MUNICIPAL COMMITTEE HAILEY MANDI

Director General,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No. 2712

Date: 09.11.2020

**Subject: - Submission of Joint report of Municipal Committee Hailey Mandi and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.**

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

Secretary  
Municipal Committee  
Hailey Mandi (Gurugram)

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.

**Sign-Off Format for Property Survey (Stage1.1 (A))**

**Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Hailey Mandi	
2.	Number of Properties as per RFP	10073	
3.	Number of Properties as per current MC record	10073	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	13597	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	12-10-2020	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p><b>11579 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. MCHM/2020/1352 dated 19.06.2020 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 13597.</p> <p>The balance properties <math>13597 - 11579 = 2018</math> nos. has been checked and certified.</p>	

It is to certify that 13597 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Hailey Mandi** and the balance 2018 properties are recommended for payment under Stage 1.1 (A)

Secretary  
Municipal Committee  
Hailey Mandi

Memo no 2713-14

Dated: 09.11.2020

Sign Off certificate is forwarded in original to:

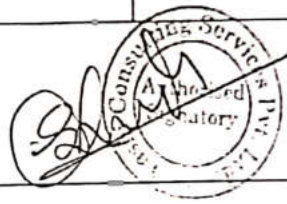

1. Director General, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

Secretary  
Municipal Committee  
Hailey Mandi



**Sign-Off Format for Property Survey (Stage 1.1 (A))**

**Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Hailey Mandi	
2.	Number of Properties as per RFP	10073	
3.	Number of Properties as per current MC record	10073	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	11579	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))		
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations		

It is to certify that 11579 nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC Hailey Mandi for stage 1.1 (A) and are recommended for payment.

गोटा/लगा हिलीमंडी मुं.प.  
कार्य- 15 नवंबर 2020

1  
नरेश कुमार  
13/6/20  
Memo no. MC/M/2020/1352  
Secretary  
Municipal Committee

Commissioner/Executive Officer/Secretary  
Municipal Corporation / Council / Committee  
Dated: 19/6/2020

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

Commissioner/Executive Officer/Secretary  
Municipal Corporation / Council / Committee  
19/6/2020

Scanned with CamScanner

**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work  
(Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Hailey Mandi	
2.	Number of Properties as per RFP	10073	
3.	Number of Properties as per current MC record	10073	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	13597	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. MCHM/2020/1352 dated 19.06.2020	11579	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	2018	
<b>Details of properties verified by the authorized Officer of the ULB</b>			
Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	1500	11.03%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	1437	95.8%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	63	4.2%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

  
 Secretary  
 Municipal Committee  
 Hailey Mandi (Gurugram)



submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

Secretary  
Secretary  
Municipal Committee  
Municipal Committee Hailey Mandi  
Hailey Mandi (Gurugram)

Memo no. 2715-16

Dated: 09.11.2020

Sign Off certificate is forwarded in original to:

1. Director General, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

Secretary  
Secretary  
Municipal Committee  
Municipal Committee Hailey Mandi  
Hailey Mandi (Gurugram)

**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION REGISTER**

**(Based on Official report submitted by Secretary MC Hailey Mandi)**

<b>Sr. No.</b>	<b>Particular</b>	<b>Report/nos.</b>	
<b>1</b>	Total Nos. of Properties in Demand Register (DR)	<b>10073</b>	
<b>2</b>	Total Nos. of Properties as per RFP	<b>10073</b>	
<b>3</b>	Total Nos. of Properties as Surveyed	<b>13597</b>	
<b>4</b>	Total Nos. of Properties in DR but falling outside MC limit	<b>Nil</b>	
<b>5</b>	Duplicate Properties in DR	<b>Nil</b>	
<b>6</b>	Total Nos. of Net Properties in DR within Notified limit of MC	<b>10073</b>	
<b>7</b>	New Properties found in City during Survey by YCSPL	<b>3524</b>	<b>Surveyed Properties – DR Properties</b>
<b>8</b>	Nos. of properties for which Owner Name /Father Name not found in DR	<b>8</b>	
<b>9</b>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	<b>7836*100/10073=77.79%</b>	
<b>10</b>	Existing Property Tax Demand per Annum as per DR	<b>12 lakh</b>	
<b>11</b>	Total recovery (Average per annum in previous 10 years)	<b>lakh</b>	
<b>12</b>	Number of effective tax payers in city , including properties outside MC limit	<b>5000 approx</b>	
	Number of ineffective tax payers in city , including properties outside MC limit	<b>5073</b>	
<b>13</b>	Expected Tax to be recover from the current surveyed properties	<b>53.99 lakh</b>	
<b>14</b>	Number of properties not paying any tax since 2015, including properties outside MC limit	<b>5073</b>	
<b>15</b>	Nos of refused properties in current survey	<b>881</b>	
<b>16</b>	Category wise Comparison of old and current survey	<b>Annexure-A</b>	

  
 Secretary  
 Municipal Committee  
 Hailey Mandi (Gurugram)



Annexure-A			
5140	System	Residential	
	DR		
	Difference		
6462			
-1322			
672	System	Commercial	
578	DR		
94	Difference		
7021	System	Vacant Plot and Agriculture/Horti culture land	
2470	DR		
4551	Difference		
37	System	Institutional	
46	DR		
-9	Difference		
14	System	Industrial	
0	DR		
14	Difference		
136	System	Special Category	
1	DR		
135	Difference		
577	System	Mix Use	
412	DR		
165	Difference		
13597	System	Total	
10073	DR		
3524	Difference		

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<u>17(i)</u>	Institutional Category	46	37
<u>17(ii)</u>	Special Category	1	136
<u>17(iii)</u>	Nos. of Properties Old id matched	1.Institutional Category -41 2.Special Category -0	
<u>17(iv)</u>	% of Old id matched	1.Institutional Category - 89.13 % 2.Special Category -0 %	
<u>17(v)</u>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<u>18</u>	Reasons for not matching Old ID with current survey		
<u>18.1</u>	Most important conclusion for not matching the property id's is that in Hailey Mandi the property tax survey was conducted long back in yr. 2012-13 by the MC in house, at that time no layout/coordinates of properties were available and in this duration of 8 yrs owners might be changed, migrated or not available during the survey in field, so Old id matching has been ensured with Survey Agency jointly upto maximum possible extent.		
<u>18.2</u>	Nos of properties having no owner /father name in DR	Properties without owner and father name -8 nos Properties without father name-413 nos	

  
 Secretary  
 Municipal Committee  
 Hailey Mandi (Gurugram)

<b>18.3</b>	Nos of properties for which DR not matched on vacant plot	<b>2470</b>	
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties	<b>3524</b>	
	b) Locked	<b>1007</b>	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	<b>881</b>	
<b>19</b>	Total nos. of agriculture properties within MC limit	<b>4584</b>	
<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name		
<b>22</b>	It is certified that 2237 nos. of properties the old id sheet of which is attached with report are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

**Annexure-B**

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential	up to 300 sq yd		0.4		574473.93	2.94
		301 to 500 sq yd		1.6		132914.4	2.54
		501 to 1000 sq yd		2.4		103807.92	2.94
		1001 sq yd to 2 acres		2.8		128040.69	3.89
		More than 2 acres		4		29188.16	1.17
		<b>Total</b>					<b>13.47</b>
2	Commercial	Up to 50 sq yd		9.6		8152.94	0.90
		51-100 sq yd		14.40		6828.07	1.29
		101-500 sq yd		19.20		31542.25	6.83
		501 to 1000 sq yd		24		15625.79	4.13

  
 Secretary  
 Municipal Committee  
 Haily Mandi (Gurugram)



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		Commercial space (shopping malls, multiplex or commercial office space etc)		4.8		-	-
		Commercial Space (More than 1000 sq yd)		6 per sq ft		-	-
		<b>Total</b>					<b>13.15</b>
3	Industrial	Up to 2500 sq yd		2		6681.61	0.13
		2501 to 2 acres		2.4		12071.93	0.29
		2 acres to 50 acres		2.4rs per sq yd up to 2 acres+ 0.8rs per sq yd for above		33522.5	0.42
		<b>Total</b>					<b>0.84</b>
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		4.8			
		2501 to 5000 sq yd		7.2			
		More than 5000 sq yd		9.6			
ii)	Institutional-Non-commercial	Up to 2500 sq yd		4		7179.43	0.29
		2501 to 5000 sq yd		4.8		9877.73	0.47
		More than 5000 sq yd		6		67787.99	4.07
iii)	Institutional-Educational Institutions	Up to 1 acre		4000 per year (Fixed)			0.52
		More than 1 acre to 2.5 acre		60000 per year			1.80
		More than 2.5 acre to 5 acres		1 lac per year			3.00
		More than 5 acres		2 lac per year			4.00
		<b>Total</b>					<b>14.15</b>
5	Vacant	Up to 100 sq yd				-	-
		101 to 500 sq yd				-	-
		Above 500 sq yd				-	-
		<b>Total</b>					<b>2.57</b>

  
 Secretary  
 Municipal Committee  
 Haily Mandi (Gurugram)

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
6	Special Category						3.51
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market-Booth						
	Grain Market-Shop						
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dharmsala						
viii)	Bank						
ix)	Bus stand						3.51
		<b>Total</b>					
7	Mixed use						6.30
		<b>Total</b>					
8	Any other category as found in DR						
		<b>Total</b>					
		<b>Total</b>			12 lakh		53.99 lakh
Note: Reason for deviation and gaps in demand register data							
1							
2							
3							

  
 Secretary  
 Municipal Committee  
 Haily Mandi (Gurugram)



## MUNICIPAL COUNCIL HANSI

Director,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No. 3993

Date: 30/3/21

**Subject: - Submission of Joint report of Municipal Council Hansi and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.**

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.




  
Executive Officer

Municipal Council, Hansi

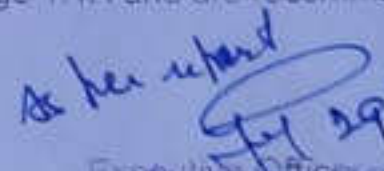
A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.

**Sign-Off Format for Property Survey (Stage 1.1 (A))**

**Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Hansi	
2.	Number of Properties as per RFP	38287	
3.	Number of Properties as per current MC record	38135	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	38659	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	05-11-2020	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign	 Comp. Officer	 HTC Clerk
8.	Comments/Remarks/Recommendations		 Office In-charge

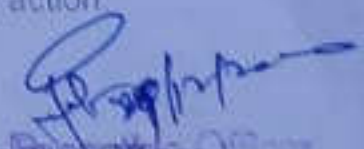
It is to certify that 38659 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC Hansi for stage 1.1A and are recommended for payment

  
 29/12/2020  
 Executive Officer  
 Municipal Council Hansi

Memo no. 2614 Dated: 29-12-2020

Sign Off certificate is forwarded in original to

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action
2. M/s Yashi Consulting Services Pvt. Ltd.

  
 Executive Officer  
 Municipal Council Hansi



Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work  
(Attached as Annexure - B)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Hansi	
2.	Number of Properties as per RFP	38287	
3.	Number of Properties as per current MC record	38135	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	38659	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. 05-06 dated 05.01.2021 (Copy enclosed)	38659	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	--	

Details of properties verified by the authorized Officer of the ULB

Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	3912	10.15%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	3772	96.42%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	140	3.58%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

Executive Officer  
Municipal Council Hansi  
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submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

Executive Officer  
Municipal Council, Hansi

Memo no. 3994-95

Dated: 30/03/21

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

Executive Officer  
Municipal Council, Hansi



# STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.I.T DEMAND AND COLLECTION REGISTER

(Based on Official report submitted by Executive Officer MC Hansi)

Sr. No.	Particular	Report/nos.	
1	Total Nos. of Properties in Demand Register (DR)	38135	
2	Total Nos. of Properties as per RFP	38287	
3	Total Nos. of Properties as Surveyed	38659	
4	Total Nos. of Properties in DR but falling outside MC limit	NIL	
5	Duplicate Properties in DR	NIL	
6	Total Nos. of Net Properties in DR within Notified limit of MC	38135	
7	New Properties found in City during Survey by YCSPL	524	
8	Nos. of properties for which Owner Name /Father Name not found in DR	13694	
9	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	$27600 \times 100 / 38135 = 72.37\%$	
10	Existing Property Tax Demand per Annum as per DR	200 lakh	
11	Total recovery (Average per annum in previous 10 years)	34.05%	
12	Number of effective tax payers in city, including properties outside MC limit	12954 -	
	Number of ineffective tax payers in city, including properties outside MC limit	25181 -	
13	Expected Tax to be recover from the current surveyed properties	353.9 lakh	
14	Number of properties not paying any tax since 2015, including properties outside MC limit	25181 -	
15	Nos of refused properties in current survey	4189	
16	Category wise Comparison of old and current survey	Annexure-A	

Executive Officer  
Municipal Council, Hansi

Annexure-A			
	System	Residential	
18801	DR		
17689	Difference		
1112	System	Commercial	
5353	DR		
6194	Difference		
-841	System	Vacant Plot and Agriculture/Horti culture land	
10381	DR		
12311	Difference		
-2073	System	Institutional	
182	DR		
12	Difference		
170	System	Industrial	
171	DR		
70	Difference		
101	System	Special Category	
985	DR		
0	Difference		
985	System	Mix Use	
	DR		
2786	Difference		
1791	System	Total	
995	DR		
38659	Difference		
38135	System		
524	DR		
	Difference		

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<u>17(i)</u>	Institutional Category	12	182
<u>17(ii)</u>	Special Category	0	985
<u>17(iii)</u>	Nos. of Properties Old id matched	1.Institutional Category -5 2.Special Category -0	
<u>17(iv)</u>	% of Old id matched	1.Institutional Category -41.66% 2.Special Category -Nil	
<u>17(v)</u>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<u>18</u>	Reasons for not matching Old ID with current survey		
<u>18.1</u>	The reason for not matching the property ID's is that, the property tax survey was originally conducted long back in yr 2014-15 by the MC in house but due to availability of old layout plan, it was possible to integrate 17776 nos of properties up to an extent possible w.r.t data available in DR, layout plan id number and ward wise data which found similar in surveyed data.		
<u>18.2</u>	Nos of properties having no owner /father name in DR	Properties without owner and father name – 13694 nos Properties without father name- 3865 nos	


Executive Officer  
Municipal Council Hansi



18.3	Nos of properties for which DR not matched on vacant plot	12311	
18.4	Nos of properties having owner and father name in demand register but not matched with current survey, reason for it is:		
	a) New Properties	524	
	b) Locked	5986	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	4189	
19	Total nos. of agriculture properties within MC limit	1250	
20	Total nos. of locked properties with owner and father name		
21	Total nos. of locked properties without owner and father name		
22	It is certified that old ID's of 10535 nos. of properties are not possible to match subjected to reasons mentioned in #18		
23	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

Annexure-B

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential	up to 300 sq yd		0.5		2145196.27	13.76
		301 to 500 sq yd		2		224125.08	5.64
		501 to 1000 sq yd		3		121383.08	4.53
		1001 sq yd to 2 acres		3.5		76423.69	3.33
		More than 2 acres		5		23228.85	1.86
		Total					29.12
2	Commercial	Up to 50 sq yd		12		60269.83	9.01
		51-100 sq yd		18		64502.35	14.83
		101-500 sq yd		24		167305.44	47.30
		501 to 1000 sq yd		30		31413.93	10.01

  
 Executive Officer  
 Municipal Council Hansi

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		Commercial space (shopping malls, multiplex or commercial office space etc)		6		-	-
		Commercial Space (More than 1000 sq yd)		7.5		-	-
		<b>Total</b>					<b>81.15</b>
3	Industrial	Up to 2500 sq yd		2.5		105493.21	2.64
		2501 to 2 acres		3		134744.45	4.04
		2 acres to 50 acres		3 rs per sqyd up to 2 acre+ 1 rs per sqyd for above		307692.44	3.27
		<b>Total</b>					<b>9.95</b>
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		6		1894.22	0.11
		2501 to 5000 sq yd		9		-	-
		More than 5000 sq yd		12		220612.43	26.47
ii)	Institutional-Non-commercial	Up to 2500 sq yd		5		45260.55	2.26
		2501 to 5000 sq yd		6		35840.68	2.15
		More than 5000 sq yd		7.5		548154.61	41.11
iii)	Institutional-Educational Institutions	Up to 1 acre		5000 per year			3.00
		More than 1 acre to 2.5 acre		75000 per year			3.00
		More than 2.5 acre to 5 acres		1.25 lac per year			3.75
		More than 5 acres		2.5 lac per year			7.50
		<b>Total</b>					<b>89.36</b>
5	Vacant	Up to 100 sq yd				-	-
		101 to 500 sq yd				-	-

Executive Officer  
Municipal Council Hansi



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (sq yard)	Amount (in Lacs)
		Above 500 sq yd					
		Total					16.53
6	Special Category						44.22
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market-Booth						
	Grain Market-Shop						
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dharmsala						
viii)	Bank						
ix)	Bus stand						
		Total					44.22
7	Mixed use						
		Total					81.57
8	Any other category as found in DR						
		Total					
		Total			200 lakh		353.9 lakh
Note: Reason for deviation and gaps in demand register data							
1							
2							
3							

  
 Executive Officer  
 Municipal Council Hansi  
 2/6/24

## MUNICIPAL COMMITTEE HATHIN

Director,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No. 150/M.C.H.

Date: 01-02-2021

**Subject: - Submission of Joint report of Municipal Committee Hathin and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.**

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

  
**Secretary**  
**Municipal Committee**  
**Hathin**  
Municipal Committee Hathin

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.



## Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Hathin	
2.	Number of Properties as per RFP	7076	
3.	Number of Properties as per current MC record	6981	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	8007	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	27-01-2021	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p><b>8712 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. 1025-26 dated 16.08.2019 (Copy enclosed) but due to boundary issue 705 extra properties found.</p> <p>The total nos. of net properties in the town after completion of door to door field survey are <math>8712 - 705 = 8007</math>.</p>	


It is to certify that 8007 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Hathin**.

  
**Secretary**  
**Municipal Committee**  
**Hathin (Palwal)**  
 Municipal Committee Hathin

Memo no. **151-152** Dated: **01-02-2021**



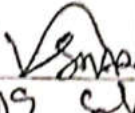
Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
**Secretary**  
**Municipal Committee**  
**Hathin (Palwal)**  
 Municipal Committee Hathin

# Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Hathin	
2.	Number of Properties as per RFP	7944	OK
3.	Number of Properties as per current MC record	7076	OK
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	8712	OK
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	01-08-19	
6.	Signature of SI with seal and sign	 	
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign	Secretary Municipal Committee Hathin (Fakhr)	
8.	Comments/Remarks/Recommendations		01/08/19 close

It is to certify that 8712 nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC Hathin for stage 1.1 (A) and are recommended for payment.

Commissioner/Executive Officer/Secretary

Municipal Corporation / Council / Committee

Memo no. (025)096

Dated: 16/08/19

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action
2. M/s Yash Consulting Services Pvt. Ltd,

Commissioner/Executive Officer/Secretary

Municipal Corporation / Council / Committee



**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work (Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Hathin	
2.	Number of Properties as per RFP	7076	
3.	Number of Properties as per current MC record	6981	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	8007	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. 1025-26 dated 16.08.2019 (Copy enclosed)	8712	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	Nil	
<b>Details of properties verified by the authorized Officer of the ULB</b>			
Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	900	11.24%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	865	96.11%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	35	3.89%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties.

*[Signature]*  
**Secretary**  
**Municipal Committee**  
**Hathin (Palwal)**  
*[Signature]*

submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

  
**Secretary**  
**Municipal Committee**  
**Hathin (Palwal)**  
Municipal Committee Hathin  
A.B.L.

Memo no. 153-154 Dated: 01-02-2021

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
**Secretary**  
**Municipal Committee**  
**Hathin (Palwal)**  
Municipal Committee Hathin  
A.B.L.



**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION**  
**REGISTER**

**(Based on Official report submitted by Secretary MC Hathin)**

Sr. No.	Particular	Report/nos.	
<u>1</u>	Total Nos. of Properties in Demand Register (DR)	6981	
<u>2</u>	Total Nos. of Properties as per RFP	7076	
<u>3</u>	Total Nos. of Properties as Surveyed	8007	
<u>4</u>	Total Nos. of Properties in DR but falling outside MC limit	NIL	
<u>5</u>	Duplicate Properties in DR	NIL	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	6981	
<u>7</u>	New Properties found in City during Survey by YCSPL	1026	
<u>8</u>	Nos. of properties for which Owner Name /Father Name not found in DR	0	
<u>9</u>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	$4991 \times 100 / 6981 = 71.49\%$	
<u>10</u>	Existing Property Tax Demand per Annum as per DR	17.67 lakh	
<u>11</u>	Total recovery (Average per annum in previous 10 years)	6.76 lakh	
<u>12</u>	Number of effective tax payers in city , including properties outside MC limit	2652	
	Number of ineffective tax payers in city , including properties outside MC limit	4329	
<u>13</u>	Expected Tax to be recover from the current surveyed properties	44.45 lakh	
<u>14</u>	Number of properties not paying any tax since 2015, including properties outside MC limit	4329	
<u>15</u>	Nos of refused properties in current survey	870	
<u>16</u>	Category wise Comparison of old and current survey	Annexure-A	

  
**Secretary**  
**Municipal Committee**  
**Hathin (Palwal)**  


Annexure-A			
	System	Residential	
3547	DR		
788	Difference		
2759	System	Commercial	
1278	DR		
1275	Difference		
3	System	Vacant Plot and Agriculture/Horti culture land	
4273	DR		
1003	Difference		
3270	System	Institutional	
46	DR		
13	Difference		
33	System	Industrial	
43	DR		
30	Difference		
13	System	Special Category	
191	DR		
5	Difference		
186	System	Mix Use	
284	DR		
0	Difference		
284	System	Total	
8007	DR		
6981	Difference		
1026			

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<u>17(i)</u>	Institutional Category	13	46
<u>17(ii)</u>	Special Category	5	191
<u>17(iii)</u>	Nos. of Properties Old id matched	1.Institutional Category -6 2.Special Category -2	
<u>17(iv)</u>	% of Old id matched	1.Institutional Category – 46.15 % 2.Special Category – 40 %	
<u>17(v)</u>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<u>18</u>	Reasons for not matching Old ID with current survey		
<u>18.1</u>	Most important conclusion for not matching the property id's is that in Hathin the property tax survey was conducted long back in yr. 2012-2013 by the MC in house, at that time no layout/coordinates of properties were available and in this duration of 8 yrs owners might be changed, migrated or not available during the survey in field, so Old id matching has been ensured with Survey Agency jointly upto maximum possible extent.		
<u>18.2</u>	Nos of properties having no owner /father name in DR	Properties without owner and father name -0 nos Properties without father name-2785 nos	

Secretary



18.3	No. of properties for which DR not matched on vacant plot	1003	
18.4	No. of properties having owner and father name in demand register but not matched with current survey, reason for it is:		
	a) New Properties	1026	
	b) Locked	890	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	870	
19	Total nos. of agriculture properties within MC limit	897	
20	Total nos. of locked properties with owner and father name		
21	Total nos. of locked properties without owner and father name		
22	It is certified that old ID's of 1990 nos. of properties are not possible to match subjected to reasons mentioned in #18		
23	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

**Annexure-B**

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential	up to 300 sq yd		0.4		403309.96	1.86
		301 to 500 sq yd		1.6		80632.45	1.47
		501 to 1000 sq yd		2.4		57593.36	1.52
		1001 sq yd to 2 acres		2.8		40908.69	1.36
		More than 2 acres		4			
		<b>Total</b>					<b>6.21</b>
2	Commercial	Up to 50 sq yd		9.6		25347.75	2.91
		51-100 sq yd		14.40		12106.08	2.12
		101-500 sq yd		19.20		22818.16	5.23
		501 to 1000 sq yd		24		14101.1	3.82
		Commercial space (shopping malls, multiplex or commercial		4.8			

  
**Secretary**  
**Municipal Committee**  
**Hathin (Palwal)**

**COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY**

Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		office space etc)					
		Commercial Space (More than 1000 sq yd)		6 per sq ft		-	-
		<b>Total</b>					<b>14.09</b>
3	Industrial	Up to 2500 sq yd		2		31977.69	0.64
		2501 to 2 acres		2.4		38650.19	0.93
		2 acres to 50 acres		2.4rs per sq yd up to 2 acres+ 0.8rs per sq yd for above		63479.91	0.66
		<b>Total</b>					<b>2.23</b>
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		4.8		-	-
		2501 to 5000 sq yd		7.2		-	-
		More than 5000 sq yd		9.6		-	-
ii)	Institutional-Non-commercial	Up to 2500 sq yd		4		13253.26	0.53
		2501 to 5000 sq yd		4.8		13620.72	0.65
		More than 5000 sq yd		6		56517.14	3.39
iii)	Institutional-Educational Institutions	Up to 1 acre		4000 per year (Fixed)			0.72
		More than 1 acre to 2.5 acre		60000 per year			0.60
		More than 2.5 acre to 5 acres		1 lac per year			1.00
		More than 5 acres		2 lac per year			2.00
		<b>Total</b>					<b>8.89</b>
5	Vacant	Up to 100 sq yd				-	-
		101 to 500 sq yd				-	-
		Above 500 sq yd				-	-
		<b>Total</b>					<b>4.83</b>

**Secretary**  
**Municipal Committee**  
 Hathin (Palwal)



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
6	Special Category						4.09
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market-Booth						
	Grain Market-Shop						
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dhar msala						
viii)	Bank						
ix)	Bus stand						4.09
		Total					
7	Mixed use						4.01
		Total					
8	Any other category as found in DR						
		Total					
		Total			17.67 lakh		44.45 lakh
Note: Reason for deviation and gaps in demand register data							
1							
2							
3							

  
**Secretary**  
**Municipal Committee**  
**Hathin (Palwal)**  
 

## MUNICIPAL CORPORATION HISAR

Director,  
Urban Local Bodies, Panchkula,  
Haryana.

Memo No. MCH/2021/1260/PA

Date: 10-03-2021

**Subject: -Submission of Joint report of Municipal Corporation Hisar and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.**

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

  
+ Commissioner  
Municipal Corporation, Hisar

Memo No. MCH/2021/1261/PA Dated 10-03-2021

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.



## Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Hisar	
2.	Number of Properties as per RFP	135433	
3.	Number of Properties as per current MC record	136063	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	142322	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	19-02-2021	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p><b>120000 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. 3946/EO dated 30.10.2020(Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 142322.</p> <p>The balance properties <math>142322 - 120000 = 22322</math> nos. has been checked and certified.</p>	

It is to certify that 142322 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Hisar** and the balance 22322 properties are recommended for payment under Stage 1.1 (A)

  
 + Commissioner  
 Municipal Corporation, Hisar

Memo no. MCH/2021/1262-63/PA Dated: 10-03-2021

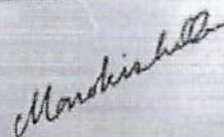
Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
 + Commissioner  
 Municipal Corporation, Hisar



1) Annexure -1A: Sign-Off Format for Property Survey (Stage 1.1 (A))  
 Stage 1.1 (A): Complete Survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1	Name of ULB Town	M.C., Hisar	
2	Number of Properties as per RFP	1,35,433	
3	Number of Properties as per current MC record	1,36,518	
4	nos. of properties surveyed and submitted by SI on Web Based GIS Platform (Image/Base Map Solution for verification covering 100% properties in MC Area)	1,20,000	At this stage it cannot be confirmed that particular colony/ ward is completely surveyed.
5	Date of submission of property survey data by Survey Agency (SI) to MC for verification (as per Stage 1.1 (A))		25.09.2020
6	Signature of SI with seal and sign		
7	Verification of stage 1.1 (A) on Web Based GIS Platform (Image/Base Map) by the Officer/Officials/Committee (nominated by the concerned MC) with date & sign.		Properties surveyed number is visited on Web Based GIS Platform.
8	Comments/Remarks/Recommendations	Only 65% of old property I.Ds was matched with new property I.Ds so out of 65% I.Ds, randomly 10% data had been verified/checked.	

It is to certify that 1,20,000 nos. of surveyed properties are shown by agency on Web Based GIS Platform (Image/Base Map Solution) for stage 1.1 (A) and are commended for payment.

Commissioner,  
 Municipal Corporation,  
 Hisar.

Dated: 30/09/2020

Memo No. MCH/2020/ 3946/80

Sign off certificate is forwarded in original to :-

1. Director General, Urban Local Bodies Department, Haryana, Panchkula for further necessary action please.
2. M/s Yashi Consulting Servicers Pvt. Ltd.

  
 Commissioner,  
 Municipal Corporation,  
 Hisar.  
 Commissioner  
 Municipal Corporation  
 HISAR



**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work (Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Hisar	
2.	Number of Properties as per RFP	135433	
3.	Number of Properties as per current MC record	136063	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	142322	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no.3946/EO dated 30.10.2020 (Copy enclosed)	120000	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	22322	

**Details of properties verified by the authorized Officer of the ULB**

Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of atleast 10% of surveyed properties)]	15000	10.54%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	14340	95.60%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	660	4.4%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

12/10/21  
10/03/21

submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

  
Commissioner

Municipal Corporation, Hisar

Memo no. MCH/2021/1264-65/PA

Dated: 10-03-2020

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
Commissioner

Municipal Corporation, Hisar



**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION  
REGISTER**

**(Based on Official report submitted by Commissioner MC Hisar)**

Sr. No.	Particular	Report/nos.	
<u>1</u>	Total Nos. of Properties in Demand Register (DR)	136063	
<u>2</u>	Total Nos. of Properties as per RFP	135433	
<u>3</u>	Total Nos. of Properties as Surveyed	142322	
<u>4</u>	Total Nos. of Properties in DR but falling outside MC limit	NIL	
<u>5</u>	Duplicate Properties in DR	NIL	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	136063	
<u>7</u>	New Properties found in City during Survey by YCSPL	6259	Surveyed Properties – DR Properties
<u>8</u>	Nos. of properties for which Owner Name /Father Name not found in DR	48480	
<u>9</u>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	$107133 \times 100 / 136063 = 78.73\%$	
<u>10</u>	Existing Property Tax Demand per Annum as per DR	2299.82lakh	
<u>11</u>	Total recovery (Average per annum in previous 10 years)	736.55 lakh	
<u>12</u>	Number of effective tax payers in city , including properties outside MC limit	60000	
	Number of ineffective tax payers in city , including properties outside MC limit	76063	
<u>13</u>	Expected Tax to be recover from the current surveyed properties	2609.5 lakh	
<u>14</u>	Number of properties not paying any tax since 2015, including properties outside MC limit	76063	
<u>15</u>	Nos of refused properties in current survey	16970	
<u>16</u>	Category wise Comparison of old and current survey	Annexure-A	



4-10  
19/03/21

Annexure-A			Residential	Commercial	Vacant Plot and Agriculture/Horti culture land	Institutional	Industrial	Special Category	Mix Use	Total
	System	DR								
71925										
62837										
9088										
12963										
9655										
3308										
43191										
49643										
-6452										
773										
2145										
-1372										
846										
668										
178										
2454										
1878										
576										
10170										
5229										
4941										
142322										
136063										
6259										

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<u>17(i)</u>	Institutional Category	2145	773
<u>17(ii)</u>	Special Category	1878	2454
<u>17(iii)</u>	Nos. of Properties Old id matched	1.Institutional Category –301 2.Special Category -1484	
<u>17(iv)</u>	% of Old id matched	1.Institutional Category –14.32% 2.Special Category –79.02%	
<u>17(v)</u>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<u>18</u>	Reasons for not matching Old ID with current survey		
<u>18.1</u>	The reason for not matching the property ID's is that, the property tax survey was originally conducted long back in yr 2010-11 by the MC in house but due to availability of old layout plan, it was possible to integrate 107133nos of properties up to an extent possible w.r.t data available in DR, layout plan id number and ward wise data which found similar in surveyed data.		
<u>18.2</u>	Nos of properties having no owner /father name in DR	Properties without owner and father name - 48480nos Properties without father name- 91777nos	



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<u>18.3</u>	Nos of properties for which DR not matched on vacant plot	49643	
<u>18.4</u>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties	6259	
	b) Locked	20042	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	16982	
<u>19</u>	Total nos. of agriculture properties within MC limit	9475	
<u>20</u>	Total nos. of locked properties with owner and father name		
<u>21</u>	Total nos. of locked properties without owner and father name		
<u>22</u>	It is certified that old ID's of 28930 nos. of properties are not possible to match subjected to reasons mentioned in #18		
<u>23</u>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

Annexure-B

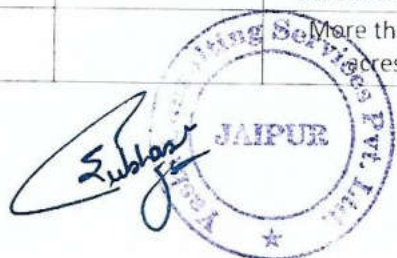
COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential	up to 300 sqyd		0.75		8415611.97	92.16
		301 to 500 sqyd		3		1631945.4	72.94
		501 to 1000 sqyd		4.5		813096.24	53.64
		1001 sqyd to 2 acres		5.25		778152.51	55.63
		More than 2 acres		7.5		712583.18	72.29
		<b>Total</b>					<b>346.64</b>
2	Commercial	Up to 50 sqyd		18		114205.67	30.12



1-10  
10/03/21

**COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY**

Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		51-100 sqyd		27		152592.0	
						7	67.86
		101-500 sqyd		36		374196.2	
						7	199.95
		501 to 1000 sqyd		45		60006.17	38.31
		Commercial space (shopping malls, multiplex or commercial office space etc) upto 1000 Sq feet		9 per sq ft		12590.08	1.55
						6	
		Commercial Space (More than 1000 sqfeet)		11.25 per sq ft		133065.8	29.83
						36	
		<b>Total</b>					<b>367.62</b>
3	Industrial	Up to 2500 sqyd		3.75		517995.7	
						4	19.63
		2501 to 2 acres		4.5		440300.1	
						4	19.81
		2 acres to 50 acres		4.5 rs per sqyd up to 2 acres+ 1.5rs per sqyd for above		1915792.	
						62	29.02
		<b>Total</b>					<b>68.46</b>
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sqyd		9			
						3493.02	0.31
		2501 to 5000sqyd		13.5		6264.39	0.85
		More than 5000 sqyd		18		70816.1	12.75
ii)	Institutional-Non-commercial	Upto 2500 sqyd		7.5		113124.2	
						9	8.48
		2501 to 5000 sqyd		9		129341.6	
						3	11.64
		More than 5000 sqyd		11.25		7219204.	
						25	812.16
iii)	Institutional-Educational Institutions	Up to 1 acre		7500 per year (Fixed)			23.25
		More than 1 acre to 2.5 acre		1.125 lac per year			20.25
		More than 2.5 acre to 5 acres		1.875 lac per year			16.88
		More than 5 acres		3.75 lac per year			67.50



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**COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY**

Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		<b>Total</b>					<b>974.07</b>
5	Vacant	Up to 100 sqyd					-
		101 to 500 sqyd					-
		Above 500 sqyd					-
		<b>Total</b>					<b>98.72</b>
6	Special Category						236
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market-Booth						
	Grain Market-Shop						
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dhar msala						
viii)	Bank						
ix)	Bus stand						
		<b>Total</b>					<b>236</b>
7	Mixed use						
		<b>Total</b>					<b>517.99</b>
8	Any other category as found in DR						
		<b>Total</b>					
		<b>Total</b>			<b>2299.82 lakh</b>		<b>2609.5 lakh</b>
<b>Note: Reason for deviation and gaps in demand register data</b>							
1							
2							
3							



Handwritten signature and date: 19/03/21

23/02/21

## MUNICIPAL COUNCIL HODAL

Director,  
Urban Local Bodies,  
Panchkula, Haryana.


Date: 22/02/2021

Memo No. 3350

**Subject: - Submission of Joint report of Municipal Council Hodal and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.**

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

  
Executive Officer  
Municipal Council Hodal  
Hodal, Panchkula

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.



# Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Hodal	
2.	Number of Properties as per RFP	24011	
3.	Number of Properties as per current MC record	5291	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	28042	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	19-02-2021	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p><b>18572 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. 1717-18 dated 23-06-2020 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 28042.</p> <p>The balance properties <math>28042 - 18572 = 9470</math> nos. has been checked and certified.</p>	

It is to certify that 28042 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Hodal** and the balance **9470 properties** are recommended for payment under Stage 1.1 (A)

*[Signature]*  
Executive Officer  
Municipal Council, Hodal  
Hodal Palwal

Memo no. **3348-3349** Dated: **22/02/2021**

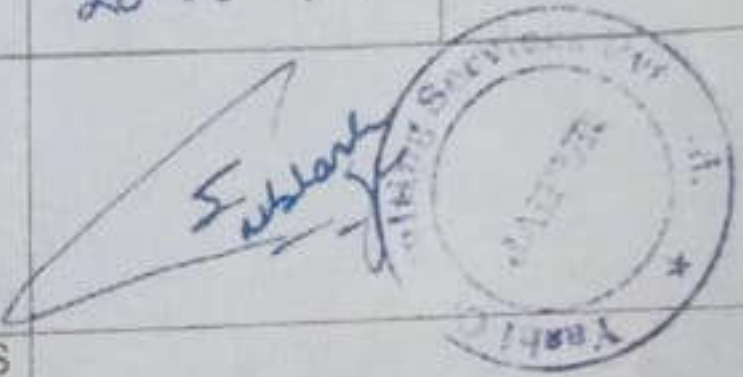
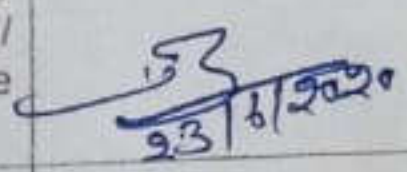
Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

*[Signature]*  
Executive Officer  
Municipal Council, Hodal  
Hodal Palwal

# Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Hodal	
2.	Number of Properties as per RFP	69838	
3.	Number of Properties as per current MC record	5719	OK
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	18572	OK
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	23-06-2020	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations		

It is to certify that 18572 nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC Hodal for Stage 1.1 (A) and are recommended for payment.

  
Executive Officer

Municipal Council Hodal

Dated:

Memo no. 1717-1718

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
- ✓ M/s Yashi Consulting Services Pvt. Ltd.

  
Executive Officer

Municipal Council Hodal



**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work (Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Hodal	
2.	Number of Properties as per RFP	24011	
3.	Number of Properties as per current MC record	5291	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	28042	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. 1717-18 dated 23-06-2020 (Copy enclosed)	18572	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	9470	


**Details of properties verified by the authorized Officer of the ULB**

Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	3000	10.69%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	2870	95.66%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	130	4.44%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties



submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)


  
Executive Officer  
Municipal Council, Hodal  
Hodal, Barwal

Memo no. 33 60 - 3361

Dated: 23/02/2021

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
Executive Officer  
Municipal Council, Hodal  
Hodal, Barwal



**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION REGISTER**

**(Based on Official report submitted by Executive Officer MC Hodal)**

<b>Sr. No.</b>	<b>Particular</b>	<b>Report/nos.</b>	
<b>1</b>	Total Nos. of Properties in Demand Register (DR)	<b>5291</b>	
<b>2</b>	Total Nos. of Properties as per RFP	<b>24011</b>	
<b>3</b>	Total Nos. of Properties as Surveyed	<b>28042</b>	
<b>4</b>	Total Nos. of Properties in DR but falling outside MC limit	<b>NIL</b>	
<b>5</b>	Duplicate Properties in DR	<b>NIL</b>	
<b>6</b>	Total Nos. of Net Properties in DR within Notified limit of MC	<b>5291</b>	
<b>7</b>	New Properties found in City during Survey by YCSPL	<b>22751</b>	<b>Surveyed Properties – DR Properties</b>
<b>8</b>	Nos. of properties for which Owner Name /Father Name not found in DR	<b>9</b>	
<b>9</b>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	<b>4040*100/5291=76.35%</b>	
<b>10</b>	Existing Property Tax Demand per Annum as per DR	<b>22.62 lakh</b>	
<b>11</b>	Total recovery (Average per annum in previous 10 years)	<b>9.74lakh</b>	
<b>12</b>	Number of effective tax payers in city , including properties outside MC limit	<b>2200</b>	
	Number of ineffective tax payers in city , including properties outside MC limit	<b>3091</b>	
<b>13</b>	Expected Tax to be recover from the current surveyed properties	<b>205.7 lakh</b>	
<b>14</b>	Number of properties not paying any tax since 2015, including properties outside MC limit	<b>3091</b>	
<b>15</b>	Nos of refused properties in current survey	<b>2787</b>	
<b>16</b>	Category wise Comparison of old and current survey	<b>Annexure-A</b>	



Annexure-A			
	System	Residential	
14114	DR		
3530	Difference		
10584	System	Commercial	
2264	DR		
1494	Difference		
770	System	Vacant Plot and Agriculture/Horti culture land	
9079	DR		
12	Difference		
9067	System	Institutional	
129	DR		
0	Difference		
129	System	Industrial	
61	DR		
0	Difference		
61	System	Special Category	
1072	DR		
0	Difference		
1072	System	Mix Use	
1323	DR		
231	Difference		
1092	System	Total	
28042	DR		
5291	Difference		
22751			

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<u>17(i)</u>	Institutional Category	Nil	129
<u>17(ii)</u>	Special Category	Nil	1072
<u>17(iii)</u>	Nos. of Properties Old id matched	1.Institutional Category -Nil 2.Special Category - Nil	
<u>17(iv)</u>	% of Old id matched	1.Institutional Category – Nil 2.Special Category - Nil	
<u>17(v)</u>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<u>18</u>	Reasons for not matching Old ID with current survey		
<u>18.1</u>	Most important conclusion for not matching the property id's is that in Jind the property tax survey was conducted long back in yr. 2001-2002 by the MC in house, at that time no layout/coordinates of properties were available and in this duration of 19 yrs owners might be changed, migrated or not available during the survey in field, so Old id matching has been ensured with Survey Agency jointly upto maximum possible extent.		
<u>18.2</u>	Nos of properties having no owner /father name in DR	Properties without owner and father name -9726 nos Properties without father name- 15237 nos	





<b>18.3</b>	Nos of properties for which DR not matched on vacant plot	<b>12</b>	
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties	<b>22751</b>	
	b) Locked	<b>4553</b>	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	<b>2787</b>	
<b>19</b>	Total nos. of agriculture properties within MC limit	<b>3021</b>	
<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name		
<b>22</b>	It is certified that old ID's of 1251 nos. of properties are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

**Annexure-B**

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential	up to 300 sq yd		0.5		1556343.7	9.29
		301 to 500 sq yd		2		420833.92	10.24
		501 to 1000 sq yd		3		305446.28	11.36
		1001 sq yd to 2 acres		3.5		189162.9	8.44
		More than 2 acres		5			
		<b>Total</b>					<b>39.33</b>
2	Commercial	Up to 50 sq yd		12		24400.81	3.60
		51-100 sq yd		18		24367.05	5.67
		101-500 sq yd		24		81039.15	23.69
		501 to 1000 sq yd		30		17907.69	6.29

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		Commercial space (shopping malls, multiplex or commercial office space etc)		6		-	-
		Commercial Space (More than 1000 sq yd)		7.5		-	-
		<b>Total</b>					<b>39.24</b>
3	Industrial	Up to 2500 sq yd		2.5		43120.19	1.08
		2501 to 2 acres		3		50260.75	1.51
		2 acres to 50 acres		3 rs per sqyd up to 2 acre+ 1 rs per sqyd for above		116544.09	1.35
		<b>Total</b>					<b>3.94</b>
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		6		604.3	0.04
		2501 to 5000 sq yd		9			
		More than 5000 sq yd		12		47921.27	5.75
ii)	Institutional-Non-commercial	Up to 2500 sq yd		5		29805.79	1.56
		2501 to 5000 sq yd		6		23883.22	1.43
		More than 5000 sq yd		7.5		250699.06	18.80
iii)	Institutional-Educational Institutions	Up to 1 acre		5000 per year			2.60
		More than 1 acre to 2.5 acre		75000 per year			2.25
		More than 2.5 acre to 5 acres		1.25 lac per year			6.25
		More than 5 acres		2.5 lac per year			7.50
		<b>Total</b>					<b>46.18</b>
5	Vacant	Up to 100 sq yd				-	-
		101 to 500 sq yd				-	-
		Above 500 sq yd				-	-
		<b>Total</b>					<b>13.18</b>





**COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY**

Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
6	Special Category						40.90
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market-Booth						
	Grain Market-Shop						
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dharmsala						
viii)	Bank						
x)	Bus stand						
		<b>Total</b>					40.90
7	Mixed use						
		<b>Total</b>					22.93
8	Any other category as found in DR						
		<b>Total</b>					
		<b>Total</b>			22.62 lakh		205.7 lakh

**Note: Reason for deviation and gaps in demand register data**

1	
2	
3	





## Office of Municipal Committee, Indri

Near Bus Stand, Indri Distt. Karnal -132041  
E-mail: secymc.indri@gmail.com

To

The Director,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No. 2786

/MCI

Date: 24/11/2022

Subject: -

Submission of Joint report of Municipal Committee Indri and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure- 3 respectively for further necessary action as per the recommendation given in the attached report.

  
Secretary  
Municipal Committee  
Indri (Karnal)

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.

  
Secretary  
Municipal Committee  
Indri (Karnal)



## Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Indri	
2.	Number of Properties as per RFP	5398	
3.	Number of Properties as per current MC record	4540	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	5931	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	12-10-2020	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p><b>5419 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. 1418/MCI dated 21.08.2019 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 5931.</p> <p>The balance properties <math>5931 - 5419 = 512</math> nos. has been checked and certified.</p>	

It is to certify that 5931 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Indri** and the balance **1391 properties** are recommended for payment under Stage 1.1 (A)

Memo no.

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,


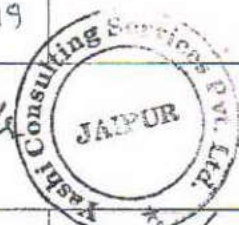
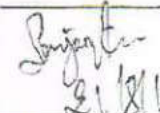

Secretary  
Secretary  
Municipal Committee Indri  
INDRI (Kamal)  
Dated:

Secretary  
Secretary  
Municipal Committee Indri  
INDRI (Kamal)

No 1418 -> Yashu Consult.

1) Annexure - 1A: Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	INDRI	
2.	Number of Properties as per RFP	5398	O/L
3.	Number of Properties as per current MC record	4849	OK
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	5419	OK
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	21-08-19	
6.	Signature of SI with seal and sign	 	
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign	 21/8/19	 21/8/19
8.	Comments/Remarks/Recommendations		

It is to certify that 5419 nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC Indri for stage 1.1 (A) and are recommended for payment.

Commissioner/Executive Officer/Secretary  
Municipal Corporation / Council / Committee  
INDRI (Karnal)  
Dated 21/8/19

Memo no. 1418/MC±

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashu Consulting Services Pvt. Ltd,

Commissioner/Executive Officer/Secretary  
Municipal Corporation / Council / Committee  
INDRI (Karnal)  
1



**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work (Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Indri	
2.	Number of Properties as per RFP	5398	
3.	Number of Properties as per current MC record	4540	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	5931	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. 1418/MCI dated 21.08.2019	5419	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	1391	

**Details of properties verified by the authorized Officer of the ULB**

Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	600	10.14%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	570	95%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	30	5%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

  
 Secretary  
 Municipal Committee  
 INDRI (Karnal)

submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

Memo no.

2647

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
Secretary  
Municipal Committee Indri  
INDRI (Karnal)  
Dated: 24/11/2026

  
Secretary  
Municipal Committee Indri  
INDRI (Karnal)  




**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION REGISTER**

**(Based on Official report submitted by Secretary MC Indri)**

Sr. No.	Particular	Report/nos.	
<u>1</u>	Total Nos. of Properties in Demand Register (DR)	4849	
<u>2</u>	Total Nos. of Properties as per RFP	5398	
<u>3</u>	Total Nos. of Properties as Surveyed	5931	
<u>4</u>	Total Nos. of Properties in DR but falling outside MC limit	51	
<u>5</u>	Duplicate Properties in DR	7	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	4540	
<u>7</u>	New Properties found in City during Survey by YCSPL	1391	Surveyed Properties – DR Properties
<u>8</u>	Nos. of properties for which Owner Name /Father Name not found in DR	251	
<u>9</u>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	3689*100/4540=82%	
<u>10</u>	Existing Property Tax Demand per Annum as per DR	25 lakh	
<u>11</u>	Total recovery (Average per annum in previous 10 years)	15.17 lakh	
<u>12</u>	Number of effective tax payers in city , including properties outside MC limit	2600	
	Number of ineffective tax payers in city , including properties outside MC limit	2249	
<u>13</u>	Expected Tax to be recover from the current surveyed properties	41.62 lakh	
<u>14</u>	Number of properties not paying any tax since 2015, including properties outside MC limit	2249	
<u>15</u>	Nos of refused properties in current survey	1052	
<u>16</u>	Category wise Comparison of old and current survey	Annexure-A	

  
 Secretary  
 Municipal Committee

Annexure-A			
	System	Residential	
3161	DR		
2733	Difference		
428			
1372	System	Commercial	
1763	DR		
-391	Difference		
719	System	Vacant Plot and Agriculture/Horti culture land	
200	DR		
519	Difference		
49	System	Institutional	
36	DR		
13	Difference		
13	System	Industrial	
6	DR		
7	Difference		
233	System	Special Category	
0	DR		
233	Difference		
384	System	Mix Use	
25	DR		
359	Difference		
5931	System	Total	
4540	DR		
1391	Difference		

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<u>17(i)</u>	Institutional Category	36	49
<u>17(ii)</u>	Special Category	0	233
<u>17(iii)</u>	Nos. of Properties Old id matched	1. Institutional Category -31 2.Special Category -	
<u>17(iv)</u>	% of Old id matched	1. Institutional Category – 86.11 % 2.Special Category -100%	
<u>17(v)</u>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<u>18</u>	Reasons for not matching Old ID with current survey		
<u>18.1</u>	Most important conclusion for not matching the property id's is that in Indri the property tax survey was conducted long back in yr. 2012-13 by the MC in house, at that time no layout/coordinates of properties were available and in this duration of 8 yrs owners might be changed, migrated or not available during the survey in field, so Old id matching has been ensured with Survey Agency jointly upto maximum possible extent.		
<u>18.2</u>	Nos of properties having no owner /father name in DR	Properties without owner and father name -251 nos Properties without father name-460 nos	

  
 Secretary  
 Municipal Committee  
 INDRI (Karnal)



<b>18.3</b>	Nos of properties for which DR not matched on vacant plot	680	
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties	1391	
	b) Locked	694	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	1052	
<b>19</b>	Total nos. of agriculture properties within MC limit	0	
<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name		
<b>22</b>	It is certified that 1272 nos. of properties the old id sheet of which is attached with report are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

**Annexure-B**

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential	up to 300 sq yd		0.4		341111.11	1.66
		301 to 500 sq yd		1.6		51269.63	1.04
		501 to 1000 sq yd		2.4		35129.49	1.02
		1001 sq yd to 2 acres		2.8		40827.63	1.23
		More than 2 acres		4		19770.42	0.79
		<b>Total</b>					<b>5.75</b>
2	Commercial	Up to 50 sq yd		9.6		26391.52	3.25
		51-100 sq yd		14.40		14110.08	2.67
		101-500 sq yd		19.20		25576.16	6.18
		501 to 1000 sq yd		24		3836.73	1.16

  
 Secretary  
 Municipal Committee

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		Commercial space (shopping malls, multiplex or commercial office space etc)		4.8		-	-
		Commercial Space (More than 1000 sq yd)		6 per sq ft		3250	0.20
		<b>Total</b>					<b>13.45</b>
3	Industrial	Up to 2500 sq yd		2		5637.86	0.11
		2501 to 2 acres		2.4		-	-
		2 acres to 50 acres		2.4rs per sq yd up to 2 acres+ 0.8rs per sq yd for above		56442.87	0.60
		<b>Total</b>					<b>0.71</b>
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		4.8			
		2501 to 5000 sq yd		7.2			
		More than 5000 sq yd		9.6			
ii)	Institutional-Non-commercial	Up to 2500 sq yd		4		16329.28	0.65
		2501 to 5000 sq yd		4.8		6142.24	0.29
		More than 5000 sq yd		6		150951.71	9.06
iii)	Institutional-Educational Institutions	Up to 1 acre		4000 per year (Fixed)			0.72
		More than 1 acre to 2.5 acre		60000 per year			
		More than 2.5 acre to 5 acres		1 lac per year			1.00
		More than 5 acres		2 lac per year			
		<b>Total</b>					<b>11.73</b>
5	Vacant	Up to 100 sq yd				-	-
		101 to 500 sq yd				-	-
		Above 500 sq yd				-	-
		<b>Total</b>					<b>1.79</b>

*Elam*  
Secretary  
Municipal Committee  
INDRI (Karnal)



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY								
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)	
6	Special Category						5.30	
i)	Storage							
ii)	Cinema Hall							
iii)	Marriage place							
iv)	Grain Market							
	Grain Market-Booth							
	Grain Market-Shop							
v)	Hospital							
vi)	Petrol pump							
vii)	Religious/Dhar msala							
viii)	Bank							
ix)	Bus stand							
		Total						
7	Mixed use							
		Total						2.89
8	Any other category as found in DR						-	-
		Total						
		Total				25 lakh		41.62 lakh
Note: Reason for deviation and gaps in demand register data								
1								
2								
3								

  
 Secretary  
 Municipal Committee  
 INDRI (Karnal)

## MUNICIPAL COMMITTEE ISMAILABAD

Director General,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No. 1168

Date: 10.10.2020

Subject: - Submission of Joint report of Municipal Committee Ismailabad and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.


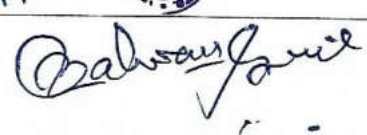
Secretary  
Municipal Committee  
Ismailabad (KKR)  
Municipal Committee Ismailabad

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.



## Sign-Off Format for Property Survey (Stage1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Ismailabad	Newly Constituted ULB
2.	Number of Properties as per RFP	Nil	Newly Constituted ULB
3.	Number of Properties as per current MC record	Nil	Newly Constituted ULB
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	10153	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	05-10-2020	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p>6010 nos. of properties were certified on Web Based GIS Platform vide letter no. 948- dated 09.09.2020 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 10153.</p> <p>The balance properties <math>10153 - 6010 = 4143</math> nos. has been checked and certified.</p>	

It is to certify that 10153 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC Ismailabad and the balance 4143 properties are recommended for payment under Stage 1.1 (A)

Secretary  
Municipal Committee  
Ismailabad (KKR)

Memo no: 1171

Dated: 10.10.2020



Sign Off certificate is forwarded in original to:

1. Director General, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

Secretary  
Municipal Committee  
Ismailabad (KKR)

# Sign-Off Format for Property Survey (Stage1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Ismailabad	O.K
2.	Number of Properties as per RFP	0	O.K
3.	Number of Properties as per current MC record	0	O.K.
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	6010	O.K.
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	09/09/2020	
6.	Signature of SI with seal and sign	 	
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign	—	
8.	Comments/Remarks/Recommendations		

It is to certify that 6010 nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC Ismailabad for stage 1.1 (A) and are recommended for payment.

Secretary  
Commissioner/Executive Officer/Secretary  
Municipal Committee  
Municipal Corporation / Council / Committee ISMAILABAD

Memo no. 948

Dated: 09/09/2020

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
- ✓ 2. M/s Yashi Consulting Services Pvt. Ltd,

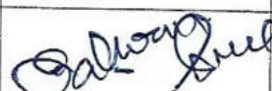
Secretary  
Commissioner/Executive Officer/Secretary  
Municipal Committee  
Municipal Corporation / Council / Committee ISMAILABAD  
Ismailabad (KRB)



**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work (Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Ismailabad	Newly Constituted ULB
2.	Number of Properties as per RFP	Nil	Newly Constituted ULB
3.	Number of Properties as per current MC record	Nil	Newly Constituted ULB
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	10153	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. 948 dated 09.09.2020	6010	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	4143	

**Details of properties verified by the authorized Officer of the ULB**

Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	1100	10.33%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	1077	97.90%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	23	2.1%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

  
Secretary  
Municipal Committee  
Ismailabad (KRR)  
Municipal Committee Ismailabad  
Dated: 10.10.2020

Memo no- 1173

Sign Off certificate is forwarded in original to:

1. Director General, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
Secretary  
Municipal Committee  
Ismailabad (KRR)  
Municipal Committee Ismailabad



**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION REGISTER**

**(Based on Official report submitted by Secretary MC Ismailabad )**

Sr. No.	Particular	Report/nos.	Remark
<u>1</u>	Total Nos. of Properties in Demand Register (DR)	Nil	Newly Constituted ULB, being 1 <sup>st</sup> time property survey demand register is not available
<u>2</u>	Total Nos. of Properties as per RFP	Nil	Newly Constituted ULB
<u>3</u>	Total Nos. of Properties as Surveyed	10153	
<u>4</u>	Total Nos. of Properties in DR but falling outside MC limit	Nil	Newly Constituted ULB
<u>5</u>	Duplicate Properties in DR	Nil	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	Nil	
<u>7</u>	New Properties found in City during Survey by YCSPL	10153	
<u>8</u>	Nos. of properties for which Owner Name /Father Name not found in DR	Nil	Newly Constituted ULB
<u>9</u>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	Nil	
10	Existing Property Tax Demand per Annum as per DR	Nil	
11	Total recovery (Average per annum in previous 10 years)	Nil	
12	Number of effective tax payers in city , including properties outside MC limit	Nil	
	Number of ineffective tax payers in city , including properties outside MC limit	Nil	
13	Expected Tax to be recover from the current surveyed properties	73.85 lakh	
14	Number of properties not paying any tax since 2015, including properties outside MC limit	Nil	Newly Constituted ULB
15	Nos of refused properties in current survey	422	
16	Category wise Comparison of old and current survey	Annexure-A	



Annexure-A	System			Residential
	2734	0	Difference	
	2734	0		
	2734		Difference	
	1223		System	Commercial
	0		DR	
	1223		Difference	
	5166		System	Vacant Plot and Agriculture/Horticulture land
	0		DR	
	5166		Difference	
	73		System	Institutional
	0		DR	
	73		Difference	
	40		System	Industrial
	0		DR	
	40		Difference	
	382		System	Special Category
	0		DR	
	382		Difference	
	535		System	Mix Use
	0		DR	
	535		Difference	
	10153		System	Total
	0		DR	
	10153		Difference	

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
17(i)	Institutional Category	Nil	73
17(ii)	Special Category	Nil	382
17(iii)	Nos. of Properties Old id matched	Nil	
17(iv)	% of Old id matched	Nil	
17(v)	Nos of properties old Id not matched with reason		
18	Reasons for not matching Old ID with current survey		
18.1			
18.2	Nos of properties having no owner /father name in DR		
18.3	Nos of properties for which DR not matched on vacant plot		
18.4	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties		
	b) Locked		
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant		
19	Total nos. of agriculture properties within MC limit		3700
20	Total nos. of locked properties with owner and father name	Nil	



Secretary  
Municipal Committer  
Ismailabad(KKR)



<u>21</u>	Total nos. of locked properties without owner and father name	Nil	
<u>22</u>	It is certified that ..... nos. of properties the old id sheet of which is attached with report are not possible to match subjected to reasons mentioned in #18	Nil	
<u>23</u>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

Annexure-B

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lakh)
1	Residential	up to 300 sq yd		0.4		303290.59	1.67
		301 to 500 sq yd		1.6		113578.66	2.58
		501 to 1000 sq yd		2.4		76772.38	2.58
		1001 sq yd to 2 acres		2.8		79164.5	2.96
		More than 2 acres		4		18965.15	0.76
		Total					10.55
2	Commercial	Up to 50 sq yd		9.6		16788.44	1.99
		51-100 sq yd		14.40		16580.29	3.03
		101-500 sq yd		19.20		45629.79	10.61
		501 to 1000 sq yd		24		15057.34	4.84
		Commercial space (shopping malls, multiplex or commercial office space etc)		4.8		-	-
		Commercial Space (More than 1000 sq yd)		6 per sq ft		-	-
		Total					20.47
3	Industrial	Up to 2500 sq yd		2		10092.98	0.20
		2501 to 2 acres		2.4		24265.59	0.58
		2 acres to 50 acres		2.4rs per sq yd up to 2 acres+		324191.47	2.74



Secretary  
Municipal Committee  
Ismailabad (KKR)  
8/8/10

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lakh)
				0.8rs per sq yd for above			
		Total					3.52
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		4.8		262.1	0.01
		2501 to 5000 sq yd		7.2		-	-
		More than 5000 sq yd		9.6		-	-
ii)	Institutional-Non-commercial	Up to 2500 sq yd		4		12371.53	0.51
		2501 to 5000 sq yd		4.8		11275.3	0.54
		More than 5000 sq yd		6		59868.72	3.59
iii)	Institutional-Educational Institutions	Up to 1 acre		4000 per year (Fixed)			0.52
		More than 1 acre to 2.5 acre		60000 per year			3.00
		More than 2.5 acre to 5 acres		1 lac per year			4.00
		More than 5 acres		2 lac per year			
		Total					12.17
5	Vacant	Up to 100 sq yd				-	-
		101 to 500 sq yd				-	-
		Above 500 sq yd				-	-
		Total					3.76
6	Special Category						
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market-Booth						
	Grain Market-Shop						



Secretary  
Municipal Committee  
Jaipur (KKR)



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lakh)
v)	Hospital					-	-
vi)	Petrol pump						
vii)	Religious/Dharmasala						
viii)	Bank						
ix)	Bus stand						
		Total					15.99
7	Mixed use						7.39
		Total					
8	Any other category as found in DR					-	-
		Total					
		Total					73.85 Lakh
Note: Reason for deviation and gaps in demand register data							
1							
2							
3							

*R. K. Sharma*



*[Signature]*  
Secretary  
Municipal Committee  
Jodhpur (KKR)

## MUNICIPAL COMMITTEE JAKHAL MANDI

Director General,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No. 1075/MCJ

Date: 09/10/2020

**Subject: - Submission of Joint report of Municipal Committee Jakhal Mandi and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.**

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

Secretary

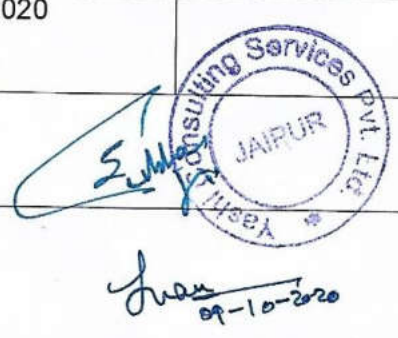
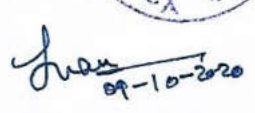
Municipal Committee Jakhal Mandi

Secretary,  
Municipal Committee  
Jakhal Mandi (Ftd.)

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.



**Sign-Off Format for Property Survey (Stage 1.1 (A))****Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Jakhal Mandi	Newly Constituted ULB
2.	Number of Properties as per RFP	Nil	Newly Constituted ULB
3.	Number of Properties as per current MC record	Nil	Newly Constituted ULB
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	4651	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	05-10-2020	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p><b>3121 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. 1241-1242, dated 28.10.2019 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 4651.</p> <p>The balance properties <math>4651 - 3121 = 1530</math> nos. has been checked and certified.</p>	

It is to certify that 4651 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Jakhal Mandi** and the balance 1530 properties are recommended for payment under Stage 1.1 (A)

Memo no. 1075-77/mcj

Sign Off certificate is forwarded in original to:

1. Director General, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

Secretary

Municipal Committee Jakhal Mandi

 Dated: 09/10/2020  
 Secretary  
 Municipal Committee  
 Jakhal Mandi (Ftd.)

Secretary


Municipal Committee Jakhal Mandi

 Municipal Committee  
 Jakhal Mandi (Ftd.)



**Sign-Off Format for Property Survey (Stage 1.1 (A))**

**Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Jakhal Mandi	
2.	Number of Properties as per RFP	0	
3.	Number of Properties as per current MC record	0	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	3121	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))		24-10-19
6.	Signature of SI with seal and sign	 <i>[Signature]</i>	
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign	<i>[Signature]</i> 18/10/19	
8.	Comments/Remarks/Recommendations		

It is to certify that 3121 nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC Jakhal for stage 1.1 (A) and are recommended for payment.

*[Signature]*  
Commissioner/Executive Officer/Secretary  
Municipal Corporation / Council / Committee

*[Signature]*  
Municipal Corporation / Council / Committee  
Jakhal Mandi (Ftd.)  
Dated: 28/10/19

Memo no. 1241 - 1242

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

*[Signature]*  
Commissioner/Executive Officer/Secretary  
Municipal Corporation / Council / Committee  
*[Signature]*  
Municipal Corporation / Council / Committee  
Jakhal Mandi (Ftd.)



**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work  
(Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Jakhal Mandi	Newly Constituted ULB
2.	Number of Properties as per RFP	Nil	Newly Constituted ULB
3.	Number of Properties as per current MC record	Nil	Newly Constituted ULB
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	4651	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. 1241-1242 dated 28.10.2019	3121	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	1530	
<b>Details of properties verified by the authorized Officer of the ULB</b>			
Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	500	10.75%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	478	95.6%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	22	4.4%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign	<i>J. Kumar</i> 09-10-2020	
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

Memo no. 1078-79/mcJ

Sign Off certificate is forwarded in original to:

1. Director General, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

Secretary

Municipal Committee Jakhal Mandi

Dated:

89/10/2020  
Secretary  
Municipal Committee  
Jakhal Mandi (Ftd.)

Secretary

Municipal Committee Jakhal Mandi

Secretary  
Municipal Committee  
Jakhal Mandi (Ftd.)



**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION REGISTER**

**(Based on Official report submitted by Secretary MC Jakhal Mandi )**

<b>Sr. No.</b>	<b>Particular</b>	<b>Report/nos.</b>	<b>Remark</b>
<b>1</b>	Total Nos. of Properties in Demand Register (DR)	Nil	Newly Constituted ULB, being 1 <sup>st</sup> time property survey demand register is not available
<b>2</b>	Total Nos. of Properties as per RFP	Nil	Newly Constituted ULB
<b>3</b>	Total Nos. of Properties as Surveyed	4651	
<b>4</b>	Total Nos. of Properties in DR but falling outside MC limit	Nil	Newly Constituted ULB
<b>5</b>	Duplicate Properties in DR	Nil	
<b>6</b>	Total Nos. of Net Properties within Notified limit of MC	Nil	
<b>7</b>	New Properties found in City during Survey by YCSPL	4651	
<b>8</b>	Nos. of properties for which Owner Name /Father Name not found in DR	Nil	Newly Constituted ULB
<b>9</b>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	Nil	
<b>10</b>	Existing Property Tax Demand per Annum as per DR	Nil	
<b>11</b>	Total recovery (Average per annum in previous 10 years)	Nil	
<b>12</b>	Number of effective tax payers in city , including properties outside MC limit	Nil	
	Number of ineffective tax payers in city , including properties outside MC limit	Nil	
<b>13</b>	Expected Tax to be recover from the current surveyed properties	54.77 lakh	
<b>14</b>	Number of properties not paying any tax since 2015, including properties outside MC limit	Nil	Newly Constituted ULB
<b>15</b>	Nos of refused properties in current survey	435	
<b>16</b>	Category wise Comparison of old and current survey	Annexure-A	



Secretary  
Municipal Committee  
Jakhal Mandi (Ftbd.)

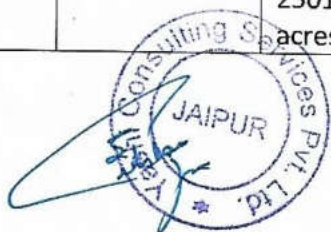




<b>21</b>	Total nos. of locked properties without owner and father name	<b>Nil</b>
<b>22</b>	It is certified that ..... nos. of properties the old id sheet of which is attached with report are not possible to match subjected to reasons mentioned in #18	<b>Nil</b>
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.	

**Annexure-B**

<b>COMPARISON OF OLD DEV. AND COLLECTION WITH CURRENT SURVEY</b>							
<b>Sr No</b>	<b>Category in DR</b>	<b>Area limit as per tax</b>	<b>area as per DR</b>	<b>Tax rate</b>	<b>Tax as per new notification</b>	<b>Area as per survey (Sq Yard)</b>	<b>Amount (In Lakh)</b>
1	Residential	up to 300 sq yd	Nil	0.4	Nil	276438.95	1.44
		301 to 500 sq yd		1.6		44704.35	0.90
		501 to 1000 sq yd		2.4		26579.61	0.78
		1001 sq yd to 2 acres		2.8		36713.26	1.32
		More than 2 acres		4		66843.74	2.97
		Total					<b>7.41</b>
2	Commercial	Up to 50 sq yd	Nil	9.6	Nil	4239.37	0.52
		51-100 sq yd		14.40		10906.56	2.14
		101-500 sq yd		19.20		35509.69	7.69
		501 to 1000 sq yd		24		10860.5	2.74
		Commercial space (shopping malls, multiplex or commercial office space etc)		4.8		-	-
		Commercial Space (More than 1000 sq yd)		6 per sq ft		-	-
		Total					<b>13.09</b>
3	Industrial	Up to 2500 sq yd	Nil	2	Nil	22698.03	0.45
		2501 to 2 acres		2.4		42674.22	1.02



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lakh)
		2 acres to 50 acres	Nil	2.4rs per sq yd up to 2 acres+ 0.8rs per sq yd for above		154262.08	1.38
		<b>Total</b>					<b>2.85</b>
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		4.8		1790.38	0.09
		2501 to 5000 sq yd		7.2		-	-
		More than 5000 sq yd		9.6		-	-
ii)	Institutional-Non-commercial	Up to 2500 sq yd		4		22156.39	0.91
		2501 to 5000 sq yd		4.8		9583.87	0.46
		More than 5000 sq yd		6		123371.8	7.40
iii)	Institutional-Educational Institutions	Up to 1 acre		4000 per year (Fixed)			0.44
		More than 1 acre to 2.5 acre		60000 per year			1.20
		More than 2.5 acre to 5 acres		1 lac per year			
		More than 5 acres		2 lac per year			
		<b>Total</b>					<b>10.50</b>
5	Vacant	Up to 100 sq yd				-	-
		101 to 500 sq yd				-	-
		Above 500 sq yd				-	-
		<b>Total</b>					<b>3.45</b>
6	Special Category						
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						





COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY										
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lakh)			
	Grain Market-Booth									
	Grain Market-Shop									
v)	Hospital									
vi)	Petrol pump									
vii)	Religious/Dharmshala									
viii)	Bank									
ix)	Bus stand									
		Total							8.55	
7	Mixed use									
		Total							8.92	
8	Any other category as found in DR									
		Total								
		Total							54.77 Lakh	
Note: Reason for deviation and gaps in demand register data										
1										
2										
3										



Secretary  
Municipal Committee  
Jakhai Mandi (Ftd.)

  
Secretary  
Municipal Committee  
Jakhai Mandi (Ftd.)

## MUNICIPAL COUNCIL JIND

Director,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No. 4332/M.C.J

Date: 19/2/21

**Subject: - Submission of Joint report of Municipal Council Jind and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.**

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

Executive Officer  
Municipal Council  
Jind

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.



## Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Jind	
2.	Number of Properties as per RFP	53287	
3.	Number of Properties as per current MC record	53287	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	73272	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	12-02-2021	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p><b>55325 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. 5604 dated 12.12.2019 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 73272.</p> <p>The balance properties <math>73272 - 55325 = 17947</math> nos. has been checked and certified.</p>	

It is to certify that 73272 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Jind** and the balance 17947 properties are recommended for payment under Stage 1.1 (A)

Executive Officer  
Municipal Council, Jind

Memo no. 4335-36/mc Dated: 19-02-2021

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

Executive Officer  
Municipal Council, Jind

i) Annexure - 1A. Sign-Off Format for Property Survey (Stage 1.1 (A))  
 Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1	Name of ULB Town	SHIMLA	OK
2	Number of Properties as per RFP	6222	OK
3	Number of Properties as per current MC record	6222	OK
4	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	6222	OK
5	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	5-12-2019	OK
6	Signature of SI with seal and sign		

7. Verification of Stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign  
 8. Comments/Remarks/Recommendations  
*P. No. 15 is report 53482 on Postal, But Physical verification still pending. WH*

It is to certify that \_\_\_\_\_ nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC \_\_\_\_\_ for stage 1.1 (A) and are recommended for payment.

Commissioner/Executive Officer/Secretary  
 Municipal Corporation / Council / Committee  
 Dated: 12-12-2019

Memo no. 564

Sign Off certificate is forwarded in original to:  
 1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.  
 2. M/s Yash Consulting Services Pvt. Ltd.

Commissioner/Executive Officer/Secretary  
 Municipal Corporation / Council / Committee



**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work  
(Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Jind	
2.	Number of Properties as per RFP	53287	
3.	Number of Properties as per current MC record	53287	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	73272	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. 5604 dated 12.12.2019 (Copy enclosed)	55325	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	17947	
<b>Details of properties verified by the authorized Officer of the ULB</b>			
Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	7500	10.23%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	7190	95.86%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	310	4.14%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

Executive Officer  
Municipal Council,  
Jind

submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

Executive Officer  
Municipal Council, Jind

Memo no. 4333-34/MCJ Dated: 19-02-2021

Sign Off certificate is forwarded in original to:


1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

Executive Officer  
Municipal Council, Jind



**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION****REGISTER****(Based on Official report submitted by Secretary MC Jind)**

<b>Sr. No.</b>	<b>Particular</b>	<b>Report/nos.</b>	
<b>1</b>	Total Nos. of Properties in Demand Register (DR)	<b>53287</b>	
<b>2</b>	Total Nos. of Properties as per RFP	<b>53287</b>	
<b>3</b>	Total Nos. of Properties as Surveyed	<b>73272</b>	
<b>4</b>	Total Nos. of Properties in DR but falling outside MC limit	<b>NIL</b>	
<b>5</b>	Duplicate Properties in DR	<b>NIL</b>	
<b>6</b>	Total Nos. of Net Properties in DR within Notified limit of MC	<b>53287</b>	
<b>7</b>	New Properties found in City during Survey by YCSPL	<b>19985</b>	<b>Surveyed Properties – DR Properties</b>
<b>8</b>	Nos. of properties for which Owner Name /Father Name not found in DR	<b>9726</b>	
<b>9</b>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	<b>37947*100/53287=71.21%</b>	
<b>10</b>	Existing Property Tax Demand per Annum as per DR	<b>237 lakh</b>	
<b>11</b>	Total recovery (Average per annum in previous 10 years)	<b>110 lakh</b>	
<b>12</b>	Number of effective tax payers in city , including properties outside MC limit	<b>24954</b>	
	Number of ineffective tax payers in city , including properties outside MC limit	<b>28333</b>	
<b>13</b>	Expected Tax to be recover from the current surveyed properties	<b>674.84 lakh</b>	
<b>14</b>	Number of properties not paying any tax since 2015, including properties outside MC limit	<b>28333</b>	
<b>15</b>	Nos of refused properties in current survey	<b>9838</b>	
<b>16</b>	Category wise Comparison of old and current survey	<b>Annexure-A</b>	

  
**Executive Officer**  
**Municipal Council,**  
**Jind**

Annexure-A				Residential	Commercial	Vacant Plot and Agriculture/Horti culture land	Institutional	Industrial	Special Category	Mix Use	Total
38082	System	DR	Difference								
33443	System	DR	Difference								
4639	System	DR	Difference								
6362	System	DR	Difference	Total							
5823	System	DR	Difference								
539	System	DR	Difference								
21863	System	DR	Difference								
10509	System	DR	Difference	Total							
11354	System	DR	Difference								
482	System	DR	Difference								
203	System	DR	Difference								
279	System	DR	Difference	Total							
221	System	DR	Difference								
137	System	DR	Difference								
84	System	DR	Difference								
970	System	DR	Difference	Total							
512	System	DR	Difference								
458	System	DR	Difference								
5292	System	DR	Difference								
2622	System	DR	Difference	Total							
2670	System	DR	Difference								
73272	System	DR	Difference								
53287	System	DR	Difference								
19985	System	DR	Difference	Total							

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<b>17(i)</b>	Institutional Category	<b>203</b>	<b>482</b>
<b>17(ii)</b>	Special Category	<b>512</b>	<b>970</b>
<b>17(iii)</b>	Nos. of Properties Old id matched	<b>1.Institutional Category -122</b> <b>2.Special Category -429</b>	
<b>17(iv)</b>	% of Old id matched	<b>1.Institutional Category – 60%</b> <b>2.Special Category -83.78%</b>	
<b>17(v)</b>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<b>18</b>	Reasons for not matching Old ID with current survey		
<b>18.1</b>	Most important conclusion for not matching the property id's is that in Jind the property tax survey was conducted long back in yr. 2012-2013 by the MC in house, at that time no layout/coordinates of properties were available and in this duration of 8 yrs owners might be changed, migrated or not available during the survey in field, so Old id matching has been ensured with Survey Agency jointly upto maximum possible extent.		
<b>18.2</b>	Nos of properties having no owner /father name in DR	Properties without owner and father name -9726 nos Properties without father name- 15237,nos	

Executive Officer  
Municipal Council,  
Jind



<b>18.3</b>	Nos of properties for which DR not matched on vacant plot	<b>10509</b>	
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties	<b>19985</b>	
	b) Locked	<b>6752</b>	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	<b>9838</b>	
<b>19</b>	Total nos. of agriculture properties within MC limit	<b>4858</b>	
<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name		
<b>22</b>	It is certified that old ID's of 15340 nos. of properties are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

**Annexure-B**

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential	up to 300 sq yd		0.5		4619140.14	31.90
		301 to 500 sq yd		2		564793.9	15.13
		501 to 1000 sq yd		3		367359.28	14.87
		1001 sq yd to 2 acres		3.5		239578.17	10.11
		More than 2 acres		5		287862.77	14.78
		<b>Total</b>					<b>86.78</b>
2	Commercial	Up to 50 sq yd		12		90597.48	14.91
		51-100 sq yd		18		89847.5	22.00
		101-500 sq yd		24		308535.84	91.47
		501 to 1000 sq yd		30		75242.11	25.39

  
**Executive Officer**  
**Municipal Council**  
**Jind**

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		Commercial space (shopping malls, multiplex or commercial office space etc)		6		-	-
		Commercial Space (More than 1000 sq yd)		7.5		-	-
		<b>Total</b>					<b>153.76</b>
3	Industrial	Up to 2500 sq yd		2.5		137915.25	3.43
		2501 to 2 acres		3		95351.16	2.86
		2 acres to 50 acres		3 rs per sqyd up to 2 acre+ 1 rs per sqyd for above		454677.65	4.74
		<b>Total</b>					<b>11.03</b>
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		6		12613.89	0.87
		2501 to 5000 sq yd		9		4281.6	0.39
		More than 5000 sq yd		12		9661.21	1.16
ii)	Institutional-Non-commercial	Up to 2500 sq yd		5		102812.05	5.14
		2501 to 5000 sq yd		6		64972.91	3.90
		More than 5000 sq yd		7.5		2350837.65	176.31
iii)	Institutional-Educational Institutions	Up to 1 acre		5000 per year			7.45
		More than 1 acre to 2.5 acre		75000 per year			12.75
		More than 2.5 acre to 5 acres		1.25 lac per year			10.00
		More than 5 acres		2.5 lac per year			22.50
		<b>Total</b>					<b>240.46</b>
5	Vacant	Up to 100 sq yd				-	-
		101 to 500 sq yd				-	-
		Above 500 sq yd				-	-

Executive Officer  
Municipal Council,  
Jind



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		Total					28.15
6	Special Category						61.05
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market-Booth						
	Grain Market-Shop					-	-
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dharmsala						
viii)	Bank						
ix)	Bus stand						
		Total					61.05
7	Mixed use						
		Total					93.61
8	Any other category as found in DR					-	-
		Total					
		Total			237 lakh		674.84lakh
Note: Reason for deviation and gaps in demand register data							
1							
2							
3							

Executive Officer  
Municipal Council,  
Jind  
*are*



## MUNICIPAL COMMITTEE JULANA

Director General,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No.

Date:

**Subject: - Submission of Joint report of Municipal Committee Julana and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.**

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

Secretary

Municipal Committee Julana

Memo No- 1435

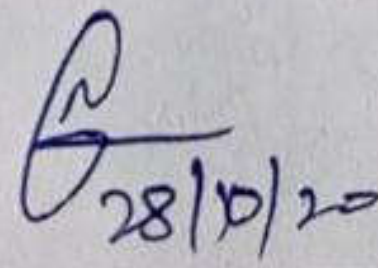
date 02/10/2020

✓ A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.



## Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Julana	
2.	Number of Properties as per RFP	5171	
3.	Number of Properties as per current MC record	5331	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	11309	Entry shown as per portal, data not submitted in hand copy
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	07-10-2020	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign	 28/10/20	
8.	Comments/Remarks/Recommendations	<p><b>6118 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. 480-481 dated 21.08.2019 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 11309.</p> <p>The balance properties <math>11309 - 6118 = 5191</math> nos. has been checked and certified.</p>	

It is to certify that 11309 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Julana** and the balance **5191** properties are recommended for payment under Stage 1.1 (A)

Memo no. 1434-35

Secretary  
Municipal Committee  
JULANA

Dated: 2/11/20

Sign Off certificate is forwarded in original to:

1. Director General, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

Secretary  
Municipal Committee  
JULANA

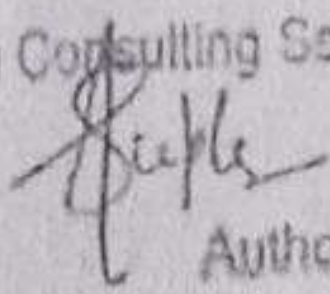
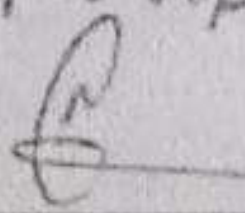
Remarks - In 11309 properties, 5122 were / Agriculture / which class can't be verified.

Secretary  
Municipal Committee  
JULANA



1) Annexure – 1A: Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Julana	OK
2.	Number of Properties as per RFP	5171	OK
3.	Number of Properties as per current MC record		N/A
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	6118	OK
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	14/8/2019	OK
6.	Signature of SI with seal and sign	For Yashi Consulting Services Pvt. Ltd.  Authorized Signatory	
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign	As per report 	
8.	Comments/Remarks/Recommendations		N/A

It is to certify that 6118 nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC Julana for stage 1.1 (A) and are recommended for payment.

ONLY

Secretary,  
Commissioner/Executive Officer/Secretary  
Municipal Corporation / Council / Committee  
JULANA

Memo no. 480-WP/

Dated: 21-8-19

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

only Report share all  
Report not submit Hard Copy  
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Jeddah  
21/8/19

Secretary,  
Commissioner/Executive Officer/Secretary  
Municipal Corporation / Council / Committee  
JULANA

Secretary  
Municipal Committee.  
JULANA

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**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work  
(Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Julana	
2.	Number of Properties as per RFP	5171	
3.	Number of Properties as per current MC record	5331	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	11309	Entry shown on portal not submitted hard copy.
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. 480-481 dated 21.08.2019	6118	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	5191	
<b>Details of properties verified by the authorized Officer of the ULB</b>			
Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	1200	10.61%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	1148	95.67%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	52	4.33%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

Secretary  
Municipal Committee,  
JULANA

Remarks - In 11309 properties, 5122 Vacant plots Agriculture / horticulture land can't be verified due to absence of proper boundary of property in field & availability of owner at site.



submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

Secretary  
Municipal Committee  
Municipal Committee Juliana

Memo no. 1434-35

Dated: 21/11/20

Sign Off certificate is forwarded in original to:

1. Director General, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

Secretary  
Municipal Committee  
Municipal Committee Juliana



**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION REGISTER**

**(Based on Official report submitted by Secretary MC Julana)**

<b>Sr. No.</b>	<b>Particular</b>	<b>Report/nos.</b>	
<b>1</b>	Total Nos. of Properties in Demand Register (DR)	<b>5331</b>	
<b>2</b>	Total Nos. of Properties as per RFP	<b>5171</b>	
<b>3</b>	Total Nos. of Properties as Surveyed	<b>11309</b>	
<b>4</b>	Total Nos. of Properties in DR but falling outside MC limit	<b>NIL</b>	
<b>5</b>	Duplicate Properties in DR	<b>NIL</b>	
<b>6</b>	Total Nos. of Net Properties in DR within Notified limit of MC	<b>5331</b>	
<b>7</b>	New Properties found in City during Survey by YCSPL	<b>5978</b>	<b>Surveyed Properties – DR Properties</b>
<b>8</b>	Nos. of properties for which Owner Name /Father Name not found in DR	<b>319</b>	
<b>9</b>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	<b>3904*100/5331=73.23%</b>	
<b>10</b>	Existing Property Tax Demand per Annum as per DR	<b>25 lakh</b>	
<b>11</b>	Total recovery (Average per annum in previous 10 years)	<b>7 Lakh</b>	
<b>12</b>	Number of effective tax payers in city , including properties outside MC limit	<b>2000</b>	
	Number of ineffective tax payers in city , including properties outside MC limit	<b>2331</b>	
<b>13</b>	Expected Tax to be recover from the current surveyed properties	<b>53.57 lakh</b>	
<b>14</b>	Number of properties not paying any tax since 2015, including properties outside MC limit	<b>2331</b>	
<b>15</b>	Nos of refused properties in current survey	<b>455</b>	
<b>16</b>	Category wise Comparison of old and current survey	<b>Annexure-A</b>	

Secretary  
Municipal Committee,  
JULANA



Annexure-A			
4330	System	Residential	
3621	DR		
709	Difference		
742	System	Commercial	
709	DR		
33	Difference		
5122	System	Vacant Plot and Agriculture/Horti culture land	
828	DR		
4294	Difference		
61	System	Institutional	
17	DR		
44	Difference		
3	System	Industrial	
2	DR		
1	Difference		
452	System	Special Category	
15	DR		
437	Difference		
599	System	Mix Use	
42	DR		
557	Difference		
11309	System	Total	
5331	DR		
5978	Difference		

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<u>17(i)</u>	Institutional Category	17	61
<u>17(ii)</u>	Special Category	15	452
<u>17(iii)</u>	Nos. of Properties Old id matched	1.Institutional Category -17 2.Special Category -13	
<u>17(iv)</u>	% of Old id matched	1.Institutional Category -100 % 2.Special Category -86.67%	
<u>17(v)</u>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<u>18</u>	Reasons for not matching Old ID with current survey		
<u>18.1</u>	Most important conclusion for not matching the property id's is that in Julana the property tax survey was conducted long back in yr. 2012-13 by the MC in house, at that time no layout/coordinates of properties were available and in this duration of 8 yrs owners might be changed, migrated or not available during the survey in field, so Old id matching has been ensured with Survey Agency jointly upto maximum possible extent.		
<u>18.2</u>	Nos of properties having no owner /father name in DR	Properties without owner and father name -319 nos	

Secretary  
Municipal Council  
JULANA



<b>18.3</b>	Nos of properties for which DR not matched on vacant plot		
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties	<b>6081</b>	
	b) Locked	<b>481</b>	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	<b>455</b>	
<b>19</b>	Total nos. of agriculture properties within MC limit	<b>3272</b>	
<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name		
<b>22</b>	It is certified that 1427 nos. of properties the old id sheet of which is attached with report are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

**Annexure-B**

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential	up to 300 sq yd		0.4		480321.5	2.39
		301 to 500 sq yd		1.6		83958.81	1.70
		501 to 1000 sq yd		2.4		56630.8	1.61
		1001 sq yd to 2 acres		2.8		34413.01	1.07
		More than 2 acres		4		0	0
		<b>Total</b>					<b>6.78</b>
2	Commercial	Up to 50 sq yd		9.6		10127.74	1.15
		51-100 sq yd		14.40		6853.27	1.08
		101-500 sq yd		19.20		31656.12	6.61
		501 to 1000 sq yd		24		8587.21	2.18

Secretary   
Municipal Committee,  
JULANA 



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		Commercial space (shopping malls, multiplex or commercial office space etc)		4.8			
		Commercial Space (More than 1000 sq yd)		6 per sq ft		300	0.08
		<b>Total</b>					<b>11.10</b>
3	Industrial	Up to 2500 sq yd		2		1262.38	0.03
		2501 to 2 acres		2.4			
		2 acres to 50 acres		2.4rs per sq yd up to 2 acres+ 0.8rs per sq yd for above			
		<b>Total</b>					<b>0.03</b>
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		4.8		408.01	0.02
		2501 to 5000 sq yd		7.2			
		More than 5000 sq yd		9.6			
ii)	Institutional-Non-commercial	Up to 2500 sq yd		4		10318.44	0.41
		2501 to 5000 sq yd		4.8		7808.51	0.37
		More than 5000 sq yd		6		242940.12	14.58
iii)	Institutional-Educational Institutions	Up to 1 acre		4000 per year (Fixed)			1.16
		More than 1 acre to 2.5 acre		60000 per year			2.40
		More than 2.5 acre to 5 acres		1 lac per year			1.00
		More than 5 acres		2 lac per year			
		<b>Total</b>					<b>19.94</b>
5	Vacant	Up to 100 sq yd					
		101 to 500 sq yd					
		Above 500 sq yd					
		<b>Total</b>					<b>2.58</b>

Secretary  
Municipal Committee  
JULANA



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
6	Special Category					-	8.37
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market-Booth						
	Grain Market-Shop						
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dhar msala						
viii)	Bank						
ix)	Bus stand						
		Total					8.37
7	Mixed use						
		Total					4.77
8	Any other category as found in DR						
		Total					
		Total			12.48 lakh		53.57 lakh
Note: Reason for deviation and gaps in demand register data							
1							
2							
3							

Secretary  
Municipal Comm. ...  
JULANA



## MUNICIPAL COUNCIL KAITHAL

Director,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No.

1483

Date: 22-03-2021

**Subject:** - Submission of Joint report of Municipal Council Kaithal and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

Executive Officer  
Municipal Council Kaithal  
KAITHAL

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.

Executive Officer  
Municipal Council  
KAITHAL



## Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Kaithal	
2.	Number of Properties as per RFP	64072	
3.	Number of Properties as per current MC record	64894	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	73982	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	25.02.2021	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p><b>73683 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. 7343 dated 24.12.2020 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 73982.</p> <p>The balance properties <math>73982 - 73683 = 299</math> nos. has been checked and certified.</p>	

It is to certify that 73982 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Kaithal** and the balance 299 properties are recommended for payment under Stage 1.1 (A)

Executive Officer  
Municipal Council, Kaithal

Memo no. 1485-1486 Dated: 22-03-2021

Sign Off certificate is forwarded in original to:


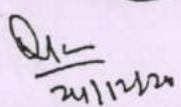
1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

Executive Officer  
Municipal Council, Kaithal



**Sign-Off Format for Property Survey (Stage 1.1 (A))**

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

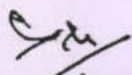
Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Kaithal	
2.	Number of Properties as per RFP	64072	
3.	Number of Properties as per current MC record	64894	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	73683	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	18-12-2020	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p><b>37839 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. 3723 dated 19.06.2020 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 73683.</p> <p>The balance properties <math>73683 - 37839 = 35844</math> nos. has been checked and certified.</p>	

It is to certify that 73683 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Kaithal** and the balance **35844 properties** are recommended for payment under Stage 1.1 (A)

Memo no. **7343**

Dated:


**24-12-2020**

  
Executive Officer  
Municipal Council  
Kaithal

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.

2. M/s Yashi Consulting Services Pvt. Ltd,

  
Executive Officer  
Municipal Council  
Kaithal



**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work  
(Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Kaithal	
2.	Number of Properties as per RFP	64072	
3.	Number of Properties as per current MC record	64894	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	73982	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. 7343 dated 24.12.2020 (Copy enclosed)	73683	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	299	
<b>Details of properties verified by the authorized Officer of the ULB</b>			
Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	7510	10.15%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	7282	96.96%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	228	3.04%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

*[Signature]*  
Executive Officer  
Municipal Council  
KAITHAL

submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

Executive Officer  
Municipal Council, Kaithal  
KAITHAL

Memo no. 1487-1488

Dated: 22-03-2021

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

Executive Officer  
Municipal Council, Kaithal  
KAITHAL



**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION REGISTER**

**(Based on Official report submitted by Executive Officer MC Kaithal)**

<b>Sr. No.</b>	<b>Particular</b>	<b>Report/nos.</b>	
<b>1</b>	Total Nos. of Properties in Demand Register (DR)	<b>64894</b>	
<b>2</b>	Total Nos. of Properties as per RFP	<b>64072</b>	
<b>3</b>	Total Nos. of Properties as Surveyed	<b>73982</b>	
<b>4</b>	Total Nos. of Properties in DR but falling outside MC limit	<b>NIL</b>	
<b>5</b>	Duplicate Properties in DR	<b>NIL</b>	
<b>6</b>	Total Nos. of Net Properties in DR within Notified limit of MC	<b>64894</b>	
<b>7</b>	New Properties found in City during Survey by YCSPL	<b>9088</b>	<b>Surveyed properties – DR Properties</b>
<b>8</b>	Nos. of properties for which Owner Name /Father Name not found in DR	<b>20414</b>	
<b>9</b>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	<b>46639*100/64894=71.86%</b>	
<b>10</b>	Existing Property Tax Demand per Annum as per DR	<b>496.97 lakh</b>	
<b>11</b>	Total recovery (Average per annum in previous 10 years)	<b>126.11 lakh</b>	
<b>12</b>	Number of effective tax payers in city , including properties outside MC limit	<b>6000</b>	
	Number of ineffective tax payers in city , including properties outside MC limit	<b>58894</b>	
<b>13</b>	Expected Tax to be recover from the current surveyed properties	<b>601.75 lakh</b>	
<b>14</b>	Number of properties not paying any tax since 2015, including properties outside MC limit	<b>58894</b>	
<b>15</b>	Nos of refused properties in current survey	<b>12328</b>	
<b>16</b>	Category wise Comparison of old and current survey	<b>Annexure-A</b>	

*M*  
Executive Officer  
Municipal Council  
KAITHAL



Annexure-A			Residential	Commercial	Vacant Plot and Agriculture/Horti culture land	Institutional	Industrial	Special Category	Mix Use	Total
	System	DR								
34135										
29401										
4734										
10024										
11628										
-1604										
23956										
20649										
3307										
361										
304										
57										
363										
358										
5										
1845										
2548										
-703										
3298										
1										
3297										
73982										
64894										
9088										

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<u>17(i)</u>	Institutional Category	304	361
<u>17(ii)</u>	Special Category	2548	1845
<u>17(iii)</u>	Nos. of Properties Old id matched	1.Institutional Category -242 2.Special Category -222	
<u>17(iv)</u>	% of Old id matched	1.Institutional Category -79.60% 2.Special Category -8.71%	
<u>17(v)</u>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<u>18</u>	Reasons for not matching Old ID with current survey		
<u>18.1</u>	The reason for not matching the property ID's is that, the property tax survey was originally conducted long back in yr 2011-12 by the MC in house but due to availability of old layout plan, it was possible to integrate 46639 nos of properties up to an extent possible w.r.t data available in DR, layout plan id number and ward wise data which found similar in surveyed data.		
<u>18.2</u>	Nos of properties having no owner /father name in DR	Properties without owner and father name -20414 nos Properties without father name- 30305nos	

Executive Officer  
Municipal Council  
KATNAL



<b>18.3</b>	Nos of properties for which DR not matched on vacant plot	<b>20649</b>	
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties	<b>9088</b>	
	b) Locked	<b>9426</b>	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	<b>12328</b>	
<b>19</b>	Total nos. of agriculture properties within MC limit	<b>4221</b>	
<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name		
<b>22</b>	It is certified that old ID's of 18255 nos. of properties are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

**Annexure-B**

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential	up to 300 sq yd		0.5		4039615.04	26.71
		301 to 500 sq yd		2		599673.32	16.06
		501 to 1000 sq yd		3		347714.58	13.54
		1001 sq yd to 2 acres		3.5		277637.18	11.50
		More than 2 acres		5		24763.46	1.24
		<b>Total</b>					<b>69.05</b>
2	Commercial	Up to 50 sq yd		12		142926.41	22.08
		51-100 sq yd		18		113293.94	26.86
		101-500 sq yd		24		263705.29	79.50
		501 to 1000 sq yd		30		57304.29	20.17

  
 Executive Officer  
 Municipal Council  
 KATHAL

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		Commercial space (shopping malls, multiplex or commercial office space etc)		6		-	-
		Commercial Space (More than 1000 sq yd)		7.5		-	-
		<b>Total</b>					<b>148.61</b>
3	Industrial	Up to 2500 sq yd		2.5		217683.58	5.44
		2501 to 2 acres		3		202172.17	6.07
		2 acres to 50 acres		3 rs per sqyd up to 2 acre+ 1 rs per sqyd for above		1511306.7	15.30
		<b>Total</b>					<b>26.81</b>
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		6		3841.11	0.23
		2501 to 5000 sq yd		9		-	-
		More than 5000 sq yd		12		10577.37	1.27
ii)	Institutional-Non-commercial	Up to 2500 sq yd		5		95157.83	4.76
		2501 to 5000 sq yd		6		91636.79	5.50
		More than 5000 sq yd		7.5		1341720.11	100.63
iii)	Institutional-Educational Institutions	Up to 1 acre		5000 per year			3.65
		More than 1 acre to 2.5 acre		75000 per year			11.25
		More than 2.5 acre to 5 acres		1.25 lac per year			8.75
		More than 5 acres		2.5 lac per year			12.50
		<b>Total</b>					<b>148.53</b>
5	Vacant	Up to 100 sq yd				-	-
		101 to 500 sq yd				-	-
		Above 500 sq yd				-	-
		<b>Total</b>					<b>47.26</b>

Executive Officer  
Municipal Council  
KAITHAL



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
6	Special Category						108.73
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market-Booth						
	Grain Market-Shop						
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dharmsala						
viii)	Bank						
ix)	Bus stand						
		Total					
7	Mixed use						108.73
		Total					
8	Any other category as found in DR						52.76
		Total					
		Total			496.97 lakh		601.75lakh
Note: Reason for deviation and gaps in demand register data							
1							
2							
3							

  
 Executive Officer  
 Municipal Council  
 KATHAL

# **MUNICIPAL COMMITTEE** **KALANWALI**

Director,  
Urban Local  
Bodies,  
Panchkula,  
Haryana.

Memo No.1330

Date: 26-11-2020

**Subject: - Submission of Joint report of Municipal Committee Kalanwali and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.**

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure- 3 respectively for further necessary action as per the recommendation given in the attached report.



Secretary

Municipal Committee Kalanwali



A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.



**Sign-Off Format for Property Survey (Stage1.1 (A))**

**Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Kalanwali	
2.	Number of Properties as per RFP	12014	
3.	Number of Properties as per current MC record	12460	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	9519	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	17-11-2020	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p><b>9077 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. 891-892 dated 05.08.2019 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 9519.</p> <p>The balance properties <math>9519-9077= 442</math> nos. has been checked and certified.</p>	

It is to certify that 9519 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Kalanwali** and the **balance 442 properties are recommended for payment** under Stage 1.1 (A)



Secretary

Municipal Committee Kalanwali

Memo no. 1331-1332

Dated: 26-11-2020



Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,





Secretary

Municipal Committee Kalanwali



1) Annexure — 1A: Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Kalanwali	OK
2.	Number of Properties as per RFP	12014	OK
3.	Number of Properties as per current MC record	12021	OK
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	9121	9077
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A)	01	6 11
6.	Signature of SI with seal and sign	or Yashi Consulting Services Pvt. Ltd.  Authorized Signatory	
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		 5-8-19
8.	Comments/Remarks/Recommendations		

It is to certify that \_\_\_\_\_ nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC Kalanwali for stage (A) and are recommended for payment.

Commissioner/Executive Officer/Secretary

Municipal Corporation / Council / Committee\*

Memo no. @|<

Dated: 5-8-19

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

Commissioner/Executive Officer/Secretary

Municipal Corporation / Council / Committee



**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work (Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Kalanwali	
2.	Number of Properties as per RFP	12014	
3.	Number of Properties as per current MC record	12460	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	9519	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. 891-892 dated 05.08.2019	9077	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	442	
<b>Details of properties verified by the authorized Officer of the ULB</b>			
Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	1050	11.03%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	1005	95.71%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	45	4.39%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)



Secretary

Municipal Committee Kalanwali

Memo no. 1331-1332 Date 26-11-2020



Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,



Secretary

Municipal Committee Kalanwali





**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND  
AND COLLECTION REGISTER**

**(Based on Official report submitted by Secretary MC Kalanwali)**

<b>Sr. No.</b>	<b><u>Particular</u></b>	<b><u>Report/nos.</u></b>	
<b><u>1</u></b>	Total Nos. of Properties in Demand Register (DR)	12460	
<b><u>2</u></b>	Total Nos. of Properties as per RFP	12014	
<b><u>3</u></b>	Total Nos. of Properties as Surveyed	9519	
<b><u>4</u></b>	Total Nos. of Properties in DR but falling outside MC limit	NIL	
<b><u>5</u></b>	Duplicate Properties in DR	NIL	
<b><u>6</u></b>	Total Nos. of Net Properties in DR within Notified limit of MC	12460	
<b><u>7</u></b>	New Properties found in City during Survey by YCSPL	-	<b>Surveyed Properties – DR Properties</b>
<b><u>8</u></b>	Nos. of properties for which Owner Name /Father Name not found in DR	8085	
<b><u>9</u></b>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	$9198 \times 100 / 12460 = 73.82\%$	
<b>10</b>	Existing Property Tax Demand per Annum as per DR	43.73 lakh	
<b>11</b>	Total recovery (Average per annum in previous 10 years)	31.82 lakh	
<b>12</b>	Number of effective tax payers in city , including properties outside MC limit	9801	
	Number of ineffective tax payers in city , including properties outside MC limit	2659	
<b>13</b>	Expected Tax to be recover from the current surveyed properties	75.95 lakh	
<b>14</b>	Number of properties not paying any tax since 2015, including properties outside MC limit	2659	
<b>15</b>	Nos of refused properties in current survey	1355	
<b>16</b>	Category wise Comparison of old and current survey	<b>Annexure-A</b>	

Annexure-A	Residential			Commercial			Vacant Plot and Agriculture/Horticulture land			Institutional			Industrial			Special Category			Mix Use			Total		
	System	D	Difference	System	D	Difference	System	D	Difference	System	D	Difference	System	D	Difference	System	D	Difference	System	D	Difference	System	D	Difference
	4589	5678	-1089	1176	1776	-600	3110	4589	-1479	33	60	-27	27	42	-15	294	313	-19	290	0	290	9519	12460	-2941

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<b><u>17(i)</u></b>	Institutional Category	<b>60</b>	<b>33</b>
<b><u>17(ii)</u></b>	Special Category	<b>313</b>	<b>294</b>
<b><u>17(iii)</u></b>	Nos. of Properties Old id matched	<b>1.Institutional Category -27</b> <b>2.Special Category -156</b>	
<b><u>17(iv)</u></b>	% of Old id matched	<b>1.Institutional Category –45%</b> <b>2.Special Category -49.84%</b>	
<b><u>17(v)</u></b>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<b><u>18</u></b>	<b>Reasons for not matching Old ID with current survey</b>		
<b><u>18.1</u></b>	The reason for not matching the property ID's is that, the property tax survey was originally conducted long back in yr 2014-15 by the MC in house but due to availability of old layout plan, it was possible to integrate 9198 nos of properties up to an extent possible w.r.t data available in DR, layout plan id number and ward wise data which found similar in surveyed data.		
<b><u>18.2</u></b>	Nos of properties having no owner /father name in DR	Properties without owner and father name - 8085 nos Properties without father name-1520 nos	



<b>18.3</b>	Nos of properties for which DR not matched on vacant plot	<b>3082</b>	
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties	-	
	b) Locked	<b>1247</b>	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	<b>1355</b>	
<b>19</b>	Total nos. of agriculture properties within MC limit	<b>128</b>	
<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name		
<b>22</b>	It is certified that 3262 nos. of properties the old id sheet of which is attached with report are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

### **Annexure-B**

<b>COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY</b>							
<b>Sr No</b>	<b>Category in DR</b>	<b>Area limit as per tax</b>	<b>area as per DR</b>	<b>Tax rate</b>	<b>Tax as per new notification</b>	<b>Area as per survey (Sq Yard)</b>	<b>Amount (In Lac)</b>
1	Residential	up to 300 sq yd		0.4		618361.69	2.97
		301 to 500 sq yd		1.6		145278.63	2.71
		501 to 1000 sq yd		2.4		90162.2	2.55
		1001 sq yd to 2 acres		2.8		72055.66	2.28
		More than 2 acres		4		-	-
		<b>Total</b>					<b>10.52</b>
2	Commercial	Up to 50 sq yd		9.6		14058.76	1.62
		51-100 sq yd		14.40		18088.58	3.12
		101-500 sq yd		19.20		80093.53	17.38

		501 to 1000 sq yd		24		31719.98	8.27
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COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		Commercial space (shopping malls, multiplex or commercial office space etc)		4.8		-	-
		Commercial Space (More than 1000 sq yd)		6 per sq ft		-	-
		<b>Total</b>					<b>30.40</b>
3	Industrial	Up to 2500 sq yd		2		10675.84	0.21
		2501 to 2 acres		2.4		14103.8	0.34
		2 acres to 50 acres		2.4rs per sq yd up to 2 acres+ 0.8rs per sq yd for above		97755.79	0.93
		<b>Total</b>					<b>1.48</b>
4	Institutional						
i)	Institutional - Commercial	Up to 2500 sq yd		4.8		373.56	0.01
		2501 to 5000 sq yd		7.2		-	-
		More than 5000 sq yd		9.6		-	-
ii)	Institutional - Non- commercial	Up to 2500 sq yd		4		9821.14	0.39
		2501 to 5000 sq yd		4.8		5766.1	0.28
		More than 5000 sq yd		6		247819.6 2	14.87
iii)	Institutional- Educational Institutions	Up to 1 acre		4000 per year (Fixed)			0.32
		More than 1 acre to 2.5 acre		60000 per year		-	-
		More than 2.5 acre to 5 acres		1 lac per year		-	1.00
		More than 5 acres		2 lac per year		-	-
		<b>Total</b>					<b>16.87</b>

5	Vacant	Up to 100 sq yd			-	-
		101 to 500 sq yd			-	-
		Above 500 sq yd			-	-
		<b>Total</b>				<b>5.03</b>



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY										
Sr N o	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)			
6	Special Category						9.02			
i)	Storage					-	-			
ii)	Cinema Hall									
iii)	Marriage place									
iv)	Grain Market									
	Grain Market-Booth									
	Grain Market-Shop									
v)	Hospital									
vi)	Petrol pump									
vii)	Religious/Dharmasala									
viii)	Bank									
ix)	Bus stand									
		Total							9.02	
7	Mixed use									
		Total							2.63	
8	Any other category as found in DR						-			
		Total								
		Total			43.73 lakh		75.95 lakh			
Note: Reason for deviation and gaps in demand register data										
1										
2										
3										

## MUNICIPAL COMMITTEE KALAYAT

Director,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No. 1299

Date: 29-01-2021

Subject: - Submission of Joint report of Municipal Committee Kalayat and M/s Yashi (Si) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

*MALP*  
*29/1/21*  
Secretary  
Municipal Committee, Kalayat  
Secretary  
Municipal Committee Kalayat

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.



## Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Kalayat	
2.	Number of Properties as per RFP	10077	
3.	Number of Properties as per current MC record	8046	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	10265	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	27-01-2021	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p>6465 nos. of properties were certified on Web Based GIS Platform vide letter no. 1186 dated 17.10.2019 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 10265.</p> <p>The balance properties <math>10265 - 6465 = 3800</math> nos. has been checked and certified.</p>	

It is to certify that 10265 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC Kalayat and the balance 3800 properties are recommended for payment under Stage 1.1 (A)

*[Signature]*  
Secretary  
Municipal Committee, Kalayat  
Municipal Committee Kalayat

Memo no. 1300-01

Dated: 29-01-2021

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

*[Signature]*  
Secretary  
Municipal Committee, Kalayat  
Municipal Committee Kalayat



**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work  
(Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Kalayat	
2.	Number of Properties as per RFP	10077	
3.	Number of Properties as per current MC record	8046	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	10265	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. 1186 dated 17.10.2019 (Copy enclosed)	6465	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	3800	

**Details of properties verified by the authorized Officer of the ULB**

Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC) (Physical validation of at least 10% of surveyed properties)]	1100	10.71%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	1050	95.45%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	50	4.55%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

Secretary  
Municipal Committee, Kalayat



submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

Secretary  
Municipal Committee, Kalayat  
Secretary  
Municipal Committee Kalayat

Memo no. 1302-03

Dated: 29-01-2021

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd.

Secretary  
Municipal Committee, Kalayat  
Secretary  
Municipal Committee Kalayat



**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION****REGISTER****(Based on Official report submitted by Secretary MC Kalayat)**

Sr. No.	Particular	Report/nos.	
1	Total Nos. of Properties in Demand Register (DR)	8046	
2	Total Nos. of Properties as per RFP	10077	
3	Total Nos. of Properties as Surveyed	10265	
4	Total Nos. of Properties in DR but falling outside MC limit	NIL	
5	Duplicate Properties in DR	NIL	
6	Total Nos. of Net Properties in DR within Notified limit of MC	8046	
7	New Properties found in City during Survey by YCSPL	2219	
8	Nos. of properties for which Owner Name /Father Name not found in DR	2447	
9	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	$7472 \times 100 / 8046 = 92.9\%$	
10	Existing Property Tax Demand per Annum as per DR	33 lakh	
11	Total recovery (Average per annum in previous 10 years)	9.45 lakh	
12	Number of effective tax payers in city, including properties outside MC limit	3621	
	Number of ineffective tax payers in city, including properties outside MC limit	4425	
13	Expected Tax to be recover from the current surveyed properties	61.4 lakh	
14	Number of properties not paying any tax since 2015, including properties outside MC limit	4425	
15	Nos of refused properties in current survey	614	
16	Category wise Comparison of old and current survey	Annexure-A	

Secretary  
Municipal Committee, Kalayat  
02



Annexure-A		
4484	System	Residential
7778	DR	
-3294	Difference	
971	System	Commercial
74	DR	
897	Difference	
4050	System	Vacant Plot and Agriculture/Horticulture land
87	DR	
3963	Difference	
57	System	Institutional
60	DR	
-3	Difference	
4	System	Industrial
10	DR	
-6	Difference	
296	System	Special Category
37	DR	
259	Difference	
403	System	Mh Use
0	DR	
403	Difference	
10265	System	Total
8046	DR	
2219	Difference	

	Particular	Property in Demand Register	Property in Current Survey
17(i)	Institutional Category	60	57
17(ii)	Special Category	37	296
17(iii)	Nos. of Properties Old id matched	1.Institutional Category - 51 2.Special Category - 33	
17(iv)	% of Old id matched	1.Institutional Category – 85% 2.Special Category – 89.18%	
17(v)	Nos of properties old id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
18	Reasons for not matching Old ID with current survey		
18.1	Most important conclusion for not matching the property id's is that in Kalayat the property tax survey was conducted long back in yr. 2014-2015 by the MC in house, at that time no layout/coordinates of properties were available and in this duration of 7 yrs owners might be changed, migrated or not available during the survey in field, so Old id matching has been ensured with Survey Agency jointly upto maximum possible extent.		
18.2	Nos of properties having no owner /father name in DR	Properties without owner and father name -2447 nos Properties without father name- 1169 nos	

Secretary  
Municipal Committee, Kalayat  
R



18.3	Nos of properties for which DR not matched on vacant plot	87	
18.4	Nos of properties having owner and father name in demand register but not matched with current survey, reason for it is:		
	a) New Properties	2219	
	b) Locked	1518	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	614	
19	Total nos. of agriculture properties within MC limit	2405	
20	Total nos. of locked properties with owner and father name		
21	Total nos. of locked properties without owner and father name		
22	It is certified that old ID's of 574 nos. of properties are not possible to match subjected to reasons mentioned in #18		
23	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

#### Annexure-B

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential	up to 300 sq yd		0.4		474570.28	2.35
		301 to 500 sq yd		1.6		115544.24	2.21
		501 to 1000 sq yd		2.4		88321.25	2.58
		1001 sq yd to 2 acres		2.8		68308.04	2.43
		More than 2 acres		4			9.57
		Total				15589.94	1.81
2	Commercial	Up to 50 sq yd		9.6		15617.93	2.62
		51-100 sq yd		14.40		36371.59	8.11
		101-500 sq yd		19.20			
		501 to 1000 sq yd		24		9206.1	2.50

  
 Secretary  
 Municipal Committee, Kalayat  





COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		Commercial space (shopping malls, multiplex or commercial office space etc)		4.8			
		Commercial Space (More than 1000 sq yd)		6 per sq ft			
		Total					15.04
3	Industrial	Up to 2500 sq yd		2		311.66	0.01
		2501 to 2 acres		2.4		5504.71	0.13
		2 acres to 50 acres		2.4rs per sq yd up to 2 acres+ 0.8rs per sq yd for above		27295.29	0.37
		Total					0.51
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		4.8		1336.05	0.06
		2501 to 5000 sq yd		7.2			
		More than 5000 sq yd		9.6			
ii)	Institutional-Non-commercial	Up to 2500 sq yd		4		16398.19	0.66
		2501 to 5000 sq yd		4.8		9434.68	0.45
		More than 5000 sq yd		6		184734.86	11.08
iii)	Institutional-Educational Institutions	Up to 1 acre		4000 per year (Fixed)			0.36
		More than 1 acre to 2.5 acre		60000 per year			1.20
		More than 2.5 acre to 5 acres		1 lac per year			3.00
		More than 5 acres		2 lac per year			2.00
		Total					18.82
5	Vacant	Up to 100 sq yd					
		101 to 500 sq yd					
		Above 500 sq yd					

Secretary  
Municipal Committee, Kalayat  
02



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		Total					4.32
6	Special Category						8.74
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market-Booth						
	Grain Market-Shop						
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dharmsala						
viii)	Bank						
ix)	Bus stand						8.74
		Total					
7	Mixed use						4.40
		Total					
8	Any other category as found in DR						
		Total					
		Total			33 lakh		61.4 lakh
Note: Reason for deviation and gaps in demand register data.							
1							
2							
3							

  
 Secretary  
 Municipal Committee, Kalayat  




## MUNICIPAL COUNCIL KALKA

Director  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No. 833/MC/KLK

Date: 07/07/2021

**Subject:** - Submission of Joint report of Municipal Council Kalka and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

  
Executive Officer

Municipal Council Kalka

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.

Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A). Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern U.B.
1.	Name of ULB Town	Kalka	
2.	Number of Properties as per RFP		
3.	Number of Properties as per current MC record	52356	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	49242	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	18-12-2020	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	verified on portal not in field	

It is to certify that 49242 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC Kalka for stage 1.1(A) and are recommended for payment.

Memo no. 348

Dated: 29/12/2020

Executive Officer  
Municipal Council, Kalka

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd.

Executive Officer  
Municipal Council, Kalka



**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work  
(Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Kalka	
2.	Number of Properties as per RFP	-	
3.	Number of Properties as per current MC record	52356	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	49242	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. 348 dated 29.12.2020	49242	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	-	
<b>Details of properties verified by the authorized Officer of the ULB</b>			
Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	5000	10.15%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	4760	95.2%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	240	4.8%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign	1. <i>[Signature]</i> 2. <i>Annexure 2 to</i>	
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

  
Executive Officer

Municipal Council Kalka

Memo no. 834/835/MC/KLK

Dated: 07/07/2021

- Sign Off certificate is forwarded in original to:
1. Director General, Urban Local Bodies, Haryana, Panchkula for further necessary action.
  2. M/s Yashi Consulting Services Pvt. Ltd,

  
Executive Officer

Municipal Council Kalka



**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION REGISTER**

(Based on Official report submitted by Executive Officer MC Kalka)

Sr. No.	Particular	Report/nos.	
<u>1</u>	Total Nos. of Properties in Demand Register (DR)	52356	
<u>2</u>	Total Nos. of Properties as per RFP	-	
<u>3</u>	Total Nos. of Properties as Surveyed	49242	
<u>4</u>	Total Nos. of Properties in DR but falling outside MC limit	NIL	
<u>5</u>	Duplicate Properties in DR	NIL	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	52356	
<u>7</u>	New Properties found in City during Survey by YCSPL	-	
<u>8</u>	Nos. of properties for which Owner Name /Father Name not found in DR	39637	
<u>9</u>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	$30351 \times 100 / 49242 = 61.63\%$	Integration Percentage w.r.t. Surveyed Properties of YASHI
<u>10</u>	Existing Property Tax Demand per Annum as per DR	500 lakh	
<u>11</u>	Total recovery (Average per annum in previous 10 years)		
<u>12</u>	Number of effective tax payers in city, including properties outside MC limit		
	Number of ineffective tax payers in city, including properties outside MC limit		
<u>13</u>	Expected Tax to be recover from the current surveyed properties	550.45 lakh	
<u>14</u>	Number of properties not paying any tax since 2015, including properties outside MC limit		
<u>15</u>	Nos of refused properties in current survey	6038	
<u>16</u>	Category wise Comparison of old and current survey	Annexure-A	



*Signature*  
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*Signature*

Annexure-A			
	System	Residential	
30413	DR		
29078	Difference		
1335	System	Commercial	
2539	DR		
2604	Difference		
-65	System	Vacant Plot and Agriculture/Horti culture land	
12245	DR		
14601	Difference		
-2356	System	Institutional	
439	DR		
382	Difference		
57	System	Industrial	
129	DR		
77	Difference		
52	System	Special Category	
639	DR		
29	Difference		
610	System	Mix Use	
2838	DR		
2174	Difference		
664	System	Total	
49242	DR		
52356	Difference		
-3114			

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<u>17(i)</u>	Institutional Category	382	439
<u>17(ii)</u>	Special Category	29	639
<u>17(iii)</u>	Nos. of Properties Old id matched	1.Institutional Category - 160 2.Special Category - 1	
<u>17(iv)</u>	% of Old id matched	1.Institutional Category – 41.88 % 2.Special Category – 3.44%	
<u>17(v)</u>	Nos of properties old id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<u>18</u>	Reasons for not matching Old ID with current survey		
<u>18.1</u>	The reason for not matching the property ID's is that, the property tax survey was originally conducted long back in yr 2014-15 by the MC in house but due to availability of old layout plan, it was possible to integrate 30351 nos of properties up to an extent possible w.r t data available in DR, layout plan id number and ward wise data which found similar in surveyed data.		
<u>18.2</u>	Nos of properties having no owner /father name in DR	Properties without owner and father name -39637 nos Properties without father name- 44834 nos	

*Subash J*

*Annara*  
27/6

*secy*



<b>18.3</b>	Nos of properties for which DR not matched on vacant plot	<b>14601</b>	
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties	-	
	b) Locked	<b>9401</b>	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	<b>6038</b>	
<b>19</b>	Total nos. of agriculture properties within MC limit	<b>2328</b>	
<b>20</b>	Total nos. of locked properties with owner and father name	-	
<b>21</b>	Total nos. of locked properties without owner and father name	-	
<b>22</b>	It is certified that old ID's of 18891 nos. of properties are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

**Annexure-B**

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (in Lac)
1	Residential	up to 300 sq yd		0.5		3125976.22	21.15
		301 to 500 sq yd		2		705876.26	18.35
		501 to 1000 sq yd		3		575210.04	22.06
		1001 sq yd to 2 acres		3.5		399373.62	18.83
		More than 2 acres		5		1298769.48	82.09
		<b>Total</b>					<b>162.48</b>
				12		17053.5	2.77
2	Commercial	Up to 50 sq yd		18		34101.38	8.60
		51-100 sq yd		24		159397.8	53.74
		101-500 sq yd					
		501 to 1000 sq yd		30		43870.16	18.76



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COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		Commercial space (shopping malls, multiplex or commercial office space etc)		6		948	0.06
		Commercial Space (More than 1000 sq yd)		7.5		59450.62	12.50
		<b>Total</b>					<b>96.43</b>
3	Industrial	Up to 2500 sq yd		2.5		78266.48	1.96
		2501 to 2 acres		3		27982.15	0.84
		2 acres to 50 acres		3 rs per sqyd up to 2 acre+ 1 rs per sqyd for above		700561.94	7.19
		<b>Total</b>					<b>9.99</b>
4	Institutional					1257.8	0.08
i)	Institutional-Commercial	Up to 2500 sq yd		6		3561.68	0.32
		2501 to 5000 sq yd		9			
		More than 5000 sq yd		12			
ii)	Institutional-Non-commercial	Up to 2500 sq yd		5		147035.06	7.35
		2501 to 5000 sq yd		6		64137.71	3.85
		More than 5000 sq yd		7.5		1519419.8	113.96
iii)	Institutional-Educational Institutions	Up to 1 acre		5000 per year			5.20
		More than 1 acre to 2.5 acre		75000 per year			4.50
		More than 2.5 acre to 5 acres		1.25 lac per year			3.75
		More than 5 acres		2.5 lac per year			10.00
		<b>Total</b>					<b>149</b>
5	Vacant	Up to 100 sq yd					
		101 to 500 sq yd					
		Above 500 sq yd					
		<b>Total</b>					<b>36.44</b>



*G. Narayan*  
2/10

*Dr. S. S. S.*



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
6	Special Category						43.24
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market-Booth						
	Grain Market-Shop						
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dhar msala						
viii)	Bank						
ix)	Bus stand						43.24
	Total						
7	Mixed use						52.87
	Total						
8	Any other category as found in DR						
	Total						
	Total				500 lakh		550.45 lakh
Note: Reason for deviation and gaps in demand register data							
1							
2							
3							



*Signature*  
270

*Signature*

## MUNICIPAL COMMITTEE KANINA

Director,  
Urban Local Bodies,  
Panchkula, Haryana.


Memo No. 875

Date: 19-02-2021

**Subject: - Submission of Joint report of Municipal Committee Kanina and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.**

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

  
Secretary

Municipal Committee Kanina  
Secretary  
Municipal Committee  
Kanina

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.

  
Secretary  
Municipal Committee  
Kanina



## Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Kanina	
2.	Number of Properties as per RFP	6000	
3.	Number of Properties as per current MC record	5845	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	7632	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	12-02-2021	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p><b>6153 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. 427-28 dated 02.08.2019 (Copy enclosed)</p> <p>The total nos. of properties in the town after completion of door to door field survey are 7632.</p> <p>The balance properties <math>7632 - 6153 = 1479</math> nos. has been checked and certified.</p>	

It is to certify that 7632 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Kanina** and the balance 1479 properties are recommended for payment under Stage 1.1 (A)

Secretary  
Municipal Committee Kanina

Secretary  
Municipal Committee Kanina

Memo no. 876-877 Dated: 19-02-2021

Sign Off certificate is forwarded in original to:




1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd.

Secretary  
Municipal Committee Kanina

Secretary  
Municipal Committee Kanina

1) Annexure – 1A: Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)


Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	KANINA	OK
2.	Number of Properties as per RFP	6000	OK
3.	Number of Properties as per current MC record	5981	OK
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	6153	OK
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	25 July 2019	OK
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		 SI MC Kanina Solan Haryana
8.	Comments/Remarks/Recommendations		

It is to certify that 6153 nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC KANINA for stage 1.1 (A) and are recommended for payment.



Secretary  
Municipal Committee

Memo no. Kanina  
427-28

  
Commissioner/Executive Officer/Secretary

Municipal Corporation / Council / Committee

Dated: 02-8-2019

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
- ✓ 2. M/s Yashi Consulting Services Pvt. Ltd,

  
Commissioner/Executive Officer/Secretary

Municipal Corporation / Council / Committee



**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work  
(Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Kanina	
2.	Number of Properties as per RFP	6000	
3.	Number of Properties as per current MC record	5845	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	7632	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. 427-28 dated 02.08.2019 (Copy enclosed)	6153	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	1479	


**Details of properties verified by the authorized Officer of the ULB**

Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	800	10.23%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	765	95.62%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	35	4.38%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

  
Secretary  
Municipal Committee  
Kanina

submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

  
Secretary

Municipal Committee, Kanina

Memo no. 878-879

Dated: 19-02-2021

Sign Off certificate is forwarded in original to:

- ✓ 1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
- ✓ 2. M/s Yashi Consulting Services Pvt. Ltd,

  
Secretary

Municipal Committee, Kanina

  
Secretary  
Municipal Committee  
Kanina



**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION  
REGISTER**

(Based on Official report submitted by Secretary MC Kanina)

Sr. No.	Particular	Report/nos.	
1	Total Nos. of Properties in Demand Register (DR)	5845	
2	Total Nos. of Properties as per RFP	6000	
3	Total Nos. of Properties as Surveyed	7632	
4	Total Nos. of Properties in DR but falling outside MC limit	NIL	
5	Duplicate Properties in DR	NIL	
6	Total Nos. of Net Properties in DR within Notified limit of MC	5845	
7	New Properties found in City during Survey by YCSPL	1787	Surveyed properties – DR Properties
8	Nos. of properties. for which Owner Name /Father Name not found in DR	24	
9	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	$4761 * 100 / 5845 = 81.45\%$	
10	Existing Property Tax Demand per Annum as per DR	14 lakh	
11	Total recovery (Average per annum in previous 10 years)	0.76 lakh	
12	Number of effective tax payers in city, including properties outside MC limit	2200	
	Number of ineffective tax payers in city, including properties outside MC limit	3645	
13	Expected Tax to be recover from the current surveyed properties	61.62 lakh	
14	Number of properties not paying any tax since 2015, including properties outside MC limit	3645	
15	Nos of refused properties in current survey	868	
16	Category wise Comparison of old and current survey	Annexure-A	

  
 Secretary  
 Municipal Committee  
 Kanina

Annexure-A			
	System	Residential	
3630	DR		
2885	Difference		
745	System	Commercial	
1105	DR		
1721	Difference		
-616	System	Vacant Plot and Agriculture/Horti culture land	
2420	DR		
1200	Difference		
1220	System	Institutional	
99	DR		
32	Difference		
67	System	Industrial	
16	DR		
5	Difference		
11	System	Special Category	
78	DR		
1	Difference		
77	System	Mix Use	
284	DR		
0	Difference		
284	System	Total	
7632	DR		
5845	Difference		
1787			

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
17(i)	Institutional Category	32	99
17(ii)	Special Category	1	78
17(iii)	Nos. of Properties Old id matched	1.Institutional Category – 29 2.Special Category - Nil	
17(iv)	% of Old id matched	1.Institutional Category – 90.62 % 2.Special Category – Nil	
17(v)	Nos of properties old id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
18	Reasons for not matching Old ID with current survey		
18.1	Most important conclusion for not matching the property id's is that in Kanina the property tax survey was conducted long back in yr. 2012-2013 by the MC in house, at that time no layout/coordinates of properties were available and in this duration of 8 yrs owners might be changed, migrated or not available during the survey in field, so Old id matching has been ensured with Survey Agency jointly upto maximum possible extent.		
18.2	Nos of properties having no owner /father name in DR	Properties without owner and father name -24 nos Properties without father name-2 nos	

  
 Secretary  
 Municipal Committee  
 Kanina



<b>18.3</b>	Nos of properties for which DR not matched on vacant plot	<b>1200</b>	
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties	<b>1787</b>	
	b) Locked	<b>763</b>	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	<b>868</b>	
<b>19</b>	Total nos. of agriculture properties within MC limit	<b>605</b>	
<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name		
<b>22</b>	It is certified that old ID's of 1084 nos. of properties are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

**Annexure-B**

<b>COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY</b>							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential	up to 300 sq yd		0.4		402500.99	1.95
		301 to 500 sq yd		1.6		171841.91	3.34
		501 to 1000 sq yd		2.4		162490.18	4.68
		1001 sq yd to 2 acres		2.8		119269.39	4.08
		More than 2 acres		4			
		<b>Total</b>					<b>14.04</b>
2	Commercial	Up to 50 sq yd		9.6		19146.56	2.13
		51-100 sq yd		14.40		11680.67	2.02
		101-500 sq yd		19.20		35811.02	8.41
		501 to 1000 sq yd		24		14819.66	4.08
		Commercial space (shopping malls, multiplex or commercial		4.8			

  
**Secretary**  
**Municipal Committee**  
**Kanina**

**COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY**

Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		office space etc)					
		Commercial Space (More than 1000 sq yd)		6 per sq ft			
		<b>Total</b>					<b>16.63</b>
3	Industrial	Up to 2500 sq yd		2		12034.1	0.24
		2501 to 2 acres		2.4		3405.98	0.08
		2 acres to 50 acres		2.4rs per sq yd up to 2 acres+ 0.8rs per sq yd for above			
		<b>Total</b>					<b>0.32</b>
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		4.8			
		2501 to 5000 sq yd		7.2			
		More than 5000 sq yd		9.6			
ii)	Institutional-Non-commercial	Up to 2500 sq yd		4		20605.57	0.82
		2501 to 5000 sq yd		4.8		11711.99	0.56
		More than 5000 sq yd		6		85735.56	5.14
iii)	Institutional-Educational Institutions	Up to 1 acre		4000 per year (Fixed)			1.12
		More than 1 acre to 2.5 acre		60000 per year			3.00
		More than 2.5 acre to 5 acres		1 lac per year			
		More than 5 acres		2 lac per year			4.00
		<b>Total</b>					<b>14.64</b>
5	Vacant	Up to 100 sq yd					
		101 to 500 sq yd					
		Above 500 sq yd					
		<b>Total</b>					<b>5.65</b>

  
 Secretary  
 Municipal Committee  
 Kanina



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
6	Special Category						4.21
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market-Booth						
	Grain Market-Shop						
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dharmsala						
viii)	Bank						
ix)	Bus stand						
		Total					4.21
7	Mixed use						
		Total					6.13
8	Any other category as found in DR						
		Total					
		Total			14 lakh		61.62 lakh
Note: Reason for deviation and gaps in demand register data							
1							
2							
3							

  
 Secretary  
 Municipal Committee  
 Kanina

## MUNICIPAL COMMITTEE KHARKHODA

Director,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No. 104

Date: 1/2/2021

**Subject: - Submission of Joint report of Municipal Committee Kharkhoda and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.**

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

  
Secretary  
Municipal Committee Kharkhoda  
Municipal Committee  
Kharkhoda

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.



**Sign-Off Format for Property Survey (Stage 1.1 (A))**

**Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Kharkhoda	
2.	Number of Properties as per RFP	12000	
3.	Number of Properties as per current MC record	9640	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	14343	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	27-01-2021	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign	<i>Raj</i> 1-2-21	
8.	Comments/Remarks/Recommendations	<p><b>13902 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. 1166/MCK dated 06.08.2019 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 14343.</p> <p>The balance properties <math>14343 - 13902 = 441</math> nos. has been checked and certified.</p>	

It is to certify that 14343 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Kharkhoda** and the balance **441 properties** are recommended for payment under Stage 1.1 (A)

Memo no. 105-06

Dated: 1/2/2021

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,



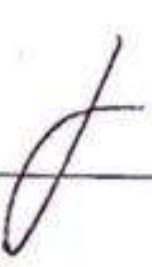
*(Signature)*  
Secretary  
Municipal Committee Kharkhoda  
Kharkhoda

*(Signature)*  
Secretary  
Municipal Committee Kharkhoda  
Municipal Committee  
Kharkhoda

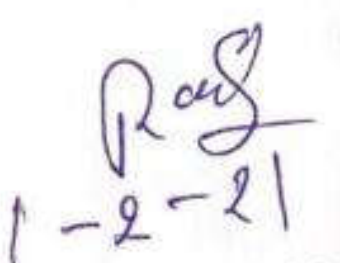


Sign-Off Format for Property Survey (Stage1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Kharkhoda	ok
2.	Number of Properties as per RFP	12000	OK
3.	Number of Properties as per current MC record	9640	OK
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	14082	OK
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	06.08.2019	
6.	Signature of SI with seal and sign	 	
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign	 Secretary Rajendra Singh Malik Municipal Committee Kharkhoda	
8.	Comments/Remarks/Recommendations		

13902  
It is to certify that 13902 nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC Kharkhoda for stage 1.1 (A) and are recommended for payment.

  
1-2-21  
Memo no. 1166/M.C.K.  
Commissioner/Executive Officer/Secretary  
Municipal Corporation / Council / Committee  
Kharkhoda  
Dated: 06/08/19

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
Commissioner/Executive Officer/Secretary  
Municipal Corporation / Council / Committee  
Kharkhoda (Sonepat)



**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work  
(Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Kharkhoda	
2.	Number of Properties as per RFP	12000	
3.	Number of Properties as per current MC record	9640	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	14343	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. 1166/MCK dated 06.08.2019 (Copy enclosed)	13902	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	441	
<b>Details of properties verified by the authorized Officer of the ULB</b>			
Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	1500	10.45%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	1430	95.33%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	70	4.67%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign	<i>Raf</i> 11/2/21	
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

Kharkhoda  
Municipal Committee  
Secretary

Secretary  
Municipal Committee  
Kharkhoda  
*dh*



submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

  
Secretary  
Municipal Committee  
Kharkhoda

Memo no. 107-08

Dated: 1/2/2021

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
Secretary  
Municipal Committee Kharkhoda  
Municipal Committee  
Kharkhoda



**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION  
REGISTER**

**(Based on Official report submitted by Secretary MC Kharkhoda)**

Sr. No.	Particular	Report/nos.	
<u>1</u>	Total Nos. of Properties in Demand Register (DR)	9640	
<u>2</u>	Total Nos. of Properties as per RFP	12000	
<u>3</u>	Total Nos. of Properties as Surveyed	14343	
<u>4</u>	Total Nos. of Properties in DR but falling outside MC limit	NIL	
<u>5</u>	Duplicate Properties in DR	NIL	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	9640	
<u>7</u>	New Properties found in City during Survey by YCSPL	4703	
<u>8</u>	Nos. of properties for which Owner Name /Father Name not found in DR	890	
<u>9</u>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	$6975*100/9640=72.4\%$	
<u>10</u>	Existing Property Tax Demand per Annum as per DR	52.93 lakh	
<u>11</u>	Total recovery (Average per annum in previous 10 years)	6.90 lakh	
<u>12</u>	Number of effective tax payers in city , including properties outside MC limit	2300 approx	
	Number of ineffective tax payers in city , including properties outside MC limit	7340	
<u>13</u>	Expected Tax to be recover from the current surveyed properties	74.73 lakh	
<u>14</u>	Number of properties not paying any tax since 2015, including properties outside MC limit	7340	
<u>15</u>	Nos of refused properties in current survey	2636	
<u>16</u>	Category wise Comparison of old and current survey	Annexure-A	

Secretary  
Municipal Committee  
Kharkhoda



Annexure-A			
6788	System	Residential	
	DR		
	Difference		
5241	System	Commercial	
	DR		
	Difference		
1547	System	Vacant Plot and Agriculture/Horti culture land	
	DR		
	Difference		
1932	System	Institutional	
	DR		
	Difference		
2687	System	Industrial	
	DR		
	Difference		
-755	System	Special Category	
	DR		
	Difference		
4922	System	Mix Use	
	DR		
	Difference		
1712	System	Total	
	DR		
	Difference		
3210	System		
	DR		
	Difference		
59	System		
	DR		
	Difference		
0	System		
	DR		
	Difference		
59	System		
	DR		
	Difference		
3	System		
	DR		
	Difference		
0	System		
	DR		
	Difference		
3	System		
	DR		
	Difference		
274	System		
	DR		
	Difference		
0	System		
	DR		
	Difference		
274	System		
	DR		
	Difference		
365	System		
	DR		
	Difference		
0	System		
	DR		
	Difference		
365	System		
	DR		
	Difference		
14343	System		
	DR		
	Difference		
9640	System		
	DR		
	Difference		
4703	System		
	DR		
	Difference		

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<u>17(i)</u>	Institutional Category	0	59
<u>17(ii)</u>	Special Category	0	274
<u>17(iii)</u>	Nos. of Properties Old id matched	1.Institutional Category -Nil 2.Special Category -Nil	
<u>17(iv)</u>	% of Old id matched	1.Institutional Category –Nil 2.Special Category Nil	
<u>17(v)</u>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<u>18</u>	Reasons for not matching Old ID with current survey		
<u>18.1</u>	Most important conclusion for not matching the property id's is that in Kharkhoda the property tax survey was conducted long back in yr. 2013-2014 by the MC in house, at that time no layout/coordinates of properties were available and in this duration of 8 yrs owners might be changed, migrated or not available during the survey in field, so Old id matching has been ensured with Survey Agency jointly upto maximum possible extent.		
<u>18.2</u>	Nos of properties having no owner /father name in DR	Properties without owner and father name -890 nos Properties without father name- 4840 nos	

Secretary  
Municipal Committee  
Kharkhoda



<b>18.3</b>	Nos of properties for which DR not matched on vacant plot	<b>1712</b>	
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties	<b>4703</b>	
	b) Locked	<b>2423</b>	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	<b>2636</b>	
<b>19</b>	Total nos. of agriculture properties within MC limit	<b>285</b>	
<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name		
<b>22</b>	It is certified that old ID's of 2665 nos. of properties are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

**Annexure-B**

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential	up to 300 sq yd		0.4		757403.35	3.73
		301 to 500 sq yd		1.6		135927.85	2.68
		501 to 1000 sq yd		2.4		81516.02	2.26
		1001 sq yd to 2 acres		2.8		74936.6	2.68
		More than 2 acres		4		10729.8	0.69
		<b>Total</b>					<b>12.04</b>
2	Commercial	Up to 50 sq yd		9.6		32197.87	3.54
		51-100 sq yd		14.40		18330.3	3.11
		101-500 sq yd		19.20		60438.11	13.91
		501 to 1000 sq yd		24		29212.35	7.98
		Commercial space (shopping malls, multiplex or commercial		4.8		-	-

Secretary  
Municipal Committee  
Kharkhoda



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		office space etc)					
		Commercial Space (More than 1000 sq yd)		6 per sq ft		-	-
		<b>Total</b>				1647.36	28.53 0.03
3	Industrial	Up to 2500 sq yd		2			
		2501 to 2 acres		2.4		-	-
		2 acres to 50 acres		2.4rs per sq yd up to 2 acres+ 0.8rs per sq yd for above		-	-
		<b>Total</b>					0.03
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		4.8		296.76	0.01
		2501 to 5000 sq yd		7.2		-	-
		More than 5000 sq yd		9.6		-	-
ii)	Institutional-Non-commercial	Up to 2500 sq yd		4		14473.61	0.58
		2501 to 5000 sq yd		4.8		11352.7	0.54
		More than 5000 sq yd		6		211373.67	12.68
.iii)	Institutional-Educational Institutions	Up to 1 acre		4000 per year (Fixed)			0.32
		More than 1 acre to 2.5 acre		60000 per year			2.40
		More than 2.5 acre to 5 acres		1 lac per year			2.00
		More than 5 acres		2 lac per year			
		<b>Total</b>					18.54
5	Vacant	Up to 100 sq yd				-	-
		101 to 500 sq yd				-	-
		Above 500 sq yd				-	-
		<b>Total</b>					5.49

Secretary  
Municipal Committee  
Kharakhoda



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
6	Special Category						7.58
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market-Booth						
	Grain Market-Shop					-	-
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dharmsala						
viii)	Bank						
ix)	Bus stand						7.58
		Total					
7	Mixed use						2.52
		Total					
8	Any other category as found in DR						
		Total					
		Total			52.93 lakh		74.73 lakh
Note: Reason for deviation and gaps in demand register data							
1							
2							
3							

Secretary  
Municipal Committee  
Kharbhoda



## MUNICIPAL COMMITTEE KUNDLI

Director General,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No. *SPL-1*

Date: *02/11/2021*

**Subject: - Submission of Joint report of Municipal Committee Kundli and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.**

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

*[Signature]*  
Secretary

Municipal Committee Kundli

*[Signature]*  
**Secretary  
Municipal Committee  
Kundli, Sonapat (Hr.)**

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.



## Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Kundli	
2.	Number of Properties as per RFP	Nil	Newly Constituted ULB
3.	Number of Properties as per current MC record	Nil	Newly Constituted ULB
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	12495	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	01-11-2020	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations		

It is to certify that 12495 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Kundli** for stage 1.1(A) and are recommended for payment.

Secretary

Municipal Committee Kundli

Memo no. SPL-1

Dated: 02/11/20

Sign Off certificate is forwarded in original to:

1. Director General, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

Secretary

Municipal Committee Kundli

Secretary  
Municipal Committee  
Kundli, Sonapat (Hr.)



**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work (Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Kundli	
2.	Number of Properties as per RFP	Nil	Newly Constituted ULB
3.	Number of Properties as per current MC record	Nil	Newly Constituted ULB
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	12495	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A)	0	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	12495	

**Details of properties verified by the authorized Officer of the ULB**

Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	1300	10.40%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	1238	95.23%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	62	4.77%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

**Secretary**  
**Municipal Committee**  
**Kundli, Sonapat (Hr.)**

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties



submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

Secretary

Municipal Committee Kundli

Memo no. SPL-2

Dated: 02/11/20

Sign Off certificate is forwarded in original to:

1. Director General, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

Secretary

Municipal Committee Kundli

Secretary  
Municipal Committee  
Kundli, Sonapat (Hr.)

**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION  
REGISTER**

**(Based on Official report submitted by Secretary MC Kundli)**

Sr. No.	Particular	Report/nos.	Remark
<u>1</u>	Total Nos. of Properties in Demand Register (DR)	Nil	Newly Constituted ULB, being 1 <sup>st</sup> time property survey demand register is not available
<u>2</u>	Total Nos. of Properties as per RFP	Nil	Newly Constituted ULB
<u>3</u>	Total Nos. of Properties as Surveyed	12495	
<u>4</u>	Total Nos. of Properties in DR but falling outside MC limit	Nil	Newly Constituted ULB
<u>5</u>	Duplicate Properties in DR	Nil	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	Nil	
<u>7</u>	New Properties found in City during Survey by YCSPL	12495	
<u>8</u>	Nos. of properties for which Owner Name /Father Name not found in DR	Nil	Newly Constituted ULB
<u>9</u>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	Nil	
<u>10</u>	Existing Property Tax Demand per Annum as per DR	Nil	
<u>11</u>	Total recovery (Average per annum in previous 10 years)	Nil	
<u>12</u>	Number of effective tax payers in city , including properties outside MC limit	Nil	
	Number of ineffective tax payers in city , including properties outside MC limit	Nil	
<u>13</u>	Expected Tax to be recover from the current surveyed properties	202.55 lakh	
<u>14</u>	Number of properties not paying any tax since 2015, including properties outside MC limit	Nil	Newly Constituted ULB
<u>15</u>	Number of refused properties in current survey	868	

**Secretary  
Municipal Committee  
Kundli, Sonapat (Hr.)**



16		Category wise Comparison of old and current survey		Annexure-A	
Annexure-A					
4992	System	Residential	4992	System	Residential
	DR			DR	
1665	Difference	Commercial		Difference	Commercial
2252	System	Vacant Plot and Agriculture/Horticulture land	2252	System	Vacant Plot and Agriculture/Horticulture land
	DR			DR	
57	Difference	Institutional		Difference	Institutional
1377	System	Industrial	1377	System	Industrial
	DR			DR	
158	Difference	Special Category		Difference	Special Category
1994	System	Mix Use	1994	System	Mix Use
	DR			DR	
12495	Difference	Total		Difference	Total
12495			12495		

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
17(i)	Institutional Category	Nil	57
17(ii)	Special Category	Nil	158
17(iii)	Nos. of Properties Old id matched	Nil	
17(iv)	% of Old id matched	Nil	
17(v)	Nos of properties old Id not matched with reason	Newly Constituted ULB	
18	Reasons for not matching Old ID with current survey		
18.1	Newly Constituted ULB		
18.2	Nos of properties having no owner /father name in DR		
18.3	Nos of properties for which DR not matched on vacant plot		
18.4	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties		
	b) Locked		
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant		
19	Total nos. of agriculture properties within MC limit	216	
20	Total nos. of locked properties with owner and father name	Nil	

Secretary  
Municipal Committee  
Kundli, Sonapat (Hr.)

<u>21</u>	Total nos. of locked properties without owner and father name	Nil
<u>22</u>	It is certified that ..... nos. of properties the old id sheet of which is attached with report are not possible to match subjected to reasons mentioned in #18	Nil
<u>23</u>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.	

Annexure-B

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lakh)
1	Residential	up to 300 sq yd	Nil	0.4	Nil	321981.73	1.94
		301 to 500 sq yd		1.6		44124.52	1.21
		501 to 1000 sq yd		2.4		24853.15	0.76
		1001 sq yd to 2 acres		2.8		85911.42	3.25
		More than 2 acres		4		20041.83	0.80
		Total					7.95
2	Commercial	Up to 50 sq yd	Nil	9.6	Nil	14271.2	1.80
		51-100 sq yd		14.40		14425.44	2.94
		101-500 sq yd		19.20		34960.95	9.03
		501 to 1000 sq yd		24		17907.2	5.63
		Commercial space (shopping malls, multiplex or commercial office space etc)		4.8		3426	0.22
		Commercial Space (More than 1000 sq yd)		6 per sq ft		125400	34.48
		Total					54.10
3	Industrial	Up to 2500 sq yd	Nil	2	Nil	1254631.8	25.09
		2501 to 2 acres		2.4		883750.14	21.21

Secretary  
Municipal Committee  
Kundli, Sonapat (Hr.)



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lakh)
		2 acres to 50 acres	Nil	2.4rs per sq yd up to 2 acres+ 0.8rs per sq yd for above		537386.69	4.45
		Total				-	50.75
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		4.8		455.36	0.02
		2501 to 5000 sq yd		7.2		-	-
		More than 5000 sq yd		9.6		-	-
ii)	Institutional-Non-commercial	Up to 2500 sq yd		4		16279.42	0.65
		2501 to 5000 sq yd		4.8		21855.13	1.05
		More than 5000 sq yd		6		486332.79	29.18
iii)	Institutional-Educational Institutions	Up to 1 acre		4000 per year (Fixed)			0.44
		More than 1 acre to 2.5 acre		60000 per year			1.20
		More than 2.5 acre to 5 acres		1 lac per year			
		More than 5 acres		2 lac per year			
		Total					32.54
5	Vacant	Up to 100 sq yd				-	-
		101 to 500 sq yd				-	-
		Above 500 sq yd				-	-
		Total					7.34
6	Special Category						13.20
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market					-	-

Secretary  
Municipal Comm.  
Kundli, Sonapat (Hr.)

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY									
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lakh)		
	Grain Market-Booth								
	Grain Market-Shop								
v)	Hospital								
vi)	Petrol pump								
vii)	Religious/Dharmasala								
viii)	Bank								
ix)	Bus stand								
		Total							
7	Mixed use								13.20
		Total							36.67
8	Any other category as found in DR								
		Total							
		Total							
							202.55 Lakh		
Note: Reason for deviation and gaps in demand register data									
1									
2									
3									

Secretary  
Municipal Committee  
Kundli, Sonapat (Hr.)



## MUNICIPAL COMMITTEE LADWA

Director,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No.

3087/mel

Date: 02-02-22)

Subject: - Submission of Joint report of Municipal Committee Ladwa and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

  
Secretary  
Municipal Committee,  
Ladwa (Hkr.)  
Municipal Committee Ladwa

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.

**Sign-Off Format for Property Survey (Stage 1.1 (A))**

**Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Ladwa	
2.	Number of Properties as per RFP	15717	
3.	Number of Properties as per current MC record	19732	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	14997	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	27-01-2021	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p><b>12058 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. 1183/MCL dated 19.06.2020 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 14997.</p> <p>The balance properties <math>14997 - 12058 = 2939</math> nos. has been checked and certified.</p>	

It is to certify that 14997 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Ladwa** and the balance 2939 properties are recommended for payment under Stage 1.1 (A)

Memo no. **3088-89/MCL** Dated: **02-02-2021**

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,


Secretary  
Municipal Committee Ladwa  
(Kkr.)

Secretary  
Municipal Committee Ladwa  
(Kkr.)



Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Ladwa	
2.	Number of Properties as per RFP	15717	
3.	Number of Properties as per current MC record	20282	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	12058	12058
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))		19-06-20
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign	<p>As per Yashi Report Attached, Survey 12058 properties is compl- eted in ground coverage</p>	
8.	Comments/Remarks/Recommendations		

It is to certify that 12058 nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC Ladwa for stage 1.1 (A) and are recommended for payment.

Memo no. 1183/mcc

Commissioner/Executive Officer/Secretary  
Municipal Corporation / Council / Committee  
Ladwa (Kkr.)  
Dated: 19/06/2020

Sign Off certificate is forwarded in original to:

- Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
- M/s Yashi Consulting Services Pvt. Ltd.

Commissioner/Executive Officer/Secretary  
Municipal Corporation / Council / Committee  
Ladwa (Kkr.)

Secretary  
Municipal Committee,  
Ladwa (Kkr.)



**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work  
(Attached as Annexure - B)**


Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Ladwa	
2.	Number of Properties as per RFP	15717	
3.	Number of Properties as per current MC record	19732	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	14997	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. 1183/MCL dated 19.06.2020 (Copy enclosed)	12058	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	2939	
<b>Details of properties verified by the authorized Officer of the ULB</b>			
Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	1500	10.00%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	1430	95.33%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	70	4.67%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

**Secretary**  
**Municipal Committee,**  
**Ladwa (Kkr.)**



submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

  
Secretary  
Municipal Committee,  
Ladwa (Kkr.)

Memo no. 3090-3091/hcl. Dated: 02-02-2021.

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
Secretary  
Municipal Committee,  
Ladwa (Kkr.)

**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION  
REGISTER**

**(Based on Official report submitted by Secretary MC Ladwa)**

Sr. No.	Particular	Report/nos.	
1	Total Nos. of Properties in Demand Register (DR)	19732	
2	Total Nos. of Properties as per RFP	15717	
3	Total Nos. of Properties as Surveyed	14997	
4	Total Nos. of Properties in DR but falling outside MC limit	NIL	
5	Duplicate Properties in DR	NIL	
6	Total Nos. of Net Properties in DR within Notified limit of MC	19732	
7	New Properties found in City during Survey by YCSPL	-	
8	Nos. of properties for which Owner Name /Father Name not found in DR	5175	
9	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	$15360 \times 100 / 19732 = 77.8\%$	
10	Existing Property Tax Demand per Annum as per DR	46.55 lakh	
11	Total recovery (Average per annum in previous 10 years)	29.41 lakh	
12	Number of effective tax payers in city, including properties outside MC limit	11000	
	Number of ineffective tax payers in city, including properties outside MC limit	8732	
13	Expected Tax to be recover from the current surveyed properties	139.96 lakh	
14	Number of properties not paying any tax since 2015, including properties outside MC limit	8732	
15	Nos of refused properties in current survey	2005	
16	Category wise Comparison of old and current survey	Annexure-A	

Secretary  
Municipal Committee,  
Ladwa (Kkr.)



Annexure-A		
	System	Residential
5978	DR	
869	Difference	
5109	System	Commercial
2981	DR	
618	Difference	
2363	System	Vacant Plot and Agriculture/Horti culture land
4514	DR	
1287	Difference	
3227	System	Institutional
123	DR	
19	Difference	
104	System	Industrial
30	DR	
16	Difference	
14	System	Special Category
549	DR	
114	Difference	
435	System	Mix Use
820	DR	
16809	Difference	
-15989	System	Total
14997	DR	
19732	Difference	
-4735		

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<u>17(i)</u>	Institutional Category	19	123
<u>17(ii)</u>	Special Category	114	549
<u>17(iii)</u>	Nos. of Properties Old id matched	1.Institutional Category -15 2.Special Category -114	
<u>17(iv)</u>	% of Old id matched	1.Institutional Category – 78.94% 2.Special Category -98.24%	
<u>17(v)</u>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<u>18</u>	Reasons for not matching Old ID with current survey		
<u>18.1</u>	Most important conclusion for not matching the property id's is that in Ladwa the property tax survey was conducted back in yr. 2018-2019 by the MC in house, at that time no layout/coordinates of properties were available and in this duration of 2 yrs owners might be changed, migrated or not available during the survey in field, so Old id matching has been ensured with Survey Agency jointly upto maximum possible extent.		
<u>18.2</u>	Nos of properties having no owner /father name in DR	Properties without owner and father name -5175 nos Properties without father name- 5244 nos	

Secretary  
Municipal Committee,  
Ladwa (Kkr.)

<b>18.3</b>	Nos of properties for which DR not matched on vacant plot	<b>1287</b>	
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties	-	
	b) Locked	<b>2267</b>	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	<b>2005</b>	
<b>19</b>	Total nos. of agriculture properties within MC limit	<b>1459</b>	
<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name		
<b>22</b>	It is certified that old ID's of 4372 nos. of properties are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

**Annexure-B**

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential	up to 300 sq yd		0.4		691326.15	3.56
		301 to 500 sq yd		1.6		143719.76	3.11
		501 to 1000 sq yd		2.4		79975.2	2.67
		1001 sq yd to 2 acres		2.8		54816.15	2.15
		More than 2 acres		4		-	-
		<b>Total</b>					<b>11.49</b>
2	Commercial	Up to 50 sq yd		9.6		44038.31	5.24
		51-100 sq yd		14.40		28398.59	5.06
		101-500 sq yd		19.20		67114.32	15.30
		501 to 1000 sq yd		24		10975.52	3.17

  
**Secretary**  
**Municipal Committee,**  
**Ladva (Kkr.)**



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		Commercial space (shopping malls, multiplex or commercial office space etc)		4.8		-	-
		Commercial Space (More than 1000 sq yd)		6 per sq ft		-	-
		<b>Total</b>					<b>28.76</b>
3	Industrial	Up to 2500 sq yd		2		10472.5	0.21
		2501 to 2 acres		2.4		42095.22	1.01
		2 acres to 50 acres		2.4rs per sq yd up to 2 acres+ 0.8rs per sq yd for above		92499.65	0.89
		<b>Total</b>					<b>2.11</b>
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		4.8		1261.75	0.06
		2501 to 5000 sq yd		7.2		-	-
		More than 5000 sq yd		9.6		-	-
ii)	Institutional-Non-commercial	Up to 2500 sq yd		4		32844.93	1.31
		2501 to 5000 sq yd		4.8		5588.06	0.27
		More than 5000 sq yd		6		203090.61	12.19
iii)	Institutional-Educational Institutions	Up to 1 acre		4000 per year (Fixed)			1.20
		More than 1 acre to 2.5 acre		60000 per year			2.40
		More than 2.5 acre to 5 acres		1 lac per year			-
		More than 5 acres		2 lac per year			2.00
		<b>Total</b>					<b>19.43</b>
5	Vacant	Up to 100 sq yd				-	-
		101 to 500 sq yd				-	-
		Above 500 sq yd				-	-

Secretary  
Municipal Committee,  
Ladva (Kkr.)

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		<b>Total</b>					4.48
6	Special Category						16.81
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market-Booth						
	Grain Market-Shop						
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dharmsala						
viii)	Bank						
ix)	Bus stand						
		<b>Total</b>					16.81
7	Mixed use						
		<b>Total</b>					56.88
8	Any other category as found in DR						
		<b>Total</b>					
		<b>Total</b>			46.55 lakh		139.96 lakh
Note: Reason for deviation and gaps in demand register data							
1							
2							
3							

Secretary  
Municipal Committee,  
Ladwa (Kkr.)



414  
31/3/21

## MUNICIPAL COMMITTEE MAHENDERGARH

Director,  
Urban Local Bodies,  
Panchkula, Haryana.

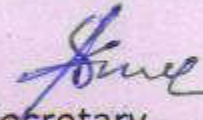
Memo No. 414

Date: 31/03/2021

**Subject: - Submission of Joint report of Municipal Committee Mahendergarh and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.**

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

  
Secretary

Municipal Committee Mahendergarh  
Mahendergarh  
01285- 220234

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.



## Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Mahendergarh	
2.	Number of Properties as per RFP	10804	
3.	Number of Properties as per current MC record	12889	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	15987	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	25.02.2021	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p><b>9289 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. 1073 dated 04.10.2019 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 15987.</p> <p>The balance properties <math>15987 - 9289 = 6698</math> nos. has been checked and certified.</p>	

It is to certify that 15987 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Mahendergarh** and the balance 6698 properties are recommended for payment under Stage 1.1 (A)

Memo no. 415-16

Dated: 31/3/21

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,



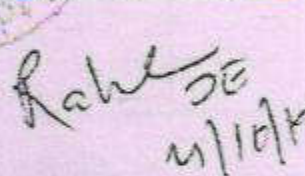
*[Signature]*  
Secretary  
Secretary  
Municipal Committee, Mahendergarh  
Mahendergarh  
01285- 220234

*[Signature]*  
Secretary  
Secretary  
Municipal Committee, Mahendergarh  
Municipal Committee  
Mahendergarh  
01285- 220234



# Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Mahendragarh	
2.	Number of Properties as per RFP	10804	
3.	Number of Properties as per current MC record	-	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	<del>8315</del> 9289	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))		
6.	Signature of SI with seal and sign	 	
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations		

It is to certify that 9289 nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC Mahendragarh stage 1.1 (A) and are recommended for payment.

Commissioner/Executive Officer/Secretary  
Municipal Corporation / Council / Committee Mahendragarh

Memo no. 1073

Dated: 4/10/19

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
Secretary  
Municipal Committee  
Mahendragarh


Commissioner/Executive Officer/Secretary  
Municipal Corporation / Council / Committee Mahendragarh



**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work  
(Attached as Annexure - B)**

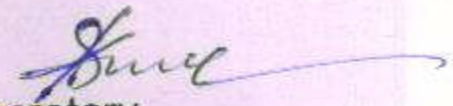
Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Mahendergarh	
2.	Number of Properties as per RFP	10804	
3.	Number of Properties as per current MC record	12889	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	15987	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. 250 dated 01.08.2019 (Copy enclosed)	9289	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	6698	
<b>Details of properties verified by the authorized Officer of the ULB</b>			
Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	1640	10.25%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	1582	96.46%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	58	3.54%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

  
Secretary  
Municipal Committee  
Mahendergarh



submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

  
Secretary

Municipal Committee, Mahendergarh


Memo no. 417-18

Dated: 31/3/21

Mahendergarh  
01285- 220234

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
Secretary

Municipal Committee, Mahendergarh

Municipal Committee  
Mahendergarh  
01285- 220234

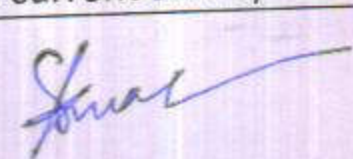




**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION REGISTER**

**(Based on Official report submitted by Secretary MC Mahendergarh)**

Sr. No.	Particular	Report/nos.	
<u>1</u>	Total Nos. of Properties in Demand Register (DR)	12889	
<u>2</u>	Total Nos. of Properties as per RFP	10804	
<u>3</u>	Total Nos. of Properties as Surveyed	15987	
<u>4</u>	Total Nos. of Properties in DR but falling outside MC limit	NIL	
<u>5</u>	Duplicate Properties in DR	NIL	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	12889	
<u>7</u>	New Properties found in City during Survey by YCSPL	3098	Surveyed properties – DR Properties
<u>8</u>	Nos. of properties for which Owner Name /Father Name not found in DR	1894	
<u>9</u>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	$10563 \times 100 / 12889 = 81.95\%$	
10	Existing Property Tax Demand per Annum as per DR	11.2 lakh	
11	Total recovery (Average per annum in previous 10 years)	46.05 lakh.	
12	Number of effective tax payers in city, including properties outside MC limit	3500	
	Number of ineffective tax payers in city, including properties outside MC limit	9389	
13	Expected Tax to be recover from the current surveyed properties	134.75 lakh	
14	Number of properties not paying any tax since 2015, including properties outside MC limit	9389	
15	Nos of refused properties in current survey	1756	
16	Category wise Comparison of old and current survey	Annexure-A	

  
 Secretary  
 Municipal Committee  
 Mahendergarh



Annexure-A			Residential	Commercial	Vacant Plot and Agriculture/Horti culture land	Institutional	Industrial	Special Category	Mix Use	Total
	System	DR								
6922										
7001										
-79										
2187										
2028										
159										
5294										
1483										
3812										
116										
942										
-826										
19										
1										
18										
355										
1										
354										
1094										
24										
1070										
15987										
12889										
3098										

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<u>17(i)</u>	Institutional Category	942	116
<u>17(ii)</u>	Special Category	1	355
<u>17(iii)</u>	Nos. of Properties Old id matched	1.Institutional Category –442 2.Special Category - 1	
<u>17(iv)</u>	% of Old id matched	1.Institutional Category –46.92% 2.Special Category –100%	
<u>17(v)</u>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<u>18</u>	Reasons for not matching Old ID with current survey		
<u>18.1</u>	Most important conclusion for not matching the property id’s is that in Mahendergarh the property tax survey was conducted long back in yr. 2012-2013 by the MC in house, at that time no layout/coordinates of properties were available and in this duration of 8 yrs owners might be changed, migrated or not available during the survey in field, so Old id matching has been ensured with Survey Agency jointly upto maximum possible extent.		
<u>18.2</u>	Nos of properties having no owner /father name in DR	Properties without owner and father name – 1894 nos Properties without father name- 15 nos	

  
 Secretary  
 Municipal Committee  
 Mahendergarh



<b>18.3</b>	Nos of properties for which DR not matched on vacant plot	<b>1483</b>	
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties	<b>3098</b>	
	b) Locked	<b>2017</b>	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	<b>1756</b>	
<b>19</b>	Total nos. of agriculture properties within MC limit	<b>964</b>	
<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name		
<b>22</b>	It is certified that old ID's of 2326 nos. of properties are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

**Annexure-B**


COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential	up to 300 sq yd		0.4		832473.23	4.34
		301 to 500 sq yd		1.6		212699.43	4.32
		501 to 1000 sq yd		2.4		154136.85	4.70
		1001 sq yd to 2 acres		2.8		98951.58	3.40
		More than 2 acres		4		52606.3	2.10
		<b>Total</b>					<b>18.86</b>
2	Commercial	Up to 50 sq yd		9.6		33578.16	4.47
		51-100 sq yd		14.40		20507.83	3.98
		101-500 sq yd		19.20		77829	17.90

*[Signature]*

Secretary



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		501 to 1000 sq yd		24		31029.51	8.57
		Commercial space (shopping malls, multiplex or commercial office space etc)		4.8		1240	0.06
		Commercial Space (More than 1000 sq yd)		6 per sq ft		1200	0.15
		<b>Total</b>					<b>35.12</b>
3	Industrial	Up to 2500 sq yd		2		11986.82	0.24
		2501 to 2 acres		2.4			
		2 acres to 50 acres		2.4rs per sq yd up to 2 acres+ 0.8rs per sq yd for above		14755.21	0.27
		<b>Total</b>					<b>0.51</b>
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		4.8		3778.56	0.18
		2501 to 5000 sq yd		7.2		-	-
		More than 5000 sq yd		9.6		-	-
ii)	Institutional-Non-commercial	Up to 2500 sq yd		4		31721.32	1.27
		2501 to 5000 sq yd		4.8		16044.84	0.77
		More than 5000 sq yd		6		272508.03	16.35
iii)	Institutional-Educational Institutions	Up to 1 acre		4000 per year (Fixed)			1.28
		More than 1 acre to 2.5 acre		60000 per year			2.40
		More than 2.5 acre to 5 acres		1 lac per year			
		More than 5 acres		2 lac per year			8.00
		<b>Total</b>					<b>34.25</b>
5	Vacant	Up to 100 sq yd				-	-
		101 to 500 sq yd				-	-

  
 Secretary  
 Municipal Committee



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		Above 500 sq yd				-	-
		<b>Total</b>					<b>6.11</b>
6	Special Category						17.22
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market-Booth						
	Grain Market-Shop						
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dhar msala						
viii)	Bank						
ix)	Bus stand						
		<b>Total</b>					<b>17.22</b>
7	Mixed use						
		<b>Total</b>					<b>22.68</b>
8	Any other category as found in DR						
		<b>Total</b>					
		<b>Total</b>			<b>11.2 lakh</b>		<b>134.75 lakh</b>
Note: Reason for deviation and gaps in demand register data							
1							
2							
3							

  
 Secretary  
 Municipal Committee  
 Mahendergarh



**MUNICIPAL COUNCIL MANDI DABWALI**

Director,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No. 287

Date: 23/2/2021

**Subject: - Submission of Joint report of Municipal Council Mandi Dabwali and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.**

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

Executive Officer  
Municipal Council  
Mandi Dabwali

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.

# Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (with payment at Stage 1.1)

Sr No.	Particulars	Details as provided by SI	Recommendation of concerned U.B.
1.	Name of U.B. Town	Mand District	
2.	Number of Properties as per RDP	20091	
3.	Number of Properties as per current MC record	22155	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	22155	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	04.04.2021	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign	(Signature of the Officer)	
8.	Comments/Remarks/Recommendations	<p>15204 nos. of properties were verified on Web Based GIS Platform with letter no. 2019 dated 04.10.2019 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 22155.</p> <p>The balance properties 22155-15204=6951 nos. has been checked and verified.</p>	

It is to certify that 22155 Nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC Mand District and the balance 6951 properties are recommended for payment under Stage 1.1 (A).

Memo no. 05-06

Dated 05/01/2021

Sign Off certificate is forwarded in original to

1. Director, Urban Local Bodies, Hariana, Panchnala for further necessary action
2. M/s Yash Consulting Services Pvt. Ltd.

Executive Officer  
Mand District  
Municipal Council  
Mand District

Executive Officer  
Mand District  
Municipal Council  
Mand District



**stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work**  
**(Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Mandi Dabwali	
2.	Number of Properties as per RFP	29931	
3.	Number of Properties as per current MC record	23565	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	22155	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. 05-06 dated 05.01.2021 (Copy enclosed)	22155	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	Nil	

**Details of properties verified by the authorized Officer of the ULB**

Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	2500	11.28%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	2380	95.20%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	120	4.80%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

Executive Officer  
Municipal Council  
Mandi Dabwali

*[Signature]*

submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

Executive Officer  
Municipal Council  
Municipal Council, Mandi Dabwali

Memo no. 288-289

Dated: 23/2/2024

- Sign Off certificate is forwarded in original to:
1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
  2. M/s Yashi Consulting Services Pvt. Ltd.

Executive Officer  
Municipal Council  
Municipal Council, Mandi Dabwali



**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION REGISTER**

**(Based on Official report submitted by Executive Officer MC Mandi Dabwali)**

Sr. No.	Particular	Report/nos.	
<u>1</u>	Total Nos. of Properties in Demand Register (DR)	23565	
<u>2</u>	Total Nos. of Properties as per RFP	29931	
<u>3</u>	Total Nos. of Properties as Surveyed	22155	
<u>4</u>	Total Nos. of Properties in DR but falling outside MC limit	NIL	
<u>5</u>	Duplicate Properties in DR	NIL	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	23565	
<u>7</u>	New Properties found in City during Survey by YCSPL	-	
<u>8</u>	Nos. of properties for which Owner Name /Father Name not found in DR	11266	
<u>9</u>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	$17776 \times 100 / 23565 = 75.4\%$	
<u>10</u>	Existing Property Tax Demand per Annum as per DR	116.17 lakh	
<u>11</u>	Total recovery (Average per annum in previous 10 years)	83.21 lakh	
<u>12</u>	Number of effective tax payers in city, including properties outside MC limit	9400	
	Number of ineffective tax payers in city, including properties outside MC limit	14165	
<u>13</u>	Expected Tax to be recover from the current surveyed properties	215.56 lakh	
<u>14</u>	Number of properties not paying any tax since 2015, including properties outside MC limit	14165	
<u>15</u>	Nos of refused properties in current survey	2834	
<u>16</u>	Category wise Comparison of old and current survey	Annexure-A	

Executive Officer  
Municipal Council  
Mandi Dabwali

Annexure-A			
	System	Residential	
10757	DR		
16087	Difference		
-5330			
2622	System	Commercial	
6493	DR		
-3871	Difference		
6492	System	Vacant Plot and Agriculture/Horti culture land	
7900	DR		
-1410	Difference		
101	System	Institutional	
256	DR		
-155	Difference		
44	System	Industrial	
86	DR		
-42	Difference		
652	System	Special Category	
292	DR		
-360	Difference		
1487	System	Mix Use	
0	DR		
-1487	Difference		
22155	System	Total	
23565	DR		
-1410	Difference		

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<u>17(i)</u>	Institutional Category	256	101
<u>17(ii)</u>	Special Category	292	652
<u>17(iii)</u>	Nos. of Properties Old id matched	1.Institutional Category -164 2.Special Category -143	
<u>17(iv)</u>	% of Old id matched	1.Institutional Category – 64.06% 2.Special Category -48.97%	
<u>17(v)</u>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<u>18</u>	Reasons for not matching Old ID with current survey		
<u>18.1</u>	The reason for not matching the property ID's is that, the property tax survey was originally conducted long back in yr 2014-15 by the MC in house but due to availability of old layout plan, it was possible to integrate 17776 nos of properties up to an extent possible w.r.t data available in DR, layout plan id number and ward wise data which found similar in surveyed data.		
<u>18.2</u>	Nos of properties having no owner /father name in DR	Properties without owner and father name -11266 nos Properties without father name- 12605 nos	

Executive Officer  
Municipal Council  
M. P. Choudhary



<u>18.3</u>	Nos of properties for which DR not matched on vacant plot	7900	
<u>18.4</u>	Nos of properties having owner and father name in demand register but not matched with current survey, reason for it is:		
	a) New Properties	-	
	b) Locked	3376	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	2834	
<u>19</u>	Total nos. of agriculture properties within MC limit	1278	
<u>20</u>	Total nos. of locked properties with owner and father name		
<u>21</u>	Total nos. of locked properties without owner and father name		
<u>22</u>	It is certified that old ID's of 5789 nos. of properties are not possible to match subjected to reasons mentioned in #18		
<u>23</u>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

#### Annexure-B

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential	up to 300 sq yd		0.5		1418572.43	8.75
		301 to 500 sq yd		2		317424.56	7.90
		501 to 1000 sq yd		3		217950.58	7.74
		1001 sq yd to 2 acres		3.5		127320.97	5.11
		More than 2 acres		5		19593.12	1.57
		<b>Total</b>					<b>31.07</b>
2	Commercial	Up to 50 sq yd		12		37124.88	5.63
		51-100 sq yd		18		38895.46	8.51
		101-500 sq yd		24		142870.41	41.80
		501 to 1000 sq yd		30		40701.45	14.71

Executive Officer  
Municipal Council  
Mundal, District  
*[Signature]*

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY						
Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (in Lac)
	Commercial space (shopping malls, multiplex or commercial office space etc)		6			
	Commercial Space (More than 1000 sq yd)		7.5			
	<b>Total</b>					
3	Industrial	Up to 2500 sq yd				70.65
		2501 to 2 acres	2.5		33502.06	0.84
		2 acres to 50 acres	3		11011.3	0.33
			3 rs per sqyd up to 2 acres+ 1 rs per sqyd for above		37509.74	0.56
	<b>Total</b>					1.74
4	Institutional					
i)	Institutional-Commercial	Up to 2500 sq yd	6		1704.61	0.10
		2501 to 5000 sq yd	9			
		More than 5000 sq yd	12		7229.94	0.87
ii)	Institutional-Non-commercial	Up to 2500 sq yd	5		17261.7	
		2501 to 5000 sq yd	6		37109.07	
		More than 5000 sq yd	7.5		328239.18	
iii)	Institutional-Educational Institutions	Up to 1 acre	5000 per year			1.40
		More than 1 acre to 2.5 acre	75000 per year			1.50
		More than 2.5 acre to 5 acres	1.25 lac per year			1.75
		More than 5 acres	2.5 lac per year			5.00
	<b>Total</b>					40.13
5	Vacant	Up to 100 sq yd				
		101 to 500 sq yd				
		Above 500 sq yd				
	<b>Total</b>					14.07
			Executive Officer			
			Municipal Council			



# COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY

Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
i) Special Category						
ii) Storage						31.81
iii) Cinema Hall						
iv) Marriage place						
Grain Market						
Grain Market-Booth						
Grain Market-Shop						
v) Hospital						
vi) Petrol pump						
vii) Religious/Dhar msala						
viii) Bank						
ix) Bus stand						
	Total					31.81
7 Mixed use						
	Total					25.94
8 Any other category as found in DR						
	Total					
	Total			116.17 lakh		215.56 lakh

Note: Reason for deviation and gaps in demand register data

1	
2	
3	

Executive Officer  
Municipal Council  
*[Signature]*

## MUNICIPAL COMMITTEE MEHAM

Director,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No. 627

Date: 04-11-2020

**Subject: - Submission of Joint report of Municipal Committee Meham and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.**

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

  
Secretary 4/11/20

Municipal Committee Meham  
**Secretary**  
**Municipal Committee**  
**Meham (Rohtak)**

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.

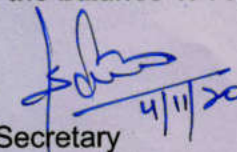


**Sign-Off Format for Property Survey (Stage 1.1 (A))**


**Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Meham	
2.	Number of Properties as per RFP	10200	
3.	Number of Properties as per current MC record	9451	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	11936	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	21-10-2020	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p><b>10222 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. 1389-90 dated 06.08.2019(Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 11936.</p> <p>The balance properties <math>11936 - 10222 = 1714</math> nos. has been checked and certified.</p>	

It is to certify that 11936 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Mehram** and the balance 1714 properties are recommended for payment under Stage 1.1 (A)

  
Secretary

Municipal Committee Mehram

 **Secretary**  
**Municipal Committee**  
**Meham (Rohtak)**

Memo no. 628-29


Dated: 04-11-2020

Sign Off certificate is forwarded in original to:

1. Director General, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
Secretary



Municipal Committee Mehram

 **Secretary**  
**Municipal Committee**  
**Meham (Rohtak)**



1) Annexure - 1A: Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	MEHAM	OK
2.	Number of Properties as per RFP	10,200	OK
3.	Number of Properties as per current MC record	9,451	OK
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	10,222	OK
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	10/07/19	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations		N/A

It is to certify that 10,222 nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC MEHAM for stage 1.1 (A) and are recommended for payment.

Commissioner/Executive Officer/Secretary

Municipal Corporation / Council / Committee

Memo no. 1389-90

Date: 6-8-2019

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd.

Commissioner/Executive Officer/Secretary

Municipal Corporation / Council / Committee

Date: 6-8-2019



**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work (Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Meham	
2.	Number of Properties as per RFP	10200	
3.	Number of Properties as per current MC record	9451	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	11936	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. 1389-90 dated 06.08.2019	10222	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	1714	

**Details of properties verified by the authorized Officer of the ULB**


Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	1400	11.72%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	1340	95.71%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	60	4.29%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

*[Signature]*  
4/11/20  
Secretary  
Municipal Committee  
Meham (Rohtak)



submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

  
Secretary 4/11/20

Municipal Committee Meham

**Secretary**  
**Municipal Committee**  
**Meham (Rohtak)**

Memo no.

Dated:

Sign Off certificate is forwarded in original to:

1. Director General, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
Secretary 4/11/20

Municipal Committee Meham


**Secretary**  
**Municipal Committee**  
**Meham (Rohtak)**



**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION**  
**REGISTER**

**(Based on Official report submitted by Secretary MC Meham)**

<b>Sr. No.</b>	<b>Particular</b>	<b>Report/nos.</b>	
<b>1</b>	Total Nos. of Properties in Demand Register (DR)	9451	
<b>2</b>	Total Nos. of Properties as per RFP	10200	
<b>3</b>	Total Nos. of Properties as Surveyed	11936	
<b>4</b>	Total Nos. of Properties in DR but falling outside MC limit	NIL	
<b>5</b>	Duplicate Properties in DR	NIL	
<b>6</b>	Total Nos. of Net Properties in DR within Notified limit of MC	9451	
<b>7</b>	New Properties found in City during Survey by YCSPL	2485	<b>Surveyed Properties – DR Properties</b>
<b>8</b>	Nos. of properties for which Owner Name /Father Name not found in DR	2183	
<b>9</b>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	$6781 * 100 / 9451 = 71.75\%$	
<b>10</b>	Existing Property Tax Demand per Annum as per DR	47.7 lakh	
<b>11</b>	Total recovery (Average per annum in previous 10 years)	15.09 lakh	
<b>12</b>	Number of effective tax payers in city , including properties outside MC limit	3780 approx	
	Number of ineffective tax payers in city , including properties outside MC limit	5671	
<b>13</b>	Expected Tax to be recover from the current surveyed properties	76.09 lakh	
<b>14</b>	Number of properties not paying any tax since 2015, including properties outside MC limit	5671	
<b>15</b>	Nos of refused properties in current survey	1665	
<b>16</b>	Category wise Comparison of old and current survey	<b>Annexure-A</b>	

  
**Secretary**  
**Municipal Committee**  
**Meham (Rohtak)**



Annexure-A			
	System	Residential	
5783	DR		
3439	Difference		
2344	System	Commercial	
1995	DR		
1583	Difference		
412	System	Vacant Plot and Agriculture/Horti culture land	
3281	DR		
2238	Difference		
1043	System	Institutional	
89	DR		
40	Difference		
49	System	Industrial	
7	DR		
2	Difference		
5	System	Special Category	
206	DR		
0	Difference		
206	System	Mix Use	
575	DR		
172	Difference		
403	System	Total	
11936	DR		
9451	Difference		
2485	System		
	DR		
	Difference		

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<b>17(i)</b>	Institutional Category	40	89
<b>17(ii)</b>	Special Category	0	206
<b>17(iii)</b>	Nos. of Properties Old id matched	1.Institutional Category -29 2.Special Category -0	
<b>17(iv)</b>	% of Old id matched	1.Institutional Category - 72.5 % 2.Special Category -100%	
<b>17(v)</b>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<b>18</b>	Reasons for not matching Old ID with current survey		
<b>18.1</b>	Most important conclusion for not matching the property id's is that in Meham the property tax survey was conducted long back in yr. 2012-13 by the MC in house, at that time no layout/coordinates of properties were available and in this duration of 8 yrs owners might be changed, migrated or not available during the survey in field, so Old id matching has been ensured with Survey Agency jointly upto maximum possible extent.		
<b>18.2</b>	Nos of properties having no owner /father name in DR	Properties without owner and father name -2183 nos Properties without father name-1745 nos	

Secreta  
Munici

  
 4/11/20  
**Secretary**  
**Municipal Committtee**  
**Meham (Rohtak)**



<b>18.3</b>	Nos of properties for which DR not matched on vacant plot	<b>2238</b>	
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties	<b>2485</b>	
	b) Locked	<b>943</b>	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	<b>1665</b>	
<b>19</b>	Total nos. of agriculture properties within MC limit	<b>171</b>	
<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name		
<b>22</b>	It is certified that 2670 nos. of properties the old id sheet of which is attached with report are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

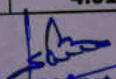
**Annexure-B**

<b>COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY</b>							
<b>Sr No</b>	<b>Category in DR</b>	<b>Area limit as per tax</b>	<b>area as per DR</b>	<b>Tax rate</b>	<b>Tax as per new notification</b>	<b>Area as per survey (Sq Yard)</b>	<b>Amount (In Lac)</b>
<b>1</b>	<b>Residential</b>	up to 300 sq yd		0.4		585362.72	2.90
		301 to 500 sq yd		1.6		116349.61	2.17
		501 to 1000 sq yd		2.4		79355.23	2.21
		1001 sq yd to 2 acres		2.8		90278.61	2.77
		More than 2 acres		4			
		<b>Total</b>					<b>10.05</b>
<b>2</b>	<b>Commercial</b>	Up to 50 sq yd		9.6		36469.18	3.95
		51-100 sq yd		14.40		21813.41	3.58
		101-500 sq yd		19.20		44001.11	9.92
		501 to 1000 sq yd		24		20020.34	5.39

  
**Secretary**  
**Municipal Committee**  
**Meham (Rohtak)**



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		Commercial space (shopping malls, multiplex or commercial office space etc)		4.8		210	0.01
		Commercial Space (More than 1000 sq yd)		6 per sq ft		40420.08	2.92
		<b>Total</b>					<b>25.76</b>
3	Industrial	Up to 2500 sq yd		2		5170.44	0.10
		2501 to 2 acres		2.4		-	-
		2 acres to 50 acres		2.4rs per sq yd up to 2 acres+ 0.8rs per sq yd for above		12898.07	0.25
		<b>Total</b>					<b>0.35</b>
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		4.8		205.27	0.01
		2501 to 5000 sq yd		7.2		-	-
		More than 5000 sq yd		9.6		-	-
ii)	Institutional-Non-commercial	Up to 2500 sq yd		4		23620.32	0.93
		2501 to 5000 sq yd		4.8		-	-
		More than 5000 sq yd		6		258735.92	15.52
iii)	Institutional-Educational Institutions	Up to 1 acre		4000 per year (Fixed)			1.00
		More than 1 acre to 2.5 acre		60000 per year			2.40
		More than 2.5 acre to 5 acres		1 lac per year			2.00
		More than 5 acres		2 lac per year			<b>21.86</b>
		<b>Total</b>				-	-
5	Vacant	Up to 100 sq yd				-	-
		101 to 500 sq yd				-	-
		Above 500 sq yd				-	-
		<b>Total</b>					<b>4.01</b>

  
**Secretary**  
**Municipal Committee**  
**Meham (Rohtak)**



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
6	Special Category						3.21
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market-Booth						
	Grain Market-Shop						
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dhar msala						
viii)	Bank						
ix)	Bus stand						
		Total					3.21
7	Mixed use						
		Total					10.85
8	Any other category as found in DR						
		Total					
		Total			47.7 lakh		76.09 lakh
Note: Reason for deviation and gaps in demand register data							
1							
2							
3							

  
 4/11/20  
 Secretary  
 Municipal Committee  
 Meham (Rohtak)

## MUNICIPAL COMMITTEE NANGAL CHOUDHARY

Director General,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No.

Date: 12/10/2020

**Subject: - Submission of Joint report of Municipal Committee Nangal Choudhary and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.**

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

  
Secretary



Municipal Committee Nangal Choudhary

✓ A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.



**Sign-Off Format for Property Survey (Stage1.1 (A))**

**Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Nangal Choudhary	
2.	Number of Properties as per RFP	Nil	OK
3.	Number of Properties as per current MC record	Nil	OK
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	10239	OK
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	05-10-2020	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p><b>4759 nos.</b> of properties were certified on Web Based GIS Platform vide letter no.256- dated 14.08.2019 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 10239.</p> <p>The balance properties <math>10239 - 4759 = 5480</math> nos. has been checked and certified.</p>	

It is to certify that 10239 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Nangal Choudhary** and the balance **5480 properties are recommended for payment** under Stage 1.1 (A)

  
Secretary

Municipal Committee Nangal Choudhary

Memo no. **516**

Dated:

Sign Off certificate is forwarded in original to:

1. Director General, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,


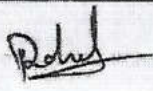
  
Secretary

Municipal Committee Nangal Choudhary



1) Annexure – 1A: Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Nangal Chaudhary	OK
2.	Number of Properties as per RFP	6000	OK
3.	Number of Properties as per current MC record		
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	4759 4721	OK
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	14/08/2019	OK
6.	Signature of SI with seal and sign	For Yashi Consulting Services Pvt. Ltd.  Authorized Signatory	
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations		

It is to certify that 4759  
4721 nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC Nangal Chaudhary for stage 1.1 (A) and are recommended for payment.

Commissioner/Executive Officer/Secretary  
Municipal Committee  
Municipal Corporation / Council / Committee  
Nangal Chaudhary  
Choudhary

Memo no. 256

Dated: 14-08-2019

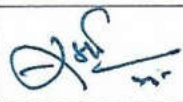
Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd.,

Commissioner/Executive Officer/Secretary  
Municipal Committee  
Municipal Corporation / Council / Committee  
Nangal Chaudhary  
Choudhary



**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work  
(Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Nangal Choudhary	
2.	Number of Properties as per RFP	Nil	OK
3.	Number of Properties as per current MC record	Nil	OK
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	10239	OK
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. 256 dated 14.08.2019	4759	OK
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	5480	OK
<b>Details of properties verified by the authorized Officer of the ULB</b>			
Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	1750	17%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	1675	95.71%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	75	4.29%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

  
Secretary

Municipal Committee Nangal Choudhary

Memo no. 577

Dated:

Sign Off certificate is forwarded in original to:

1. Director General, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
Secretary

Municipal Committee Nangal Choudhary



**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION REGISTER**

**(Based on Official report submitted by Secretary MC Nangal Choudhary )**

<b>Sr. No.</b>	<b>Particular</b>	<b>Report/nos.</b>	<b>Remark</b>
<b>1</b>	Total Nos. of Properties in Demand Register (DR)	Nil	Newly Constituted ULB, being 1 <sup>st</sup> time property survey demand register is not available
<b>2</b>	Total Nos. of Properties as per RFP	Nil	Newly Constituted ULB
<b>3</b>	Total Nos. of Properties as Surveyed	10239	
<b>4</b>	Total Nos. of Properties in DR but falling outside MC limit	Nil	Newly Constituted ULB
<b>5</b>	Duplicate Properties in DR	Nil	
<b>6</b>	Total Nos. of Net Properties in DR within Notified limit of MC	Nil	
<b>7</b>	New Properties found in City during Survey by YCSPL	10239	
<b>8</b>	Nos. of properties for which Owner Name /Father Name not found in DR	Nil	Newly Constituted ULB
<b>9</b>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	Nil	
<b>10</b>	Existing Property Tax Demand per Annum as per DR	Nil	
<b>11</b>	Total recovery (Average per annum in previous 10 years)	Nil	
<b>12</b>	Number of effective tax payers in city , including properties outside MC limit	Nil	
	Number of ineffective tax payers in city , including properties outside MC limit	Nil	
<b>13</b>	Expected Tax to be recover from the current surveyed properties	67.23 lacs	
<b>14</b>	Number of properties not paying any tax since 2015, including properties outside MC limit	Nil	Newly Constituted ULB
<b>15</b>	Nos of refused properties in current survey	122	
<b>16</b>	Category wise Comparison of old and current survey	Annexure-A	

*S. Singh*  
YCSPL

*YCSPL*

Annexure-A				
	System	DR	Difference	
2964	0			
2964				
771	System	DR	Difference	
0				
771				
5963	System	DR	Difference	
0				
5963				
109	System	DR	Difference	
0				
109				
3	System	DR	Difference	
0				
3				
92	System	DR	Difference	
0				
92				
337	System	DR	Difference	
0				
337				
10239	System	DR	Difference	
0				
10239				

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<b>17(i)</b>	Institutional Category	Nil	
<b>17(ii)</b>	Special Category	Nil	
<b>17(iii)</b>	Nos. of Properties Old id matched	Nil	
<b>17(iv)</b>	% of Old id matched	Nil	
<b>17(v)</b>	Nos of properties old Id not matched with reason		
<b>18</b>	Reasons for not matching Old ID with current survey		
<b>18.1</b>			
<b>18.2</b>	Nos of properties having no owner /father name in DR		
<b>18.3</b>	Nos of properties for which DR not matched on vacant plot		
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties		
	b) Locked		
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant		
<b>19</b>	Total nos. of agriculture properties within MC limit	4764	
<b>20</b>	Total nos. of locked properties with owner and father name	Nil	

5/11/2020  
4CSPL

AD



<b>21</b>	Total nos. of locked properties without owner and father name	Nil	
<b>22</b>	It is certified that ..... nos. of properties the old id sheet of which is attached with report are not possible to match subjected to reasons mentioned in #18	Nil	
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

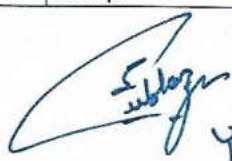
**Annexure-B**

<b>COMPARISON OF OLD DEM AND AND COLLECTION WITH CURRENT SURVEY</b>							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lakh)
1	Residential	up to 300 sq yd		0.4		296634.43	1.40
		301 to 500 sq yd		1.6		191587.87	3.64
		501 to 1000 sq yd		2.4		241271.61	6.97
		1001 sq yd to 2 acres		2.8		203788.35	7.30
		More than 2 acres		4		63130.82	2.53
		Total					<b>21.83</b>
2	Commercial	Up to 50 sq yd		9.6		9152.71	1.074
		51-100 sq yd		14.40		6961.5	1.338
		101-500 sq yd		19.20		17765.58	5.820
		501 to 1000 sq yd		24		22251.42	7.175
		Commercial space (shopping malls, multiplex or commercial office space etc)		4.8		0	0
		Commercial Space (More than 1000 sq yd)		6 per sq ft		0	0
		<b>Total</b>					<b>15.407</b>
3	Industrial	Up to 2500 sq yd		2		3122.6	0.062
		2501 to 2 acres		2.4			
		2 acres to 50 acres		2.4rs per sq yd up to 2 acres+		10911.44	0.242

*[Signature]*  
JCSPL

*[Signature]*


COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lakh)
				0.8rs per sq yd for above			
		<b>Total</b>					<b>0.304</b>
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		4.8		-	-
		2501 to 5000 sq yd		7.2		-	-
		More than 5000 sq yd		9.6		-	-
ii)	Institutional-Non-commercial	Up to 2500 sq yd		4		30825.61	1.233
		2501 to 5000 sq yd		4.8		17263.38	0.829
		More than 5000 sq yd		6		34139.23	2.692
iii)	Institutional-Educational Institutions	Up to 1 acre		4000 per year (Fixed)		-	1.040
		More than 1 acre to 2.5 acre		60000 per year		-	1.800
		More than 2.5 acre to 5 acres		1 lac per year		-	1.000
		More than 5 acres		2 lac per year			4.000
		<b>Total</b>					<b>12.594</b>
5	Vacant	Up to 100 sq yd				-	-
		101 to 500 sq yd				-	-
		Above 500 sq yd				-	-
		<b>Total</b>					<b>4.750</b>
6	Special Category					-	<b>6.022</b>
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market-Booth						
	Grain Market-Shop						

  
YCSPL





COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lakh)
v)	Hospital					-	-
vi)	Petrol pump						
vii)	Religious/Dharmasala						
viii)	Bank						
ix)	Bus stand						
		Total					6.022
7	Mixed use					-	-
		Total					6.319
8	Any other category as found in DR					-	-
		Total					
		Total					67.23 Lakh
Note: Reason for deviation and gaps in demand register data							
1							
2							
3							

  
 YCSPZ



## MUNICIPAL COMMITTEE NARAINGARH

Director,  
Urban Local Bodies,  
Panchkula, Haryana.


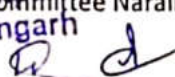
Memo No. 216

Date: 29-01-2021

**Subject: - Submission of Joint report of Municipal Committee Naraingarh and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.**

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

  
Secretary  
Municipal Committee  
Naraingarh  


A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.



# Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Naraingarh	
2.	Number of Properties as per RFP	11619	
3.	Number of Properties as per current MC record	11618	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	15072	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	27-01-2021	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p><b>12160 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. 785,786 dated 19.06.2020 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 15072.</p> <p>The balance properties <math>15072 - 12160 = 2912</math> nos. has been checked and certified.</p>	

It is to certify that 15072 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Naraingarh** and the balance 2912 properties are recommended for payment under Stage 1.1 (A)

Memo no. 217-218 Dated: 29-01-2021

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

Secretary  
Secret  
Municipal Committee Naraingarh  
Naraingarh

Secretary  
Secret  
Municipal Committee Naraingarh  
Municipal Committee  
Naraingarh

**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work (Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Naraingarh	
2.	Number of Properties as per RFP	11619	
3.	Number of Properties as per current MC record	11618	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	15072	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. 785,786 dated 19.06.2020 (Copy enclosed)	12160	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	2912	
<b>Details of properties verified by the authorized Officer of the ULB</b>			
Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	1800	11.94%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	1732	96.22%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	68	3.78%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

*(Signature)*  
 Secretary  
 Municipal Committee  
 Naraingarh




submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

  
Secretary  
Municipal Committee Naraingarh

Memo no. 217-220

Dated: 29-01-2021

- Sign Off certificate is forwarded in original to:
1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
  2. M/s Yashi Consulting Services Pvt. Ltd,

  
Secretary  
Municipal Committee Naraingarh

**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION  
REGISTER**

**(Based on Official report submitted by Secretary MC Naraingarh)**

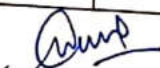
Sr. No.	Particular	Report/nos.	
<u>1</u>	Total Nos. of Properties in Demand Register (DR)	11618	
<u>2</u>	Total Nos. of Properties as per RFP	11619	
<u>3</u>	Total Nos. of Properties as Surveyed	15072	
<u>4</u>	Total Nos. of Properties in DR but falling outside MC limit	NIL	
<u>5</u>	Duplicate Properties in DR	NIL	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	11618	
<u>7</u>	New Properties found in City during Survey by YCSPL	3454	Surveyed properties – DR properties
<u>8</u>	Nos. of properties for which Owner Name /Father Name not found in DR	12	
<u>9</u>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	$10450 \times 100 / 11618 = 89.95\%$	
<u>10</u>	Existing Property Tax Demand per Annum as per DR	77.59 lakh	
<u>✓11</u>	Total recovery (Average per annum in previous 10 years)	26.92 lakh	
<u>✓12</u>	Number of effective tax payers in city, including properties outside MC limit	7050	
	Number of ineffective tax payers in city, including properties outside MC limit	4568	
<u>13</u>	Expected Tax to be recover from the current surveyed properties	105.47 lakh	
<u>✓14</u>	Number of properties not paying any tax since 2015, including properties outside MC limit	4568	
<u>15</u>	Nos of refused properties in current survey	508	
<u>16</u>	Category wise Comparison of old and current survey	Annexure-A	

  
 Secretary  
 Municipal Committee  
 Naraingarh



Annexure-A			
	System	Residential	
5411	DR		
6229	Difference		
-818			
2130	System	Commercial	
3618	DR		
-1488	Difference		
5981	System	Vacant Plot and Agriculture/Horti culture land	
1464	DR		
4517	Difference		
143	System	Institutional	
115	DR		
-28	Difference		
26	System	Industrial	
11	DR		
15	Difference		
417	System	Special Category	
160	DR		
257	Difference		
964	System	Mix Use	
2	DR		
962	Difference		
15072	System	Total	
11618	DR		
3454	Difference		

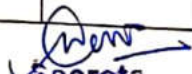
Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<u>17(i)</u>	Institutional Category	115	143
<u>17(ii)</u>	Special Category	160	417
<u>17(iii)</u>	Nos. of Properties Old id matched	1.Institutional Category -106 2.Special Category -134	
<u>17(iv)</u>	% of Old id matched	1.Institutional Category - 92.17% 2.Special Category – 83.75 %	
<u>17(v)</u>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<u>18</u>	Reasons for not matching Old ID with current survey		
<u>18.1</u>	Most important conclusion for not matching the property id's is that in Naraingarh the property tax survey was conducted long back in yr. 2012-2013 by the MC in house, at that time no layout/coordinates of properties were available and in this duration of 8 yrs owners might be changed, migrated or not available during the survey in field, so Old id matching has been ensured with Survey Agency jointly upto maximum possible extent.		
<u>18.2</u>	Nos of properties having no owner /father name in DR	Properties without owner and father name -18 nos Properties without father name- 2815 nos	
<u>18.3</u>	Nos of properties for which DR not matched on vacant plot	1464	

  
 Secretary  
 Municipal Committee  
 Naraingarh

<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, reason for it is:		
	a) New Properties	3454	
	b) Locked	1141	
	c) Name changed after sale/purchase or to heir	-	
	d) Refused by owner/occupied/attendant	508	
<b>19</b>	Total nos. of agriculture properties within MC limit	2282	
<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name		
<b>22</b>	It is certified that old ID's of 1168 nos. of properties are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

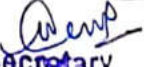
**Annexure-B**

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential	up to 300 sq yd		0.4		695428.21	3.79
		301 to 500 sq yd		1.6		209251.76	4.54
		501 to 1000 sq yd		2.4		102694.44	3.23
		1001 sq yd to 2 acres		2.8		48001.21	1.74
		More than 2 acres		4			
		<b>Total</b>					<b>13.30</b>
2	Commercial	Up to 50 sq yd		9.6		36483.26	4.37
		51-100 sq yd		14.40		27054.4	5.12
		101-500 sq yd		19.20		59151.9	14.02
		501 to 1000 sq yd		24		22459.01	6.15
		Commercial space (shopping malls, multiplex or commercial		4.8		-	-


  
 Secretary  
 Municipal Committee  
 Marangarh



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		office space etc)					
		Commercial Space (More than 1000 sq yd)		6 per sq ft		-	-
		Total					
3	Industrial	Up to 2500 sq yd		2		22841.96	29.66
		2501 to 2 acres		2.4		-	0.46
		2 acres to 50 acres		2.4rs per sq yd up to 2 acres+ 0.8rs per sq yd for above		-	-
		Total					0.46
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		4.8		1553.52	0.07
		2501 to 5000 sq yd		7.2		-	-
		More than 5000 sq yd		9.6		-	-
ii)	Institutional-Non-commercial	Up to 2500 sq yd		4		59045.41	2.36
		2501 to 5000 sq yd		4.8		46473.05	2.23
		More than 5000 sq yd		6		222158.18	13.33
iii)	Institutional-Educational Institutions	Up to 1 acre		4000 per year (Fixed)			1.16
		More than 1 acre to 2.5 acre		60000 per year			1.20
		More than 2.5 acre to 5 acres		1 lac per year			5.00
		More than 5 acres		2 lac per year			2.00
		Total					27.36
5	Vacant	Up to 100 sq yd				-	-
		101 to 500 sq yd				-	-
		Above 500 sq yd				-	-
		Total					4.96

  
 Secretary  
 Municipal Committee  
 Naraingarh

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
6	Special Category						18.30
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market-Booth						
	Grain Market-Shop						
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dharmsala						
viii)	Bank						
ix)	Bus stand						
		Total					18.30
7	Mixed use						
		Total					11.43
8	Any other category as found in DR						
		Total					
		Total			77.59 lakh		105.47 lakh
Note: Reason for deviation and gaps in demand register data							
1							
2							
3							

  
 Secret  
 Municipal Committee  
 Naraingarh



## MUNICIPAL COUNCIL NARNAUL

Director,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No. 824-827

Date: 12/04/2021

Subject: - Submission of Joint report of Municipal Council Narnaul and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

  
Executive Officer


Municipal Council, Narnaul

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.



**Sign-Off Format for Property Survey (Stage 1.1 (A))**

**Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Narnaul	
2.	Number of Properties as per RFP	38259	
3.	Number of Properties as per current MC record	37394	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	38522	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	30.03.2021	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		by 08/04/21
8.	Comments/Remarks/Recommendations	<p><b>38222 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. 2193 dated 29.12.2020 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 38522.</p> <p>The balance properties <math>38522 - 38222 = 300</math> nos. has been checked and certified.</p>	

It is to certify that 38522 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Narnaul** and the balance 300 properties are recommended for payment under Stage 1.1 (A)

  
Executive Officer

Municipal Council, Narnaul

Memo no. 82475/EO Dated: 12/04/21

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
Executive Officer

Municipal Council, Narnaul



**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work (Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Narnaul	
2.	Number of Properties as per RFP	38259	
3.	Number of Properties as per current MC record	37394	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	38522	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. 2193 dated 29.12.2020 (Copy enclosed)	38222	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	300	
<b>Details of properties verified by the authorized Officer of the ULB</b>			
Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties))	4000	10.38%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	3830	95.75%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	170	4.25%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties



28/04/24



submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

  
Executive Officer

Municipal Council, Narnaul

Memo no. 826-827/EO Dated: 12/04/21

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
Executive Officer

Municipal Council, Narnaul



**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION REGISTER**

**(Based on Official report submitted by Executive Officer MC Narnaul)**

Sr. No.	Particular	Report/nos.	
<u>1</u>	Total Nos. of Properties in Demand Register (DR)	37394	
<u>2</u>	Total Nos. of Properties as per RFP	38259	
<u>3</u>	Total Nos. of Properties as Surveyed	38522	
<u>4</u>	Total Nos. of Properties in DR but falling outside MC limit	NIL	
<u>5</u>	Duplicate Properties in DR	NIL	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	37394	
<u>7</u>	New Properties found in City during Survey by YCSPL	1128	Surveyed properties – DR Properties
<u>8</u>	Nos. of properties for which Owner Name /Father Name not found in DR	13776	
<u>9</u>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	$26881 \times 100 / 37394 = 71.88\%$	
<u>10</u>	Existing Property Tax Demand per Annum as per DR	80 lakh	
<u>11</u>	Total recovery (Average per annum in previous 10 years)	51.80 lakh	
<u>12</u>	Number of effective tax payers in city, including properties outside MC limit	15000	
	Number of ineffective tax payers in city, including properties outside MC limit	22394	
<u>13</u>	Expected Tax to be recover from the current surveyed properties	344.83 lakh	
<u>14</u>	Number of properties not paying any tax since 2015, including properties outside MC limit	22394	
<u>15</u>	Nos of refused properties in current survey	4605	
<u>16</u>	Category wise Comparison of old and current survey	Annexure-A	



08/06/24



Annexure-A			
	System	Residential	
16403	DR		
15447	Difference		
956	System	Commercial	
4974	DR		
6353	Difference		
-1379	System	Vacant Plot and Agriculture/Horti culture land	
14291	DR		
14134	Difference		
157	System	Institutional	
299	DR		
326	Difference		
-27	System	Industrial	
87	DR		
0	Difference		
87	System	Special Category	
865	DR		
0	Difference		
865	System	Mix Use	
1605	DR		
1134	Difference		
471	System	Total	
38522	DR		
37394	Difference		
1128			

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<b>17(i)</b>	Institutional Category	326	299
<b>17(ii)</b>	Special Category	0	865
<b>17(iii)</b>	Nos. of Properties Old id matched	1.Institutional Category 173 2.Special Category -0	
<b>17(iv)</b>	% of Old id matched	1.Institutional Category -53.06% 2.Special Category -Nil	
<b>17(v)</b>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<b>18</b>	Reasons for not matching Old ID with current survey		
<b>18.1</b>	Most important conclusion for not matching the property id's is that in Rewari the property tax survey was conducted long back in yr. 2011-2012 by the MC in house, at that time no layout/coordinates of properties were available and in this duration of 9 yrs owners might be changed, migrated or not available during the survey in field, so Old id matching has been ensured with Survey Agency jointly upto maximum possible extent.		
<b>18.2</b>	Nos of properties having no owner /father name in DR	Properties without owner and father name -13776 nos Properties without father name- 16353 nos	



28/04/21



<b>18.3</b>	Nos of properties for which DR not matched on vacant plot	<b>14134</b>	
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties	<b>1128</b>	
	b) Locked	<b>5222</b>	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	<b>4605</b>	
<b>19</b>	Total nos. of agriculture properties within MC limit	<b>4725</b>	
<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name		
<b>22</b>	It is certified that old ID's of 10513 nos. of properties are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

**Annexure-B**

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential	up to 300 sq yd		0.5		1861953.86	12.19
		301 to 500 sq yd		2		736277.28	19.13
		501 to 1000 sq yd		3		466634.3	18.11
		1001 sq yd to 2 acres		3.5		298892.85	13.87
		More than 2 acres		5		183117.59	12.54
		<b>Total</b>					<b>75.84</b>
2	Commercial	Up to 50 sq yd		12		57080	8.58
		51-100 sq yd		18		34219.02	8.46
		101-500 sq yd		24		131951.57	38.71
		501 to 1000 sq yd		30		58107.86	19.63

*Substant*  
*Jan*

*28/04/21*



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		Commercial space (shopping malls, multiplex or commercial office space etc)		6			
		Commercial Space (More than 1000 sq yd)		7.5		9145.25	0.93
		Total					76.32
3	Industrial	Up to 2500 sq yd		2.5		52455.81	1.29
		2501 to 2 acres		3		53955.21	1.62
		2 acres to 50 acres		3 rs per sqyd up to 2 acre+ 1 rs per sqyd for above		96871.33	1.16
		Total					4.07
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		6		1343.03	0.08
		2501 to 5000 sq yd		9		2799.36	0.25
		More than 5000 sq yd		12		17726.8	2.13
ii)	Institutional-Non-commercial	Up to 2500 sq yd		5		59042.25	2.95
		2501 to 5000 sq yd		6		69637.82	4.18
		More than 5000 sq yd		7.5		678886.74	50.92
iii)	Institutional-Educational Institutions	Up to 1 acre		5000 per year			4.00
		More than 1 acre to 2.5 acre		75000 per year			6.00
		More than 2.5 acre to 5 acres		1.25 lac per year			7.50
		More than 5 acres		2.5 lac per year			10.00
		Total					88
5	Vacant	Up to 100 sq yd					
		101 to 500 sq yd					
		Above 500 sq yd					
		Total					23.08



08/04/24



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
6	Special Category						40.38
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market-Booth						
	Grain Market-Shop						
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dharmsala						
viii)	Bank						
ix)	Bus stand						
	<b>Total</b>						<b>40.38</b>
7.	Mixed use						
	<b>Total</b>						<b>37.14</b>
8	Any other category as found in DR						
	<b>Total</b>						
	<b>Total</b>				<b>80 lakh</b>		<b>344.83lakh</b>
Note: Reason for deviation and gaps in demand register data							
1							
2							
3							



By  
08/04/21



**Sign-Off Format for Property Survey (Stage 1.1 (A))**

**Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Narnaul	
2.	Number of Properties as per RFP	38259	
3.	Number of Properties as per current MC record	37394	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	38222	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	18-12-2020	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign	by 28/12/2020	
8.	Comments/Remarks/Recommendations	<p>19213 nos. of properties were certified on Web Based GIS Platform vide letter no. 1421 dated 04.10.2019 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 38222.</p> <p>The balance properties 38222-19213= 19009 nos. has been checked and certified.</p>	

It is to certify that 38222 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC Narnaul and the balance 19009 properties are recommended for payment under Stage 1.1 (A)

Memo no. 8198

Dated: 23-12-2020

Sign Off certificate is forwarded in original to

- Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
- M/s Yashi Consulting Services Pvt. Ltd

Executive Officer  
Municipal Council, Narnaul

Executive Officer  
Municipal Council  
Narnaul

Executive Officer  
Municipal Council, Narnaul

Executive Officer  
Municipal Council  
Narnaul



## MUNICIPAL COMMITTEE NARNAUND

Director General,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No. 2794

Date: 29-10-2021

**Subject: - Submission of Joint report of Municipal Committee Narnaund and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.**

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

  
Secretary  
Municipal Committee  
NARNAUND  
Municipal Committee Narnaund

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.

**Sign-Off Format for Property Survey (Stage1.1 (A))**

**Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Narnaund	
2.	Number of Properties as per RFP	6233	
3.	Number of Properties as per current MC record	7177	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	9096	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	07-10-2020	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p><b>7023 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. 1813 dated 10.12.2019 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 9096.</p> <p>The balance properties <math>9096 - 7023 = 2073</math> nos. has been checked and certified.</p>	

It is to certify that 9096 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Narnaund** and the balance **2073** properties are recommended for payment under Stage 1.1 (A)

*[Signature]*  
 Secretary  
 Municipal Committee Narnaund

Memo no. 2795-96

Municipal Committee Narnaund

Dated: 29.10.2020

Sign Off certificate is forwarded in original to:

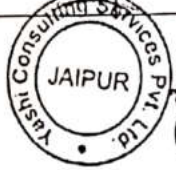

1. Director General, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

*[Signature]*  
 Secretary  
 Municipal Committee Narnaund

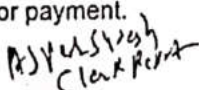


1) Annexure – 1A: Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	NARNAUND	ok
2.	Number of Properties as per RFP	6233	ok
3.	Number of Properties as per current MC record	7177	ok
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	6711 7023	10/12/19
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))		
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations		

It is to certify that 7023 nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC NARNAUND for stage 1.1(A) and are recommended for payment.

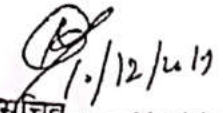
  
Commissioner/Executive Officer/Secretary  
Municipal Corporation / Council / Committee NARNAUND

Memo no. 1813

Dated: 10/12/19

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd.

*Not verified by MC Narnaud.*  
*get checked & register*  
  
Commissioner/Executive Officer/Secretary Municipal  
Corporation / Council / Committee NARNAUND  
नरनांद

  
Secretary  
Municipal Committee  
NARNAUND

**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work (Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Narnaund	
2.	Number of Properties as per RFP	6233	
3.	Number of Properties as per current MC record	7177	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	9096	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. 1813 dated 10.12.2019	7023	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	2073	
<b>Details of properties verified by the authorized Officer of the ULB</b>			
Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	1000	10.99%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	955	95.5%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	45	4.5%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

Secretary  
Municipal Committee  
NARNAUND



submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

  
Secretary  
Municipal Committee  
Municipal Committee Narnaund

Memo no. 2797-98

Dated: 29-10-22

- Sign Off certificate is forwarded in original to:
1. Director General, Urban Local Bodies, Haryana, Panchkula for further necessary action.
  2. M/s Yashi Consulting Services Pvt. Ltd,

  
Secretary  
Municipal Committee  
Municipal Committee Narnaund

**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION REGISTER**

**(Based on Official report submitted by Secretary MC Narnaund)**

Sr. No.	Particular	Report/nos.	
<u>1</u>	Total Nos. of Properties in Demand Register (DR)	7177	
<u>2</u>	Total Nos. of Properties as per RFP	6233	
<u>3</u>	Total Nos. of Properties as Surveyed	9096	
<u>4</u>	Total Nos. of Properties in DR but falling outside MC limit	NIL	
<u>5</u>	Duplicate Properties in DR	NIL	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	7177	
<u>7</u>	New Properties found in City during Survey by YCSPL	1919	Surveyed Properties – DR Properties
<u>8</u>	Nos. of properties for which Owner Name /Father Name not found in DR	1667	
<u>9</u>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	$5595 \times 100 / 7177 = 77.96\%$	
<u>10</u>	Existing Property Tax Demand per Annum as per DR	29.35 lakh	
<u>11</u>	Total recovery (Average per annum in previous 10 years)	20 lakh	
<u>12</u>	Number of effective tax payers in city, including properties outside MC limit	2000 approx	
	Number of ineffective tax payers in city, including properties outside MC limit	5177	
<u>13</u>	Expected Tax to be recover from the current surveyed properties	51.27 lakh	
<u>14</u>	Number of properties not paying any tax since 2015, including properties outside MC limit	5177	
<u>15</u>	Nos of refused properties in current survey		
<u>16</u>	Category wise Comparison of old and current survey		

Annexure-A

Secretary  
Municipal Committee  
NARNAUND



Annexure-A			
	System	Residential	4700
	DR		4361
	Difference		339
	System	Commercial	784
	DR		657
	Difference		127
	System	Vacant Plot and Agriculture/Horti culture land	2857
	DR		1564
	Difference		1293
	System	Institutional	76
	DR		17
	Difference		59
	System	Industrial	7
	DR		0
	Difference		7
	System	Special Category	166
	DR		68
	Difference		98
	System	Mix Use	506
	DR		432
	Difference		74
	System	Total	9096
	DR		7177
	Difference		1919

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<b>17(i)</b>	Institutional Category	17	75
<b>17(ii)</b>	Special Category	68	157
<b>17(iii)</b>	Nos. of Properties Old id matched	1.Institutional Category -10 2.Special Category -43	
<b>17(iv)</b>	% of Old id matched	1.Institutional Category - 58.82% 2.Special Category -63.23%	
<b>17(v)</b>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<b>18</b>	Reasons for not matching Old ID with current survey		
<b>18.1</b>			
<b>18.2</b>	Nos of properties having no owner /father name in DR	Properties without owner and father name -1667 nos	
<b>18.3</b>	Nos of properties for which DR not matched on vacant plot	1564	

Secretary  
Municipal Committee  
NARNAUND

<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties	<b>1919</b>	
	b) Locked	<b>1329</b>	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	<b>633</b>	
<b>19</b>	Total nos. of agriculture properties within MC limit	<b>1153</b>	
<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name		
<b>22</b>	It is certified that 1582 nos. of properties the old id sheet of which is attached with report are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		


**Annexure-B**

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
<b>1</b>	Residential	up to 300 sq yd		0.4		496347.84	2.49
		301 to 500 sq yd		1.6		96234.99	1.92
		501 to 1000 sq yd		2.4		47789.6	1.47
		1001 sq yd to 2 acres		2.8		33688.26	1.37
		More than 2 acres		4		0	0
		<b>Total</b>					<b>7.24</b>
<b>2</b>	Commercial	Up to 50 sq yd		9.6		12241.38	1.37
		51-100 sq yd		14.40		14216.26	2.49
		101-500 sq yd		19.20		34673.72	7.90
		501 to 1000 sq yd		24		6194.29	1.67
		Commercial space (shopping malls, multiplex or commercial office space etc)		4.8		0	0

  
**Secretary**  
**Municipal Committee**  
**NARNAUND**



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		Commercial Space (More than 1000 sq yd)		6 per sq ft		0	0
		<b>Total</b>					<b>13.43</b>
3	Industrial	Up to 2500 sq yd		2		4670.95	0.09
		2501 to 2 acres		2.4		6401.43	0.15
		2 acres to 50 acres		2.4rs per sq yd up to 2 acres+ 0.8rs per sq yd for above		0	0
		<b>Total</b>					<b>0.25</b>
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		4.8		191.21	0.01
		2501 to 5000 sq yd		7.2			
		More than 5000 sq yd		9.6			
ii)	Institutional-Non-commercial	Up to 2500 sq yd		4		15709.86	0.63
		2501 to 5000 sq yd		4.8		9105.05	0.44
		More than 5000 sq yd		6		240903.01	14.45
iii)	Institutional-Educational Institutions	Up to 1 acre		4000 per year (Fixed)			0.84
		More than 1 acre to 2.5 acre		60000 per year			1.80
		More than 2.5 acre to 5 acres		1 lac per year			
		More than 5 acres		2 lac per year			2.00
		<b>Total</b>					<b>20.17</b>
5	Vacant	Up to 100 sq yd				-	-
		101 to 500 sq yd				-	-
		Above 500 sq yd				-	-
		<b>Total</b>					<b>2.43</b>
6	Special Category						
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						

  
 Secretary  
 Municipal Committee  
 NARNAUND

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
	Grain Market-Booth					-	-
	Grain Market-Shop						
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dharmsala						
viii)	Bank						
ix)	Bus stand						
	<b>Total</b>						2.30
7	Mixed use						5.45
	<b>Total</b>						
8	Any other category as found in DR					-	-
	<b>Total</b>						
	<b>Total</b>				29.35 lakh		51.27 lakh
Note: Reason for deviation and gaps in demand register data							
1							
2							
3							

  
 Secretary  
 Municipal Committee  
 NARNAUND



## MUNICIPAL COUNCIL NARWANA

Director,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No. 190

Date: 29/1/2021

**Subject: - Submission of Joint report of Municipal Council Narwana and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.**

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

  
Executive Officer  
Municipal Council  
Narwana

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.



## Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Narwana	
2.	Number of Properties as per RFP	19151	
3.	Number of Properties as per current MC record	19875	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	22588	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	27-01-2021	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p><b>18973 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. 2038-39 dated 18.10.2019 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 22588.</p> <p>The balance properties <math>22588 - 18973 = 3615</math> nos. has been checked and certified.</p>	

It is to certify that 22588 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Narwana** and the balance 3615 properties are recommended for payment under Stage 1.1 (A)

  
**Executive Officer**  
 Executive Officer  
 Municipal Council  
 Narwana  
 Municipal Council Narwana

Memo no. 191-132 Dated: 29/1/2021

Sign Off certificate is forwarded in original to:


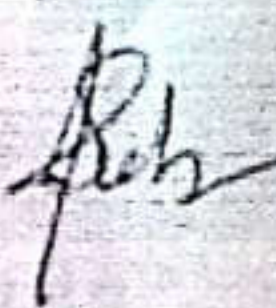
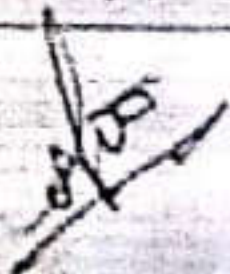
1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
**Executive Officer**  
 Executive Officer  
 Municipal Council  
 Narwana  
 Municipal Council Narwana



# Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% pay for Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concerned
1	Name of ULB Town	Narwana	OK
2	Number of Properties as per RFP	19151	OK
3	Number of Properties as per current MC record	19772	OK
4	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	17572 18973	OK
5	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	15-10-2019	OK
6	Signature of SI with seal and sign	 	
7	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8	Comments/Remarks/Recommendations		

It is to certify that 18973 nos. of Surveyed Properties are verified on Web Based (Image / Base Map solution) by the committee appointed by MC for stage 1.1 (A) and are recommended for payment.

**NARWANA**

Executive Officer,  
Municipal Council  
**NARWANA**

Commissioner/Executive Officer

Municipal Corporation / Council / Committee

Memo no. 3032-35 dt 12-10-19

Municipal Council



**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work (Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Narwana	
2.	Number of Properties as per RFP	19151	
3.	Number of Properties as per current MC record	19875	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	22588	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. 2038-39 dated 18.10.2019 (Copy enclosed)	18973	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	3615	
<b>Details of properties verified by the authorized Officer of the ULB</b>			
Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	2300	10.18%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	2210	96%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	90	4%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

  
Executive Officer,  
Municipal Council  
NARWANA



submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

  
Executive Officer  
Municipal Council  
Narwana

Memo no. 193-194

Dated: 29/1/2021

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
Executive Officer  
Municipal Council  
Narwana



**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION REGISTER**

Annexure 3

**(Based on Official report submitted by Secretary MC Narwana)**


Sr. No.	Particular	Report/nos.	
1	Total Nos. of Properties in Demand Register (DR)	19875	
2	Total Nos. of Properties as per RFP	19151	
3	Total Nos. of Properties as Surveyed	22588	
4	Total Nos. of Properties in DR but falling outside MC limit	NIL	
5	Duplicate Properties in DR	NIL	
6	Total Nos. of Net Properties in DR within Notified limit of MC	19875	
7	New Properties found in City during Survey by YCSPL	2713	Surveyed Properties – DR Properties
8	Nos. of properties for which Owner Name /Father Name not found in DR	5	
9	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	$15262 \times 100 / 19875 = 76.8\%$	
10	Existing Property Tax Demand per Annum as per DR	13.31 lakh	
11	Total recovery (Average per annum in previous 10 years)	3.51 lakh	
12	Number of effective tax payers in city , including properties outside MC limit	7950	
	Number of ineffective tax payers in city , including properties outside MC limit	11925	
13	Expected Tax to be recover from the current surveyed properties	217.95 lakh	
14	Number of properties not paying any tax since 2015, including properties outside MC limit	11925	
15	Nos of refused properties in current survey	2513	
16	Category wise Comparison of old and current survey	Annexure-A	

  
Executive Officer,  
Municipal Council  
NARWANA



Annexure-A			
12715	System	Residential	
	DR		
	Difference		
14154	System	Commercial	
	DR		
	Difference		
-1439	System	Vacant Plot and Agriculture/Horti culture land	
	DR		
	Difference		
2368	System	Institutional	
	DR		
	Difference		
2780	System	Industrial	
	DR		
	Difference		
-412	System	Special Category	
	DR		
	Difference		
5395	System	Mix Use	
	DR		
	Difference		
2809	System	Total	
	DR		
	Difference		
2586	System		
	DR		
	Difference		
118	System		
	DR		
	Difference		
33	System		
	DR		
	Difference		
85	System		
	DR		
	Difference		
25	System		
	DR		
	Difference		
0	System		
	DR		
	Difference		
25	System		
	DR		
	Difference		
649	System		
	DR		
	Difference		
0	System		
	DR		
	Difference		
649	System		
	DR		
	Difference		
1318	System		
	DR		
	Difference		
83	System		
	DR		
	Difference		
1235	System		
	DR		
	Difference		
22588	System		
	DR		
	Difference		
19875	System		
	DR		
	Difference		
2713	System		
	DR		
	Difference		

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<b>17(i)</b>	Institutional Category	33	118
<b>17(ii)</b>	Special Category	0	649
<b>17(iii)</b>	Nos. of Properties Old id matched	1.Institutional Category -33 2.Special Category -Nil	
<b>17(iv)</b>	% of Old id matched	1.Institutional Category – 100% 2.Special Category -NIL	
<b>17(v)</b>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<b>18</b>	Reasons for not matching Old ID with current survey		
<b>18.1</b>	Most important conclusion for not matching the property id's is that in Narwana the property tax survey was conducted long back in yr. 2010-2011 by the MC in house, at that time no layout/coordinates of properties were available and in this duration of 10 yrs owners might be changed, migrated or not available during the survey in field, so Old id matching has been ensured with Survey Agency jointly upto maximum possible extent.		
<b>18.2</b>	Nos of properties having no owner /father name in DR	Properties without owner and father name -5 nos Properties without father name- 9753 nos	

  
 Executive Officer,  
 Municipal Council  
 NARWANA

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category In DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		office space etc)					
		Commercial Space (More than 1000 sq yd)		7.5		-	-
		<b>Total</b>					<b>65.34</b>
3	Industrial	Up to 2500 sq yd		2.5		12376.55	0.31
		2501 to 2 acres		3		42099.18	1.26
		2 acres to 50 acres		3 rs per sqyd up to 2 acre+ 1 rs per sqyd for above		46737.52	066
		<b>Total</b>					<b>2.23</b>
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		6		841.7	0.05
		2501 to 5000 sq yd		9		-	-
		More than 5000 sq yd		12		6527.47	0.78
ii)	Institutional-Non-commercial	Up to 2500 sq yd		5		31971.05	1.60
		2501 to 5000 sq yd		6		33135.3	1.99
		More than 5000 sq yd		7.5		351483	26.36
iii)	Institutional-Educational Institutions	Up to 1 acre		5000 per year			1.30
		More than 1 acre to 2.5 acre		75000 per year			2.25
		More than 2.5 acre to 5 acres		1.25 lac per year			3.75
		More than 5 acres		2.5 lac per year			7.50
		<b>Total</b>					<b>45.58</b>
5	Vacant	Up to 100 sq yd					
		101 to 500 sq yd				-	-
		Above 500 sq yd				-	-
		<b>Total</b>					<b>7.69</b>

Executive Officer,  
Municipal Council  
NARWANA



<b>18.3</b>	Nos of properties for which DR not matched on vacant plot	2809	
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, reason for it is:		
	a) New Properties	2713	
	b) Locked	4767	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	2513	
<b>19</b>	Total nos. of agriculture properties within MC limit	405	
<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name		
<b>22</b>	It is certified that old ID's of 4613 nos. of properties are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

**Annexure-B**

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential	up to 300 sq yd		0.5		1464991.84	9.76
		301 to 500 sq yd		2		272518.79	7.39
		501 to 1000 sq yd		3		163281.03	6.31
		1001 sq yd to 2 acres		3.5		113097.86	4.78
		More than 2 acres		5		26291.76	1.31
		Total					29.56
2	Commercial	Up to 50 sq yd		12		33929.09	5.22
		51-100 sq yd		18		39876.54	9.56
		101-500 sq yd		24		117342.9	34.19
		501 to 1000 sq yd		30		44083.05	16.37
		Commercial space (shopping malls, multiplex or commercial		6			

Executive Officer,  
Municipal Council  
MUNAWANA

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (in Lac)
6	Special Category						39.67
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market-Booth						
	Grain Market-Shop						
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dhar msaia						
viii)	Bank						
ix)	Bus stand						
		Total					39.67
7	Mixed use						
		Total					27.88
8	Any other category as found in DR						
		Total					
		Total					
Note: Reason for deviation and gaps in demand register data							
1					13.31 lakh		217.95 lakh
2							
3							

  
 Executive Officer,  
 Municipal Council  
 NARWANA



## MUNICIPAL COMMITTEE NILOKHERI

Director General,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No. 1024/mch

Date: 5/10/20

**Subject: - Submission of Joint report of Municipal Committee Nilokheri and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.**

Sir,



Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

  
Secretary  
5.10.2020  
Municipal Committee Nilokheri  

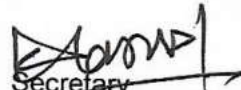

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.

## Sign-Off Format for Property Survey (Stage1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Nilokheri	
2.	Number of Properties as per RFP	6695	
3.	Number of Properties as per current MC record	7935	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	7048	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	29-9-2020	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p><b>5851 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. 559/MCN dated 21.08.2019 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 7048.</p> <p>The balance properties <math>7048 - 5851 = 1197</math> nos. has been checked and certified.</p>	

It is to certify that 7048 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Nilokheri** and the balance 1197 properties are recommended for payment under Stage 1.1 (A)

  
Secretary

Municipal Committee Nilokheri

Dated:   
5/10/20

Memo no. 1022 MCN/1023

Sign Off certificate is forwarded in original to:

1. Director General, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

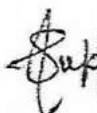
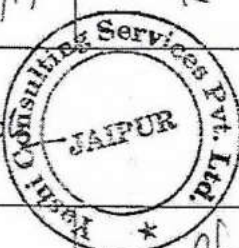

  
Secretary

Municipal Committee Nilokheri



1) Annexure – 1A: Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	NILOKHERI	
2.	Number of Properties as per RFP	12364	ok
3.	Number of Properties as per current MC record	<del>8444</del> 7952	ok
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	<del>5663</del> 5851	ok
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	16/8/19	ok
6.	Signature of SI with seal and sign	 	
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		 16/8/19
8.	Comments/Remarks/Recommendations		

It is to certify that 5851 nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC Nilokheri for stage 1.1 (A) and are recommended for payment.

Commissioner/Executive Officer/Secretary  
Municipal Committee, Nilokheri  
Municipal Corporation / Council / Committee

Memo no. SS9/m.c.n.


Dated: 21/8/19

Sign Off certificate is forwarded in original to:

- ✓ 1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

Commissioner/Executive Officer/Secretary  
Municipal Corporation / Council / Committee

**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work (Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Nilokheri	
2.	Number of Properties as per RFP	6695	
3.	Number of Properties as per current MC record	7935	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	7048	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. 559/MCN dated 21.08.2019	5851	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	1197	
<b>Details of properties verified by the authorized Officer of the ULB</b>			
Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	750	10.64%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	734	97.87%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	16	2.13%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	


It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties



submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

  
Secretary

Municipal Committee Nilokheri

Dated:   
5/10/2020

Memo no. 1023/MCN

Sign Off certificate is forwarded in original to:

1. Director General, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
Secretary

Municipal Committee Nilokheri

**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION REGISTER**

**(Based on Official report submitted by Secretary MC Nilokheri)**

Sr. No.	Particular	Report/nos.	
<u>1</u>	Total Nos. of Properties in Demand Register (DR)	7935	
<u>2</u>	Total Nos. of Properties as per RFP	6695	
<u>3</u>	Total Nos. of Properties as Surveyed	7048	
<u>4</u>	Total Nos. of Properties in DR but falling outside MC limit	NA	
<u>5</u>	Duplicate Properties in DR	1800	
<u>6</u>	Total Nos. of Net Properties within Notified limit of MC	6135	
<u>7</u>	New Properties found in City during Survey by YCSPL	913	Surveyed properties – Net properties in DR
<u>8</u>	Nos. of properties for which Owner Name /Father Name not found in DR	980	
<u>9</u>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	$2600 \times 100 / 6135 = 42.37\%$	
<u>10</u>	Existing Property Tax Demand per Annum as per DR	55.27 lacs	
<u>11</u>	Total recovery (Average per annum in previous 10 years)	17.6 lacs	
<u>12</u>	Number of effective tax payers in city, including properties outside MC limit	4000	
	Number of ineffective tax payers in city, including properties outside MC limit	3935	
<u>13</u>	Expected Tax to be recover from the current surveyed properties	89.1 lacs	
<u>14</u>	Number of properties not paying any tax since 2015, including properties outside MC limit	3935	
<u>15</u>	Nos of refused properties in current survey	814	
<u>16</u>	Category wise Comparison of old and current survey	Annexure-A	

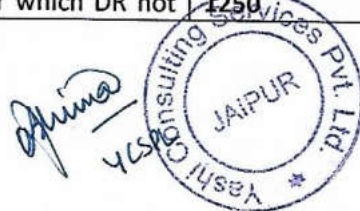


  
 Secretary  
 Municipal Committee  
 Nilokheri (Karnal)



Annexure-A			Residential	Commercial	Vacant Plot and Agriculture/Horti culture land	Institutional	Industrial	Special Category	Mix Use	Total
	System	DR								
3301										
4539										
-1238										
820										
1894										
-1074										
2036										
1250										
786										
90										
169										
-79										
40										
42										
-2										
189										
34										
155										
572										
0										
572										
7048										
7935										
-887										

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<u>17(i)</u>	Institutional Category	169	90
<u>17(ii)</u>	Special Category	34	189
<u>17(iii)</u>	Nos. of Properties Old id matched	1.Institutional Category -34 2.Special Category -17	
<u>17(iv)</u>	% of Old id matched	1.Institutional Category -20.12% 2.Special Category -50%	
<u>17(v)</u>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<u>18</u>	Reasons for not matching Old ID with current survey		
<u>18.1</u>	Most important conclusion for not matching the property id's is that in Nilokheri the property tax survey was conducted long back in yr 2012-13 by the MC in house, at that time no layout/coordinates of properties were available and in this duration of 8 yrs owners might be changed in field, so Old id matching has been ensured with Survey Agency jointly upto maximum possible extent.		
<u>18.2</u>	Nos of properties having no owner /father name in DR	Properties without owner and father name -980 nos Properties without father name-1509 nos	
<u>18.3</u>	Nos of properties for which DR not	1250	



*[Signature]*  
Secretary  
Municipal Committee  
Nilokheri (Karnal)

	matched on vacant plot		
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties	<b>913</b>	
	b) Locked	<b>562</b>	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	<b>814</b>	
<b>19</b>	Total nos. of agriculture properties within MC limit	<b>624</b>	
<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name		
<b>22</b>	It is certified that 3535 of properties the old id sheet of which is attached with report are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

**Annexure-B**

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey	amount
1	Residential	up to 300 sq yd		0.4		371366.6	1.99
		301 to 500 sq yd		1.6		109007.9	2.32
		501 to 1000 sq yd		2.4		46135.77	1.48
		1001 sq yd to 2 acres		2.8		41632.68	1.60
		More than 2 acre		4		27863.03	1.55
		<b>Total</b>					<b>8.94</b>
2	Commercial	Up to 50 sq yd		9.6		13313.26	1.58
		51-100 sq yd		14.40		11260.91	2.19



**Secretary**  
**Municipal Committee**  
**Nilokheri (Karnal)**



### COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY

Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey	amount
		101-500 sq yd		19.20		25700.81	5.94
		501 to 1000 sq yd		24		8138.66	2.59
		Commercial Space (More than 1000 sq yd)		6 per sq ft		9852.37	0.59
		<b>Total</b>					<b>12.90</b>
3	Industrial	Unto 2500 sq yd		2		24954.19	0.50
		2501 to 2 acres		2.4		32502.13	0.85
		2 acres to 50 acres		2.4rs per sq yd up to 2 acres+ 0.8rs per sq yd for above		36907.93	0.74
		<b>Total</b>					<b>2.09</b>
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		4.8		455.18	0.02
		2501 to 5000 sq yd		7.2			
		More than 5000 sq yd		9.6			
ii)	Institutional-Non-commercial	up to 2500 sq yd		4		32773.19	1.31
		2501 to 5000 sq yd		4.8		30644.09	1.47
		More than 5000 sq yd		6		240278.31	14.42
iii)	Institutional-Educational Institutions	Upto 1 acre		4000 per year			0.44
		More than 1 acre to 2.5 acre		60000 per year			2.40
		More than 2.5 acre to 5 acre		1 lac per year			5.00
		More than 5 acre		2 lac per year			4.00
		<b>Total</b>					<b>29.06</b>
5	Vacant	up to 100 sq yd					

Yashwantrao Chavan Pratishthan  
Mumbai  
Yashwantrao Chavan Pratishthan  
Mumbai

  
Secretary  
Municipal Committee  
Nilokheri (Karnal)  


COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey	amount
		101 to 500 sq yd					
		Above 500 sq yd					
		<b>Total</b>					<b>3.08</b>
6	Special Category						
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market-Booth						
	Grain Market-Shop						
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dharmasala						
viii)	Bank						
ix)	Bus stand						
	<b>Total</b>						<b>13.14</b>
7	Mixed use						
	<b>Total</b>						<b>19.89</b>
8	Any other category as found in DR						
	<b>Total</b>						
	<b>Total</b>				<b>55.27 lacs</b>		<b>89.1 lacs</b>
<b>Note: Reason for deviation and gaps in demand register data</b>							
1							
2							
3							



*[Signature]*  
 Secretary  
 Municipal Committee  
 Nilokheri (Karnal)  
*[Signature]*



## MUNICIPAL COMMITTEE NISSING

Director,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No. 2138/MCN

Date: 20-11-2020

Subject: - Submission of Joint report of Municipal Committee Nissing and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

  
Secretary  
MUNICIPAL COMMITTEE  
NISSING (KARNAL)

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.

**Sign-Off Format for Property Survey (Stage 1.1 (A))**

**Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1	Name of ULB Town	Nissing	
2	Number of Properties as per RFP	7492	
3	Number of Properties as per current MC record	7524	
4	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	8890	
5	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	17-11-2020	
6	Signature of SI with seal and sign		
7	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8	Comments/Remarks/Recommendations	<p><b>7437 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. 983-84/MCN dated 20.08.2019 (Copy enclosed)</p> <p>The total nos. of properties in the town after completion of door to door field survey are 8890.</p> <p>The balance properties <math>8890 - 7437 = 1453</math> nos. has been checked and certified</p>	

It is to certify that 8890 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image Base Map solution) by the committee appointed by **MC Nissing** and the balance 1453 properties are recommended for payment under Stage 1.1 (A)

Secretary  
**SECRETARY**  
**MUNICIPAL COMMITTEE**  
**NISSING (KARNAL)**

Memo no.

Dated:

Sign Off certificate is forwarded in original to:


1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd.

Secretary  
**SECRETARY**  
**MUNICIPAL COMMITTEE**  
**NISSING (KARNAL)**



**Sign-Off Format for Property Survey (Stage 1.1 (A))**

**Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Nissing	
2.	Number of Properties as per RFP	7492	OK
3.	Number of Properties as per current MC record	7409	OK
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	7437	OK
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	20/8/19	
6.	Signature of SI with seal and sign	 	
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations		N.A

It is to certify that 7437 nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC Nissing for stage 1.1 (A) and are recommended for payment.

*As per report*  
Commissioner/Executive Officer/Secretary

Municipal Corporation / Council / Committee

Memo no. 983-24/mcr

Dated: 20-8-19

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

*Done*  
Commissioner/Executive Officer/Secretary

Municipal Corporation / Council / Committee

SECRETARY  
MUNICIPAL COMMITTEE  
NISSING (KARNAL)

Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work (Attached as Annexure - B)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Nissing	
2.	Number of Properties as per RFP	7492	
3.	Number of Properties as per current MC record	7524	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	8890	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. 983-84/MCN dated 20.08.2019	7437	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	1453	

**Details of properties verified by the authorized Officer of the ULB**

Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	900	10.12%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	860	95.55%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	40	4.45%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

  
**SECRETARY**  
**MUNICIPAL COMMITTEE**  
**NISSING (KARNAL)**



submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

  
Secretary  
MUNICIPAL COMMITTEE  
NISSING (KARNAL)

Memo no.

Dated:

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action
2. M/s Yashi Consulting Services Pvt. Ltd.

  
Secretary  
MUNICIPAL COMMITTEE  
NISSING (KARNAL)

**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION REGISTER**

**(Based on Official report submitted by Secretary MC Nissing)**

<b>Sr. No.</b>	<b>Particular</b>	<b>Report/nos.</b>	
<b>1</b>	Total Nos. of Properties in Demand Register (DR)	7524	
<b>2</b>	Total Nos. of Properties as per RFP	7492	
<b>3</b>	Total Nos. of Properties as Surveyed	8890	
<b>4</b>	Total Nos. of Properties in DR but falling outside MC limit	NIL	
<b>5</b>	Duplicate Properties in DR	NIL	
<b>6</b>	Total Nos. of Net Properties in DR within Notified limit of MC	7524	
<b>7</b>	New Properties found in City during Survey by YCSPL	1366	<b>Surveyed Properties – DR Properties</b>
<b>8</b>	Nos. of properties for which Owner Name /Father Name not found in DR	811	
<b>9</b>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	$5217 \times 100 / 7524 = 70\%$	
<b>10</b>	Existing Property Tax Demand per Annum as per DR	69.29 Lakh	
<b>11</b>	Total recovery (Average per annum in previous 10 years)	5.86 Lakh	
<b>12</b>	Number of effective tax payers in city , including properties outside MC limit	1655 approx	
	Number of ineffective tax payers in city , including properties outside MC limit	5869	
<b>13</b>	Expected Tax to be recover from the current surveyed properties	55.01 Lakh	
<b>14</b>	Number of properties not paying any tax since 2015, including properties outside MC limit	5869	
<b>15</b>	Nos of refused properties in current survey	763	
<b>16</b>	Category wise Comparison of old and current survey	<b>Annexure-A</b>	

  
**SECRETARY  
MUNICIPAL COMMITTEE  
NISSING (KARNAL)**



Annexure-A	Residential			Commercial	Vacant Plot and Agriculture/Horticulture land	Institutional	Industrial	Special Category	Mix Use	Total
	System	DR	Difference							
3803										
4443										
-640										
1335										
1605										
-270										
2582										
1377										
1205										
49										
44										
5										
17										
40										
-23										
808										
3										
805										
296										
0										
296										
8890										
426										
1366										

**Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey**

	Particular	Property in Demand Register	Property in Current Survey
<u>17(i)</u>	Institutional Category	44	49
<u>17(ii)</u>	Special Category	3	808
<u>17(iii)</u>	Nos. of Properties Old id matched	1.Institutional Category -21 2.Special Category -1	
<u>17(iv)</u>	% of Old id matched	1.Institutional Category -47.7% 2.Special Category -33.33%	
<u>17(v)</u>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<u>18</u>	Reasons for not matching Old ID with current survey		
<u>18.1</u>	Most important conclusion for not matching the property id's is that the property tax survey was conducted long back in yr. 2011-12 by the MC in house, at that time no layout/coordinates of properties were available and in this duration of 9 yrs owners might be changed, migrated or not available during the survey in field, so Old id matching has been ensured with Survey Agency jointly upto maximum possible extent.		
<u>18.2</u>	Nos of properties having no owner /father name in DR	Properties without owner and father name -811 nos Properties without father name-744 nos	


**SECRETARY**  
**MUNICIPAL COMMITTEE**  
**NISSING (KARNAL)**

18.3	Nos of properties for which DR not matched on vacant plot	1377	
18.4	Nos of properties having owner and father name in demand register but not matched with current survey, reason for it is:		
	a) New Properties	1366	
	b) Locked	1333	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	763	
19	Total nos. of agriculture properties within MC limit	536	
20	Total nos. of locked properties with owner and father name		
21	Total nos. of locked properties without owner and father name		
22	It is certified that 2307 nos. of properties the old id sheet of which is attached with report are not possible to match subjected to reasons mentioned in #18		
23	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

#### Annexure-B

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential	up to 300 sq yd		0.4		448584.87	2.15
		301 to 500 sq yd		1.6		80149.21	1.56
		501 to 1000 sq yd		2.4		42408.38	1.24
		1001 sq yd to 2 acres		2.8		24420.38	0.84
		More than 2 acres		4			
		<b>Total</b>					<b>5.80</b>
2	Commercial	Up to 50 sq yd		9.6		26123.34	3.01
		51-100 sq yd		14.40		17310.06	2.95
		101-500 sq yd		19.20		32633.84	7.12
		501 to 1000 sq yd		24		6079.26	1.56

SECRET  
MUNICIPAL COMMITTEE  
NISSING (KARNAL)



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		Commercial space (shopping malls, multiplex or commercial office space etc)		4.8			
		Commercial Space (More than 1000 sq yd)		6 per sq ft		22800	1.37
		<b>Total</b>					16
3	Industrial	Up to 2500 sq yd		2		3627.06	0.07
		2501 to 2 acres		2.4		9169.66	0.22
		2 acres to 50 acres		2.4rs per sq yd up to 2 acres+ 0.8rs per sq yd for above		274272.66	2.34
		<b>Total</b>					2.63
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		4.8		31.87	0.001
		2501 to 5000 sq yd		7.2			
		More than 5000 sq yd		9.6			
ii)	Institutional-Non-commercial	Up to 2500 sq yd		4		6353.21	0.25
		2501 to 5000 sq yd		4.8		4374.85	0.21
		More than 5000 sq yd		6		141825.49	8.51
iii)	Institutional-Educational Institutions	Up to 1 acre		4000 per year (Fixed)			0.60
		More than 1 acre to 2.5 acre		60000 per year			1.80
		More than 2.5 acre to 5 acres		1 lac per year			1.00
		More than 5 acres		2 lac per year			2.00
		<b>Total</b>					14.37
5	Vacant	Up to 100 sq yd					
		101 to 500 sq yd					
		Above 500 sq yd					

SECRETARY  
MUNICIPAL COMMITTEE  
NISSING (KARNAL)

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		<b>Total</b>					2.24
6	Special Category						11.82
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market Booth						
	Grain Market Shop						
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dharmasala						
viii)	Bank						
x)	Bus stand						
		<b>Total</b>					11.82
7	Mixed use						
		<b>Total</b>					2.15
8	Any other category as found in DR						
		<b>Total</b>					
		<b>Total</b>			69.29 lakh		55.01 lakh

Note: Reason for deviation and gaps in demand register data

1  
2  
3

  
SECRETARY  
MUNICIPAL COMMITTEE  
NISSING (KARNAL)



## MUNICIPAL COMMITTEE NUH

Director,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No. *MCN/2021/463*

Date: *11-05-2021*

**Subject: - Submission of Joint report of Municipal Committee Nuh and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.**

Sir,

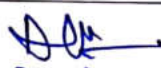
Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

  
Secretary  
Municipal Committee  
Municipal Committee, Nuh

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.

## Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Nuh	
2.	Number of Properties as per RFP	7018	
3.	Number of Properties as per current MC record	7021	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	8757	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	25.02.2021	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign	 Property Tax Clerk	
8.	Comments/Remarks/Recommendations	<p><b>7523 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. MCN/2019/708 dated 05.08.2019 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 8757.</p> <p>The balance properties <math>8757 - 7523 = 1234</math> nos. has been checked and certified.</p>	

It is to certify that 8757 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Nuh** and the **balance 1234 properties** are recommended for payment under Stage 1.1 (A)

  
Secretary  
Municipal Committee, Nuh

Memo no. MCN/2021/464-465 Dated: 11-05-21

Sign Off certificate is forwarded in original to:




1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
Secretary  
Municipal Committee, Nuh



**Sign-Off Format for Property Survey (Stage 1.1 (A))**

**Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Nuh	
2.	Number of Properties as per RFP	7018	OK
3.	Number of Properties as per current MC record	7021	OK
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	7523	OK
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	1.8.2019	
6.	Signature of SI with seal and sign	 	
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign	 B. Kumar 1.8.2019	
8.	Comments/Remarks/Recommendations		

It is to certify that 7523 nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC NUH for stage 1.1 (A) and are recommended for payment.

  
Secretary  
Municipal Committee  
Commissioner/Executive Officer/Secretary  
Nuh

Municipal Corporation / Council / Committee \_\_\_\_\_

Memo no. MCN/2019/708

Dated: 05-08-19

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
Secretary  
Municipal Committee  
Commissioner/Executive Officer/Secretary  
Nuh

Municipal Corporation / Council / Committee \_\_\_\_\_

  
Secretary  
Municipal Committee  
Nuh

**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work  
(Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Nuh	
2.	Number of Properties as per RFP	7018	
3.	Number of Properties as per current MC record	7021	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	8757	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. MCN/2019/708 dated 05.08.2019 (Copy enclosed)	7523	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	1234	

**Details of properties verified by the authorized Officer of the ULB**

Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	1000	11.41%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	955	95.5%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	45	4.5%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

  
Secretary  
Municipal Committee  
Nuh



submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)



Secretary  
Municipal Committee, Nuh

Memo no. MCN/2021/466-467 Dated: 11-05-2021

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,



Secretary  
Municipal Committee, Nuh

**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION**

**REGISTER**

**(Based on Official report submitted by Executive Officer MC Nuh)**

Sr. No.	Particular	Report/nos.	
<u>1</u>	Total Nos. of Properties in Demand Register (DR)	7021	
<u>2</u>	Total Nos. of Properties as per RFP	7018	
<u>3</u>	Total Nos. of Properties as Surveyed	8757	
<u>4</u>	Total Nos. of Properties in DR but falling outside MC limit	NIL	
<u>5</u>	Duplicate Properties in DR	NIL	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	7021	
<u>7</u>	New Properties found in City during Survey by YCSPL	1736	Surveyed properties – DR Properties
<u>8</u>	Nos. of properties for which Owner Name /Father Name not found in DR	637	
<u>9</u>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	$4917 \times 100 / 7021 = 70\%$	
<u>10</u>	Existing Property Tax Demand per Annum as per DR	22.1 lakh	
<u>11</u>	Total recovery (Average per annum in previous 10 years)	11 Crores P.N	
<u>12</u>	Number of effective tax payers in city, including properties outside MC limit	40%.	
	Number of ineffective tax payers in city, including properties outside MC limit	- Nil -	
<u>13</u>	Expected Tax to be recover from the current surveyed properties	117.9 lakh	
<u>14</u>	Number of properties not paying any tax since 2015, including properties outside MC limit	60%.	
<u>15</u>	Nos of refused properties in current survey	1649	
<u>16</u>	Category wise Comparison of old and current survey	Annexure-A	

  
 Secretary  
 Municipal Committee  
 Nuh



Annexure-A			Residential	Commercial	Vacant Plot and Agriculture/Horti culture land	Institutional	Industrial	Special Category	Mix Use	Total
	System	DR								
3514										
2775										
739										
939										
2387										
-1448										
3440										
1408										
2032										
91										
108										
-17										
8										
5										
3										
262										
123										
139										
503										
196										
307										
8757										
7021										
1736										

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<u>17(i)</u>	Institutional Category	108	91
<u>17(ii)</u>	Special Category	123	262
<u>17(iii)</u>	Nos. of Properties Old id matched	1.Institutional Category –107 2.Special Category - 114	
<u>17(iv)</u>	% of Old id matched	1.Institutional Category –99% 2.Special Category –86.99	
<u>17(v)</u>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<u>18</u>	Reasons for not matching Old ID with current survey		
<u>18.1</u>	Most important conclusion for not matching the property id's is that in Nuh the property tax survey was conducted long back in yr. 2012-2013 by the MC in house, at that time no layout/coordinates of properties were available and in this duration of 8 yrs owners might be changed, migrated or not available during the survey in field, so Old id matching has been ensured with Survey Agency jointly upto maximum possible extent.		
<u>18.2</u>	Nos of properties having no owner /father name in DR	Properties without owner and father name – 637 nos Properties without father name- 2895 nos	

Secretary  
Municipal Committee  
Nuh.

<u>18.3</u>	Nos of properties for which DR not matched on vacant plot	1408	
<u>18.4</u>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties	1736	
	b) Locked	970	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	1649	
<u>19</u>	Total nos. of agriculture properties within MC limit	992	
<u>20</u>	Total nos. of locked properties with owner and father name		
<u>21</u>	Total nos. of locked properties without owner and father name		
<u>22</u>	It is certified that old ID's of 2104 nos. of properties are not possible to match subjected to reasons mentioned in #18		
<u>23</u>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

**Annexure-B**

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential	up to 300 sq yd		0.5		407244	2.36
		301 to 500 sq yd		2		141733.52	3.24
		501 to 1000 sq yd		3		112229.56	3.75
		1001 sq yd to 2 acres		3.5		107080.23	4.36
		More than 2 acres		5		149890.53	14.69
		<b>Total</b>					<b>28.41</b>
2	Commercial	Up to 50 sq yd		12		11796.94	1.69
		51-100 sq yd		18		10399.57	2.17
		101-500 sq yd		24		69528.28	19.46
		501 to 1000 sq yd		30		27685.72	9.79
		Commercial space (shopping malls, multiplex or commercial		6		-	-

  
 Secretary  
 Municipal Committee  
 Nuh



**COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY**

Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		office space etc)					
		Commercial Space (More than 1000 sq yd)		7.5 per sq ft		13000	0.98
		<b>Total</b>					<b>34.09</b>
3	Industrial	Up to 2500 sq yd		2.5		9691.67	0.24
		2501 to 2 acres		3			
		2 acres to 50 acres		3 rs per sqyd up to 2 acre+ 1 rs per sqyd for above			
		<b>Total</b>					<b>0.24</b>
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		6		-	-
		2501 to 5000 sq yd		9		3340.79	0.30
		More than 5000 sq yd		12		-	-
ii)	Institutional-Non-commercial	Up to 2500 sq yd		5		18181.49	0.91
		2501 to 5000 sq yd		6		24762.51	1.49
		More than 5000 sq yd		7.5		266950.42	20.02
iii)	Institutional-Educational Institutions	Up to 1 acre		5000 per year			1.25
		More than 1 acre to 2.5 acre		75000 per year			3.00
		More than 2.5 acre to 5 acres		1.25 lac per year			1.25
		More than 5 acres		2.5 lac per year			2.50
		<b>Total</b>					<b>30.72</b>
5	Vacant	Up to 100 sq yd				-	-
		101 to 500 sq yd				-	-
		Above 500 sq yd				-	-
		<b>Total</b>					<b>7</b>

  
 Secretary  
 Municipal Committee  
 Nuh

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
6	Special Category						9.37
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market-Booth						
	Grain Market-Shop					-	-
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dhar msala						
viii)	Bank						
ix)	Bus stand						9.37
		Total					
7	Mixed use						8.07
		Total					
8	Any other category as found in DR					-	-
		Total					
		Total			22.1 lakh		117.9 lakh
Note: Reason for deviation and gaps in demand register data							
1							
2							
3							

  
 Secretary  
 Municipal Committee  
 Nuh



## MUNICIPAL COUNCIL PALWAL

Director,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No.


968/MCP

Date: 01-4-21

**Subject:** - Submission of Joint report of Municipal Council Palwal and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

  
Executive Officer  
Municipal Council, Palwal  
PALWAL

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.

## Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Palwal	
2.	Number of Properties as per RFP	25000	
3.	Number of Properties as per current MC record	23152	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	89674	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	25.02.2021	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p><b>12772 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. 3924 dated 23.10.2019 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 89674.</p> <p>The balance properties <math>89674 - 12772 = 76902</math> nos. has been checked and certified.</p>	

It is to certify that 89674 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Palwal** and the balance 76902 properties are recommended for payment under Stage 1.1 (A)

Executive Officer

Municipal Council, Palwal  
MUNICIPAL COUNCIL  
PALWAL

2 Memo no. 969 to 970 Dated: 01-4-21

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd.

Executive Officer

Municipal Council, Palwal  
MUNICIPAL COUNCIL  
PALWAL



# Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1	Name of ULB Town	Palwal	
2	Number of Properties as per RFP		
3	Number of Properties as per current MC record	25000	OK
4	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	23152	OK
5	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	12772	OK
6	Signature of SI with seal and sign	04/10/2019	
7	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8	Comments/Remarks/Recommendations		

It is to certify that 12772 nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC Palwal for stage 1.1 (A) and are recommended for payment.

Commissioner/Executive Officer/Secretary

Municipal Corporation / Council / Committee Palwal

Memo no. 3924

Dated 23/10/19

Sign Off certificate is forwarded in original to

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action

✓ 2. M/s Yash Consulting Services Pvt. Ltd

Commissioner/Executive Officer/Secretary

Municipal Corporation / Council / Committee Palwal



**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work (Attached as Annexure - B)**


Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Palwal	
2.	Number of Properties as per RFP	25000	
3.	Number of Properties as per current MC record	23152	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	89674	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. 3924 dated 23.10.2019 (Copy enclosed)	12772	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	76902	
<b>Details of properties verified by the authorized Officer of the ULB</b>			
Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	9200	10.25%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	8920	96.95%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	280	3.05%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

**EXECUTIVE OFFICER  
MUNICIPAL COUNCIL  
PALWAL**




submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

  
Executive Officer  
EXECUTIVE  
Municipal Council, Palwal  
PALWAL

① Memo no. 971 to 972 Dated: 01-4-21

Sign Off certificate is forwarded in original to:

- ②
1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
  2. M/s Yashi Consulting Services Pvt. Ltd,

  
Executive Officer  
EXECUTIVE OFFICER  
Municipal Council, Palwal  
PALWAL

## STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION

## REGISTER

(Based on Official report submitted by Executive Officer MC Palwal)

Sr. No.	Particular	Report/nos.	
1	Total Nos. of Properties in Demand Register (DR)	23152	
2	Total Nos. of Properties as per RFP	25000	
3	Total Nos. of Properties as Surveyed	89674	
4	Total Nos. of Properties in DR but falling outside MC limit	NIL	
5	Duplicate Properties in DR	NIL	
6	Total Nos. of Net Properties in DR within Notified limit of MC	23152	
7	New Properties found in City during Survey by YCSPL	66522	Surveyed Properties -DR Properties
8	Nos. of properties for which Owner Name /Father Name not found in DR	7	
9	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	16953*100/23152=73.2%	
10	Existing Property Tax Demand per Annum as per DR	123.44 lakh	
11	Total recovery (Average per annum in previous 10 years)	56.63 Lakh	
12	Number of effective tax payers in city, including properties outside MC limit	23152	
	Number of ineffective tax payers in city, including properties outside MC limit	66522	
13	Expected Tax to be recovered from the current surveyed properties	537.97 lakh	
14	Number of properties not paying any tax since 2015, including properties outside MC limit	4516	
15	Nos of refused properties in current survey	8833	
16	Category wise Comparison of old and current survey		Annexure-A

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MUNICIPAL COUNCIL  
PALWAL



Annexure-A			
	System	Residential	
44242	DR		
15627	Difference		
28615	System	Commercial	
5774	DR		
6203	Difference		
-429	System	Vacant Plot and Agriculture/Horti culture land	
32109	DR		
297	Difference		
31812	System	Institutional	
512	DR		
26	Difference		
486	System	Industrial	
125	DR		
49	Difference		
76	System	Special Category	
908	DR		
0	Difference		
908	System	Mix Use	
6004	DR		
949	Difference		
5055	System	Total	
89674	DR		
23152	Difference		
66522			

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<u>17(i)</u>	Institutional Category	26	512
<u>17(ii)</u>	Special Category	0	908
<u>17(iii)</u>	Nos. of Properties Old id matched	1.Institutional Category -Nil 2.Special Category -Nil	
<u>17(iv)</u>	% of Old id matched	1.Institutional Category -Nil 2.Special Category -Nil	
<u>17(v)</u>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<u>18</u>	Reasons for not matching Old ID with current survey		
<u>18.1</u>	Most important conclusion for not matching the property id's is that in Palwal the property tax survey was conducted long back in yr. 2001-02 by the MC in house, at that time no layout/coordinates of properties were available and in this duration of 20 yrs owners might be changed, migrated or not available during the survey in field, so Old id matching has been ensured with Survey Agency jointly upto maximum possible extent.		
<u>18.2</u>	Nos of properties having no owner /father name in DR	Properties without owner and father name -7 nos Properties without father name- 7464 nos	

EXECUTIVE OFFICER  
MUNICIPAL COUNCIL  
PALWAL

<b>18.3</b>	Nos of properties for which DR not matched on vacant plot	<b>297</b>	
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties	<b>66522</b>	
	b) Locked	<b>12778</b>	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	<b>8833</b>	
<b>19</b>	Total nos. of agriculture properties within MC limit	<b>9362</b>	
<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name		
<b>22</b>	It is certified that old ID's of 6199 nos. of properties are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

**Annexure-B**

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential	up to 300 sq yd		0.5		4554210.04	30.60
		301 to 500 sq yd		2		802989.11	21.91
		501 to 1000 sq yd		3		519063.37	20.41
		1001 sq yd to 2 acres		3.5		393804.26	18.59
		More than 2 acres		5		106109.83	7.15
		<b>Total</b>					<b>98.66</b>
				12		74133.61	12.21
2	Commercial	Up to 50 sq yd		18		62121.43	15.58
		51-100 sq yd		24		196432.2	64.70
		101-500 sq yd					
		501 to 1000 sq yd		30		84764.7	33.35

EXECUTIVE OFFICER  
MUNICIPAL COUNCIL  
POLWAL



**COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY**

Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		Commercial space (shopping malls, multiplex or commercial office space etc)		6		330	0.02
		Commercial Space (More than 1000 sq yd)		7.5		4073	0.61
		<b>Total</b>					<b>126.47</b>
3	Industrial	Up to 2500 sq yd		2.5		73832.86	1.87
		2501 to 2 acres		3		50276.58	1.51
		2 acres to 50 acres		3 rs per sqyd up to 2 acre+ 1 rs per sqyd for above		214330.03	2.33
		<b>Total</b>					<b>5.71</b>
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		6		4768.84	0.29
		2501 to 5000 sq yd		9		10732.7	0.97
		More than 5000 sq yd		12		65353.57	7.84
ii)	Institutional-Non-commercial	Up to 2500 sq yd		5		126994.95	6.35
		2501 to 5000 sq yd		6		34590.88	2.08
		More than 5000 sq yd		7.5		850247.86	63.77
iii)	Institutional-Educational Institutions	Up to 1 acre		5000 per year			10.15
		More than 1 acre to 2.5 acre		75000 per year			13.50
		More than 2.5 acre to 5 acres		1.25 lac per year			10.00
		More than 5 acres		2.5 lac per year			12.50
		<b>Total</b>					<b>127.44</b>
5	Vacant	Up to 100 sq yd				-	-
		101 to 500 sq yd				-	-
		Above 500 sq yd				-	-
		<b>Total</b>					<b>32.86</b>

**EXECUTIVE OFFICER  
MUNICIPAL COUNCIL  
PALWAL**

**COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY**

Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
6	Special Category						62.94
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market-Booth						
	Grain Market-Shop						
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dhar msala						
viii)	Bank						
ix)	Bus stand						62.94
	<b>Total</b>						
7	Mixed use						83.89
	<b>Total</b>						
8	Any other category as found in DR						
	<b>Total</b>						
	<b>Total</b>				123.44 lakh		537.97lakh
Note: Reason for deviation and gaps in demand register data							
1							
2							
3							

**EXECUTIVE OFFICER  
MUNICIPAL COUNCIL  
PALWAL**



-1-

## MUNICIPAL CORPORATION PANCHKULA

Director,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No. 7872-73 | CMC

Date: 05-07-2021

**Subject: - Submission of Joint report of Municipal Corporation Panchkula and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.**

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

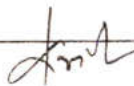
  
Commissioner

Municipal Corporation Panchkula

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.

**Sign-Off Format for Property Survey (Stage 1.1 (A))**

**Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Panchkula	
2.	Number of Properties as per RFP		
3.	Number of Properties as per current MC record	109027	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	92397	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	29-06-2021	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign	 E.O	
8.	Comments/Remarks/Recommendations	<p><b>83679 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. 18049-50/CMC dated 31.12.2020 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 92397.</p> <p>The balance properties <math>92397 - 83679 = 8718</math> nos. has been checked and certified.</p>	

It is to certify that 92397 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Panchkula** and the balance 8718 properties are recommended for payment under Stage 1.1 (A)

  
Commissioner

Municipal Corporation Panchkula

Memo no. 7874-75/CNE Dated: 05.07.2021

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,


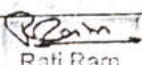
  
Commissioner

Municipal Corporation Panchkula




**Sign-Off Format for Property Survey (Stage 1.1 (A))**

**Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Panchkula	
2.	Number of Properties as per RFP		
3.	Number of Properties as per current MC record	109027	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	83679	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	08-12-2020	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign	 Rati Ram Assistant MC, PKL	 Rati Ram ZTO MC, PKL
8.	Comments/Remarks/Recommendations	<p><b>62280 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. 7879-CMC dated 15.05.2020 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 83679.</p> <p>The balance properties <math>83679 - 62280 = 21399</math> nos. has been checked and certified.</p>	

It is to certify that 83679 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC Panchkula and the balance 21399 properties are recommended for payment under Stage 1.1 (A)

  
Commissioner

Municipal Corporation Panchkula

Memo no. 18049-50/CMC Dated: 31.12.2020

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
Commissioner

Municipal Corporation Panchkula

**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work (Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Panchkula	
2.	Number of Properties as per RFP		
3.	Number of Properties as per current MC record	109027	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	92397	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter 18049-50/CMC dated 31.12.2020 (Copy enclosed)	83679	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	8718	

**Details of properties verified by the authorized Officer of the ULB**

Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	10000	10.82%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	9555	95.55%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	445	4.45%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties



submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)



Commissioner

Municipal Corporation Panchkula

Memo no. 7876-77/CMC Dated: 05.07.21

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,



Commissioner

Municipal Corporation Panchkula

**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION REGISTER**

**(Based on Official report submitted by Commissioner MC Panchkula)**

Sr. No.	Particular	Report/nos.	
<u>1</u>	Total Nos. of Properties in Demand Register (DR)	109027	
<u>2</u>	Total Nos. of Properties as per RFP	-	
<u>3</u>	Total Nos. of Properties as Surveyed	92397	
<u>4</u>	Total Nos. of Properties in DR but falling outside MC limit	NIL	
<u>5</u>	Duplicate Properties in DR	NIL	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	109027	
<u>7</u>	New Properties found in City during Survey by YCSPL	-	
<u>8</u>	Nos. of properties for which Owner Name /Father Name not found in DR	42054	
<u>9</u>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	$66921 \times 100 / 92397 = 72.42\%$	Integration percentage with respect to surveyed properties
10	Existing Property Tax Demand per Annum as per DR	1527.06 lakh	
11	Total recovery (Average per annum in previous 10 years)		
12	Number of effective tax payers in city , including properties outside MC limit		
	Number of ineffective tax payers in city , including properties outside MC limit		
13	Expected Tax to be recover from the current surveyed properties		
14	Number of properties not paying any tax since 2015, including properties outside MC limit		
15	Nos of refused properties in current survey	5445	
16	Category wise Comparison of old and current survey	Annexure-A	



Annexure-A			
	System	Residential	
59931	DR		
63287	Difference		
-3356	System	Commercial	
3745	DR		
4852	Difference		
-1107	System	Vacant Plot and Agriculture/Horticulture land	
22616	DR		
18666	Difference		
3950	System	Institutional	
999	DR		
19268	Difference		
-18269	System	Industrial	
1200	DR		
1569	Difference		
-369	System	Special Category	
1556	DR		
180	Difference		
1376	System	Mix Use	
2350	DR		
1116	Difference		
1234	System	Total	
92397	DR		
109027	Difference		
-16630			

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<u>17(i)</u>	Institutional Category	19268	999
<u>17(ii)</u>	Special Category	180	1556
<u>17(iii)</u>	Nos. of Properties Old id matched	1.Institutional Category – 2.Special Category -	
<u>17(iv)</u>	% of Old id matched	1.Institutional Category – % 2.Special Category – %	
<u>17(v)</u>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<u>18</u>	Reasons for not matching Old ID with current survey		
<u>18.1</u>	The reason for not matching the property ID's is that, the property tax survey was originally conducted long back in yr 2011-12 by the MC in house but due to availability of old layout plan, it was possible to integrate 109027 nos of properties up to an extent possible w.r.t data available in DR, layout plan id number and ward wise data which found similar in surveyed data.		
<u>18.2</u>	Nos of properties having no owner /father name in DR	Properties without owner and father name -42054 nos Properties without father name- 109027 nos	

<b>18.3</b>	Nos of properties for which DR not matched on vacant plot	<b>18666</b>	
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties	-	
	b) Locked	<b>9354</b>	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	<b>5445</b>	
<b>19</b>	Total nos. of agriculture properties within MC limit	<b>8080</b>	
<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name		
<b>22</b>	It is certified that old ID's of 25476 nos. of properties are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

Annexure-B

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category In DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential	up to 300 sq yd		0.75		4746469.53	57.45
		301 to 500 sq yd		3		2152278.23	102.47
		501 to 1000 sq yd		4.5		1649473.65	115.63
		1001 sq yd to 2 acres		5.25		889716.32	73.83
		More than 2 acres		7.5		435872.61	122.30
		<b>Total</b>					<b>471.69</b>
2	Commercial	Up to 50 sq yd		18		48546.54	10.45
		51-100 sq yd		27		38610.26	15.05
		101-500 sq yd		36		139472.72	94.32
		501 to 1000 sq yd		45		27197.98	19.54



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		Commercial space (shopping malls, multiplex or commercial office space etc) upto 1000 Sq feet		9 per sq ft		250	0.05
		Commercial Space (More than 1000 sq feet)		11.25 per sq ft		221616.577	141.15
		<b>Total</b>					<b>280.55</b>
3	Industrial	Up to 2500 sq yd		3.75		954901.04	35.83
		2501 to 2 acres		4.5		727083.62	32.72
		2 acres to 50 acres		4.5 rs per sq yd up to 2 acres+ 1.5rs per sq yd for above		212204.72	3.47
		<b>Total</b>					<b>72.02</b>
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		9		595.13	0.05
		2501 to 5000 sq yd		13.5		-	-
		More than 5000 sq yd		18		5237.04	0.94
ii)	Institutional-Non-commercial	Up to 2500 sq yd		7.5		369612.06	27.72
		2501 to 5000 sq yd		9		326163.23	29.35
		More than 5000 sq yd		11.25		3429203.57	385.79
iii)	Institutional-Educational Institutions	Up to 1 acre		7500 per year (Fixed)			7.88
		More than 1 acre to 2.5 acre		1.125 lac per year			39.38
		More than 2.5 acre to 5 acres		1.875 lac per year			24.38
		More than 5 acres		3.75 lac per year			45.00
		<b>Total</b>					<b>560.48</b>
5	Vacant	Up to 100 sq yd				-	-
		101 to 500 sq yd				-	-
		Above 500 sq yd				-	-
		<b>Total</b>					<b>110.06</b>

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
6	Special Category						379.14
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market-Booth						
	Grain Market-Shop						
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dharmsala						
viii)	Bank						
ix)	Bus stand						379.14
		Total					
7	Mixed use						264.29
		Total					
8	Any other category as found in DR						
		Total					
		Total			1527.06 lac		2138.23lac
Note: Reason for deviation and gaps in demand register data							
1							
2							
3							



## MUNICIPAL CORPORATION PANIPAT

Director,  
Urban Local Bodies,  
Panchkula, Haryana.


Memo No. 255/cmc

Date: 31/05/21

Subject: -Submission of Joint report of Municipal Corporation Panipat and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.

Sir,

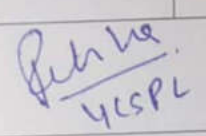
Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

  
Commissioner  
Municipal Corporation Panipat  
आयुक्त  
नगर निगम, पानीपत

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.

## Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Panipat	
2.	Number of Properties as per RFP	140000	
3.	Number of Properties as per current MC record	141418	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	170797	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	05-05-2021	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p><b>162647 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. 9346 dated 15.12.2020 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 170797.</p> <p>The balance properties <math>170797 - 162647 = 8150</math> nos. has been checked and certified.</p>	

It is to certify that 170797 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MCPanipat and the balance 8150 properties are recommended for payment under Stage 1.1 (A)

Commissioner

Municipal Corporation, Panipat

Memo no. 253-54/CNE Dated: 31/05/21

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

Commissioner

  
 Municipal Corporation, Panipat  
 नगर निगम, पानीपत



Off. G. G. J.

**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work (Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Panipat	
2.	Number of Properties as per RFP	140000	
3.	Number of Properties as per current MC record	141418	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	170797	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no.9346 dated 15.12.2020 (Copy enclosed)	162647	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	8150	

**Details of properties verified by the authorized Officer of the ULB**

Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of atleast 10% of surveyed properties)]	17080	10.00%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	16312	95.50%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	768	4.50%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

*Rekha*  
MSP L.

*15/12/21*  
जीयुक्ता  
नगर निगम, पानीपत

submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

Commissioner

Municipal Corporation, Panipat

Memo no. 251-52/CMC Dated: 31/05/21

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

for 

Commissioner

आयुक्ता  
नगर पालिका  
पानीपत  
Municipal Corporation, Panipat



**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION REGISTER**

**(Based on Official report submitted by Commissioner MC Panipat)**

Sr. No.	Particular	Report/nos.	
1	Total Nos. of Properties in Demand Register (DR)	141418	
2	Total Nos. of Properties as per RFP	140000	
3	Total Nos. of Properties as Surveyed	170797	
4	Total Nos. of Properties in DR but falling outside MC limit	NIL	
5	Duplicate Properties in DR	NIL	
6	Total Nos. of Net Properties in DR within Notified limit of MC	141418	
7	New Properties found in City during Survey by YCSPL	29379	Surveyed Properties – DR Properties
8	Nos. of properties for which Owner Name /Father Name not found in DR	33159	
9	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	$103002 \times 100 / 141418 = 72.9\%$	
10	Existing Property Tax Demand per Annum as per DR	2789.49lakh	
11	Total recovery (Average per annum in previous 10 years)		
12	Number of effective tax payers in city, including properties outside MC limit		
	Number of ineffective tax payers in city, including properties outside MC limit		
13	Expected Tax to be recover from the current surveyed properties	2119.87lakh	
14	Number of properties not paying any tax since 2015, including properties outside MC limit		
15	Nos of refused properties in current survey	24329	
16	Category wise Comparison of old and current survey	Annexure-A	

*YCSPL*

*आयुक्ता  
नगर निगम, पानीपत*

Annexure-A			Residential	Commercial	Vacant Plot and Agriculture/Horti culture land	Institutional	Industrial	Special Category	Mix Use	Total
	System	DR								
90750										
43193										
47557										
15297										
11741										
3556										
33653										
29931										
3722										
990										
1255										
-265										
7064										
3492										
3572										
2262										
1446										
816										
20781										
50360										
-29579										
170797										
141418										
29379										

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<u>17(i)</u>	Institutional Category	1255	990
<u>17(ii)</u>	Special Category	1446	2262
<u>17(iii)</u>	Nos. of Properties Old id matched	1.Institutional Category –714 2.Special Category -823	
<u>17(iv)</u>	% of Old id matched	1.Institutional Category – 56.89% 2.Special Category – 56.91%	
<u>17(v)</u>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<u>18</u>	Reasons for not matching Old ID with current survey		
<u>18.1</u>	The reason for not matching the property ID's is that, the property tax survey was originally conducted long back in yr 2011-12 by the MC in house but due to availability of old layout plan, it was possible to integrate 103002nos of properties up to an extent possible w.r.t data available in DR, layout plan id number and ward wise data which found similar in surveyed data.		
<u>18.2</u>	Nos of properties having no owner /father name in DR	Properties without owner and father name - 33159nos Properties without father name- 50462nos	

*Atine*  
YCSPL

*for आयुक्त*  
नगरपालिका



<b>18.3</b>	Nos of properties for which DR not matched on vacant plot	<b>29931</b>	
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties	<b>29379</b>	
	b) Locked	<b>16703</b>	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	<b>24329</b>	
<b>19</b>	Total nos. of agriculture properties within MC limit	<b>2657</b>	
<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name		
<b>22</b>	It is certified that old ID's of 38416 nos. of properties are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

Annexure-B

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential	up to 300 sqyd		0.75		8556247.42	93.31
		301 to 500 sqyd		3		1317575.87	60.68
		501 to 1000 sqyd		4.5		757193.96	49.08
		1001 sqyd to 2 acres		5.25		713847.18	52.25
		More than 2 acres		7.5		143343.03	51.52
		<b>Total</b>					<b>306.85</b>
2	Commercial	Up to 50 sqyd		18		232045.27	57.22
		51-100 sqyd		27		208746.92	79.07
		101-500 sqyd		36		509259.24	250.12
		501 to 1000 sqyd		45		107861.01	63.90

*Rehnu*  
YCS PL.

*for आयुक्त*  
नगर निगम, पानीपत

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		Commercial space (shopping malls, multiplex or commercial office space etc) upto 1000 Sq feet		9 per sqft		8658.6	1.10
		Commercial Space (More than 1000 sqfeet)		11.25 per sqft		323313.65	86.78
		<b>Total</b>					<b>536.19</b>
3	Industrial	Up to 2500 sqyd		3.75		4155558.31	156.78
		2501 to 2 acres		4.5		2787888.48	125.82
		2 acres to 50 acres		4.5 rs per sqyd up to 2 acres+ 1.5rs per sqyd for above		2054725.18	31.11
		<b>Total</b>					<b>313.70</b>
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sqyd		9		5661.74	0.51
		2501 to 5000sqyd		13.5		3626.47	0.49
		More than 5000 sqyd		18		14618.8	2.63
ii)	Institutional-Non-commercial	Upto 2500 sqyd		7.5		177629.74	13.32
		2501 to 5000 sqyd		9		129536.46	11.66
		More than 5000 sqyd		11.25		1283101.4	144.35
iii)	Institutional-Educational Institutions	Up to 1 acre		7500 per year (Fixed)			28.43
		More than 1 acre to 2.5 acre		1.125 lac per year			21.38
		More than 2.5 acre to 5 acres		1.875 lac per year			16.88
		More than 5 acres		3.75 lac per year			30.00
		<b>Total</b>					<b>269.63</b>
5	Vacant	Up to 100 sqyd				-	-
		101 to 500 sqyd				-	-
		Above 500 sqyd				-	-
		<b>Total</b>					<b>83.29</b>
6	Special Category						212.15
i)	Storage						

*Signature*  
HCSPL

*Signature*  
आयुक्त  
नगर निगम, पानीपत

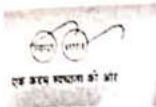


**COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY**

Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market-Booth						
	Grain Market-Shop						
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dhar msala						
viii)	Bank						
ix)	Bus stand						
		<b>Total</b>					<b>212.15</b>
7	Mixed use						
		<b>Total</b>					<b>396.06</b>
8	Any other category as found in DR						
		<b>Total</b>					
		<b>Total</b>			<b>2789.49 lac</b>		<b>2119.87lac</b>
<b>Note: Reason for deviation and gaps in demand register data</b>							
1							
2							
3							

*Handwritten signature*  
(VCSPL)

*Handwritten signature*  
आयुक्त  
नगर निगम, पानीपत



## OFFICE OF MUNICIPAL COMMITTEE, PATAUDI

Email Id: - secymcpataudi@gmail.com  
Ph:- 0124-2672869

To,

The Director General,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No.: MCP/2021/ 214


Dated: 29-01-2021

Subject:-

Submission of Joint report of Municipal Committee Pataudi and M/s Yashi (SI) for the Property verification on GIS base map and verification of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.

Sir,


Kindly find enclosed here with the above records attached as Annexure-1, Annexure-2 and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

  
Secretary  
Municipal Committee  
Pataudi.

Memo No.: MCP/2021/ 215

Dated: 29-01-2021

A copy is forwarded to M/s Yashi Consulting Services Pvt. Ltd. for information and record.

  
Secretary  
Municipal Committee  
Pataudi.

o/c



**Sign-Off Format for Property Survey (Stage 1.1 (A))**

**Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Pataudi	
2.	Number of Properties as per RFP	7211	
3.	Number of Properties as per current MC record	7260	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	12998	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	04-01-2021	
6.	Signature of SI with seal and sign	<i>(Signature)</i> (YCSPL)	
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign	<i>verified</i> <i>(Signature)</i> 04.12.2020	
8.	Comments/Remarks/Recommendations	<p><b>7713 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. 2203 dated 21.08.2019 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 12998.</p> <p>The balance properties <math>12998 - 7713 = 5285</math> nos. has been checked and certified.</p>	

It is to certify that 12998 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Pataudi** and the balance **5285 properties** are recommended for payment under Stage 1.1 (A)

*Sd/-*  
Secretary

Municipal Committee, Pataudi

Memo no. *3069*

Dated: *04.12.2021*

Sign Off certificate is forwarded in original to:

- ✓ 1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

*(Signature)*  
Secretary  
Municipal Committee, Pataudi



**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work (Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Pataudi	
2.	Number of Properties as per RFP	7211	
3.	Number of Properties as per current MC record	7260	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	12998	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. 3069 dated 04.01.2021 (Copy enclosed)	12998	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	0	

**Details of properties verified by the authorized Officer of the ULB**

Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	1300	10 %
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	1240	95.38%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	60	4.62%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

Secretary  
Municipal Committee  
Pataudi (Curugram)



submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

  
Secretary

Municipal Committee Pataudi

Memo no. MCP/2021/218-219 Dated: 01.02.2021

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
Secretary

Municipal Committee Pataudi

Memo No - MCP/2021/218-219

Date 01.02.2021

**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION REGISTER**

**(Based on Official report submitted by Secretary MC Pataudi)**

Sr. No.	Particular	Report/nos.	
<u>1</u>	Total Nos. of Properties in Demand Register (DR)	7260	
<u>2</u>	Total Nos. of Properties as per RFP	7211	
<u>3</u>	Total Nos. of Properties as Surveyed	12998	
<u>4</u>	Total Nos. of Properties in DR but falling outside MC limit	NIL	
<u>5</u>	Duplicate Properties in DR	NIL	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	7260	
<u>7</u>	New Properties found in City during Survey by YCSPL	5738	
<u>8</u>	Nos. of properties for which Owner Name /Father Name not found in DR	1213	
<u>9</u>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	$6131 \times 100 / 7260 = 84.4\%$	
10	Existing Property Tax Demand per Annum as per DR	20 lakh	
11	Total recovery (Average per annum in previous 10 years)	10.77 lakh	
12	Number of effective tax payers in city , including properties outside MC limit	5445	
	Number of ineffective tax payers in city , including properties outside MC limit	1815	
13	Expected Tax to be recover from the current surveyed properties	92.08 lakh	
14	Number of properties not paying any tax since 2015, including properties outside MC limit	1815	
15	Nos of refused properties in current survey	1140	
16	Category wise Comparison of old and current survey	Annexure-A	

  
 Secretary  
 Municipal Committee  
 Pataudi (Gurugram)



Annexure-A			
	System	Residential	
4474	DR		
4429	Difference		
45			
992	System	Commercial	
963	DR		
29	Difference		
6768	System	Vacant Plot and Agriculture/Horti culture land	
1508	DR		
5260	Difference		
79	System	Institutional	
144	DR		
-65	Difference		
13	System	Industrial	
1	DR		
12	Difference		
113	System	Special Category	
17	DR		
96	Difference		
501	System	Mix Use	
191	DR		
310	Difference		
12998	System	Total	
7260	DR		
5738	Difference		

**Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey**

collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<u>17(i)</u>	Institutional Category	144	79
<u>17(ii)</u>	Special Category	17	113
<u>17(iii)</u>	Nos. of Properties Old id matched	1.Institutional Category -100 2.Special Category -5	
<u>17(iv)</u>	% of Old id matched	1.Institutional Category – 69.44% 2.Special Category – 29.41 %	
<u>17(v)</u>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<u>18</u>	Reasons for not matching Old ID with current survey		
<u>18.1</u>	The reason for not matching the property ID's is that, the property tax survey was originally conducted long back in yr 2013-14 by the MC in house but due to availability of old layout plan, it was possible to integrate 6131 nos of properties up to an extent possible w.r.t data available in DR, layout plan id number and ward wise data which found similar in surveyed data.		
<u>18.2</u>	Nos of properties having no owner /father name in DR	Properties without owner and father name -1213 nos Properties without father name- 637 nos	

Secretary  
Municipal Committee  
Pataudi (Gurugram)

<u>18.3</u>	Nos of properties for which DR not matched on vacant plot	1508	
<u>18.4</u>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties	5738	
	b) Locked	908	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	1140	
<u>19</u>	Total nos. of agriculture properties within MC limit	3972	
<u>20</u>	Total nos. of locked properties with owner and father name		
<u>21</u>	Total nos. of locked properties without owner and father name		
<u>22</u>	It is certified that old ID's of 1129 nos. of properties are not possible to match subjected to reasons mentioned in #18		
<u>23</u>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

Annexure-B

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential	up to 300 sq yd		0.4		475027.98	2.37
		301 to 500 sq yd		1.6		100774.55	1.91
		501 to 1000 sq yd		2.4		92302.68	2.58
		1001 sq yd to 2 acres		2.8		117507.91	3.72
		More than 2 acres		4		223368.89	14.30
		<b>Total</b>					<b>24.88</b>
2	Commercial	Up to 50 sq yd		9.6		16439.91	2.09
		51-100 sq yd		14.40		10383.54	2.04
		101-500 sq yd		19.20		40436.36	9.89
		501 to 1000 sq yd		24		20060.68	5.37

  
 Secretary  
 Municipal Committee  
 Pataudi (Gurugram)



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		Commercial space (shopping malls, multiplex or commercial office space etc)		4.8		-	-
		Commercial Space (More than 1000 sq yd)		6 per sq ft		-	-
		<b>Total</b>					19.39
3	Industrial	Up to 2500 sq yd		2		6052.23	0.12
		2501 to 2 acres		2.4		24567.78	0.59
		2 acres to 50 acres		2.4rs per sq yd up to 2 acres+ 0.8rs per sq yd for above		132970.02	1.21
		<b>Total</b>					1.92
4	Institutional			4.8		1425.3	0.07
i)	Institutional-Commercial	Up to 2500 sq yd		7.2		-	-
		2501 to 5000 sq yd		9.6		-	-
		More than 5000 sq yd		4		16631.46	0.67
ii)	Institutional-Non-commercial	Up to 2500 sq yd		4.8		17376.31	0.83
		2501 to 5000 sq yd		6		266290.33	15.98
		More than 5000 sq yd		4000 per year (Fixed)			0.84
iii)	Institutional-Educational Institutions	Up to 1 acre		60000 per year			1.80
		More than 1 acre to 2.5 acre		1 lac per year			3.00
		More than 2.5 acre to 5 acres		2 lac per year			4.00
		More than 5 acres					27.19
		<b>Total</b>					-
5	Vacant	Up to 100 sq yd				-	-
		101 to 500 sq yd				-	-
		Above 500 sq yd				-	-

Secretary  
Municipal Committee  
Pataudi (Gurugram)

**COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY**

Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		<b>Total</b>					<b>3.71</b>
6	Special Category						9.19
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market-Booth						
	Grain Market-Shop						
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dharmsala						
viii)	Bank						
ix)	Bus stand						9.19
		<b>Total</b>					
7	Mixed use						5.80
		<b>Total</b>					
8	Any other category as found in DR						
		<b>Total</b>					
		<b>Total</b>			20 lakh		92.08 lakh
Note: Reason for deviation and gaps in demand register data							
1							
2							
3							

  
**Secretary**  
 Municipal Committee  
 Pataudi (Dist. Gurgaon)



## MUNICIPAL COMMITTEE PEHOWA

Director,  
Urban Local Bodies,  
Panchkula, Haryana.


Memo No. 2758/MCP

Date: 21/12/2020

**Subject: - Submission of Joint report of Municipal Committee Pehowa and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.**

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

  
Secretary  
Municipal committee  
Pehowa(KKR)  
Municipal Committee Pehowa

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.



**Sign-Off Format for Property Survey (Stage1.1 (A))**

**Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Pehowa	
2.	Number of Properties as per RFP	15400	
3.	Number of Properties as per current MC record	21463	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	17457	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	15-12-2020	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p><b>14584 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. 1163-64/MCP dated 23.06.2020 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 17457.</p> <p>The balance properties <math>17457 - 14584 = 2873</math> nos. has been checked and certified.</p>	

It is to certify that 17457 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Pehowa** and the balance 2873 properties are recommended for payment under Stage 1.1 (A)

  
Secretary  
Municipal Committee  
Pehowa  
Municipal Committee Pehowa

Memo no. 2759/MCP

Dated:21/12/2020

Sign Off certificate is forwarded in original to:


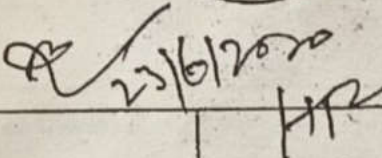
1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
Secretary  
Municipal Committee  
Pehowa  
Municipal Committee Pehowa



**Sign-Off Format for Property Survey (Stage 1.1 (A))**

**Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Pehowa	
2.	Number of Properties as per RFP	21453	O.K.
3.	Number of Properties as per current MC record	21463	O.K.
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	14584	O.K.
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	23-06-2020	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations		

It is to certify that 14584 nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC Pehowa for Stage 1.1 (A) and are recommended for payment.

Memo no. 1163-64/mcf dt 23/06/2020

Dated: 23/06/2020

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd.

Secretary

Municipal Committee Pehowa  
Secretary  
Municipal Committee

**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work (Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Pehowa	
2.	Number of Properties as per RFP	15400	
3.	Number of Properties as per current MC record	21463	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	17457	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. 1163-64/MCP dated 23.06.2020	14584	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	2873	

**Details of properties verified by the authorized Officer of the ULB**


Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	2000	11.42%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	1905	95.25%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	95	4.75%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

**Secretary**  
Municipal committee  
Pehowa(KKR)



submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

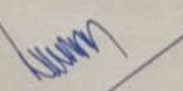
  
Secretary  
Municipal committee  
Pehowa(KKR) *Jan*  
Municipal Committee Pehowa

Memo no. 2760/ MCP

Dated: 21/12/2020

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
Secretary  
Municipal committee  
Pehowa(KKR) *Jan*  
Municipal Committee Pehowa

**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION REGISTER**

**(Based on Official report submitted by Secretary MC Pehowa)**

Sr. No.	Particular	Report/nos.	
<u>1</u>	Total Nos. of Properties in Demand Register (DR)	21463	
<u>2</u>	Total Nos. of Properties as per RFP	15400	
<u>3</u>	Total Nos. of Properties as Surveyed	17457	
<u>4</u>	Total Nos. of Properties in DR but falling outside MC limit	NIL	
<u>5</u>	Duplicate Properties in DR	NIL	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	21463	
<u>7</u>	New Properties found in City during Survey by YCSPL	-	
<u>8</u>	Nos. of properties for which Owner Name /Father Name not found in DR	12684	
<u>9</u>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	$16129 \times 100 / 21463 = 75.15\%$	
10	Existing Property Tax Demand per Annum as per DR	119.5 lakh	
11	Total recovery (Average per annum in previous 10 years)	42 lakh	
12	Number of effective tax payers in city, including properties outside MC limit	11000	
	Number of ineffective tax payers in city, including properties outside MC limit	10463	
13	Expected Tax to be recover from the current surveyed properties	125.07 lakh	
14	Number of properties not paying any tax since 2015, including properties outside MC limit	10500	
15	Nos of refused properties in current survey	1615	
16	Category wise Comparison of old and current survey	Annexure-A	

Secretary  
Municipal committee  
Pehowa(KKR)



Annexure-A			
	System	Residential	
7808	DR		
7245	Difference		
563	System	Commercial	
2649	DR		
3930	Difference		
-1281	System	Vacant Plot and Agriculture/Horti culture land	
4998	DR		
9081	Difference		
-4083	System	Institutional	
114	DR		
148	Difference		
-34	System	Industrial	
26	DR		
6	Difference		
20	System	Special Category	
584	DR		
31	Difference		
553	System	Mix Use	
1278	DR		
1022	Difference		
256	System	Total	
17457	DR		
21463	Difference		
-4006			

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<u>17(i)</u>	Institutional Category	148	114
<u>17(ii)</u>	Special Category	32	584
<u>17(iii)</u>	Nos. of Properties Old id matched	1.Institutional Category -131 2.Special Category -26	
<u>17(iv)</u>	% of Old id matched	1.Institutional Category - 88.51% 2.Special Category -81.25 %	
<u>17(v)</u>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<u>18</u>	Reasons for not matching Old ID with current survey		
<u>18.1</u>	Most important conclusion for not matching the property id's is that in Pehowa the property tax survey was conducted long back in yr. 2011-12 by the MC in house, at that time no layout/coordinates of properties were available and in this duration of 9 yrs owners might be changed, migrated or not available during the survey in field, so Old id matching has been ensured with Survey Agency jointly upto maximum possible extent.		
<u>18.2</u>	Nos of properties having no owner /father name in DR	Properties without owner and father name -12684 nos Properties without father name -789 nos	

Secretary  
Municipal committee  
Pehowa(KKR) Jan

<b>18.3</b>	Nos of properties for which DR not matched on vacant plot	<b>9081</b>	
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties	-	
	b) Locked	<b>1948</b>	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	<b>1615</b>	
<b>19</b>	Total nos. of agriculture properties within MC limit	<b>1276</b>	
<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name		
<b>22</b>	It is certified that old ID's of 5334 nos. of properties are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

**Annexure-B**

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential	up to 300 sq yd		0.4		964995.51	5.42
		301 to 500 sq yd		1.6		173389.6	3.83
		501 to 1000 sq yd		2.4		78302.22	2.48
		1001 sq yd to 2 acres		2.8		64882.58	2.32
		More than 2 acres		4			
		<b>Total</b>					<b>14.05</b>
2	Commercial	Up to 50 sq yd		9.6		39989.12	4.98
		51-100 sq yd		14.40		40263.11	8.05
		101-500 sq yd		19.20		96786.7	23.46
		501 to 1000 sq yd		24		15370.65	5.83

  
**Secretary**  
**Municipal committee**  
**Pehowa(KKR)**



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		Commercial space (shopping malls, multiplex or commercial office space etc)		4.8		600	0.05
		Commercial Space (More than 1000 sq yd)		6 per sq ft		31671.41	1.90
		<b>Total</b>					<b>44.26</b>
3	Industrial	Up to 2500 sq yd		2		14013.96	0.29
		2501 to 2 acres		2.4		10448.09	0.25
		2 acres to 50 acres		2.4rs per sq yd up to 2 acres+ 0.8rs per sq yd for above			0.97
		<b>Total</b>					<b>1.51</b>
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		4.8		186.13	0.01
		2501 to 5000 sq yd		7.2		-	-
		More than 5000 sq yd		9.6		-	-
ii)	Institutional-Non-commercial	Up to 2500 sq yd		4		25079.77	1.05
		2501 to 5000 sq yd		4.8		14856.57	0.71
		More than 5000 sq yd		6		214577.89	12.87
iii)	Institutional-Educational Institutions	Up to 1 acre		4000 per year (Fixed)			1.28
		More than 1 acre to 2.5 acre		60000 per year			2.40
		More than 2.5 acre to 5 acres		1 lac per year			3.00
		More than 5 acres		2 lac per year			4.00
		<b>Total</b>					<b>25.33</b>
5	Vacant	Up to 100 sq yd				-	-
		101 to 500 sq yd				-	-
		Above 500 sq yd				-	-
		<b>Total</b>					<b>6.14</b>

Secretary  
Municipal committee  
Pehowa(KKR)

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY								
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)	
6	Special Category						16.57	
i)	Storage							
ii)	Cinema Hall							
iii)	Marriage place							
iv)	Grain Market							
	Grain Market-Booth							
	Grain Market-Shop							
v)	Hospital							
vi)	Petrol pump							
vii)	Religious/Dhar msala							
viii)	Bank							
ix)	Bus stand							
		Total						16.57
7	Mixed use							
		Total					17.21	
8	Any other category as found in DR							
		Total						
		Total			119.5 lakh		125.07 lakh	
Note: Reason for deviation and gaps in demand register data								
1								
2								
3								

Secretary  
Municipal committee  
Pehowa(KKR) Pan



## **MUNICIPAL COMMITTEE PUNDRI**

Director,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No. 1926

Date: 20.11.2020

**Subject: - Submission of Joint report of Municipal Committee Pundri and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.**

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

Secretary  
Municipal Committee Pundri  
Secretary  
Municipal Committee  
of INDRI (Kairbal)

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.

**Sign-Off Format for Property Survey (Stage 1.1 (A))****Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Pundri	
2.	Number of Properties as per RFP	5469	
3.	Number of Properties as per current MC record	5527	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	8913	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	18-11-2020	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p><b>7946 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. 1048 dated 26.07.2019 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 8913.</p> <p>The balance properties <math>8913 - 7946 = 967</math> nos. has been checked and certified.</p>	

It is to certify that 8913 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Pundri** and the **balance 967 properties are recommended for payment** under Stage 1.1 (A)

Memo no. 192798

Dated: 20.11.2020

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

Secretary

Municipal Committee Pundri

Secretary

Municipal Committee

PUNDRI (Kaithal)

Secretary

Municipal Committee Pundri

Secretary

Municipal Committee

PUNDRI (Kaithal)



**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work (Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Pundri	
2.	Number of Properties as per RFP	5469	
3.	Number of Properties as per current MC record	5527	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	8913	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. 1048 dated 26.07.2019	7946	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	967	

**Details of properties verified by the authorized Officer of the ULB**

Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	1000	11.21%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	950	95%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	50	5%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

Secretary

Municipal Committee  
PUNDRI (Raitbar)

submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

  
Secretary  
Municipal Committee  
PUNDRI (Kaithal)  
Municipal Committee Pundri

Memo no. 196-97

Dated: 20.11.2020

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
Secretary  
Municipal Committee  
PUNDRI (Kaithal)  
Municipal Committee Pundri



**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION REGISTER**

**(Based on Official report submitted by Secretary MC Pundri)**

Sr. No.	Particular	Report/nos.	
<u>1</u>	Total Nos. of Properties in Demand Register (DR)	5527	
<u>2</u>	Total Nos. of Properties as per RFP	5469	
<u>3</u>	Total Nos. of Properties as Surveyed	8913	
<u>4</u>	Total Nos. of Properties in DR but falling outside MC limit	NIL	
<u>5</u>	Duplicate Properties in DR	NIL	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	5527	
<u>7</u>	New Properties found in City during Survey by YCSPL	3386	Surveyed Properties – DR Properties
<u>8</u>	Nos. of properties for which Owner Name /Father Name not found in DR	1003	
<u>9</u>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	$4160 \times 100 / 5527 = 75.26\%$	
<u>10</u>	Existing Property Tax Demand per Annum as per DR	18 lakh	
<u>11</u>	Total recovery (Average per annum in previous 10 years)	11.59 lakh	
<u>12</u>	Number of effective tax payers in city , including properties outside MC limit	1800 approx	
	Number of ineffective tax payers in city , including properties outside MC limit	3727	
<u>13</u>	Expected Tax to be recover from the current surveyed properties	41.4 lakh	
<u>14</u>	Number of properties not paying any tax since 2015, including properties outside MC limit	3727	
<u>15</u>	Nos of refused properties in current survey	1483	
<u>16</u>	Category wise Comparison of old and current survey	Annexure-A	

  
**Secretary**  
**Municipal Committee**  
**PUNDRI (Kaithal)**



Annexure-A			Residential	Commercial	Vacant Plot and Agriculture/Horti culture land	Institutional	Industrial	Special Category	Mix Use	Total
	System	DR								
4790										
3848										
942										
823										
276										
547										
2935										
858										
2077										
39										
33										
6										
5										
9										
-4										
69										
48										
21										
252										
0										
252										
8913										
5527										
3386										

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<u>17(i)</u>	Institutional Category	33	39
<u>17(ii)</u>	Special Category	48	69
<u>17(iii)</u>	Nos. of Properties Old id matched	1.Institutional Category -22 2.Special Category -11	
<u>17(iv)</u>	% of Old id matched	1.Institutional Category – 67 % 2.Special Category -22%	
<u>17(v)</u>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<u>18</u>	Reasons for not matching Old ID with current survey		
<u>18.1</u>	The reason for not matching the property ID's is that, the property tax survey was originally conducted long back in yr 2012-13 by the MC in house but due to availability of old layout plan, it was possible to integrate 4160 nos of properties up to an extent possible w.r.t data available in DR, layout plan id number and ward wise data which found similar in surveyed data.		
<u>18.2</u>	Nos of properties having no owner /father name in DR	Properties without owner and father name 1003 nos Properties without father name-114 nos	

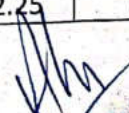
Secretary  
Municipal Committee



<b>18.3</b>	Nos of properties for which DR not matched on vacant plot	<b>858</b>	
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, reason for it is:		
	a) New Properties	<b>3386</b>	
	b) Locked	<b>894</b>	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	<b>1483</b>	
<b>19</b>	Total nos. of agriculture properties within MC limit	<b>166</b>	
<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name		
<b>22</b>	It is certified that 1367 nos. of properties the old id sheet of which is attached with report are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

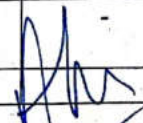
**Annexure-B**

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential	up to 300 sq yd		0.4		537557.25	2.60
		301 to 500 sq yd		1.6		95698.47	1.84
		501 to 1000 sq yd		2.4		54377.23	1.50
		1001 sq yd to 2 acres		2.8		33347.36	0.98
		More than 2 acres		4		-	-
		<b>Total</b>					<b>6.92</b>
2	Commercial	Up to 50 sq yd		9.6		16101.55	1.70
		51-100 sq yd		14.40		9541.3	1.54
		101-500 sq yd		19.20		22656.25	4.94
		501 to 1000 sq yd		24		3342.25	0.80

  
**Secretary**  
**Municipal Committee**  
**DT JINDRI (Kaithal)**



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		Commercial space (shopping malls, multiplex or commercial office space etc)		4.8		-	-
		Commercial Space (More than 1000 sq yd)		6 per sq ft		-	-
		<b>Total</b>				2479.68	8.98
3	Industrial	Up to 2500 sq yd		2		-	0.05
		2501 to 2 acres		2.4		-	-
		2 acres to 50 acres		2.4rs per sq yd up to 2 acres+ 0.8rs per sq yd for above		-	-
		<b>Total</b>					0.05
4	Institutional			4.8		142.31	0.01
i)	Institutional-Commercial	Up to 2500 sq yd		7.2		-	-
		2501 to 5000 sq yd		9.6		-	-
		More than 5000 sq yd		4		13643.36	0.55
ii)	Institutional-Non-commercial	Up to 2500 sq yd		4.8		3001.16	0.14
		2501 to 5000 sq yd		6		-	-
		More than 5000 sq yd		4000 per year (Fixed)			0.28
iii)	Institutional-Educational Institutions	Up to 1 acre		60000 per year			0.60
		More than 1 acre to 2.5 acre		1 lac per year			4.00
		More than 2.5 acre to 5 acres		2 lac per year			2.00
		More than 5 acres					7.58
		<b>Total</b>				-	-
5	Vacant	Up to 100 sq yd				-	-
		101 to 500 sq yd				-	-
		Above 500 sq yd				-	-
		<b>Total</b>					3.68

  
**Secretary**  
**Municipal Committee**  
**MUNDRI (Kaithal)**



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
6	Special Category						12.50
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market-Booth						
	Grain Market-Shop					-	-
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dharmsala						
viii)	Bank						
ix)	Bus stand						
		Total					12.50
7	Mixed use						1.74
		Total					-
8	Any other category as found in DR						
		Total					
		Total			18 lakh		41.4 lakh
Note: Reason for deviation and gaps in demand register data							
1							
2							
3							

  
 Municipal Committee  
 PUNDRI (Kaithal)

## MUNICIPAL COMMITTEE PUNHANA

Director,  
Urban Local Bodies,  
Panchkula, Haryana.

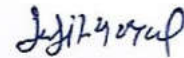
Memo No. MCP/2021/422

Date: 24/03/2021

**Subject: - Submission of Joint report of Municipal Committee Punhana and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.**

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.



Secretary

Municipal Committee Punhana

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.



**Sign-Off Format for Property Survey (Stage 1.1 (A))**

**Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Punhana	
2.	Number of Properties as per RFP	10948	
3.	Number of Properties as per current MC record	9602	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	10606	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	25.02.2021	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p><b>7234 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. 817-818/M.C.(P) dated 21.08.2019 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 10606.</p> <p>The balance properties <math>10606 - 7234 = 3372</math> nos. has been checked and certified.</p>	

It is to certify that 10606 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Punhana and the balance 3372 properties are recommended for payment** under Stage 1.1 (A)

*Jagjit Kumar*  
Secretary

Municipal Committee, Punhana

Memo no. MCP/2021/2423-424 Dated: 24/03/2021

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,




*Jagjit Kumar*  
Secretary

Municipal Committee, Punhana



**Sign-Off Format for Property Survey (Stage 1.1 (A))**

**Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Punhana	OK
2.	Number of Properties as per RFP	10948	
3.	Number of Properties as per current MC record	9678	OK
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	<del>7555</del> 7234	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	19/8/19	OK
6.	Signature of SI with seal and sign	 	
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	No hard copy is given by Yashi only Login ID + Password given and old Password no. did not match. Hence, no register could be done on this stage.	

It is to certify that 7234 nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC Punhana for stage 1.1 (A) and are recommended for payment.

Commissioner/Executive Officer/Secretary  
Municipal Corporation / Council / Committee, Punhana

Memo no. 817-818/MC(P)

Dated: 21/8/2019

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd.

Commissioner/Executive Officer/Secretary  
Municipal Corporation / Council / Committee

Secretary  
Municipal Committee, Punhana




**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work (Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Punhana	
2.	Number of Properties as per RFP	10948	
3.	Number of Properties as per current MC record	9602	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	10606	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. 817-818/M.C.(P) dated 21.08.2019 (Copy enclosed)	7234	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	3372	
<b>Details of properties verified by the authorized Officer of the ULB</b>			
Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	1120	10.56%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	1064	95%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	56	5%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

*Jeet Goyal*

submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

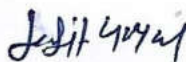
  
Secretary

Municipal Committee, Punhana

Memo no. MCP/2021/425-426 Dated: 29/03/2021

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
Secretary

Municipal Committee, Punhana



**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION  
REGISTER**

**(Based on Official report submitted by Secretary MC Punhana)**

Sr. No.	Particular	Report/nos.	
<u>1</u>	Total Nos. of Properties in Demand Register (DR)	9602	
<u>2</u>	Total Nos. of Properties as per RFP	10948	
<u>3</u>	Total Nos. of Properties as Surveyed	10606	
<u>4</u>	Total Nos. of Properties in DR but falling outside MC limit	NIL	
<u>5</u>	Duplicate Properties in DR	NIL	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	9602	
<u>7</u>	New Properties found in City during Survey by YCSPL	1004	Surveyed properties – DR Properties
<u>8</u>	Nos. of properties for which Owner Name /Father Name not found in DR	268	
<u>9</u>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	$6793*100/9602=70.74\%$	
<u>10</u>	Existing Property Tax Demand per Annum as per DR	37.37 lakh	
<u>11</u>	Total recovery (Average per annum in previous 10 years)	2.00 Lakh	
<u>12</u>	Number of effective tax payers in city, including properties outside MC limit	150	
	Number of ineffective tax payers in city, including properties outside MC limit	9452	
<u>13</u>	Expected Tax to be recover from the current surveyed properties	66.16 lakh	
<u>14</u>	Number of properties not paying any tax since 2015, including properties outside MC limit	9452	
<u>15</u>	Nos of refused properties in current survey	1906	
<u>16</u>	Category wise Comparison of old and current survey	Annexure-A	

*Jyoti Goyal*

Annexure-A			Residential	Commercial	Vacant Plot and Agriculture/Horti culture land	Institutional	Industrial	Special Category	Mix Use	Total
	System	DR								
4209										
4226										
-17										
1455										
4283										
-2828										
4085										
1024										
3061										
52										
56										
-4										
19										
19										
0										
210										
0										
210										
576										
0										
576										
10606										
9602										
1004										

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
17(i)	Institutional Category	56	52
17(ii)	Special Category	0	210
17(iii)	Nos. of Properties Old id matched	1.Institutional Category –47 2.Special Category - 0	
17(iv)	% of Old id matched	1.Institutional Category –83.92% 2.Special Category –Nil	
17(v)	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
18	Reasons for not matching Old ID with current survey		
18.1	Most important conclusion for not matching the property id's is that in Punhana the property tax survey was conducted long back in yr. 2012-2013 by the MC in house, at that time no layout/coordinates of properties were available and in this duration of 8 yrs owners might be changed, migrated or not available during the survey in field, so Old id matching has been ensured with Survey Agency jointly upto maximum possible extent.		
18.2	Nos of properties having no owner /father name in DR	Properties without owner and father name -268 nos Properties without father name-1824 nos	
18.3	Nos of properties for which DR not	1024	

*Jalil Yaqub*



	matched on vacant plot		
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties	<b>1004</b>	
	b) Locked	<b>1453</b>	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	<b>1906</b>	
<b>19</b>	Total nos. of agriculture properties within MC limit	<b>2393</b>	
<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name		
<b>22</b>	It is certified that old ID's of 2809 nos. of properties are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

#### Annexure-B

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential	up to 300 sq yd		0.4		478479.67	2.14
		301 to 500 sq yd		1.6		174406.88	3.11
		501 to 1000 sq yd		2.4		136330.53	3.55
		1001 sq yd to 2 acres		2.8		55191.47	1.66
		More than 2 acres		4			
		<b>Total</b>					<b>10.47</b>
2	Commercial	Up to 50 sq yd		9.6		22669.23	2.58
		51-100 sq yd		14.40		19337.65	3.29
		101-500 sq yd		19.20		61057.23	13.88
		501 to 1000 sq yd		24		26932.21	7.56

*Judit Goyal*

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		Commercial space (shopping malls, multiplex or commercial office space etc)		4.8		-	-
		Commercial Space (More than 1000 sq yd)		6 per sq ft		-	-
		<b>Total</b>					<b>27.32</b>
3	Industrial	Up to 2500 sq yd		2		5282.3	0.11
		2501 to 2 acres		2.4		13533.5	0.32
		2 acres to 50 acres		2.4rs per sq yd up to 2 acres+ 0.8rs per sq yd for above		108264.24	1.02
		<b>Total</b>					<b>1.45</b>
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		4.8		-	-
		2501 to 5000 sq yd		7.2		-	-
		More than 5000 sq yd		9.6		-	-
ii)	Institutional-Non-commercial	Up to 2500 sq yd		4		21986.1	0.88
		2501 to 5000 sq yd		4.8		12954.31	0.62
		More than 5000 sq yd		6		46739.98	2.80
iii)	Institutional-Educational Institutions	Up to 1 acre		4000 per year (Fixed)			0.68
		More than 1 acre to 2.5 acre		60000 per year			
		More than 2.5 acre to 5 acres		1 lac per year			3.00
		More than 5 acres		2 lac per year			2.00
		<b>Total</b>					<b>9.99</b>
5	Vacant	Up to 100 sq yd				-	-
		101 to 500 sq yd				-	-
		Above 500 sq yd				-	-
		<b>Total</b>					<b>3.52</b>
6	Special Category						4.16

*Just 4042*



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market-Booth						
	Grain Market-Shop						
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dharmsala						
viii)	Bank						
ix)	Bus stand						
		Total					4.16
7	Mixed use						
		Total					9.25
8	Any other category as found in DR						
		Total					
		Total			37.37 lakh		66.16lakh
Note: Reason for deviation and gaps in demand register data							
1							
2							
3							

*Jagjit Koyal*

## MUNICIPAL COMMITTEE RADAUR

Director General,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No.

3510/MCR

Date: 23-10-2020

**Subject: - Submission of Joint report of Municipal Committee Radaur and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.**

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

✓


  
Secretary

Municipal Committee Radaur  
Secretary  
M.C. Radaur

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.



**Sign-Off Format for Property Survey (Stage 1.1 (A))****Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Radaur	
2.	Number of Properties as per RFP	7118	
3.	Number of Properties as per current MC record	7550	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	10400	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	07-10-2020	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p><b>5513 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. 908-909 dated 04.11.2019 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 10400.</p> <p>The balance properties <math>10400 - 5513 = 4887</math> nos. has been checked and certified.</p>	

It is to certify that 10400 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Radaur** and the balance 4887 properties are recommended for payment under Stage 1.1 (A)

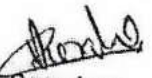
Memo no. 3511-3512

Sign Off certificate is forwarded in original to:

1. Director General, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,



  
Secretary  
Municipal Committee Radaur

Dated: 23-10-2020

  
Secretary  
Municipal Committee Radaur

1) Annexure – 1A: Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	RADAUR	ok
2.	Number of Properties as per RFP	7118	ok
3.	Number of Properties as per current MC record	7550	ok
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	5513	ok
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	04-11-2019	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	Enclosed land surveyed in individual name	

It is to certify that 5513 nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC RADAUR for stage 1.1(A) and are recommended for payment.

Commissioner/Executive Officer/Secretary

Municipal Corporation / Council / Committee

Memo no.

908-909

Dated 04/11/2019

Dated: 04/11/2019

Sign Off certificate is forwarded in original to:


1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

Commissioner/Executive Officer/Secretary Municipal

Corporation / Council / Committee

Secretary  
Municipal Committee  
Radaur

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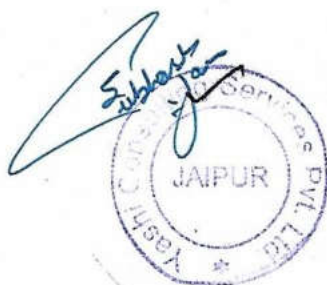
  
Secretary  
M.C. Radaur



**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work  
(Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Radaur	
2.	Number of Properties as per RFP	7118	
3.	Number of Properties as per current MC record	7550	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	10400	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. 908-909 dated 04.11.2019	5513	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	4887	
<b>Details of properties verified by the authorized Officer of the ULB</b>			
Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	1100	10.58%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	1050	95.45%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	50	4.55%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties



*[Signature]*  
Secretary  
M.C. Radaur

submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

✓



Secretary  
Municipal Committee Radaur

Memo no. 3513-14

Dated: 23-10-2020

Sign Off certificate is forwarded in original to:

1. Director General, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

✓



Secretary  
Municipal Committee Radaur  
M.C. Radaur



**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION****REGISTER****(Based on Official report submitted by Secretary MC Radaur)**

<b>Sr. No.</b>	<b>Particular</b>	<b>Report/nos.</b>	<b>Remarks</b>
<b>1</b>	Total Nos. of Properties in Demand Register (DR)	<b>7550</b>	
<b>2</b>	Total Nos. of Properties as per RFP	<b>7118</b>	
<b>3</b>	Total Nos. of Properties as Surveyed	<b>10400</b>	
<b>4</b>	Total Nos. of Properties in DR but falling outside MC limit	<b>NIL</b>	
<b>5</b>	Duplicate Properties in DR	<b>NIL</b>	
<b>6</b>	Total Nos. of Net Properties in DR within Notified limit of MC	<b>7550</b>	
<b>7</b>	New Properties found in City during Survey by YCSPL	<b>2850</b>	<b>Surveyed Properties – DR Properties</b>
<b>8</b>	Nos. of properties for which Owner Name /Father Name not found in DR	<b>1698</b>	
<b>9</b>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	<b>6616*100/7550=87.63%</b>	
<b>10</b>	Existing Property Tax Demand per Annum as per DR	<b>54.22 lakh</b>	
<b>11</b>	Total recovery (Average per annum in previous 10 years)	<b>30.17 lakh</b>	
<b>12</b>	Number of effective tax payers in city , including properties outside MC limit	<b>2634</b>	
	Number of ineffective tax payers in city , including properties outside MC limit	<b>4916</b>	
<b>13</b>	Expected Tax to be recover from the current surveyed properties	<b>61.81 lakh</b>	
<b>14</b>	Number of properties not paying any tax since 2015, including properties outside MC limit	<b>4916</b>	
<b>15</b>	Nos of refused properties in current survey	<b>569</b>	
<b>16</b>	Category wise Comparison of old and current survey	<b>Annexure-A</b>	



*Secretary*  
M.C. Radaur

Annexure-A	Residential			Commercial	Vacant Plot and Agriculture/Horti culture land	Institutional	Industrial	Special Category	Mix Use	Total
	System	DR	Difference							
3633										
2846										
787										
1496										
1369										
127										
4371										
1784										
2587										
101										
26										
75										
24										
19										
5										
254										
1139										
-885										
521										
367										
154										
10400										
7550										
2850										

**Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey**

	Particular	Property in Demand Register	Property in Current Survey
<b>17(i)</b>	Institutional Category	26	101
<b>17(ii)</b>	Special Category	1139	254
<b>17(iii)</b>	Nos. of Properties Old id matched	1.Institutional Category -17 2.Special Category -936	
<b>17(iv)</b>	% of Old id matched	1.Institutional Category – 65.38 % 2.Special Category -82.17%	
<b>17(v)</b>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<b>18</b>	Reasons for not matching Old ID with current survey		
<b>18.1</b>	The reason for not matching the property ID's is that, the property tax survey was originally conducted in yr 2017-18 by the MC in house but due to availability of old layout plan, it was possible to integrate 6616 nos of properties up to an extent possible w.r.t data available in DR, layout plan id number and ward wise data which found similar in surveyed data.		
<b>18.2</b>	Nos of properties having no owner /father name in DR	Properties without owner and father name -1698 nos Properties without father name-1390 nos	



*(Signature)*  
Secretary  
M.C. Radaur



<b>18.3</b>	Nos of properties for which DR not matched on vacant plot	<b>1784</b>	
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties	<b>2850</b>	
	b) Locked	<b>400</b>	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	<b>569</b>	
<b>19</b>	Total nos. of agriculture properties within MC limit	<b>2468</b>	
<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name		
<b>22</b>	It is certified that 934 nos. of properties the old id sheet of which is attached with report are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

**Annexure-B**

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (in Lac)
1	Residential	up to 300 sq yd		0.4		425578.5	2.26
		301 to 500 sq yd		1.6		82972.83	1.84
		501 to 1000 sq yd		2.4		50715.21	1.65
		1001 sq yd to 2 acres		2.8		56127.7	1.79
		More than 2 acres		4		0	0
		<b>Total</b>					<b>7.54</b>
2	Commercial	Up to 50 sq yd		9.6		27395.07	3.17
		51-100 sq yd		14.40		24676.77	4.41
		101-500 sq yd		19.20		32841.25	7.28
		501 to 1000 sq yd		24		4066.91	1.19



*(Signature)*  
Secretary  
M.C. Radaur

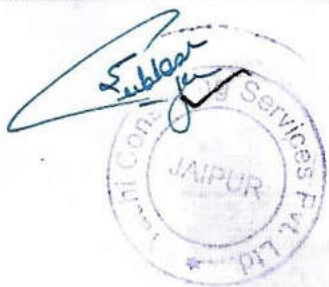
COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		Commercial space (shopping malls, multiplex or commercial office space etc)		4.8		-	-
		Commercial Space (More than 1000 sq yd)		6 per sq ft		2425	0.22
		<b>Total</b>					<b>16.27</b>
3	Industrial	Up to 2500 sq yd		2		8459.1	0.17
		2501 to 2 acres		2.4		22962.12	0.55
		2 acres to 50 acres		2.4rs per sq yd up to 2 acres+ 0.8rs per sq yd for above		64362.32	0.66
		<b>Total</b>					<b>1.38</b>
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		4.8		1093.55	0.05
		2501 to 5000 sq yd		7.2		0	0
		More than 5000 sq yd		9.6		0	0
ii)	Institutional-Non-commercial	Up to 2500 sq yd		4		22277.33	0.88
		2501 to 5000 sq yd		4.8		33862.29	1.63
		More than 5000 sq yd		6		78037.49	4.68
iii)	Institutional-Educational Institutions	Up to 1 acre		4000 per year (Fixed)			0.56
		More than 1 acre to 2.5 acre		60000 per year			0.60
		More than 2.5 acre to 5 acres		1 lac per year			2.00
		More than 5 acres		2 lac per year			8.00
		<b>Total</b>					<b>18.40</b>
5	Vacant	Up to 100 sq yd					
		101 to 500 sq yd				-	-
		Above 500 sq yd				-	-
		<b>Total</b>					<b>2.98</b>



Secretary  
M.C. Radaur



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
6	Special Category					-	9.91
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market-Booth						
	Grain Market-Shop						
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dharmsala						
viii)	Bank						
ix)	Bus stand						
	Total						9.91
7	Mixed use						
	Total						5.33
8	Any other category as found in DR						
	Total						
	Total				54.22 lakh		61.81 lakh
Note: Reason for deviation and gaps in demand register data							
1							
2							
3							



*Secretary*  
Secretary  
M.C. Radaur

## MUNICIPAL COMMITTEE RAJOUND



Director,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No.

3067

Date:

22/03/21

**Subject:** - Submission of Joint report of Municipal Committee Rajound and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.

Sir,

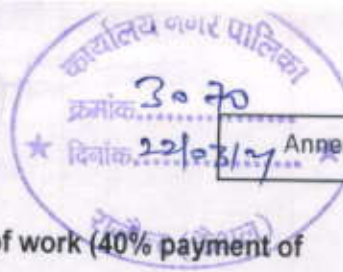
Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

  
Secretary

Municipal Committee Rajound  
Secretary  
Municipal Committee  
RAJOUND (Ksithal)

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.





# Sign-Off Format for Property Survey (Stage1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Rajound	
2.	Number of Properties as per RFP	6985	
3.	Number of Properties as per current MC record	6985	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	14089	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	25.02.2021	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p><u>12110 nos.</u> of properties were certified on Web Based GIS Platform vide letter no. 794/MCR dated 19.06.2020 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 14089.</p> <p>The balance properties <math>14089 - 12110 = 1979</math> nos. has been checked and certified.</p>	

It is to certify that 14089 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Rajound** and the balance 1979 properties are recommended for payment under Stage 1.1 (A)

*[Signature]*  
Secretary

Municipal Committee, Rajound

Memo no.

Dated:

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

*[Signature]*  
Secretary

Municipal Committee, Rajound



# Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Rajour	ok
2.	Number of Properties as per RFP	6985	ok
3.	Number of Properties as per current MC record	6985	ok
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	12110	ok
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	19-06-2020	ok
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations		

It is to certify that 12110 nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC Rajour for stage 1.1 (A) and are recommended for payment.

Secretary

Municipal Committee Rajour

Dated: 19/06/2020

Memo no. 794/MCR

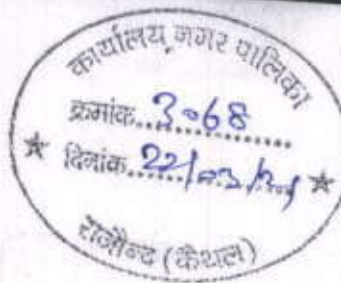
Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. ✓ M/s Yashi Consulting Services Pvt. Ltd,

Secretary

Municipal Committee Rajour





2

Annexure 2

**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work**  
(Attached as Annexure - B)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Rajound	
2.	Number of Properties as per RFP	6985	
3.	Number of Properties as per current MC record	6985	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	14089	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. 794/MCR dated 19.06.2020 (Copy enclosed)	12110	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	1979	

**Details of properties verified by the authorized Officer of the ULB**

Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	1500	10.64%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	1440	96%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	60	4%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

Secretary  
Municipal Committee

submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

  
Secretary

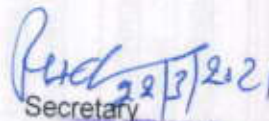
Memo no.

Dated:

 Secretary  
Municipal Committee, Rajound  
Municipal Committee  
RAJOUND (Kaithal)

✓ Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
Secretary

 Secretary  
Municipal Committee, Rajound  
Municipal Committee  
RAJOUND (Kaithal)



**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION REGISTER**

**(Based on Official report submitted by Secretary MC Rajound)**

Sr. No.	Particular	Report/nos.	
<u>1</u>	Total Nos. of Properties in Demand Register (DR)	6985	
<u>2</u>	Total Nos. of Properties as per RFP	6985	
<u>3</u>	Total Nos. of Properties as Surveyed	14089	
<u>4</u>	Total Nos. of Properties in DR but falling outside MC limit	NIL	
<u>5</u>	Duplicate Properties in DR	NIL	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	6985	
<u>7</u>	New Properties found in City during Survey by YCSPL	7104	Surveyed properties – DR Properties
<u>8</u>	Nos. of properties for which Owner Name /Father Name not found in DR	1058	
<u>9</u>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	$5208*100/6985=74.55\%$	
<u>10</u>	Existing Property Tax Demand per Annum as per DR	17 lakh	
<u>11</u>	Total recovery (Average per annum in previous 6 years)	12.58 lakh	
<u>12</u>	Number of effective tax payers in city , including properties outside MC limit	4900	
	Number of ineffective tax payers in city , including properties outside MC limit	2086	
<u>13</u>	Expected Tax to be recover from the current surveyed properties	42.74 lakh	
<u>14</u>	Number of properties not paying any tax since 2015, including properties outside MC limit	2086	
<u>15</u>	Nos of refused properties in current survey	679	
<u>16</u>	Category wise Comparison of old and current survey	Annexure-A	

Secretary

Municipal Committee  
RAJOUND (Kaithal)

Annexure-A			
4075	System	Residential	
	DR		
	Difference		
4288	System	Commercial	
	DR		
	Difference		
213	System	Vacant Plot and Agriculture/Horti culture land	
	DR		
	Difference		
462	System	Institutional	
	DR		
	Difference		
915	System	Industrial	
	DR		
	Difference		
453	System	Special Category	
	DR		
	Difference		
9177	System	Mix Use	
	DR		
	Difference		
1698	System	Total	
	DR		
	Difference		
7479	System		
	DR		
	Difference		
30	System		
	DR		
	Difference		
67	System		
	DR		
	Difference		
37	System		
	DR		
	Difference		
5	System		
	DR		
	Difference		
5	System		
	DR		
	Difference		
0	System		
	DR		
	Difference		
174	System		
	DR		
	Difference		
4	System		
	DR		
	Difference		
170	System		
	DR		
	Difference		
166	System		
	DR		
	Difference		
1	System		
	DR		
	Difference		
165	System		
	DR		
	Difference		
14089	System		
	DR		
	Difference		
6985	System		
	DR		
	Difference		
7104	System		
	DR		
	Difference		

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<u>17(i)</u>	Institutional Category	67	30
<u>17(ii)</u>	Special Category	4	174
<u>17(iii)</u>	Nos. of Properties Old id matched	1.Institutional Category –50 2.Special Category – 2	
<u>17(iv)</u>	% of Old id matched	1.Institutional Category –74.62% 2.Special Category –50%	
<u>17(v)</u>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<u>18</u>	Reasons for not matching Old ID with current survey		
<u>18.1</u>	Most important conclusion for not matching the property id's is that in Rajound the property tax survey was conducted long back in yr. 2014-2015 by the MC in house, at that time no layout/coordinates of properties were available and in this duration of 6 yrs owners might be changed, migrated or not available during the survey in field, so Old id matching has been ensured with Survey Agency jointly upto maximum possible extent.		
<u>18.2</u>	Nos of properties having no owner /father name in DR	Properties without owner and father name -126 nos Properties without father name-606 nos	

  
 Secretary  
 Municipal Council  
 RAJOUND (Kaithal)



<b>18.3</b>	Nos of properties for which DR not matched on vacant plot	<b>1698</b>	
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties	<b>7104</b>	
	b) Locked	<b>509</b>	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	<b>679</b>	
<b>19</b>	Total nos. of agriculture properties within MC limit	<b>7879</b>	
<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name		
<b>22</b>	It is certified that old ID's of 1778 nos. of properties are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

**Annexure-B**

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential	up to 300 sq yd		0.4		431747.04	1.95
		301 to 500 sq yd		1.6		158389.9	2.84
		501 to 1000 sq yd		2.4		137184.17	3.80
		1001 sq yd to 2 acres		2.8		128978.28	4.16
		More than 2 acres		4			
		<b>Total</b>					<b>12.74</b>
2	Commercial	Up to 50 sq yd		9.6		8253.81	0.91
		51-100 sq yd		14.40		5965.85	1.01
		101-500 sq yd		19.20		13911.52	2.93
		501 to 1000 sq yd		24		2563.6	0.62

  
 Secretary  
 Municipal Committee  
**RAJOUND (Kaithal)**

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		Commercial space (shopping malls, multiplex or commercial office space etc)		4.8		-	-
		Commercial Space (More than 1000 sq yd)		6 per sq ft		-	-
		<b>Total</b>					
3	Industrial	Up to 2500 sq yd		2		527.67	5.46 0.01
		2501 to 2 acres		2.4		3648.15	0.09
		2 acres to 50 acres		2.4rs per sq yd up to 2 acres+ 0.8rs per sq yd for above		527.67	0.15
		<b>Total</b>					<b>0.25</b>
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		4.8		615.76	0.03
		2501 to 5000 sq yd		7.2		-	-
		More than 5000 sq yd		9.6		-	-
ii)	Institutional-Non-commercial	Up to 2500 sq yd		4		7007.11	0.28
		2501 to 5000 sq yd		4.8			
		More than 5000 sq yd		6		112977.36	6.78
iii)	Institutional-Educational Institutions	Up to 1 acre		4000 per year (Fixed)			0.08
		More than 1 acre to 2.5 acre		60000 per year			4.20
		More than 2.5 acre to 5 acres		1 lac per year			1.00
		More than 5 acres		2 lac per year			4.00
		<b>Total</b>					<b>16.37</b>
5	Vacant	Up to 100 sq yd				-	-
		101 to 500 sq yd				-	-

Date 22/5/2024  
 Secretary  
 Municipal Committee  
 RAJOUND (Ksithal)



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		Above 500 sq yd					
		Total					
6	Special Category						3.30
i)	Storage						2.46
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market-Booth						
	Grain Market-Shop						
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dhar msala						
viii)	Bank						
ix)	Bus stand						
		Total					
7	Mixed use						2.46
		Total					
8	Any other category as found in DR						2.16
		Total					
		Total			17 lakh		42.74 lakh
Note: Reason for deviation and gaps in demand register data							
1							
2							
3							

  
 Secretary  
 Municipal Committee  
 RAJOURD (Kaithal)

## MUNICIPAL COMMITTEE RANIA

Director,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No. MCR/2020/2230

Date: 09/11/2020

**Subject: - Submission of Joint report of Municipal Committee Rania and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.**

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

  
Secretary

Municipal Committee Rania  


A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.



**Sign-Off Format for Property Survey (Stage 1.1 (A))**

**Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Rania	
2.	Number of Properties as per RFP	8707	
3.	Number of Properties as per current MC record	8702	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	8969	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	26-10-2020	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p><b>8052 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. MCR/2019/785 dated 06.08.2019 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 8969.</p> <p>The balance properties <math>8969 - 8052 = 917</math> nos. has been checked and certified.</p>	

It is to certify that 8969 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC Rania and the balance 917 properties are recommended for payment under Stage 1.1 (A)

Secretary

Municipal Committee Rania

Memo no. MCR/2020/2233-34 Dated: 09/11/2020

Sign Off certificate is forwarded in original to:

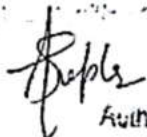
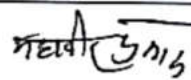
1. Director General, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

Secretary

Municipal Committee Rania

1) Annexure – 1A: Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Rania	OK
2.	Number of Properties as per RFP	(8707) 7346	OK
3.	Number of Properties as per current MC record	(8703) 7346	OK
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	8052	8052 OK
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	6-8-19	OK
6.	Signature of SI with seal and sign For Yash Consulting Services Pvt. Ltd.	 Authorized Signatory	
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations		

It is to certify that 8052 nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC Rania for stage 1.1 (A) and are recommended for payment.

Commissioner/Executive Officer/Secretary

Municipal Corporation / Council / Committee रानिया, मनीया

Memo no. MCR/2019/785

Dated: 06-08-19

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. ☒ M/s Yashi Consulting Services Pvt. Ltd,

Commissioner/Executive Officer/Secretary

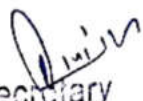
Municipal Corporation / Council / Committee रानिया, मनीया



**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work (Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Rania	
2.	Number of Properties as per RFP	8707	
3.	Number of Properties as per current MC record	8702	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	8969	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. MCR/2019/785 dated 06.08.2019	8052	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	917	
<b>Details of properties verified by the authorized Officer of the ULB</b>			
Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	900	10%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	860	95.55%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	40	4.45%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

  
Secretary  
Municipal Committee  
Rania

submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

  
Secretary

Municipal Committee Rania

Memo no. MCR/2020/2231-32 Dated: 09/11/2020

Sign Off certificate is forwarded in original to:

1. Director General, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
Secretary

Municipal Committee Rania




**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION****REGISTER****(Based on Official report submitted by Secretary MC Rania)**

<b>Sr. No.</b>	<b>Particular</b>	<b>Report/nos.</b>	
<b>1</b>	Total Nos. of Properties in Demand Register (DR)	<b>8702</b>	
<b>2</b>	Total Nos. of Properties as per RFP	<b>8707</b>	
<b>3</b>	Total Nos. of Properties as Surveyed	<b>8969</b>	
<b>4</b>	Total Nos. of Properties in DR but falling outside MC limit	<b>NIL</b>	
<b>5</b>	Duplicate Properties in DR	<b>NIL</b>	
<b>6</b>	Total Nos. of Net Properties in DR within Notified limit of MC	<b>8702</b>	
<b>7</b>	New Properties found in City during Survey by YCSPL	<b>267</b>	<b>Surveyed Properties – DR Properties</b>
<b>8</b>	Nos. of properties for which Owner Name /Father Name not found in DR	<b>3394</b>	
<b>9</b>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	<b>6842*100/8702=78.62%</b>	
<b>10</b>	Existing Property Tax Demand per Annum as per DR	<b>85.00</b>	
<b>11</b>	Total recovery (Average per annum in previous 10 years)	<b>37.33 lakh</b>	
<b>12</b>	Number of effective tax payers in city , including properties outside MC limit	<b>3605</b>	
	Number of ineffective tax payers in city , including properties outside MC limit		
<b>13</b>	Expected Tax to be recover from the current surveyed properties	<b>73.75 lakh</b>	
<b>14</b>	Number of properties not paying any tax since 2015, including properties outside MC limit	<b>5097</b>	
<b>15</b>	Nos of refused properties in current survey	<b>1305</b>	
<b>16</b>	Category wise Comparison of old and current survey	<b>Annexure-A</b>	

  
Secretary  
Municipal Committee  
Rania

Annexure-A			
5005	System	Residential	
	DR		
	Difference		
5933	System	Commercial	
	DR		
	Difference		
1166	System	Vacant Plot and Agriculture/Horti culture land	
	DR		
	Difference		
1306	System	Institutional	
	DR		
	Difference		
140	System	Industrial	
	DR		
	Difference		
1953	System	Special Category	
	DR		
	Difference		
1054	System	Mix Use	
	DR		
	Difference		
899	System	Total	
	DR		
	Difference		
46	System		
	DR		
	Difference		
61	System		
	DR		
	Difference		
-15	System		
	DR		
	Difference		
13	System		
	DR		
	Difference		
20	System		
	DR		
	Difference		
-7	System		
	DR		
	Difference		
355	System		
	DR		
	Difference		
305	System		
	DR		
	Difference		
50	System		
	DR		
	Difference		
431	System		
	DR		
	Difference		
0	System		
	DR		
	Difference		
431	System		
	DR		
	Difference		
8969	System		
	DR		
	Difference		
8702	System		
	DR		
	Difference		
267	System		
	DR		
	Difference		

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<u>17(i)</u>	Institutional Category	61	46
<u>17(ii)</u>	Special Category	305	355
<u>17(iii)</u>	Nos. of Properties Old id matched	1.Institutional Category -54 2.Special Category -236	
<u>17(iv)</u>	% of Old id matched	1.Institutional Category – 88.52 % 2.Special Category -77.37%	
<u>17(v)</u>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<u>18</u>	Reasons for not matching Old ID with current survey		
<u>18.1</u>	The reason for not matching the property ID's is that, the property tax survey was originally conducted long back in yr 2014-15 by the MC in house but due to availability of old layout plan, it was possible to integrate 6842 nos of properties up to an extent possible w.r.t data available in DR, layout plan id number and ward wise data which found similar in surveyed data.		
<u>18.2</u>	Nos of properties having no owner /father name in DR	Properties without owner and father name-3394 nos Properties without father name-1070 nos	

  
 Secretary  
 Municipal Committee  
 Rania



<b>18.3</b>	Nos of properties for which DR not matched on vacant plot	<b>1054</b>	
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, reason for it is:		
	a) New Properties	<b>267</b>	
	b) Locked	<b>798</b>	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	<b>1305</b>	
<b>19</b>	Total nos. of agriculture properties within MC limit	<b>792</b>	
<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name		
<b>22</b>	It is certified that 1860 nos. of properties the old id sheet of which is attached with report are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

**Annexure-B**

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential	up to 300 sq yd		0.4		598756.19	2.65
		301 to 500 sq yd		1.6		173498.91	3.08
		501 to 1000 sq yd		2.4		158545.76	4.27
		1001 sq yd to 2 acres		2.8		146154.94	4.58
		More than 2 acres		4		49157.08	4.69
		<b>Total</b>					<b>19.28</b>
2	Commercial	Up to 50 sq yd		9.6		17130.44	1.94
		51-100 sq yd		14.40		20868.42	3.55
		101-500 sq yd		19.20		51869.38	11.22
		501 to 1000 sq yd		24		13985.89	3.84

  
 Secretary  
 Municipal Committee  
 Rania

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		Commercial space (shopping malls, multiplex or commercial office space etc)		4.8		-	-
		Commercial Space (More than 1000 sq yd)		6 per sq ft		-	-
		Total					20.55
3	Industrial	Up to 2500 sq yd		2		4194.2	0.08
		2501 to 2 acres		2.4		17128.09	0.41
		2 acres to 50 acres		2.4rs per sq yd up to 2 acres+ 0.8rs per sq yd for above		33921.75	0.29
		Total					1.054
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		4.8		-	-
		2501 to 5000 sq yd		7.2		-	-
		More than 5000 sq yd		9.6		-	-
ii)	Institutional-Non-commercial	Up to 2500 sq yd		4		7126.69	0.29
		2501 to 5000 sq yd		4.8		7694.98	0.37
		More than 5000 sq yd		6		209600.68	12.58
iii)	Institutional-Educational Institutions	Up to 1 acre		4000 per year (Fixed)			0.64
		More than 1 acre to 2.5 acre		60000 per year			2.40
		More than 2.5 acre to 5 acres		1 lac per year			4.00
		More than 5 acres		2 lac per year			
		Total					20.27
5	Vacant	Up to 100 sq yd				-	-
		101 to 500 sq yd				-	-
		Above 500 sq yd				-	-
		Total					2.34

  
 Secretary  
 Municipal Committee  
 Rania



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category In DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
6	Special Category						6.17
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market-Booth						
	Grain Market-Shop						
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dharmsala						
viii)	Bank						
ix)	Bus stand						
	Total						6.17
7	Mixed use						
	Total						4.09
8	Any other category as found in DR						
	Total						
	Total				85 lakh		73.75 lakh
Note: Reason for deviation and gaps in demand register data							
1							
2							
3							

  
 Secretary  
 Municipal Committee  
 Rania

## MUNICIPAL COMMITTEE RATIA

Director,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No.

285/MCR

Date: 31-3-2021

**Subject: - Submission of Joint report of Municipal Committee Ratia and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.**

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

  
Secretary  
Municipal Committee  
Municipal Committee Ratia

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.



## Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Radia	
2.	Number of Properties as per RFP	5346	
3.	Number of Properties as per current MC record	5403	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	14797	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	25.02.2021	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p><b>11255 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. 2043-44/MCR dated 14.08.2019 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 14797.</p> <p>The balance properties <math>14797 - 11255 = 3542</math> nos. has been checked and certified.</p>	

It is to certify that 14797 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Radia** and the balance 3542 properties are recommended for payment under Stage 1.1 (A)

Secretary  
Municipal Committee  
Municipal Committee, Radia

Memo no. 286-287/MCR Dated: 31-3-2021

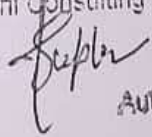
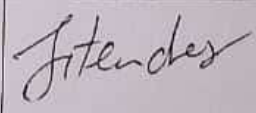
Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

Secretary  
Municipal Committee  
Municipal Committee, Radia (Hatehabad)

1) Annexure – 1A: Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Ratia	OK
2.	Number of Properties as per RFP	5346	OK
3.	Number of Properties as per current MC record	<del>12935</del> 5346	OK
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	<del>14271</del> 11255	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	8/8/19	OK
6.	Signature of SI with seal and sign	For Yashi Consulting Services Pvt. Ltd.  Authorized Signatory	
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations		

It is to certify that ~~14271~~ <sup>11255</sup> nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC Ratia for stage 1.1 (A) and are recommended for payment.

  
Commissioner/Executive Officer/Secretary  
Municipal Committee Ratia

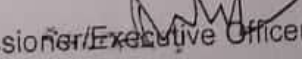
Municipal Corporation / Council / Committee \_\_\_\_\_

Memo no. 2043-44/MCR

Dated: 14-8-2019

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd.

  
Commissioner/Executive Officer/Secretary

Municipal Corporation / Council / Committee \_\_\_\_\_



**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work  
(Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Ratia	
2.	Number of Properties as per RFP	5346	
3.	Number of Properties as per current MC record	5403	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	14797	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. 2043-44/MCR dated 14.08.2019 (Copy enclosed)	11255	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	3542	

**Details of properties verified by the authorized Officer of the ULB**

Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	1520	10.27%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	1445	95.06%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	75	4.4%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

*[Signature]*  
Secretary  
Municipal Committee  
(Ratna/Establisment)  
*[Signature]*

submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

  
Secretary  
Municipal Committee  
Ratia (Aligarh)

Memo no. 288-289/MCR Dated: 31-3-2021

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

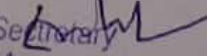
  
Secretary  
Municipal Committee  
Ratia



**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION REGISTER**

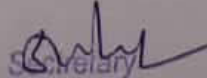
**(Based on Official report submitted by Secretary MC Ratia)**

Sr. No.	Particular	Report/nos.	
<u>1</u>	Total Nos. of Properties in Demand Register (DR)	5403	
<u>2</u>	Total Nos. of Properties as per RFP	5346	
<u>3</u>	Total Nos. of Properties as Surveyed	14797	
<u>4</u>	Total Nos. of Properties in DR but falling outside MC limit	NIL	
<u>5</u>	Duplicate Properties in DR	NIL	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	5403	
<u>7</u>	New Properties found in City during Survey by YCSPL	9394	Surveyed properties – DR Properties
<u>8</u>	Nos. of properties for which Owner Name /Father Name not found in DR	22	
<u>9</u>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	$3882 \times 100 / 5403 = 71.8$	
<u>10</u>	Existing Property Tax Demand per Annum as per DR	60 lakh	
<u>11</u>	Total recovery (Average per annum in previous 10 years)	26.06 lakh	
<u>12</u>	Number of effective tax payers in city , including properties outside MC limit	3800	
	Number of ineffective tax payers in city , including properties outside MC limit	1603	
<u>13</u>	Expected Tax to be recover from the current surveyed properties	133.54 lakh	
<u>14</u>	Number of properties not paying any tax since 2015, including properties outside MC limit	1603	
<u>15</u>	Nos of refused properties in current survey	3813	
<u>16</u>	Category wise Comparison of old and current survey	Annexure-A	

  
 Secretary  
 Municipal Committee  
 Ratia (Fatehabad)

Annexure-A		
7445	System	Residential
	DR	
	Difference	
3615	System	Commercial
	DR	
	Difference	
3830	System	Vacant Plot and Agriculture/Horti culture land
	DR	
	Difference	
2468	System	Institutional
	DR	
	Difference	
778	System	Industrial
	DR	
	Difference	
1690	System	Special Category
	DR	
	Difference	
3575	System	Mix Use
	DR	
	Difference	
711	System	Total
	DR	
	Difference	
2864	System	
	DR	
	Difference	
91	System	
	DR	
	Difference	
0	System	
	DR	
	Difference	
91	System	
	DR	
	Difference	
49	System	
	DR	
	Difference	
0	System	
	DR	
	Difference	
49	System	
	DR	
	Difference	
565	System	
	DR	
	Difference	
0	System	
	DR	
	Difference	
565	System	
	DR	
	Difference	
604	System	
	DR	
	Difference	
270	System	
	DR	
	Difference	
334	System	
	DR	
	Difference	
14797	System	
	DR	
	Difference	
5403	System	
	DR	
	Difference	
9394	System	
	DR	
	Difference	

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<b>17(i)</b>	Institutional Category	0	91
<b>17(ii)</b>	Special Category	0	565
<b>17(iii)</b>	Nos. of Properties Old id matched	1.Institutional Category – Nil 2.Special Category - Nil	
<b>17(iv)</b>	% of Old id matched	1.Institutional Category –Nil 2.Special Category – Nil	
<b>17(v)</b>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<b>18</b>	Reasons for not matching Old ID with current survey		
<b>18.1</b>	Most important conclusion for not matching the property id's is that in Ratia the property tax survey was conducted long back in yr. 2001-2002 by the MC in house, at that time no layout/coordinates of properties were available and in this duration of 20 yrs owners might be changed, migrated or not available during the survey in field, so Old id matching has been ensured with Survey Agency jointly upto maximum possible extent.		
<b>18.2</b>	Nos of properties having no owner /father name in DR	Properties without owner and father name – 22 nos Properties without father name- 339 nos	

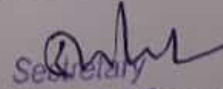
  
 Secretary  
 Municipal Committee  
 Ratia (Fatehabad)



<b>18.3</b>	Nos of properties for which DR not matched on vacant plot	<b>711</b>	
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties	<b>9394</b>	
	b) Locked	<b>1693</b>	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	<b>3813</b>	
<b>19</b>	Total nos. of agriculture properties within MC limit	<b>1402</b>	
<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name		
<b>22</b>	It is certified that old ID's of 1521 nos. of properties are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

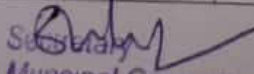
**Annexure-B**

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential	up to 300 sq yd		0.4		944979.53	4.73
		301 to 500 sq yd		1.6		266020.99	5.17
		501 to 1000 sq yd		2.4		225002.9	6.50
		1001 sq yd to 2 acres		2.8		168560.8	5.69
		More than 2 acres		4		15115.23	0.60
		<b>Total</b>				<b>22.71</b>	
				9.6		42427.89	5.15
2	Commercial	Up to 50 sq yd		14.40		30745.35	5.71
		51-100 sq yd		19.20		100975.2	23.63
		101-500 sq yd		24		53932.15	15.00
		501 to 1000 sq yd					

  
 Secretary  
 Municipal Committee  
 Ratia (Fatehabad)

**COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY**

Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		Commercial space (shopping malls, multiplex or commercial office space etc)		4.8		-	-
		Commercial Space (More than 1000 sq yd)		6 per sq ft		-	-
		<b>Total</b>					<b>49.49</b>
3	Industrial	Up to 2500 sq yd		2		31346.5	0.63
		2501 to 2 acres		2.4		57002.87	1.37
		2 acres to 50 acres		2.4rs per sq yd up to 2 acres+ 0.8rs per sq yd for above		131970.33	1.21
		<b>Total</b>					<b>3.21</b>
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		4.8		-	-
		2501 to 5000 sq yd		7.2		-	-
		More than 5000 sq yd		9.6		-	-
ii)	Institutional-Non-commercial	Up to 2500 sq yd		4		37868.24	1.51
		2501 to 5000 sq yd		4.8		20574.23	0.99
		More than 5000 sq yd		6		258564.09	15.51
iii)	Institutional-Educational Institutions	Up to 1 acre		4000 per year (Fixed)			1.00
		More than 1 acre to 2.5 acre		60000 per year			3.00
		More than 2.5 acre to 5 acres		1 lac per year			1.00
		More than 5 acres		2 lac per year			
		<b>Total</b>					<b>23.02</b>
5	Vacant	Up to 100 sq yd				-	-
		101 to 500 sq yd				-	-
		Above 500 sq yd				-	-
		<b>Total</b>					<b>7.51</b>

  
 Secretary  
 Municipal Committee  
 Raigarh (Fatehabad)



# COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY

Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
6	Special Category						13.54
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market-Booth						
	Grain Market-Shop						
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dharmsala						
viii)	Bank						
ix)	Bus stand						
		Total					13.54
7	Mixed use						
		Total					14.06
8	Any other category as found in DR						
		Total					
		Total			60 lakh		133.54 lakh
Note: Reason for deviation and gaps in demand register data							
1							
2							
3							

  
 Secretary  
 Municipal Committee  
 Ratra (Fatehabad)

## MUNICIPAL COUNCIL REWARI

To,

Director,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No. 1314/MCR

Date: 09/04/21

**Subject:** - Submission of Joint report of Municipal Council Rewari and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

Asw Sin  
Executive Officer  
Municipal Council  
Rewari

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.



**Sign-Off Format for Property Survey (Stage 1.1 (A))**

**Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Rewari	
2.	Number of Properties as per RFP	27000	
3.	Number of Properties as per current MC record	51222	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	63676	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	30.03.2021	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p><b>63024 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. 7609 dated 24.12.2020 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 63676.</p> <p>The balance properties <math>63676 - 63024 = 652</math> nos. has been checked and certified.</p>	

It is to certify that 63676 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Rewari** and the balance **652 properties are recommended for payment** under Stage 1.1 (A)

Agnd S/w  
Executive Officer  
Municipal Council  
Rewari

Memo no. 1315/MCR-1316/MCR Dated: 09/04/21

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

Agnd S/w  
Executive Officer  
Municipal Council  
Rewari



# Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Rewari	OK
2.	Number of Properties as per RFP	27000	OK
3.	Number of Properties as per current MC record	51222	OK
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	63024	OK
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	18-12-2020	
6.	Signature of SI with seal and sign	Sourabh Singh	
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign	Balkaran Singh Asst	
8.	Comments/Remarks/Recommendations	<p><b>26250 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. 8052/HTC dated 27.09.2019 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 63024.</p> <p>The balance properties <math>63024 - 26250 = 36774</math> nos. has been checked and certified.</p>	

It is to certify that 63024 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Rewari** and the balance 36774 properties are recommended for payment under Stage 1.1 (A)

Memo no. 7609

Dated: 24-12-2020

Executive Officer  
Municipal Council, Rewari

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

Executive Officer  
Municipal Council, Rewari  
Rewari



**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work (Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Rewari	
2.	Number of Properties as per RFP	27000	
3.	Number of Properties as per current MC record	51222	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	63676	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. 7609 dated 24.12.2020 (Copy enclosed)	63024	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	652	

**Details of properties verified by the authorized Officer of the ULB**

Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	6510	10.22%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	6290	96.62%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	220	3.38%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

*Amr*  
Executive Officer  
Municipal Council  
Rewari

submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

Asst. Secy  
Executive Officer  
Executive Officer  
Municipal Council  
Municipal Council, Rewari  
Rewari

Memo no. 1317/MCR-1318/MCR Dated: 09/04/21

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

Asst. Secy  
Executive Officer  
Executive Officer  
Municipal Council  
Municipal Council, Rewari  
Rewari



**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION REGISTER**

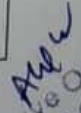
**(Based on Official report submitted by Executive Officer MC Rewari)**

Sr. No.	Particular	Report/nos.	
<u>1</u>	Total Nos. of Properties in Demand Register (DR)	51222	
<u>2</u>	Total Nos. of Properties as per RFP	27000	
<u>3</u>	Total Nos. of Properties as Surveyed	63676	
<u>4</u>	Total Nos. of Properties in DR but falling outside MC limit	NIL	
<u>5</u>	Duplicate Properties in DR	NIL	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	51222	
<u>7</u>	New Properties found in City during Survey by YCSPL	12454	
<u>8</u>	Nos. of properties for which Owner Name /Father Name not found in DR	16525	
<u>9</u>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	$36240 \times 100 / 51222 = 70.75\%$	
<u>10</u>	Existing Property Tax Demand per Annum as per DR	300 lakh	
<u>11</u>	Total recovery (Average per annum in previous 10 years)	104.61 lakh	
<u>12</u>	Number of effective tax payers in city , including properties outside MC limit	12500	
	Number of ineffective tax payers in city , including properties outside MC limit	38722	
<u>13</u>	Expected Tax to be recover from the current surveyed properties	561.5lakh	
<u>14</u>	Number of properties not paying any tax since 2015, including properties outside MC limit	38722	
<u>15</u>	Nos of refused properties in current survey	10657	
<u>16</u>	Category wise Comparison of old and current survey	Annexure-A	

*MuV*  
Executive Officer  
Municipal Council  
Rewari

Annexure-A			Residential	Commercial	Vacant Plot and Agriculture/Horti culture land	Institutional	Industrial	Special Category	Mix Use	Total
	System	DR								
	Difference									
34876										
29938										
4938										
5597										
5328										
269										
16863										
10419										
6444										
404										
513										
-109										
340										
100										
240										
1612										
1168										
444										
3984										
9										
3975										
63676										
51222										
12454										

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<u>17(i)</u>	Institutional Category	513	404
<u>17(ii)</u>	Special Category	1168	1612
<u>17(iii)</u>	Nos. of Properties Old id matched	1.Institutional Category -257 2.Special Category -979	
<u>17(iv)</u>	% of Old id matched	1.Institutional Category -50.09% 2.Special Category -83.81%	
<u>17(v)</u>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<u>18</u>	Reasons for not matching Old ID with current survey		
<u>18.1</u>	Most important conclusion for not matching the property id's is that in Rewari the property tax survey was conducted long back in yr. 2016-2017 by the MC in house, at that time no layout/coordinates of properties were available and in this duration of 4 yrs owners might be changed, migrated or not available during the survey in field, so Old id matching has been ensured with Survey Agency jointly upto maximum possible extent.		
<u>18.2</u>	Nos of properties having no owner /father name in DR	Properties without owner and father name -22 nos Properties without father name- 339 nos	

  
 Executive Officer  
 Municipal Council  
 Rewari



<b>18.3</b>	Nos of properties for which DR not matched on vacant plot	<b>10419</b>	
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, reason for it is:		
	a) New Properties	<b>12454</b>	
	b) Locked	<b>8939</b>	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	<b>10657</b>	
<b>19</b>	Total nos. of agriculture properties within MC limit	<b>2029</b>	
<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name		
<b>22</b>	It is certified that old ID's of 14982 nos. of properties are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

**Annexure-B**

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential	up to 300 sq yd		0.5		3915516.87	27.91
		301 to 500 sq yd		2		736633.48	20.35
		501 to 1000 sq yd		3		477672.31	19.27
		1001 sq yd to 2 acres		3.5		410849.17	18.21
		More than 2 acres		5		91168.51	4.56
		<b>Total</b>					<b>90.31</b>
2	Commercial	Up to 50 sq yd		12		67713.26	10.75
		51-100 sq yd		18		62943.32	16.21
		101-500 sq yd		24		183146.89	57.75
		501 to 1000 sq yd		30		62970.89	27.11

*M.D.*  
Executive Officer  
Municipal Council  
Rewari

# COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY

Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		Commercial space (shopping malls, multiplex or commercial office space etc)		6			
		Commercial Space (More than 1000 sq yd)		7.5			
		<b>Total</b>					<b>111.83</b>
3	Industrial	Up to 2500 sq yd		2.5		177951.5	4.46
		2501 to 2 acres		3		121713.95	3.65
		2 acres to 50 acres		3 rs per sqyd up to 2 acre+ 1 rs per sqyd for above		58112.76	0.77
		<b>Total</b>					<b>8.88</b>
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		6		7465.98	0.45
		2501 to 5000 sq yd		9		3754.46	0.34
		More than 5000 sq yd		12		458355.03	55.00
ii)	Institutional-Non-commercial	Up to 2500 sq yd		5		97384.83	4.87
		2501 to 5000 sq yd		6		107808.54	6.47
		More than 5000 sq yd		7.5		761716.25	57.13
iii)	Institutional-Educational Institutions	Up to 1 acre		5000 per year			5.30
		More than 1 acre to 2.5 acre		75000 per year			11.25
		More than 2.5 acre to 5 acres		1.25 lac per year			8.75
		More than 5 acres		2.5 lac per year			7.50
		<b>Total</b>					<b>157.05</b>
5	Vacant	Up to 100 sq yd					
		101 to 500 sq yd					
		Above 500 sq yd					
		<b>Total</b>					<b>28.16</b>

Executive Officer  
Municipal Council  
Bewari



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
6	Special Category						
i)	Storage						90.21
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market-Booth						
	Grain Market-Shop						
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dhar msala						
viii)	Bank						
ix)	Bus stand						
		Total					90.21
7	Mixed use						
		Total					75.06
8	Any other category as found in DR						
		Total					
		Total			300 lakh		561.5 lakh
Note: Reason for deviation and gaps in demand register data							
1							
2							
3							

Asul w  
Executive Officer  
Municipal Council  
Rewari



# Municipal Corporation, Rohtak

From

Commissioner,  
Municipal Corporation,  
Rohtak.

To

The Director,  
Urban Local Bodies Department,  
Haryana, Bays 11-14, Sector-4  
Panchkula.



Memo.No. MCR/270/2021/1478

Dated: 19-02-2020

Subject:

**Submission of Joint report of Municipal Corporation Rohtak and M/S Yashi (SI) for the Properties verification of GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.**

This is with reference to your letter on the subject above please find the attachment as Annexure-1, Annexure-2 and Annexure-3 respectively for further necessary action.

  
Commissioner,  
Municipal Corporation,  
Rohtak. 



**Sign-Off Format for Property Survey (Stage 1.1 (A))**

**Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Rohtak	
2.	Number of Properties as per RFP	173290	
3.	Number of Properties as per current MC record	173529	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	197742	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	19-02-2021	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p>The total nos. of properties in the town after completion of door to door field survey are 197742.</p> <p>The balance properties <math>197742 - 189234 = 8508</math> nos. has been checked and certified.</p>	

It is to certify that 197742 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Rohtak** and the balance 8508 properties are recommended for payment under Stage 1.1 (A)

Commissioner  
Municipal Corporation Rohtak

Memo no. MC/R/20/2021/470-71 Dated: 19-02-2021

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

Commissioner  
Municipal Corporation Rohtak

**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work (Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Rohtak	
2.	Number of Properties as per RFP	173290	
3.	Number of Properties as per current MC record	173529	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	197742	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. , MCR/ZTO/2020/1318-19 dated 31.12.2020 (Copy enclosed)	189234	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	8508	

**Details of properties verified by the authorized Officer of the ULB**

Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	19000	10.94%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	18240	96%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	760	4%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

Commissioner,  
Municipal Corporation, Rohtak

Memo no.

Dated:

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

Commissioner,  
Municipal Corporation, Rohtak



**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS**  
**W.R.T DEMAND AND COLLECTION REGISTER**

(Based on Official report submitted by Commissioner MC Rohtak)

Sr. No.	Particular	Report/nos.	
<u>1</u>	Total Nos. of Properties in Demand Register (DR)	173529	
<u>2</u>	Total Nos. of Properties as per RFP	173290	
<u>3</u>	Total Nos. of Properties as Surveyed	197742	
<u>4</u>	Total Nos. of Properties in DR but falling outside MC limit	NIL	
<u>5</u>	Duplicate Properties in DR	NIL	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	173529	
<u>7</u>	New Properties found in City during Survey by YCSPL	24213	Surveyed Properties – DR Properties
<u>8</u>	Nos. of properties for which Owner Name /Father Name not found in DR	65240	
<u>9</u>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	$142814 \times 100 / 173529 = 82.29\%$	
<u>10</u>	Existing Property Tax Demand per Annum as per DR	2170.66 lakh	
<u>11</u>	Total recovery (Average per annum in previous 10 years)	1500 lakh	
<u>12</u>	Number of effective tax payers in city , including properties outside MC limit	100000	
	Number of ineffective tax payers in city , including properties outside MC limit	73529	
<u>13</u>	Expected Tax to be recover from the current surveyed properties	2514.98 lakh	
<u>14</u>	Number of properties not paying any tax since 2015, including properties outside MC limit	73529	
<u>15</u>	Nos of refused properties in current survey	34531	
<u>16</u>	Category wise Comparison of old and current survey	Annexure-A	

Annexure-A			
	System	Residential	
102975	D		
91231	Difference		
11744	System	Commercial	
12413	D		
12310	Difference		
103	System	Vacant Plot and Agriculture/Horti culture land	
67857	D		
56425	Difference		
11432	System	Institutional	
896	D		
1378	Difference		
-482	System	Industrial	
1546	D		
980	Difference		
566	System	Special Category	
2792	D		
966	Difference		
1826	System	Mix Use	
9263	D		
10178	Difference		
-915	System		
197742	D		
173529	Difference		
24213	System	Total	
	D		
	Difference		

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<b>17(i)</b>	Institutional Category	137 8	896
<b>17(ii)</b>	Special Category	966	279 2
<b>17(iii)</b>	Nos. of Properties Old id matched	<b>1.Institutional Category – 1265</b> <b>2.Special Category - 705</b>	
<b>17(iv)</b>	% of Old id matched	<b>1.Institutional Category –91.79 %</b> <b>2.Special Category –72.98</b>	
<b>17(v)</b>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<b>18</b>	<b>Reasons for not matching Old ID with current survey</b>		
<b>18.1</b>	The reason for not matching the property ID's is that, the property tax survey was originally conducted long back in yr 2011-12 by the MC in house but due to availability of old layout plan, it was possible to integrate 142814 nos of properties up to an extent possible w.r.t data available in DR, layout plan id number and ward wise data which found similar in surveyed data.		
<b>18.2</b>	Nos of properties having no owner /father name in DR	Properties without owner and father name - 65240 nos Properties without father name- 85986 nos	



<b>18.3</b>	Nos of properties for which DR not matched on vacant plot	<b>62586</b>	
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties	<b>24213</b>	
	b) Locked	<b>25431</b>	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	<b>34531</b>	
<b>19</b>	Total nos. of agriculture properties within MC limit	<b>17694</b>	
<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name		
<b>22</b>	It is certified that old ID's of 30715 nos. of properties are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

**Annexure-B**

<b>COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY</b>							
<b>Sr No</b>	<b>Category in DR</b>	<b>Area limit as per tax</b>	<b>area as per DR</b>	<b>Tax rate</b>	<b>Tax as per new notification</b>	<b>Area as per survey (Sq Yard)</b>	<b>Amount (In Lac)</b>
1	Residential	up to 300 sq yd		0.75		11310105.2	116.61
		301 to 500 sq yd		3		2434363.19	98.49
		501 to 1000 sq yd		4.5		1493539.6	85.39
		1001 sq yd to 2 acres		5.25		1056744.89	68.32
		More than 2 acres		7.5		245135.51	23.61
		<b>Total</b>					<b>392.42</b>
2	Commercial	Up to 50 sq yd		18		137641.67	32.57
		51-100 sq yd		27		118604.52	44.18
		101-500 sq yd		36		442038.77	215.40
		501 to 1000 sq yd		45		150590.93	84.59

**COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY**

Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		Commercial space (shopping malls, multiplex or commercial office space etc) upto 1000 Sq feet		9 per sq ft		4685.999	0.49
		Commercial Space (More than 1000 sq feet)		11.25 per sq ft		94030.81	22.47
		<b>Total</b>					<b>399.69</b>
3	Industrial	Up to 2500 sq yd		3.75		862622.7	32.39
		2501 to 2 acres		4.5		403273.84	18.15
		2 acres to 50 acres		4.5 rs per sq yd up to 2 acres+ 1.5rs per sq yd for above		4487374.48	67.60
		<b>Total</b>					<b>118.14</b>
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		9		14258.31	1.25
		2501 to 5000 sq yd		13.5		6632.74	0.90
		More than 5000 sq yd		18		215413.04	38.77
ii)	Institutional-Non-commercial	Up to 2500 sq yd		7.5		188010.24	14.10
		2501 to 5000 sq yd		9		174190.7	15.68
		More than 5000 sq yd		11.25		3376500.32	379.86
iii)	Institutional-Educational Institutions	Up to 1 acre		7500 per year (Fixed)			20.10
		More than 1 acre to 2.5 acre		1.125 lac per year			34.88
		More than 2.5 acre to 5 acres		1.875 lac per year			41.25
		More than 5 acres		3.75 lac per year			90.00
		<b>Total</b>					<b>636.78</b>
5	Vacant	Up to 100 sq yd				-	-
		101 to 500 sq yd				-	-
		Above 500 sq yd				-	-
		<b>Total</b>					<b>161.68</b>
6	Special Category						408.34



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY											
Sr N o	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notificatio n	Area as per survey (Sq Yard)	Amount (In Lac)				
i)	Storage					-	-				
ii)	Cinema Hall										
iii)	Marriage place										
iv)	Grain Market										
	Grain Market- Booth							-	-		
	Grain Market- Shop										
v)	Hospital										
vi)	Petrol pump										
vii)	Religious/Dha r msala										
viii)	Bank										
ix)	Bus stand										
	<b>Total</b>										<b>408.34</b>
7	Mixed use						-			-	
	<b>Total</b>										<b>397.93</b>
8	Any other category as found in DR										
	<b>Total</b>										
		<b>Total</b>			<b>2170.66 lac</b>		<b>2514.98 lac</b>				
<b>Note: Reason for deviation and gaps in demand register data</b>											
1											
2											
3											

**Note: Reason for deviation and gaps in demand register data**

1	
2	
3	

## MUNICIPAL COMMITTEE SADHAURA

Director General,  
Urban Local Bodies,  
Panchkula, Haryana.


Memo No.

Date:

**Subject: - Submission of Joint report of Municipal Committee Sadhaura and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.**

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

  
Executive Officer

Municipal Committee Sadhaura

Encls/ No. 2426


Dated 08/10/2020

✓ A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.




**Sign-Off Format for Property Survey (Stage 1.1 (A))**

**Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Sadhaura	
2.	Number of Properties as per RFP	NA	Newly Constituted ULB
3.	Number of Properties as per current MC record	NA	Newly Constituted ULB
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	7554	OK
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	05-10-2020	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p><b>5054 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. 2354 dated, 18.09.2020 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are <b>7554.</b></p> <p>The balance properties <math>7554 - 5054 = 2500</math> nos. has been checked and certified.</p>	

It is to certify that 7554 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Sadhaura** and the balance 2500 properties are recommended for payment under Stage 1.1 (A)

  
Executive Officer


Municipal Committee Sadhaura

Dated: 08/10/2020

Memo no. 2430

Sign Off certificate is forwarded in original to:

1. Director General, Urban Local Bodies, Haryana, Panchkula for further necessary action.
- ✓ 2. M/s Yashi Consulting Services Pvt. Ltd,


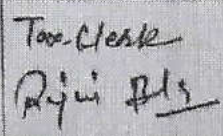
  
Executive Officer

Municipal Committee Sadhaura



1) Annexure - 1A: Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Sadhaura	
2.	Number of Properties as per RFP	0	O.K.
3.	Number of Properties as per current MC record	0	O.K.
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	5054	O.K.
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	16/9/20	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations		

It is to certify that 5054 nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC SADHAURA for stage 1.1 (A) and are recommended for payment.

  
 Secretary  
 Municipal Committee  
 Sadhaura  
 Commissioner/Executive Officer/Secretary

Municipal Corporation / Council / Committee SADHAURA

Memo no. 2354 - 18/9/2020

Dated: 18.9.2020

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
- ✓ 2. M/s Yashi Consulting Services Pvt. Ltd.

  
 Secretary  
 Municipal Committee  
 Sadhaura  
 Commissioner/Executive Officer/Secretary

Municipal Corporation / Council / Committee SADHAURA



**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work  
(Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Sadhaura	
2.	Number of Properties as per RFP	NA	Newly Constituted ULB
3.	Number of Properties as per current MC record	NA	Newly Constituted ULB
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	7554	OK
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. 2354 dated 18.09.2020	5054	OK
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	2500	OK
<b>Details of properties verified by the authorized Officer of the ULB</b>			
Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	850	11.25%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	810	95.29%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	40	4.70%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

Executive Officer

Municipal Committee Sadhaura

Memo no. 2428

Dated: 08/10/2020

Sign Off certificate is forwarded in original to:

1. Director General, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,



Executive Officer

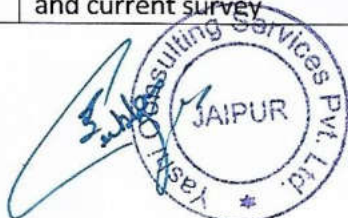
Municipal Committee Sadhaura



**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION REGISTER**

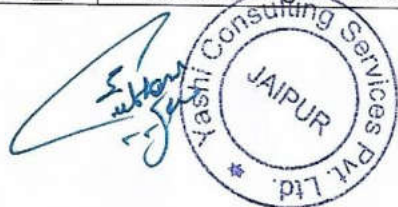
**(Based on Official report submitted by Secretary MC Sadhaura)**

<b><u>Sr. No.</u></b>	<b><u>Particular</u></b>	<b><u>Report/nos.</u></b>	<b><u>Remark</u></b>
<b><u>1</u></b>	Total Nos. of Properties in Demand Register (DR)	Nil	Newly Constituted ULB, being 1 <sup>st</sup> time property survey demand register is not available
<b><u>2</u></b>	Total Nos. of Properties as per RFP	Nil	Newly Constituted ULB
<b><u>3</u></b>	Total Nos. of Properties as Surveyed	7554	YES
<b><u>4</u></b>	Total Nos. of Properties in DR but falling outside MC limit	Nil	Newly Constituted ULB
<b><u>5</u></b>	Duplicate Properties in DR	Nil	Newly Constituted ULB
<b><u>6</u></b>	Total Nos. of Net Properties in DR within Notified limit of MC	Nil	Newly Constituted ULB
<b><u>7</u></b>	New Properties found in City during Survey by YCSPL	7554	Newly Constituted ULB
<b><u>8</u></b>	Nos. of properties for which Owner Name /Father Name not found in DR	Nil	Newly Constituted ULB
<b><u>9</u></b>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	Nil	Newly Constituted ULB
<b>10</b>	Existing Property Tax Demand per Annum as per DR	Nil	Newly Constituted ULB
<b>11</b>	Total recovery (Average per annum in previous 10 years)	Nil	Newly Constituted ULB
<b>12</b>	Number of effective tax payers in city , including properties outside MC limit	Nil	Newly Constituted ULB
	Number of ineffective tax payers in city , including properties outside MC limit	Nil	Newly Constituted ULB
<b>13</b>	Expected Tax to be recover from the current surveyed properties	35.65 lakh	OK
<b>14</b>	Number of properties not paying any tax since 2015, including properties outside MC limit	Nil	-
<b>15</b>	Nos of refused properties in current survey	112	
<b>16</b>	Category wise Comparison of old and current survey	Annexure-A	



Annexure-A			Residential	Commercial	Vacant Plot and Agriculture/Horticulture land	Institutional	Industrial	Special Category	Mix Use	Total
	System	DR								
3435										
0										
3435										
931										
0										
931										
2696										
0										
2696										
50										
0										
50										
4										
0										
4										
111										
0										
111										
327										
0										
327										
7554										
0										
7554										

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<b><u>17(i)</u></b>	Institutional Category	Nil	50
<b><u>17(ii)</u></b>	Special Category	Nil	111
<b><u>17(iii)</u></b>	Nos. of Properties Old id matched	Nil	
<b><u>17(iv)</u></b>	% of Old id matched	Nil	
<b><u>17(v)</u></b>	Nos of properties old Id not matched with reason	Newly Constituted ULB	
<b><u>18</u></b>	Reasons for not matching Old ID with current survey		
<b><u>18.1</u></b>			
<b><u>18.2</u></b>	Nos of properties having no owner /father name in DR	Newly Constituted ULB	
<b><u>18.3</u></b>	Nos of properties for which DR not matched on vacant plot		
<b><u>18.4</u></b>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:	Newly Constituted ULB	
	a) New Properties	-	
	b) Locked	-	
	c) Name changed after sale/purchase or to heir	-	
	d) Refused by owner/occupied/attendant	-	
<b><u>19</u></b>	Total nos. of agriculture properties within MC limit	1921	





<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name	Nil	
<b>22</b>	It is certified that ..... nos. of properties the old id sheet of which is attached with report are not possible to match subjected to reasons mentioned in #18	Nil	
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

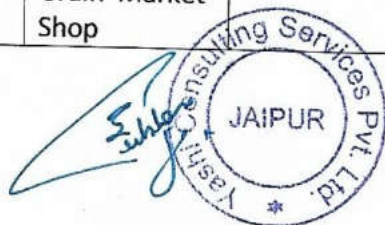
**Annexure-B**

<b>COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY</b>							
<b>Sr No</b>	<b>Category in DR</b>	<b>Area limit as per tax</b>	<b>area as per DR</b>	<b>Tax rate</b>	<b>Tax as per new notification</b>	<b>Area as per survey (Sq Yard)</b>	<b>Amount (In Lakh)</b>
1	Residential	up to 300 sq yd	NIL	0.4		386996.48	1.94
		301 to 500 sq yd		1.6		101324.87	1.98
		501 to 1000 sq yd		2.4		77883.53	2.32
		1001 sq yd to 2 acres		2.8		83547.7	2.53
		More than 2 acres		4		45191.37	1.81
		Total					10.57
2	Commercial	Up to 50 sq yd		9.6		16025.83	1.88
		51-100 sq yd		14.40		10893.22	1.99
		101-500 sq yd		19.20		23338.92	5.58
		501 to 1000 sq yd		24		6237.68	1.50
		Commercial space (shopping malls, multiplex or commercial office space etc)		4.8		-	-
		Commercial Space (More than 1000 sq yd)		6 per sq ft		-	-
		<b>Total</b>					<b>10.95</b>
3	Industrial	Up to 2500 sq yd	NIL	2		712.41	0.01
		2501 to 2 acres		2.4		3186.54	0.08
		2 acres to 50 acres		2.4rs per sq yd up to 2 acres+		11805.92	



**COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY**

Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lakh)
				0.8rs per sq yd for above			0.24
		<b>Total</b>					<b>0.33</b>
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		4.8		-	-
		2501 to 5000 sq yd		7.2		-	-
		More than 5000 sq yd		9.6		-	-
ii)	Institutional-Non-commercial	Up to 2500 sq yd		4		21523.8	0.86
		2501 to 5000 sq yd		4.8		12232.44	0.59
		More than 5000 sq yd		6		42658.76	2.56
iii)	Institutional-Educational Institutions	Up to 1 acre		4000 per year (Fixed)		-	0.52
		More than 1 acre to 2.5 acre		60000 per year		-	0.60
		More than 2.5 acre to 5 acres		1 lac per year			
		More than 5 acres		2 lac per year			
		<b>Total</b>					<b>5.13</b>
5	Vacant	Up to 100 sq yd					
		101 to 500 sq yd					
		Above 500 sq yd					
		<b>Total</b>					<b>2.78</b>
6	Special Category						<b>3.28</b>
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market-Booth						
	Grain Market-Shop						





COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY								
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lakh)	
v)	Hospital							
vi)	Petrol pump							
vii)	Religious/Dharmasala							
viii)	Bank							
ix)	Bus stand							
		Total					3.28	
7	Mixed use							
		Total						2.61
8	Any other category as found in DR							
		Total						
		Total						35.65 Lakh
Note: Reason for deviation and gaps in demand register data								
1								
2								
3								



*[Signature]*  
Executive Officer

Municipal Committee Sadhaura

Dated:

## MUNICIPAL COMMITTEE SAFIDON

Director,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No. 146

Date: 05-02-2021

**Subject:** - Submission of Joint report of Municipal Committee Safidon and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.


  
Secretary सचिव  
Municipal Committee Safidon  
नगर पंचायत  
सफिदो

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.



**Sign-Off Format for Property Survey (Stage 1.1 (A))**

**Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Safidon	
2.	Number of Properties as per RFP	7039	
3.	Number of Properties as per current MC record	20936	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	17561	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	27-01-2021	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign	 02/02/2021	
8.	Comments/Remarks/Recommendations	<p><b>10635 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. -- dated 25.07.2019 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 17561.</p> <p>The balance properties <math>17561 - 10635 = 6926</math> nos. has been checked and certified.</p>	

It is to certify that 17561 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Safidon** and the **balance 6926 properties are recommended for payment** under Stage 1.1 (A)



Secretary  
Municipal Committee Safidon

Memo no. 147-148 Dated: 05-02-2021

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
- ✓ 2. M/s Yashi Consulting Services Pvt. Ltd,



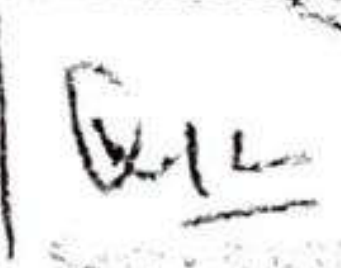


Secretary  
Municipal Committee Safidon

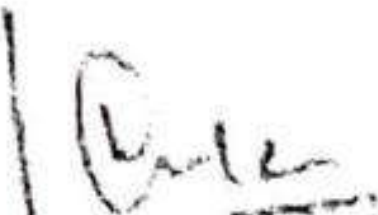


**Sign-Off Format for Property Survey (Stage 1.1 (A))**

**Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Safidon	OK
2.	Number of Properties as per RFP	7039	OK
3.	Number of Properties as per current MC record	7039	OK
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	10635	OK
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	25/07/19	
6.	Signature of SI with seal and sign	 	
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations		N.A.

It is to certify that 10635 nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC SAFIDON for stage 1.1 (A) and are recommended for payment.

  
Commissioner/Executive Officer/Secretary

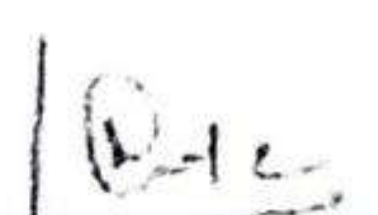
Municipal Corporation / Council / Committee SAFIDON

Memo no.

Dated:

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action
2. M/s Yashi Consulting Services Pvt. Ltd.

  
Commissioner/Executive Officer/Secretary

Municipal Corporation / Council / Committee SAFIDON



**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work (Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Safidon	
2.	Number of Properties as per RFP	7039	
3.	Number of Properties as per current MC record	20936	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	17561	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. -- dated 25.07.2019 (Copy enclosed	10635	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	6926	
<b>Details of properties verified by the authorized Officer of the ULB</b>			
Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties))	1800	10.24%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	1720	95.55%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	80	4.45%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign	<i>P. Chatur</i> 02/04/2021	
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties



submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

  
Secretary  
नगर पालिका  
Municipal Committee Safidon  
सफिदो

Memo no. 148-149

Dated: 05-02-2024

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
Secretary  
नगर पालिका  
Municipal Committee Safidon  
सफिदो



**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION  
REGISTER**

**(Based on Official report submitted by Secretary MC Safidon)**

<b>Sr. No.</b>	<b>Particular</b>	<b>Report/nos.</b>	
<b>1</b>	Total Nos. of Properties in Demand Register (DR)	<b>20936</b>	
<b>2</b>	Total Nos. of Properties as per RFP	<b>7039</b>	
<b>3</b>	Total Nos. of Properties as Surveyed	<b>17561</b>	
<b>4</b>	Total Nos. of Properties in DR but falling outside MC limit	<b>NIL</b>	
<b>5</b>	Duplicate Properties in DR	<b>NIL</b>	
<b>6</b>	Total Nos. of Net Properties in DR within Notified limit of MC	<b>20936</b>	
<b>7</b>	New Properties found in City during Survey by YCSPL	<b>-</b>	
<b>8</b>	Nos. of properties for which Owner Name /Father Name not found in DR	<b>115</b>	
<b>9</b>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	<b>14831*100/20936=70.8%</b>	
<b>10</b>	Existing Property Tax Demand per Annum as per DR	<b>65.13 lakh</b>	
<b>11</b>	Total recovery (Average per annum in previous 10 years)	<b>20.71 lakh</b>	
<b>12</b>	Number of effective tax payers in city , including properties outside MC limit	<b>7327</b>	
	Number of ineffective tax payers in city , including properties outside MC limit	<b>13609</b>	
<b>13</b>	Expected Tax to be recover from the current surveyed properties	<b>108.12 lakh</b>	
<b>14</b>	Number of properties not paying any tax since 2015, including properties outside MC limit	<b>13609</b>	
<b>15</b>	Nos of refused properties in current survey	<b>2322</b>	
<b>16</b>	Category wise Comparison of old and current survey	<b>Annexure-A</b>	



Annexure-A			
	System	Residential	
7547	DR		
3190	Difference		
4357			
1663	System	Commercial	
1569	DR		
94	Difference		
6439	System	Vacant Plot and Agriculture/Horti culture land	
5367	DR		
1072	Difference		
110	System	Institutional	
47	DR		
63	Difference		
25	System	Industrial	
14	DR		
11	Difference		
903	System	Special Category	
391	DR		
512	Difference		
874	System	Mix Use	
10358	DR		
-9484	Difference		
17561	System	Total	
20936	DR		
-3375	Difference		

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<u>17(i)</u>	Institutional Category	47	110
<u>17(ii)</u>	Special Category	391	903
<u>17(iii)</u>	Nos. of Properties Old id matched	1.Institutional Category - 15 2.Special Category - 185	
<u>17(iv)</u>	% of Old id matched	1.Institutional Category – 31.91 2.Special Category – 47.31	
<u>17(v)</u>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<u>18</u>	Reasons for not matching Old ID with current survey		
<u>18.1</u>	Most important conclusion for not matching the property id's is that in Safidon the property tax survey was conducted long back in yr. 2017-2018 by the MC in house, at that time no layout/coordinates of properties were available and in this duration of 3 yrs owners might be changed, migrated or not available during the survey in field, so Old id matching has been ensured with Survey Agency jointly upto maximum possible extent.		
<u>18.2</u>	Nos of properties having no owner /father name in DR	Properties without owner and father name -115 nos Properties without father name- 115 nos	



<b>18.3</b>	Nos of properties for which DR not matched on vacant plot	<b>5367</b>	
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties	-	
	b) Locked	<b>1533</b>	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	<b>2322</b>	
<b>19</b>	Total nos. of agriculture properties within MC limit	<b>1676</b>	
<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name		
<b>22</b>	It is certified that old ID's of 6105 nos. of properties are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

**Annexure-B**

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential	up to 300 sq yd		0.4		818121.18	4.42
		301 to 500 sq yd		1.6		105308.87	2.27
		501 to 1000 sq yd		2.4		85607.85	2.65
		1001 sq yd to 2 acres		2.8		88730.75	2.83
		More than 2 acres		4		62208.27	2.49
		<b>Total</b>					<b>14.66</b>
2	Commercial	Up to 50 sq yd		9.6		22943.22	2.58
		51-100 sq yd		14.40		29062.87	5.05
		101-500 sq yd		19.20		81926.02	18.05
		501 to 1000 sq yd		24		17795.37	4.61
		Commercial space (shopping malls, multiplex or commercial		4.8		-	-



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		office space etc)					
		Commercial Space (More than 1000 sq yd)		6 per sq ft			
		<b>Total</b>					30.29
3	Industrial	Up to 2500 sq yd		2		13643.65	0.27
		2501 to 2 acres		2.4		7878.49	0.19
		2 acres to 50 acres		2.4rs per sq yd up to 2 acres+ 0.8rs per sq yd for above		47345.89	0.53
		<b>Total</b>					0.88
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		4.8			
		2501 to 5000 sq yd		7.2			
		More than 5000 sq yd		9.6		5278.15	0.51
ii)	Institutional-Non-commercial	Up to 2500 sq yd		4		28927.49	1.16
		2501 to 5000 sq yd		4.8		35613.18	1.71
		More than 5000 sq yd		6		233128.54	13.99
iii)	Institutional-Educational Institutions	Up to 1 acre		4000 per year (Fixed)			1.12
		More than 1 acre to 2.5 acre		60000 per year			1.20
		More than 2.5 acre to 5 acres		1 lac per year			2.00
		More than 5 acres		2 lac per year			6.00
		<b>Total</b>					27.68
5	Vacant	Up to 100 sq yd				-	-
		101 to 500 sq yd				-	-
		Above 500 sq yd				-	-
		<b>Total</b>					5.60



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY								
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)	
6	Special Category						16.91	
i)	Storage							
ii)	Cinema Hall							
iii)	Marriage place							
iv)	Grain Market							
	Grain Market Booth							
	Grain Market-Shop							
v)	Hospital							
vi)	Petrol pump							
vii)	Religious/Dhar msala							
viii)	Bank							
ix)	Bus stand							
		Total					16.91	
7	Mixed use							
		Total						12.10
8	Any other category as found in DR					-	-	
		Total						
		Total			65.13 lakh		108.12 lakh	
Note: Reason for deviation and gaps in demand register data								
1								
2								
3								

## **MUNICIPAL COMMITTEE SAMALKHA**

Director,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No. 388

Date: 30.03.2021

**Subject: - Submission of Joint report of Municipal Committee Samalkha and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.**

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

  
Secretary  
Municipal Committee Samalkha  
Samalkha

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.



# Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation concern URB
1	Name of URB Town	Samalkha	
2	Number of Properties as per RFP	12881	
3	Number of Properties as per current MC record	13297	
4	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	14035	
5	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	25.02.2021	
6	Signature of SI with seal and sign		
7	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8	Comments/Remarks/Recommendations	<p><b>11510 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. MCS/1491 dated 31.01.2019 (Copy enclosed)</p> <p>The total nos. of properties in the town after completion of door to door field survey are 14035.</p> <p>The balance properties 14035 - 11510 = 2525 nos. has been checked and certified.</p>	


It is to certify that 14035 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC Samalkha and the balance 2525 properties are recommended for payment under Stage 1.1 (A)

  
**Secretary**  
Municipal Committee  
**Samalkha**

Memo no. **389-390** Dated: **30.03.2021**

Sign Off certificate is forwarded in original to:




1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action
2. M/s Yashi Consulting Services Pvt. Ltd.

  
**Secretary**  
Municipal Committee  
**Samalkha**



# Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Samalkha	OK
2.	Number of Properties as per RFP	12881	OK
3.	Number of Properties as per current MC record	13175	OK
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	11510	OK
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))		31-10-19 only Back Panel
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		 07 NOV 2019
8.	Comments/Remarks/Recommendations		Rec. No. S6103

It is to certify that 11510 nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC Samalkha for stage 1.1 (A) and are recommended for payment.

Commissioner/Executive Officer/Secretary  
Municipal Corporation / Council / Committee Samalkha

Memo no. MCS/1491

Dated: 31-10-19

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

NO Date

Commissioner/Executive Officer/Secretary

Municipal Corporation / Council / Committee


SAMRUDDHI NILAWAR  
(URBAN PLANNER)

7230007726

(Yashi Consulting Services Pvt. Ltd.)

Secretary  
Municipal Committee  
Samalkha

only report shared and Report not submitted. Hard copy and soft copy in M.C. Samalkha. That report is prepared by back Panel of Portal.

  
SECRETARY



**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work  
(Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Samalkha	
2.	Number of Properties as per RFP	12881	
3.	Number of Properties as per current MC record	13297	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	14035	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. MCS/1491 dated 31.01.2019 (Copy enclosed)	11510	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	2525	
<b>Details of properties verified by the authorized Officer of the ULB</b>			
Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	1530	10.90%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	1480	96.86%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	50	3.14%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

  
Secretary  
Municipal Committee  
Samalkha

submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

  
Secretary  
Municipal Committee, Samalkha  
Samalkha

Memo no. 391-392

Dated: 30-03-2021

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
Secretary  
Municipal Committee, Samalkha  
Samalkha



**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION REGISTER**

**(Based on Official report submitted by Secretary MC Samalkha)**

Sr. No.	Particular	Report/nos.	
1	Total Nos. of Properties in Demand Register (DR)	13297	
2	Total Nos. of Properties as per RFP	12881	
3	Total Nos. of Properties as Surveyed	14035	
4	Total Nos. of Properties in DR but falling outside MC limit	NIL	
5	Duplicate Properties in DR	NIL	
6	Total Nos. of Net Properties in DR within Notified limit of MC	13297	
7	New Properties found in City during Survey by YCSPL	738	Surveyed properties - DR Properties
8	Nos. of properties for which Owner Name /Father Name not found in DR	253	
9	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	$10796 * 100 / 13297 = 81.19\%$	
10	Existing Property Tax Demand per Annum as per DR	45 lakh	
11	Total recovery (Average per annum in previous 10 years)	30.35 lakh	
12	Number of effective tax payers in city, including properties outside MC limit	1740	
	Number of ineffective tax payers in city, including properties outside MC limit	11557	
13	Expected Tax to be recover from the current surveyed properties	92.83 lakh	
14	Number of properties not paying any tax since 2015, including properties outside MC limit	11557	
15	Nos of refused properties in current survey	3275	
16	Category wise Comparison of old and current survey		Annexure-A



**Secretary  
Municipal Committee  
Samalkha**

Annexure-A			
	System	Residential	
6907	DR		
13289	Difference		
-6382	System	Commercial	
1677	DR		
7	Difference		
1670	System	Vacant Plot and Agriculture/Horti culture land	
3632	DR		
1	Difference		
3681	System	Institutional	
85	DR		
0	Difference		
85	System	Industrial	
166	DR		
0	Difference		
166	System	Special Category	
396	DR		
0	Difference		
396	System	Mix Use	
1172	DR		
0	Difference		
1172	System	Total	
14035	DR		
13297	Difference		
738			

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<b>17(i)</b>	Institutional Category	0	85
<b>17(ii)</b>	Special Category	0	396
<b>17(iii)</b>	Nos. of Properties Old id matched	1.Institutional Category –Nil 2.Special Category - Nil	
<b>17(iv)</b>	% of Old id matched	1.Institutional Category –Nil 2.Special Category –Nil	
<b>17(v)</b>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<b>18</b>	Reasons for not matching Old ID with current survey		
<b>18.1</b>	Most important conclusion for not matching the property Id's is that in Samalkha the property tax survey was conducted long back in yr. 2012-2013 by the MC in house, at that time no layout/coordinates of properties were available and in this duration of 8 yrs owners might be changed, migrated or not available during the survey in field, so Old id matching has been ensured with Survey Agency jointly upto maximum possible extent.		
<b>18.2</b>	Nos of properties having no owner /father name in DR	Properties without owner and father name -253 nos Properties without father name-4145 nos	

  
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 Samalkha



<b>18.3</b>	Nos of properties for which DR not matched on vacant plot	<b>1</b>	
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties	<b>738</b>	
	b) Locked	<b>1943</b>	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	<b>3275</b>	
<b>19</b>	Total nos. of agriculture properties within MC limit	<b>141</b>	
<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name		
<b>22</b>	It is certified that old ID's of 2501 nos. of properties are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

**Annexure-B**

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential	up to 300 sq yd		0.4		733803.98	3.94
		301 to 500 sq yd		1.6		100206.6	2.03
		501 to 1000 sq yd		2.4		63572.76	1.83
		1001 sq yd to 2 acres		2.8		48505.9	1.62
		More than 2 acres		4		21902.27	0.88
		<b>Total</b>					<b>10.30</b>
				9.6		25481.94	2.91
2	Commercial	Up to 50 sq yd		14.40		24616.83	4.14
		51-100 sq yd		19.20		70625.79	15.30
		101-500 sq yd		24		17014.16	4.86
		501 to 1000 sq yd					

  
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 Samalkha

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		Commercial space (shopping malls, multiplex or commercial office space etc)		4.8		-	-
		Commercial Space (More than 1000 sq yd)		6 per sq ft		-	-
		<b>Total</b>					27.21
3	Industrial	Up to 2500 sq yd		2		122164.37	2.44
		2501 to 2 acres		2.4		154813.48	3.72
		2 acres to 50 acres		2.4rs per sq yd up to 2 acres+ 0.8rs per sq yd for above		38902.18	0.46
		<b>Total</b>					6.62
4	Institutional			4.8		466.79	0.02
i)	Institutional-Commercial	Up to 2500 sq yd		7.2		-	-
		2501 to 5000 sq yd		9.6		29107.44	2.79
		More than 5000 sq yd		4		17826.97	0.76
ii)	Institutional-Non-commercial	Up to 2500 sq yd		4.8		21361.63	1.03
		2501 to 5000 sq yd		6		150461.38	9.03
		More than 5000 sq yd		4000 per year (Fixed)			1.04
iii)	Institutional-Educational Institutions	Up to 1 acre		60000 per year			2.40
		More than 1 acre to 2.5 acre		1 lac per year			
		More than 2.5 acre to 5 acres		2 lac per year			
		More than 5 acres					17.07
		<b>Total</b>				-	-
5	Vacant	Up to 100 sq yd				-	-
		101 to 500 sq yd				-	-
		Above 500 sq yd				-	-
		<b>Total</b>					4.41

  
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 Municipal Committee  
 Samalkha



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY									
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)		
6	Special Category						13.27		
i)	Storage								
ii)	Cinema Hall								
iii)	Marriage place								
iv)	Grain Market								
	Grain Market-Booth								
	Grain Market-Shop								
v)	Hospital								
vi)	Petrol pump								
vii)	Religious/Dharmsala								
viii)	Bank								
ix)	Bus stand								
		Total							13.27
7	Mixed use								13.95
		Total							
8	Any other category as found in DR					-	-		
		Total							
		Total			45 lakh		92.83 lakh		
Note: Reason for deviation and gaps in demand register data									
1									
2									
3									

  
 Secretary  
 Municipal Committee  
 Samalkha

## MUNICIPAL COMMITTEE SAMPLA

Director,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No. *MCS/2020/BI/631*

Date: *21-11-2020*

**Subject: - Submission of Joint report of Municipal Committee Sampla and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.**

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

  
Secretary,  
Municipal Committee  
Sampla  
Municipal Committee Sampla

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.



**Sign-Off Format for Property Survey (Stage 1.1 (A))**

**Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Sampla	
2.	Number of Properties as per RFP	9300	
3.	Number of Properties as per current MC record	11368	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	9733	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	18-11-2020	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p><b>9048 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. MCS/2019/988-989 dated 29.08.2019 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 9733.</p> <p>The balance properties <math>9733 - 9048 = 685</math> nos. has been checked and certified.</p>	


It is to certify that 9733 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC Sampla and the balance 685 properties are recommended for payment under Stage 1.1 (A)

Secretary,   
Municipal Committee Sampla  
Sampla

Memo no. MCS/2020/632-33 Dated: 21-11-2020

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

Secretary,   
Municipal Committee Sampla  
Sampla

**Sign-Off Format for Property Survey (Stage 1.1 (A))**

**Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Sampla	
2.	Number of Properties as per RFP	12549	OK
3.	Number of Properties as per current MC record	12050	OK
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	9048	12050 Properties as per old P.T. Record
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	21/08/19	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign	29/08/19	
8.	Comments/Remarks/Recommendations	Date of properties situated on M.C. land must be provided separately	

It is to certify that 9048 nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC Sampla for stage 1.1 (A) and are recommended for payment.

Secretary,  
Municipal Committee  
Municipal Committee Sampla

Memo no. MCS/2019/988-989

Dated: 29/08/19

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

Secretary  
Municipal Committee  
Municipal Committee Sampla



**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work  
(Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Sampla	
2.	Number of Properties as per RFP	9300	
3.	Number of Properties as per current MC record	11368	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	9733	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no.MCS/2019/988-989 dated 29.08.2019	9048	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	685	
<b>Details of properties verified by the authorized Officer of the ULB</b>			
Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	1000	10.27%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	955	95.5%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	45	4.5%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

  
Municipal Committee  
Sampla

submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

  
Secretary,  
Municipal Committee  
Municipal Committee Sampla  
Sampla

Memo no. MCS/2020/634-635 Dated: 21-11-2020

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
Secretary,  
Municipal Committee  
Municipal Committee Sampla  
Sampla



**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION  
REGISTER**

**(Based on Official report submitted by Secretary MC Sampla)**

Sr. No.	Particular	Report/nos.	
<u>1</u>	Total Nos. of Properties in Demand Register (DR)	11368	
<u>2</u>	Total Nos. of Properties as per RFP	9300	
<u>3</u>	Total Nos. of Properties as Surveyed	9733	
<u>4</u>	Total Nos. of Properties in DR but falling outside MC limit	NIL	
<u>5</u>	Duplicate Properties in DR	2068	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	9300	
<u>7</u>	New Properties found in City during Survey by YCSPL	433	Surveyed Properties – DR Properties
<u>8</u>	Nos. of properties for which Owner Name /Father Name not found in DR	6645	
<u>9</u>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	$8504 \times 100 / 9300 = 91.44\%$	
<u>10</u>	Existing Property Tax Demand per Annum as per DR	12 lakh	
<u>11</u>	Total recovery (Average per annum in previous 10 years)	6.46 lakh	
<u>12</u>	Number of effective tax payers in city , including properties outside MC limit	4000 approx	
	Number of ineffective tax payers in city , including properties outside MC limit	5300	
<u>13</u>	Expected Tax to be recover from the current surveyed properties	52.53 lakh	
<u>14</u>	Number of properties not paying any tax since 2015, including properties outside MC limit	5300	
<u>15</u>	Nos of refused properties in current survey	2573	
<u>16</u>	Category wise Comparison of old and current survey	Annexure-A	

  
 Secretary,  
 Municipal Committee  
 Sampla

Annexure-A			Residential	Commercial	Vacant Plot and Agriculture/Horti culture land	Institutional	Industrial	Special Category	Mix Use	Total
	System	DR								
5395										
4368										
1027										
790										
1453										
-663										
2680										
5142										
-2462										
69										
50										
19										
34										
45										
-11										
161										
0										
161										
604										
0										
604										
9733										
11368										
-1635										

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<u>17(i)</u>	Institutional Category	50	69
<u>17(ii)</u>	Special Category	0	161
<u>17(iii)</u>	Nos. of Properties Old id matched	1.Institutional Category -40 2.Special Category -0	
<u>17(iv)</u>	% of Old id matched	1.Institutional Category – 80 % 2.Special Category - NA	
<u>17(v)</u>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<u>18</u>	Reasons for not matching Old ID with current survey		
<u>18.1</u>	The reason for not matching the property ID's is that, the property tax survey was originally conducted long back in yr 2013-14 by the MC in house but due to availability of old layout plan, it was possible to integrate 8504 nos of properties up to an extent possible w.r.t data available in DR, layout plan id number and ward wise data which found similar in surveyed data.		
<u>18.2</u>	Nos of properties having no owner /father name in DR	Properties without owner and father name -6645 nos Properties without father name-2151 nos	

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Municipal Committee  
Sampla



<b>18.3</b>	Nos of properties for which DR not matched on vacant plot	<b>796</b>	
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties	<b>433</b>	
	b) Locked	<b>1073</b>	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	<b>2573</b>	
<b>19</b>	Total nos. of agriculture properties within MC limit	<b>139</b>	
<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name		
<b>22</b>	It is certified that 796 nos. of properties the old id sheet of which is attached with report are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

**Annexure-B**

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential	up to 300 sq yd		0.4		597914.72	2.93
		301 to 500 sq yd		1.6		118905.93	2.20
		501 to 1000 sq yd		2.4		73166.79	2.04
		1001 sq yd to 2 acres		2.8		54345.7	1.74
		More than 2 acres		4		-	-
		<b>Total</b>					<b>8.92</b>
2	Commercial	Up to 50 sq yd		9.6		8212.83	0.94
		51-100 sq yd		14.40		12157.86	2.20
		101-500 sq yd		19.20		50448.95	11.33
		501 to 1000 sq yd		24		18280.6	5.82

  
Secretary,

Municipal Committee  
Sampla

**COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY**

Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		Commercial space (shopping malls, multiplex or commercial office space etc)		4.8		-	-
		Commercial Space (More than 1000 sq yd)		6 per sq ft		-	-
		<b>Total</b>					<b>20.28</b>
3	Industrial	Up to 2500 sq yd		2		13776.55	0.28
		2501 to 2 acres		2.4		27413.33	0.66
		2 acres to 50 acres		2.4rs per sq yd up to 2 acres+ 0.8rs per sq yd for above		43564.55	0.50
		<b>Total</b>					<b>1.43</b>
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		4.8		-	-
		2501 to 5000 sq yd		7.2		-	-
		More than 5000 sq yd		9.6		-	-
ii)	Institutional-Non-commercial	Up to 2500 sq yd		4		14766.98	0.59
		2501 to 5000 sq yd		4.8		28931.15	1.39
		More than 5000 sq yd		6		50578.11	3.03
iii)	Institutional-Educational Institutions	Up to 1 acre		4000 per year (Fixed)			1.00
		More than 1 acre to 2.5 acre		60000 per year			0.60
		More than 2.5 acre to 5 acres		1 lac per year			2.00
		More than 5 acres		2 lac per year			
		<b>Total</b>					<b>8.61</b>
5	Vacant	Up to 100 sq yd				-	-
		101 to 500 sq yd				-	-
		Above 500 sq yd				-	-
		<b>Total</b>					<b>3.58</b>

  
 Secretary  
 Municipal Committee  
 Sampla



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
6	Special Category						2.73
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market-Booth						
	Grain Market-Shop						
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dhar msala						
viii)	Bank						
ix)	Bus stand						
		Total					2.73
7	Mixed use						
		Total					6.98
8	Any other category as found in DR						
		Total					
		Total			12 lakh		52.53 lakh
Note: Reason for deviation and gaps in demand register data							
1							
2							
3							

  
 Secretary,  
 Municipal Committee  
 Sampla



## MUNICIPAL COMMITTEE SHAHABAD

Director,  
Urban Local Bodies,  
Panchkula, Haryana.

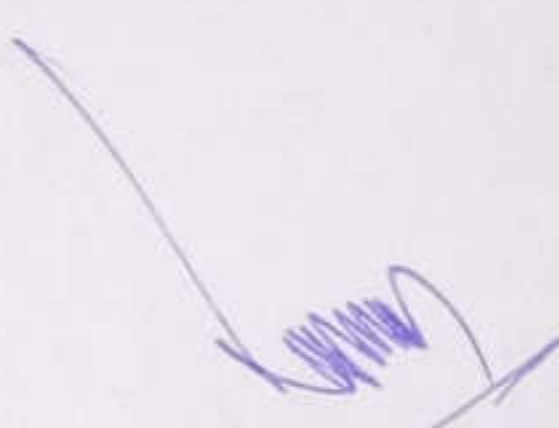
Memo No. *SP/ - I*

Date: *21/12/2020*

**Subject: - Submission of Joint report of Municipal Committee Shahabad and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.**

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.



Secretary

Municipal Committee Shahabad

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.

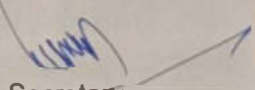


## Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Shahabad	
2.	Number of Properties as per RFP	16331	
3.	Number of Properties as per current MC record	16409	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	18408	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	15-12-2020	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p><b>13474 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. 64/MCS dated 04.02.2020 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 18408.</p> <p>The balance properties <math>18408 - 13474 = 4934</math> nos. has been checked and certified.</p>	

It is to certify that 18408 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Shahabad** and the balance 4934 properties are recommended for payment under Stage 1.1 (A)

  
 Secretary

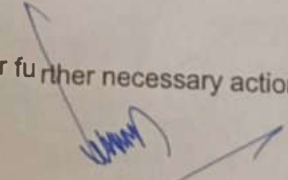
Municipal Committee Shahabad

Memo no. SPL-II

Dated: 21/12/2020

Sign Off certificate is forwarded in original to:


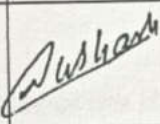
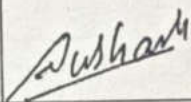
1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
 Secretary

Municipal Committee Shahabad

1) Annexure – 1A: Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	SHAHABAD	OK
2.	Number of Properties as per RFP	16331	OK
3.	Number of Properties as per current MC record	16338	OK.
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	13474	OK, But Include data of property that were not in survey showing on portal also.
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	4/02/2020	
6.	Signature of SI with seal and sign	 Ramesh	
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	clear	

It is to certify that 13474 nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC SHAHABAD for stage 1.1 (A) and are recommended for payment.

Commissioner/Executive Officer/Secretary

Municipal Corporation / Council / Committee SHAHABAD

Memo no. 64/MCS

dt 04/02/2020

Shahabad (M.)

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

Commissioner/Executive Officer/Secretary

Municipal Corporation / Council / Committee SHAHABAD

Shahabad (M.)




**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work  
(Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Shahabad	
2.	Number of Properties as per RFP	16331	
3.	Number of Properties as per current MC record	16409	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	18408	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. 64/MCS dated 04.02.2020	13474	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	4934	
<b>Details of properties verified by the authorized Officer of the ULB</b>			
Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	1800	10.81%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	1705	95.55%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	95	4.45%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

*[Signature]*  
Secretary  
Municipal Committee  
Shahabad

submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)



Secretary


Municipal Committee Shahabad

Memo no. SPL-III

Dated: 21/20/2020

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,



Secretary

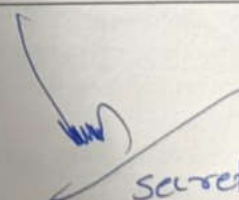
Municipal Committee Shahabad



**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION  
REGISTER**

**(Based on Official report submitted by Secretary MC Shahabad)**

Sr. No.	Particular	Report/nos.	
<u>1</u>	Total Nos. of Properties in Demand Register (DR)	16409	
<u>2</u>	Total Nos. of Properties as per RFP	16331	
<u>3</u>	Total Nos. of Properties as Surveyed	18408	
<u>4</u>	Total Nos. of Properties in DR but falling outside MC limit	NIL	
<u>5</u>	Duplicate Properties in DR	NIL	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	16409	
<u>7</u>	New Properties found in City during Survey by YCSPL	1999	Surveyed Properties – DR Properties
<u>8</u>	Nos. of properties for which Owner Name /Father Name not found in DR	3882	
<u>9</u>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	$11663 \times 100 / 16409 = 71.07\%$	
<u>10</u>	Existing Property Tax Demand per Annum as per DR	50.16 lakh	
<u>11</u>	Total recovery (Average per annum in previous 10 years)	52 lakh	
<u>12</u>	Number of effective tax payers in city , including properties outside MC limit	10000	
	Number of ineffective tax payers in city , including properties outside MC limit	6409	
<u>13</u>	Expected Tax to be recover from the current surveyed properties	138.67 lakh	
<u>14</u>	Number of properties not paying any tax since 2015, including properties outside MC limit	6409	
<u>15</u>	Nos of refused properties in current survey	2056	
<u>16</u>	Category wise Comparison of old and current survey	Annexure-A	

  
 Secretary  
 Municipal Committee  
 Shahabad

Annexure-A			
	System	Residential	
8721	DR		
1782	Difference		
6939	System	Commercial	
3833	DR		
14857	Difference		
-11024	System	Vacant Plot and Agriculture/Horti culture land	
3761	DR		
0	Difference		
3761	System	Institutional	
145	DR		
0	Difference		
145	System	Industrial	
52	DR		
0	Difference		
52	System	Special Category	
609	DR		
0	Difference		
609	System	Mix Use	
1287	DR		
0	Difference		
1287	System	Total	
18408	DR		
16409	Difference		
1767	System		
	DR		
	Difference		

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
17(i)	Institutional Category	0	145
17(ii)	Special Category	0	609
17(iii)	Nos. of Properties Old id matched	1.Institutional Category -Nil 2.Special Category -Nil	
17(iv)	% of Old id matched	1.Institutional Category - Nil 2.Special Category -Nil	
17(v)	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
18	Reasons for not matching Old ID with current survey		
18.1	Most important conclusion for not matching the property id's is that in Shahabad the property tax survey was conducted long back in yr. 2011-12 by the MC in house, at that time no layout/coordinates of properties were available and in this duration of 9 yrs owners might be changed, migrated or not available during the survey in field, so Old id matching has been ensured with Survey Agency jointly upto maximum possible extent.		
18.2	Nos of properties having no owner /father name in DR	Properties without owner and father name -3882 nos Properties without father name-1339 nos	

*Secretary*  
Municipal Committee  
Shahabad



<b>18.3</b>	Nos of properties for which DR not matched on vacant plot	-	
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, reason for it is:		
	a) New Properties	<b>1767</b>	
	b) Locked	<b>9</b>	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	<b>2056</b>	
<b>19</b>	Total nos. of agriculture properties within MC limit	<b>1192</b>	
<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name		
<b>22</b>	It is certified that 4746 nos. of properties the old id sheet of which is attached with report are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

**Annexure-B**

<b>COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY</b>							
<b>Sr No</b>	<b>Category in DR</b>	<b>Area limit as per tax</b>	<b>area as per DR</b>	<b>Tax rate</b>	<b>Tax as per new notification</b>	<b>Area as per survey (Sq Yard)</b>	<b>Amount (In Lac)</b>
1	Residential	up to 300 sq yd		0.4		934128.89	5.34
		301 to 500 sq yd		1.6		164167.54	3.92
		501 to 1000 sq yd		2.4		82299.06	2.84
		1001 sq yd to 2 acres		2.8		88253.31	3.63
		More than 2 acres		4		45644.8	1.83
		<b>Total</b>					<b>17.57</b>
2	Commercial	Up to 50 sq yd		9.6		41648.59	4.94
		51-100 sq yd		14.40		28673.61	5.27
		101-500 sq yd		19.20		70413.96	16.08
		501 to 1000 sq yd		24		13348.96	3.89

Secretary  
Municipal Committee  
Shekhabad

**COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY**

Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		Commercial space (shopping malls, multiplex or commercial office space etc)		4.8		2467	0.13
		Commercial Space (More than 1000 sq yd)		6 per sq ft		78500	5.79
		<b>Total</b>					<b>36.10</b>
3	Industrial	Up to 2500 sq yd		2		17188.16	0.44
		2501 to 2 acres		2.4		21492.1	0.52
		2 acres to 50 acres		2.4rs per sq yd up to 2 acres+ 0.8rs per sq yd for above		419565.19	3.51
		<b>Total</b>					<b>4.47</b>
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		4.8		-	-
		2501 to 5000 sq yd		7.2		-	-
		More than 5000 sq yd		9.6		-	-
ii)	Institutional-Non-commercial	Up to 2500 sq yd		4		34143	1.37
		2501 to 5000 sq yd		4.8		25766.53	1.24
		More than 5000 sq yd		6		142262.58	8.54
iii)	Institutional-Educational Institutions	Up to 1 acre		4000 per year (Fixed)			1.40
		More than 1 acre to 2.5 acre		60000 per year			4.20
		More than 2.5 acre to 5 acres		1 lac per year			3.00
		More than 5 acres		2 lac per year			2.00
		<b>Total</b>					<b>21.74</b>
5	Vacant	Up to 100 sq yd				-	-
		101 to 500 sq yd				-	-
		Above 500 sq yd				-	-
		<b>Total</b>					<b>7.04</b>

*Secretary  
Municipal Committee  
Shekhar*



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY								
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)	
6	Special Category						29.75	
i)	Storage							
ii)	Cinema Hall							
iii)	Marriage place							
iv)	Grain Market							
	Grain Market-Booth							
	Grain Market-Shop							
v)	Hospital							
vi)	Petrol pump							
vii)	Religious/Dhar msala							
viii)	Bank							
ix)	Bus stand							
		Total						29.75
7	Mixed use							22
		Total						
8	Any other category as found in DR							
		Total						
		Total			50.16 lakh		138.67 lakh	
Note: Reason for deviation and gaps in demand register data								
1								
2								
3								

Secretary  
Municipal Committee  
Shahabad

## MUNICIPAL COUNCIL SIRSA

Director,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No. 756

Date: 25/2/21

**Subject: -** Submission of Joint report of Municipal Council Sirsa and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

  
Executive Officer,  
Municipal Council, Sirsa

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.



## Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Sirsa	
2.	Number of Properties as per RFP	73294	
3.	Number of Properties as per current MC record	74537	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	78575	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	19-02-2021	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p><b>77601 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. 5277-78 dated 24.12.2020 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 78575.</p> <p>The balance properties <math>78575 - 77601 = 974</math> nos. has been checked and certified.</p>	

It is to certify that 78575 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Sirsa** and the balance 974 properties are recommended for payment under Stage 1.1 (A)

Memo no. 757-58

Dated: 25/2/21

Executive Officer  
Executive Officer,  
Municipal Council, Sirsa  
Municipal Council, Sirsa

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

Executive Officer  
Executive Officer,  
Municipal Council, Sirsa  
Municipal Council, Sirsa

## Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Sirsa	
2.	Number of Properties as per RFP	73294	
3.	Number of Properties as per current MC record	74537	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	77601	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	18-12-2020	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p><b>37173 nos.</b> of properties were certified on Web Based GIS Platform vide letter no 5983 dated 29 11 2019 (Copy enclosed)</p> <p>The total nos. of properties in the town after completion of door to door field survey are 77601.</p> <p>The balance properties 77601-37173 = 40428 nos. has been checked and certified</p>	

It is to certify that 77601 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC Sirsa and the balance 40428 properties are recommended for payment under Stage 1.1 (A)

Memo no. 5277-78

Dated: 24-12-2020

Executive Officer  
Municipal Council, Sirsa

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd.

Executive Officer  
Municipal Council, Sirsa

Executive Officer  
Municipal Council, Sirsa



**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work  
(Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Sirsa	
2.	Number of Properties as per RFP	73294	
3.	Number of Properties as per current MC record	74537	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	78575	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. 5277-78 dated 24.12.2020 (Copy enclosed)	77601	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	974	

**Details of properties verified by the authorized Officer of the ULB**

Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	8000	10.18%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	7610	95.12%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	390	4.88%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

  
Executive Officer  
Municipal Council, Sirsa

submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

  
Executive Officer  
~~Executive Officer,~~  
Municipal Council, Sirsa  
~~Municipal Council, Sirsa~~

Memo no. 758-60

Dated: 25/2/21

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
Executive Officer  
~~Executive Officer,~~  
Municipal Council, Sirsa  
~~Municipal Council, Sirsa~~



**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION  
REGISTER**

**(Based on Official report submitted by Executive Officer MC Sirsa)**

Sr. No.	Particular	Report/nos.	
<u>1</u>	Total Nos. of Properties in Demand Register (DR)	74537	
<u>2</u>	Total Nos. of Properties as per RFP	73294	
<u>3</u>	Total Nos. of Properties as Surveyed	78575	
<u>4</u>	Total Nos. of Properties in DR but falling outside MC limit	NIL	
<u>5</u>	Duplicate Properties in DR	NIL	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	74537	
<u>7</u>	New Properties found in City during Survey by YCSPL	4038	
<u>8</u>	Nos. of properties for which Owner Name /Father Name not found in DR	-	
<u>9</u>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	$52200 \times 100 / 74537 = 70.03\%$	
<u>10</u>	Existing Property Tax Demand per Annum as per DR	741.54 lakh	
<u>11</u>	Total recovery (Average per annum in previous 10 years)	220.84lakh	
<u>12</u>	Number of effective tax payers in city , including properties outside MC limit	57000	
	Number of ineffective tax payers in city , including properties outside MC limit	17537	
<u>13</u>	Expected Tax to be recover from the current surveyed properties	909.27 lakh	
<u>14</u>	Number of properties not paying any tax since 2015, including properties outside MC limit	17537	
<u>15</u>	Nos of refused properties in current survey	9605	
<u>16</u>	Category wise Comparison of old and current survey	Annexure-A	

  
Executive Officer  
Municipal Council, Sirsa

Annexure-A			
38865	System	Residential	
	DR		
	Difference		
35807	System	Commercial	
	DR		
	Difference		
3058	System	Vacant Plot and Agriculture/Horti culture land	
	DR		
	Difference		
7526	System	Institutional	
	DR		
	Difference		
6451	System	Industrial	
	DR		
	Difference		
1075	System	Special Category	
	DR		
	Difference		
23578	System	Mix Use	
	DR		
	Difference		
25666	System	Total	
	DR		
	Difference		
-2088	System		
	DR		
	Difference		
395	System		
	DR		
	Difference		
558	System		
	DR		
	Difference		
-163	System		
	DR		
	Difference		
351	System		
	DR		
	Difference		
310	System		
	DR		
	Difference		
41	System		
	DR		
	Difference		
1656	System		
	DR		
	Difference		
420	System		
	DR		
	Difference		
1236	System		
	DR		
	Difference		
6204	System		
	DR		
	Difference		
5830	System		
	DR		
	Difference		
374	System		
	DR		
	Difference		
78575	System		
	DR		
	Difference		
74537	System		
	DR		
	Difference		
4038	System		
	DR		
	Difference		

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<u>17(i)</u>	Institutional Category	558	395
<u>17(ii)</u>	Special Category	420	1656
<u>17(iii)</u>	Nos. of Properties Old id matched	1.Institutional Category -525 2.Special Category -300	
<u>17(iv)</u>	% of Old id matched	1.Institutional Category – 94.08% 2.Special Category -71.42%	
<u>17(v)</u>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<u>18</u>	Reasons for not matching Old ID with current survey		
<u>18.1</u>	The reason for not matching the property ID's is that, the property tax survey was originally conducted long back in yr 2014-15 by the MC in house but due to availability of old layout plan, it was possible to integrate 52200 nos of properties up to an extent possible w.r.t data available in DR, layout plan id number and ward wise data which found similar in surveyed data.		
<u>18.2</u>	Nos of properties having no owner /father name in DR	Properties without owner and father name -Nil Properties without father name- 73148 nos	

Executive Officer  
Municipal Council, Sirsa



<b>18.3</b>	Nos of properties for which DR not matched on vacant plot	<b>25666</b>	
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties	<b>4038</b>	
	b) Locked	<b>9490</b>	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	<b>9605</b>	
<b>19</b>	Total nos. of agriculture properties within MC limit	<b>2185</b>	
<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name		
<b>22</b>	It is certified that old ID's of 22337 nos. of properties are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

**Annexure-B**

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential	up to 300 sq yd		0.5		4407731.57	31.45
		301 to 500 sq yd		2		659446.8	19.82
		501 to 1000 sq yd		3		430884.71	19.06
		1001 sq yd to 2 acres		3.5		443946.21	22.10
		More than 2 acres		5		148619.05	11.49
		<b>Total</b>					<b>103.91</b>
2	Commercial	Up to 50 sq yd		12		86047.26	14.89
		51-100 sq yd		18		122204.06	33.19
		101-500 sq yd		24		345115.29	117.74
		501 to 1000 sq yd		30		68950.37	25.67
		Commercial space (shopping malls, multiplex or commercial		6		-	-

  
 Executive Officer  
 Municipal Council, Sirsa

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		office space etc)					
		Commercial Space (More than 1000 sq yd)		7.5		2711.35	1.04
		<b>Total</b>					<b>192.53</b>
3	Industrial	Up to 2500 sq yd		2.5		269876.41	6.76
		2501 to 2 acres		3		243760.64	8.49
		2 acres to 50 acres		3 rs per sqyd up to 2 acre+ 1 rs per sqyd for above		744057.55	11.45
		<b>Total</b>					<b>26.7</b>
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		6		4432.04	0.27
		2501 to 5000 sq yd		9		-	-
		More than 5000 sq yd		12		-	-
ii)	Institutional-Non-commercial	Up to 2500 sq yd		5		84388.03	4.22
		2501 to 5000 sq yd		6		63604.58	3.82
		More than 5000 sq yd		7.5		2939088.14	220.43
iii)	Institutional-Educational Institutions	Up to 1 acre		5000 per year			6.60
		More than 1 acre to 2.5 acre		75000 per year			12.75
		More than 2.5 acre to 5 acres		1.25 lac per year			8.75
		More than 5 acres		2.5 lac per year			32.50
		<b>Total</b>					<b>289.33</b>
5	Vacant	Up to 100 sq yd				-	-
		101 to 500 sq yd				-	-
		Above 500 sq yd				-	-
		<b>Total</b>					<b>36.29</b>

Executive Officer  
Municipal Council, Sirsa



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
6	Special Category						122.32
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market-Booth						
	Grain Market-Shop						
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dharmsala						
viii)	Bank						
ix)	Bus stand						
		Total					122.32
7	Mixed use						
		Total					138.19
8	Any other category as found in DR						
		Total					
		Total			741.54 lakh		909.27 lakh
Note: Reason for deviation and gaps in demand register data							
1							
2							
3							

  
 Executive Officer  
 Municipal Council, Sirsa

## MUNICIPAL COMMITTEE SISAI

Director General,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No.

569

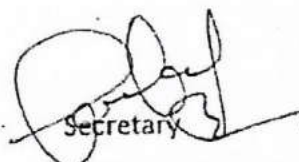
Date:

23/10/2020

**Subject: - Submission of Joint report of Municipal Committee Sisai and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.**

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.



Secretary

Municipal Committee Sisai

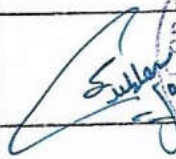
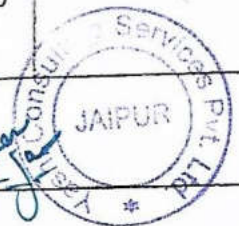
A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.



# Sign-Off Format for Property Survey (Stage 1.1 (A))

Annexure 1

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Sisai	
2.	Number of Properties as per RFP	Nil	Newly Constituted ULB
3.	Number of Properties as per current MC record	Nil	Newly Constituted ULB
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	6600	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	19-10-2020	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations		

It is to certify that 6600 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC Sisai for stage 1.1(A) and are recommended for payment.

  
Secretary

Municipal Committee Sisai

Memo no. 570-75

Dated: 23/10/2020

Sign Off certificate is forwarded in original to:

1. Director General, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yash Consulting Services Pvt. Ltd,

  
Secretary

Municipal Committee Sisai

**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work (Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Sisai	
2.	Number of Properties as per RFP	Nil	Newly Constituted ULB
3.	Number of Properties as per current MC record	Nil	Newly Constituted ULB
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	6600	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A)	0	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	6600	

**Details of properties verified by the authorized Officer of the ULB**

Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	750	11.36%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	714	95.2%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	36	4.8%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties



submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

  
Secretary

Municipal Committee Sisai

Memo no. 572-73

Dated: 23/10/2020

Sign Off certificate is forwarded in original to:

1. Director General, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
Secretary

Municipal Committee Sisai

**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION REGISTER**

**(Based on Official report submitted by Secretary MC Sisal)**

<b>Sr. No.</b>	<b>Particular</b>	<b>Report/nos.</b>	<b>Remark</b>
<b>1</b>	Total Nos. of Properties in Demand Register (DR)	Nil	Newly Constituted ULB, being 1 <sup>st</sup> time property survey demand register is not available
<b>2</b>	Total Nos. of Properties as per RFP	Nil	Newly Constituted ULB
<b>3</b>	Total Nos. of Properties as Surveyed	6600	
<b>4</b>	Total Nos. of Properties in DR but falling outside MC limit	Nil	Newly Constituted ULB
<b>5</b>	Duplicate Properties in DR	Nil	
<b>6</b>	Total Nos. of Net Properties in DR within Notified limit of MC	Nil	
<b>7</b>	New Properties found in City during Survey by YCSPL	6600	
<b>8</b>	Nos. of properties for which Owner Name /Father Name not found in DR	Nil	Newly Constituted ULB
<b>9</b>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	Nil	
<b>10</b>	Existing Property Tax Demand per Annum as per DR	Nil	
<b>11</b>	Total recovery (Average per annum in previous 10 years)	Nil	
<b>12</b>	Number of effective tax payers in city, including properties outside MC limit	Nil	
	Number of ineffective tax payers in city, including properties outside MC limit	Nil	
<b>13</b>	Expected Tax to be recover from the current surveyed properties	24.15 lakh	
<b>14</b>	Number of properties not paying any tax since 2015, including properties outside MC limit	Nil	Newly Constituted ULB
<b>15</b>	Number of refused properties in current survey	339	

Jaipur Municipal Corporation

JAIPUR



16		Category wise Comparison of old and current survey					Annexure-A																
Annexure-A		Residential			Commercial		Vacant Plot and Agriculture/Horticulture land		Institutional		Industrial		Special Category		MIX Use		Total						
3757	0	3757	81	0	81	2512	0	2512	43	0	43	0	0	0	61	0	61	146	0	146	6600	0	6600

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property In Demand Register	Property In Current Survey
<u>17(I)</u>	Institutional Category	NII	43
<u>17(II)</u>	Special Category	NII	61
<u>17(III)</u>	Nos. of Properties Old id matched	NII	
<u>17(IV)</u>	% of Old id matched	NII	
<u>17(v)</u>	Nos of properties old Id not matched with reason	Newly Constituted ULB	
<u>18</u>	Reasons for not matching Old ID with current survey		
<u>18.1</u>	Newly Constituted ULB (In July 2017)		
<u>18.2</u>	Nos of properties having no owner /father name in DR		
<u>18.3</u>	Nos of properties for which DR not matched on vacant plot		
<u>18.4</u>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties		
	b) Locked		
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant		
<u>19</u>	Total nos. of agriculture properties within MC limit	1276	
<u>20</u>	Total nos. of locked properties with owner and father name	NII	

21	Total nos. of locked properties without owner and father name	Nil
22	It is certified that ..... nos. of properties the old id sheet of which is attached with report are not possible to match subjected to reasons mentioned in #18	Nil
23	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.	

Annexure-B

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category In DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lakh)
1	Residential	up to 300 sq yd	Nil	0.4	Nil	431960.94	2.15
		301 to 500 sq yd		1.6		128999.24	2.63
		501 to 1000 sq yd		2.4		91504.77	2.75
		1001 sq yd to 2 acres		2.8		45735.51	1.68
		More than 2 acres		4			
		Total					9.21
2	Commercial	Up to 50 sq yd		9.6		616.44	0.07
		51-100 sq yd		14.40		1488.51	0.22
		101-500 sq yd		19.20		9028.14	1.87
		501 to 1000 sq yd		24			
		Commercial space (shopping malls, multiplex or commercial office space etc)		4.8			
		Commercial Space (More than 1000 sq yd)		6 per sq ft			
		Total					2.16
3	Industrial	Up to 2500 sq yd	Nil	2	Nil		
		2501 to 2 acres		2.4			



*[Handwritten Signature]*



**COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY**

Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lakh)
		2 acres to 50 acres	Nil	2.4rs per sq yd up to 2 acres+ 0.8rs per sq yd for above		-	-
		Total				-	-
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		4.8		-	-
		2501 to 5000 sq yd		7.2		-	-
		More than 5000 sq yd		9.6		-	-
ii)	Institutional-Non-commercial	Up to 2500 sq yd		4		13471.19	0.54
		2501 to 5000 sq yd		4.8		12109.47	0.58
		More than 5000 sq yd		6		24208.44	1.45
iii)	Institutional-Educational Institutions	Up to 1 acre		4000 per year (Fixed)			0.36
		More than 1 acre to 2.5 acre		60000 per year			1.20
		More than 2.5 acre to 5 acres		1 lac per year			2.00
		More than 5 acres		2 lac per year			2.00
		Total					8.13
5	Vacant	Up to 100 sq yd				-	-
		101 to 500 sq yd				-	-
		Above 500 sq yd				-	-
		Total					3.76
6	Special Category						
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY										
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lakh)			
	Grain Market-Booth									
	Grain Market-Shop									
v)	Hospital									
vi)	Petrol pump									
vii)	Religious/Dharmasala									
viii)	Bank									
ix)	Bus stand									
		Total							-	-
7	Mixed use									
		Total								0.89
8	Any other category as found in DR									
		Total								
		Total							24.15 Lakh	
Note: Reason for deviation and gaps in demand register data										
1										
2										
3										



*[Handwritten signature]*



## MUNICIPAL COUNCIL SOHNA

Director,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No. MCS/1173

Date: 20/4/2021

**Subject: - Submission of Joint report of Municipal Council Sohna and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.**

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

20/04/2021  
Executive Officer  
Municipal Council Sohna  
SOHNA

MEMO NO - MCS/1174

Date - 20/04/2021

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.

**Sign-Off Format for Property Survey (Stage 1.1 (A))**

**Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Sohna	
2.	Number of Properties as per RFP	18889	
3.	Number of Properties as per current MC record	19266	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	45866	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	25-02-2021	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p><b>44373 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. YCSPL/GIS-PRP/SVY/22456 dated 22.12.2020 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 45866.</p> <p>The balance properties <math>45866 - 44373 = 1493</math> nos. has been checked and certified.</p>	

It is to certify that 45866 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Sohna** and the balance **1493 properties are recommended for payment** under Stage 1.1 (A)

20/04/2021  
Executive Officer  
Municipal Council Sohna  
SOHNA

Memo no. **MCS/1175-76** Dated: **20/04/2021**

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

20/04/2021  
Executive Officer  
Municipal Council Sohna  
SOHNA



**Sign-Off Format for Property Survey (Stage 1.1 (A))**

**Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Sohna	
2.	Number of Properties as per RFP	18889	
3.	Number of Properties as per current MC record	19266	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	44373	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	18-12-2020	
6.	Signature of SI with seal and sign	<i>[Signature]</i> YCSPL	
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations		

It is to certify that 44373 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC Sohna for stage 1.1(A) and are recommended for payment

*[Signature]*  
Executive Officer,  
Municipal Council, Sohna  
SOHNA

YCSPL/GIS-PRP / SVY / 22456  
Memo no.

Dated: 22.12.2020

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

*[Signature]*  
Executive Officer,  
Municipal Council, Sohna  
SOHNA



**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work (Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Sohna	
2.	Number of Properties as per RFP	18889	
3.	Number of Properties as per current MC record	19266	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	45866	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. YCSPL/GIS-PRP/SVY/22456 dated 22.12.2020 (Copy enclosed)	44373	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	1493	
<b>Details of properties verified by the authorized Officer of the ULB</b>			
Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	5000	11%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	4775	95.50%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	225	4.50%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

(SOP)  
*Standard operating procedure*  
*Standard operating Procedure*  
 20/4/2021



submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

20/04/2021  
Executive Officer,  
Municipal Council, Sohna  
SOHNA

Memo no. MCS/1175-76 Dated: 20/04/2021

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

20/04/2021  
Executive Officer,  
Municipal Council, Sohna  
SOHNA

**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION REGISTER**

**(Based on Official report submitted by Executive Officer MC Sohna)**

<b>Sr. No.</b>	<b>Particular</b>	<b>Report/nos.</b>	
<b>1</b>	Total Nos. of Properties in Demand Register (DR)	<b>19266</b>	
<b>2</b>	Total Nos. of Properties as per RFP	<b>18889</b>	
<b>3</b>	Total Nos. of Properties as Surveyed	<b>45866</b>	
<b>4</b>	Total Nos. of Properties in DR but falling outside MC limit	<b>NIL</b>	
<b>5</b>	Duplicate Properties in DR	<b>NIL</b>	
<b>6</b>	Total Nos. of Net Properties in DR within Notified limit of MC	<b>19266</b>	
<b>7</b>	New Properties found in City during Survey by YCSPL	<b>26600</b>	<b>Surveyed Properties – DR Properties</b>
<b>8</b>	Nos. of properties for which Owner Name /Father Name not found in DR	<b>268</b>	
<b>9</b>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	<b>13705*100/19266=71.13%</b>	
<b>10</b>	Existing Property Tax Demand per Annum as per DR	<b>96.37 lakh</b>	
<b>11</b>	Total recovery (Average per annum in previous 8 years)	<b>28.58 lakh</b>	
<b>12</b>	Number of effective tax payers in city , including properties outside MC limit	<b>1200</b>	
	Number of ineffective tax payers in city , including properties outside MC limit	<b>18066</b>	
<b>13</b>	Expected Tax to be recover from the current surveyed properties	<b>483.91 lakh</b>	
<b>14</b>	Number of properties not paying any tax since 2015, including properties outside MC limit	<b>18066</b>	
<b>15</b>	Nos of refused properties in current survey	<b>3981</b>	
<b>16</b>	Category wise Comparison of old and current survey	<b>Annexure-A</b>	

*Rg*  
20/4/2021.



Annexure-A			Residential	Commercial	Vacant Plot and Agriculture/Horti culture land	Institutional	Industrial	Special Category	Mix Use	Total
	System	DR								
18602										
15823										
2779										
1924										
3385										
-1461										
23193										
0										
23193										
146										
32										
114										
57										
26										
31										
290										
0										
290										
1654										
0										
1654										
45866										
19266										
26600										

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<u>17(i)</u>	Institutional Category	32	146
<u>17(ii)</u>	Special Category	0	290
<u>17(iii)</u>	Nos. of Properties Old id matched	1.Institutional Category -25 2.Special Category -Nil	
<u>17(iv)</u>	% of Old id matched	1.Institutional Category –78.12% 2.Special Category -Nil	
<u>17(v)</u>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<u>18</u>	Reasons for not matching Old ID with current survey		
<u>18.1</u>	Most important conclusion for not matching the property id's is that in Sohna the property tax survey was conducted long back in yr. 2016-2017 by the MC in house, at that time no layout/coordinates of properties were available and in this duration of 4 yrs owners might be changed, migrated or not available during the survey in field, so Old id matching has been ensured with Survey Agency jointly upto maximum possible extent.		
<u>18.2</u>	Nos of properties having no owner /father name in DR	Properties without owner and father name -268 nos Properties without father name- 6682 nos	

Re  
20/4/2021

<b>18.3</b>	Nos of properties for which DR not matched on vacant plot	<b>Nil</b>	
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties	<b>26600</b>	
	b) Locked	<b>4921</b>	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	<b>3981</b>	
<b>19</b>	Total nos. of agriculture properties within MC limit	<b>15091</b>	
<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name		
<b>22</b>	It is certified that old ID's of 5561 nos. of properties are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

**Annexure-B**

<b>COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY</b>							
<b>Sr No</b>	<b>Category in DR</b>	<b>Area limit as per tax</b>	<b>area as per DR</b>	<b>Tax rate</b>	<b>Tax as per new notification</b>	<b>Area as per survey (Sq Yard)</b>	<b>Amount (In Lac)</b>
1	Residential	up to 300 sq yd		0.5		1422538.69	8.96
		301 to 500 sq yd		2		510355.66	12.92
		501 to 1000 sq yd		3		503333.58	22.32
		1001 sq yd to 2 acres		3.5		1354704.12	66.05
		More than 2 acres		5		1554206.81	159.94
		<b>Total</b>					<b>270.21</b>
2	Commercial	Up to 50 sq yd		12		19839.84	3.19
		51-100 sq yd		18		24319.7	5.74
		101-500 sq yd		24		86583.43	27.22
		501 to 1000 sq yd		30		25340.53	8.66

*Rp*  
20/4/2021



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		Commercial space (shopping malls, multiplex or commercial office space etc)		6		-	-
		Commercial Space (More than 1000 sq yd)		7.5		7201.06	0.54
		<b>Total</b>					<b>45.35</b>
3	Industrial	Up to 2500 sq yd		2.5		31223.46	0.78
		2501 to 2 acres		3		26183.87	0.79
		2 acres to 50 acres		3 rs per sqyd up to 2 acre+ 1 rs per sqyd for above		371530.59	3.90
		<b>Total</b>					<b>5.47</b>
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		6		716.62	0.04
		2501 to 5000 sq yd		9			
		More than 5000 sq yd		12			
ii)	Institutional-Non-commercial	Up to 2500 sq yd		5		25904.17	1.30
		2501 to 5000 sq yd		6		32592.84	1.96
		More than 5000 sq yd		7.5		280500.67	21.04
iii)	Institutional-Educational Institutions	Up to 1 acre		5000 per year			2.65
		More than 1 acre to 2.5 acre		75000 per year			4.50
		More than 2.5 acre to 5 acres		1.25 lac per year			2.50
		More than 5 acres		2.5 lac per year			15.00
		<b>Total</b>					<b>48.98</b>
5	Vacant	Up to 100 sq yd				-	-
		101 to 500 sq yd				-	-
		Above 500 sq yd				-	-
		<b>Total</b>					<b>27.81</b>

Rp  
20/4/2021

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY								
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount. (In Lac)	
6	Special Category						55.30	
i)	Storage							
ii)	Cinema Hall							
iii)	Marriage place							
iv)	Grain Market							
	Grain Market-Booth							
	Grain Market-Shop							
v)	Hospital							
vi)	Petrol pump							
vii)	Religious/Dharmasala							
viii)	Bank							
ix)	Bus stand							
		Total					55.30	
7	Mixed use							
		Total						30.79
8	Any other category as found in DR						-	-
		Total						
		Total			96.37 lakh		483.91lakh	
Note: Reason for deviation and gaps in demand register data								
1								
2								
3								

Rf  
20/4/2021



## MUNICIPAL CORPORATION SONIPAT

Director,  
Urban Local Bodies,  
Panchkula, Haryana.



Memo No. 8362

Date: 05/05/2021

**Subject: - Submission of Joint report of Municipal Corporation Sonipat and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.**

Sir,


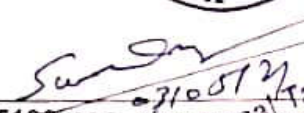
Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

  
Commissioner Joint Commissioner  
Municipal Corporation Sonipat  



A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.

**Sign-Off Format for Property Survey (Stage1.1 (A))**

**Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Sonipat	
2.	Number of Properties as per RFP	168160	
3.	Number of Properties as per current MC record	146057	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	172910	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	25-04-2021	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p><b>65100 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. 5942 dated 03.11.2020 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 172910.</p> <p>The balance properties <math>172910 - 65100 = 107810</math> nos. has been checked and certified.</p>	

It is to certify that 172910 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC Sonipat and the balance 107810 properties are recommended for payment under Stage 1.1 (A)

  
Commissioner/ Joint Commissioner  
Municipal Corporation Sonipat

Memo no. 8363-64 Dated: 05/05/2021

Sign Off certificate is forwarded in original to:


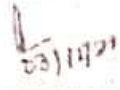
1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
Commissioner/ Joint Commissioner  
Municipal Corporation Sonipat



**Sign-Off Format for Property Survey (Stage 1.1 (A))**

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1	Name of ULB Town	Sonepat	
2	Number of Properties as per RFP	168100	
3	Number of Properties as per current MC record	168180	
4	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	65100	
5	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	03-11-2020	
6	Signature of SI with seal and sign		
7	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8	Comments/Remarks/Recommendations		

It is to certify that 65100 nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC Sonapat for stage 1.1 (A) and are recommended for payment.

Zonal Taxation Officer,  
Commissioner/Executive Officer, Sonapat  
Municipal Corporation / Council / Committee, Sonapat

Memo no. 5942

Dated: 03-11-2020

Sign Off certificate is forwarded in original to

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action
2. M/s Yash Consulting Services Pvt. Ltd.

Zonal Taxation Officer,  
Commissioner/Executive Officer, Sonapat  
Municipal Corporation / Council / Committee, Sonapat

UNDER-SIGNED HAS BEEN AUTHORIZED THE ABOVE FORM, STAGE 1.1 (A) WIDE J.C., SONEPAT ORDER DATED 03/11/2020/2020-21/5942

**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work (Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Sonepat	
2.	Number of Properties as per RFP	168160	
3.	Number of Properties as per current MC record	146057	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	172910	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. 5942 dated 03.11.2020 (Copy enclosed)	65100	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	107810	
<b>Details of properties verified by the authorized Officer of the ULB</b>			
Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC) (Physical validation of at least 10% of surveyed properties)]	18000	10.53%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	17150	95.27%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	850	4.73%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties



2-7-20  
 03/01/21  
 Zonal Taxation Officer  
 Municipal Corporation  
 Sonapat (Hr.)



submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

  
Commissioner/Joint Commissioner  
Municipal Corporation Sonapat  


Memo no. 8365-66

Dated: 05/05/2021

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
Commissioner/Joint Commissioner  
Municipal Corporation Sonapat  


**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION REGISTER**

**(Based on Official report submitted by Commissioner/Joint Commissioner MC Sonipat)**

Sr. No.	Particular	Report/nos.	
<u>1</u>	Total Nos. of Properties in Demand Register (DR)	146057	
<u>2</u>	Total Nos. of Properties as per RFP	168160	
<u>3</u>	Total Nos. of Properties as Surveyed	172910	
<u>4</u>	Total Nos. of Properties in DR but falling outside MC limit	NIL	
<u>5</u>	Duplicate Properties in DR	NIL	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	146057	
<u>7</u>	New Properties found in City during Survey by YCSPL	26853	Surveyed Properties – DR Properties
<u>8</u>	Nos. of properties for which Owner Name /Father Name not found in DR	49835	
<u>9</u>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	$107683 \times 100 / 146057 = 73.3\%$	
<u>10</u>	Existing Property Tax Demand per Annum as per DR	2470.89 lakh	
<u>11</u>	Total recovery (Average per annum in previous 10 years)	1039.60 lakh	
<u>12</u>	Number of effective tax payers in city, including properties outside MC limit	52405	
	Number of ineffective tax payers in city, including properties outside MC limit	93652	
<u>13</u>	Expected Tax to be recover from the current surveyed properties	2767.01 lakh	
<u>14</u>	Number of properties not paying any tax since 2015, including properties outside MC limit	93652	
<u>15</u>	Nos of refused properties in current survey	11861	
<u>16</u>	Category wise Comparison of old and current survey	Annexure-A	



27th  
 5/10/21  
 05/10/21  
 Zonal Taxation Officer  
 Municipal Corporation  
 Sonapat (Hr.)



Annexure-A			
88162	System	Residential	
	DR		
	Difference		
80414	System	Commercial	
	DR		
	Difference		
7748	System	Vacant Plot and Agriculture/Horti culture land	
	DR		
	Difference		
9774	System	Institutional	
	DR		
	Difference		
10710	System	Industrial	
	DR		
	Difference		
-936	System	Special Category	
	DR		
	Difference		
60911	System	Mix Use	
	DR		
	Difference		
41860	System	Total	
	DR		
	Difference		
19051	System		
	DR		
	Difference		
858	System		
	DR		
	Difference		
1692	System		
	DR		
	Difference		
-834	System		
	DR		
	Difference		
2164	System		
	DR		
	Difference		
2000	System		
	DR		
	Difference		
164	System		
	DR		
	Difference		
1730	System		
	DR		
	Difference		
685	System		
	DR		
	Difference		
1045	System		
	DR		
	Difference		
9311	System		
	DR		
	Difference		
8696	System		
	DR		
	Difference		
615	System		
	DR		
	Difference		
172910	System		
	DR		
	Difference		
146057	System		
	DR		
	Difference		
26853	System		
	DR		
	Difference		

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
17(i)	Institutional Category	1692	858
17(ii)	Special Category	685	1730
17(iii)	Nos. of Properties Old id matched	1.Institutional Category – 243 2.Special Category - 518	
17(iv)	% of Old id matched	1.Institutional Category –14.36% 2.Special Category –75.62%	
17(v)	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
18	Reasons for not matching Old ID with current survey		
18.1	The reason for not matching the property ID's is that, the property tax survey was originally conducted long back in yr                      by the MC in house but due to availability of old layout plan, it was possible to integrate 107683 nos of properties up to an extent possible w.r.t data available in DR, layout plan id number and ward wise data which found similar in surveyed data.		
18.2	Nos of properties having no owner /father name in DR	Properties without owner and father name -49835 nos Properties without father name- 82602 nos	



*Sumit*  
03/05/17  
Zonal Taxation Officer  
Municipal Corporation  
Sonapat (Hr.)

18.3	Nos of properties for which DR not matched on vacant plot	41860	
18.4	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties	26853	
	b) Locked	17111	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	11861	
19	Total nos. of agriculture properties within MC limit	13175	
20	Total nos. of locked properties with owner and father name		
21	Total nos. of locked properties without owner and father name		
22	It is certified that old ID's of 38374 nos. of properties are not possible to match subjected to reasons mentioned in #18		
23	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

Annexure-B

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential	up to 300 sq yd		0.75		8726710.3	
		301 to 500 sq yd		3		1	91.32
		501 to 1000 sq yd		4.5		1742652.9	
		1001 sq yd to 2 acres		5.25		9	73.36
		More than 2 acres		7.5		827728.34	51.80
		Total				724443.63	49.27
						485434.57	62.88
2	Commercial	Up to 50 sq yd		18			328.64
		51-100 sq yd		27		119831.08	28.99
		101-500 sq yd		36		102478.63	38.06
		501 to 1000 sq yd		45		346952.4	165.12
						124722.06	67.44



5/11/21  
 03/11/21  
 Municipal Taxation Officer  
 Municipal Corporation  
 Sonapat (Hr.)



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		Commercial space (shopping malls, multiplex or commercial office space etc) upto 1000 Sq feet		9 per sq ft			
		Commercial Space (More than 1000 sq feet)		11.25 per sq ft		86565.85	23.52
		<b>Total</b>					<b>324.30</b>
3	Industrial	Up to 2500 sq yd		3.75		1362410.18	51.12
		2501 to 2 acres		4.5		923512.38	41.56
		2 acres to 50 acres		4.5 rs per sq yd up to 2 acres+ 1.5rs per sq yd for above		2923854.61	44.14
		<b>Total</b>					<b>136.82</b>
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		9		6127.57	0.55
		2501 to 5000 sq yd		13.5		3641.55	0.49
		More than 5000 sq yd		18		143998.67	25.92
ii)	Institutional-Non-commercial	Up to 2500 sq yd		7.5		203278.14	15.14
		2501 to 5000 sq yd		9		161773.16	14.56
		More than 5000 sq yd		11.25		2677728.34	301.24
iii)	Institutional-Educational Institutions	Up to 1 acre		7500 per year (Fixed)			17.48
		More than 1 acre to 2.5 acre		1.125 lac per year			33.75
		More than 2.5 acre to 5 acres		1.875 lac per year			45.00
		More than 5 acres		3.75 lac per year			75.00
		<b>Total</b>					<b>529.13</b>
5	Vacant	Up to 100 sq yd					
		101 to 500 sq yd					
		Above 500 sq yd					
		<b>Total</b>					<b>124.82</b>
6	Special						228.10



*Sunil Kumar*  
02/07/21  
Zonal Taxation Officer  
Municipal Corporation  
Sonepat (Hr.)

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
	Category						
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market-Booth						
	Grain Market-Shop						
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dharmsala						
viii)	Bank						
ix)	Bus stand						
		<b>Total</b>					<b>228.10</b>
7	Mixed use						
		<b>Total</b>					<b>1095.19</b>
8	Any other category as found in DR						
		<b>Total</b>					
		<b>Total</b>			<b>2470.89 lakh</b>		<b>2767.01 lakh</b>
Note: Reason for deviation and gaps in demand register data							
1							
2							
3							



  
 04.11.21  
 Zonal Taxation Officer  
 Municipal Corporation  
 Sonapat (Hr.)



स्वच्छ तरावडी स्वच्छ हरियाणा



**Office of Municipal Committee Taraori**

E-mail : secymc.taraori@hry.nic.in

www.ulbharyana.gov.in

To

Director General,  
Urban Local Bodies,  
Panchkula, Haryana.

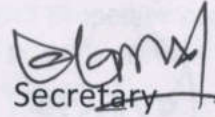
Memo No. 2393 /MCT

Date: 9/11/2020

**Subject: -Submission of Joint report of Municipal Committee Taraori and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.**

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

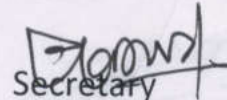
  
Secretary

Municipal Committee Taraori

Endst no. 2394/mct

Date 9/11/2020

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.

  
Secretary

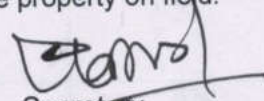
Municipal Committee Taraori

**Sign-Off Format for Property Survey (Stage 1.1 (A))**

**Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Taraori	
2.	Number of Properties as per RFP	12066	
3.	Number of Properties as per current MC record	13746	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	11197	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	19-10-2020	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign	AT 09/11/2020 - 09-11-2020	
8.	Comments/Remarks/Recommendations	<p><b>9555 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. 1238/MCT dated 21.08.2019 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 11298.</p> <p>The balance properties <math>11197 - 9555 = 1642</math> nos. has been checked and certified.</p>	

It is to be certified that 11197 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed and the balance 1642 Properties could not be integrated as M/s Yashi Consulting Services Pvt. Ltd, could not locate the property on field.

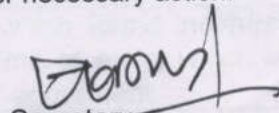
  
Secretary

Municipal Committee Taraori

Memo no. 2395-96 Dated: 9-11-2020

Sign Off certificate is forwarded in original to:

1. Director General, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
Secretary

Municipal Committee Taraori



**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work  
(Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Taraori	
2.	Number of Properties as per RFP	12066	
3.	Number of Properties as per current MC record	13746	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	11197	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no.1238/MCT dated 21.08.2019	9555	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	1642	
<b>Details of properties verified by the authorized Officer of the ULB</b>			
Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of atleast 10% of surveyed properties)]	1300	11.61%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	1235	95%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	65	5%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

  
 Secretary  
 Municipal Committee, TARAORI  
 AL

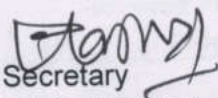
It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

  
Secretary  
Municipal Committee Taraori  
At

Memo no. 2397-98/15 Dated: 9-11-2020

Sign Off certificate is forwarded in original to:

1. Director General, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

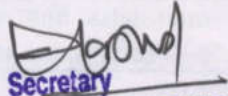
  
Secretary  
Municipal Committee Taraori  
At



**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION REGISTER**

**(Based on Official report submitted by Secretary MC Taraori)**

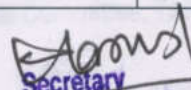
Sr. No.	Particular	Report/nos.	
<u>1</u>	Total Nos. of Properties in Demand Register (DR)	12038	
<u>2</u>	Total Nos. of Properties as per RFP	12066	
<u>3</u>	Total Nos. of Properties as Surveyed	11197	
<u>4</u>	Total Nos. of Properties in DR but falling outside MC limit	NIL	
<u>5</u>	Duplicate Properties in DR	NIL	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	13746	
<u>7</u>	New Properties found in City during Survey by YCSPL	-	Surveyed Properties – DR Properties
<u>8</u>	Nos. of properties for which Owner Name /Father Name not found in DR	48	
<u>9</u>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	$9115 \times 100 / 12038 = 75.72\%$	
10	Existing Property Tax Demand per Annum as per DR	40 lakh	
11	Total recovery (Average per annum in previous 10 years)	29 lakh	
12	Number of effective tax payers in city , including properties outside MC limit	1907	
	Number of ineffective tax payers in city , including properties outside MC limit	10131	
13	Expected Tax to be recover from the current surveyed properties	77.22lakh	
14	Number of properties not paying any tax since 2015, including properties outside MC limit	4700 Apprx.	
15	Nos of refused properties in current survey	1515	
16	Category wise Comparison of old and current survey	Annexure-A	

  
 Secretary  
 Municipal Committee, TARAORI  
 AL



Annexure-A	Residential			Commercial	Vacant Plot and Agriculture/Horticulture land	Institutional	Industrial	Special Category	Mix Use	Total
	System	DR	Difference							
	System	DR	Difference							
5547										
9863										
-4316										
1988										
3146										
-1158										
2440										
98										
2453										
115										
117										
-2										
40										
29										
11										
466										
433										
33										
591										
4										
587										
11197										
12038										
-841										

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<u>17(i)</u>	Institutional Category	117	115
<u>17(ii)</u>	Special Category	433	466
<u>17(iii)</u>	Nos. of Properties Old id matched	1.Institutional Category -94 2.Special Category -347	
<u>17(iv)</u>	% of Old id matched	1.Institutional Category -80.34 % 2.Special Category -80.13 %	
<u>17(v)</u>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<u>18</u>	Reasons for not matching Old ID with current survey		
<u>18.1</u>	Most important conclusion for not matching the property id's is that in Taraorithe property tax survey was conducted long back in yr. 2012-13 by the MC in house, at that time no layout/coordinates of properties were available and in this duration of 8 yrs owners might be changed, migrated or not available during the survey in field, so Old id matching has been ensured with Survey Agency jointly upto maximum possible extent.		
<u>18.2</u>	Nos of properties having no owner /father name in DR	Properties without owner and father name -48nos Properties without father name-1nos	
<u>18.3</u>	Nos of properties for which DR not	98	

  
 Secretary  
 Municipal Committee, TARAORI  
 AT



	matched on vacant plot		
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties	-	
	b) Locked	<b>1501</b>	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	<b>1515</b>	
<b>19</b>	Total nos. of agriculture properties within MC limit	-	
<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name		
<b>22</b>	It is certified that 2923 nos. of properties the old id sheet of which is attached with report are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

**Annexure-B**

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential	up to 300 sqyd		0.4		598053.64	3.12
		301 to 500 sqyd		1.6		76985.78	1.64
		501 to 1000 sqyd		2.4		44840.67	1.50
		1001 sqyd to 2 acres		2.8		50322.96	1.73
		More than 2 acres		4		82638.03	3.31
		<b>Total</b>					<b>11.30</b>
2	Commercial	Up to 50 sqyd		9.6		38284.56	4.23
		51-100 sqyd		14.40		32407.51	5.48
		101-500 sqyd		19.20		39166.86	8.30
		501 to 1000 sqyd		24		7119.53	1.71

  
 Secretary  
 Municipal Committee, TARAORI  
 9/11

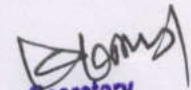
COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		Commercial space (shopping malls, multiplex or commercial office space etc)		4.8		-	-
		Commercial Space (More than 1000 sqyd)		6 per sqft		3500	1.05
		<b>Total</b>					<b>20.77</b>
3	Industrial	Up to 2500 sqyd		2		17951.96	0.36
		2501 to 2 acres		2.4		17931.23	0.43
		2 acres to 50 acres		2.4rs per sqyd up to 2 acres+ 0.8rs per sqyd for above		324896.99	2.75
		<b>Total</b>					<b>3.54</b>
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sqyd		4.8		-	-
		2501 to 5000sqyd		7.2		-	-
		More than 5000 sqyd		9.6		-	-
ii)	Institutional-Non-commercial	Upto 2500 sqyd		4		24371.83	0.97
		2501 to 5000 sqyd		4.8		14415.74	0.69
		More than 5000 sqyd		6		183310.35	11.00
iii)	Institutional-Educational Institutions	Up to 1 acre		4000 per year (Fixed)			1.16
		More than 1 acre to 2.5 acre		60000 per year			1.80
		More than 2.5 acre to 5 acres		1 lac per year			1.00
		More than 5 acres		2 lac per year			2.00
		<b>Total</b>					<b>18.63</b>
5	Vacant	Up to 100 sqyd				-	-
		101 to 500 sqyd				-	-
		Above 500 sqyd				-	-
		<b>Total</b>					<b>7.81</b>
6	Special Category						10.97
i)	Storage						
ii)	Cinema Hall						

  
 Secretary  
 Municipal Committee, TARAORI  
 At



**COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY**

Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
iii)	Marriage place						
iv)	Grain Market						
	Grain Market-Booth						
	Grain Market-Shop						
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dharmsala						
viii)	Bank						
ix)	Bus stand						
		<b>Total</b>					<b>10.97</b>
7	Mixed use						
		<b>Total</b>					<b>4.20</b>
8	Any other category as found in DR						
		<b>Total</b>					
		<b>Total</b>			<b>40 lakh</b>		<b>77.22 lakh</b>
<b>Note: Reason for deviation and gaps in demand register data</b>							
1							
2							
3							

  
**Secretary**  
**Municipal Committee, TARAORI**  
**AT**

## MUNICIPAL COMMITTEE TAORU

Director,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No. 217/MCT/2021

Date: 18.02.2021

**Subject: - Submission of Joint report of Municipal Committee Taoru and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.**

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

Enclosed:- As Above

  
Secretary  
Municipal Committee  
Taoru (Mewat)  
Municipal Committee Taoru

Encl. No - 218/MCT/2021

Dated:- 18/02/2021

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.



## Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Taoru	
2.	Number of Properties as per RFP	10947	
3.	Number of Properties as per current MC record	10945	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	10752	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	12-02-2021	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p><b>8993 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. MCT/2020/772 dated 19.06.2020 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 10752.</p> <p>The balance properties <math>10752 - 8993 = 1759</math> nos. has been checked and certified.</p>	

It is to certify that 10752 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Taoru** and the balance 1759 properties are recommended for payment under Stage 1.1 (A)

Secretary  
Municipal Committee, Taoru

Memo no. 217-218/MCT/2021 Dated: 18/02/2021

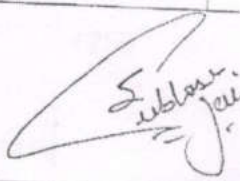

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

Secretary  
Municipal Committee, Taoru

Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Taoru	ok
2.	Number of Properties as per RFP	10947	ok
3.	Number of Properties as per current MC record	10945	ok
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	8993	ok
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	19.06.2020	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	As per portal of nlc (dub) It shows 8993 properties.	

It is to certify that 8993 nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC Taoru for stage 1.1 (A) and are recommended for payment.

Secretary

Municipal Committee Taoru

Dated: 19/06/2020

Memo no. MCT/2020/772

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd.

Secretary

Municipal Committee Taoru



**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work  
(Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Taoru	
2.	Number of Properties as per RFP	10947	
3.	Number of Properties as per current MC record	10945	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	10752	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. MCT/2020/772 dated 19.06.2020 (Copy enclosed)	8993	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	1759	
<b>Details of properties verified by the authorized Officer of the ULB</b>			
Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	1100	10.23%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	1050	95.45%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	50	4.55%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

*[Signature]*  
Secretary  
Municipal Committee  
Taoru (Rajwadi)

submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

  
Secretary  
Municipal Committee, Taoru

Memo no. 217-218/MCT/2021 Dated: 18/02/2021

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
Secretary  
Municipal Committee, Taoru (Mewat)



**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION REGISTER**

**(Based on Official report submitted by Secretary MC Taoru)**

<b>Sr. No.</b>	<b>Particular</b>	<b>Report/nos.</b>	
<b>1</b>	Total Nos. of Properties in Demand Register (DR)	<b>10945</b>	
<b>2</b>	Total Nos. of Properties as per RFP	<b>10947</b>	
<b>3</b>	Total Nos. of Properties as Surveyed	<b>10752</b>	
<b>4</b>	Total Nos. of Properties in DR but falling outside MC limit	<b>NIL</b>	
<b>5</b>	Duplicate Properties in DR	<b>NIL</b>	
<b>6</b>	Total Nos. of Net Properties in DR within Notified limit of MC	<b>10945</b>	
<b>7</b>	New Properties found in City during Survey by YCSPL	<b>-</b>	
<b>8</b>	Nos. of properties for which Owner Name /Father Name not found in DR	<b>1617</b>	
<b>9</b>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	<b>7893*100/10945=72.11%</b>	
<b>10</b>	Existing Property Tax Demand per Annum as per DR	<b>40 lakh</b>	
<b>11</b>	Total recovery (Average per annum in previous 10 years)	<b>9.20 lakh</b>	
<b>12</b>	Number of effective tax payers in city , including properties outside MC limit	<b>2200</b>	
	Number of ineffective tax payers in city , including properties outside MC limit	<b>8745</b>	
<b>13</b>	Expected Tax to be recover from the current surveyed properties	<b>76.22 lakh</b>	
<b>14</b>	Number of properties not paying any tax since 2015, including properties outside MC limit	<b>8745</b>	
<b>15</b>	Nos of refused properties in current survey	<b>1129</b>	
<b>16</b>	Category wise Comparison of old and current survey	<b>Annexure-A</b>	

  
**Secretary**  
**Municipal Committee**  
**Taoru (Mewat)**

Annexure-A			
	System	Residential	
4441	DR		
4635	Difference		
-194			
1048	System	Commercial	
3674	DR		
-2626	Difference		
3786	System	Vacant Plot and Agriculture/Horti culture land	
2328	DR		
-1458	Difference		
107	System	Institutional	
53	DR		
54	Difference		
15	System	Industrial	
21	DR		
-6	Difference		
459	System	Special Category	
65	DR		
394	Difference		
896	System	Mix Use	
0	DR		
896	Difference		
10752	System	Total	
10945	DR		
-193	Difference		

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<u>17(i)</u>	Institutional Category	53	107
<u>17(ii)</u>	Special Category	65	459
<u>17(iii)</u>	Nos. of Properties Old id matched	1.Institutional Category –50 2.Special Category -30	
<u>17(iv)</u>	% of Old id matched	1.Institutional Category – 94.33% 2.Special Category – 46.15%	
<u>17(v)</u>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<u>18</u>	Reasons for not matching Old ID with current survey		
<u>18.1</u>	Most important conclusion for not matching the property id's is that in Taoru the property tax survey was conducted long back in yr. 2010-2011 by the MC in house, at that time no layout/coordinates of properties were available and in this duration of 10 yrs owners might be changed, migrated or not available during the survey in field, so Old id matching has been ensured with Survey Agency jointly upto maximum possible extent.		
<u>18.2</u>	Nos of properties having no owner /father name in DR	Properties without owner and father name -1617 nos Properties without father name-3592 nos	

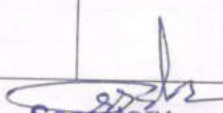
Secretary  
Municipal Committee  
Taoru (Mawat)



<b>18.3</b>	Nos of properties for which DR not matched on vacant plot	<b>2328</b>	
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties	-	
	b) Locked	<b>1451</b>	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	<b>1129</b>	
<b>19</b>	Total nos. of agriculture properties within MC limit	<b>1633</b>	
<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name		
<b>22</b>	It is certified that old ID's of 3052 nos. of properties are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

**Annexure-B**

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential	up to 300 sq yd		0.4		523686.24	2.66
		301 to 500 sq yd		1.6		133786.69	2.69
		501 to 1000 sq yd		2.4		86062.63	2.53
		1001 sq yd to 2 acres		2.8		72449.9	2.42
		More than 2 acres		4		38744.06	1.55
		<b>Total</b>					<b>11.85</b>
2	Commercial	Up to 50 sq yd		9.6		13053.17	1.53
		51-100 sq yd		14.40		13014.49	2.38
		101-500 sq yd		19.20		48024.04	10.85
		501 to 1000 sq yd		24		23580.85	7.46
		Commercial space (shopping malls, multiplex or commercial		4.8		-	-

  
**Secretary**  
 Municipal Committee  
 Tauru (Jilewat)

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		office space etc)					
		Commercial Space (More than 1000 sq yd)		6 per sq ft		-	-
		<b>Total</b>					<b>22.21</b>
3	Industrial	Up to 2500 sq yd		2		6626.47	0.13
		2501 to 2 acres		2.4		15849.18	0.38
		2 acres to 50 acres		2.4rs per sq yd up to 2 acres+ 0.8rs per sq yd for above		63490.36	0.66
		<b>Total</b>					<b>1.17</b>
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		4.8		-	-
		2501 to 5000 sq yd		7.2		-	-
		More than 5000 sq yd		9.6		-	-
ii)	Institutional-Non-commercial	Up to 2500 sq yd		4		21983.28	0.88
		2501 to 5000 sq yd		4.8		15923.55	0.76
		More than 5000 sq yd		6		148147.23	8.89
iii)	Institutional-Educational Institutions	Up to 1 acre		4000 per year (Fixed)			0.92
		More than 1 acre to 2.5 acre		60000 per year			1.20
		More than 2.5 acre to 5 acres		1 lac per year			
		More than 5 acres		2 lac per year			4.00
		<b>Total</b>					<b>16.65</b>
5	Vacant	Up to 100 sq yd				-	-
		101 to 500 sq yd				-	-
		Above 500 sq yd				-	-
		<b>Total</b>					<b>5.61</b>

Secretary  
Municipal Committee  
Tauru (Mewat)



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
6	Special Category						5.15
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market-Booth						
	Grain Market-Shop					-	-
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dhar msala						
viii)	Bank						
ix)	Bus stand						
		Total					5.15
7	Mixed use						
		Total					13.58
8	Any other category as found in DR					-	-
		Total					
		Total			40 lakh		76.22 lakh
Note: Reason for deviation and gaps in demand register data							
1							
2							
3							

  
 Secretary  
 Municipal Committee  
 Tauru (Mawat)

## MUNICIPAL COUNCIL THANESAR

Director,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No. - 1262/MCT/PTC/P.

Date: - 23/06/21.

**Subject: - Submission of Joint report of Municipal Council Thanesar and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.**

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

  
Executive Officer  
Municipal Council  
Thanesar

(Subpd) 23-06-2021


Spd 23/6/21

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.



## Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Thanesar	
2.	Number of Properties as per RFP	68144	
3.	Number of Properties as per current MC record	68360	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	69797	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	18-12-2020	
6.	Signature of SI with seal and sign	 <i>Jaisri</i>	
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign	<i>29/12/2020</i> <i>Y</i>	
8.	Comments/Remarks/Recommendations	<p>34750 nos. of properties were certified on Web Based GIS Platform vide letter no. 2556-57/ MCT dated 03.10.2019 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 69797.</p> <p>The balance properties <math>69797 - 34750 = 35047</math> nos. has been checked and certified.</p>	

It is to certify that 69797 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC Thanesar and the balance 35047 properties are recommended for payment under Stage 1.1 (A)

Memo no. *19021/MCT* Dated: *29/12/2020*

*sel*  
Executive Officer  
Municipal Council, Thanesar

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. ☒ M/s Yashi Consulting Services Pvt. Ltd,

*Y*  
Executive Officer  
Municipal Council, Thanesar  
Municipal Council  
Thanesar

**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work (Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Thanesar	
2.	Number of Properties as per RFP	68144	
3.	Number of Properties as per current MC record	68360	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	69797	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no 19021/MCT dated 29.12.2020 (Copy enclosed)	69797	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	Nil	

**Details of properties verified by the authorized Officer of the ULB**

Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of atleast 10% of surveyed properties)]	7000	10.02%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	6715	95.92%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	285	4.08%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign	<i>8/6</i> (SALINDER KUMAR) <i>Relin</i>	<i>20/11</i> (Satpal) <i>Relin</i>
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties



*Relin*  
*Relin*  
*Relin*

*Relin*  
*Relin*



submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

  
Executive Officer  
Municipal Council  
Municipal Council, Thanesar

8/23/6/21

Memo no. 1243 to -1244/  
P.T.C./M.C.T.

Dated: 28/06/21

(Satpal) 23-06-2021

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
Executive Officer  
Municipal Council  
Municipal Council, Thanesar

8/23/6/21

(Satpal) 23-06-2021

**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION  
REGISTER**

**(Based on Official report submitted by Executive Officer MC Thanesar)**

Sr. No.	Particular	Report/nos.	
<u>1</u>	Total Nos. of Properties in Demand Register (DR)	68360	
<u>2</u>	Total Nos. of Properties as per RFP	68144	
<u>3</u>	Total Nos. of Properties as Surveyed	69797	
<u>4</u>	Total Nos. of Properties in DR but falling outside MC limit	NIL	
<u>5</u>	Duplicate Properties in DR	NIL	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	68360	
<u>7</u>	New Properties found in City during Survey by YCSPL	1437	Surveyed Properties – DR Properties
<u>8</u>	Nos. of properties for which Owner Name /Father Name not found in Demand Register (DR)	34244	
<u>9</u>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	$49896 \times 100 / 68360 = 73\%$	
<u>10</u>	Existing Property Tax Demand per Annum as per DR	350 lakh	
<u>11</u>	Total recovery (Average per annum in previous 10 years)		
<u>12</u>	Number of effective tax payers in city, including properties outside MC limit	31500	
	Number of ineffective tax payers in city, including properties outside MC limit	36860	
<u>13</u>	Expected Tax to be recover from the current surveyed properties	689.86 lakh	
<u>14</u>	Number of properties not paying any tax since 2015, including properties outside MC limit	36860	
<u>15</u>	Nos of refused properties in current survey	2542	
<u>16</u>	Category wise Comparison of old and current survey	Annexure-A	



*[Signature]*

*[Signature]*  
(SALINDER KUMAR)  
B.

*[Signature]*  
(Sd/-) Clerk  
*[Signature]*  
Deputy Clerk  
*[Signature]*  
K




Annexure-A	Residential			Commercial			Vacant Plot and Agriculture/Horti culture land			Institutional			Industrial			Special Category			Mix Use			Total		
	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference
34966																								
28628																								
6338																								
8514																								
12064																								
-3550																								
21057																								
26679																								
-5622																								
571																								
280																								
291																								
149																								
0																								
149																								
1317																								
10																								
1307																								
3223																								
699																								
2524																								
69797																								
68360																								
1437																								

**Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey**

	Particular	Property in Demand Register	Property in Current Survey
17(i)	Institutional Category	62	571
17(ii)	Special Category	594	1317
17(iii)	Nos. of Properties Old id matched	1.Institutional Category -54 2.Special Category -394	
17(iv)	% of Old id matched	1.Institutional Category -87.07 % 2.Special Category - 66.32%	
17(v)	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
18	Reasons for not matching Old ID with current survey		
18.1	Most important conclusion for not matching the property id's is that in Thanesar the property tax survey was conducted long back in yr. 2012-2013 by the MC in house, at that time no layout/coordinates of properties were available and in this duration of 8 yrs owners might be changed, migrated or not available during the survey in field, so Old id matching has been ensured with Survey Agency jointly upto maximum possible extent.		
18.2	Nos of properties having no owner /father name in DR	Properties without owner and father name -136nos Properties without father name- 68210nos	
18.3	Nos of properties for which DR not	26907	

  
Salinder Kumar

  
Salinder Kumar

  
Satpal Choudhary

  
Arjun

	matched on vacant plot		
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties	<b>1437</b>	
	b) Locked	<b>3703</b>	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	<b>2542</b>	
<b>19</b>	Total nos. of agriculture properties within MC limit	<b>727</b>	
<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name		
<b>22</b>	It is certified that old ID's of 18464 nos. of properties are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

#### Annexure-B

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential	up to 300 sq yd		0.5		4596397.7	32.52
		301 to 500 sq yd		2		866667.07	24.39
		501 to 1000 sq yd		3		521938.03	22.38
		1001 sq yd to 2 acres		3.5		252677.18	12.62
		More than 2 acres		5		21468.59	1.98
		<b>Total</b>					<b>93.89</b>
2	Commercial	Up to 50 sq yd		12		109987.64	16.71
		51-100 sq yd		18		113039.26	27.20
		101-500 sq yd		24		265733.22	90.40
		501 to 1000 sq yd		30		46353.86	18.12



*[Handwritten signature]*

*8/10*  
CSALINDER KUMAR

*at*  
*Sd/-* *Subed Officer* *AK*  
*Subed Officer* *AK*  
*Subed Officer* *AK*



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		Commercial space (shopping malls, multiplex or commercial office space etc)		6		-	-
		Commercial Space (More than 1000 sqyd)		7.5		8800	1.92
		<b>Total</b>					<b>154.35</b>
3	Industrial	Up to 2500 sqyd		2.5		87530.74	2.19
		2501 to 2 acres		3		45355.89	1.36
		2 acres to 50 acres		3 rs per sqyd up to 2 acre+ 1 rs per sqyd for above		56224.38	0.75
		<b>Total</b>					<b>4.3</b>
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sqyd		6		1869.37	0.11
		2501 to 5000sqyd		9		4408.25	0.40
		More than 5000 sqyd		12		31721.26	3.81
ii)	Institutional-Non-commercial	Upto 2500 sqyd		5		153385.66	7.67
		2501 to 5000 sqyd		6		105900.01	6.35
		More than 5000 sqyd		7.5		1297932.01	97.34
iii)	Institutional-Educational Institutions	Up to 1 acre		5000 per year			5.30
		More than 1 acre to 2.5 acre		75000 per year			13.50
		More than 2.5 acre to 5 acres		1.25 lac per year			8.75
		More than 5 acres		2.5 lac per year			30.00
		<b>Total</b>					<b>173.23</b>
5	Vacant	Up to 100 sqyd				-	-
		101 to 500 sqyd				-	-
		Above 500 sqyd				-	-
		<b>Total</b>					<b>41.83</b>
6	Special Category						<b>118.73</b>



(Sd/-) *Sandeep Kumar*  
*Satpal*  
*clerk*  
*clerk*  
*clerk*

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY									
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)		
i)	Storage								
ii)	Cinema Hall								
iii)	Marriage place								
iv)	Grain Market								
	Grain Market-Booth								
	Grain Market-Shop								
v)	Hospital								
vi)	Petrol pump								
vii)	Religious/Dhar msala								
viii)	Bank								
ix)	Bus stand								
		Total					118.73		
7	Mixed use								
		Total							103.53
8	Any other category as found in DR								
		Total							
		Total			350 lakh		698.86lakh		
Note: Reason for deviation and gaps in demand register data									
1									
2									
3									



SK  
(SALINDER KUMAR)

SAHIL  
clerk  
AK  
KUNJAN  
clerk



## MUNICIPAL COUNCIL TOHANA

Director,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No. 30 MCT

Date: 2/04/2021

Subject: - Submission of Joint report of Municipal Council Tohana and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.

Sir,

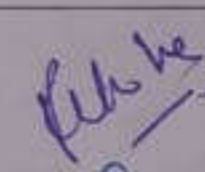
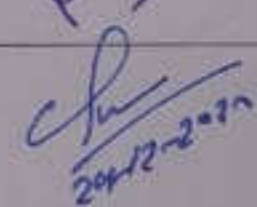
Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

*[Signature]* 2/4/21  
Executive Officer  
Municipal Council Tohana  
Municipal Council, Tohana

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.

**Sign-Off Format for Property Survey (Stage 1.1 (A))**

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Tohana	
2.	Number of Properties as per RFP	18840	
3.	Number of Properties as per current MC record	20734	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	26380	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	18-12-2020	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign	 29-12-2020	
8.	Comments/Remarks/Recommendations	<p><b>12400 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. 2303-04 dated 01.10.2019 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 26380.</p> <p>The balance properties <math>26380 - 12400 = 13980</math> nos. has been checked and certified.</p>	

It is to certify that 26380 Nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Tohana** and the balance 13980 properties are recommended for payment under Stage 1.1 (A)

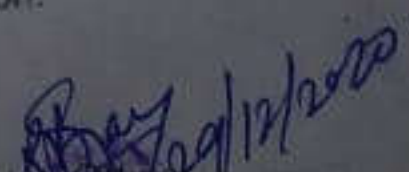
  
Executive Officer  
Municipal Council Tohana

Memo no. 3192/MCT

Dated. 29-12-2020

Sign Off certificate is forwarded in original to:

- Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
- ☒ M/s Yashi Consulting Services Pvt. Ltd.

  
Executive Officer  
Municipal Council Tohana



(b) Complete validation of the surveyed properties as per the scope of work  
(Attached as Annexure - B)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Tohana	
2.	Number of Properties as per RFP	18840	
3.	Number of Properties as per current MC record	20734	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	26380	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. 3192/MCT dated 29.12.2020 (Copy enclosed)	26380	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	Nil	
Details of properties verified by the authorized Officer of the ULB			
Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	2800	10.61%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	2705	96.60%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	95	3.4%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

*[Signature]*  
Executive Officer  
Municipal Council Tohana

MANA  
submitted by SI (Survey Agency). The stage 1.1(E), certification is submitted for releasing of payment under stage 1.1 (B)

*RB* 2/4/21  
Executive Officer  
Municipal Council, Toranagar

Memo no. 31-32 MCT Dated: 2/04/2021

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd.

*RB* 2/4/21  
Executive Officer  
Municipal Council, Toranagar



# STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION REGISTER

Annexure 3

[Based on Official report submitted by Executive Officer MC Tohana]

Sr. No.	Particular	Report/nos.	
1	Total Nos. of Properties in Demand Register (DR)	20734	
2	Total Nos. of Properties as per RFP	18840	
3	Total Nos. of Properties as Surveyed	26380	
4	Total Nos. of Properties in DR but falling outside MC limit	NIL	
5	Duplicate Properties in DR	NIL	
6	Total Nos. of Net Properties in DR within Notified limit of MC	20734	
7	New Properties found in City during Survey by YCSPL	5646	
8	Nos. of properties for which Owner Name /Father Name not found in DR	700	
9	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	$14600 \times 100 / 20734 = 70.41\%$	
10	Existing Property Tax Demand per Annum as per DR	185 lakh	
11	Total recovery (Average per annum in previous 7 years)	155.83 lakh	
12	Number of effective tax payers in city , including properties outside MC limit	4860	
	Number of ineffective tax payers in city , including properties outside MC limit	15874	
13	Expected Tax to be recover from the current surveyed properties	269.94 lakh	
14	Number of properties not paying any tax since 2015, including properties outside MC limit	13000	
15	Nos of refused properties in current survey	4329	
16	Category wise Comparison of old and current survey	Annexure-A	

Executive Officer  
Municipal Council Tohana  
2/4/21

Annexure-A		Residential	Commercial	Vacant Plot and Agriculture/Horticulture land	Institutional	Industrial	Special Category	Mix Use	Total
14174	System								
11804	DR								
2370	Difference								
3209	System								
4708	DR								
-1499	Difference								
6061	System								
3330	DR								
2462	Difference								
234	System								
142	DR								
92	Difference								
66	System								
71	DR								
-5	Difference								
659	System								
515	DR								
144	Difference								
1977	System								
163	DR								
1814	Difference								
26380	System								
20734	DR								
5646	Difference								

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<u>17(i)</u>	Institutional Category	142	234
<u>17(ii)</u>	Special Category	515	659
<u>17(iii)</u>	Nos. of Properties Old id matched	1.Institutional Category -85 2.Special Category -302	
<u>17(iv)</u>	% of Old id matched	1.Institutional Category – 59.85% 2.Special Category -58.64%	
<u>17(v)</u>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new Id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<u>18</u>	Reasons for not matching Old ID with current survey		
<u>18.1</u>	Most important conclusion for not matching the property id's is that in Tohana the property tax survey was conducted long back in yr. 2012-2013 by the MC in house, at that time no layout/coordinates of properties were available and in this duration of 8 yrs owners might be changed, migrated or not available during the survey in field, so Old id matching has been ensured with Survey Agency jointly upto maximum possible extent.		
<u>18.2</u>	Nos of properties having no owner /father name in DR	Properties without owner and father name -700 nos Properties without father name- 5438 nos	


  
 Executive Officer  
 Municipal Council Tohana




18.3	Nos of properties for which DR not matched on vacant plot	3330	
18.4	Nos of properties having owner and father name in demand register but not matched with current survey, reason for it is:		
	a) New Properties	5646	
	b) Locked	2880	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	4329	
19	Total nos. of agriculture properties within MC limit	1640	
20	Total nos. of locked properties with owner and father name		
21	Total nos. of locked properties without owner and father name		
22	It is certified that old ID's of 6134 nos. of properties are not possible to match subjected to reasons mentioned in #18		
23	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

Annexure-B

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category In DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential	up to 300 sq yd		0.5		1665350.93	10.74
		301 to 500 sq yd		2		253728.05	6.68
		501 to 1000 sq yd		3		139535.49	5.58
		1001 sq yd to 2 acres		3.5		112887.83	5.25
		More than 2 acres		5		34871.04	1.74
		Total					29.99
2	Commercial	Up to 50 sq yd		12		41214.53	6.26
		51-100 sq yd		18		49593.98	11.67
		101-500 sq yd		24		114691.82	34.12
		501 to 1000 sq yd		30		28853.57	10.63
		Commercial space (shopping malls, multiplex or commercial office space etc)					

  
 Executive Officer  
 Municipal Council Tohana

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
No	Category In DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		Commercial Space (More than 1000 sq yd)					
		Total		7.5			
3	Industrial	Up to 2500 sq yd					62.68
		2501 to 2 acres		2.5		39527.59	1.01
		2 acres to 50 acres		3		26905.04	0.96
				3 rs per sqyd up to 2 acre+ 1 rs per sqyd for above			2.82
		Total				263352.99	
4	Institutional						4.79
i)	Institutional-Commercial	Up to 2500 sq yd					
		2501 to 5000 sq yd		6		1410.85	0.08
		More than 5000 sq yd		9		3713.46	0.33
				12			
ii)	Institutional-Non-commercial	Up to 2500 sq yd					
		2501 to 5000 sq yd		5		63273.38	3.17
		More than 5000 sq yd		6		23087.11	1.39
				7.5		709707	53.23
iii)	Institutional-Educational Institutions	Up to 1 acre					
		More than 1 acre to 2.5 acre		5000 per year			2.10
		More than 2.5 acre to 5 acres		75000 per year			4.50
		More than 5 acres		1.25 lac per year			3.75
		Total		2.5 lac per year			
5	Vacant	Up to 100 sq yd					71.05
		101 to 500 sq yd					
		Above 500 sq yd					
		Total					
6	Special Category						13.95
i)	Storage						47.11
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						

  
 Executive Officer  
 Municipal Council Tohana



# COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY

Sr No	Category In DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
	Grain Market- Dooth					.	.
	Grain Market- Shop						
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dhar msala						
viii)	Bank						
ix)	Bus stand						
	Total						47.11
7	Mixed use						
	Total						40.37
8	Any other category as found in DR					.	.
	Total						
	Total				185 lakh		269.94lakh

Note: Reason for deviation and gaps in demand register data

1	
2	
3	

  
 Executive Officer  
 Municipal Council Tohana

## MUNICIPAL COMMITTEE UCHANA

Director,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No. 100/MCU

Date: 02/02/2021

**Subject: - Submission of Joint report of Municipal Committee Uchana and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.**

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

  
Secretary  
Municipal Committee Uchana  
UCHANA

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.



## Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Uchana	
2.	Number of Properties as per RFP	6260	
3.	Number of Properties as per current MC record	6261	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	10360	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	27-01-2021	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign	<i>Agd</i> 27/02/21	
8.	Comments/Remarks/Recommendations	<p><u>6934 nos.</u> of properties were certified on Web Based GIS Platform vide letter no. 1047-48/MCU dated 30.10.2019 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 10360.</p> <p>The balance properties <math>10360 - 6934 = 3426</math> nos. has been checked and certified.</p>	

It is to certify that 10360 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Uchana** and the balance 3426 properties are recommended for payment under Stage 1.1 (A)

Memo no. 102/MC

Dated: 02/02/2021

Secretary  
Secretary,  
Municipal Committee Uchana  
Municipal Committee,  
UCHANA

Sign Off certificate is forwarded in original to:

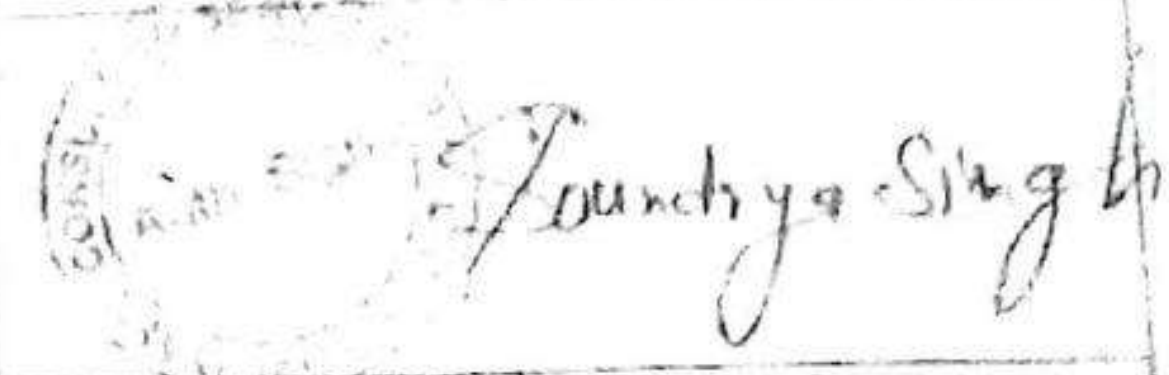
1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
- ✓ 2. M/s Yashi Consulting Services Pvt. Ltd,

Secretary  
Secretary,  
Municipal Committee Uchana  
Municipal Committee,  
UCHANA

Date As per shown on portal. No hard copy of report submitted to MC by Surveying Agency. Horticulture / Veterinary / Agriculture / etc. can't be verified due to non-availability of owner detail & proper mapping on GIS portal. *Agd*



1) Annexure – 1A: Sign-Off Format for Property Survey (Stage 1 1 (A))  
 Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No	Particulars	Details as provided by SI	Recommendation of concern ULB
1	Name of ULB Town	UCHANA	OK
2	Number of Properties as per RFP	6260	OK
3	Number of Properties as per current MC record	6264	OK
4	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	6934	OK
5	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1 1 (A))	17-10-2019	OK
6	Signature of SI with seal and sign	 Panchya Singh	
7	Verification of stage 1 1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign	As per Back Panel of Portal 27/10/19	OK
8	Comments/Remarks/Recommendations	Only Report Show on Portal Not	

It is to certify that 6934 nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC UCHANA for stage 1 1 (A) and are recommended for payment.

Submit either Hard copy and soft copy in MC office Till Now  
 Secretary,  
 Municipal Corporation / Council / Committee  
UCHANA

Memo no 1047-48/MCU

Dated 30/10/19

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd.,

(Only Report Show on as Report  
 Not Submit Hard copy

and soft copy in M.C Uchana Till Now

This Report is Prepared by Back Panel of Portal

Submitted from YASHI,  
 TMD-Desktop/Supervisor  
 701112367


Bar

Secretary,  
 Municipal Corporation / Council / Committee  
UCHANA

Secretary,  
 Municipal Committee  
UCHANA



**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work  
(Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Uchana	
2.	Number of Properties as per RFP	6260	
3.	Number of Properties as per current MC record	6261	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	10360	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. 1047-48/MCU dated 30.10.2019 (Copy enclosed)	6934	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	3426	
<b>Details of properties verified by the authorized Officer of the ULB</b>			
Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	1100	10.61%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	1050	95.45%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	50	4.55%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

Vacant plot and Agriculture / horticulture plot (145) can't be verified due to non-availability of owner of site & non submission of hard & soft copy by agency etc.

Secretary  
Principal Committee



submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

Secretary

Secretary,  
Municipal Committee Uchana,  
Municipal Committee,  
UCHANA

Memo no. 104/MCU

Dated: 02/02/2021

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
- ✓ 2. M/s Yashi Consulting Services Pvt. Ltd,

Secretary

Secretary,  
Municipal Committee Uchana,  
Municipal Committee,  
UCHANA



**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION  
REGISTER**

**(Based on Official report submitted by Secretary MC Uchana)**

Sr. No.	Particular	Report/nos.	
<u>1</u>	Total Nos. of Properties in Demand Register (DR)	6261	
<u>2</u>	Total Nos. of Properties as per RFP	6260	
<u>3</u>	Total Nos. of Properties as Surveyed	10360	
<u>4</u>	Total Nos. of Properties in DR but falling outside MC limit	NIL	
<u>5</u>	Duplicate Properties in DR	NIL	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	6261	
<u>7</u>	New Properties found in City during Survey by YCSPL	4099	
<u>8</u>	Nos. of properties for which Owner Name /Father Name not found in DR	1610	
<u>9</u>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	$4822*100/6261=77\%$	
<u>10</u>	Existing Property Tax Demand per Annum as per DR	40 lakh	
<u>11</u>	Total recovery (Average per annum in previous 10 years)	3.35 lakh	
<u>12</u>	Number of effective tax payers in city , including properties outside MC limit	100	
	Number of ineffective tax payers in city , including properties outside MC limit	6161	
<u>13</u>	Expected Tax to be recover from the current surveyed properties	68.9 lakh	
<u>14</u>	Number of properties not paying any tax since 2015, including properties outside MC limit	6161	
<u>15</u>	Nos of refused properties in current survey	2860	
<u>16</u>	Category wise Comparison of old and current survey	Annexure-A	

**Secretary,  
Municipal Committee,  
UCHANA**



Annexure-A		
	System	Residential
3887	DR	
3087	Difference	
800		
1137	System	Commercial
2124	DR	
-987	Difference	
4454	System	Vacant Plot and Agriculture/Horti culture land
768	DR	
3686	Difference	
51	System	Institutional
24	DR	
27	Difference	
14	System	Industrial
0	DR	
14	Difference	
299	System	Special Category
186	DR	
113	Difference	
520	System	Mix Use
1	DR	
519	Difference	
10360	System	Total
6261	DR	
4099	Difference	

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<u>17(i)</u>	Institutional Category	24	51
<u>17(ii)</u>	Special Category	186	299
<u>17(iii)</u>	Nos. of Properties Old id matched	1.Institutional Category -24 2.Special Category -157	
<u>17(iv)</u>	% of Old id matched	1.Institutional Category –100% 2.Special Category -84.4%	
<u>17(v)</u>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<u>18</u>	Reasons for not matching Old ID with current survey		
<u>18.1</u>	Most important conclusion for not matching the property id's is that in Uchana the property tax survey was conducted long back in yr. 2011-2012 by the MC in house, at that time no layout/coordinates of properties were available and in this duration of 10 yrs owners might be changed, migrated or not available during the survey in field, so Old id matching has been ensured with Survey Agency jointly upto maximum possible extent.		
<u>18.2</u>	Nos of properties having no owner /father name in DR	Properties without owner and father name -1610 nos Properties without father name-4651 nos	

Secretary,  
Municipal Committee,  
UCHANA



<b>18.3</b>	Nos of properties for which DR not matched on vacant plot	<b>768</b>	
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties	<b>4099</b>	
	b) Locked	<b>791</b>	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	<b>2860</b>	
<b>19</b>	Total nos. of agriculture properties within MC limit	<b>709</b>	
<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name		
<b>22</b>	It is certified that old ID's of 1439 nos. of properties are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

**Annexure-B**

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential	up to 300 sq yd		0.4		440103.07	2.22
		301 to 500 sq yd		1.6		116277.03	2.26
		501 to 1000 sq yd		2.4		52324.21	1.58
		1001 sq yd to 2 acres		2.8		49048.37	1.90
		More than 2 acres		4			
		<b>Total</b>					<b>7.96</b>
2	Commercial	Up to 50 sq yd		9.6		10825.24	1.17
		51-100 sq yd		14.40		27037.23	4.47
		101-500 sq yd		19.20		83109.56	18.01
		501 to 1000 sq yd		24		18022.47	4.71

  
**Secretary,**  
**Municipal Committee,**  
**UCHANA**



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		Commercial space (shopping malls, multiplex or commercial office space etc)		4.8		-	-
		Commercial Space (More than 1000 sq yd)		6 per sq ft		-	-
		<b>Total</b>					<b>28.36</b>
3	Industrial	Up to 2500 sq yd		2		9678.13	0.19
		2501 to 2 acres		2.4		9518.16	0.23
		2 acres to 50 acres		2.4rs per sq yd up to 2 acres+ 0.8rs per sq yd for above		31733.56	0.40
		<b>Total</b>					<b>0.82</b>
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		4.8		1864.54	0.09
		2501 to 5000 sq yd		7.2		-	-
		More than 5000 sq yd		9.6		-	-
ii)	Institutional-Non-commercial	Up to 2500 sq yd		4		13288.34	0.53
		2501 to 5000 sq yd		4.8		14582.86	0.70
		More than 5000 sq yd		6		168110.38	10.09
iii)	Institutional-Educational Institutions	Up to 1 acre		4000 per year (Fixed)			0.56
		More than 1 acre to 2.5 acre		60000 per year			0.60
		More than 2.5 acre to 5 acres		1 lac per year			1.00
		More than 5 acres		2 lac per year			4.00
		<b>Total</b>					<b>17.57</b>
5	Vacant	Up to 100 sq yd				-	-
		101 to 500 sq yd				-	-
		Above 500 sq yd				-	-
		<b>Total</b>					<b>3.89</b>

Secretary,  
Municipal Committee,  
UCHANA



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
6	Special Category						4.60
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market-Booth						
	Grain Market-Shop					-	-
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dhar msala						
viii)	Bank						
ix)	Bus stand						4.60
		Total					
7	Mixed use						5.70
		Total					
8	Any other category as found in DR						
		Total					
		Total			40 lakh		68.9 lakh
Note: Reason for deviation and gaps in demand register data							
1							
2							
3							

  
 Secretary;  
 Municipal Committee;  
 UCHANA



## MUNICIPAL COMMITTEE UKLANA

Director,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No. 735

Date: 24-03-2021

**Subject: - Submission of Joint report of Municipal Committee Uklana and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.**

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

  
Secretary  
Municipal Committee  
Uklana

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.



**Sign-Off Format for Property Survey (Stage1.1 (A))**

**Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Uklana	
2.	Number of Properties as per RFP	2500	
3.	Number of Properties as per current MC record	5729	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	7700	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	25-02-2021	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p><u>4500 nos.</u> of properties were certified on Web Based GIS Platform vide letter no. 1463-64 dated 01.10.2019 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 7700.</p> <p>The balance properties <math>7700 - 4989 = 2711</math> nos. has been checked and certified.</p>	

It is to certify that 7700 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC Uklana and the balance 2711 properties are recommended for payment under Stage 1.1 (A)

  
Secretary  
Municipal Committee  
Uklana  
Municipal Committee, Uklana

Memo no. 736-737 Dated: 24-03-2021

Sign Off certificate is forwarded in original to:




1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd.

  
Secretary  
Municipal Committee  
Uklana  
Municipal Committee, Uklana

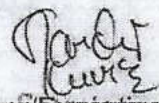


**Sign-Off Format for Property Survey (Stage 1.1 (A))**

**Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Uklana	
2.	Number of Properties as per RFP	5729	OK
3.	Number of Properties as per current MC record	5729	OK
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	4989	OK
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))		
6.	Signature of SI with seal and sign	 	
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations		

It is to certify that 4989 nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC Uklana for stage 1.1 (A) and are recommended for payment.

  
Commissioner/Executive Officer/Secretary

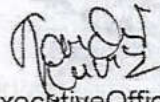
Municipal Committee  
Municipal Corporation / Council / Committee Uklana

Memo no. 1463-64

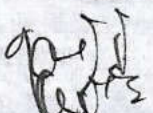
Dated: 1/10/2019

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd.

  
Commissioner/Executive Officer/Secretary

Municipal Committee  
Municipal Corporation / Council / Committee Uklana

  
Secretary,  
Municipal Committee  
Uklana



**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work (Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Uklana	
2.	Number of Properties as per RFP	2500	
3.	Number of Properties as per current MC record	5729	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	7700	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. 1463-64 dated 01.10.2019 (Copy enclosed)	4989	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	2711	
<b>Details of properties verified by the authorized Officer of the ULB</b>			
Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	800	10.38%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	765	95.62%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	35	4.38%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

*[Signature]*  
Secretary,  
Municipal Committee  
Uklana

submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

*[Handwritten Signature]*

Secretary,  
Municipal Committee  
Uklana

Municipal Committee, Uklana

Memo no. 738-739

Dated:

24-03-2021

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

*[Handwritten Signature]*

Secretary,  
Municipal Committee  
Uklana

Municipal Committee, Uklana



**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION  
REGISTER**

**(Based on Official report submitted by Secretary MC Uklana)**

Sr. No.	Particular	Report/nos.	
<u>1</u>	Total Nos. of Properties in Demand Register (DR)	5729	
<u>2</u>	Total Nos. of Properties as per RFP	2500	
<u>3</u>	Total Nos. of Properties as Surveyed	7700	
<u>4</u>	Total Nos. of Properties in DR but falling outside MC limit	NIL	
<u>5</u>	Duplicate Properties in DR	NIL	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	5729	
<u>7</u>	New Properties found in City during Survey by YCSPL	1971	Surveyed properties – DR Properties
<u>8</u>	Nos. of properties for which Owner Name /Father Name not found in DR	1352	
<u>9</u>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	4200*100/5729=73.31%	
<u>10</u>	Existing Property Tax Demand per Annum as per DR	8.09 lakh	
<u>11</u>	Total recovery (Average per annum in previous 10 years)	7.38 lakh	
<u>12</u>	Number of effective tax payers in city, including properties outside MC limit	2060	
	Number of ineffective tax payers in city, including properties outside MC limit	3729	
<u>13</u>	Expected Tax to be recover from the current surveyed properties	65.24 lakh	
<u>14</u>	Number of properties not paying any tax since 2015, including properties outside MC limit	3729	
<u>15</u>	Nos of refused properties in current survey	1535	
<u>16</u>	Category wise Comparison of old and current survey	Annexure-A	

  
 Secretary,  
 Municipal Committee  
 Uklana

Annexure-A			Residential	Commercial	Vacant Plot and Agriculture/Horti culture land	Institutional	Industrial	Special Category	Mix Use	Total
	System	DR								
3720										
3281										
439										
890										
1360										
-470										
1698										
351										
1349										
79										
0										
79										
25										
30										
-4										
501										
35										
466										
786										
446										
340										
7703										
5729										
1971										

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<u>17(i)</u>	Institutional Category	0	79
<u>17(ii)</u>	Special Category	35	501
<u>17(iii)</u>	Nos. of Properties Old id matched	1. Institutional Category – Nil 2. Special Category - 30	
<u>17(iv)</u>	% of Old id matched	1. Institutional Category – Nil 2. Special Category – 85.71%	
<u>17(v)</u>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<u>18</u>	Reasons for not matching Old ID with current survey		
<u>18.1</u>	Most important conclusion for not matching the property id's is that in Uklana the property tax survey was conducted long back in yr. 2015-2016 by the MC in house, at that time no layout/coordinates of properties were available and in this duration of 5 yrs owners might be changed, migrated or not available during the survey in field, so Old id matching has been ensured with Survey Agency jointly upto maximum possible extent.		
<u>18.2</u>	Nos of properties having no owner /father name in DR	Properties without owner and father name -1352 nos Properties without father name-1758 nos	

  
 Secretary,  
 Municipal Committee  
 Uklana



<b>18.3</b>	Nos of properties for which DR not matched on vacant plot	<b>351</b>	
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, reason for it is:		
	a) New Properties	<b>1971</b>	
	b) Locked	<b>1300</b>	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	<b>1535</b>	
<b>19</b>	Total nos. of agriculture properties within MC limit	<b>100</b>	
<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name		
<b>22</b>	It is certified that old ID's of 1529 nos. of properties are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		

**Annexure-B**

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential	up to 300 sq yd		1.4		414985.31	2.09
		301 to 500 sq yd		1.6		71341.95	1.35
		501 to 1000 sq yd		2.4		59009.46	1.73
		1001 sq yd to 2 acres		2.8		75315.48	2.47
		More than 2 acres		4			
		<b>Total</b>					<b>7.64</b>
2	Commercial	Up to 50 sq yd		9.6		10533.67	1.18
		51-100 sq yd		14.40		15006.3	2.50
		101-500 sq yd		19.20		52158.37	11.57
		501 to 1000 sq yd		24		13195.66	3.69

  
 Secretary,  
 Municipal Committee  
 Uklana

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		Commercial space (shopping malls, multiplex or commercial office space etc)		4.8			
		Commercial Space (More than 1000 sq yd)		6 per sq ft			
		<b>Total</b>					<b>18.94</b>
3	Industrial	Up to 2500 sq yd		2			
		2501 to 2 acres		2.4		15806.13	0.32
		2 acres to 50 acres		2.4rs per sq yd up to 2 acres+ 0.8rs per sq yd for above		93978.83	1.88
		<b>Total</b>				16486.44	0.28
4	Institutional						<b>2.48</b>
i)	Institutional-Commercial	Up to 2500 sq yd		4.8			
		2501 to 5000 sq yd		7.2			
		More than 5000 sq yd		9.6		7575.81	0.73
ii)	Institutional-Non-commercial	Up to 2500 sq yd		4		18359.09	0.73
		2501 to 5000 sq yd		4.8		19468.74	0.93
		More than 5000 sq yd		6		125035.34	7.50
iii)	Institutional-Educational Institutions	Up to 1 acre		4000 per year (Fixed)			1.40
		More than 1 acre to 2.5 acre		60000 per year			1.20
		More than 2.5 acre to 5 acres		1 lac per year			2.00
		More than 5 acres		2 lac per year			
		<b>Total</b>					<b>14.50</b>
5	Vacant	Up to 100 sq yd					
		101 to 500 sq yd					
		Above 500 sq yd					
		<b>Total</b>					<b>4.25</b>

  
 Secretary  
 Municipal Committee  
 Uklana



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY									
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)		
6	Special Category						9.14		
i)	Storage								
ii)	Cinema Hall								
iii)	Marriage place								
iv)	Grain Market								
	Grain Market-Booth								
	Grain Market-Shop								
v)	Hospital								
vi)	Petrol pump								
vii)	Religious/Dhar msala								
viii)	Bank								
ix)	Bus stand								
		Total							
7	Mixed use								9.14
		Total							8.29
8	Any other category as found in DR								
		Total							
		Total				8.09 lakh		65.24 lakh	
Note: Reason for deviation and gaps in demand register data									
1									
2									
3									

  
 Secretary,  
 Municipal Committee  
 Uklana



## MUNICIPAL CORPORATION YAMUNANAGAR

Director,  
Urban Local Bodies,  
Panchkula, Haryana.

Memo No. 1790

Date: 23/2/21

**Subject: - Submission of Joint report of Municipal Corporation Yamunanagar and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively including joint report of SOP in the format approved by the Steering committee constituted at state level.**

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1, Annexure-2, and Annexure-3 respectively for further necessary action as per the recommendation given in the attached report.

  
Commissioner





Municipal Corporation, Yamunanagar  
MUNICIPAL CORPORATION  
YAMUNA NAGRA JAGADHRI

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.



**Sign-Off Format for Property Survey (Stage1.1 (A))**

**Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Yamunanagar	
2.	Number of Properties as per RFP	152376	
3.	Number of Properties as per current MC record	162038	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	175284	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	19-02-2021	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations	<p><b>157211 nos.</b> of properties were certified on Web Based GIS Platform vide letter no. 8807-08 dated 04.12.2020 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 175284.</p> <p>The balance properties <math>175284 - 157211 = 18073</math> nos. has been checked and certified.</p>	

It is to certify that 175284 Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by **MC Yamunanagar** and the **balance 18073 properties are recommended for payment** under Stage 1.1 (A)

  
Commissioner

Municipal Corporation Yamunanagar  
COMMISSIONER  
MUNICIPAL CORPORATION  
YAMUNA NAGRA-JAGADHRI

Memo no. 1791

Dated: 23/2/21

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,


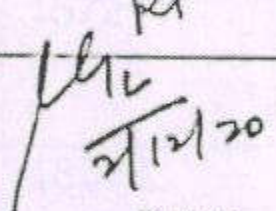
  
Commissioner

Municipal Corporation Yamunanagar  
COMMISSIONER  
MUNICIPAL CORPORATION  
YAMUNA NAGRA-JAGADHRI



# Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Yamunanagar	
2.	Number of Properties as per RFP	152376	OK
3.	Number of Properties as per current MC record	155766	OK
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	157211	OK
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	23 Oct 2020	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign	 Z.T.O. MUNICIPAL CORPORATION YAMUNANAGAR JAGADHRI	
8.	Comments/Remarks/Recommendations	<p>107766 nos. of properties are certified on Web Based GIS Platform dated 14.05.2020 (Copy enclosed).</p> <p>The total nos. of properties in the town after completion of door to door field survey are 157211.</p> <p>The balance properties 157211-106466= 50745 nos. has been checked and certified.</p>	

It is to certify that 1,57,211 Nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC Yamunanagar and the balance 50745 properties are recommended for payment under Stage 1.1 (A)


  
COMMISSIONER  
MUNICIPAL CORPORATION  
Yamunanagar

Memo no. 8807-08

Dated: 04/12/2020

Sign Off certificate is forwarded in original to:

1. Director General, Urban Local Bodies, Haryana, Panchkula for further necessary action.
- ✓ 2. M/s Yashi Consulting Services Pvt. Ltd,

  
COMMISSIONER  
MUNICIPAL CORPORATION  
Yamunanagar  
YAMUNA NAGRA-JAGADHRI



**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work (Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Yamunanagar	
2.	Number of Properties as per RFP	152376	
3.	Number of Properties as per current MC record	162038	
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	175284	
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. 8807-08 dated 04.12.2020 (Copy enclosed)	157211	
6.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	18073	
<b>Details of properties verified by the authorized Officer of the ULB</b>			
Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	18000	10.26%
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	17110	95.05%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	890	4.95%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

  
 OFFICER  
 YAMUNANAGAR



submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

  
Commissioner

Municipal Corporation, Yamunanagar  
MUNICIPAL CORPORATION  
YAMUNA NAGRA-JAGADHRI

Memo no. 1791

Dated: 23/2/21

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
Commissioner

Municipal Corporation, Yamunanagar  
MUNICIPAL CORPORATION  
YAMUNA NAGRA-JAGADHRI



**STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION REGISTER**

**(Based on Official report submitted by Commissioner MC YamunaNagar)**

<b>Sr. No.</b>	<b>Particular</b>	<b>Report/nos.</b>	
<b>1</b>	Total Nos. of Properties in Demand Register (DR)	<b>162038</b>	
<b>2</b>	Total Nos. of Properties as per RFP	<b>152376</b>	
<b>3</b>	Total Nos. of Properties as Surveyed	<b>175284</b>	
<b>4</b>	Total Nos. of Properties in DR but falling outside MC limit	<b>NIL</b>	
<b>5</b>	Duplicate Properties in DR	<b>NIL</b>	
<b>6</b>	Total Nos. of Net Properties in DR within Notified limit of MC	<b>162038</b>	
<b>7</b>	New Properties found in City during Survey by YCSPL	<b>13246</b>	<b>Surveyed Properties – DR Properties</b>
<b>8</b>	Nos. of properties for which Owner Name /Father Name not found in DR	<b>39297</b>	
<b>9</b>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	<b>136988*100/162038=84.54%</b>	
<b>10</b>	Existing Property Tax Demand per Annum as per DR	<b>1886.55 lakh</b>	
<b>11</b>	Total recovery (Average per annum in previous 10 years)	<b>983.58</b>	
<b>12</b>	Number of effective tax payers in city , including properties outside MC limit	<b>97200</b>	
	Number of ineffective tax payers in city , including properties outside MC limit	<b>64838</b>	
<b>13</b>	Expected Tax to be recover from the current surveyed properties	<b>2373.76 lakh</b>	
<b>14</b>	Number of properties not paying any tax since 2015, including properties outside MC limit		
<b>15</b>	Nos of refused properties in current survey	<b>5485</b>	
<b>16</b>	Category wise Comparison of old and current survey	<b>Annexure-A</b>	

  
**ZONAL TAXATION OFFICER**  
**MUNICIPAL CORPORATION**  
 Yamuna Nagar-Jagadhri



	Annexure-A			Residential	Commercial	Vacant Plot and Agriculture/Horti culture land	Institutional	Industrial	Special Category	Mix Use	Total
	System	DR	Difference								
92880											
94959											
-2079											
13919											
15880											
-1961											
50334											
43501											
6833											
1021											
3230											
-2209											
3140											
2962											
178											
2496											
359											
2137											
11494											
1147											
10347											
175284											
162038											
13246											

Comparison report of all properties of institutional and special category in existing demand and collection register and as per current survey			
	Particular	Property in Demand Register	Property in Current Survey
<u>17(i)</u>	Institutional Category	3230	1021
<u>17(ii)</u>	Special Category	359	2496
<u>17(iii)</u>	Nos. of Properties Old id matched	1.Institutional Category – 1550 2.Special Category - 225	
<u>17(iv)</u>	% of Old id matched	1.Institutional Category –47.98 % 2.Special Category –62.67%	
<u>17(v)</u>	Nos of properties old Id not matched with reason	In existing Demand Register, Category of the properties mentioned were not at par with the standard categories given in tax notification 2013. The steering committee has freeze the standard categories to be opted which have been ensured upto an extent possible in the current survey. The integration of category w.r.t. matching of old and new id is not possible due to above reason but the maximum efforts have been made and the possible % of matching achieved.	
<u>18</u>	Reasons for not matching Old ID with current survey		
<u>18.1</u>	The reason for not matching the property ID's is that, the property tax survey was originally conducted long back in yr 2013-14 by the MC in house but due to availability of old layout plan, it was possible to integrate 136988 nos of properties up to an extent possible w.r.t data available in DR, layout plan id number and ward wise data which found similar in surveyed data.		
<u>18.2</u>	Nos of properties having no owner /father name in DR	Properties without owner and father name -39297 nos Properties without father name- 65469 nos	

  
 ZONAL TAXATION OFFICE  
 MUNICIPAL CORPORATION  
 Kumbh Nagar, Jaipur



<b>18.3</b>	Nos of properties for which DR not matched on vacant plot	<b>43501</b>	
<b>18.4</b>	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:		
	a) New Properties	<b>13246</b>	
	b) Locked	<b>7366</b>	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	<b>5485</b>	
<b>19</b>	Total nos. of agriculture properties within MC limit	<b>18306</b>	
<b>20</b>	Total nos. of locked properties with owner and father name		
<b>21</b>	Total nos. of locked properties without owner and father name		
<b>22</b>	It is certified that old ID's of 25050 nos. of properties are not possible to match subjected to reasons mentioned in #18		
<b>23</b>	Certification of Stage 1.1b: It is certified that data matching has been checked and found satisfactory.		


**Annexure-B**

COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
1	Residential	up to 300 sq yd		0.75		10862455.73	108.94
		301 to 500 sq yd		3		1977711.15	79.88
		501 to 1000 sq yd		4.5		1252150.33	74.79
		1001 sq yd to 2 acres		5.25		1222326.43	83.07
		More than 2 acres		7.5		590148.07	56.80
		<b>Total</b>					<b>403.47</b>
2	Commercial	Up to 50 sq yd		18		217272.97	48.58
		51-100 sq yd		27		202910.41	70.05
		101-500 sq yd		36		469504.67	227.39
		501 to 1000 sq yd		45		87804.84	49.64

  
 TOWNAL TAXATION OFFICER  
 MUNICIPAL CORPORATION  
 Varanasi




COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
		Commercial space (shopping malls, multiplex or commercial office space etc) upto 1000 Sq feet		9 per sq ft		2533.66	0.29
		Commercial Space (More than 1000 sq feet)		11.25 per sq ft		227515.049	49.37
		<b>Total</b>					<b>445.32</b>
3	Industrial	Up to 2500 sq yd		3.75		1914002.75	72.02
		2501 to 2 acres		4.5		2242051.53	102.20
		2 acres to 50 acres		4.5 rs per sq yd up to 2 acres+ 1.5rs per sq yd for above		3137941.07	47.35
		<b>Total</b>					<b>221.57</b>
4	Institutional						
i)	Institutional-Commercial	Up to 2500 sq yd		9		3668.34	0.33
		2501 to 5000 sq yd		13.5		-	-
		More than 5000 sq yd		18		18364.94	3.31
ii)	Institutional-Non-commercial	Up to 2500 sq yd		7.5		264557.46	19.90
		2501 to 5000 sq yd		9		143501.77	12.92
		More than 5000 sq yd		11.25		4228877.51	475.75
iii)	Institutional-Educational Institutions	Up to 1 acre		7500 per year (Fixed)			18.23
		More than 1 acre to 2.5 acre		1.125 lac per year			39.38
		More than 2.5 acre to 5 acres		1.875 lac per year			39.38
		More than 5 acres		3.75 lac per year			75.00
		<b>Total</b>					<b>684.17</b>
5	Vacant	Up to 100 sq yd				-	-
		101 to 500 sq yd				-	-
		Above 500 sq yd				-	-
		<b>Total</b>					<b>90.88</b>

  
 TOWN TAXATION OFFICE  
 MUNICIPAL CORPORATION  
 V. P. N. Nagar, Chennai



COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY							
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
6	Special Category						244.28
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market-Booth						
	Grain Market-Shop						
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dhar msala						
viii)	Bank						
ix)	Bus stand						
		Total					244.28
7	Mixed use						
		Total					284.07
8	Any other category as found in DR						
		Total					
		Total			1886.55 lac		2373.76lac
Note: Reason for deviation and gaps in demand register data							
1							
2							
3							

  
 TOWN DEVELOPMENT OFFICE  
 MUNICIPAL CORPORATION  
 Varanasi Nagar - Varanasi



## MUNICIPAL COMMITTEE ADAMPUR

Director,  
Urban Local Bodies,  
Haryana, Haryana.


Memo No. MCA/2022/607

Date: 22/08/2022

Subject: - Submission of Joint report of Municipal Committee Adampur and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively in the format approved by the Steering committee constituted at state level.


Sir,

Kindly find enclosed herewith the above records attached as Annexure-1 and Annexure-2 respectively for further necessary action as per the recommendation given in the attached report.

  
Secretary  
Municipal Committee  
Adampur


Municipal Committee Adampur


A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.

  
9/8/2022

Vinod Kumar  
9/8/2022



  
9/8/22

  
09/08/22

Sachin Sharma  
09/08/2022



## Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Adampur	
2.	Number of Properties as per RFP	-	
3.	Number of Properties as per current MC record	-	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	11,158	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	22.07.2022	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations		

It is to certify that 11,158 Nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC Adampur and recommended for the payment under Stage 1.1 (A)

  
Secretary  
Municipal Committee  
Adampur

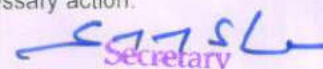
Municipal Committee Adampur

Memo no. MCA/2022/608-609


Dated: 22/08/2022

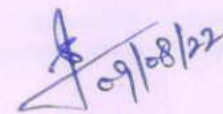
Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd.

  
Secretary  
Municipal Committee  
Adampur

Municipal Committee Adampur

  
Nimal Kumar  
9/8/2022

  
Sachin Sharma  
09/08/2022

**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work (Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
9.	Name of ULB Town	Adampur	
10.	Number of Properties as per RFP	-	
11.	Number of Properties as per current MC record	-	
12.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	11,158	
13.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. .... dated .....	11,158	
14.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	-	

**Details of properties verified by the authorized Officer of the ULB**

Sr. No.	Particulars	Numbers	%age
15.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	1200	10.75%
16.	No. of Surveyed properties as mentioned at Sr. No. [15], whose data is found correct which is verified and validated	1170	97.50%
17.	No. of Surveyed properties as mentioned at Sr. No. [15], whose data is found incorrect which is verified and validated	30	2.50%
18.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
19.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties



submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

  
Secretary  
Municipal Committee  
Adampur

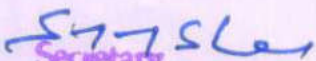

Municipal Committee Adampur

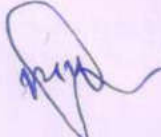
Memo no. MCA/2022/610-611

Dated: 22/08/2022

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
Secretary  
Municipal Committee  
Adampur  
Municipal Committee Adampur  


  
9/8/22  
Sachin Sharma  
09/08/2022  
Vinod Kumar  
9/9/2022  
9/08/22

## MUNICIPAL COMMITTEE BHADRA

Director,  
Urban Local Bodies,  
Haryana, Haryana.

Memo No. *MCB/2022/224*

Date: *05/07/2022*

Subject: - Submission of Joint report of Municipal Committee Bhadra and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively in the format approved by the Steering committee constituted at state level.

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1 and Annexure-2 respectively for further necessary action as per the recommendation given in the attached report. *SURVEY OF HANSAWAS KHURD VILLAGE DOES'T completed due to mass Public Refusal.*


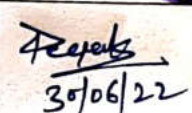
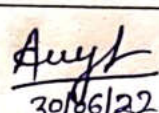
*[Signature]*  
Secretary  
Municipal Committee  
Bhadra (Charkhi Dadri)

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.



## Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Bhadra	
2.	Number of Properties as per RFP	-	
3.	Number of Properties as per current MC record	-	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	9051	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	27-06-2022	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign	 30/06/22  30/06/22	
8.	Comments/Remarks/Recommendations	Survey of Hansawas Khurd village doesn't completed due to mass public refusal.	

It is to certify that 9,051 Nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC Bhadra and recommended for the payment under Stage 1.1 (A)

Memo no. MCB/2022/225-226

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

Secretary  
Municipal Committee  
Bhadra (Charkhi Dadri)  
6/3/2022

Secretary  
Municipal Committee  
Bhadra (Charkhi Dadri)



**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work (Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1	Name of ULB Town	Badhra	
2	Number of Properties as per RFP	-	
3	Number of Properties as per current MC record	-	
4	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	9,051	
5	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. .... dated .....	9,051	
6	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	-	
<b>Details of properties verified by the authorized Officer of the ULB</b>			
Sr. No.	Particulars	Numbers	%age
7	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	910	10.05%
8	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	892	98.02%
9	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	18	1.98%
10	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign	<i>Reyals</i> <i>30/06/22</i> <i>Ayul</i> <i>30/06/22</i>	
11	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties

*Secretary*  
**Secretary**  
**Municipal Committee**  
**Badhra (Charkhi District)**



submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

Memo no. MCB/2022/227-228

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
Secretary  
Municipal Committee Bhadra  
Badhra (Charkhi Dadri)  
Dated: 05/03/22

  
Secretary  
Municipal Committee Bhadra  
Badhra (Charkhi Dadri)

## MUNICIPAL COMMITTEE BADLI

Director,  
Urban Local Bodies,  
Haryana, Haryana.

Memo No. : *MC Badli/2022/681*

Date: *1/07/22*

**Subject: - Submission of Joint report of Municipal Committee Badli and M/s Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively in the format approved by the Steering committee constituted at state level.**

Sir,

Kindly find enclosed herewith the above records attached as Annexure-1 and Annexure-2 respectively for further necessary action as per the recommendation given in the attached report.

*Secretary*  
Secretary  
**Municipal Committee**  
Municipal Committee, Badli  
**Badli**

A copy is forwarded to M/S Yashi Consulting Services Pvt. Ltd. for information and record.



**Sign-Off Format for Property Survey (Stage 1.1 (A))****Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Badli	
2.	Number of Properties as per RFP	-	
3.	Number of Properties as per current MC record	-	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	17,401	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	27-06-2022	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign	<i>Bhattacharya</i> <i>30/6/22</i>	
8.	Comments/Remarks/Recommendations	<i>No name in vacant / Agriculture property 2D.</i>	

It is to certify that 17,401 Nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC Badli and recommended for the payment under Stage 1.1 (A)

*[Signature]*  
Secretary  
Municipal Committee Badli  
Badli

Memo no.: *mc Badli / 2022 / 682*


Dated: *01/07/2022*

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd.

*[Signature]*  
Secretary  
Municipal Committee Badli

**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work (Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
9.	Name of ULB Town	Badli	
10.	Number of Properties as per RFP	-	
11.	Number of Properties as per current MC record	-	
12.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	17,401	
13.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. .... dated .....	17,401	
14.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	-	
<b>Details of properties verified by the authorized Officer of the ULB</b>			
Sr. No.	Particulars	Numbers	%age
15.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	1800	10.34%
16.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	1750	97.22%
17.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	50	2.78%
18.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
19.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	



It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

  
Secretary

Municipal Committee Badli

Memo no. : MC Badli/2022/682

Dated: 01/07/2022

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd.

  
Secretary

Municipal Committee Badli  
Municipal Committee  
Badli



# MUNICIPAL COMMITTEE SIWAN

E-mail:- [secy.mcsiwan@gmail.com](mailto:secy.mcsiwan@gmail.com)

Ph:- 01746-294600



To

Director,  
Urban Local Bodies,  
Haryana, Panchkula

Memo No. 1310 /MCS Dated 30-06-2022

**Sub:- Submission of Joint report of Municipal Committee Siwan and M/S Yashi (SI) for the Properties verification on GIS base map and validation of the properties under stage 1.1A and 1.1B respectively in the format approved by the Steering committee constituted at state level.**

Kindly find enclosed herewith the above records attached as Annexure-1 and Annexure-2 respectively for further necessary action as per recommendation given in the attached report.

  
Secretary  
Municipal Committee Siwan.

Endst. No. 1311 /MCS Dated 30-06-2022

A Copy of the above is forwarded to the M/S Yashi Consulting Services Pvt. Ltd. refrence to your office memo no YCSPL/GIS-PRP/SVY/26296 dated 30-06-2022 for information and record.

  
Secretary  
Municipal Committee Siwan.



## Sign-Off Format for Property Survey (Stage 1.1 (A))

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Siwan	
2.	Number of Properties as per RFP	-	
3.	Number of Properties as per current MC record	-	
4.	Nos. of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100% properties in MC Area)	18,750	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	30-06-2022	
6.	Signature of SI with seal and sign		
7.	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.	Comments/Remarks/Recommendations		

It is to certify that 18,750 Nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MCSiwan and recommended for the payment under Stage 1.1 (A)

Secretary

Municipal Committee Siwan

Memo no.

1310-11/MCS.

Dated:

30-06-2022

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

Secretary

Municipal Committee Siwan

**Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work  
(Attached as Annexure - B)**

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
9.	Name of ULB Town	Siwan	
10.	Number of Properties as per RFP	-	
11.	Number of Properties as per current MC record	-	
12.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	18,750	
13.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. .... dated .....	18,750	
14.	Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage 1.1 (B)	-	
<b>Details of properties verified by the authorized Officer of the ULB</b>			
Sr. No.	Particulars	Numbers	%age
15.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)]	1900	10.13%
16.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	1810	95.26%
17.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	90	4.74%
18.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
19.	Comments/Remarks/Recommendations	The properties which found incorrect are within 5% limit of error, which is permitted as per agreement.	



It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the steering committee, for certification of properties, has verified the surveyed properties submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

  
Secretary

Municipal Committee Siwan ✓

Memo no. 1310-11/MCS.

Dated: 30-06-2022.

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
2. M/s Yashi Consulting Services Pvt. Ltd,

  
Secretary

Municipal Committee Siwan ✓