MUNICIPAL COUNCIL AMBALA SADAR

Director, Urban Local Bodies, Panchkula, Haryana.

Memo No. W(AS/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.

Executive Officer
Municipal Coupeil Ambala Sadar
Ambala Sadar

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	The state of the s
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	Based GIS Platform vi MCA/2020/12126A di enclosed). The total nos. of prop completion of door to	ated 03.12.2020 (Copy erties in the town after
		95435. The balance properties nos, has been checken	es 95435-87251= 8184 ed and certified.

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)

Executive Officer

Municipal Council Cambala Sadar

Ambala Sadar

Memo no. UKCH 12021 11565 Pated: 31-03-2021

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
Executive Officer
Municipal Council Ambala Sadar
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	S. BANK S	
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	Port. Lie
6.	Signature of SI with seal and sign	Sunta	3 1*
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		1 .D.M
8.	Comments/Remarks/Recommendations	vorified on Portal m	at checked in Field

It is to certify that87251Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MCAmbala Sadarfor stage 1.1 (A)andare recommended for payment

Executive Officer
Municipal Council
Executive Sincer

Secretary

Municipal Council

Ambela Sadar

Municipal Council Ambala Sadar

Memo nom CP/202/12/26 Abated: 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 Yashi Consulting Services Pvt. Ltd.

Executive Officer
Municipal Council
Executive Office 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.	Particulars	Details as provided by SI	Recommendation of concern ULB
No. 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)		
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		
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	

Details of properties verified by the authorized Officer of the ULB

Sr.	s of properties verified by the authorized of Particulars	Numbers	%age	
No. 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 or. No. [7], whose data is found correct which is	9520 95.20		
9.	No. of Surveyed properties as mentioned at one No. [7], whose data is found incorrect which is	480	4.80%	
10.	Verification of stage 1.1 (B) by the Office / Officials / Committee (nominated by the	The properties wh	nich found incorre	
11.		are within 5% lim permitted as per a	it of error, william	

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 street Council

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

Executive Officer cer

Municipal Council Ambala Sadar

Ambala Sadar

Memo no. 4(A 221 | 137671 | 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,

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	P. SE
Z	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*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)	1761,23,508/10	= 1761,2250-8
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	Anne	xure-A



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Ticer	0.5	AU	Execu

F-A	Residential		7		Commercial		Vacant Plot and	Agriculture/Horts culture land		Design Superior	Institutional		141808140	Industrial		3200037753	Special Category			Mix Use		_	Total	
Annexure-A	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR.	Difference	System	DR	Difference	System	DR	Difference
	49382	70297	-20915	0209	6894	-874	29599	1355	28244	955	1329	-374	528	492	36	984	161	823	7967	6171	1796	95435	66998	8736

Compa	rison report of all properties of instit collection register	r and as per current survey Property in Demand Register	Property in		
	Particular	property in Demand Ites	Current Survey		
		1329	955		
17(i)	Institutional Category	161	984		
17(ii)	Special Category				
17(iii)	Nos, of Properties Old id matched	1.Institutional Category -966 2.Special Category -102			
17(iv)	% of Old id matched	1.Institutional Category -72.6			
17(v)	Nos of properties old ld not matched with reason	In existing Demand Register properties mentioned were standard categories given in The steering committee has categories to be opted which upto an extent possible in the integration of category w.r.t. new id is not possible due to maximum efforts have been % of matching achieved.	tax notification 2013. freeze the standard h have been ensured the current survey. The matching of old and above reason but the		
18	Reasons for not matching Old ID	with current survey	oran was originally		
18.1	plan, it was possible to integrate if available in DR, layout plan id nu	52077 nos of properties up to an e mber and ward wise data which f	extent possible w.r.t data found similar in surveye		
18.	data. Nos of properties having no own /father name in DR	er Properties without owner a nos Properties without father n			

Municipal Council Ambala Sadar

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

Annexure-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 (5q Yard)	(In Lac)
1	Residential	up to 300 sq yd	6	0.5		5687531.31	39.63
		301 to 500 sq yd		2		1130887.65	32.26
	74.5	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
		Total					137.81
2	Commercial	Up to 50 sq yd		12		68228.65	10.60
		51-100 sq yd		18		99096.62	23.39
· V		101-500 sq yd		24	A	221601.04 23/3/2021 utive Office	72.02

	COM Category in DR	PARISON OF OLD I	area as per	Tax rate	Tax as per new	Area as per survey (Sq	Amount (In Lac)
,		per tax	DR		notification	Yard)	
+		501 to 1000 sq				35186.73	13.46
			9	30		1150	0.08
-		Commercial				1150	0.00
-1	4	space					
		(shopping					
-1		malis, multiplex					
- 1		or commercial office space					
		etc)		6			2.52
-		Commercial				23998.92	3.53
-1		Space (More					
		than 1000 sq		7.5			
		yd)		1,3			122.56
		Total		-			Walter.
	Industrial	Up to 2500 sq		2.5	1	291850.51	7.30
-		yd 2501 to 2 acres	1	3		150902.71	4.53
		2 acres to 50		3 rs per			3.15
		acres		sqyd up to 2			
		1777/17		acre+ 1 rs			
				per sayd for		295828.09	
			-	above			14.98
7.	Institutional	Total					0.11
4		Up to 2500 sq				1843.87	0.11
- 1	Commercial	yd		6			
_		2501 to 5000 s	q	-			
		yd	200	9	-	89707.54	10.76
		More than		12		33707131	AND
		5000 sq yd	_				
- 1	i) Institutional-	Up to 2500 sq	1			290723.42	14.54
	Non-	yd		5			
	commercial	2501 to 5000 s	sa			91899.43	5.51
		yd	3	- 6			
		More than	17			290723.42	57.71
		5000 sq yd		7.5			
-	ii) Institutiona			7/2/25/2020/0			6.75
18	Educationa	A-CANADA ACCUSE		5000 per			
	Institution			year			10.50
		More than 1		75000 pe year			
		acre to 2.5 ac	-	1.25 lac p	er		SMANUA
1		More than 2 acre to 5 acr		year	55111		10.00
-		More than		2.5 lac p	er		10.00
1		acres	T	year			125.89
-		Total		,			125.03
-	5 Vacant	Up to 100 sq	yd	1			
-	2000/10	101 to 500		2/2/2021			

Municipal Council

Sr No	Category in DR	MPARISON OF OLD Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as pe survey (Sq	
		Above 500 sq yd	5		- Incurrention	Yard)	
-		Total	1				
6	Special Category						43.39 72.77
1)	Storage	19	-	1.5			1 3300
ii)	Cinema Hall	19	+	4,5			-
iii)	Marriage place	1	-				1
iv)	Grain Market		-				
	Grain Market- Booth	viL					
	Grain Market- Shop	_					
v)	Hospital	1					-
vi)	Petrol pump	9	-				
vii)	Religious/Dhar msala	12		72.1			
/部)	Bank	1					17
x)	Bus stand	1					
		Total	-				
	Mixed use	52					72.77
		Total	-				
	Any other		-				139.06
	category as found in DR	-					
		Total					
		Total					
-			pulation and	1	For/alakh		657 lakh
-		Note: Reason for d	calation and gap	s in demand	register data		
			1				

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.

Annexure 1

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	Ambala City	
2.	Number of Properties as per RFP	- 192	
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		28 107
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	15	
8.	Comments/Remarks/Recommendations	Based GIS Platform vi MCA/HTC/1427-1428 (Copy enclosed).	8 dated 07.12.2020
		completion of door to 99455.	perties in the town after door field survey are
	* • • •	The balance properti nos. has been check	ies 99455-94189= 5266 ed and certified.

It is to certify that 99455 Nos of Surveyed Properties are verified on Web Based G S 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. 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,

Commissioner

Municipal Corporation Ambala City

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 Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Ambala	wiles and have 412 4
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 St with seal and sign	0.00	
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	BALBIR SING	RK Accountages 12 H
8.	Comments/Remarks/Recommendations	Based GIS Platform	rties were settified on Web
			operties in the town after to door field survey are
		The balance prope nos. has been chec	erties 94189-63817= 30372 cked and certified.

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. mc 8/11/2/1427-1428 Dated: 7.12.20 &

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	v
Deta	ils of properties verified by the authorized Off	icer 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	10.05%
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	al .	
11.	Comments/Remarks/Recommendations	The properties whare within 5% limited as per ag	t of error, which is

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

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

Annexure 3

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	
2	Total Nos. of Properties as per RFP		3.50
<u>3</u>	Total Nos. of Properties as Surveyed	99455	
4	Total Nos. of Properties in DR but falling outside MC limit	NIL	$i = g_i$
. <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*100/92052=80.71%	
10	Existing Property Tax Demand per Annum as per DR	552.81 lakh	63
11	Total recovery (Average per annum in previous 10 years)	409.616 lakh	F
12	Number of effective tax payers in city , including properties outside MC limit	57226	1
	Number of ineffective tax payers in city , including properties outside MC limit	34826	
13	Expected Tax to be recover from the current surveyed properties	1387.07 lakh	
14	Number of properties not paying any tax since 2015, including properties outside MC limit	34826	
15	Nos of refused properties in current survey	7874	
16	Category wise Comparison of old and current survey	Annex	ure-A

Commissioner, Municipal Corporation, Ambala.

Annexure-A	*	Residential			Commercial		Vacant Plot and	Agriculture/Horti	currore iand		Institutional			Industrial			Special Category			Mix Use			Total	
Annex	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference
	50901	72821	21920	7804	7494	310	29520	2641	26879	.619	1873	-1254	505	203	2	2166	629	1537	7940	6091	1849	99455	92052	7403

	Particular	Property in Demand Register	Property in Current Survey						
<u>17(i)</u>	Institutional Category	1873	619						
<u>17(ii)</u>	Special Category	629 2166							
17(iii)	Nos. of Properties Old id matched	1.Institutional Category – 1353 2.Special Category - 216							
17(iv)	% of Old id matched	1.Institutional Category -72.23 2.Special Category -34.34	%						
17(v)	Nos of properties old Id not matched with reason	In existing Demand Register, properties mentioned were no standard categories given in ta. The steering committee has for categories to be opted which upto an extent possible in the integration of category w.r.t. more id is not possible due to alto maximum efforts have been may of matching achieved.	ot at par with the x notification 2013. reeze the standard have been ensured current survey. The natching of old and gove reason but the						
18	Reasons for not matching Old ID wi	th current survey							
18.1	The reason for not matching the originally conducted long back in y of old layout plan, it was possible to possible w.r.t data available in DR	r 2011-12 by the MC in house bu	t due to availability						
100	possible title and	found similar in surveyed data.							
	found similar in surveyed data. Nos of properties having no owner								

18.3	Nos of properties for which DR not matched on vacant plot	2641
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	7403
	b) Locked .	15287
	c) Name changed after sale/purchase or to heir	
	d) Refused by owner/occupied/attendant	7874
19	Total nos. of agriculture properties within MC limit	10176
<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	
22	It is certified that old ID's of 17754 nos. of properties are not possible to match subjected to reasons mentioned in #18	
<u>23</u>		fied that data matching has been checked and found

Annexure-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		0.75		6233306.37	64.43
		301 to 500 sq yd		3		1422945.23	58.71
	3.5	501 to 1000 sq yd	2	4.5		736040.2	45.74
		1001 sq yd to 2 acres		5.25		385483.72	27.63
į.	- X	More than 2 acres		. 7.5		71746.15	8.61
		Total					205.12
2	Commercial	Up to 50 sq yd		18		96297.19	22.51
		51-100 sq yd		27		141447.12	50.90
4.)		101-500 sq yd		36		346386.66	169.33
, d		501 to 1000 sq yd		45		59953.11	36.14

Commissioner, Municipal Corporation, Ambala.

		MPARISON OF OLD				Area as per	Amount
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	survey (Sq Yard)	(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
_		Total					303.60
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
-		Total					28.69
4	Institutional						
1)	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			
в)	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	2	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
		Total					400.50
5	Vacant	Up to 100 sq yd					400.50
		101 to 500 sq yd Above 500 sq yd					_ ·
_		Total	4				

Commissioner, Municipal Corporation,

Sr No	Category in DR	APARISON OF OLD I 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				, notine		136.29
	Category		1 1				
i)	Storage		. J.				l
ii)	Cinema Hall		1 1				1
iii)	Marriage place]				
iv)	Grain Market						l
	Grain Market- Booth						1.
	Grain Market- Shop		. [-	-
v)	Hospital] [1
vi)	Petrol pump] [
vii)	Religious/Dhar msala		14				
viii)	Bank] [1
ix)	Bus stand] .[24
		Total] [136.29
7	Mixed use						
		Total] [233.65
8 .	Any other category as found in DR	an and an analysis of the second				**	-
		Total] [
		Total			552.81 lac		1387.07 lac
	,	Note: Reason for	r deviation and	gaps in dema	and register data	a	
1							181
2				43			
3							

Commissions, Municipal Corporation, Ambala.

MUNICIPAL COMMITTEE ASSANDH

Director, Urban Local Bodies, Panchkula, Haryana.

Memo No. - 114

Date: 19 61/202/

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.

Sessetury

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 (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	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		Wed as Mah
8.	Comments/Remarks/Recommendations	9584 nos. of proper Based GIS Platform dated 09.08.2019 (ties were certified on Web vide letter no. 163/MCA Copy enclosed).
		The total nos. of procompletion of door 11094.	operties in the town after to door field survey are
		The balance proper nos. has been check	erties 11094-9584= 1510 cked and certified.

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)

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,

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	
Deta	ils of properties verified by the authorized Offi	cer 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)]	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 vare within 5% lipermitted as per	which found incorred mit of error, which i

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 NSecretary and h

Municipal Committee Assandh

Memo no. 117 -18

Dated: 19/0/ 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 Secretarys and h

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.	<u>Particular</u>	Report/nos.	
1	Total Nos. of Properties in Demand Register (DR)	10987	
2	Total Nos. of Properties as per RFP	10840	
3	Total Nos. of Properties as Surveyed	11094	
4	Total Nos. of Properties in DR but falling outside MC limit	NIL	
5	Duplicate Properties in DR	NIL	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	10987	
7	New Properties found in City during Survey by YCSPL	107	
8	Nos. of properties for which Owner Name /Father Name not found in DR	1927	
9	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	8594*100/10987=78.2%	
10	Existing Property Tax Demand per Annum as per DR	26.72 lakh	
11	Total recovery (Average per annum in previous 10 years)	19.17 lakh	
12	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	
13	Expected Tax to be recover from the current surveyed properties	76.99 lakh	
14	Number of properties not paying any tax since 2015, including properties outside MC limit	3987	
15	Nos of refused properties in current survey	1108	
16	Category wise Comparison of old and current survey	A	nnexure-A

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

		r and as per current survey				
	Particular	Property in Demand Register	Property in Current Survey			
17(i)	Institutional Category	103	70			
17(ii)	Special Category	125	342			
17(iii)	Nos. of Properties Old id matched	ned 1.Institutional Category -84 2.Special Category -108				
17(iv)	% of Old id matched	1.Institutional Category – 81.55 % 2.Special Category -86.4%				
17(v)	Nos of properties old Id not matched with reason	In existing Demand Register properties mentioned were n standard categories given in tal. The steering committee has f categories to be opted which upto an extent possible in the integration of category w.r.t. r new id is not possible due to all maximum efforts have been maximum efforts have been maximum achieved.	ot at par with the x notification 2013, reeze the standard have been ensured current survey. The natching of old and pove reason but the			
18	Reasons for not matching Old ID w	ith current survey				
18.1	Most important conclusion for not reproperty tax survey was conducted time no layout/coordinates of property owners might be changed, migrated matching has been ensured with Su	long back in yr. 2010-2011 by the erties were available and in this did for not available during the surve	MC in house, at tha			
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	2161
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	107
	b) Locked	1346
	c) Name changed after sale/purchase or to heir	
	d) Refused by owner/occupied/attendant	1108
19	Total nos. of agriculture properties within MC limit	479
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 317 nos. of properties are not possible to match subjected to reasons mentioned in #18	
23	Certification of Stage 1.1b: It is cert satisfactory.	ified that data matching has been checked and found

Annexure-B

Sr No	Category in DR	APARISON OF OLD 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	IS NOT LINE	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
		Total	Mark Street	STELE MARKET			9.86
2	Commercial	Up to 50 sq yd	100 day 100 day	9.6	The state of the s	37912.57	4.48
		51-100 sq yd	F-20 10 10	14.40	A MARIE STATE OF THE PARTY OF T	26250.21	4.40
		101-500 sq yd		19.20		69186.62	14.55
		501 to 1000 sq yd		24		15322.87	3.98

Sr	Category in DD	Area limit as	DEMAND AND	COLLECTION W	ITH CURRENT	SLIDVEA	
No	Category in DR	per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq	Amount (In Lac)
		Commercial space (shopping malls, multiplex or commercial office space etc)		4.8	The state of the s	Yard) 500	0.02
		Commercial Space (More than 1000 sq yd)		6 per sq ft		3330	0.20
		Total					27.63
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			
		Total		85040			0.04
	4 Institutional	Total					
	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
	Commercial	2501 to 5000 sq yd		4.8		15307.73	0.73
		More than 5000 sq yd		6		273434.07	15.43
1	iii) Institutional- Educational Institutions	Up to 1 acre		4000 per year (Fixed)			0.52
	Institutions	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	10-30-50	2 lac per	The state of	A PROPERTY OF	2.00
		acres	The state of the s	year			22.11
		Total	The state of the				
	5 Vacant	Up to 100 sq yd 101 to 500 sq					
		yd Above 500 sq yd					
		Total				N	3.70

Special Category Storage Cinema Hall	PARISON OF OLD Area limit as per tax	area as per DR	Tax rate	Tax as per	Area as per	A
Category Storage Cinema Hall				new	survey (Sq	Amount (In Lac)
Storage Cinema Hall				notification	Yard)	
Cinema Hall						8.32
Marriage place						
Grain Market		-				
Grain Market- Booth						
Grain Market- Shop						
Hospital		-				
Petrol pump						
Religious/Dhar msala						
Bank		THE RESERVE TO SERVE				
Bus stand	A STATE OF THE STA		DIRECTION OF			
	Total					8.32
Mixed use						0.52
	Total					5.33
Any other category as found in DR						
	Total					
				26.72 lakh		76.99 lakh
	Note: Reason fo	or deviation and g	aps in deman	d register data		
				A STATE OF THE PARTY OF THE PAR		
			Charles of			
	Booth Grain Market- Shop Hospital Petrol pump Religious/Dhar msala Bank Bus stand Mixed use Any other category as	Booth Grain Market- Shop Hospital Petrol pump Religious/Dhar msala Bank Bus stand Total Mixed use Total Any other category as found in DR Total Total	Booth Grain Market- Shop Hospital Petrol pump Religious/Dhar msala Bank Bus stand Total Mixed use Total Any other category as found in DR Total Total	Booth Grain Market- Shop Hospital Petrol pump Religious/Dhar msala Bank Bus stand Total Mixed use Total Any other category as found in DR Total Total	Booth Grain Market- Shop Hospital Petrol pump Religious/Dhar msala Bank Bus stand Total Mixed use Total Any other category as found in DR Total	Booth Grain Market- Shop Hospital Petrol pump Religious/Dhar msala Bank Bus stand Total Mixed use Total Any other category as found in DR Total Total Total Total Total Total Total Total Total

MUNICIPAL COMMITTEE ATELI MANDI

Director, Urban Local Bodies, Panchkula, Haryana.

Memo No.

66 9

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.

Municipal Committee AGII Areldi Mandi

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 Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Ateli Mandi	m L
2.	Number of Properties as per RFP	5500	ok
3.	Number of Properties as per current MC record	3879	mk.
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	ak
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 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 .	Based GIS Platform v 01.08.2019 (Copy er The total nos. of pro- completion of door to	es were certified on Web vide letter no. 250 dated nclosed). perties in the town after o door field survey are
		The balance proper has been checked a	ties 4459-3747= 712 nos nd certified.

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)

Municipal Committee CAtelin Mandi

Memo no. 670-671 Dated:

18/02/2021

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,

Municipal Committee Afell Mandi

1) Annexure - 1A: 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 Stage 1.1)

Sr. No.		Details as provided by SI	Recommendation
1.	Name of ULB Town	17 Ten	of concern ULB
2.	Number of Properties as per RFP	Adel mondi	ok
	rumber of Properties as per RFP	5500	
3.	Number of Properties as per current MC record		0/2
		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	
,	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	1407/19	OF.
	Signature of SI with seal and sign	1	MINUR)-
	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 07)
	Comments/Remarks/Recommendations		2 101

It is to certify that , 5+1.	FOS Of Suproved Bearing
Platform (Image / Bose Ma	nos. of Surveyed Properties are verified on Web Based GIS p solution) by the committee appointed by MC <u>PHELI</u> for
stage 1.1 (A) and are recor	mmended for payment
	And the positional
	Mullan
	100011
	Commissioner/Executive Officer/Secretary
	on beinger declary
	Municipal Corporation / Council / Committee म Levi Municipal
PRINCIPAL PROPERTY OF CO.	Committee H 4021 /11 (mill)
Memo no. 2 30	1-1

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

M. C. Ateli Manai

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
1.	Name of ULB Town	Ateli Mandi	of concern ULB
2.	Number of Properties as per RFP		ok
		5500	ak
3.	Number of Properties as per current MC record	2070	ak
4.	Total Nos of Proportion Id. 415	3879	DE
	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	4459	
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	0/2
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	010

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)]		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	N. H.	
11.	Comments/Remarks/Recommendations	The properties which are within 5% limit of permitted as per agree	of error which

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 Appli Manual

M. C. Appli Manual

d in original to:

Haryana

Memo no. 672-673

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

Municipal Committee, Ate

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

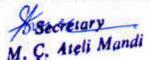
(Based on Official report submitted by Secretary MC Ateli Mandi)

Sr. No	Particular	Panent/					
1	Total Nos. of Properties in Demand Register (DR)	Report/nos. 3879					
2	Total Nos. of Properties as per RFP						
3	Total Nos. of Properties as Surveyed	5500					
4	Total Nos. of Properties in DR but	4459					
	falling outside MC limit	NIL					
5	Duplicate Properties in DR						
6	Total Nos. of Net Properties in DR	NIL					
	within Notified limit of MC	3879					
7	New Properties found in City during						
	Survey by YCSPL	580	Surveyed properties - D				
8	Nos. of properties for which Owner		Properties				
	Name /Father Name not found in	126					
	DR						
9	Nos. of Properties for which Old id	3007*400/2					
	matched with newly Surveyed	2897*100/3879=74.68%					
	Properties in %age						
		to .					
10	Existing Property Tax Demand per	2011					
	Annum as per DR	4.9 lakh					
11	Total recovery (Average per annum	164111					
	in previous 10 years)	1.84 lakh					
12	Number of effective tax payers in	1500					
	city, including properties outside	1500					
_	MC limit						
	Number of ineffective tax payers in	2270					
- 4	city, including properties outside	2379					
	MClimit						
13	Expected Tax to be recover from the	40.57 lakh					
	current surveyed properties	40.37 lakn					
14	Number of properties not paying	2270					
	any tax since 2015, including	2379					
	properties outside MC limit						
5	Nos of refused properties in current	331					
	survey	331					
6	Category wise Comparison of old						
	and current survey	Annexu	re-A				

Secretary
M. C. Ateli Mandi

ure-A Residential			Commercial			Vacant Plot and Agriculture/Horti culture land			Institutional			Industrial		Special Category			Mix Use			Total				
Annexure-A	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference
	1515	1317	198	827	1881	-1054	1505	615	890	99	57	1	4	2	2	213	0	213	339	0	339	4459	3879	580

	collection registe	Participation of the Participation of Participation	A SECURITY OF SECU							
	Particular	Property in Demand Register	Property in Current Survey							
17(i)	Institutional Category	57	56							
17(ii)	Special Category	0 213								
17(iii)	Nos. of Properties Old id matched	1.Institutional Category –34 2.Special Category - Nil								
17(iv)	% of Old id matched	1.Institutional Category – 59.64% 2.Special Category –Nil								
17(v)	Nos of properties old Id not matched with reason	In existing Demand Register properties mentioned were in standard categories given in tare the steering committee has for categories to be opted which upto an extent possible in the integration of category w.r.t. in new id is not possible due to all maximum efforts have been efforts have	ot at par with the ex notification 2013. Treeze the standard have been ensured current survey. The matching of old and bove reason but the							
<u>18</u>	Reasons for not matching Old ID wi	th current survey								
18.1	Most important conclusion for not property tax survey was conducted time no layout/coordinates of proper might be changed, migrated or not has been ensured with Survey Agent	long back in yr. 2012-2013 by the rties were available and in this du available during the survey in fiel	MC in house, at that ration of 8 yrs owners d, so Old id matching							
18.2	Nos of properties having no owner / Properties without owner and father name -126 no: / Properties without father name-606 nos									



18.3	Nos of properties for which DR not matched on vacant plot	615
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	580
	b) Locked	479
	c) Name changed after sale/purchase or to heir	
	d) Refused by owner/occupied/attendant	331
<u>19</u>	Total nos. of agriculture properties within MC limit	233
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 982 nos, of properties are not possible to match subjected to reasons mentioned in #18	
23		ed that data matching has been checked and foun

Annexure-B

Sr	Category in DR	MPARISON OF OLD Area limit as	3103 31 000	COLLECTION	WITH CURRENT	SURVEY	
No		per tax	area as per DR	Tax rate	Tax as per new	Area as per survey (Sq	Amount (In Lac)
1	Residential	up to 300 sq yd		0.4	notification	Yard)	
		301 to 500 sq	+	1.6	-	178323.06	0.90
		yd		1.0		64294.58	1.26
		501 to 1000 sq		2.4			
		yd		2.4		51921.85	1.48
		1001 sq yd to 2	F	2.8			
_		acres		2.0		27423.49	0.79
		More than 2 acres		4	-		
1207		Total	-		1		
2	Commercial	Up to 50 sq yd		9.6	1		4.42
- 1		51-100 sq yd				13449.37	1.53
		Section Control of the Control of th		14.40		10701.39	1.78
		101-500 sq yd		10.20			
				19.20		31211.64	6.94
		501 to 1000 sq		24			94924417
		yd		24		14331.51	3.86

Secretary
M. C. Ateli Mandi

Sr	Category in Di	OMPARISON OF OLD	DEIVIAND AN	D COLLECTION V	WITH CURRENT	SURVEY	
No	Category in Di	per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq	Amour (In Lac
		commercial space (shopping malls, multiplex or commercial office space etc)	**	4.8		10107	
		Commercial Space (More than 1000 sq yd)		6 per sq ft		₹	
	\$10.8117101218	Total		1			14.10
	Industrial	Up to 2500 sq yd		2		4290.01	0.09
		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			
		Total					
4	Institutional						0.09
i)	Institutional- Commercial	Up to 2500 sq yd		4.8		•	•
		2501 to 5000 sq yd		7.2		5	2,43
***		More than 5000 sq yd		9.6		-	12/
ii)	Institutional- Non- commercial	Up to 2500 sq yd		4		74053.45	25315
		2501 to 5000 sq yd		4.8		21852.35	0.88
		More than		6		6015.52	0.29
ii)	Institutional-	5000 sq yd Up to 1 acre		4000 per		40863.12	2.82
	Educational Institutions			year (Fixed)			0.05
		More than 1		60000 per			0.80
		acre to 2.5 acre		year			2.40
		More than 2.5		1 lac per			2.40
		Acre to 5 acres More than 5		year			2.00
		acres		2 lac per			
		Total		year			
,	Vacant	Up to 100 sq yd					9.20
		101 to 500 sq					
-		yd Above 500 sq					
		yd Total				1.82	
		Total	2				2.10

Secretary-

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						3.49
	Category						
ŋ.	Storage						
ii)	Cinema Hall		1				
iii)	Marriage place						
iv)	Grain Market						
	Grain Market- Booth						
	Grain Market- Shop					859	
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dhar msala						
viii)	Bank						
ix)	Bus stand		1				
		Total			_		3.49
7	Mixed use		1				3.43
		Total					7.17
8	Any other category as found in DR				8	13.\	5
		Total					
		Total			4.9 lakh		40.57 lakh
		Note: Reason fo	or deviation and	gaps in dema	The second secon	a	
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.

Municipal Council Bahadurgarh
Bahadurgarh

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	Bahadurgarh	OK			
2.	Number of Properties as per RFP	67000	OR			
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	(YCC	L PL)			
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	73519 nos. of proper Based GIS Platform dated 30.12.2020	erties were certified on We n vide letter no. 5539-40 (Copy enclosed).			
		The total nos. of properties in the town after completion of door to door field survey are 82177.				
		The balance prop	erties 82177-73519= 865 ecked and certified.			

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

Bahadurgarh

Memo po. 932.

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,

Municipal Council Bahadurgarh

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	Bahadurgarh	OK					
2	Number of Properties as per RFP	67000 OK						
3	Number of Properties as per current MC record	66689	OR					
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	(YCS	PL)					
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	34123 nos. of properties were certified on Web Based GIS Platform vide letter no. 4204-05 dated 29.11.2019 (Copy enclosed). The total nos. of properties in the town after completion of door to door field survey are 73519.						
		The balance proper nos. has been check	ties 73519-34123= 39396 red and certified.					

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		
Detai	ils of properties verified by the authorized Offi	cer 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		which found incorrect mit of error, which is 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)

Muricipal Council Bahadurgarh

Memo no.

904,

Dated:

22 - 2- 200)

Bahadurgarl

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 Bahadurgarh

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

(Based on Official report submitted by Secretary MC Bahadurgarh)

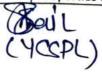
Sr. No.	<u>Particular</u>	Report/nos.	
1	Total Nos. of Properties in Demand Register (DR)	66689	
2	Total Nos. of Properties as per RFP	67000	
3	Total Nos. of Properties as Surveyed	82177	
4	Total Nos. of Properties in DR but falling outside MC limit	NIL	
<u>5</u>	Duplicate Properties in DR	NIL	
<u>6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

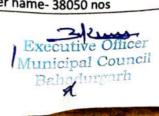
Buil (YCSPL)

Executive Officer Municipal Council Bahadurgarh

Annexure-A	T	Residential			Commercial		Vacant Plot and	Agriculture/Horti	culture land		Institutional			Industrial			Special Category	4)		Mix Use			Total	,
Ann	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference
	46036	42693	3343	5173	8643	3470	21927	0	21927	351	711	-360	3103	4733	-1630	914	14	900	4686	69	4617	82177	68999	15488

	Particular	Property in Demand Register	Property in Current Survey						
<u>17(i)</u>	Institutional Category	711	351						
<u>17(ii)</u>	Special Category	14 914							
17(iii)	Nos. of Properties Old id matched	1.Institutional Category -711 2.Special Category -1							
<u>17(iv)</u>	% of Old id matched	1.Institutional Category –100% 2.Special Category -7.14%							
<u>17(v)</u>									
18	Reasons for not matching Old ID wi	th current survey							
18.1	The reason for not matching the proconducted long back in yr 2012-13 b plan, it was possible to integrate 619 available in DR, layout plan id numbe data.	ly the MC in house but due to ava 34 nos of properties up to an exte	ilability of old layou						
18.2	Nos of properties having no owner /father name in DR	nos Properties without father name, 38050 nos							





100	No. of	
20.01	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	15488
	b) Locked	9640
	c) Name changed after	
	sale/purchase or to heir	
	d) Refused by	12648
	owner/occupied/attendant	
테	Total nos. of agriculture properties	2260
	within MC limit	
21	Total nos. of locked properties with	
	owner and father name	
17	Total nos. of locked properties	
	without owner and father name	
77	It is certified that old ID's of 4755	
	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.	RI C

Annexure-B

	Amount (In Lac)	31.17	13.15	9.31	8.92	3.57	66.12	8.77	10.45	46.74	
SURVEY	Area as per survey (Sq Yard)	4438285.09	501981.2	249849.73	200123	44649.26		54445.91	43559.81	153127.25	
ITH CURRENT	Tax as per new notification										
OLLECTION W	Tax rate	0.5	2	m	3.5	S		12	18	24	
DEMAND AND	area as per DR										
COMPARISON OF OLD DEMAND AND COLLECTION WITH CURRENT SURVEY	Area limit as per tax	up to 300 sq yd	301 to 500 sq yd	501 to 1000 sq yd	1001 sq yd to 2 acres	More than 2 acres	Total	Up to 50 sq yd	51-100 sq yd	101-500 sq yd	501 to 1000 sq
COM	Category in DR	Residential						Commercial			
	₽ S	1						2			





ir	-	tegory in DR	PARISON OF OLD	DEMAND AND	COLLECTION W	ITH CURRENT	CHIDVEY	
lo		regory in DK	per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
			Commercial				1465	0.10
			space				1403	0.10
			(shopping				1	
			malls, multiplex					
			or commercial					
	1		office space					
	1		etc)		6			
			Commercial				43151	5.16
	1		Space (More					
	1		than 1000 sq		1			
	\perp		yd)		7.5			
			Total					89.64
3		Industrial	Up to 2500 sq				4 5 0 4 2 2 2 6 2	42.44
			yd		2.5		1684239.62	42.11
			2501 to 2 acres		3		540041.19	16.20
			2 acres to 50		3 rs per			10.01
			acres		sqyd up to 2			
					acre+ 1 rs			
					per sqyd for			
					above			68.32
			Total				-	68.32
	4	Institutional						
	i)	Institutional- Commercial	Up to 2500 sq yd		6		10535.13	0.63
			2501 to 5000 sq				7240.2	0.65
			yd		9		7249.2	0.65
			More than		12		-	-
			5000 sq yd	1				
	ii)	Institutional-	Up to 2500 sq				69989.76	3.50
		Non-	yd		5		05505.70	
		commercial		1			14947.95	0.90
			2501 to 5000 sq	1			14347.55	0.50
			yd	4	6		879187.33	65.94
			More than				8/918/.55	03.34
			5000 sq yd		7.5		-	-
i	iii)	Institutional-	Up to 1 acre					7.45
		Educational			5000 per			7.43
L.		Institutions		1	year		-	8.25
			More than 1		75000 per	14		8.25
			acre to 2.5 acre		year			4.5.75
			More than 2.5		1.25 lac per			13.75
			acre to 5 acres		year			
-	\neg		More than 5	1	2.5 lac per			10.00
			acres		year			
	+		Total	1				111.0
	5	Vacant	Up to 100 sq yd	1			•	
	3	Vacant	101 to 500 sq	1				
			yd	1				
-	+		Above 500 sq	7				-
			yd					
	-		Total	7			21	29.51

@ail (YCSPL) Execulive Officer Municipal Council Bahadurgarh

Sr	Category in DR	ANISON OF OLD	DEMAND AND	COLLECTION	MITH CURRENT		
No	estegory in DR	PARISON OF OLD Area limit as per tax	area as per DR	Tax rate	Tax as per new	SURVEY Area as per survey (Sq	Amount (In Lac)
5	Special				notification	Yard)	(iii cac)
	Category						45.74
	Storage		1 1				
)	Cinema Hall		┥ ト				
i)	Marriage place		1 }				
v)	Grain Market						
	Grain Market- Booth						
	Grain Market- Shop						•
v)	Hospital		1 1		†		
vi)	Petrol pump		1 1				
vii)	Religious/Dhar msala						
viii)	Bank		1 [
ix)	Bus stand		1 [
		Total] [45.74
7	Mixed use						
South Line		Total					98.37
8	Any other category as found in DR					-	-
		Total]				
		Total			100 lakh		508.77 lak
		Note: Reason	for deviation and	gaps in dema	nd register data	1	
1							
2							
3							





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.

Municipal Camputtee, 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

Sr. No.	Particulars	Details as provided by St	Recommendation of		
1.	Name of ULB Town				
2.	Number of Properties as per RFP	Borato	01/		
3.		13380	Ole		
	Number of Properties as per current MC record	15407	oll		
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	de		
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	Akarksho Flow			
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	10 11/202	Ī		
8.	Comments/Remarks/Recommendations		rlies were certified on Web vide letter no. 4275 dated nclosed).		
		The total nos, of properties in the town after completion of door to door field survey are 15492.			
		The balance prope nos, has been chec	rties 15492-10540= 4952 ked and certified		

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

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 Pvl. Ltd.

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	
Deta	ails of properties verified by the authorized Offi	cer 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		

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. 173-174

Dated: 22/2/2021

Sign Off certificate is forwarded in original to

Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.

2. M/s Yashi Consulting Services Pvt. Ltd.

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

(Based on Official report submitted by Secretary MC Barara)

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



Jre-A		Residential			Commercial		Vacant Plot and	Agriculture/Horti			Institutional			Industrial		W-56	Special Category			Mix Use			Total	
Annexure-A	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference
	9009	5712	293	1937	2546	609-	6522	6957	435	11	23	54	11	9	2	409	213	196	531	3	528	15492	15407	85

Compa	arison report of all properties of insti collection registe	r and as per current survey					
	Particular	Property in Demand Register	Property in Current Survey				
17(i)	Institutional Category	23	77				
17(11)	Special Category	213 409					
<u>17(III)</u>	Nos. of Properties Old id matched	1.Institutional Category –23 2.Special Category -210					
17(iv)	% of Old id matched	1.Institutional Category – 100 % 2.Special Category – 98.59 %					
17(v)	Nos of properties old Id not matched with reason	In existing Demand Register properties mentioned were a standard categories given in the steering committee has categories to be opted which upto an extent possible in the integration of category w.r.t. new id is not possible due to maximum efforts have been in % of matching achieved.	not at par with the lax notification 2013. freeze the standard have been ensured current survey. The matching of old and above reason but the				
18	Reasons for not matching Old ID w	rith current survey					
18.1	Most important conclusion for not tax survey was conducted long bac layout/coordinates of properties w be changed, migrated or not avail been ensured with Survey Agency	k in yr. 2015-2016 by the MC in ere available and in this duration able during the survey in field,	house, at that time no n of 6 yrs owners might so Old id matching has				
18.2	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	6957
<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	85
	b) Locked	2336
	c) Name changed after sale/purchase or to heir	
	d) Refused by owner/occupied/attendant	2040
<u>19</u>	Total nos. of agriculture properties within MC limit	2611
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 3962 nos. of properties are not possible to match subjected to reasons mentioned in #18	
23	Certification of Stage 1.1b: It is cert satisfactory.	ified that data matching has been checked and found

Annexure-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		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			
		Total					13.65
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			



	COM	PARISON OF OLD	DEMAND AND	COLLECTION	MITH CURRENT	CHRUEV	
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new	Area as per survey (Sq	Amount (in Lac)
6	Special				notification	Yard)	
	Category						14.13
)	Storage		1		+		
i)	Cinema Hall		1 1		-		
ii)	Marriage place		1 1				
v)	Grain Market						
	Grain Market- Booth						
	Grain Market- Shop						
v)	Hospital		1		+		
vi)	Petrol pump		1 1		-		
vii)	Religious/Dhar msala						
viii)	Bank		1 1		-		
ix)	Bus stand						
		Total			-		14.13
7	Mixed use		1 1		1		44,43
		Total	1 1		1		5.69
8	Any other category as found in DR						
		Total	1				
		Total			49 lakh		70.95 lakh
		Note: Reason f	or deviation and	gaps in dem	and register dat	a	. The idea
1							
2							
3							

SEPTERARY Montage Long Date :

MUNICIPAL COMMITTEE BARWALA

Director, Urban Local Bodies, Panchkula, Haryana.

Memo No.

6567

Date: 22-03-202/

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.

0/0.

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 10/1% properties as per scope of work (40% payment of Stage 1.1)

Name of ULB Town Number of Properties as per RFP Number of Properties as per current MC record 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	
Number of Properties as per current MC record Nos of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100%	13732	
Nos of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100%	18243	
SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100%	18243	
Date of Submission of Property Survey Data by Survey Agence (SI) to MC for verification (As per Stage 1.1 (A))	04-01-2021	
Verification of stage 1.1 (A) on Web Based GIS Platform an age / Base Map) by the Officer / Officials Committee (nominated by the	Tetal Surveyed Pariculture	expersies - 18943 But - 1177
Comments Remarks/Recommendations	13634 nos. of propertie Based GIS Platform vio 22 11.2019 (Copy end The total nos. of prope completion of door to d 18243.	es were certified on Web de letter no. 2503 dated dosed). erties in the town after door field survey are
	Survey Agency (SI) to MC for verification As per Stage 1.1 (A)) Signature of SI with seal and sign Verification of stage 1.1 (A) on Web Based GIS Platform on age if Base Map) by the Officer / Officials Committee (nominated by the oncerned MC) with Date & Sign omments Remarks/Recommendations	Survey Agence (SI) to MC for verification As per Stage 1.1 (A)) Signature of SI with seal and sign Verification of stage 1.1 (A) on Web Based GIS Platform on age 1 Base Map) by the Officer / Officials Committee (nominated by the oncerned MC) with Date & Sign omments Remarks/Recommendations 13634 nos. of properties

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) anly 17:66 / 20/ 2019

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.

M/s Yashi Consulting Services Pvt. Ltd.

Municipal Committee Barrather 18843 & succeed by Jack: Grandtham Municipal Committee Barrather Walled on web based GIS feetal. out of which 1177

ladesties for been from Agriculture ford

Sequence of the second o

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)	-	
Deta	ails of properties verified by the authorized Off	icer of the ULB	
Sr.		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		10.41%

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	1810	95.26%
9.	verified and validated 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		ish found incorrect
11.	Comments/Remarks/Recommendations	The properties with are within 5% lim permitted as per a	nich found incorrect it of error, which is greement.

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

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

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,

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.	<u>Particular</u>	Report/nos.	
<u>1</u>	Total Nos. of Properties in Demand Register (DR)	13732	
2	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	
7	New Properties found in City during Survey by YCSPL	4511	Surveyed properties – DR Properties
8	Nos. of properties for which Owner Name /Father Name not found in DR	40	
9	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	10487*100/13732=76.36%	
10	Existing Property Tax Demand per Annum as per DR	7.25 lakh	
11	Total recovery (Average per annum in previous 10 years)	15.50 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	11532	
13	Expected Tax to be recover from the current surveyed properties	122.57 lakh	
14	Number of properties not paying any tax since 2015, including properties outside MC limit	11532	
15	Nos of refused properties in current survey	3413	
16	Category wise Comparison of old and current survey	Annex	cure-A



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

	collection registe Particular	Property in Demand Register	Property in Current Survey		
17(i)	Institutional Category	154	111		
17(ii)	Special Category	1	984		
17(iii)	Nos. of Properties Old id matched	1.Institutional Category –95 2.Special Category - 1			
17(iv)	% of Old id matched	1.Institutional Category –61.68 2.Special Category –100%			
<u>17(v)</u>	Nos of properties old ld not matched with reason	In existing Demand Register properties mentioned were restandard categories given in to the steering committee has categories to be opted which upto an extent possible in the integration of category w.r.t. new id is not possible due to a maximum efforts have been my of matching achieved.	not at par with the ax notification 2013. freeze the standard have been ensured current survey. The matching of old and above reason but the		
<u>18</u>	Reasons for not matching Old ID w				
18.1	Most important conclusion for no property tax survey was conducted time no layout/coordinates of properties to changed, migrated or not has been ensured with Survey Agen	erties were available and in this decreased by the available and in this decreased by the survey in figure the survey in figure.	uration of 8 yrs owneeld, so Old id matchin		
18.2	Nos of properties having no owner	Properties without owner and Properties without father nan	rather hame 40ho		

ज्यरपालिका बरवाला

18.3	Nos of properties for which DR not matched on vacant plot	1939
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	4511
	b) Locked	2349
	c) Name changed after sale/purchase or to heir	
	d) Refused by owner/occupied/attendant	3413
<u>19</u>	Total nos. of agriculture properties within MC limit	1005
<u>20</u>	Total nos. of locked properties with owner and father name	
21	Total nos. of locked properties without owner and father name	
22	nos. of properties are not possible to match subjected to reasons mentioned in #18	
23	Certification of Stage 1.1b: It is cert satisfactory.	ified that data matching has been checked and found

Annexure-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		1097762.88	5.25
1	nesidentia	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
		Total					12.40
-	Commercial	Up to 50 sq yd		9.6		42011.91	4.97
2	Commercial	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			

नुगरपालिका बरवाल

Sr	Category in DR	Area limit as	DEMAND AND	COLLECTION W	ITH CURRENT	SURVEY	
lo	category III DR	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)			notineation	Yard)	
				i			
		Commercial Space (More than 1000 sq yd)		6 per sq ft			5
		Total					38.42
	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
		Total]				1.82
4							
i	Institutional- Commercial	Up to 2500 sq yd		8.4		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
ii	i) 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		1 lac per			2.00
		acre to 5 acres		year			
		More than 5		2 lac per			6.00
		acres	_	year			
		Total					25.92
	5 Vacant	Up to 100 sq yd 101 to 500 sq				•	-
		yd Above 500 sq		9		-	
	<u></u>	yd	_			-	
		Total					9.43

र्याचन जगरपातिका बरवाला

Sr No	Category in DR	APARISON OF OLD 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				- No simulation	raiuj	20.02
i)	Category						
	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		1				
ix)	Bus stand						
		Total					20.02
7	Mixed use						
		Total					14.56
8	Any other					-	-
	category as						
	found in DR						Ш
		Total					
		Total			7.25 lakh		122.57 lakh
		Note: Reason f	or deviation and	gaps in dema	ind register data	a	
1							
2							
3							

लावव नगरपालिका बरवाला

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.

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 (Stage1.1 (A))

Annexure 1

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	Recommendation of concern ULB
1.	Name of ULB Town	Bass	
2.	Number of Properties as per RFP	Nil	Newly Constituted
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		1
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.

Municipal Committee Bass

Memo no.

764-65

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,

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			
Detai	ils of properties verified by the authorized Offi				
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%		
В.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is	765	95.62%		
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is traffed and validated	35	4.38%		
0.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		diffusive-		
1.	Comments/Remarks/Recommendations	The properties ware within 5% line permitted as per a	hich found incorrect nit of error, which in 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: 2

23/10/2020

Sign Off certificate is forwarded in original to:

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

Secretary

Municipal Committee Bass

	16	C	Category wise Comparison of old and current survey					Annexure-A																
Annexure-A		Residential			Commercial		Vacant Mos and	Agriculture/Herr	Kainture land		Institutional			Industrial			Special Category			Mix Use			Total	
Anne	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference
	4309	0	4309	274	0	274	2615	0	2615	38	0	38	0	0	0	98	0	98	189	0	189	7511	0	7511

Comp	arison report of all properties of institutional and special cate collection register and as per current sur		g demand an
	Particular	Property in Demand Register	Property in Current Survey
17(1)	Institutional Category	NII	38
17(II)	Special Category	Nil	86
17(111)	Nos. of Properties Old id matched	Nil	
17(lv)	% of Old id matched	NII	. 9
17(v)	Nos of properties old Id not matched with reason	Newly Consti	tuted ULB
<u>18</u>	Reasons for not matching Old ID with current survey		
18,1	Newly Constituted ULB (In July 2017)		-
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:		So-
	a) New Properties		
	b) Locked	1000	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant		,A ₁₄
19	Total nos. of agriculture properties within MC limit Total nos. of locked properties with owner and father name		247 NII
**			

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		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	Nil	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		5.2	
		Total			-		9.25
5	Vacant	Up to 100 sq yd			A.		
		101 to 500 sq yd		-	16	•	•
		Above 500 sq yd		9 50.5 1		2000	•
		Total					5.39
6	Special Category						0.72
	Storage						
)	Cinema Hall				-		
i)	Marriage place			1	_		
v)	Grain Market			100			

21	Total nos. of locked properties without owner and father	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	NII
23	Certification of Stage 1.1b: It is certified that data matching has be satisfactory.	een checked and foun

Annexure-B

Sr No	Category III DR	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	NII	495414.57	2.59
	16 %	301 to 500 sq yd		1.6		168670.14	3.42
		501 to 1000 sq yd		2.4	1 1	69115.45	2.16
		1001 sq yd to 2 acres		2.8	1 1	29563.19	1.01
		More than 2 acres		4	1	23503.23	1.01
		Total			i t		9.18
2	Commercial	Up to 50 sq yd		9.6	1 F	3582.29	0.37
		51-100 sq yd		14.40	1 F	3420.12	0.57
		101-500 sq yd		19.20	1	18484.61	4.29
		501 to 1000 sq yd	_ ^	24		1544.45	0.37
		commercial space (shopping malls, multiplex or commercial office space		4.8		àsa-	
		etc)				-	:-
		Commercial Space (More than 1000 sq yd)		6 per sq ft		-	٠
		Total					5.60
		Up to 2500 sq yd	Nil	2	Nil	- "=	
	100	2501 to 2	[3	2.4			٠.



1	Category In DR	Area limit as	area as per	Total		SURVEY	
No		per tax	OR OR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lakh)
	Grain Market- Booth					1870)	
	Grain Market- Shop		1				
v)	Hospital		1 1		 		
vi)	Petrol pump		1 1		 		
vii)	Religious/Dha rmsala			+1			
viii)	Bank		1 1				
ix)	Bus stand		1 1		1		
		Total	1 1				0.72
7	Mixed use						
		Total					1.28
8	Any other category as found in DR			±			
		Total					24 42 4 44
	1	Total		and the state of	ad conjetos deti		31.42 Lakh
		Note: Reason	for deviation and	gaps in dema	ind register data	3	
1							
3							

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

(Based on Official report submitted by Secretary MC Bass)

Sr. No.	Particular	Report/nos.	Remark
1	Total Nos. of Properties in Demand Register (DR)	Nil	Newly Constituted ULB, being 1 st time property survey demand register is not available
2	Total Nos. of Properties as per RFP	Nil	Newly Constituted ULB
<u>3</u>	Total Nos. of Properties as Surveyed	7511	
4	Total Nos. of Properties in DR but falling outside MC limit	Nil	- L C - Shutod III B
5	Duplicate Properties in DR	Nil	Newly Constituted ULB
6	Total Nos. of Net Properties in DR within Notified limit of MC	. Nil	
2	New Properties found in City during Survey by YCSPL	7511	
8	Nos. of properties for which Owner Name /Father Name not found in DR	Nil	
9	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	NII	Newly Constituted ULB
11	Total recovery (Average per annum in previous 10 years)	Nil	"A.,
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	31.42 lakh	
14	Number of properties not paying any tax since 2015, including properties outside MC limit	NII	Newly Constituted ULB
15	Number of refused properties in current survey	467	



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.

Municipal Committee Bawal

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

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	Bawal	
2.	Number of Properties as per RFP	6895	'ak
3.	Number of Properties as per current MC record	7152	ale
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	Jung Ser
6.	Signature of SI with seal and sign	Sulle	JAIPUR D
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		(1 or
8.	Comments/Remarks/Recommendations	6924 nos. of properti Based GIS Platform of MCB/2019/452 date enclosed).	
	•		perties in the town after o door field survey are
1825		The balance proper nos. has been check	ties 8411-6924= 1487 ked and certified.

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 <u>MC Bawal</u> and the balance 1487 properties are recommended for payment under Stage 1.1 (A)

Secretary

Municipal Committee Bawal

Memo no.

mcB/991

Dated: 20/10/2020

Sign Off certificate is forwarded in original to:

Director General, Urban Local Bodies, Haryana, Panchkula for further necessary action.

2. M/s Yashi Consulting Services Pvt. Ltd,

Secretary

Municipal Committee Bawal

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	the second	Salvio of the Land
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		Hart-
8.	Comments/Remarks/Recommendations		Kamal Cherk M.G

It is to certify that <u>GQ24</u> nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MCBAWAL for stage 1.1 (A) and are recommended for payment.

Commissioned executive Officer/Secretary

Municipal Corporation / Council / Committee

Memo no. MCB/2J9/U52Sign 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/Exercitive Officer/Secretary

Municipal Corporation / Council Committee

बावल (रेवाडी)

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	ak ak		
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	8411	ak		
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	ah ah		
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	ah		
	ls of properties verified by the authorized Offi	cer 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		which found incorrect mit of error, which is 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:

- 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.	<u>Particular</u>	Report/nos.	
1	Total Nos. of Properties in Demand Register (DR)	2093	
2	Total Nos. of Properties as per RFP	6895	
<u>3</u>	Total Nos. of Properties as Surveyed	8411	
4	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	
7	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%	
10	Existing Property Tax Demand per Annum as per DR	12.48 lakh	
11	Total recovery (Average per annum in previous 10 years)	3.40 lakh	
12	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	
13	Expected Tax to be recover from the current surveyed properties	67.24 lakh	
14	Number of properties not paying any tax since 2015, including properties outside MC limit	1593	
15	Nos of refused properties in current survey	670	
16	Category wise Comparison of old and current survey	Anno	exure-A



Annexure-A		Residential			Commercial		Vacant Plot and	Agriculture/Horti	callare land		Institutional			Industrial			Special Category			Mix Use			Total	
Anne	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	· DR	Difference	System	DR	Difference
	3774			951	i	199	2709		2476	57	•		28		1	263		1	629			8411		

	Particular	Property in Demand Register	Property in Current Survey
<u>17(i)</u>	Institutional Category	-	57
<u>17(ii)</u>	Special Category	-	263
17(iii)	Nos. of Properties Old id matched	1.Institutional Category - 2.Special Category –	
17(iv)	% of Old id matched	1.Institutional Category - 2.Special Category -	
<u>17(v)</u>	Nos of properties old Id not matched with reason		
<u>18</u>	Reasons for not matching Old ID wit	th current survey	
<u>18.1</u>	-		
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	-	•
<u>18.3</u> <u>18.4</u>		-	
	matched on vacant plot Nos of properties having owner and father name in demand register but not matched with current survey, ,	1440	

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	c) Name changed after sale/purchase or to heir	
	d) Refused by owner/occupied/attendant	673
<u>19</u>	Total nos. of agriculture properties within MC limit	469
<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	
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	
<u>23</u>	Certification of Stage 1.1b: It is certi satisfactory.	fied that data matching has been checked and found

Annexure-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		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
		Total				438380.9	9.00	
2	Commercial	Up to 50 sq yd		9.6	1	16888.19	2.07	
		51-100 sq yd		14.40	1	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		4.8				
		malls, multiplex or commercial office space etc)						
		Commercial Space (More than 1000 sq yd)		6 per sq ft		32262.46	3.74	
	Service	Total				-	18.48	

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Sr	Category in DR	APARISON OF OLD Area limit as					A
No	Category in DR	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		2.4rs per sq		0	0
		acres	- 3	yd up to 2			
				acres+ 0.8rs			
				per sq yd for			
				above			
		Total					0.56
4	Institutional						
i)	Institutional-	Up to 2500 sq		4.8		1155.55	0.06
	Commercial	yd		100 900			
		2501 to 5000 sq		7.2			
		yd					
		More than		9.6			
		5000 sq yd		(5.5.7%			
ii)	Institutional-	Up to 2500 sq		4			
	Non-	yd					
	commercial					13430.03	0.54
		2501 to 5000 sq		4.8			
		yd		******		14859.74	0.71
		More than		6			
		5000 sq yd				141956.53	9.53
iii)	Institutional-	Up to 1 acre	-	4000 per			0.68
8	Educational			year (Fixed)			
	Institutions			***************************************			
		More than 1		60000 per			
		acre to 2.5 acre		year			
		More than 2.5		1 lac per			
		acre to 5 acres		year			
		More than 5		2 lac per			4.00
		acres		year			
		Total		780.3378			15.51
5	Vacant	Up to 100 sq yd					
		101 to 500 sq					
		yd					
		Above 500 sq					
		yd					
		Total	-				4.43
6	Special					-	•
	Category						
i)	Storage						20000111
ii)	Cinema Hall					1	*
iii)	Marriage place		1-				
iv)	Grain Market						
	Grain Market-						
	Booth						
	Grain Market-					-	-
	Shop						
v)	Hospital					1	
	g Petrol pump					1	
12/10/	189	11)			1		

*

水

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	4				,	
viii)	Bank		1				
ix)	Bus stand		1				
		Total					11.37
7	Mixed use		1				
		Total					7.89
8	Any other category as found in DR	*1					
+		Total					
		Total			12.48 lakh		67.24 lakh
		Note: Reason fo	or deviation and	gaps in dema	nd register dat	a	
1						25	
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.

OB11 Secretary

Municipal Committee Bawani Khera

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

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	For the
6.	Signature of SI with seal and sign	a	
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	Based GIS Platform dated 22.08.2019 (C The total nos. of pro- completion of door t 9646.	operties in the town after to door field survey are rties 9646-7097= 2549

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 Bawam Rhera and the balance 2549 properties are recommended for payment under Stage 1.1 (A)

Municipal Committee Bawani Khera

Memo no. 3426-27 mcek Dated: 18.12.2020

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,

Secretary

Secretary

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 khera	
2.	Number of Properties as per RFP	3840	OK
3.	Number of Properties as per current MC record	3836	ок
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))	Mahole	
6.	Signature of SI with seal and sign	Aipui	OS PVL. L
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	fuz .	
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 Racconi for stage 1.1 (A) and are recommended for payment.

Commission Cretary Officer/Secretary

Municipal Corporation / Council / Committee

Memo no. 1347/MC14

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 Ticinali Congaittee Khera Bawani Khera (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	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	
Detai	ls of properties verified by the authorized Offi	cer 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		hich found incorrect lit of error, which is greement.

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)

Observable

Secretary

Municipal Committee Bawani Khera

Memo no. 3428-29 /mc8k

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

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

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

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

Secretary

Annexure-A		Residential			Commercial		Vacant Plot and	Agriculture/Horti	caltare land		Institutional			Industrial			Special Category			Mix Use			Total	
Anne	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference
	5558	3265	2293	446	384	62	3175	116	3059	53	35	18	2	2	0	232	80	224	180	81	66	9646	3893	5753

	Particular	Property in Demand Register	Property in Current Survey						
17(i)	Institutional Category	35	53						
<u>17(ii)</u>	Special Category	8	232						
17(iii)	Nos. of Properties Old id matched	1.Institutional Category -15							
		2.Special Category -2							
17(iv)	% of Old id matched	1.Institutional Category – 42.85	5 %						
		2.Special Category -25% Nos of properties old Id not In existing Demand Register, Category of the							
<u>17(v)</u>	Nos of properties old Id not matched with reason	properties mentioned were no standard categories given in ta The steering committee has for categories to be opted which upto an extent possible in the integration of category w.r.t. on new id is not possible due to all maximum efforts have been man % of matching achieved.	ot at par with the x notification 2013 reeze the standard have been ensured current survey. The natching of old and bove reason but the						
<u>18</u>	Reasons for not matching Old ID with	th current survey							
<u>18.1</u>	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 the 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.								
<u>18.2</u>	Nos of properties having no owner /father name in DR Properties without owner and father name -283 nos Properties without father name-230 nos								



<u>18.3</u>	Nos of properties for which DR not matched on vacant plot	116
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	5753
	b) Locked	995
	c) Name changed after sale/purchase or to heir	
	d) Refused by owner/occupied/attendant	945
<u>19</u>	Total nos. of agriculture properties within MC limit	1546
<u>20</u>	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 317 nos. of properties are not possible to match subjected to reasons mentioned in #18	
23	Certification of Stage 1.1b: It is certi satisfactory.	ified that data matching has been checked and found

Annexure-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		649871.3	2.88
		301 to 500 sq yd		1.6		161010.74	2.85
		501 to 1000 sq yd	0.	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
		Total			1		11.68
2	Commercial	Up to 50 sq yd		9.6	7	8308.02	0.91
		51-100 sq yd		14.40	1	4371.2	0.70
		101-500 sq yd		19.20	1	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



Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new	Area as per survey (Sq	Amount (In Lac)
		office space etc)			notification	Yard)	
		Commercial		6 per sq ft		-	
		Space (More than 1000 sq					
		yd) Total	-				4.93
3	Industrial	Up to 2500 sq		2		73.68	4.33
3	ilidustriai	yd				/3.06	.001
		2501 to 2 acres		2.4			
		2 acres to 50		2.4rs per sq			
		acres		yd up to 2			
				acres+ 0.8rs		1.05.40.40	
				per sq yd for		16548.43	0.28
		Tatal		above			0.20
4	Institutional	Total					0.28
i)	Institutional-	Up to 2500 sq		4.8			
1)	Commercial	yd yd		4.0			
		2501 to 5000 sq		7.2		-	-
		yd					
		More than 5000 sq yd		9.6		-	-
ii)	Institutional-	Up to 2500 sq		4			
,	Non-	yd				12573.85	0.50
	commercial					100000000000000000000000000000000000000	
		2501 to 5000 sq		4.8			
		yd					
		More than 5000 sq yd		6		235329.38	14.12
iii)	Institutional-	Up to 1 acre		4000 per			
,	Educational	Op to 1 acre		year (Fixed)			
	Institutions			, car (rinea)			0.48
		More than 1		60000 per			
		acre to 2.5 acre		year			2.40
		More than 2.5		1 lac per			
		acre to 5 acres		year		1	2.00
		More than 5		2 lac per			4.00
		acres		year			
	garante anno	Total					23.50
5	Vacant	Up to 100 sq yd					(* .)
		101 to 500 sq				-	1.0
		yd					
		Above 500 sq yd				-	-
		Total					7.55



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		1 1				
ii)	Cinema Hall		1 1				
iii)	Marriage place		1 1				
iv)	Grain Market		1 1				
	Grain Market- Booth						
	Grain Market- Shop					-	
v)	Hospital		1				
vi)	Petrol pump		1				
vii)	Religious/Dhar msala						
viii)	Bank		1				
ix)	Bus stand		1				
		Total					5.39
7	Mixed use		1 [
		Total	Ι Γ				1.11
8	Any other category as found in DR						
		Total	Ι Γ				
		Total			9.84 lakh		54.44 lakh
		Note: Reason fo	or deviation and	gaps in dema	nd register data	1	
1							
2							
3							

OBIE Secretary

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 respectivelyfor further necessary action as per the recommendation given in the attached report.

Secretary

Municipal Committee Beri

Memo No. 1053/mcs

Date: 20/10/2020

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

Municipal Committee Beri

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	Beri OK				
2.	Number of Properties as per RFP	5769 OK				
3.	Number of Properties as per current MC record	6222	ок			
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 ОК				
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	(Hai	L PL)			
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		Mr. Sanjay Kumar Checking surveyor (M.C. BERI)			
8.	Comments/Remarks/Recommendations	Based GIS Platform v dated 05.08.2019 (C The total nos. of prop completion of door to 5909.	perties in the town after o door field survey are les 5909-5538= 371 nos.			

It is to certify that5909Nos 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 paymentunder Stage 1.1 (A)

Secretary

Municipal Committee Beri

Memo no.

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

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	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	Supla (SOUTING SEPTION OF THE PROPERTY OF THE PROPERT
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	Musicipa	Tenary
8.	Comments/Remarks/Recommendations	BER	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 Bell for stage 1.1 (A) and are recommended for payment.

Commissioner/Executive Officer/Secretary

Municipal Corporation / Council / Committee

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/ExecutiveOfficer/Secretary

Municipal Corporation / Council / Committee Bes

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	ОК		
2.	Number of Properties as per RFP	5769	ОК		
3.	Number of Properties as per current MC record	6222	ОК		
4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area)	5909	ок		
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	371 OK		
Detai	ils of properties verified by the authorized Offi	cer 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)]	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 v	which found incorrect nit of error, which is		

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:

 Director General, Urban Local Bodies, Haryana, Panchkula for further necessary action.

2. M/s Yashi Consulting Services Pvt. Ltd,

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)

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

Secretary Municipal Committee Beri Bau'L (YCSPL)

Annexure-A		Residential			Commercial			Agriculture/Horti	culture land		Institutional			Industrial			Special Category			Mix Use			Total	
Annex	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	00	15	0	0	0	70	0	70	283	0	283	2909	6222	308

	Particular	Property in Demand Register	Property in Current Survey
17(i)	Institutional Category	8	23
17(ii)	Special Category	0	70
17(iii)	Nos. of Properties Old id matched	1.Institutional Category -8 2.Special Category - Nil (Not Av	vailable in DR)
17(iv)	% of Old id matched	1.Institutional Category -100% 2.Special Category -(Not Availa	
17(v)	Nos of properties old Id not matched with reason	7.5	
18	Reasons for not matching Old ID wit	h current survey	
18.1	The reason fornot matching the prop conducted long back in yr2012-13 by plan, it was possible to integrate 540 available in DR, layout plan id numbe data.	the MC in house but due to availa 6nos of properties up to an exten	ability of old layout t possible w.r.t data
18.1	conducted long back in yr2012-13 by plan, it was possible to integrate 540 available in DR, layout plan id numbe	the MC in house but due to availa 6nos of properties up to an exten	ability of old layout t possible w.r.t data d similar in surveyed father name -1232nos
	conducted long back in yr2012-13 by plan, it was possible to integrate 540 available in DR, layout plan id numbe data. Nos of properties having no owner	the MC in house but due to available for sof properties up to an extender and ward wise data which found properties without owner and for the manual state of the manu	ability of old layout t possible w.r.t data d similar in surveyed father name -1232nos
18.2	conducted long back in yr2012-13 by plan, it was possible to integrate 540 available in DR, layout plan id numbe data. Nos of properties having no owner /father name in DR Nos of properties for which DR not	the MC in house but due to available for sof properties up to an extender and ward wise data which found properties without owner and for the manual state of the manu	ability of old layout t possible w.r.t data d similar in surveyed father name -1232nos

Secretary Municipal Committee Beri (YCSPL)

House Tex Clerk

Municipal Committee Beri

Sr	Category in DR	MPARISON OF OLD Area limit as	area as per	Tax rate	Tax as per	Area as per	Amount
No	Category in DK	per tax	DR	THAT SEE	new notification	survey (Sq Yard)	(In Lac)
		2 acres to 50 acres		2.4rs per sqyd up to 2 acres+ 0.8rs per sqyd for above			×
		Total					-
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
o e Mass		More than 1		60000 per			
		acre to 2.5 acre		year			1.80
		More than 2.5		1 lac per		-	
		acre to 5 acres		year			
		More than 5		2 lac per			
		acres		year			
5	Vacant	Total					2.98
2	vacant	Up to 100 sqyd					
		101 to 500 sqyd Above 500 sqyd					
_		Total					1.17
6	Special Category	13(11)					0.65
)	Storage			2	22		
i)	Cinema Hall				-		
ii)	Marriage place						
iv)	Grain Market						
	Grain Market- Booth				*		
	Grain Market- Shop			*	**		
1)	Hospital			*			
vi)	Petrol pump			-			
vii)	Religious/Dhar msala			*	*		
viii)	Bank			*	3		
x)	Bus stand			- 1			
- 45		Total	9			21.1	0.65

Secretary Municipal Committee Beri (YCSPL)

	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
20	Total nos. of locked properties with owner and father name	
21	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	Sett Sing
<u>23</u>	Certification of Stage 1.1b: It is certi satisfactory.	ified that data matching has been checked and foun

Annexure-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 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
		Total					6.04
2	Commercial	Up to 50 sqyd		9.6		7478.5	0.85
		51-100 sqyd		14.40		4684.48	0.88
3		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		-	2
		Total					4.06
3	Industrial	Up to 2500 sqyd	= 3	2		3.5	7.
	T	2501 to 2 acres		2.4			55

Secretary Municipal Committee Beri (YCSPL)

Sr No	Category in DR	MPARISON OF OLD Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq	Amount (In Lac)
7	Mixed use				nouncation	Yard)	
		Total	1				
8	Any other category as found in DR						2.74
		Total					
		Total			10 lakh		47 44 14 14
		Note: Reason fo	or deviation and	gans in doma	ad register det		17.64 lakh
	Season Season			Pabs ut detual	iu register data		

Secretary Municipal Committee Beri

(YCSPL)

MUNICIPAL COUNCIL BHIWANI

Director, Urban Local Bodies, Panchkula, Haryana.

Memo No. 5146/80

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 Off Officer
Municipal Council Bhiwani

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

Executive Officer

Municipal Goundi, Bhiwani

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	Based GIS Platform dated 23.12.2020 (6 boundary issue 360 The total nos. of ne	rties were certified on Web vide letter no. 4478/EO Copy enclosed) but due to extra properties found t properties in the town door to door field survey

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 Officeroer

Multiparcount in the Manyani

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,

Municipal Council Bhiwani

Municipal Gouncil, States

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	concern ULB
2	Number of Properties as per RFP		121,944
3.	Number of Properties as per current MC record	60000 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	110.00
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	
7.	Signature of SI with seal and sign 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	1	128/11/2020
8.	Comments/Remarks/Recommendations	32227 nos. of proper Based GIS Platform v dated 23.01.2020 (C The total nos. of pro completion of door to 76513.	ties were certified on Web vide letter no. 5022/EO

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 <u>MC Bhiwani</u> and the balance 44286 properties are recommended for payment under Stage 1.1 (A)

Executive Officer Municipal Council, Bhiwani

Memo no. 4478/ 2

Dated: 23-12-2018

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,

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	
Detai	Is of properties verified by the authorized Offi	cer 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 income within 5% limit of error, who 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 Executive Officer Murlinial Commoiti Blinwani

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 Official er

Municipal California Rivaria

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.	<u>Particular</u>	Report/nos.	
1	Total Nos. of Properties in Demand Register (DR)	52312	
2	Total Nos. of Properties as per RFP	60000	
3	Total Nos. of Properties as Surveyed	76153	
4	Total Nos. of Properties in DR but falling outside MC limit	NIL	
5	Duplicate Properties in DR	NIL	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	- 52312	
7	New Properties found in City during Survey by YCSPL	23841	Surveyed Properties – DR Properties
8	Nos. of properties for which Owner Name /Father Name not found in DR	45470	
9	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	42746*100/52312=81.7%	
10	Existing Property Tax Demand per Annum as per DR	400 lakh	
11	Total recovery (Average per annum in previous 10 years)	131.264 lakh	
12	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	
13	Expected Tax to be recover from the current surveyed properties	662.54 lakh	
14	Number of properties not paying any tax since 2015, including properties outside MC limit	38312	
15	Nos of refused properties in current survey	14501	
16	Category wise Comparison of old and current survey	Anne	xure-A



ure-A		Residential			. Commercial		box sold second	Agriculture/Horti			Institutional			Industrial	A HIGH STATE		Special Category			Mix Use			Total	
Annexure-A	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference
	44776	41247	3529	6556	7699	-1143	17372	1263	16109	436	81	355	494	502	o,	1581	871	710	4939	649	4290	76153	52312	23841

Compa	arison report of all properties of insti collection registe	tutional and special category in or r and as per current survey	existing demand and			
	Particular	Property in Demand Register	Property in Current Survey			
17(i)	Institutional Category	81 43				
17(ii)	Special Category	871 1581				
<u>17(iii)</u>	Nos. of Properties Old id matched	1.Institutional Category -57 2.Special Category - 708				
17(iv)	% of Old id matched	1.Institutional Category – 70.37% 2.Special Category – 81.28 %				
17(v)	Nos of properties old Id not matched with reason	In existing Demand Register properties mentioned were in standard categories given in tare The steering committee has a categories to be opted which upto an extent possible in the integration of category w.r.t. in new id is not possible due to a maximum efforts have been maximum efforts have been maximum achieved.	ot at par with the ex notification 2013. The exe the standard have been ensured current survey. The matching of old and bove reason but the			
18	Reasons for not matching Old ID wi	th current survey				
18.1	Most important conclusion for no property tax survey was conducted time no layout/coordinates of proper might be changed, migrated or not has been ensured with Survey Agen	long back in yr. 2017-2018 by the erties were available and in this du available during the survey in fiel	MC in house, at that ration of 4 yrs owners d, so Old id matching			
18.2	Nos of properties having no owner /father name in DR	Properties without owner and nos Properties without father name	father name -45470			



18.3	Nos of properties for which DR not matched on vacant plot	1263
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	23841
	b) Locked	9999
	c) Name changed after sale/purchase or to heir	
	d) Refused by owner/occupied/attendant	14501
19	Total nos. of agriculture properties within MC limit	1096
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 9566 nos. of properties are not possible to match subjected to reasons mentioned in #18	
23	Certification of Stage 1.1b: It is certifications satisfactory.	fied that data matching has been checked and found

Annexure-B

	COL	MPARISON 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
		Total					121.78
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	ARRON I	24		171284.37	54.70
		501 to 1000 sq yd		30		42547.83	22.78



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					107.09
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
		Total					19.26
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
		Total		7-01			192.24
5	Vacant	Up to 100 sq yd					
3	V.M.000175	101 to 500 sq	*				
		Above 500 sq yd					
-		Total					21.99



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						The second
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					*	(4)
		Total					
		Total			400 lakh		662.54lakh
		Note: Reason	for deviation and	d gaps in dem	and register dat	a	
1							
2							1000
3		y a ken a fact					

Executive Officer

Municipal Council, Bhiwani

Municipal Council, Bhiwan

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
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	vices
6.	Signature of SI with seal and sign	Kalex	RUP E
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		10 (2020
8.	Comments/Remarks/Recommendations	7971 nos. of propertion Based GIS Platform vidated 14.08.2019(Co	es were certified on Web ride letter no. 848/MCB-
		The balance properting has been checked at	ies 9812-7971= 1841nos. nd certified.

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

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 (Stage1.1 (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	oll	
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)	I TITLE OF		
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	0/2	
6.	Signature of SI with seal and sign	For Yashi Consulting	Services Pvt. Ltd. thorized 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		1418/19	
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 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	oh		
5.	Number of Properties as per Stage 1.1 (A) certified by MC as per Sign-Off 1.1(A) vide letter no. 848 dated14.08.2019	7971	ak		
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)	Based GIS lution for			
Detai	ils of properties verified by the authorized Offi	cer 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	5016	مرمراه		
11.	Comments/Remarks/Recommendations	The properties w	thich found incorrect nit of error, which is		

Secretar Secretar 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:

 Director General, Urban Local Bodies, Haryana, Panchkula for further necessary action.

2. M/s Yashi Consulting Services Pvt. Ltd,

Secretary
Municipal Committee Bhuna

gittee Bhuna

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

(Based on Official report submitted by Secretary MC Bhuna)

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

1	2	cit		nclud			e tax perti	Series and	*noch-					N	IIL									
		cit		nclu			ive t perti		7//					N	IIL									
1	3	100000					reco			n th	e		8	36.29	9 lak	h					-113-31			
1	4	an	y ta	x sin	ce 2	015	ies r , incl MC	udir	ng	ng				N	IIL					,			,	
1	5		os of irvey		used	pro	pert	ies i	n cu	rren	t			11	L63									
1	6	1000				Con	npari	ison	of o	ld							Ar	nex	ure-	Α				
ure-A		Residential			Commercial		Variant Diot and	Agriculture/Hort	iculture land		Institution			Industrial			Special Category			Mix Use			Total	
Annexure-A	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

	Particular	Property in Demand Register	Property in Current Survey
17(i)	Institution Category	NIL	79
17(ii)	Special Category	NIL	261
17(iii)	Nos. of Properties Old id matched		NIL
17(iv)	% of Old id matched		NIL
<u>17(v)</u>	Nos of properties old ld not matched with reason		
<u>18</u>	Reasons for not matching Old ID with current survey		
18.1			
18.2	Nos of properties having no owner /father Name in DR		-1-10-011
18.3	Nos of properties for which DR not matched on vacant plot	Nil	
18.4	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
	b) Locked		Constituted
	c) Name changed after sale/purchase or to heir		ULB (2013)
	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		r
<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		
<u>23</u>	Certification of Stage 1.1b: It is certified that data matchin satisfactory.	g has bee	n checked and foun

Annexure-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	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
ices UR		Commercial Space (More than 1000 sq yd)		6 per sq ft		1200	0.00
	2	Total				1300	0.08 21.58
3	Industrial	Up to 2500 sq	Nil	2	Nil	2519.7	0.05



Sr No	Category in DR	APARISON OF OLD 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		9690.37	0.23
		Total		above			0.56
4	Institution	Total					
i)	Institution Commercial	Up to 2500 sq yd		4.8		171.26	0.01
	Commercial	2501 to 5000		7.2		7	
		sq yd 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			
5	Vacant	Total Up to 100 sq					23.61
		yd 101 to 500 sq					
		yd					
		Above 500 sq yd					
		Total					5.54
6	Special Category						7.99
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
Wices	Grain Market						
7 ost	Grain Market- Booth						
as Prince	Grain Market-						

(924)

A Partie

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						
11.201		Total			P		
W.H. He		Total					86.29Lakh
	4	Note: Reason	for deviation and	gaps in dema	and register dat	a	
1	177						
2							
3							





MUNICIPAL COUNCIL CHARKHI DADRI

Director, Urban Local Bodies, Panchkula, Haryana.

Memo No.

8413

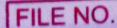
Date: 29/01/2021

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.

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



Annexure 1

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 Stage 1.1)

get. 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	HPM CO
4.	Nos. of Properties Surveyed and Submitted by St 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	1	\
8.	Comments/Remarks/Recommendations	Based GIS Platform dated 06.11.2019 (erties were certified on Web vide letter no. 3764-65 Copy enclosed). roperties in the town after to door field survey are
		The balance proponos. has been che	erties 28731-18545= 1018 cked and certified

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

84 19 3000 Executive Office Municipal Council, Gharkhi 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 Man Manuficipal Coulder 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	Nil	
	1.1 (B)		1 CONTROL OF THE PARTY OF THE P
Deta		icer of the ULB	
Deta Sr. No.	1.1 (B) ils of properties verified by the authorized Offi Particulars	Numbers	%age
Sr.	Is of properties verified by the authorized Office Particulars 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)	Numbers 3000	%age 10.44%
Sr. No. 7.	Is of properties verified by the authorized Officer In Particulars No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer I Officials I Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties) No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	3000 2870	
Sr. No. 7.	Is of properties verified by the authorized Office Particulars 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) No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	3000 2870 130	10.44%
Sr. No.	Its of properties verified by the authorized Office Particulars 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) No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	3000 2870 130	95.66%

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.	<u>Particular</u>	Report/nos.	
1	Total Nos. of Properties in Demand	19445	
	Register (DR)		
4	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	
<u>.</u>	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*100/19445=73.5%	
16	Existing Property Tax Demand per Annum as per DR	143.7 lakh	
11.	I otal 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	Anne	exure-A



F4		Aestoentia		ī	Commercial		Vacant Plot and	Agriculture/Horti			Institutional			Industrial		1	Special Category			Mix Use			Total
. Annex	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	
	13081	11010	2074	2877	3335	-458	10075	4669	5393	176	25	151	85	30	55	899	188	480	1766	0	1766	28731	19445

	Particular	r and as per current survey Property in Demand Register	Property in Current Survey
7(i)	Institutional Category	25	176
(ii)	Special Category ·	188	668
(iii)	Nos. of Properties Old id matched	1.Institutional Category -25 2.Special Category -188	
(<u>iv</u>)	% of Old id matched	1.Institutional Category –100%	
<u>(∨)</u>	Nos of properties old ld not matched with reason	In existing Demand Register properties mentioned were n standard categories given in tare The steering committee has a categories to be opted which upto an extent possible in the integration of category w.r.t. In new id is not possible due to a maximum efforts have been maximum efforts have been maximum achieved.	ot at par with the ax notification 2013. Freeze the standard have been ensured current survey. The matching of old and bove reason but the
	Reasons for not matching Old ID wi	th current survey	t in Charkhi Dadri the
1	Most important conclusion for not reproperty tax survey was conducted time no layout/coordinates of proper might be changed, migrated or not a has been ensured with Survey Agence.	rties were available and in this du	iration of 9 yrs owners ld, so Old id matching e extent.
.2	Nos of properties having no owner /father name in DR	nos Properties without father nam	

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 certi satisfactory.	fied that data matching has been checked and found

Annexure-B

	COL	MPARISON OF OLD		T	Tax as per	Area as per	Amount
Sr No	Category in DR	Area limit as per táx	area as per DR	Tax rate	new notification	survey (Sq Yard)	(In Lac)
1	Residential	up to 300 sq yd		0.5		1582486.08	10.66
1	Residential	301 to 500 sq		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 52.9 5
		Total			-	42707.01	6.74
,	Commercial	Up to 50 sq yd		12		43707.81	
8.	Commercial	51-100 sq yd		18		29750.92	7.21
ĺ		101-500 sq yd		24		117885.68	36.44
			1		1	35488.85	12.41
		501 to 1000 sq yd		30			



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)	(In Lac)
		Commercial space (shopping malls, multiplex or commercial office space				•	•
-		etc) Commercial Space (More than 1000 sq		6		•	•
		yd)		7.5			
		Total		7.5			62.79
	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		20010			5.16
4	Institutional						
1)	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			
H)	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
	22 6 16 1	Total					62.65
5	Vacant	Up to 100 sq yd					62.65
		101 to 500 sq yd				•	-
		Above 500 sq yd				•	-
		Total			_		18.44

high

_	COM	PARISON OF OLD	DEMAND AND	COLLECTION V	VITH CORREIN	Area as per	Amount
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	survey (Sq Yard)	(In Lac)
					The time		24.23
6	Special Category						
i)	Storage			Open Same			
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market- Booth	XI.					
	Grain Market- Shop					-	-
v)	Hospital		1				
vi)	Petrol pump						
vii)	Religious/Dhar msala						
viii)	Bank						
ix)	Bus stand		1				24.22
		Total	1				24.23
7	Mixed use		1				
		Total					36.59
8	Any other category as found in DR					-	8-8
		Total					
		Total			143.7 lakh		262.81lakh
		Note: Reason	for deviation an	d gaps in dem	and register dat	a	
1							
2							
3	1925						

my

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.

Municipal Committee Cheeka

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

California Committee

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	Cheeka			
2.	Number of Properties as per RFP	13404	- ott		
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	6 K		
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	Q.	Sh. Rinder Pal Cherry		
8.	Comments/Remarks/Recommendations	10363 nos. of prope Based GIS Platform dated 21.01.2020 (C	rties were certified on Web vide letter no. 191-192 Copy enclosed).		
	31	The total nos. of procompletion of door to 20397.	perties in the town after to door field survey are		
		The balance prope	rties 20397-10363= 10034 ked and certified.		

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)

Sepretary

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,

Municipal Committee Cheeka

1) Annexure – 1A: 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 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	0·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	JAIPI	JR Pull Buh	
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	\$ 1	Sh Binderfeel Clark	
8.	Comments/Remarks/Recommendations			

It is to certify that <u>\$\mathcal{LO363}\$</u> nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by <u>MC CHEEKA</u> for stage 1.1(A) and are recommended for payment.

Commissioner/Executive Office Processor Municipal Committee Municipal Committee Municipal Committee

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 Commission HEEKA

Se Chary Municipal Committee Chaeke (Salmel) 5

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	
Detai	ils of properties verified by the authorized Offi	cer 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)]	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		which found incorrect nit of error, which is 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)

Municipal Committee Cheeka

Memo no. 7175-76

Dated: 11/11/20

- Sign Off certificate is forwarded in original to:

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

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)

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

Secretary Municipal Committee Cheeka (Kaithal)

A Gall		Residential			Commercial		Vacant Plot and	Agriculture/Horti			Institutional			Industrial		,	Special Category			Mix Use			Total	
Annound	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference
	7554	7111	. 443	2791	2445	346	8443	3700	4743	104	191	-87	65	76	-11	299	9	656	778	0	778	20397	13557	6840

	Particular	Property in Demand Register	Property in Current Survey						
17(i)	Institutional Category	191	104						
17(ii)	Special Category	6	662						
<u>17(iii)</u>	Nos. of Properties Old id matched	1.Institutional Category -126 2.Special Category - 5							
17(iv)	% of Old id matched	1.Institutional Category - 65.93 2.Special Category -86.33%	7 %						
<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.								
18	Reasons for not matching Old ID wi	th current survey							
18.1	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.								
18.2									



18.3	Nos of properties for which DR not matched on vacant plot	3700
18.4		
	a) New Properties	6840
	b) Locked	2140
	c) Name changed after sale/purchase or to heir	*
	d) Refused by owner/occupied/attendant	2165
19	Total nos. of agriculture properties within MC limit	5128
20	Total nos. of locked properties with owner and father name	
<u>21</u>	Total nos. of locked properties without owner and father name	
22	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	 3
23		ed that data matching has been checked and found

Annexure-B

*	COI	MPARISON OF OLD	DEMAND AND	COLLECTION	WITH CURRENT	SHRVEY	
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		819380.12	4.37
		301 to 500 sq yd		1.6		234027.85	5.05
		501 to 1000 sq yd		2.4		165004.54	
	*	1001 sq yd to 2 acres		2.8		122167.26	5.12
	* ,	More than 2 acres		4		24035.1	0.96
		Total	-				
2	Commercial	Up to 50 sq yd	-	9.6		22205.00	20.17
		51-100 sq yd	-	14.40		32295.93	4.14
		101-500 sq yd	-			32894.43	6.03
			_	19.20		81361.05	19.15
		501 to 1000 sq yd		24		19138.92	5.50

Security Hunicipal Committee Lineeka (Kaithal)

		PARISON OF OLD		Toursto.	Tax as per	Area as per	Amount
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	new notification	survey (Sq Yard)	(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
		Total					38.32
3	Industrial	Up to 2500 sq yd		2	74	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
		Total					6.03
4	Institutional					524.25	0.03
i)	Institutional- Commercial	Up to 2500 sq yd		4.8		534.25	
	- 3	2501 to 5000 sq yd	-	7.2			* 10
		More than 5000 sq yd		9.6		¥*	
ii)	Institutional- Non- commercial	Up to 2500 sq yd		4	II	30745.38	1.23
	Commercial	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
	THIS COURT OF THE	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		2 lac per year			14.00
	-	Total					33.11
į	5 Vacant	Up to 100 sq yd 101 to 500 sq				-	
		yd Above 500 sq				-	
		yd Total					6.37



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		r				
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						24 22
		Total					21.30
7	Mixed use					V	
		Total			*		7.83
8.	Any other category as found in DR						
		Total					
		Total			68 lakh	(133.13 lakh
		Note: Reason	for deviation and	d gaps in dem	and register da	ta	
1							
2							
3							



MUNICIPAL COMMITTEE DHARUHERA

Director, Urban Local Bodies, Panchkula, Haryana.

Memo No. 759

Date: 24.3.202]

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 (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	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	TEF TEE
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	(Piting)	4.0
8.	Comments/Remarks/Recommendations	13358 nos. of proper Based GIS Platform dated 23.06.2020 (erties were certified on Web vide letter no. 1194-1195 Copy enclosed).
			operties in the town after to door field survey are
	40	The balance prope	erties 17459-13358= 4101 cked and certified.

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)

Municipal Committee, Dharuhera

Memo no. 7 60 -761

Dated:

24.3.2021

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,

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 Stage1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB		
1.	Name of ULB Town	Dharuhera Or concern			
2.	Number of Properties as per RFP	14261			
3.		14261			
	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))	74			
3.	Signature of SI with seal and sign		Antharias Signature		
	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	(A	W 1.1.		
	Comments/Remarks/Recommendations	inima and and and and and and and and and an			

It is to certify that 13357 nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MCDIARUHEW for stage 1.1 (A) and are recommended for payment.

Commissioner/Executive Officer/Sed

Municipal Corporation / Council / Committee.

Memo no.

Dated: Dharul

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

23-06-2020

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

Commissioner/ExecutiveOfficer/Secre

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	
Deta	ils of properties verified by the authorized Offi Particulars	Numbers	%age
No.			
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	- IBILITY	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		which found incorre

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



permitted as per agreement.

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

Municipal Committee, Dharuhera

Memo no. 762-763

Dated:

24-3-2-21

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,

Municipal Committee, Dharuhera

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

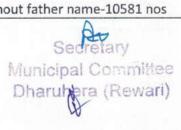
(Based on Official report submitted by Secretary MC Dharuhera)

Sr. No.	<u>Particular</u>	Report/nos.	
1	Total Nos. of Properties in Demand Register (DR)	17734	VF 4G=
2	Total Nos. of Properties as per RFP	14261	
3	Total Nos. of Properties as Surveyed	17459	in the second
4	Total Nos. of Properties in DR but falling outside MC limit	NIL	
5	Duplicate Properties in DR	NIL	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	17734	
7	New Properties found in City during Survey by YCSPL		
8	Nos. of properties for which Owner Name /Father Name not found in DR	9641	
9	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	12831*100/17734=72.4%	
10	Existing Property Tax Demand per Annum as per DR	110 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	115.88 lakh	
14	Number of properties not paying any tax since 2015, including properties outside MC limit		*
15	Nos of refused properties in current survey	1864	
16	Category wise Comparison of old and current survey	Annexur	e-A



Annexure-A		Residential			Commercial		Vacant Plot and	Agriculture/Horti			Institutional			Industrial			Special Category			Mix Use			Total	
Annex	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference
	8898	8538	009	1137	2806	-1669	6280	5885	-489	77	2	72	120	29	91	137	109	28	810	472	338	17459	17734	-275

	arison report of all properties of insti- collection registe	r and as per current survey	
	Particular	Property in Demand Register	Property in Current Survey
17(i)	Institutional Category	5	77
17(ii)	Special Category	109	137
17(iii)	Nos. of Properties Old id matched	1.Institutional Category -2 2.Special Category - 68	
17(iv)	% of Old id matched	1.Institutional Category -40% 2.Special Category -62.38%	28,450,000
17(v)	Nos of properties old Id not matched with reason	In existing Demand Register properties mentioned were no standard categories given in the steering committee has for categories to be opted which upto an extent possible in the integration of category w.r.t. In new id is not possible due to all maximum efforts have been may solve of matching achieved.	ot at par with the ax notification 2013. Freeze the standard have been ensured current survey. The matching of old and bove reason but the
<u>18</u>	Reasons for not matching Old ID wi	th current survey	
18.1	Most important conclusion for not property tax survey was conducted time no layout/coordinates of proper might be changed, migrated or not a has been ensured with Survey Agence	long back in yr. 2016-2017 by the rties were available and in this dua available during the survey in field	MC in house, at that ration of 4 yrs owners d, so Old id matching
18.2	Nos of properties having no owner /father name in DR	Properties without owner and nos Properties without father name	father name -9641



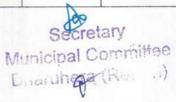
18.3	Nos of properties for which DR not matched on vacant plot	5885
18.4	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:	
	a) New Properties	-
	b) Locked	1574
	c) Name changed after sale/purchase or to heir	
	d) Refused by owner/occupied/attendant	1864
19	Total nos. of agriculture properties within MC limit	884
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 4903 nos. of properties are not possible to match subjected to reasons mentioned in #18	
<u>23</u>	Certification of Stage 1.1b: It is cert satisfactory.	ified that data matching has been checked and found

Annexure-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)	(In Lac)	
1	Residential	up to 300 sq yd	Bhar -	0.4	40.1	820256.9	4.63	
		301 to 500 sq yd		1.6		140519.69	2.92	
	1994	501 to 1000 sq yd		2.4		99580.83	2.91	
		1001 sq yd to 2 acres			2.8		142252.9	6.07
	3	More than 2 acres		4		44959.63	3.08	
		Total					19.61	
2	Commercial	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	21	24		21670.12	6.83	
		Commercial space (shopping malls, multiplex or commercial		4.8			***	
						A		

Secretary
Municipal Committée
Duarunera (n.)

- 1	The state of the s	MPARISON OF OLD					
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)	(In Lac)
		office space etc)					
		Commercial Space (More than 1000 sq yd)	Ħ	6 per sq ft		2822	0.21
-		Total					21.16
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
		Total			A STATE OF THE STA	1-116	17.32
4	Institutional				111	1 1 1 1 1 1 1	
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	- 1	4,		9625.62	0.39
	- 713	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			
		Total					20.61
5	Vacant	Up to 100 sq yd 101 to 500 sq				-	-
-		yd Above 500 sq				-	-
		yd					711



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	V.					
	Grain Market- Booth		7			E -	
	Grain Market- Shop						
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dhar msala						
viii)	Bank				Alexander and		
ix)	Bus stand				1 2		
		Total	and the latest				8.17
7	Mixed use	-WHO	130 L =				
		Total	Little Backet				15.83
8	Any other category as found in DR					•	
		Total	E Hilliam III		The second		
		Total			110 lakh		115.88 lakh
		Note: Reason	for deviation an	d gaps in den	and register da	ta	
1							
2			W.A.	3			
3	4 90						



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.

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		
	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		
3.	Comments/Remarks/Recommendations	Based GIS Platform v 1227/MCENB dated enclosed). The total nos. of prop	
		12603.	ies 12603-8950= 3653

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)

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,

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	06
3.	Number of Properties as per current MC record	11866	FL
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	AM
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification	[-10-2019	
6.	Signature of SI with seal and sign	JAIPUR Services	Suh
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 8000 nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC ELLENAS AND stage 1.1 (A) and are recommended for payment.

Commissioner/Executive Officer/Secretary
Municipal Committee

Municipal Corporation-/Council / Committee

Memo no. 1227 MCEN6

Dated:

3/10/19

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/ExecutiveOfficeff Secretary

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	
Detai	ils of properties verified by the authorized Off	icer 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)]		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		his found income
11.	Comments/Remarks/Recommendations	The properties are within 5% permitted as per	which found incorre

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

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,

Secreta

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)

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

Municipal Committee Ellenabad

Scanned with CamScanner

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

	Particular	Property in Demand Register	Property in Current Survey		
17(i)	Institutional Category	55	59		
17(ii)	Special Category	205 447			
17(iii)	Nos. of Properties Old id matched	1.Institutional Category -51 2.Special Category -175			
17(iv)	% of Old id matched	1.Institutional Category – 92.77 2.Special Category -85.36%	2 %		
<u>17(v)</u>	Nos of properties old ld not matched with reason	In existing Demand Register properties mentioned were in standard categories given in tar. The steering committee has a categories to be opted which upto an extent possible in the integration of category w.r.t. In new id is not possible due to a maximum efforts have been maximum efforts have been maximum achieved.	ot at par with the ex notification 2013. Freeze the standard have been ensured current survey. The matching of old and bove reason but the		
18	Reasons for not matching Old ID wi	th current survey			
18.1	The reason for not matching the pro- originally conducted long back in yr- old layout plan, it was possible to int possible w.r.t data available in DR, la similar in surveyed data.	2014-15 by the MC in house but tegrate 9486 nos of properties up	due to availability of a to an extent		
18.2	Nos of properties having no owner /father name in DR	Properties without owner and nos Properties without father name			



18.3	Nos of properties for which DR not matched on vacant plot	2821
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	402
	b) Locked	1523
	c) Name changed after sale/purchase or to heir	
	d) Refused by owner/occupied/attendant	2409
<u>19</u>	Total nos. of agriculture properties within MC limit	212
<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	
22	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	
23	Certification of Stage 1.1b: It is certifications satisfactory.	fied that data matching has been checked and four

Annexure-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		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
		Total			1 1		25.45
2	Commercial	Up to 50 sq yd		9.6		21711.18	2.53
		51-100 sq yd	Г	14.40	1 1	35375.75	6.39
		101-500 sq yd		19.20	1 1	91925.33	21.00
		501 to 1000 sq yd		24		30733.16	8.30

Secretary

Municipal Committee Ellenabad

Sr	Category in DR	MPARISON OF OLD Area limit as	area as per	Tax rate	Tax as per	Area as per	Amount
No		per tax	DR	, and the control of	new notification	survey (Sq Yard)	(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
		Total					39.04
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
		Total					1.42
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	14	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	1 lac per year			
		More than 5 acres		2 lac per year			4.00
		Total					20.49
5	Vacant	Up to 100 sq yd				-	-
		101 to 500 sq yd					
		Above 500 sq yd				•	-
		Total					5.14



Sr No		Area limit as per tax	area as per DR	Tax rate	Tax as per new	Area as per survey (Sq	Amount (In Lac)
6	Special				notification	Yard)	
	Category						9.87
i)	Storage		1 1				
ii)	Cinema Hall		1 1				
iii)	Marriage place		1 1				
iv)	Grain Market				_		
	Grain Market- Booth						
	Grain Market- Shop						
v)	Hospital		-				•
vi)	Petrol pump		H				
vii)	Religious/Dhar msala						
viii)	Bank		-				
ix)	Bus stand	2	H				
		Total	- F				
7	Mixed use		-				9.87
		Total					44.55
3	Any other						14.72
- 1	category as		-				-
	found in DR						
		Total					
		Total			108 lakh		116.13lak
		Note: Reason for	deviation and	aps in dema	nd register data		116.13lakr
				g-po in demid	ind register date		
				-			

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	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	N/Co
6.	Signature of SI with seal and sign	S. Work JAIPU	R Pyt.
7.	Verification of stage 1.1 (A) on Web Based GTS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign	*	3
8.	Comments/Remarks/Recommendations	Web Based GIS Plat MCF/ZTO/HQ/2020 (Copy enclosed). The total nos. of pro	perties were certified on form vide letter no. /191 dated 17.11.2020 operties in the town after to door field survey are
		The balance prope	rties 552200-460316= en checked and certified.

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)

2 To - NIT - I II III III Commissioner

2 To - B - I B 2 To ad - I - 16 18 3 1 Municipal Corporation, Faridabad

Memo no. McF [PA] 1 To all 1 Dated: - 16 - 06 221

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	
Detai	ils of properties verified by the authorized Offi	icer 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	82353	14.91%
8.	field verification by the Officer / Officials / Committee (nominated by the concerned MC).	82353	96.28%
8.	field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)] No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is	79292	
	field verification by the Officer / Officials / Committee (nominated by the concerned MC). (Physical validation of at least 10% of surveyed properties)] No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is	79292 3061	96.28%

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

JAIPUR.

1 1 1 1 (D)	1.1(B), certification is submitted for releasing of
210 NII-I- 2708-I-W	
11-8-15 - 17- W	
payment under stage 1.1 (B) 2 To NIT-I- 2 TO B-II- 2 TO ald-I- 306 2 TO old-II- 10	Commissioner
-210 039-II-	Municipal Corporation, Faridabad
Plac	Wallicipal Colporation, Falldabad
Memo no. MCF PA 2-21 186 Dated:	16-6-24
	de al fac

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.	<u>Particular</u>	Report/nos.	
1	Total Nos. of Properties in Demand Register (DR)	250000	
2	Total Nos. of Properties as per RFP	400000	
3	Total Nos. of Properties as Surveyed	552200	
4	Total Nos. of Properties in DR but falling outside MC limit	NIL	
5	Duplicate Properties in DR	NIL	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	250000	
7	New Properties found in City during Survey by YCSPL	302200	Surveyed Properties – DR Properties
8	Nos. of properties for which Owner Name /Father Name not found in DR	32478	
9	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	176002*100/250000=70.40% C As peronly Yashi Report	
10	Existing Property Tax Demand per Annum as per DR	40 Cr.	
11	Total recovery (Average per annum in previous 10 years)	50 Cr. approx	
12	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	
13	Expected Tax to be recover from the current surveyed properties	13994.5 lakh	
14	Number of properties not paying any tax since 2015, including properties outside MC limit	144040 approx	
15	Nos of refused properties in current survey	80219	
16	Category wise Comparison of old and current survey	Annexu	ure-A



ure-A		Residential			Commercial		Vacant Plot and	Agriculture/Horti			Institutional			Industrial			Special Category			Mix Use			Total	
Annexure-A	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	92089	2552	576	1976	14036	9902	4134	4910	882	4028	50783	17250	33533	552200	250000	302200

	Particular	Property in Demand Register	Property in Current Survey
17(i)	Institutional Category	576	2610
17(ii)	Special Category	882	5400
<u>17(iii</u>	Nos. of Properties Old id matched	1.Institutional Category –78 2.Special Category - Nil	
17(iv	% 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 properties mentioned were in standard categories given in tare the steering committee has a categories to be opted which upto an extent possible in the integration of category w.r.t. In new id is not possible due to a maximum efforts have been maximum efforts have been maximum achieved.	ot at par with the ex notification 2013. Treeze the standard have been ensured current survey. The matching of old and bove reason but the
18	Reasons for not matching Old ID wi	th current survey	
18.1	Most important conclusion for not property tax survey was conducted time no layout/coordinates of propowners might be changed, migrate matching has been ensured with Su	long back in yr. 2008-09 by the perties were available and in the dornot available during the sur-	MC in house, at that is duration of 13 yrs vey in field, so Old id
18.2	Nos of properties having no owner /father name in DR	Properties without owner and nos Properties without father name	father name – 32478

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18.3	Nos of properties for which DR not matched on vacant plot	9863
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	290309
	b) Locked	83903
	c) Name changed after sale/purchase or to heir	
	d) Refused by owner/occupied/attendant	80219
19	Total nos. of agriculture properties within MC limit	9000
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 73998 nos. of properties are not possible to match subjected to reasons mentioned in #18	
23	Certification of Stage 1.1b: It is cert satisfactory.	ified that data matching has been checked and found

Annexure-B

Sr	Category in DR	Area limit as per	area as per	Tax rate	Tax as per	Area as per	Amount
No	category in on	tax	DR		new notification	survey (Sq Yard)	(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
to d		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
5.6		Total					2052.43

Sr	Category in DR	MPARISON OF OLD Area limit as per	area as per	Tax rate	Tax as per	Area as per	Amount
No	Category III DK	tax	DR	Tax rate	new notification	survey (Sq Yard)	(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
4		Total					2327.48
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
		Total					716.22
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
	The same	More than 2.5 acre to 5 acres		2.5 lac per year			115.00
	ng Se	More than 5 acres	Test !	5 lac per year	- FE 100		155.00

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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					1592.54
5	Vacant	Up to 100 sq yd			ME		-
		101 to 500 sq yd					-
		Above 500 sq yd		T Base of the			+
		Total					269.05
6	Special Category						6326.70
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market- Booth						
	Grain Market- Shop			HIM			
v)	Hospital						
vi)	Petrol pump						SALE NOT
vii)	Religious/Dhar msala						
viii)	Bank						
ix)	Bus stand						
		Total					6326.70
7	Mixed use						
		Total					1426.36
8	Any other category as found in DR					-	•
		Total					
		Total			4000 lakh		13994.5 laki
		Note: Reason f	or deviation an	nd gaps in der	nand register da	ata	
1							
2							

Zulta at Sea

270-NII-I - I - II - II - III - III

OFFICE OF MUNICIPAL COMMITTEE FARRUKHNAGAR

To,

The Director

Urban Local Bodies Panchkula, Haryana

Memo No. MCF/2020/ 3 40b

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.

Secretary, Municipal Committee Farrukhnagar

Memo No. MCF/2020/ 340/

Date: 18-12-2020

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

Secretary, Municipal Committee Farrukhnagar 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	Farrukhnagar	THE CARCILLE
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	Based GIS Platform vio 02.09.2019 (Copy end	erties in the town after
	THE PERSON NAMED AS A SECOND	The balance propertions. has been checken	es 13987-8381= 5606 ed and certified.

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 <u>MC Farrukhnagar</u> 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	
2.	Number of Properties as per RFP	6680	ok
3.	Number of Properties as per current MC record		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))	02-50 01-2019	
6.	Signature of SI with seal and sign	Now Par	
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		Ashek Keamen Brokerty Tax clear
	Comments/Remarks/Recommendations	-	

It is to certify that 8581 nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC FARDK HONDE OF stage 1.1 (A) and are recommended for payment.

Commissioner/Executive Officer/Secretary mittee

Municipal Corporation / Council / Committee FARUKHNAGAR

Memo no. 1283

Dated: 02/09/19

Sign Off certificate is forwarded in original to:

Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.

2. M/s Yashi Consulting Services Pvt. Ltd,

Commissioner/Executive Officer/Seports

Municipal Corporation / Council / Committee PAVE

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	4
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	
Detai	ls of properties verified by the authorized Offi	cer 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	10.72%
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		which found incorrect nit of error, which is 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 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.	
1	Total Nos. of Properties in Demand Register (DR)	6925	
2	Total Nos. of Properties as per RFP	6680	
3	Total Nos. of Properties as Surveyed	13987	
4	Total Nos. of Properties in DR but falling outside MC limit	NIL	
5	Duplicate Properties in DR	NIL	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	6925	
7	New Properties found in City during Survey by YCSPL	7064	Surveyed Properties – DR
8	Nos. of properties for which Owner Name /Father Name not found in DR	1	Properties
9	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	4850*100/6925=70%	
10	Existing Property Tax Demand per Annum as per DR	15 lakh	
11	Total recovery (Average per annum in previous 10 years)	10.34 lakh	
12	Number of effective tax payers in city , including properties outside MC limit	3200	o comments
	Number of ineffective tax payers in city , including properties outside MC limit	3725	
13	Expected Tax to be recover from the current surveyed properties	71.27 lakh	TOPE
14	Number of properties not paying any tax since 2015, including properties outside MC limit	3725	offe and the convey
15	Nos of refused properties in current survey	1698	
	Category wise Comparison of old and current survey	Anne	xure-A



ure-A		Residential			Commercial		Vacant Plot and	Agriculture/Horti			Institutional			Industrial			Special Category			Mix Use			Total	
Annexure-A	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	00	109	27	0	27	171	0	171	459	223	236	13987	6925	7064

	Particular	Property in Demand Register	Property in Current Survey			
17(i)	Institutional Category	8	117			
<u>17(ii)</u>	Special Category	0	171			
17(iii)	Nos. of Properties Old id matched	1.Institutional Category -3 2.Special Category -0				
17(iv)	% 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 properties mentioned were n standard categories given in ta The steering committee has f categories to be opted which upto an extent possible in the integration of category w.r.t. r new id is not possible due to al maximum efforts have been may of matching achieved.	ot at par with the x notification 2013 reeze the standard have been ensured current survey. The matching of old and bove reason but the			
<u>18</u>	Reasons for not matching Old ID wi	th current survey				
18.1	Most important conclusion for not r property tax survey was conducted time no layout/coordinates of prope owners might be changed, migrated matching has been ensured with Su	long back in yr. 2012-13 by the M erties were available and in this d I or not available during the surve	C in house, at that uration of 8 yrs y in field, so Old id			
18.2 Nos of properties having no owner /father name in DR Properties without owner and father name -1r						

Secretary

Municipal Committee

Farrukh Nager (GGN)

18.3	Nos of properties for which DR not matched on vacant plot	1605
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	7064
	b) Locked	894
	c) Name changed after sale/purchase or to heir	
	d) Refused by owner/occupied/attendant	1698
19	Total nos. of agriculture properties within MC limit	4873
20	Total nos. of locked properties with owner and father name	
<u>21</u>	Total nos. of locked properties without owner and father name	
22	It is certified that Old Id's of 2075 nos. of properties are not possible to match subjected to reasons mentioned in #18	
23		ed that data matching has been checked and four

Annexure-B

Sr	Co	MPARISON OF OLD	DEMAND AND	COLLECTION	WITH CURRENT	SURVEY	- 8
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	Amount (In Lac)
1	Residential	up to 300 sq yd		0.4	notineation	Yard)	
	- Superson-	301 to 500 sq		1.6	-	490816.86	2.48
		yd		1.0		105688.77	2.03
		501 to 1000 sq		2.4		02455.01	
		yd				93455.34	2.78
		1001 sq yd to 2		2.8		00455.22	
		acres				99455.23	3.39
	THE ME I	More than 2		4		20004.04	
		acres				29904.21	1.91
		Total	-				
2	Commercial	Up to 50 sq yd		9.6		40010	12.59
		51-100 sq yd				16016.44	1.88
		101-500 sq yd		14.40		14577.98	2.60
		501 to 1000 sq		19.20		44599.27	10.07
		yd yd		24		14233.48	4.26

Municipal Committee Farrukh Nagar (GG)

Sr	Category in D	COMPARISON OF OLD R Area limit as	2400	- COLLECTION	WITH CURREN	TSURVEY	
No		per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq	Amour (In Lac
	March Ma March March March March March March March March March March Mar	Commercial space (shopping malls, multiplex or commercial office space etc)		4.8	Hothication	Yard)	
	Hall Ledo Morko La Mara	Space (More than 1000 sq yd)		6 per sq ft		17739.91	1.77
	Industrial	Total	197				20.58
		Up to 2500 sq yd		2		6509.69	0.13
		2501 to 2 acres		2.4		61428.79	4 3-
	Mary and	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
1	4	Total		33070			
4 i)	Institutional						3.55
1)	Institutional- Commercial	Up to 2500 sq yd		4.8		245.95	0.01
		2501 to 5000 sq yd		7.2	AUT III	-	•
		More than 5000 sq yd		9.6		-	
ii)	Institutional- Non- commercial	Up to 2500 sq yd		4			
		2501 to 5000 sq		4.8		28002.35	1.12
		More than 5000 sq yd		6		20435.5	0.98
	Institutional- Educational Institutions	Up to 1 acre	,	4000 per year (Fixed)		34231.2	2.05
		More than 1 acre to 2.5 acre		60000 per year			0.76
		More than 2.5 acre to 5 acres		1 lac per year			3.60
	v to	More than 5 acres		2 lac per year			2.00
		Total		7557			
	Vacant	Up to 100 sq yd 101 to 500 sq				-	10.53
		yd					-
		Above 500 sq yd Total				-	-

Secretary

Municipal Committee

Farrukh Nagar (GGM)

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	Both their	1	-		* -1	
iii)	Marriage place						
v)	Grain Market						
	Grain Market- Booth						
	Grain Market- Shop	The Visites of					
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dhar msala						
viii)	Bank						
ix)	Bus stand						
		Total					14.36
7	Mixed use						
		Total					6.03
8	Any other category as found in DR					ũ	
		Total					
		Total			15 lakh		71.27 lakh
		Note: Reason fo	or deviation and	gaps in dema	nd register dat	a	
1							- 6
2					T. C.		
3							

Secretary

Municipal Committee
Farrukh Nagar (GGN)

MUNICIPAL COUNCIL FATEHABAD

Director General, Urban Local Bodies, Panchkula, Haryana.

Memo No. 509 9

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 (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	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
Executive Officer
Executive Officer
Council 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

ahabad cil Fatehabad

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

Sr. No.		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				
Detai	ils of properties verified by the authorized Off	icer 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	10.54%			
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		nich found incorrect it of error, which is preement.			

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 gound Light ahabad

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

Executive Officer habou

Memo no. 6002-6003

Dated:

23-16-2020

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

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

(Based on Official report submitted by Secretary MC Fatehabad)

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



xure-A	Residential Ce Commercial Ce Commercial Ce Agriculture/Horti Culture land		culture land	Institutional		Industrial		Special Category		Mix Use			Total											
Anne	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	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

4=40	Particular	Property in Demand Register	Property in Current Survey								
17(i)	Institutional Category	150	209								
<u>17(ii)</u>	Special Category	891	692								
17(iii)	Nos. of Properties Old id matched	1.Institutional Category -134 2.Special Category -753									
17(iv)	% of Old id matched	2.Special Category -84.51%									
<u>17(v)</u>	Nos of properties old ld 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 201: 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 wi	th current survey									
18.1	The reason for not matching the pro originally conducted long back in yr i old layout plan/ Coordinate, it was p extent possible w.r.t data available in which found similar in surveyed data	2016-17 by the MC in house but du cossible to integrate 19800 nos of p n DR, layout plan id number and w	ue to availability of								
18.2	Nos of properties having no owner /father name in DR	er Properties without owner and father name -8812									



400		Properties without father name-1326 nos
18.3	Nos of properties for which DR not matched on vacant plot	4596
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	2182
	b) Locked	2287
	c) Name changed after sale/purchase or to heir	
	d) Refused by owner/occupied/attendant	4842
19	Total nos. of agriculture properties within MC limit	1618
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 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 certification satisfactory.	ied that data matching has been checked and found

Annexure-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		0.5		1703263.0	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
		Total				1430/2./2	45.75
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			41.92
		yd		30	,		14.43
		101-500 sq yd 501 to 1000 sq yd	tive Officer	30	,	132226.92 38655.4	

Sr	Category in DR	MPARISON OF OLD Area limit as	area as per	Tax rate			Amount
No	category in Div	per tax	DR DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	(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		-	
		Total					93.98
3	Industrial	Up to 2500 sq		2.5		54795.39	1.48
		2501 to 2 acres		3	1	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
7	MA STATE OF	Total		45010			8.21
4	Institutional			Transfer M			
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
		Total	YUN E	year .			37.10
5	Vacant	Up to 100 sq yd					
		101 to 500 sq yd				-	



Sr No	Category in DR	IPARISON OF OLD 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				•	
Trans.		Total				RESIDE E	13.16
6	Special Category						49.59
i)	Storage	*					-
ii)	Cinema Hall						
iii)	Marriage place			CE ZET HE			
iv)	Grain Market			Testage			
	Grain Market- Booth						
	Grain Market- Shop						
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dhar msala						
viii)	Bank		- 1 - 1 - 1				
ix)	Bus stand						
		Total					49.59
7	Mixed use						
		Total					40.69
8	Any other category as found in DR						
_	Tourid in DK	Total					
		Total			309 lakh		288.48 lakh
			or deviation and	gaps in dema	and the second second second second	ta	
1		itoto, neuson i	action and	0-1		Text Text	
2		OTTO MANAGEMENT				MARKET STATE	
3						STATE OF THE STATE	4 555



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	Based GIS Platform v dated 19.06.2020 (C The total nos. of prop completion of door to	es were certified on Web ride letter no. 624-625 opy enclosed). Derties in the town after o door field survey are
		The balance propert nos. has been check	ties 10779-7751= 3028 ed and certified.

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)

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,

Light hoyal Secretary

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 Stage1.1)

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	σK
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	1906.2020	NServi S
6.	Signature of SI with seal and sign	9	Seaton Seaton
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		The state of the s

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

Murformissioner/Fargutive Officer/Secretary

Municipal Corporation / Committee

Dated: 19/06/2020

Memo no. 624-625

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.

Commissione / Executive Officer/Secretary

Municipal Corporation & Gouncil & Corporation

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	Ferozepur 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		
Detai	Is of properties verified by the authorized Offi	cer 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)]	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

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

Jedil hoyer

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)

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

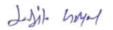
	A-eyllyeduA	A-out
4334	System	
3985	DR	Residential
349	Difference	
828	System	
2224	DR	Commercial
-1396	Difference	
4571	System	Vacant Plot and
1702	DR	Agriculture/Horti
2869	Difference	culture land
117	System	
117	DR	Institutional
0	Difference	
11	System	
14	DR	Industrial
-3	Difference	
223	System	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

Compa	arison report of all properties of instit	tutional and special category in e	xisting demand and		
	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%	%		
17(v)	Nos of properties old Id not matched with reason	In existing Demand Register, properties mentioned were no standard categories given in tax. The steering committee has for categories to be opted which I upto an extent possible in the integration of category w.r.t. mow id is not possible due to all maximum efforts have been ma % of matching achieved.	ot at par with the x notification 2013. The standard have been ensured current survey. The natching of old and pove reason but the		
<u>18</u>	Reasons for not matching Old ID wit	th current survey			
18.1	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 nos Properties without father name			

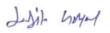
<u>18.3</u>	Nos of properties for which DR not	1702
18.4	matched on vacant plot Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:	
	a) New Properties	2699
	b) Locked	955
	c) Name changed after sale/purchase or to heir	
	d) Refused by owner/occupied/attendant	707
<u>19</u>	Total nos. of agriculture properties within MC limit	2277
<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 1871 nos. of properties are not possible to match subjected to reasons mentioned in #18	
23	Certification of Stage 1.1b: It is certi satisfactory.	fied that data matching has been checked and found

Annexure-B

	CON	PARISON OF OLD	DEMAND AND	COLLECTION W	ITH CURRENT	SURVEY	
Sr	Category in DR	Area limit as	area as per	Tax rate	Tax as per	Area as per	Amount
No		per tax	DR		new	survey (Sq	(In Lac)
					notification	Yard)	
1	Residential	up to 300 sq yd		0.4		496615.43	2.37
		301 to 500 sq		1.6			
		yd				145323.2	2.68
		501 to 1000 sq		2.4			
		yd				130335.2	3.59
		1001 sq yd to 2		2.8			
		acres				82042.05	2.69
		More than 2		4			
		acres					
		Total]		11.32
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		24			
		yd				11550.19	3.39



	CON	MPARISON OF OLD	DEMAND AND	COLLECTION W	/ITH 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		4.8		-	-
		space					
		(shopping					
		malls, multiplex					
		or commercial					
		office space					
		etc)			=		
		Commercial		6 per sq ft		-	-
		Space (More					
		than 1000 sq					
		yd)					
		Total					15.13
3	Industrial	Up to 2500 sq		2			
		yd				4577.02	0.09
		2501 to 2 acres		2.4		11227.14	0.27
		2 acres to 50		2.4rs per sq			
		acres		yd up to 2			
				acres+ 0.8rs			
				per sq yd for			
				above			
		Total					0.36
4	Institutional						
i)	Institutional-	Up to 2500 sq		4.8		-	-
	Commercial	yd					
		2501 to 5000 sq		7.2		-	-
		yd					
		More than		9.6		-	-
		5000 sq yd					
ii)	Institutional-	Up to 2500 sq		4			
	Non-	yd					
	commercial					35210.55	1.41
		2501 to 5000 sq		4.8			
		yd				23745.96	1.14
		More than		6			
		5000 sq yd				120173.13	7.21
iii)	Institutional-	Up to 1 acre		4000 per			
,	Educational			year (Fixed)			0.68
	Institutions			, , , ==,			
		More than 1		60000 per			2.40
		acre to 2.5 acre		year			
		More than 2.5		1 lac per			2.00
		acre to 5 acres		year			2.00
							4.00
		More than 5		2 lac per			4.00
		acres		year			
		Total					18.84
5	Vacant	Up to 100 sq yd				-	-
		101 to 500 sq				-	-
		yd					
		Above 500 sq				- T	-
		yd					
		Total					3.13



	COM	IPARISON OF OLD	DEMAND AND	COLLECTION V	VITH 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					_	4.77
	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/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 f	or deviation and	d gaps in dema	nd register dat	a	
1							
2							
3							

Josil hayor

MUNICIPAL COMMITTEE GANAUR

Director, Urban Local Bodies, Panchkula, Haryana.

Memo No. Mc9- 557

Date: 22 03 2621

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.

Secretar

Municipal Committee, Ganaur

D

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	Ganaur	ok
2.	Number of Properties as per RFP	23098	σK
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	0 Ke
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	Secretar	
8.	Comments/Remarks/Recommendations	dated 04.11.2019 (Co	perties in the town after
		22845.	ies 22845-12080= 1076s ed and certified.

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 Munitime, Ganaur Municipal Committee Ganaur, Sonepat (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.

Municipal Committee Ganaur Ganaur, Sonepat (Hr.)

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	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 (A) vide certified by MC as per Sign-Off 1.1(A) vide letter no. 2341 dated 24.12.2020 (Copy		
6.	enclosed) 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	Nil	
	1.1 (B)		
	1.1 (b)	icer of the ULB	
)etai	1.1 (B) Is of properties verified by the authorized Off	Numbers	%age
Sr.	Particulars		%age 10.38%
Sr. No.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / Officer / Off	2342	
Sr. No.	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	
Sr. No.	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)] No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is prified and validated.	2342	10.38%
Sr. No.	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)] No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	2342	95%
Sr. No.	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)] No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	2342	95%
Sr. No.	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)] No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated No. of Surveyed properties as mentioned at Sr. No. of Surveyed properties as mentioned a	2342 2225 3117 5 The properti	95%

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)

Municipal Committee, Ganaur

Memo no. MCS - 558 - 59 Dated: 22 63 4121

Sign Off certificate is forwarded in original to:

Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.

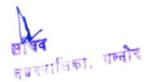
M/s Yashi Consulting Services Pvt. Ltd,

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)

Sr. No	20100101	Report/nos.	
1	Total Nos. of Properties in Demand Register (DR)	23097	
2	Total Nos. of Properties as per RFP	23098	
3	Total Nos. of Properties as Surveyed	22845	
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		23097	×
7	New Properties found in City during Survey by YCSPL	•	
8	Nos. of properties for which Owner Name /Father Name not found in DR	590	
9	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	17475*100/23097=75.7%	
10	Existing Property Tax Demand per Annum as per DR	60.47 lakh	
11	Total recovery (Average per annum in previous 10 years)	19.90 lakh	
12	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	16097	
13	Expected Tax to be recover from the current surveyed properties	109.57 lakh	
14	Number of properties not paying any tax since 2015, including properties outside MC limit	16097	
5	Nos of refused properties in current survey	3631	
	Category wise Comparison of old nd current survey	Anne	xure-A



A-1		Residentia					Vacant Plot and	Agriculture/ noru		00	Institutional			Industrial			Special Category			Milks Uno			Total	
Annexure-A	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference
	10020	14404		2463	1031	1432	8312	7662	650	115	0	115	18	0	18	306	0	306	1316	0	1316	22550	23097	.547

ompar		and as per current survey Property in Demand Register	Property in Current Survey				
	Particular		115				
	L Catagory	0	306				
17(i)	Institutional Category	0					
17(ii)	Special Category	Lostegopy - Nil					
	Nos. of Properties Old id matched	1.Institutional Category – Nil					
17(iii)	Nos. of Properties old	2.Special Category - Nil					
	% of Old id matched	1.Institutional Category					
17(iv)	% of Old to Materies	2.Special Category –Nil In existing Demand Register	r. Category of the				
17(v)	Nos of properties old Id not matched with reason	properties mentioned were standard categories given in the steering committee has categories to be opted which upto an extent possible in the integration of category w.r.t. new id is not possible due to maximum efforts have been a work of matching achieved.	tax notification 2013. freeze the standard have been ensured e current survey. The matching of old and above reason but the				
18	Reasons for not matching Old ID v	Vith current survey	the property				
18.1	layout/coordinates of properties v	Most important conclusion for not matching the property id's is that in Ganaur the property id's is that in Ganaur the property was conducted long back in yr. 2012-2013 by the MC in house, at that time layout/coordinates of properties were available and in this duration of 8 yrs owners in be changed, migrated or not available during the survey in field, so Old id matching 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 - 590						



18.3	Nos of properties for which DR not matched on vacant plot	7662
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	•
	1 4	3931
	changed after	
	c) Name changed arter sale/purchase or to heir	
	sale/purchase of the by	3631
	d) Refused by owner/occupied/attendant	
	owner/occupied/attenders	1072
19	Total nos. of agriculture properties	
_	:.L:- MC limit	
20	Total nos. of locked properties with	
===	and father name	
21	Tatal pos of locked properties	
	tather liditic	
22	the cartified that old ID's of 3022	
22	-f properties are not possible	
	to match subjected to reasons	Laked and found
	mentioned in #18	ified that data matching has been checked and found
22	Certification of Stage 1.1b: It is cert	med that dots
23	satisfactory.	Annexure-B

Annexure-B

			area as per	Tax rate	VITH CURRENT Tax as per	Area as per survey (Sq	Amount (In Lac)
Sr No	Category in DR	Area limit as per tax	DR		new notification	Yard)	
			0.4			5.96	
1	Residential	up to 300 sq yd		25/8/8		1132186.7	
		500.00		1.6	7		4.12
		301 to 500 sq vd				199728.3	
		501 to 1000 sq		2.4			4.10
		yd				138104.02	
		1001 sq yd to 2		2.8		97769.02	3.62
		acres		Velsteen.			
		More than 2		4		44948.09	1.80
		acres					
\dashv		Total					19.60
2	Commercial	Up to 50 sq yd		9.6		28299.57	3.38
4	Commercial	51-100 sq yd		14.40		27863.04	5,07
-		101-500 sq yd		19.20		80057.43	18.70
\rightarrow		The state of the s		24	_		,
		501 to 1000 sq yd		24		14809.04	4.00



r o	Category in DR	ARISON OF OLD DE Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amoun (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					31	23
	Industrial	Up to 2500 sq		2		7845.26	0	.16
		yd 2501 to 2 acres	T.	2.4		18342.3		0.44
		2 acres to 50 acres		2.4rs per sq yd up to 2 acres+ 0.8rs per sq yd fo above	s	65760.		0.68
	1	Total					-	1.28
4	Institutional						_	-
į) Institutional- Commercial	Up to 2500 sq yd		7.2		-	_	-
		2501 to 5000 sq yd		7.2				
		More than 5000 sq yd		9.6				-
i	i) Institutional- Non-	Up to 2500 sq yd		4		1884	9.08	0.75
	commercial	2501 to 5000 s	p	4.8		348	40.04	1.67
		More than 5000 sq yd		6		17	7523	10.65
ii	i) Institutional- Educational Institutions	Up to 1 acre		4000 year (Fi	The state of the s			1.64
	Institutions	More than 1 acre to 2.5 acr		60000 ye:				2.40
		More than 2.		1 lac	ar			
		More than 5 acres			per			6.00
		Total						23.18
	5 Vacant	Up to 100 sq	yd					-
		101 to 500 s					•	
		Above 500 s	psq					
_		Total						11



Sr No		1PARISON OF OLD 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				notification	Taruj	8.63
11	Category				1		
i) ii)	Storage		l				
iii)	Cinema Hall					1	
	Marriage place					1	
iv)	Grain Market		.				
	Grain Market- Booth						
	Grain Market- Shop					:-:	-
)	Hospital		-				
i)	Petrol pump		-				
ii)	Religious/Dhar msala						
iii)	Bank		-			- #S	
)	Bus stand						
		Total	-				8.63
	Mixed use	· ·	<u> </u>				
	Wilked dise	Total					13.78
	Any other category as found in DR					•	-
		Total					400 F7lekh
		Total			60.47 lakh		109.57lakh
	٨	lote: Reason for	deviation and g	aps in dema	nd register da	ta	
T							
_							
-							



MUNICIPAL COMMITTEE GHARAUNDA

Director, Urban Local Bodies, Panchkula, Haryana.

Memo No.

174

Date: 29-01-2091

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 1.18 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.

SEORETARY COMMITTEE GHARAUNDA, KARNAL

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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	Based GIS Platform vidated 06.01.2021 (Coboundary issue 96 ex The total nos. of proposompletion of door to 18242.	erties in the town after door field survey are

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 Gharaund

Memo no. 175-76

Dated: 99-1-21

Mahicipal Compute Grande TEE GHARAUNDA KA

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,

Municipal Confined Confaunda MUNICIPAL'CO** GHARAUND

AND THE PROPERTY OF THE PARTY O

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

Stage 1.1 (A): Complete survey of 103% properties as per scope of work (40% payment of Stage1.1)

Sr. No.	Particulars	Details as Recommendation of provided by SI 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 St 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	Alari V
7	Ventication 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	12 (21 11 -1 20 1/2021)
8	Comments/Remarks/Recommendations	11656 nos. of properties were certified on Web Based GIS Platform vide letter no. 2398 dated 07.11.2019 (Copy enclosed). The total nos. of properties in the town after completion of door to door field survey are 18338.
		The balance properties 18338-11656= 6682 nos, has been checked and certified.

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 Slage 1.1 (A)

Memorio 97/m(6) Dated: 06-01-2001

Sign Off certificate is forwarded in original to

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

MUNICIPAL COMMITTEE CHARA INDA, 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	100000	
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	
	ls of properties verified by the authorized Off	icer 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 whare within 5% limited as per ag	ich found incorrect t of error, which is greement.

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

MUMINGIPE Committee

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,

Municipal Committee

MUNICIPAL COMMITTEE

GMANNICIPAL COM

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	
<u>6</u>	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*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	
	Nos of refused properties in current survey	2846	
	Category wise Comparison of old and current survey	Annex	ture-A

SECRETARY
MUNICIPAL COMMITTEE

Annexure-A		Residential			Commercial			Vacant Plot and Agriculture/Horti	curare land		Institutional			Industrial			Special Category			Mix Use			Total	
Anne	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference
	7974	10659	-2685	1652	2246	-594	6940	3392	3548	105	0	105	39	0	39	909	0	206	976	969	380	18242	16843	1399

17(i) II 17(ii) S 17(iii) N 17(iv) %	Particular Institutional Category Special Category Nos. of Properties Old id matched % of Old id matched Nos of properties old Id not matched with reason	Property in Demand Register 0 0 1.Institutional Category - Nil 2.Special Category - Nil 1.Institutional Category - Nil 2.Special Category - Nil 2.Special Category - Nil	Property in Current Survey 105 506						
17(ii) S 17(iii) N 17(iv) % 17(v) N	Special Category Nos. of Properties Old id matched % of Old id matched Nos of properties old Id not	1.Institutional Category - Nil 2.Special Category - Nil 1.Institutional Category - Nil 2.Special Category - Nil	105						
17(iii) N 17(iv) %	Nos. of Properties Old id matched of Old id matched Nos of properties old Id not	1.Institutional Category - Nil 2.Special Category - Nil 1.Institutional Category - Nil 2.Special Category - Nil							
17(iv) %	% of Old id matched	2.Special Category - Nil 1.lmst/tutional Category - Nil 2.Special Category - Nil							
	Nos of properties old Id not matched with reason	2.Special Category - Nil							
	×	In existing Demand Register, properties mentioned were no standard categories given in tax. The steering committee has free categories to be opted which houpto an extent possible in the continuous integration of category w.r.t. manework id is not possible due to about maximum efforts have been mad of matching achieved.	of at par with the notification 2013 eeze the standard ave been ensured urrent survey. The atching of old and						
18 Re	easons for not matching Old ID wi	th current survey							
tin	me no layout/coordinates of proper light be changed, migrated or not a	matching the property id's is that ong back in yr. 2013-2014 by the M rties were available and in this durati evailable during the survey in field, s	C in house, at that ion of 8 yrs owners						
18.2 No	has been ensured with Survey Agency jointly upto maximum possible extent. Nos of properties having no owner /father name in DR Properties without owner and father name -29 nos								



<u>18.3</u>	Nos of properties for which DR not matched on vacant plot	3342
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	1399
	b) Locked	3152
	c) Name changed after sale/purchase or to heir	
	d) Refused by owner/occupied/attendant	2846
<u>19</u>	Total nos. of agriculture properties within MC limit	2453
<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 3054 nos. of properties are not possible to match subjected to reasons mentioned in #18	
<u>23</u>		fied that data matching has been checked and foun

Annexure-B

Sr No	Category in DK	APARISON OF OLD Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq	Amount (In Lac)
1	Residential	up to 300 sq yd		0.4	notineation	Yard) 866357.96	4.36
		301 to 500 sq yd		1.6		114925.15	2.27
		501 to 1000 sq yd		2.4	1 1	78211.41	2.20
		1001 sq yd to 2 acres		2.8	1 1	86381.42	2.71
		More than 2 acres		4	1 1	10239.47	0.41
		Total	H		1 1		
2	Commercial	Up to 50 sq yd	H	9.6	1 1		11.95
		51-190 sq yd	1	14.40	1 1	27765.64	3.21
		101-500 sq yd	-		1 1	26317.35	4.46
		501 to 1000 sq	-	19.20		57772.07	12.61
		yd		24		14032.17	3.90



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 (5q Yard)	Amount (In Lac)
		Commercial space (shopping malls, multiplex or commercial office space etc)		4.8	×		٠
		Commercial Space (More than 1000 sq yd)		6 per sq ft		•	•
		Total					24.18
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
		Total					4.21
4 i)	Institutional						
i)	Institutional- Commercial	Up to 2500 sq yd		4.8		325.31	0.02
		2501 to 5000 sq yd				-	•
		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	50	4000 per year (Fixed)			1.12
		More than 1 acre to 2.5 acre		60000 per year			6.00
		More than 2.5		1 lac per			2.00
		acre to 5 acres		year			2.00
		More than 5 acres		2 lac per year			2.00
		Total	ŀ				48.40
5	Vacant	Up to 100 sq yd					48.40
		101 to 500 sq yd_				(•.)	
		Above 500 sq yd					•



Sr No	Category in DR	PARISON OF OLD 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					8.20
6	Special Category						16.50
i)	Storage		1 [
ii)	Cinema Hall		1 [
iii)	Marriage place		1 [
iv)	Grain Market		1 [
,	Grain Market- Booth						
	Grain Market- Shop					-	
v)	Hospital		1 [_		
vi)	Petrol pump		1 [
vii)	Religious/Dhar msala						
viii)	Bank		1 1				
ix)	Bus stand		1 1				
		Total	1 1				16.50
7	Mixed use		1 1				
		Total					8.49
8	Any other category as found in DR	-				ā	-
		Total	1				
		Total	1 1		29.56 lakh		121.93 lakh
			or deviation and	gaps in dema			ILLIJJ Idki
1				D- p	- register date		
2							
3							



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.

नगर परिषद्भ भीहाना

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

Sr.	Stage 1.1) Particular	Details as provided by Si	Recommendation of concern ULB
No.		GOHANA	GOHANA
1	Name of ULB Town	27150	
2	Number of Properties as per RFP	27357	
3	N. 1 Chaparties as per current MC Record	34291	7777
4	Nos. of properties Surveyed and submitted by St on web- based GIS Platform (Image/Base Map Solution for verification covering 100% properties in MC Area)	3,22	
5	Agency (SI) to MC for verification (As per stage 1.1 (A))	5#67 ¹	
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	vide letter no. 2020 (copy encl The Total nos. town after comp field survey are The balance	b based GIS Platform 6423-25 dated 24-12- osed) of properties in the oletion of door to door 34291 properties 34291- s. has been found on

Praxeterk MC Gohana

Mulicipal 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

Executive Officer
Municipal Council

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

1-Director, Urban Local Bodies, Haryana, Panchkula.

2-District, Muncipal Commissioner, Sonipat.

3-M/S Yashi Consulting Service Pvt, Ltd Jaipur.

Executive Officer
Mc Gohana
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% propertiess as scope of work (40% payment of

Stage 1.1) Particular	Details as	Recommendation of concern ULB
	A CONTRACTOR OF THE PARTY OF TH	GOHANA
Number of Properties as per RFP		
Number of Properties as per current MC Record		
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)		
Date of Submission of Properties Survey Data by Survey	18-12-2020	
Signature of SI with Seal and sign	Dud- ybe	12
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
Comments/Remarks/Recommendations	vide letter no. (copy enclosed The Total no town after con field survey ar The balance 20791=13148	s. of properties in the apletion of door to door
	Name of ULB Town Number of Properties as per RFP Number of Properties as per current MC Record 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) Date of Submission of Properties Survey Data by Survey Agency (SI) to MC for verification (As per stage 1.1 (A)) Signature of SI with Seal and sign 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	Name of ULB Town Number of Properties as per RFP Number of Properties as per RFP 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) Date of Submission of Properties Survey Data by Survey Agency (SI) to MC for verification (As per stage 1.1 (A)) Signature of SI with Seal and sign 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 Comments/Remarks/Recommendations Comments/Remarks/Recommendations provided by Si GOHANA 27150 27357 33939 18-12-2020 18-12-2020 18-12-2021 18-12-2020 18-12-2020 18-12-2020 18-12-2020 18-12-2020 18-12-2020 18-12-2020 18-12-2020 The Total no town after confield survey ar The balance 20791=13148

P. Tax Clerk/2 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, Muncipal Commissioner, Sonipat.

3-M/S Yashi Consulting Service Pvt, Ltd Jaipur.

Executive Officer MC Gonana

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	
Deta	ils of properties verified by the authorized Off	icer of the ULB	
Sr.	ils of properties verified by the authorized Off Particulars	Numbers	%age
	Particulars 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)	Numbers 3500	%age 10.23%
Sr. No.	Particulars 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)] No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is	3500 3385	96.71%
Sr. No. 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)] No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	3500 3500 3385	10.23%
Sr. No. 7.	Particulars 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)] No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated No. of Surveyed properties as mentioned at Sr.	3500 3500 3385	96.71%

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

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)

Memo no. 371-79

Dated: 99-1-2021

Sign Off certificate is forwarded in original to:

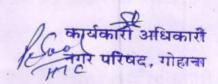
1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.

2. M/s Yashi Consulting Services Pvt. Ltd,

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

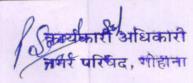
(Based on Official report submitted by Secretary MC Gohana)

Sr. No.	Particular Particular	Report/nos.	
1	Total Nos. of Properties in Demand Register (DR)	27357	
2	Total Nos. of Properties as per RFP	27012	
3	Total Nos. of Properties as Surveyed	34291	
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	27357	a la partie DR
7	New Properties found in City during Survey by YCSPL	6934	Surveyed Properties – DR Properties
8	Nos. of properties for which Owner Name /Father Name not found in DR	17359	
9	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	20257*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	Anr	nexure-A



re-A		Residential			Commercial		Vacant Plot and	Agriculture/Horti		7	Institutional			Industrial			Special Category			Mix Use		Total		
Annexure-A	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference
	15472	14877	595	4865	2967	-1102	11065	5761	5304	184	252	-68	83	152	69-	812	351	461	1817	0	1817	34191	27357	6934

	collection register	Property in Demand Register	Property in Current Survey				
17(i)	Institutional Category	252	184				
17(ii)	Special Category	351	812				
L7(iii)	Nos. of Properties Old id matched	1.Institutional Category - 128 2.Special Category -90					
17(iv)	% of Old id matched	1.Institutional Category – 50.7 2.Special Category -25.64 %	the little of the last				
17(v)	Nos of properties old Id not matched with reason	In existing Demand Register properties mentioned were restandard categories given in the steering committee has categories to be opted which upto an extent possible in the integration of category w.r.t. new id is not possible due to a maximum efforts have been mentioned.	not at par with the ax notification 2013. freeze the standard have been ensured current survey. The matching of old and above reason but the				
18	Reasons for not matching Old ID w						
18.1	Most important conclusion for no property tax survey was conducted time no layout/coordinates of prop might be changed, migrated or not has been ensured with Survey Age	I long back in yr. 2013-2014 by the erties were available and in this dit available during the survey in fiency jointly upto maximum possib	uration of 9 yrs owner eld, so Old id matchin le extent.				
18.2	Nos of properties having no owner /father name in DR Properties without owner and father name -1735 nos Properties without father name- 2969 nos						



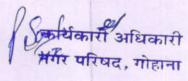
18.3	Nos of properties for which DR not matched on vacant plot	5761
18.4	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:	
	a) New Properties	6934
	b) Locked	5295
	c) Name changed after sale/purchase or to heir	
	d) Refused by owner/occupied/attendant	5765
19	Total nos. of agriculture properties within MC limit	1928
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 7100 nos. of properties are not possible to match subjected to reasons mentioned in #18	
23	Certification of Stage 1.1b: It is cert satisfactory.	tified that data matching has been checked and found

Annexure-B

Sr No	Category in DR	APARISON OF OLD Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	(In Lac)
1	Residential	up to 300 sq yd		0.5	THE STATE	1819777.99	11.93
		301 to 500 sq		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			24.24
		Total					34.31
2	Commercial	Up to 50 sq yd		12		56981.68	8.83
100		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

कार्यकारी अधिकारी श्रिक्तर परिषद, गोहाना

Sr	Category in DR	Area limit as	area as per	Tax rate	Tax as per	Area as per	Amount (In Lac)
No		per tax	DR		new notification	survey (Sq Yard)	(in Lac)
		Commercial					
		space					
		(shopping					
		malls, multiplex					
9 5		or commercial					
3		office space					
		etc)		6			
		Commercial					0.07
		Space (More				3599.67	0.27
		than 1000 sq	4				
		yd)		7.5	*		72.29
		Total	ENDERING.				12.29
3	Industrial	Up to 2500 sq				E402E 7	1.35
		yd		2.5		54025.7	
		2501 to 2 acres		3		47570.63	1.43
- 1		2 acres to 50		3 rs per	RESERVED.		1.95
		acres		sqyd up to 2			
				acre+ 1 rs			
	100			per sqyd for		22452427	
				above		224534.37	
		Total					4.73
4	Institutional					3268.21	0.20
i)	Institutional-	Up to 2500 sq	4 17 18			3200.21	0.20
	Commercial	yd		6			
	300	2501 to 5000 sq		The Australia		The last	
		yd	The same of the sa	9	100111-100	-	
		More than		12		11759.37	1.41
		5000 sq yd					
ii)	Institutional-	Up to 2500 sq				1215010	2.12
	Non-	yd				42460.19	2.12
	commercial			5			
		2501 to 5000 sq				25150.24	1.51
	Market F	yd		6			
		More than				432296.38	32.42
	No. of the last	5000 sq yd		7.5		TO DE LOS HOLD	
iii)	Institutional-	Up to 1 acre		DELL			
111)	Educational	Op to I doie	Part In the State of the State	5000 per			3.25
	Institutions			year			
	IIISLICULIONS	More than 1		75000 per			5.25
		acre to 2.5 acre		year		1	
1		More than 2.5	-	1.25 lac per			1.25
		acre to 5 acres	100000	41 (6		1 3 1 1 1	
	19	C. Strate Management		year			2.50
		More than 5	1 1 2 3 3 -	2.5 lac per			2.30
		acres		year			40.04
		Total					49.91
5	Vacant	Up to 100 sq yd				-	-
		101 to 500 sq	*				*
		yd					
		Above 500 sq				- 1	
		yd					



Sr No	Category in DR	PARISON OF OLD 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					11.72
6	Special Category	10.00					24.41
i)	Storage				A STATE OF		The state of
ii)	Cinema Hall						
iii)	Marriage place		A THE STATE OF THE				
iv)	Grain Market						
	Grain Market- Booth						
	Grain Market- Shop						
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dhar msala						
viii)	Bank						1
ix)	Bus stand						22.44
		Total					24.41
7	Mixed use						25.00
		Total					26.00
8	Any other category as found in DR						
7811		Total					200 071-11
1		Total			97.15 lakh		223.37 lakh
		Note: Reason	for deviation an	d gaps in den	nand register da	ta	
1							
2					8		
3	The Property of the Party			No all a			

जिल्ला 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.

Secretargecretary

Minimisipal Committee

Haily Mandi (Gurugalan)Mand

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 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)	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	Based GIS Platform MCHM/2020/1352 of enclosed). The total nos. of pro-	rties were certified on Web vide letter no. lated 19.06.2020 (Copy operties in the town after to door field survey are
		The balance prope	rties 13597-11579= 2018 ked and certified.

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 <u>MC Hailey Mandi</u> and the balance 2018 properties are recommended for payment under Stage 1.1 (A)

Secretaryecretary

Municipal Committee

Municipal C

Memo no 2713-14

Sign Off certificate is forwarded in original to:

1. Director General, Urban Local Bodies, Haryana, Panchkula for further necessary action.

Dated: 09.11.2010

2. M/s Yashi Consulting Services Pvt. Ltd,

Secretario committee
Municipal Committee
Hally Nicipal 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	(9)	altery)
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	Para	
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 MCh mand for stage 1.1 (A) and
are recommended for payment. 1512116781 Embrack Total Solution by the committee appointed by MC product for stage 1.1 (A) and are recommended for payment. 1512116781 Embrack Total Solution by the committee appointed by MC product for stage 1.1 (A) and are recommended for payment. 1512116781 Embrack Total Solution by the committee appointed by MC product for stage 1.1 (A) and are recommended for payment. 1512116781 Embrack Total Solution by the committee appointed by MC product for stage 1.1 (A) and are recommended for payment. 1512116781 Embrack Total Solution by the committee appointed by MC product for stage 1.1 (A) and are recommended for payment. 1512116781 Embrack Total Solution by the committee appointed by MC product for stage 1.1 (A) and are recommended for payment. 1512116781 Embrack Total Solution by MC product for stage 1.1 (A) and are recommended for payment. 1512116781 Embrack Total Solution by MC product for stage 1.1 (A) and are recommended for payment. 1512116781 Embrack Total Solution by MC product for stage 1.1 (A) and are recommended for payment. 1512116781 Embrack Total Solution by MC product for stage 1.1 (A) and are recommended for payment. 1512116781 Embrack Total Solution by MC product for stage 1.1 (A) and are recommended for payment.
Municipal Corporation / Council / Committee Memo no. Section Municipal Corporation / Council / Committee Municipal Corporation / Council / Committee Sign Off certificate is forwarded in original to: Sign Off certificate is forwarded in original to: Sign Off certificate is forwarded in original to:
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/ExecutiveOfficer/Secretary
Municipal Corporation / Council / Committee

Scanneu with CamSca

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	
Deta	ils of properties verified by the authorized Offi	cer 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	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		which found incorrect mit of error, which is 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 ecret

Municipal Committee Municipal Committee Hailey Mand Haily Mandi (Guruqram)

Memo no. 2715-16

Dated: 69.11.2020

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,

Hamicipal Committee Hailey Mandi

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

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

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

Annexure-A		Residential			Commercial		Vacant Plot and	Agriculture/Horti			Institutional			Industrial		1	Special Category			Mix Use			Total	
Annex	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference
	5140	6462	-1322	672	578	94	7021	2470	4551	37	46	6-	14	0	14	136	1	135	577	412	165	13597	10073	3524

Compa	arison report of all properties of instit	utional and special category in e and as per current survey	existing demand and								
	Particular	Property in Demand Register	Property in Current Survey								
17(i)	i) 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 %	3 %								
17(v)	Nos of properties old Id not matched with reason	In existing Demand Register, properties mentioned were no standard categories given in tall The steering committee has for categories to be opted which upto an extent possible in the integration of category w.r.t. In new id is not possible due to all maximum efforts have been maximum efforts have been maximum achieved.	ot at par with the x notification 2013. reeze the standard have been ensured current survey. The natching of old and bove reason but the								
18	Reasons for not matching Old ID wi	th current survey	3.								
18.1	Most important conclusion for not in property tax survey was conducted I time no layout/coordinates of prope owners might be changed, migrated matching has been ensured with Sur	ong back in yr. 2012-13 by the M erties were available and in this do or not available during the surve	C in house, at that uration of 8 yrs y in field, so Old id								
18.2	matching has been ensured with Survey Agency jointly upto maximum possible extent. Nos of properties having no owner /father name in DR Properties without owner and father name -8 nos Properties without father name-413 nos										



18.3	Nos of properties for which DR not matched on vacant plot	2470
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	3524
	b) Locked	1007
	c) Name changed after sale/purchase or to heir	
	d) Refused by owner/occupied/attendant	881
<u>19</u>	Total nos. of agriculture properties within MC limit	4584
<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	
22	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	
<u>23</u>	Certification of Stage 1.1b: It is certifications satisfactory.	fied that data matching has been checked and found

Annexure-B

Sr No	Category in DR	MPARISON OF OLD 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	
		1001 sq yd to 2 acres		2.8		128040.69	2.94
		More than 2 acres		4		29188.16	3.89
		Total				23188.16	1.17
2	Commercial	Up to 50 sq yd	T	9.6		8152,94	13.47
		51-100 sq yd	-	14.40			0.90
		101-500 sq yd		19.20	1 1	6828.07	1.29
		501 to 1000 sq	F	24	-	31542.25	6.83
		yd		24		15625.79	4.13

- 1		MPARISON OF OLD					
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		•	u n a
		Commercial Space (More than 1000 sq yd)		6 per sq ft		•	•
		Total					13.15
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
	1	Total	i				0.84
4	Institutional		1				
i)		Up to 2500 sq	1	4.8			
	Commercial	yd 2501 to 5000 sq		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
	Ren'	More than 2.5 acre to 5 acres		1 lac per year			3.00
	-	More than 5 acres		2 lac per year			4.00
-		Total		- 1			14.15
5	Vacant	Up to 100 sq yd		-		-	 -
		101 to 500 sq yd					
		Above 500 sq yd				•	•
_		Total		Λ.			2.57

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					3.51
i)	Storage		1 [
ii)	Cinema Hall		1 [
iii)	Marriage place		1 [
iv)	Grain Market						
A	Grain Market- Booth						
	Grain Market- Shop					-	
v)	Hospital] [
vi)	Petrol pump]				
vii)	Religious/Dhar msala						
viii)	Bank		1 -				
ix)	Bus stand		J				3.51
		Total	. I				
7	Mixed use		4 F		-		6.30
		Total					
8	Any other category as found in DR	and the second					
	Touris	Total] L		121.1.1		53.99 lakh
		Total			12 lakh		20102 13111
		Note: Reason f	or deviation and	gaps in dema	na register data		
1							
2							
3							

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 Stage1.1)

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 St 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		170 clock office MS
8.	Comments/Remarks/Recommendations		

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

Municipal Council Hansi

Memo no. 2614

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.	hed as Annexure - B) Particulars	Details as provided by SI	Recommenda of concern U
vo.	Name of ULB Town	Hansi	
	Name of OLG TOWN		
	Number of Properties as per RFP	38287	
	Number of Properties as per current MC record	38135	
	100 miles	38130	
	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map	38659	
	Solution for validation covering 100% MC Area) 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	38659	
	enclosed 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

etail	s of properties verified by the authorized Office	Numbers	%age			
Sr.	Particulars	1144				
No.	leated out of properties					
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	3912	10.15%			
	properties)] ties as mentioned at Sr.	3772	96.42%			
8.	No 171 whose data is its					
	verified and validated	140	3.58%			
9.	No 171 whose data is four	.1.1.2				
	verified and validated					
10.	verified and validated Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the					
	concerned MC) with Date & Sign	The properties whi	ch found incorred			
11.	Comments/Remarks/Recommendations	are within 5% limit of error, which i				
Cambridge,	1	permitted as per ag	reement.			

It is to certify that Nodal person appointed in compliance of SOP (Sr no 14) released by the It is to certify that reduce person appearance of our (or 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)

Municipal Council, Hansi

Memo no. 3994-95

Dated: 38/03/2/

Sign Off certificate is forwarded in original to:

Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.

2. M/s Yashi Consulting Services Pvt. Ltd,

Executive Officer

Municipal Council, Hansi

Scanned with CamScanner

STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.H.T DEMAND AND COLLECTION

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

Sr. No.	Particular	Report/nos.	
1	Total Nos. of Properties in Demand Register (DR)	38135	
2	Total Nos. of Properties as per REP	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	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	38135	
7	New Properties found in City during Survey by YCSPL	524	
<u>8</u>	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*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)	34.02%	
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	25/81 -	1
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 -	
	Nos of refused properties in current survey	4189	
16	Category wise Comparison of old and current survey	Annexu	Ire-A

Executive Officer
Municipal Council, Hansi

re-A		Residential			Commercial		Vacant Diet and	Agriculture/Horti	culture land		Institutional			Industrial			Special Category			Mix Use			Total	
Annexure-A	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference
	18801	17689	1112	5353	6194	-841	10381	12311	-2073	182	12	170	171	70	101	586	0	586	2786	1791	995	38659	38135	524

Comp	arison report of all properties of ins collection regist Particular	er and as per current survey Property in Demand Register	Current Survey					
		13	182					
17(i)	Institutional Category	12	985					
17(ii)	Special Category							
17(iii)	Nos. of Properties Old id matched	1.Institutional Category -5 2.Special Category -0	0/					
17(iv)	% of Old id matched	1.Institutional Category –41.66 2.Special Category -Nil In existing Demand Register,						
<u>17(v)</u>	Nos of properties old ld not matched with reason	properties mentioned were no standard categories given in tax. The steering committee has from categories to be opted which is upto an extent possible in the contegration of category w.r.t. more id is not possible due to abstract maximum efforts have been may of matching achieved.	x notification 2013. reeze the standard have been ensured current survey. The natching of old and love reason but the					
<u>18</u>	Reasons for not matching Old ID wi	th current survey						
18.1	The reason for not matching the proconducted long back in yr 2014-15 because it was possible to integrate 177 available in DR, layout plan id numbedata.	by the MC in house but due to avail 176 nos of properties up to an exter er and ward wise data which found	ilability of old layout nt possible w.r.t data d similar in surveyed					
18.2	Nos of properties having no owner /father name in DR Properties without owner and father name – 13 nos Properties without father name- 3865 nos							

18.3	Nos of properties for which DR not matched on vacant plot	
18.4	1905 Of Dronest	
	father name in demand register but not matched with current survey, , reason for it is:	
	a) New Properties	
	b) Locked	524
	c) Name 1	5986
-	sale/purchase or to heir	
	O) 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	to dead form
23	Certification of Stage 1.1b: It is certification of Stage 1.1b: It is certification.	fied that data matching has been checked and foun

Annexure-B

	COI	MPARISON OF OLD	Delinito mile	-	Tax as par	Area as per	Amount
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	survey (Sq Yard)	(In Lac)
1	Residential	up to 300 sq yd		0.5		2145196.27	13.76
	Residential	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	L				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	Γ	30		31413.93	10.01

1	Category in DR	MITAKISON OF OLD	D DEMAND AND COLLECTION WITH CURRENT SURVEY area as per Tax rate Area as per Amount						
No Sr	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per	survey (Sq	Amount (In Lac)		
		Commercial		-	notification	Yard)	-		
		space (shopping malls, multiplex or commercial office space							
		etc) Commercial Space (More		6					
		than 1000 sq							
		yd)		7.5			81.15		
	Industrial	Total Up to 2500 sq yd				105493.21	2.64		
		2501 to 2 acres		2.5		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		
		Total	}	above			9.95		
4	Institutional	10101	t						
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 More than 5		1.25 lac per year			3.75		
		acres Total		2.5 lac per year			7.50		
5	Vacant	Up to 100 sq yd	-				89.36		
-	. 300	101 to 500 sq yd				\div	-:-		

Executive Officer Municipal Council Hansi

Sr No	Category in DR	Area limit as per tax	area as per DR	Tan rate	new new neutretten	Area as per survey (54 Yand)	(in tac)
	-	Above 500 sq			Hathiteation	2	
		yd					16.53
		Total					44.27
6	Special Category						
i)	Storage						1
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market					4	
	Grain Market- Booth						
	Grain Market- Shop						*
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dhar msala						
viii)	Bank						
ix)	Bus stand						
		Total					44.22
7	Mixed use		1 /				
		Total	1				83.57
8	Any other category as found in DR					×	*
		Total					
		Total			200 lakh		353.9 laki
	-	Note: Reason f	or deviation and	gaps in den		ata	1 333.3 taki
					9	24.4.67	
	- All of the						
				-	April 1980		

Executive Officer
Municipal Council Hansi

MUNICIPAL COMMITTEE HATHIN

Director, Urban Local Bodies, Panchkula, Haryana.

Memo No.

150 /m. CH.

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.

> Municipal Committee Harmehorp 44

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 (Stage1.1 (A))

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

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB	
1.	Name of ULB Town	Hathin	concern OFB	
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	8712 nos. 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. The total nos. of net properties in the town		
		after completion of do are 8712-705 = 8007.	or to door field survey	

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.

Musicipal Committee
Hathin (Palmal)
Municipal Committee Hathin

Memo no. 151-152 Dated: 01- .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 MurSchretaCommittee Hathin (Palwal) al 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	014
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	0/2
5,	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	01-0817	
6.	Signature of SI with seal and sign	Jupa (S)	SULTINO SERVICES
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	Secreta Municipal Co Hathin (F.	ommittee (
8.	Comments/Remarks/Recommendations	t t	olasis ch

Commissioner/Executive Officer/Secretary

Municipal Corporation / Council / Committee

Memo no. (095-)096

Dated:

16/8/19

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/ExecutiveOfficer/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	
Deta	ils of properties verified by the authorized Offi	cer of the ULB	
Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties	900	11.24%

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 are within 5% limit permitted as per agr	of error, which is

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 Hathur (Palwal) 36

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

Municipal Committee Hathin

Memo no.

153-154

Dated: 01-02-202

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,

Municipal Committee Hathin

Annexure 3

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.	<u>Particular</u>	Report/nos.	
1	Total Nos. of Properties in Demand Register (DR)	6981	
2	Total Nos. of Properties as per RFP	7076	
3	Total Nos. of Properties as Surveyed	8007	
4	Total Nos. of Properties in DR but falling outside MC limit	NIL	
5	Duplicate Properties in DR	NIL	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	6981	
7	New Properties found in City during Survey by YCSPL	1026	
8	Nos. of properties for which Owner Name /Father Name not found in DR	0	d)
<u>9</u>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	4991*100/6981=71.49%	
10	Existing Property Tax Demand per Annum as per DR	17.67 lakh	
11	Total recovery (Average per annum in previous 10 years)	6.76 lakh	
12	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	
13	Expected Tax to be recover from the current surveyed properties	44.45 lakh	
14	Number of properties not paying any tax since 2015, including properties outside MC limit	4329	
15	Nos of refused properties in current survey	870	
16	Category wise Comparison of old and current survey	Annexure-A	

Secretary
Municipal Committee
Hathin (Palwal)

ure-A		Residential			Commercial		Vacant Plot and	Agriculture/Horti			Institutional			Industrial			Special Category			Mix Use			Total	
Annexure-A	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference
	3547	788	2759	1278	1275	3	4273	1003	3270	46	13	33	43	30	13	191	2	186	284	0	284	8007	6981	1026

Compa	arison report of all properties of institution register	tutional and special category in e r and as per current survey	existing demand and			
	Particular	Property in Demand Register	Property in Current Survey			
17(i)	Institutional Category	13	46			
17(ii)	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 %	5 %			
17(v)	Nos of properties old Id not matched with reason	In existing Demand Register properties mentioned were n standard categories given in tare The steering committee has for categories to be opted which upto an extent possible in the integration of category w.r.t. In new id is not possible due to a maximum efforts have been maximum efforts have been maximum achieved.	ot at par with the ex notification 2013. Freeze the standard have been ensured current survey. The matching of old and bove reason but the			
18	Reasons for not matching Old ID wi	th current survey				
18.1	Most important conclusion for not me tax survey was conducted long back layout/coordinates of properties we be changed, migrated or not availand been ensured with Survey Agency jo	in yr. 2012-2013 by the MC in here available and in this duration of ble during the survey in field, so	of 8 yrs owners might Old id matching has			
18.2	Nos of properties having no owner /father name in DR					

18.1	Nes of properties for which Dit not matched on vacant plot	1003
18.4	New 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 helr	
	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 cert satisfactory.	ified that data matching has been checked and found

Annexure-B

5r 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)	(In Lac)
1	Residential	up to 300 sq yd		0.4		403309.96	1.86
2		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 7		4			
		fotal					6.21
1	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 matts, multiplex or commercial		4.8		*	

Sebretary Municipal Committee Hathin (Palwai)

Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new	Area as per survey (Sq	Amount (In Lac)
					notification	Yard)	(m cae)
		office space					
		etc)					
		Commercial		6 per sq ft		-	-
		Space (More than 1000 sq yd)					
		Total					14.09
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		2.4rs per sq			
		acres		yd up to 2			
				acres+ 0.8rs			
				per sq yd for		63479.91	
				above			0.66
	2 70 0	Total					2.23
4	Institutional						
i)	Institutional- Commercial	Up to 2500 sq		4.8			-
	Commercial	yd 2501 to 5000 sq		7.2		-	
		yd More than		9.6			
		5000 sq yd		9.0			
ii)	Institutional-	Up to 2500 sq		4			
,	Non-	yd				13253.26	0.53
	commercial						
		2501 to 5000 sq yd		4.8		13620.72	0.65
		More than 5000 sq yd		6		56517.14	3.39
iii)	Institutional- Educational	Up to 1 acre		4000 per year (Fixed)			0.72
	Institutions						
		More than 1 acre to 2.5 acre		60000 per year			0.60
		More than 2.5		1 lac per			1.00
		acre to 5 acres		year			2.00
		More than 5		2 lac per			2.00
		acres		year			
		Total					8.89
5	Vacant	Up to 100 sq yd					-
		101 to 500 sq					-
		yd					
		Above 500 sq				-	-
		yd			M		
		Total			LIVIL		4.83

Secretary
Municipal Committee
Hathin (Balwal)

Sr No	Category in DR	PARISON OF OLD 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		ļ ļ				
vii)	Religious/Dhar msala						
viii)	Bank]				
ix)	Bus stand						4.09
		Total	ļ ļ				
7	Mixed use						4.01
		Total				-	
8	Any other category as found in DR						
	100110	Total			17.67 lakh		44.45 lakh
		Total					17179 13101
		Note: Reason fo	or deviation and	gaps in dema	nd register data	Y STATE	
1					•		
2							
3							

Secretary
Municipal Committee
Hathin (Palwal)

8

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 Hisarand M/s Yashi (SI) for the Propertiesverification 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 respectivelyfor further necessary action as per the recommendation given in the attached report.

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 (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	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	Sul Sul	
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	# 1111	
8.	Comments/Remarks/Recommendations	Web Based GIS Plat 3946/EO dated 30.1 The total nos. of pro	perties were certified on form vide letter no. 0.2020(Copy enclosed). operties in the town after o door field survey are
		The balance proper 22322 nos. has bee	ties 142322-120000= in checked and certified.

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 <u>MC Hisar</u> 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,

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	Mondei	all the same of th
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	matched wit out of 65% I.	old property LDs was h new property LDs so Ds, randomly 10% data ified/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 \place 20

Memo Na. MCH/2020/ 3946 180

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,
Hispr.

Municipal Corporation

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	ii -t -=

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 whi are within 5% limit permitted as per ag	of error, which is

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

4 44 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 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,

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.	<u>Particular</u>	Report/nos.	
1	Total Nos. of Properties in Demand Register (DR)	136063	
2	Total Nos. of Properties as per RFP	135433	
3	Total Nos. of Properties as Surveyed	142322	
4	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	
7	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	
9	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	107133*100/136063=78.73%	,
10	Existing Property Tax Demand per Annum as per DR	2299.82lakh	
11	Total recovery (Average per annum in previous 10 years)	736.55 lakh	
12	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	
13	Expected Tax to be recover from the current surveyed properties	2609.5 lakh	
14	Number of properties not paying any tax since 2015, including properties outside MC limit	76063	
15	Nos of refused properties in current survey	16970	
16	Category wise Comparison of old and current survey	Annexu	re-A



4-> 1005/M

ure-A		Residential			Commercial		bur told turnely	Agriculture/Horti	culture land		Institutional			Industrial			Special Category			Mix Use			Total	
Annexure-A	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	ĎR	Difference	System	DR	Difference
	71925	62837	8806	12963	9655	3308	43191	49643	-6452	773	2145	-1372	846	899	178	2454	1878	576	10170	5229	4941	142322	136063	6529

	Particular	Property in Demand Register	Property in Current Survey					
17(i)	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 wit	th current survey						
<u>18.1</u>	The reason fornot matching the proconducted long back in yr 2010-11 l plan, it was possible to integrate 1 data available in DR, layout plan is surveyed data.	by the MC in house but due to ava 07133nos of properties up to an	ailability of old layout extent possible w.r.t					
18.2	Nos of properties having no owner /father name in DR 48480nos Properties without owner and father name 48480nos Properties without father name 91777nos							
/5	JAIPUR S	<i>y</i>	Allena					

18.3	Nos of properties for which DR not matched on vacant plot	49643
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	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	
22	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 certification of Stage 1.1b: It is certification.	fied that data matching has been checked and found

Annexure-B

Sr	Catasan !- DB	MPARISON OF OLD	Contract of the contract of th		VIIII CONNEINI 30	JKVE1	
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		813096.2 4	53.64
		1001 sqyd to 2 acres		5.25		778152.5 1	55.63
		More than 2 acres		7.5		712583.1	72.29
		Total					346.64
2	Commercial	Up to 50 sqyd		18		114205.6 7	30.12

JA 10/03/24

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	Amoun (In Lac)
		51-100 sqyd		27	notification	(Sq Yard) 152592.0	
				2.7		7	67.06
		101-500 sqyd		36		374196.2	67.86
				30		7	199.95
		501 to 1000 sqyd		45		.60006.17	38.31
				(42)		00000.17	30.31
		Commercial		9 per sq ft		12590.08	1.55
		space (shopping malls, multiplex or commercial office space etc)upto 1000 Sq feet				6	1.55
		Commercial		11.25 per sq		133065.8	29.83
		Space (More than 1000 sqfeet)		ft		36	25.65
		Total					367.62
	Industrial	Up to 2500 sqyd		3.75		517995.7	507.02
						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		1915792.	
				above		62	29.02
4	Institutional	Total					68.46
i)	Institutional-	Up to 2500 sqyd		9			
,	Commercial	op to 2500 sqyu		9		3493.02	0.31
		2501 to 5000sqyd		13.5		6264.39	
		More than 5000		18		0204.39	0.85
		sqyd				70816.1	12.75
ii)	Institutional- Non-	Upto 2500 sqyd		7.5		113124.2	
-+	commercial	2504 - 5000				9	8.48
1		2501 to 5000 sqyd		9		129341.6	
-		200.				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
	3339	SeMore than 5	-	3.75 lac per			67.50

15/03/77

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					974.07
5	Vacant	Up to 100 sqyd					5
		101 to 500 sqyd					
		Above 500 sqyd					-
		Total					98.72
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						
		Total					236
7	Mixed use						
		Total					517.99
8	Any other category as found in DR					-	-
		Total					
		Total			2299.82 lakh		2609.5 lakh
		Note: Reason fo	r deviation and	gaps in dema	nd register data		
1			-				
2							
3							





MUNICIPAL COUNCIL HODAL

Director, Urban Local Bodies, Panchkula, Haryana.

Memo No. 3350

Date: 22/02/2021

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 Offices

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	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	Based GIS Platform v dated 23-06-2020 (C	397
		The total nos. of procompletion of door to 28042.	perties in the town after o door field survey are
		The balance proper nos. has been check	ties 28042-13572= 9470 ked and certified.

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)

Memo no. 3348 - 3349

22/02/204 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,



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	Hodal	
2.	Number of Properties as per RFP	69838	
3.	Number of Properties as per current MC record	5719	014
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	0K
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	5 what !	
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	33/1/2020	14887
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.

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.

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.	I Dmondations	The properties whare within 5% limited as per ac	ich found incorrect t of error, which is greement

It is to certify that Nodal person appointed the ornolliance of SOP (Sr no 14) released by the steering committee, for certification is 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 pal reinthodal

Modal Palwal

Memo no. 3₹ 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,

EEXERNE OFFICER

MUNICIPIENT TO COLOR

HODAI (PENTAL)

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

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

Sr. No.	<u>Particular</u>	D/	
<u>1</u>	Total Nos. of Properties in Domand	Report/nos.	
19900	Liceistel (DK)	5291	
2	Total Nos. of Properties as por BCD		
<u>3</u>	Total Nos. of Properties as Surveyed	24011	
<u>4</u>	Total Nos. of Properties in DR but	28042	
	falling outside MC limit	NIL	
<u>5</u>	Duplicate Properties in DR		
<u>6</u>	Total Nos. of Net Properties in DR	NIL	
	within Notified limit of MC	5291	
7	New Properties found in City during	22754	
	Survey by YCSPL	22751	Surveyed Properties – DR
<u>8</u>	Nos. of properties for which Owner	9	Properties
	Name /Father Name not found in	9	
	DR		
9	Nos. of Properties for which Old id	4040*100/5291=76.35%	
	matched with newly Surveyed	1010 100/3231-70.3376	
	Properties in %age		
	,		
10	Existing Property Tax Demand per	22.62 lakh	
	Annum as per DR		
11	Total recovery (Average per annum	9.74lakh	
	in previous 10 years)		
12	Number of effective tax payers in	2200	
	city, including properties outside		
	MC limit		
	Number of ineffective tax payers in	3091	
	city, including properties outside		
	MC limit		
13	Expected Tax to be recover from the	205.7 lakh	
	current surveyed properties		
14	Number of properties not paying	3091	
	any tax since 2015, including		
	properties outside MC limit		
15	Nos of refused properties in current	2787	
	survey		
0.2		≠	
16	Category wise Comparison of old	Anne	xure-A
	and current survey		



-	Svstem	4.5
+	System	Residential
+	DR	
\dashv	Difference	
\dashv	System	
-	DR	Commercial
	Difference	
	System	Vacant Plot and
	DR	Agriculture/Horti
	Difference	
	System	
	DR	Institutional
	Difference	
	System	
	DR	Industrial
	Difference	
1072	System	
	DR	Special Category
1072	Difference	
1323	System	
231	DR	Mix Use
1092	Difference	
28042	System	
5291	DR	Total
22751	Difference	

	Particular	Property in Demand Register	Property in Current Survey	
17(i)	Institutional Category	Nil	129	
17(ii)	Special Category	Nil	1072	
17 <u>(iii)</u>	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		
<u>17(v)</u>	Nos of properties old Id not matched with reason	In existing Demand Register, properties mentioned were no standard categories given in tall The steering committee has for categories to be opted which upto an extent possible in the integration of category w.r.t. In new id is not possible due to all maximum efforts have been maximum efforts have been maximum achieved.	ot at par with the x notification 2013. reeze the standard have been ensured current survey. The natching of old and pove reason but the	
<u>18</u>	Reasons for not matching Old ID w	ith current survey		
18.1	Most important conclusion for not tax survey was conducted long bac layout/coordinates of properties we be changed, migrated or not availabeen ensured with Survey Agency ju	k in yr. 2001-2002 by the MC in he ere available and in this duration of able during the survey in field, so	ouse, at that time no f 19 yrs owners might Old id matching has	
<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		

HODAL

<u>18.3</u>	Nos of properties for which DR not matched on vacant plot	12
<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:	40
	a) New Properties	22751
	b) Locked	4553
	c) Name changed after sale/purchase or to heir	
	d) Refused by owner/occupied/attendant	2787
<u>19</u>	Total nos. of agriculture properties within MC limit	3021
<u>20</u>	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 1251 nos. of properties are not possible to match subjected to reasons mentioned in #18	
23	Certification of Stage 1.1b: It is cert satisfactory.	ified that data matching has been checked and found

Annexure-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		0.5		1556343.7	9.29
		301 to 500 sq yd		2		420833.92	10.24
		501 to 1000 sq yd		3		305446.28	
		1001 sq yd to 2 acres		3.5			11.36
		More than 2 acres		5		189162.9	8.44
		Total			1		
2	Commercial	Up to 50 sq yd		12		24400.05	39.33
		51-100 sq yd		18		24400.81	3.60
		101-500 sq yd		24		24367.05	5.67
		501 to 1000 sq		27	-	81039.15	23.69
		yd	<i>*</i>	30		17907.69	6.29

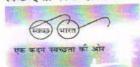
Din

				COLLECTION W	ITH CORKEIN		Λ
		PARISON OF OLD D	EMAND AND	COLLECTION	Tax as per	Area as per	Amount
Sr No	COM Category in DR	Area limit as per tax	area as per DR	laxiate	new notification	survey (Sq Yard)	(In Lac)
		Commercial space (shopping malls, multiplex or commercial office space		6			
		etc) Commercial Space (More than 1000 sq yd)		7.5		-	39.24
		Total					
3	Industrial	Up to 2500 sq		2.5		43120.19	1.08
		yd		3		50260.75	1.51
		2501 to 2 acres 2 acres to 50 acres		3 rs per sqyd up to 2 acre+ 1 rs per sqyd for above	DIS	116544.09	1.35
		Total					3.94
4	-						
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		230035.00	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
	1/22	Total					46.18
	Vacant	Up to 100 sq yd 101 to 500 sq				-	•
		yd Above 500 sq yd		1	1		-
		Total		This are			

Sr No	Category in DR	PARISON OF OLD Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	(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		1 [
vii)	Religious/Dhar msala						
viii)	Bank		1 [
x)	Bus stand						
		Total					40.90
7	Mixed use						
		Total					22.93
8	Any other category as found in DR					-	
		Total					
		Total			22.62 lakh		205.7 lakh
		Note: Reason f	for deviation and	gaps in demai	nd register data		
1							
2							



स्वच्छ इन्द्री स्वच्छ हरियाणा



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: 24/11/2020

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.

Municipal Committee Indri Municipal Committee Indri (Kamal)

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

Secretary Aun Municipal Committee Indri

INDAI (Karnal)

ign-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	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	Based GIS Platform of dated 21.08.2019 (C	es were certified on Web vide letter no. 1418/MCI copy enclosed).
		completion of door to 5931.	o door field <mark>surve</mark> y are
		The balance proper has been checked a	ties 5931-5419= 512 nos nd certified.

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 <u>MC Indri</u> and the balance 1391 properties are recommended for payment under Stage 1.1 (A)

MunMunicipal Committee Indri

INI

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,

Municipal Committee Indri

No -21418 -) Yasvi consulat.

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	0/1
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	210
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	ing Source
6.	Signature of SI with seal and sign .	Leple	JAPOR S
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	Swight- 21/8/19	July 210118
8.	Comments/Remarks/Recommendations		1 1 1 7

Commissioner/Executive Officer/Secretary

Municipal Corporation / Council / Committeel cipal Committee

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 Yashi Consulting Services Pvt. Ltd,

Commissioner/Executive Office

Municipal Corporation / Council / Committee

3

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)		
Detai	ils of properties verified by the authorized Offi	cer 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		hich found incorrect it of error, which is 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 INDRI (Karnal) submitted by SI (Survey Agency). The stage 1.1(B), certification is submitted for releasing of payment under stage 1.1 (B)

Municipal Committee Indri (RDated mal)

24/11/202

Memo no. 284

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,

Municipal Committee Indri

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.	<u>Particular</u>	Report/nos.	
1	Total Nos. of Properties in Demand Register (DR)	4849	
2	Total Nos. of Properties as per RFP	5398	
3	Total Nos. of Properties as Surveyed	5931	
4	Total Nos. of Properties in DR but falling outside MC limit	51	
5	Duplicate Properties in DR	7	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	4540	
Z	New Properties found in City during Survey by YCSPL	1391	Surveyed Properties – DR Properties
8	Nos. of properties for which Owner Name /Father Name not found in DR	251	·
9	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	3689*100/4540=82%	
10	Existing Property Tax Demand per Annum as per DR	25 lakh	
11	Total recovery (Average per annum in previous 10 years)	15.17 lakh	
12	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	
13	Expected Tax to be recover from the current surveyed properties	41.62 lakh	
14	Number of properties not paying any tax since 2015, including properties outside MC limit	2249	
15	Nos of refused properties in current survey	1052	
16	Category wise Comparison of old and current survey	Anne	exure-A

Secretary Municipal Committee.

Jre-A		Residential			Commercial		Vacant Plot and	Agriculture/Horti	culture squin		Institutional			Industrial			Special Category			Mix Use		ž	Total	
Annexure-A	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	. DR	Difference	System	DR	Difference	System	DR	Difference
	3161	2733	428	1372	1763	-391	719	200	519	49	36	13	13	9	7	233	0	233	384	25	359	5931	4540	1391

	Particular	Property in Demand Register	Property in Current Survey							
17(i)	Institutional Category	36	49							
17(ii)	Special Category	0	233							
<u>17(iii)</u>	Nos. of Properties Old id matched	1. Institutional Category - 31 2. Special Category -								
17(iv)	% of Old id matched	1. Institutional Category – 86.11% 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 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.									
18.2										

Secretary Municipal Committee INDRI (Karasi)

18.3	Nos of properties for which DR not matched on vacant plot	680
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	1391
	b) Locked	694
	c) Name changed after sale/purchase or to heir	
	d) Refused by owner/occupied/attendant	1052
<u>19</u>	Total nos. of agriculture properties within MC limit	0
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 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	
23	Certification of Stage 1.1b: It is certifications at is factory.	ied that data matching has been checked and found

Annexure-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)	(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
		Total					5.75
2	Commercial	Up to 50 sqyd		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 Committee

Sr	Category in DR	MPARISON OF OLD Area limit as	area as per	Tax rate	Tax as per	Area as per	Amount
No	Category III Dit	per tax	DR DR	rax rate	new notification	survey (Sq Yard)	(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
		Total					13.45
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
		Total					0.71
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			
		Total					11.73
5	Vacant	Up to 100 sq yd 101 to 500 sq				-	-
		yd					
		Above 500 sq yd				100	-
		Total					1.79

Secretary
Municipal Committee
INDRI (Karnal)

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		-				(100)	
vi)	Petrol pump							
vii)	Religious/Dhar msala							
viii)	Bank							
ix)	Bus stand							
		Total					5.30	
7	Mixed use						,3.30	
		Total					2.89	
8	Any other							
	category as found in DR						-	
		Total						
		Total			25 lakh		41.62 lakh	
		Note: Reason fo	r deviation and g	gaps in demai	nd register data		41.02 Idkii	
					Bister data			
2								
3								

Secretary Municipal Committee INDRI (Karna)

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	werry constituted offs
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	f fried !	
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	Dal	wanfanil
8.	Comments/Remarks/Recommendations	Based GIS Platform v 09.09.2020 (Copy er The total nos. of pro- completion of door to 10153.	perties in the town after o door field survey are ties 10153-6010= 4143

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

Ismail@bateipal Committee Ismailabad

Dated: 10, 10, 3037

Memo no: ; = ; - 1/7/

Sign Off certificate is forwarded in original to:

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

Municipal Committee Ismailabad

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 Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Ismailabad	0·K
2.	Number of Properties as per RFP	0	Ö-K
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)	6010	0.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	Rhilde	VO
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	-	3
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 ISmail about for stage 1.1 (A) and are recommended for payment.

Commissioner/Executive Officer/Secretary
Municipal Committee

Municipal Corporation / Countain di Committee TSMATLABAD

Memo no. 948

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/ExactiveOfficer/Secretary

Dated: 09/09/2020

Municipal Corporation / Council Wolshindiffer witten ALLARA The Ismailabad (KKR)

Page 3 af/o

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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	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	7.	
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		
	ils of properties verified by the authorized Offi	cer 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	Salvan Zu	il	
11.	Comments/Remarks/Recommendations	The properties ware within 5% limpermitted as per a	hich found incorrect hit of error, which is 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

Municipal Committee

Ismailabad

Dated: 10.10.3030

Memo no- 1/23

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 bak Sommittee 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.	<u>Particular</u>	Report/nos.	Remark
1	Total Nos. of Properties in Demand Register (DR)	Nil	Newly Constituted ULB, being 1st time property survey demand register is not available
2	Total Nos. of Properties as per RFP	Nil	Newly Constituted ULB
3	Total Nos. of Properties as Surveyed	10153	
4	Total Nos. of Properties in DR but falling outside MC limit	Nil	
<u>5</u>	Duplicate Properties in DR	Nil	Newly Constituted ULB
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	Nil	
7	New Properties found in City during Survey by YCSPL	10153	
8	Nos. of properties for which Owner Name /Father Name not found in DR	Nil	
<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	Newly Constituted ULB
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	A	Annexure-A



Secretary
Municipal Committee
Ismailabad(KKR)

ure-A		Residential			Commercial		Vacant Plot and	Agriculture/Hort			Institutional			Industrial			Special Category			Mix Use			Total	
Annexure-A	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	· DR	Difference	System	DR	Difference
	2734	0	2734	1223	0	1223	5166	0	5166	73	0	73	40	0	40	382	0	382	535	0	535	10153	0	10153

Compa	rison report of all properties of institutional and special cate collection register and as per current surv	gory in existin ey	g demand and
	Particular	Property in Demand Register	Property in Current Survey
17(i)	Institutional Category	Nil	73
17(ii)	Special Category	Nil	382
<u>17(iii)</u>	Nos. of Properties Old id matched	Nil	
17(iv)	% of Old id matched	Nil	
<u>17(v)</u>	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		
No. 1991 L. Co. o.	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	3	3700
20	Total nos. of locked properties with owner and father name	Nil	224



Secretary Municipal Committee Ismailabad(KKR)

Page 7 af 10

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	1
23	Certification of Stage 1.1b: It is certified that data matching satisfactory.	has been checked and found

Annexure-B

Sr No	Category in DR	APARISON OF OLD 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				10505.15	10.55
2	Commercial	Up to 50 sq yd		9.6		16788.44	1.99
	- Committee clar	51-100 sq yd		14.40		16580.29	3.03
	1	101-500 sq yd		19.20		45629.79	10.61
		501 to 1000 sq		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	ndustrial 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





Sr No	Category in DR	PARISON OF OLD I 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		year			12.17
5	Vacant	Up to 100 sq				-	-
		101 to 500 sq				-	-
		Above 500 sq yd				-	•
		Total					3.76
6	Special Category						
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market Grain Market- Booth	Control of the state of the sta					
	Grain Market- Shop						



Secretary Committee

Sr No	Category in DR	PARISON OF OLD 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)
<i>(</i>)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dha rmsala						•
viii)	Bank						
ix)	Bus stand						15.99
		Total				-	
7	Mixed use					-	7.39
		Total					
8	Any other category as found in DR					•	•
		Total					73.85 Lakh
		Total		<u> </u>	- Jungister de	1	70.00
		Note: Reason	for deviation an	id gaps in den	nand register ua	ita	
1							
2			Will be a second of the second				
3							

AMAM.

Secretary

Murdcipal Committee

Invaliabad (KKR)

loge to of to

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 2 1 1 1 Municipal Committee Jakhal Mandi

Municipal Commission Jakhal Mandi (Ftbd.)

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	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	Newly Constituted OLB
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	Services
6.	Signature of SI with seal and sign	5 July	JAIPUR SA
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	4	Du -10-2020
8.	Comments/Remarks/Recommendations	Based GIS Platform vidated 28.10.2019 (C The total nos. of proposition of door to 4651.	perties in the town after o door field survey are
		nos. has been check	ies 4651-3121= 1530 ed and certified.

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)

1075-17/mcs Memo no.

Municipal Committee Jakhal Mandi

Dated: Municipa Consider

Jakhal Mandi (Ftbd.)

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,

Municipal Committee Jakhal Mandi Municipal Committee

Jakhal Mandi (Ftbd.)

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

Sr. No.	Faruculars	Details as	Recommendation
1,	Name of ULB Town	provided by SI	of concern ULB
		Jakhal Mandi	T
2.	Number of Properties as per RFP		
3.		0	
Э.	Number of Properties as per current MC		
4.	Nos. of Properties Supposed	0	
	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.	by Survey Agency (SI) to MC for uniform		24-10-19
6.	(As per Stage 1.1 (A)) Signature of SI with seal and sign		
7.			fugnil forthis
	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	Agnina.	
	Comments/Remarks/Recommendations	<u>v</u>	-

The volumed of the blased GIS platform
s are verified on Web Based GIS Platform by MC Jakhal for stage 1.1 (A) and
Dul
mm/ssioner/Executive Officer/Secretary

Municipal Corporation / Council / Guttp ttee_

1241-1242

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,

omnissioner/ExecutiveOfficer/Secretary

Jakhal Mandi (Ftbd.)
Jakhal Mandi (Ftbd.)

Municipal Corporation Loundil 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	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	
Detai	ils of properties verified by the authorized Offi	cer of the ULB	
Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties	500	10.75%

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)]					
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	Jun 09-10-220				
11.	Comments/Remarks/Recommendations	The properties which are within 5% limit o permitted as per agre	f error, which is			

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)

Secreta

Municipal Committee Jakhal Mandi

Dated: S

Memo no. (078-79/ mcJ

Sign Off certificate is forwarded in original to:

Jakhal Mandi (Ftbd.) 1. Director General, Urban Local Bodies, Haryana, Panchkula for further necessary

2. M/s Yashi Consulting Services Pvt. Ltd,

Municipal Committee Jakhal Mandi Municipal Committee Jakhal Mandi (Ftbd.)

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

(Based on Official report submitted by Secretary MC Jakhal Mandi)

Sr. No.	<u>Particular</u>	Report/nos.	Remark
1	Total Nos. of Properties in Demand Register (DR)	Nil	Newly Constituted ULB, being 1 st time property survey demand register is not available
2	Total Nos. of Properties as per RFP	Nil	Newly Constituted ULB
<u>3</u>	Total Nos. of Properties as Surveyed	4651	- 4/
<u>4</u>	Total Nos. of Properties in DR but falling outside MC limit	Nil	
<u>5</u>	Duplicate Properties in DR	Nil	Newly Constituted ULB
<u>6</u>	Total Nos. of Net Properties within Notified limit of MC	Nil	
<u>Z</u>	New Properties found in City during Survey by YCSPL	4651	
<u>8</u>	Nos. of properties for which Owner Name /Father Name not found in DR	Nil	
9	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	Newly Constituted ULB
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	54.77 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	435	
16	Category wise Comparison of old and current survey	А	nnexure-A



Secretary Municipal Committee Jakhal Mandi (Ftbd.)

Annexure-A		Residential			Commercial		Vacant Plot and	Agriculture/Hort	icuiture land		Institutional			Industrial			Special Category			Mix Use			Total	
Anne	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference
	2298	0	2298	292	0	267	933	0	933	09	0	09	35	0	35	307	0	307	451	0	451	4651	0	4651

47(1)	collection register and as per current sur Particular	Property in Demand Register	Property in Current Survey
17(i)	Institutional Category	Nil	60
<u>17(ii)</u>	Special Category	Nil	307
<u>17(iii)</u>	Nos. of Properties Old id matched	Nil	
17(iv)	% of Old id matched	Nil	
<u>17(v)</u>	Nos of properties old Id not matched with reason	Newly Consti	tuted ULB
<u>18</u>	Reasons for not matching Old ID with current survey		
<u>18.1</u>	Newly Constituted ULB (In July 2017)		
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		
<u>19</u>	Total nos. of agriculture properties within MC limit	26	55
20	Total nos. of locked properties with owner and father name		

Super JAIPUR S

Secretary Municipal Committee Jakhal Mandi (Ftbd.)

Page 7 of 10

<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 be satisfactory.	peen checked and found

Annexure-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	Nil	0.4	Nil	276438.95	1.44
		301 to 500 sq yd		1.6		44704.35	0.90
	5	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					7.41
2	Commercial	Up to 50 sq yd		9.6		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					13.09
3	Industrial	Up to 2500 sq yd	Nil	2	Nil	22698.03	0.45
	ing s	2501 to 2 acres		2.4		42674.22	1.02

Page & of 10

Secretary Municipal Committee Jakhal Mandi (Ftbd.)

Sr	Category in DR	MPARISON OF OLD Area limit as	area as per	Tax rate	Tax as per	Area as per	Amount
No		per tax	DR		new notification	survey (Sq Yard)	(In Lakh)
		2 acres to 50 acres		2.4rs per sq yd up to 2 acres+ 0.8rs per sq yd for above	3	154262.08	1.38
		Total					2.85
4	Institutional						
i)	Institutional- Commercial	Up to 2500 sq yd	Nil	4.8		1790.38	0.09
		2501 to 5000 sq.yd		7.2		-	N.
		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	6-2-2-	60000 per year			1.20
		More than 2.5		1 lac per			1.20
		acre to 5 acres		year		*	
		More than 5 acres		2 lac per year			
5	Vacant	Total					10.50
,	Vacant	Up to 100 sq yd					-
		101 to 500 sq yd				-	-
		Above 500 sq yd				•	
_		Total					3.45
6	Special Category						
)	Storage						
i)	Cinema Hall			3			
ii)	Marriage place						
v)	Grain Market						



Sed Hary Municipal Committee Jakhal Mandi (Ftbd.)

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		1				
	Grain Market- Shop						
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dha rmsala	-					
viii)	Bank						
ix)	Bus stand						
		Total					8.55
7	Mixed use	N					
74		Total					8.92
8	Any other category as found in DR				*		
		Total					
-201		Total				L	54.77 Lakh
		Note: Reason	for deviation an	d gaps in dem	and register da	ta	Mile Son Hall Service
1							
2							
3							



Municipal Committee Jakhal Mandi (Ftbd.)

> Secretary Municipal Committee Jakhal Mandi (Ftbd.)

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MUNICIPAL COUNCIL JIND

Director, Urban Local Bodies, Panchkula, Haryana.

Memo No. 4332/M.CT

Date: / 9/2/21

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 Councildind

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	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		ii a dan Wa
8.	Comments/Remarks/Recommendations	55325 nos. of prop Based GIS Platforn 12.12.2019 (Copy	erties were certified on Wel n vide letter no. 5604 dated enclosed).
		The total nos. of p completion of doo 73272.	roperties in the town after r to door field survey are
		The balance prop	perties 73272-55325= 1794 ecked and certified.

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.

Memo no. 4335-26/m@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, Jing Jind

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

	Details as provided by SI	Recommendation of concern ULB
Particular	PIOVIDED S	
Number of Properties as per current MC record		
Nos. of Properties Surveyed and Submitted by St on Web Based GIS Platform (Image / Base Map solution for verification covering 100%)		
properties in MC Area) Date of Submission of Property Survey Data by Survey Agency (SI) to MC for ventication		OK
(As par Stage 1.1 (A)) Signature Shouth seal and sign		

Vention of Sure 1.1 (A) on Web Based GIS As And St. 15 seport 5-3482 Complete (nominated by the officer) on Postal, But Phsycol Versy Officials V Committee (nominated by the still pending ())

It is to certify that * 1 * 2 * nos. of Surveyed Properties are ventiled on Web Based GIS Platform (Image * Base Map solution) by the committee appointed by MC | NI

Comprissioner/Executive Officer Secretary Lancutive Officenties had Municipal Corporation Council Souncil

Commissioner E RESCRIEVE Officer retary Municipal Corporation / Council Council

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

	Details as	Recommendation of concern ULB
,	•	
Name of ULB Town		
Number of Properties as per RFP	53287	
	53287	
i a Identified by SI on Web	70070	
Based GIS Platform (Image 100% MC Area)		
solution for validation covering. Stage 1.1 (A)	55325	
certified by MC as per Sign-Off 1.1(A) vide certified by MC as per Sign-Off 1.2.2019 (Copy letter no 5604 dated 12.12.2019 (Copy		
	17947	
No. [5] Identified by Stoff Web Solution for Platform (Image / Base Map solution for validation covering 100% MC Area) for Stage		
	Name of ULB Town Number of Properties as per RFP Number of Properties as per current MC record Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC Area) 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 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	Name of ULB Town Number of Properties as per RFP Number of Properties as per current MC record Number of Properties Identified by SI on Web Based GIS Platform (Image / Base Map Solution for validation covering 100% MC Area) 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 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

Details of properties verified by the authorized Officer of the ULB

etails	s of properties verified by the authorized Office.	Numbers	%age
Sr.	Particulars		10.23%
No.	No. of Properties selected out of properties	7500	10.2570
7.	No. of Properties selected out 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)] artiss as mentioned at Sr.	7190	95.86%
8.	No. of Surveyed properties as morned which is No. [7], whose data is found correct which is		
	verified and validated verified as mentioned at Sr.	310	4.14%
9.	verified and validated No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is		*
	verified and validated		
10.	Verification of stage 1.1 (B) by the Officials / Committee (nominated by the		
		The properties	which found incorrect mit of error, which i
11.	Comments/Remarks/Recommendations	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, 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 licer

Municipal Council, Jind

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

(Based on Official report submitted by Secretary MC Jind)

Particular Total Nos. of Properties in Demand Register (DR) Total Nos. of Properties as per RFP Total Nos. of Properties as Surveyed Total Nos. of Properties in DR but falling outside MC limit Duplicate Properties in DR Total Nos. of Net Properties in DR within Notified limit of Net	8eport/nos. 53287 53287 73272 NIL NIL	
Register (DR) Total Nos. of Properties as per RFP Total Nos. of Properties as Surveyed Total Nos. of Properties in DR but falling outside MC limit Duplicate Properties in DR Total Nos. of Net Properties in DR	53287 73272 NIL	
Total Nos. of Properties as Surveyed Total Nos. of Properties in DR but falling outside MC limit Duplicate Properties in DR Total Nos. of Net Properties in DR	73272 NIL	
Total Nos. of Properties as Surveyed Total Nos. of Properties in DR but falling outside MC limit Duplicate Properties in DR Total Nos. of Net Properties in DR	73272 NIL	
Total Nos. of Properties in DR but falling outside MC limit Duplicate Properties in DR Total Nos. of Net Properties in DR	NIL	
falling outside MC limit Duplicate Properties in DR Total Nos. of Net Properties in DR		
Duplicate Properties in DR Total Nos. of Net Properties in DR	NIL	
Total Nos. of Net Properties in DR	1416	
within Notified limit - fact	53287	
JM 10 Jimil panipovi minit	33207	
New Properties found in City during	19985	Surveyed Properties – DR
Survey by YCSPL	13303	Properties
Nos. of properties for which Owner	9726	Properties
Name /Father Name not found in	5729	
DR		
Nos. of Properties for which Old id	37947*100/53287=71.21%	
matched with newly Surveyed		
Properties in %age		
	, a	
	237 lakh	
	<i>p</i> -	
	110 lakh	
	24954	
(T) (1) (1) (1)		
	38	
, ,	28333	
THE RESERVE OF THE PROPERTY OF		
	674.84 lakh	
	28333	=
	4	
	9838	
survey	*	
Category wise Comparison of ald		
	Annex	cure-A
	Nos. of properties for which Owner Name /Father Name not found in DR	within Notified limit of MC New Properties found in City during Survey by YCSPL Nos. of properties for which Owner Name /Father Name not found in DR Nos. of Properties for which Old id matched with newly Surveyed Properties in %age Existing Property Tax Demand per Annum as per DR Total recovery (Average per annum in previous 10 years) Number of effective tax payers in city , including properties outside MC limit Expected Tax to be recover from the current surveyed properties in current survey Category wise Comparison of old Annex

Executive Officer
Municipal Council.
Jind

Annexure-A		Residential		×	Commercial		Vacant Plot and	Agriculture/Horti	culture land	10	Institutional	·		Industrial			Special Category			Mix Use		-=-	Total	
Anne	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference
	38082	33443	4639	6362	5823	539	21863	10509	11354	482	203	279	221	137	84	970	512	458	5292	2622	2670	73272	53287	19985

	collection register	Property in Demand Register	Property in Current Survey
<u>17(i)</u>	Institutional Category	203	482
<u>17(ii)</u>	Special Category	512	970
<u>17(iii)</u>	Nos. of Properties Old id matched	1.Institutional Category -122 2.Special Category -429	
<u>17(iv)</u>	% of Old id matched	1.Institutional Category – 60% 2.Special Category -83.78%	
<u>17(v)</u>	Nos of properties old Id not matched with reason	In existing Demand Register, properties mentioned were no standard categories given in tax. The steering committee has from categories to be opted which is upto an extent possible in the contegration of category w.r.t. more in its not possible due to abstract maximum efforts have been maximum efforts have been maximum achieved.	ot at par with the contification 2013. The standard mave been ensured current survey. The patching of old and ove reason but the
18	Reasons for not matching Old ID wi	th current survey	
18.1	Most important conclusion for not a tax survey was conducted long back layout/coordinates of properties we be changed, migrated or not available been ensured with Survey Agency jo	in yr. 2012-2013 by the MC in ho re available and in this duration of ble during the survey in field, so (use, at that time no 8 yrs owners might
18.2	Nos of properties having no owner /father name in DR	Properties without owner and nos Properties without father name-	father name -9726
		Exe	cutive Officer

.8.3	Nos of properties for which DR not matched on vacant plot	10509
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	19985
	b) Locked	6752
	c) Name changed after sale/purchase or to heir	
	d) Refused by owner/occupied/attendant	9838
<u>19</u>	Total nos. of agriculture properties within MC limit	4858
<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	
22	It is certified that old ID's of 15340 nos. of properties are not possible to match subjected to reasons mentioned in #18	
23	Certification of Stage 1.1b: It is certi satisfactory.	ified that data matching has been checked and found

Annexure-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	∓	0.5		4619140.14	31.90
		301 to 500 sq yd		2		564793.9	15.13
	(4	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
		Total					86.78
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



		MPARISON OF OLD					
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)
	e	Commercial					-
		space					
		(shopping					
		malls, multiplex					
33		or commercial		31			
	•	office space	2 2	* .			
		etc)		6	1		
		Commercial	*			-	-
		Space (More	1 , "				
		than 1000 sq		755000			
		yd)		7.5		1	
	1	Total	100				153.76
3	Industrial	Up to 2500 sq					
		yd]	2.5	14	137915.25	3.43
		2501 to 2 acres	121	3		95351.16	2.86
		2 acres to 50		3 rs per			4.74
		acres		sqyd up to 2		N .	
				acre+ 1 rs			
				per sqyd for		50.33979000000000000000000000000000000000	
				above		454677.65	
		Total					11.03
4	Institutional						
i)	Institutional-	Up to 2500 sq					
	Commercial	yd		6		12613.89	0.87
		2501 to 5000 sq	?				
		yd	1	9		4281.6	0.39
		More than		12	9	9661.21	1.16
		5000 sq yd					
ii)	Institutional-	Up to 2500 sq					
	Non-	yd				102812.05	5.14
	commercial			5 .			
		2501 to 5000 sq				64972.91	3.90
		yd		. 6			
	(More than				2350837.65	176.31
		5000 sq yd		7.5		2330037.03	170.51
iii)	Institutional-	Up to 1 acre					
	Educational			5000 per			7.45
	Institutions			year			7.43
		More than 1		75000 per			12.75
		acre to 2.5 acre		year			12.75
	20	More than 2.5					
		acre to 5 acres	ę l	1.25 lac per			10.00
		More than 5	,	year			
		acres	M a oc	2.5 lac per			22.50
				year			
5	Vacant	Total					240.46
3	Vacant	Up to 100 sq yd	35			88	
		101 to 500 sq				-	-
11		yd	ļ				
		Above 500 sq				-	-
		yd					

Executive Officer
Municipal Council,
Jind

No	Category in DR	PARISON OF OLD 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		1 1				
ii)	Cinema Hall		1				
iii)	Marriage place		1 1				1
iv)	Grain Market				1		
	Grain Market- Booth						
	Grain Market- Shop					•	
v)	Hospital		· -				
ví)	Petrol pump		l : F				
vii)	Religious/Dhar msala						
viii)	Bank						
ix)	Bus stand		! h				
		Total					61.05
7	Mixed use						
		Total					93.61
8	Any other category as found in DR					•	-
		Total					
		Total			237 lakh		674.84laki
		Note: Reason fo	r deviation and	gaps in demar			57 4.0 Haki
1							
2							
3							



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

pate 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 (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	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	portal, dan nossus
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	028/10/20	
8.	Comments/Remarks/Recommendations	6118 nos. of proper Based GIS Platform dated 21.08.2019 (ties were certified on Web vide letter no. 480-481 Copy enclosed).
		The total nos. of procompletion of door 11309.	operties in the town after to door field survey are
		The balance propones, has been che	erties 11309-6118= 5191 cked and certified.

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)

Secretary Municipal Committee Julana Dated: 2/11/20

1434-35 Memo no.

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,

SecretarySecre Municipal Committee J

112.9 poposis, 5122 Veur Aprillen por flor ceit se victore. Secretary's my Municipal Committee;

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	to K
3.	Number of Properties as per current MC record		NIA
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.		ashi Consulting Services Pvt. Ltd. Light 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	Asper report	
8.	Comments/Remarks/Recommendations		NIA

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.

OPLY

Commissioner/Executive Officers Beutatery

Municipal Corporation / Council / Committee LANA

Memo no. 480-451

Dated: 21-2-19

Sign Off certificate is forwarded in original to:

Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.

2. M/s Yashi Consulting Services Pvt. Ltd,

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T

Commissioner/Executive Officer/S

Municipal Corporation / Council / Committee ULANA

Secretary Municipal Committee. - JULANA C

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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	potra sot jubmitted hard
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	
Deta	ils of properties verified by the authorized Offi	cer 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)]	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

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

Municipal Committee Julana

Dated:

Memo no.

1434-35

Sign Off certificate is forwarded in original to:

1. Director General, Urban Local Bodies, Haryana, Panchkula for further necessary action.

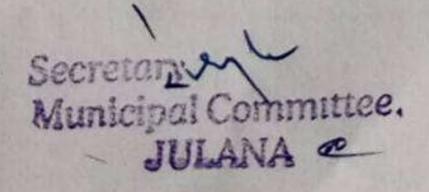
2. M/s Yashi Consulting Services Pvt. Ltd,

Municipal Committee Julana

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

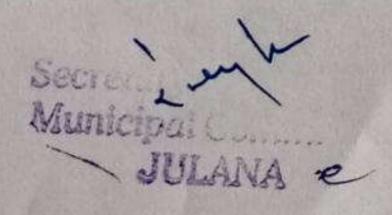
(Based on Official report submitted by Secretary MC Julana)

Sr. No.	<u>Particular</u>	Report/nos.	
1	Total Nos. of Properties in Demand Register (DR)	5331	
2	Total Nos. of Properties as per RFP	5171	
3	Total Nos. of Properties as Surveyed	11309	
4	Total Nos. of Properties in DR but falling outside MC limit	NIL	
5	Duplicate Properties in DR	NIL	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	5331	I D. D. D.
2	New Properties found in City during Survey by YCSPL	5978	Surveyed Properties – DR Properties
8	Nos. of properties for which Owner Name /Father Name not found in DR	319	
9	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	3904*100/5331=73.23%	
10	Existing Property Tax Demand per Annum as per DR	25 lakh	
11	Total recovery (Average per annum in previous 10 years)	7 Lakh	
12	Number of effective tax payers in city, including properties outside MC limit	2000	
	Number of ineffective tax payers in city, including properties outside MC limit	2331	
13	Expected Tax to be recover from the current surveyed properties	53.57 lakh	
14	Number of properties not paying any tax since 2015, including properties outside MC limit	2331	
15	Nos of refused properties in current survey	455	
16	Category wise Comparison of old and current survey	An	nexure-A



Annexure-A	Residential				Commercial		Vacant Plot and	Agriculture/Horti			Institutional			Industrial			Special Category			Mix Use			Total	
Anne	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference
	4330	3621	709	742	709	33	5122	828	4294	61	17	44	3	2	1	452	15	437	599	42	557	11309	5331	5978

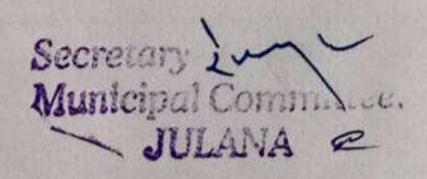
Compa	rison report of all properties of insti-	tutional and special category in e r and as per current survey	existing demand and
	Particular	Property in Demand Register	Property in Current Survey
17(i)	Institutional Category	17	61
17(ii)	Special Category	15	452
17(iii)	Nos. of Properties Old id matched	1.Institutional Category -17 2.Special Category -13	
17(iv)	% of Old id matched	1.Institutional Category -100 9 2.Special Category -86.67%	%
17(v)	Nos of properties old Id not matched with reason	In existing Demand Register properties mentioned were standard categories given in the steering committee has categories to be opted which upto an extent possible in the integration of category w.r.t. new id is not possible due to maximum efforts have been in % of matching achieved.	not at par with the ax notification 2013. freeze the standard have been ensured current survey. The matching of old and above reason but the
18	Reasons for not matching Old ID w	vith current survey	
18.1	Most important conclusion for not property tax survey was conducted time no layout/coordinates of propowners might be changed, migrate matching has been ensured with S	long back in yr. 2012-13 by the perties were available and in this ed or not available during the sur	MC in house, at that duration of 8 yrs vey in field, so Old id
18.2	Nos of properties having no owner /father name in DR		



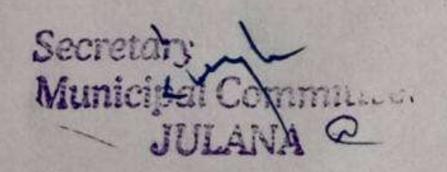
18.3	Nos of properties for which DR not matched on vacant plot	
18.4	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:	
	a) New Properties	6081
	b) Locked	481
	c) Name changed after sale/purchase or to heir	
	d) Refused by owner/occupied/attendant	455
19	Total nos. of agriculture properties within MC limit	3272
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 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	
23	Certification of Stage 1.1b: It is cert satisfactory.	tified that data matching has been checked and found

Annexure-B

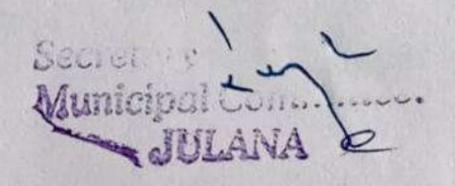
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	(In Lac)
1	Residential	up to 300 sq yd		0.4		480321.5	2.39
-	Residentia	301 to 500 sq yd		1.6		83958.81	1.70
		501 to 1000 sq yd		2.4		56630.8	1.61
		1001 sq yd to 2 acres		2.8		34413.01	1.07
		More than 2 acres		4		0	0
							6.78
		Total		9.6		10127.74	1.15
2	Commercial	Up to 50 sq yd 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



c. I	Category in DR	PARISON OF OLD I		The second secon		The second secon	
Sr No	Category in DK	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
		Total					11.10
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			
		Total					0.03
4	Institutional			ELEKTRICA I			
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
19		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			
		Total					19.94
5	Vacant	Up to 100 sq yd 101 to 500 sq					
		yd Above 500 sq					
		yd Total					2.58



Sr	COM	PARISON OF OLD	DEMAND AND	COLLECTION	WITH CURRENT	SURVEY	Year Tolling
No		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				notification	-	8.37
i)	Category		Control of the Contro				
ii)	Storage						
	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				The state of the s		
		Total					8.37
7	Mixed use	Total					6.37
		Total					4.77
8	Any other category as found in DR	- Ottal					
		Total					
		Total			12.48 lakh	den animalie	53.57 lakh
		Note: Reason	for deviation and	gaps in dem	the state of the s	а	
1					You have been		
2						HIEROSINOS	
3		N SURGE TO SE					



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 Officeer

Municipal Council Staithal

MULTHAL

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 (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	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	Based GIS Platform vi 24.12.2020 (Copy en The total nos. of prop	rties were certified on Web ide letter no. 7343 dated closed). Perties in the town after door field survey are
		The balance properti	es 73982-73683= 299 and certified.

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 <u>MC Kaithal</u> and the balance 299 properties are recommended for payment under Stage 1.1 (A)

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
Executive Council

S

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 Stage 1.1) Stage1.1)

Sr. No.	Particulars (\$10.100)	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	2	
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	Que minor	
8.	Comments/Remarks/Recommendations		ties were certified on Web ride letter no. 3723 dated nclosed).
		The total nos. of proposition of door to 73683.	perties in the town after o door field survey are
	2.0332,	The balance proper nos. has been check	ties73683-37839= 35844 (ed and certified.

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

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 Corneil Officer Municipal Counci KAITH

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	The same of the sa
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	
Detai	Is of properties verified by the authorized Offi	cer 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)]	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		which found incorrect

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)

> Municipal CounciluKait Gauredu Kaithal

Memo no. 1487-1488

Dated: 22 -03 - 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

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

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

Sr. No.	<u>Particular</u>	Report/nos.	
1	Total Nos. of Properties in Demand Register (DR)	64894	
2	Total Nos. of Properties as per RFP	64072	
3	Total Nos. of Properties as Surveyed	73982	
4	Total Nos. of Properties in DR but falling outside MC limit	NIL	
5	Duplicate Properties in DR	NIL	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	64894	
7	New Properties found in City during Survey by YCSPL	9088	Surveyed properties – DR Properties
8	Nos. of properties for which Owner Name /Father Name not found in DR	20414	
<u>9</u>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	46639*100/64894=71.86%	
10	Existing Property Tax Demand per Annum as per DR	496.97 lakh	
11	Total recovery (Average per annum in previous 10 years)	126.11 lakh	
12	Number of effective tax payers in city , including properties outside MC limit	6000	
	Number of ineffective tax payers in city , including properties outside MC limit	58894	
13	Expected Tax to be recover from the current surveyed properties	601.75 lakh	
14	Number of properties not paying any tax since 2015, including properties outside MC limit	58894	
15	Nos of refused properties in current survey	12328	
16	Category wise Comparison of old and current survey	Annex	ure-A



Annexure-A		Residential			Commercial		Vices in the second	Agriculture/Horti	culture land		Institutional			Industrial			Special Category			Mix Use			Total	
Ann	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference
	34135	29401	4734	10024	11628	-1604	23956	20649	3307	361	304	57	363	358	2	1845	2548	-703	3298	1	3297	73982	64894	8806

	raiticular	Property in Demand Register	Property in				
17(i)	Institutional Category	304	Current Survey				
<u>17(ii)</u>	Special Category	2548	361 1845				
<u>17(iii)</u>	Nos. of Properties Old id matched	1.Institutional Category -242 2.Special Category -222					
17(iv)	% of Old id matched	1.Institutional Category -79.60 2.Special Category -8.71%	%				
17(v)	Nos of properties old Id not matched with reason	In existing Demand Register, properties mentioned were no standard categories given in tax. The steering committee has fre categories to be opted which has upto an extent possible in the cu integration of category w.r.t. manew id is not possible due to about maximum efforts have been possible % of matching achieved.	t at par with the notification 2013 reze the standard ave been ensured arrent survey. The atching of old and we reason but the made, and the				
18	Reasons for not matching Old ID wi	th current survey					
1	The reason for not matching the originally conducted long back in yr old layout plan, it was possible to possible w.r.t data available in DR, lassimilar in surveyed data.	integrate 46620 and of	e to availability of				
8.2	Nos of properties having no owner /father name in DR Properties without owner and father name -20 nos Properties without father name - 30305nos						



18.3	Nos of properties for which DR not matched on vacant plot	20649
18.4	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:	
THE S	a) New Properties	9088
	b) Locked	9426
	c) Name changed after sale/purchase or to heir	
	d) Refused by owner/occupied/attendant	12328
19	Total nos. of agriculture properties within MC limit	4221
<u>20</u>	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 18255 nos. of properties are not possible to match subjected to reasons mentioned in #18	
23		ed that data matching has been checked and found

Annexure-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	Amount (In Lac)
1	Residential	up to 300 sq yd		0.5	Hothication	Yard)	
		301 to 500 sq		0.5		4039615.04	26.71
		yd		2		F00073 33	
		501 to 1000 sq		-		599673.32	16.06
		yd	NI JOSEPH I	3		347714.58	12.54
		1001 sq yd to 2		SELE		34//14.38	13.54
		acres		3.5		277637.18	11 50
		More than 2				277037.10	11.50
		acres		5		24763.46	1.24
2		Total				21705.40	
2	Commercial	Up to 50 sq yd		12		142026 44	69.05
		51-100 sq yd		18		142926.41	22.08
		101-500 sq yd	-			113293.94	26.86
		501 to 1000 sq		24		263705.29	79.50
		yd yd		30		57304.29	20.17



Sr	Category in DR	OMPARISON OF OLD Area limit as	area as no	T			
No		per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amoun (In Lac)
		Commercial				-	-
		space (shopping					
		malls, multiplex				THE DIE TO	1 4
		or commercial					
		office space					
		etc)		6			
	The state of the s	Commercial				-	
		Space (More					-
		than 1000 sq	B. R. Tay				
	4-7-6-6	yd) Total		7.5			
3	Industrial	Up to 2500 sq					148.61
Tel.		yd yd		2.5			
		2501 to 2 acres		2.5		217683.58	5.44
		2 acres to 50		3 rs per		202172.17	6.07
		acres		sqyd up to 2			15.30
				acre+ 1 rs			
			TO A POST OF	per sqyd for			
	2			above		1511306.7	
4	Institutional	Total					26.81
i)	Institutional-	Up to 2500 sq					
	Commercial	yd yd				3841.11	0.23
		2501 to 5000 sq		6			
		yd yd					
		More than	-	9		-	
		5000 sq yd		12		10577.37	1.27
ii)	Institutional-	Up to 2500 sq					
	Non-	yd				P. P. Sterling	
-	commercial			5	TOTAL SALL	95157.83	4.76
		2501 to 5000 sq				33137.03	4.70
-		yd		6		91636.79	5,50
		More than		- 1200			0,00
iii)	Institutional-	Up to 1 acre		7.5		1341720.11	100.63
	Educational	Op to 1 acre					
	Institutions			5000 per			3.65
		More than 1		year			
		acre to 2.5 acre	-	75000 per	Black B		11.25
		More than 2.5		year			
		acre to 5 acres		1.25 lac per year			8.75
		More than 5					
		acres		2.5 lac per year			12.50
		Total		year			
5	Vacant	Up to 100 sq yd					148.53
	16-1-1-1-1	101 to 500 sq				*	-
-		yd	ARUS I				
		Above 500 sq					
-		yd					
		Total	and the second	1			47.26



Sr	Category in DR	Area limit as	DEIVIAND AND	COLLECTION	WITH CURRENT	SURVEY	
No		per tax	area as per DR	Tax rate	Tax as per new	Area as pe survey (Sq	
6	Special Category				notification	Yard)	
i)	Storage				-		108.73
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market- Booth						
	Grain Market- Shop		-				
v)	Hospital			10000			
vi)	Petrol pump						1000
vii)	Religious/Dhar msala						
viii)	Bank						
ix)	Bus stand						1330
		Total					
7	Mixed use	Total					100 70
		Total					108.73
	Any other						52.76
	category as found in DR					1	52.76
-		Total					
		Total				He E E	
1	N	ote: Reason for d	eviation and gan	s in daw	96.97 lakh		601.75lakh
			and gap	3 iii demand	register data		MAII

Executive Officer
Municipal Council
KAITHAL

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

Charmeetkous

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		es were certified on Web ride letter no. 891-892 opy enclosed).
			perties in the town after o door field survey are
		The balance proper has been checked a	ties 9519-9077= 442 nos. nd certified.

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 <u>MC Kalanwali</u> and the balance 442 properties are recommended for payment under Stage 1.1 (A)

Secretary

Municipal Committee Kalanwali

Commetkous

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

CourmeetKouz

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	0 10		
3.	Number of Properties as per current MC record	12021	0 1		
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	° !	6 11		
6.	Signature of SI with seal and sign	ashi Consulting Sen	vices Pvt. Ltd. ized Signalory		
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		Grund 5-8-19		
8.	Comments/Remarks/Recommendations				

It is to certify		_nos. of Surveyed Properties are verified on Web Based GIS
		lution) by the committee appointed by MC <u>Kalanwali</u> for stag
(A) and	d are recommen	ded for payment.
		Commissioner/Executive Officer/S coletay
		Municipal Corporation / Council / Committee*
Memo no. (@ <	Dated! Prk-10

Sign Off certificate is forwarded in original to:

- 1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary a4ion.
 - . Mls Yashi Consulting Services Pvt. Ltd,

Commissioner/Executive Officer/S cretary

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. Detai	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) ils of properties verified by the authorized Offi	442 cer 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)]	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		

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

are within 5% limit of error, which is

permitted as per agreement.

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

ChurmeetKouz

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

Commetkous

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

(Based on Official report submitted by Secretary MC Kalanwali)

Sr.	Particul	Report/nos.	
No.	<u>ar</u>		
<u>1</u>	Total Nos. of Properties in	12460	
	Demand		
	Register (DR)		
<u>2</u>	Total Nos. of Properties as per	12014	
_	RFP	0510	
<u>3</u>	Total Nos. of Properties as Surveyed	9519	
1	Total Nos. of Properties in DR but	NIL	
4	falling outside MC limit	NIL	
<u>5</u>	Duplicate Properties in DR	NIL	
<u> 6</u>	Total Nos. of Net Properties in DR	12460	
<u> </u>	within Notified limit of MC	12400	
<u>7</u>	New Properties found in City	-	Surveyed Properties –
	during		DR
	Survey by YCSPL		Properties
<u>8</u>	Nos. of properties for which	8085	
	Owner Name /Father Name not found in		
	DR		
9	Nos. of Properties for which	9198*100/12460=73.82	
<u>5</u>	Old id matched with newly	%	
	Surveyed Properties in %age	70	
	, ,		
10	Existing Property Tax Demand per	43.73 lakh	
	Annum as per DR		
11	Total recovery (Average per	31.82 lakh	
	annum in previous 10 years)		
12	Number of effective tax payers	9801	
	in city, including properties		
	outside		
	MC limit	0050	
	Number of ineffective tax payers	2659	
	in city, including properties outside		
	MC limit		
13	Expected Tax to be recover from	75.95 lakh	
-	the		
	current surveyed properties		
14	Number of properties not	2659	
	paying any tax since 2015,		
	including		
	properties outside MC limit	40	
15	Nos of refused properties in	1355	
	current survey		
40	Cotonomius Commente de la late	A	
16	Category wise Comparison of old	Ann	exure-
	and current survey		Α

Annexure-A		Residential			Commercial		Vacant Plot	and	ti culture land		Institutional			Industrial			Special	oategor y		Mix Use			Tota	-
Anne	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	2678	-1089	1176	1776	009-	3110	4589	-1479	33	09	-27	27	42	-15	294	313	-19	290	0	290	9519	12460	-2941

Comp	Comparison report of all properties of institutional and special category in existing demand and								
	collection register Particular	and as per current survey Property in Demand Register	Property in Current Survey						
17(i)	Institutional Category	60 33							
<u>17(ii)</u>	Special Category	313 294							
<u>17(iii)</u>	Nos. of Properties Old id matched 1.Institutional Category -27 2.Special Category -156								
<u>17(iv)</u>	% of Old id matched	1.Institutional Category –45 2.Special Category -49.84%							
17(v)	·								
<u>18</u>	Reasons for not matching Old I	•							
18.1	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.								
<u>18.2</u>	, and the second								

18.3	Nos of properties for which DR	3082
	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	1247
	c) Name changed after	
	sale/purchase or to heir	
	d) Refused by	1355
	owner/occupied/attendant	
<u>19</u>	Total nos. of agriculture	128
	properties	
	within MC limit	
<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 3262 nos. of	
	properties the old id sheet of	
	which is attached with report are	
	not possible to match subjected	
	to	
22	reasons mentioned in #18	wified that data matching has been absolved and
<u>23</u>	_	ertified that data matching has been checked and
	found	
	satisfactory.	

Annexure-B

		COMPARISON C	F OLD DEMA		LLECTION W	ITH	
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)	Amoun t (In Lac)
1	Residential	up to 300 sq yd		0.4		618361.6 9	2.97
		301 to 500 sq yd		1.6		145278.6 3	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		-	-
		Total					10.52
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	24	31719.98	8.27
sq yd			

		COMPARISON		AND AND COI	LLECTION W	TTH	
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)	Amoun t (In Lac)
		Commercial space (shopping malls, multiplex or commercial office space etc)		4.8		-	-
		Commerci al Space (More than 1000 sq yd)		6 per sq ft		-	-
		Total				400== 04	30.40
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
		Total					1.48
i)	Institutional Institutional - Commercia	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		-	-
		Total					16.87

5	Vacant	Up to 100 sq			-	-
		yd				
		101 to 500 sq			-	-
		yd				
		Above 500 sq			-	-
		yd				
		Total	1			5.03

	1	COMPARISON		AND AND CO	LLECTION W	ITH	
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)	Amoun t (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/Dha r msala						
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
	N	ote: Reason fo	r deviation an	d gaps in den	nand register	data	
1							
2							
3							

MUNICIPAL COMMITTEE KALAYAT

Director, Urban Local Bodies, Panchkula, Karyana.

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,

Lindly 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.

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 Stage1.1)

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		es were certified on Web vide letter no. 1186 dated nclosed).
		The total nos. of pro completion of door to 10265.	perties in the town after o door field survey are
		The balance proper	ties 10265-6465= 3800 ked and certified.

It is to pertify 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)

> Secretaryttee, Kalayat Municipal Committee Kalayat

Memo no. |300 -0|

Dated: 29-01-2021

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,

Municipal Secretarys, Kalayar Municipal Committee Kalayat

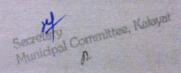
Stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work (Attached as Annexure, - B)

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.	to the second and allows	The second secon	t of error, which is preement.

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)

> committee, Kalayan Secretary Municipal Committee Kalayat

Memo no. 1302-03

Dated: 29-01-2021

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.

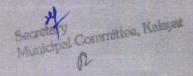
Committee, Kalayan & Secretary

Municipal Committee Kalayat

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

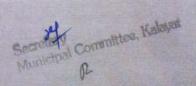
(Based on Official report submitted by Secretary MC Kalayat)

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	
2	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*100/8046=92.9%	
10	Existing Property Tax Demand per Amoum 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	3621	
	MC limit Number of ineffective tax payers in city , including properties outside	4425	
13	MC limit 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	4425	
15	C. G. and properties in current		
16	Comparison of old	A	nnexure-A



oxine-A		Residential	Commercial Vacant Plot and Agriculture, Horti culture land institutional industrial				Commercial Vacant Plot and Agriculture/Horti culture land		1	Special Calvegory			Mb Use			Total								
Anne	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference
	4484	7778	-3294	971	74	768	4050	87	3963	57	9	-3	4	10	9-	296	37	259	403	0	403	10265	8046	2219

Compa	erison report of all properties of insti-	tutional and special category in a r and as per current survey	existing demand and						
	Particular	Property in Demand Register	Property in Current Survey						
17(1)	Institutional Category	60	57						
2700	Special Category	37	296						
17(18)	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 <u>[v]</u>	Nos of properties old Id not matched with reason	In existing Demand Register properties mentioned were a standard categories given in the steering committee has categories to be opted which upto an extent possible in the integration of category w.r.t. new id is not possible due to a maximum efforts have been in % of matching achieved.	not at par with the ax notification 2013. Freeze the standard have been ensured a current survey. The matching of old and above reason but the						
18	Reasons for not matching Old ID w	with current survey							
18.1	Most important conclusion for not a tax survey was conducted long bac layout/coordinates of properties who be changed, migrated or not availabeen ensured with Survey Agency	ck in yr. 2014-2015 by the MC in here available and in this duration able during the survey in field,	house, at that time no n of 7 yrs owners might so Old id matching has						
18.2 Nos of properties having no owner Properties without owner and father nos Properties without father name in DR Properties without father name 1169 n									



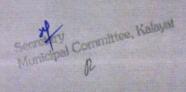
18.3	Nos of properties for which DR not matched on vacant plot	87
13.4	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:	
	a) New Properties	2219
	b) Locked	1518
	c) Name changed after sale/purchase or to heir	
	d) Refused by owner/occupied/attendant	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 1.1h: It is cert satisfactory.	offied that data matching has been checked and found

Annexure-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 (5q Yard)	(In Lac)
	1 111	up to 300 sq yd		0.4		474570.28	2.35
1	Residential	301 to 500 sq		1.6		115544.24	2.21
		501 to 1000 sq		2.4		88321.25	2.58
		1001 sq yd to 2		2.8		68308.04	2.43
		More than 2 acres		4			
		Total					9.57
	Commercial	Up to 50 sq yd		9.6		15589.94	1.81
	Commercial	51-100 sq yd		14.40		15617.93	2.62
		101-500 sq yd		19.20		36371.59	8.11
		501 to 1000 sq yd		24		9206.1	2.50

Secretary Constittee, Kalayat
Municipal Constittee, Kalayat

	CON	MPARISON OF OLD I	JEMANU AND	Tax rate	Tax as per	The way were being a	Amount
0	Category in DR	Area limit as per tax	area as per DR		new notification	survey (Sq Yard)	(in Lac)
1		SEASON FOR		4.0	Hormcation		
		Commercial		4.8			
33		space					
		(shopping					
		malls, multiplex					
		or commercial					
		office space					
13		etc)		Carrent			
		Commercial		6 per sq ft			
		Space (More					
		than 1000 sq					
		yd)					15.04
		Total		2		311.66	0.01
	Industrial	Up to 2500 sq		1			
		yd				5504.71	0.13
163		2501 to 2 acres		2.4		SECTION STREET	
17		2 acres to 50		2.4rs per sq	M. Saldari		
		acres		yd up to 2			
				acres+ 0.8rs		27295.29	
				per sq yd for			0.37
				above			0.51
153		Total					
4	Institutional			4.8		1336.05	0.06
- 0	Institutional	Up to 2500 sq		4.0			
	Commercial	yd		72			
11 15		2501 to 5000 sq		7.2			
		yd		9.6			
		More than		2.0			
		5000 sq yd		4	100000000000000000000000000000000000000		
19)	Institutional	Up to 2500 sq	ALE SEE			16398.19	0.66
	Non-	yd					
	commercial			4.8	1	9434.68	0.45
		2501 to 5000 sq					
		yd		6	1000	184734.86	11.08
100		More than	BER !				
	THE RESERVE	5000 sq yd	Manual S	1000	100000000000000000000000000000000000000	ESSENTED TO	
(1)	Institutional	Up to 1 acre		4000 per year (Fixed)		The state of the s	0.35
	Educational			Year (rixeo)	TENES!		
	institutions	THE REAL PROPERTY.		60000 per			1.20
		More than 1	THE NAME OF THE PARTY OF THE PA	year year	THE REAL PROPERTY.		
		acre to 2.5 acre				RS THE STATE	3.00
		More than 2.5		1 lac per	THE REAL PROPERTY.	THE PARTY	
		acre to 5 acres	AN AND AND AND AND AND AND AND AND AND A	year			2.00
		More than 5		2 lac per		1982	2.00
		acres	THE SECOND	year	To the last of		
		Total	I SISTER				18.82
	Monte	Up to 100 sq yd	ALCOHOL:				
5	Vacant	101 to 500 sq					
		10110 300 sq.		The state of			
		Above 500 sq	THE REAL PROPERTY.	THE REAL PROPERTY.			THE TANK
		yd yd	TO RECEIVE THE	THE PERSON NAMED IN	THE RESIDENCE	ST. CONTRACTOR	1



	Special Category Storage	Total		THE RESERVE TO STATE OF THE PARTY.	notification	Yard)	
1)	Lategory						4.32
H)	Storage						8.74
H)							
	Onema Hall			No. of the			
	Marriage place						
(V)	Grain Market						
	Grain Market- Booth						
	Grain Market- Shop						
u)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dhar msala						
viii)	Bank						
ix)	Bus stand	Children Control	and the latest terminal to the latest terminal t				8.74
		Total					0.74
7	Mixed use						4.40
		Total					
8	Any other category as						
	found in DR						
	P. Charles	Total	THE REPORT OF		33 lakh		61.4 lakt
1	1	Total	on for deviation a	and pans in de		lata	
		Note: Kease	on tor deviation o				THE REAL PROPERTY.
1 2				TO BE A			

Secretary Committee, Kalayas

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 1.18 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.

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 (Stage1 1 (A))

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

Sr.	Particulars	Details as	Recommendation of
1	Name of ULB Town	provided by \$1	concern U.B.
2.	Number of Properties as per RFP	Kalka	
3	Number of Properties as per current MC record		
4	Nos of Pro-	52356	
5.	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	
6.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A)) Signature of Si with seal and sign	18-12-2020	
7.	Verification of stage 1.1 (A) on Web Based G/S Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
8.		verificat	martel

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. 343

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 Raika
MOAL COUNCIL NAME

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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	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)	-	
Detai	ils of properties verified by the authorized Offi	cer 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)]	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	2. Amour	270
11.	Comments/Remarks/Recommendations		which found incorrect mit of error, which is 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)

- Municipal Council Kalka

 Memo no. 834 835 MC KLK Dated: 07 07 2021 Sign Off certificate is forwarded in original to: Director General, Urban Local Bodies, Haryana, Panchkula for further necessary
 - 2. M/s Yashi Consulting Services Pvt. Ltd.

Annexure 3

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

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

r. No.	<u>Particular</u>	Report/nos.	
1	Total Nos. of Properties in Demand	52356	
	Register (DR) Total Nos. of Properties as per RFP		
2	Total Nos. of Properties as Surveyed	49242	
3	Total Nos. of Properties as Surveyed	NIL	
4	Total Nos. of Properties in DR but falling outside MC limit		
5	Duplicate Properties in DR	NIL	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	52356	
7	New Properties found in City during Survey by YCSPL	-	
8	Nos. of properties for which Owner Name /Father Name not found in DR	39637	
9	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	30351*100/49242=61.63%	Integration Porcer w. A. J. Surveye
10	Existing Property Tax Demand per Annum as per DR	- 500 haleh	
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	550.45 lakh	
14	Number of properties not paying any tax since 2015, including properties outside MC limit		
15	Nos of refused properties in current survey	6038	
16	Category wise Comparison of old and current survey	Anne	xure-A

Salordo Salordo

Innage.

or seit

	Particular	and as per current survey Property in Demand Register	Property in Current Survey
. 7(*)	to etitutional Catagony	382	439
17(i)	Institutional Category Special Category	29	639
17(ii)	Special Category		
17(iii)	Nos. of Properties Old id matched	1.Institutional Category - 160 2.Special Category - 1	
17(iv)	% of Old id matched	1.Institutional Category - 41.8 2.Special Category - 3.44%	
17(v)	Nos of properties old ld not matched with reason	In existing Demand Register properties mentioned were no standard categories given in the steering committee has categories to be opted which upto an extent possible in the integration of category w.r.t. new id is not possible due to a maximum efforts have been miles of matching achieved.	freeze the standard have been ensured current survey. The matching of old and bove reason but the
<u>18</u>	Reasons for not matching Old ID wi		
18.1	The reason for not matching the proconducted long back in yr 2014-15 b plan, it was possible to integrate 303 available in DR, layout plan id numb data.	by the MC in house but due to av 51 nos of properties up to an ext er and ward wise data which fou	ent possible w.r t data and similar in surveyed
18.2	Nos of properties having no owner /father name in DR	Properties without owner and nos Properties without father name	



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18.3	Nos of properties for which DR not matched on vacant plot	14601
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	9401
	c) Name changed after sale/purchase or to heir	
	d) Refused by owner/occupied/attendant	6038
<u>19</u>	Total nos. of agriculture properties within MC limit	2328
<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	
22	It is certified that old ID's of 18891 nos. of properties are not possible to match subjected to reasons mentioned in #18	
23	Certification of Stage 1.1b: It is cert satisfactory.	tified that data matching has been checked and found

Annexure-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)	(In Lac)
		up to 300 sq yd		0.5		3125976.22	21.15
1	Residential						
		301 to 500 sq		2		705876.26	18.35
		yd				575210.04	22.00
		501 to 1000 sq		3			
		yd			-	399373.62	18.83
		1001 sq yd to 2		3.5			
		acres		2'3	-	1298769.48	82.09
		More than 2					
		acres		5	-		162.48
		Total			4	17053.5	2.77
2	Commercial	Up to 50 sq yd		12		34101.38	8.60
		51-100 sq yd		18		159397.8	53.74
-		101-500 sq yd		24		159397.0	33.14
		501 to 1000 sq yd		30		43870.16	18.76

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_			ARISON OF OLD		Tax rate		-	
0	Cat	egory in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	(In Lac)
			Commercial space (shopping malls, multiplex or commercial office space etc)		6		948	0.06
			Commercial Space (More than 1000 sq		7.5		59450.62	12.50
			yd)		7.5			96.43
			Total		-			
3		Industrial	Up to 2500 sq		2.5		78266.48	1.96
			yd 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	e.	3		27982.15	0.84
			2501 to 2 acres 2 acres to 50 acres		3 rs per sqyd up to 2 acre+ 1 rs per sqyd for above		700561.94	7.19
				-	above			9.99
			Total	-				
	4 i)	Institutional-	Up to 2500 sq				1257.8	80.0
		Commercial	yd		6		3561.68	0.32
			2501 to 5000 sq				3501.00	
			yd	-	12			
			More than 5000 sq yd		12			<u> </u>
	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			5000 per year			5.20
-		Institutions	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	-	2.5 lac per			10.00
			acres		year	-		149
			Total					
	5	Vacant	Up to 100 sq yo	i			-	-
			101 to 500 sq yd	4		-		
			Above 500 sq yd					
	-		Total	-				36.44



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		IPARISON OF OLD	area as per	Tax rate	lax as per	Mica as per	(In Lac)
Sr No	Category in DR	per tax	DR		new notification	survey (Sq Yard)	43.24
6	Special Category						-
)	Storage		1 1				
1)	Cinema Hall		1 1				
ii)	Marriage place		1				1
v)	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		-				5 2 .87
		Total	-				
8	Any other category as found in DR						
		Total	-		oo lakh		550.45 lakh
		Total		ans in deman	d register data		
		Note: Reason fo	or deviation and g	aps in deman	u 0		
1							
2							
3							



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MUNICIPAL COMMITTEE KANINA

Director, Urban Local Bodies, Panchkula, Haryana.

Memo No. 875

Date: 19-08.2021

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

Municipal Committee

Kanina

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

Secretary

Municipal Committee

Kanina

Anneliure 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	Kanına	
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		
В.	Comments/Remarks/Recommendations	6153 nos. of propertie Based GIS Platform vi dated 02.08.2019 (Co	es were certified on Web ide letter no. 427-28 opy enclosed)
	***	The total nos. of proposition of door to 7632.	erties in the town after door field survey are
		The balance propert	es 7632-6153= 1479 ed and certified.

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)

Municipal Committee Kanina Municipal Committee

Kanina

Memo no. 376-877 Dated: 19-07-2021

Sign Off certificate is forwarded in original to:

Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.

2 M/s Yashi Consulting Services Pvt. Ltd.

Secretary Municipal Committee Kanina

Secretary C Municipal Committee Kanina ittee

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	-\$0	
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		MC ROWA
8.	Comments/Remarks/Recommendations	,	T :

It is to certify that <u>6153</u> 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 – 28

Commissioner/Executive Officer/Secretary

Municipal Corporation / Council / Committee: 12. Commit

Dated: 02-8-2019

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,

ng Oct viocs / vi. Eta,

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) contified 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 whare within 5% limited as per a	nich found incorrect it of error, which is greement.

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)

Municipal Committee, Kanina

Memo no. 878-879 Dated: 19-02-2021

Sign Off certificate is forwarded in original to:

Director, Urban Local Bodies. Haryana, Panchkula for further necessary action.

, 2 M/s Yashi Consulting Services Pvt. Ltd.

Municipal Committee, Kanina

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)

r. 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	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	5845	
2	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	Ann	exure-A



Annexure-A		Residential			Commercial		Variant Plot and	Agriculture/Horti	corne ison		Institutional			Industrial			Special Category			Mix Use			Total	
Anne	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference
	3630	2885	745	1105	1721	-616	2420	1200	1220	66	32	67	16	5	11	78	1	7.7	284	0	284	7632	5845	1787

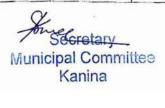
	Particular	er and as per current survey	1
		Property in Demand Register	Property in Current Survey
17(i)	Institutional Category	32	99
<u>17(ii)</u>	Special Category	1	78
17(iii)	Nos. of Properties Old id matched	1.Institutional Category – 29 2.Special Category - Nil	-
17(iv)	% of Old id matched	1.Institutional Category – 90.62 2.Special Category – Nil	2 %
17(v)	Nos of properties old Id not matched with reason	In existing Demand Register, properties mentioned were no standard categories given in tax. The steering committee has froategories to be opted which is upto an extent possible in the clintegration of category w.r.t. moewid is not possible due to ab maximum efforts have been maximum efforts have been maximum efforts have been maximum efforts have been maximum.	ot at par with the x notification 2013. Teeze the standard have been ensured current survey. The natching of old and
18	Reasons for not matching Old ID wi		
18.1	Most important conclusion for not me tax survey was conducted long back layout/coordinates of properties we be changed, migrated or not available been ensured with Survey Agency jo	re available and in this duration of	use, at that time no 8 yrs owners might
18.2	Nos of properties having no owner /father name in DR	Properties without owner and fall Properties without father name-	at.



18.3	Nos of properties for which DR not matched on vacant plot	1200
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	1787
	b) Locked	763
-	c) Name changed after sale/purchase or to heir	
	d) Refused by owner/occupied/attendant	868
<u>19</u>	Total nos. of agriculture properties within MC limit	605
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 1084 nos, of properties are not possible to match subjected to reasons mentioned in #18	•
23	Certification of Stage 1.1b: It is cert satisfactory.	ified that data matching has been checked and found

Annexure-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		152490.18	4.68
100016		1001 sq yd to 2 acres		2.8		119269.39	4.08
		More than 2 acres		4			
_		Total					14.04
2	Commercial	Up to 50 sq yd	ĺ	9.6		19146.56	2.13
		51-100 sq yd		14.40		11680.67	2.02
		101-500 sq yd	1	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		-	•



-	The second secon	MPARISON OF OLD Area limit as	area as per	Tax rate	Tax as per	-	
Sr No	Category in DR	per tax	DR DR	Tax rate	new notification	Area as per survey (Sq Yard)	(In Lac
		office space etc)				-	
		Commercial Space (More than 1000 sq yd)		6 per sq ft			
		Total					16.63
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		3403.58	0.06
		Total					0.32
4	Institutional						0.32
()	Institutional- Commercial	Up to 2500 sq yd		4.8			•
		2501 to 5000 sq yd		7.2			•
		More than 5000 sq yd		9.6			
fi)	Institutional- Non- commercial	Up to 2500 sq yd		4		20605.57	0.82
		2501 to 5000 sq yd	ĺ	4.8		11711.99	0.56
		More than 5000 sq yd		6		85735.56	5.14
10)	Institutional- Educational Institutions	Up to 1 acre		4000 per year (Fixed)			1
		More than 1 acre to 2.5 acre		60000 per year			1.12
		More than 2.5 acres	3	1 lac per year			3.00
		More than 5 acres	-	2 lac per year			4.00
-		Total	1				
5	Vacant	Up to 100 sq yd					14.64
		101 to 500 sq yd					· · ·
		Above 500 sq yd			٠.		•
		Total			_		5.65

Secretary Secretary Municipal Committee
Kanina

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
1)	Storage						
11)	Cinema Hall					1	
111)	Marriage place		i l			i	
iv)	Grain Market						
	Grain Market- Booth			•			
	Gra- Market- Shop			*		-	*
v)	Hospital		1				*
vi)	Petrol pump		1 1				
vii)	Religious/Dhar msala						
viii)	- Bank					1	
ix]	Bus stand						
		Total		HE 1 12 200 11 11 11 11 11 11 11 11 11 11 11 11 1			4.21
7	Mixed use				•		
		Total					6.13
S	Any other category as found in DR			10	,	-	•
	47	Total	1 1			1	
3		Total			14 lakh		61.62 lakh
		Note: Reason f	or deviation and	gaps in dema	nd register data	1	1
				-7000			-
2					- New		
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

Khashhoda

Khashhoda

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 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	Ray 1-2-11	
8.	Comments/Remarks/Recommendations	13902 nos. of proper Based GIS Platform dated 06.08.2019 (C	rties were certified on Web vide letter no. 1166/MCK Copy enclosed).
			perties in the town after to door field survey are
		The balance proper	rties 14343-13902= 441 ked and certified.

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. 165-06

Dated: 1 2 2021

Sceretary
Sceretary
Municipal Committee Kharkhoda

Kharkhoda

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,

Municipal Committee
Kharkhoda
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	6 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)	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	Baby COLY	SULTING SERVIC
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	A Registra	6 morale 11 11 - 100
8.	Comments/Remarks/Recommendations	Kharkhoo	I W. DITTER

13902

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

> Commissioner/Executive Officer/Secretary Municipal Corporation / Council / Committee Pal Committee

Memo no. 1166/M.C.K.

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,

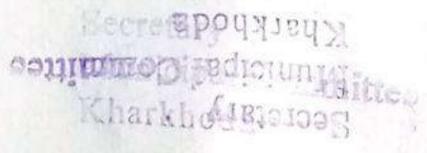
> Commissioner/ExecutiveOfficer/Secretary Municipal Corporation County County County Committee Kharkhoda (Sonepat)

> > Scanned by TapScanner

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

Sr.	Particulars	Details as provided by SI	Recommendation of concern ULB
No. 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	14343	
5.	Solution for validation covering 100% MC Area) 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	
Deta	ils of properties verified by the authorized Off	icer of the ULB	
Sr.	Particulars	icer of the ULB Numbers	%age
	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)	Numbers 1500	10.45%
Sr. No.	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)] No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	1500 1430	
Sr. No. 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)] No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is	1500 1430 70	10.45%
Sr. No. 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)] No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated No. of Surveyed properties as mentioned at Sr.	1500 1430	95.33%

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

Kharkhoda

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

Municipal Committee Kharkhoda 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,

Municipal Committee Khaghoda

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

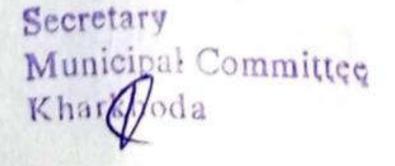
(Based on Official report submitted by Secretary MC Kharkhoda)

Sr. No.	Particular	Report/nos.	
1	Total Nos. of Properties in Demand Register (DR)	9640	
2	Total Nos. of Properties as per RFP	12000	
2	Total Nos. of Properties as Surveyed	14343	
<u>3</u> <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	
7	New Properties found in City during Survey by YCSPL	4703	
8	Nos. of properties for which Owner Name /Father Name not found in DR	890	
9	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	6975*100/9640=72.4%	
10	Existing Property Tax Demand per Annum as per DR	52.93 lakh	
11	Total recovery (Average per annum in previous 10 years)	6.90 lakh	
12	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	
13	Expected Tax to be recover from the current surveyed properties	74.73 lakh	
14	Number of properties not paying any tax since 2015, including properties outside MC limit	7340	
15	Nos of refused properties in current survey	2636	
16	Category wise Comparison of old and current survey	Annexure-A	

Secretary
Municipal Committee
Kharkhoda

re-A		Residential			Commercial		Vacant Plot and	Agriculture/Horti culture land		200	Institutional			Industrial		3)1 3)1	Special Category			Mix Use			Total	
Annexure-A	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference
	6788	5241	1547	1932	2687	-755	4922	1712	3210	59	0	59	3	0	3	274	0	274	365	0	365	14343	9640	4703

Agy.	Particular	Property in Demand Register	Property in Current Survey
17(i)	Institutional Category	0	59
17(ii)	Special Category	0	274
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	
<u>17(v)</u>	Nos of properties old Id not matched with reason	In existing Demand Register properties mentioned were no standard categories given in the The steering committee has a categories to be opted which upto an extent possible in the integration of category w.r.t. new id is not possible due to a maximum efforts have been million of matching achieved.	not at par with the ax notification 2013. Freeze the standard have been ensured current survey. The matching of old and bove reason but the
<u>18</u>	Reasons for not matching Old ID wi	th current survey	
18.1	Most important conclusion for not property tax survey was conducted time no layout/coordinates of property tax survey was conducted time no layout/coordinates of property tax survey was conducted time no layout/coordinates of property tax survey was conducted to time no layout/coordinates of property tax survey was conducted to time no layout/coordinates of property tax survey was conducted to time no layout/coordinates of property tax survey was conducted to time no layout/coordinates of property tax survey was conducted to time no layout/coordinates of property tax survey was conducted to time no layout/coordinates of property tax survey was conducted to time no layout/coordinates of property tax survey was conducted to time no layout/coordinates of property tax survey was conducted to time no layout/coordinates of property tax survey was conducted to time no layout/coordinates of property tax survey was conducted to time no layout/coordinates of property tax survey was conducted to time no layout/coordinates of property tax survey was conducted to the layout was conducted to	rties were available and in this dual available during the survey in fie by jointly upto maximum possible.	e MC in house, at that tration of 8 yrs owner ld, so Old id matchin
18.2	Nos of properties having no owner /father name in DR	Properties without owner and Properties without father nam	father name 900 no



18.3	Nos of properties for which DR not matched on vacant plot	1712	
<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	4703	
	b) Locked	2423	
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	2636	
19	Total nos. of agriculture properties within MC limit	285	a in which is the
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 2665 nos. of properties are not possible to match subjected to reasons mentioned in #18		
23	Certification of Stage 1.1b: It is cert satisfactory.	ified that data matching has been	n checked and found

Annexure-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)	(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
		Total		1			12.04
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		*	



	Cate	gory in DR	ARISON OF OLD D Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	(In Lac)
			office space etc)					
			Commercial Space (More than 1000 sq		6 per sq ft		-	
			yd)					28.53
		Industrial	Total Up to 2500 sq		2		1647.36	0.03
			yd		2.4		-	
			2501 to 2 acres 2 acres to 50		2.4 2.4rs per sq yd up to 2			
			acres		acres+ 0.8rs per sq yd for		-	
	1				above			0.03
	4	Institutional	Total		4.8		296.76	0.01
	i)	Institutional- Commercial	Up to 2500 so yd 2501 to 5000 s		7.2		-	-
			yd More than		9.6		-	-
1			5000 sq yd		1			
	ii)	Institutional- Non-	yd	q	4		14473.61	0.58
-		commercial	2501 to 5000 yd	sq	4.8		11352.7	0.54
			More than 5000 sq yd		6		211373.6	7 12.68
	.iii)	Educationa	1	e	year (Fixed	52		0.32
100000		Institutions	More than acre to 2.5 a		60000 pe	r		2.40
			More than 3	2.5	1 lac per year			2.00
			More than acres		2 lac pe year	r		
			Total	105111113				18.54
	1	Vacant	Up to 100 se				-	-
			Above 500	sq			-	-
			yd Total					5.49

Secretary
Municipal Committee
Kharthoda

0	Component Category in DR	ARISON OF OLD Area limit as per tax	area as per DR	Tax rate	new	Area as per survey (Sq Yard)	Amount (In Lac)
					notification	Taruj	7.58
	Special	BUENE AND					
	Category						The state of the s
	Storage						
	Cinema Hall		E. San F.				
)	Marriage place					1 1	
)	Grain Market		The State of the			1 1	
-	Grain Market-	A Mary Control of	Activities .				
	Booth					1	
	Grain Market-					-	
	Shop					1	
()	Hospital					1	
vi)	Petrol pump					1	
vii)	Religious/Dhar	-	100				
507	msala					7 - 4	
viii)	Bank						
ix)	Bus stand						7.58
		Total					
7	Mixed use	Similar Service					2.52
		Total				-	-
8	Any other						
	category as						
	found in DR	Total					
		Total	-		52.93 lakh		74.73 lakh
_		Total	on for deviation a	and gaps in de	mand register d	ata	
_		Note. Reas					
1							
2							
3							

Secretary
Municipal Committee
Kharboda

MUNICIPAL COMMITTEE KUNDLI

Director General, Urban Local Bodies, Panchkula, Haryana.

Memo No. SPL-1

Date: 02/11/2011

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.

Maritim

Municipal Committee Kundli

Municipal Committee Kundli, Sonepat (Hr.)

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	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

sinal to:

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

Municipal Committee Kundli, Sonepat (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)]		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 are within 5% limit permitted as per agr	of error, which is

Secretary Municipal Committee Kundli, Sonepat (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)

Municipal Committee Kundli

Memo no. SPL-L

Dated: 02/11/20

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

Municipal Committee Kundli

Secretary **Municipal Committee** Kundli, Sonepat (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.	<u>Particular</u>	Report/nos.	Remark
1	Total Nos. of Properties in Demand Register (DR)	Nil	Newly Constituted ULB, being 1st time property survey demand register in not available
2	Total Nos. of Properties as per	Nil	Newly Constituted ULB
3	Total Nos. of Properties as Surveyed	12495	
4	Total Nos. of Properties in DR but falling outside MC limit	Nil	Newly Constituted ULB
-	Duplicate Properties in DR	Nil	(News)
<u>5</u>	Total Nos. of Net Properties in DR within Notified limit of MC	Nil	
7	New Properties found in City	12495	Asia a
8	during Survey by YCSPL Nos. of properties for which Owner Name /Father Name not	Nil	- No. 19
9	found in DR 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	Newly Constituted ULB
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	202.55 lakh	
14	Number of properties not paying any tax since 2015, including properties outside MC limit	Nil	Newly Constituted ULB
15	Number of refused properties in current survey	868	

Secretary Municipal Committee Kundli, Sonepat (Hr.)

1	6	an	d cu	ary v	wise nt su	Cor	npa y	riso	n of	old	T					Д	nne	xure	2-A					
ure-A		Residential			Commercial		Vacant Plot and	Agriculture/Hort	scutture land		Institutional			Industrial			Special Category			Mix Use			System DR Total	
Annexure-A	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference
	4992	0	4992	1665	0	1665	2252	0	2252	57	0	57	1377	0	1377	158	0	158	1994	0	1994	12495	0	12495

Comp	arison report of all properties of institutional and special cat collection register and as per current sur	vey	D
	Particular	Property in Demand Register	Current Survey
		Nil	57
17(i)	Institutional Category	Nil	158
17(ii)	Special Category	Nil	
17(iii)	Nos. of Properties Old id matched		
17(iv)	% of Old id matched		
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	New of properties for which DR not matched on vacant plot		
18.4	Nos of properties to the control of		
	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	

21	Total nos. of locked properties without owner and father It is certified that		
22	It is certified that pos. of	Nil	
	It is certified that nos. of properties the old id sheet of subjected to reasons mentioned in #18	Nil	
23	subjected to reasons mentioned in #18 Certification of Stage 1.1b: It is certified that data matching has b		

Annexure-B

r	Category in DR	ANISON OF OLD	DEMAND AND	COLLECTION	WITH CHIPDENIT	CLIDVEV	
0		APARISON OF OLD Area limit as per tax	area as per DR	Tax rate	Tax as per new	Area as per survey (Sq	Amount (In Lakh
	Residential	up to 300 sq	NEL		notification	Yard)	
		yd	Nil	0.4	Nil	321981.73	1.94
		301 to 500 sq yd		1.6			
		501 to 1000 sq		2.4		44124.52	1.21
		1001 sq yd to		2.0		24853.15	0.76
		2 acres		2.8		85911.42	3.25
	Brede	More than 2		4			
	- Company	acres				20041.83	0.80
2	6	Total			1025		7.95
	Commercial	Up to 50 sq yd		9.6		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



Sr No	Category III Dit	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	survey (Sq Yard)	Amount (In Lakh)						
		2 acres to 50 acres		2.4rs per sq yd up to 2 acres+ 0.8rs per sq yd for		537386.69	4.45						
		Total		above		-	50.75						
4	Institutional	Total											
	Institutional- Commercial	Up to 2500 sq yd	Nil	4.8		455.36	0.02						
		2501 to 5000 sq yd	Nii	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
	Institutions	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			32.54						
5	Vacant	Up to 100 sq											
		101 to 500 sq yd											
		Above 500 sq yd					7.34						
6	Special Category	Total					13.20						
i)	Storage					5 6 6 7							
ii)	Cinema Hall												
iii)	place												
iv) Grain Market		1										

Secretary Municipal Commi-Kundli, Sonepat (Hr.)

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				notineation	rardj	
	Grain Market- Shop						
v)	Hospital						
vi)	Petrol pump		-				1-340
vii)	Religious/Dha rmsala						
viii)	Bank		-			1	
ix)	Bus stand						
		Total					13.20
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 ga	ps in demand	register data		
1						FIRM	
2							
3							

Secretary Municipal Committee Kundll, Sonepat (Hr.)

MUNICIPAL COMMITTEE LADWA

Director, Urban Local Bodies, Panchkula, Haryana.

Memo No. 3087/ MCL

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

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) ndation of

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	12058 nos. of prope Based GIS Platform dated 19.06.2020 (erties were certified on Web vide letter no. 1183/MCL Copy enclosed).
			operties in the town after to door field survey are
		The balance proper nos. has been check	erties 14997-12058= 2939 cked and certified.

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. 3038 -89 Mr Dated: 02-02-2-2

Sign Off certificate is forwarded in original to:

Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.

ecretary

Secretary

Lady (Kkr.)

Municipal Committee Ladwa

Municipal Committee Ladwa

Ladwa (Kkr.)

Stage 1.1 (A): Complete survey of 100% properties as per scope of work (40% payment of Stage1.1) Recommendation of concern ULB Sr. Details as Particulars provided by SI No. Name of ULB Town Ladwa 2 Number of Properties as per RFP 15717 3. Number of Properties as per current MC 20282 record Nos. of Properties Surveyed and Submitted 12057 by SI on Web Based GIS Platform (Image / 12058 Base Map solution for verification covering 100% properties in MC Area) Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A)) Signature of SI with seal and sign Verification of stage 1.1 (A) on Web Based As (Con GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign Comments/Remarks/Recommendations It is to certify that 2000 nos. of Surveyed Properties are verified on Web Based GIS Platform (image / Base Map solution) by the committee appointed by MC _________(or stage 1.1 (A) and are recommended for payment. Commissioner/Executive Officer/Secretary Municipal Corporation / Council / Committee Del-d: - 19/06/2010 Today Dated: Memo no. 1183 mcl Sign Off certificate is forwarded in original to: Director, Urban Local Bodies, Haryana, Panchkula for further necessary action. 2. M/s Yashi Consulting Services Pvt. Ltd, Commissioner Executive Officer Spcretary Municipal Corporation / Council Committee ommittee, Ladwa (Kkr.) pal 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	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	
Deta	ils of properties verified by the authorized Offi		
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	1430	95.33%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is	70	4.67%
10.	to the stage 11 (B) by the Unice /		
	Officials / Committee (nominated by the concerned MC) with Date & Sign Comments/Remarks/Recommendations		which found incorr

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,

permitted as per agreement.

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. 309 . - 341 NCL. 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,

Municipal Committee Ladwa

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

[Based on Official report submitted by Secretary MC Ladwa]

Sr. N		Report/nos.		
1	Total Nos. of Properties in Demand Register (DR)	19732		
2	Total Nos. of Properties as per RFP	15717	NT THE TAX OF THE PARTY OF THE	
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		
Z	New Properties found in City during Survey by YCSPL	•	Safe File	
8	Nos. of properties for which Owner Name /Father Name not found in DR	5175	BRANK	
9	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	15360*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	CALLER CO.	
	Number of ineffective tax payers in city , including properties outside MC limit	8732		
.3	Expected Tax to be recover from the current surveyed properties	139.96 lakh		
4	Number of properties not paying any tax since 2015, including properties outside MC limit	8732		
	Nos of refused properties in current survey	2005		
0	Category wise Comparison of old and current survey	Annexure-A		

Secretary Municipal Committee, Ladwa (Kkr.)

ure-A		leitopian	Kesidenidai			Commercial		Vacant Plot and	Agriculture/Horti			Institutional			Industrial			Special Category			Mix Use			Total	
Annexure-A	System	1	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference
	0707	29/8	698	5109	2981	618	2363	4514	1287	3227	123	19	104	30	16	14	549	114	435	820	16809	-15989	14997	19732	-4735

	Particular	Property in Demand Register	Property in Current Survey				
17(i)	Institutional Category	19	123				
17(ii)	Special Category	114	549				
17(iii)	Nos. of Properties Old id matched	1.Institutional Category -15 2.Special Category -114					
17(iv)	% of Old id matched	1.Institutional Category – 78.94 2.Special Category -98.24%	%				
17(v)	Nos of properties old Id not matched with reason	In existing Demand Register, properties mentioned were no standard categories given in tax. The steering committee has frecategories to be opted which hupto an extent possible in the cintegration of category w.r.t. moew id is not possible due to ab maximum efforts have been may of matching achieved.	ot at par with the a notification 2013. The standard have been ensured current survey. The natching of old and ove reason but the				
18	Reasons for not matching Old ID wi	th current survey					
18.1 Most important conclusion for not matching the property id's is that in Ladwa the tax survey was conducted back in yr. 2018-2019 by the MC in house, at that layout/coordinates of properties were available and in this duration of 2 yrs owned be changed, migrated or not available during the survey in field, so Old id match because with Survey Agency jointly upto maximum possible extent.							
18.2	Nos of properties having no owner /father name in DR	7 Pro manifulli possible extent					

18.3	Nos of properties for which DR not matched on vacant plot	1287
18.4	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:	
2	a) New Properties	
	b) Locked	2267
	c) Name changed after sale/purchase or to heir	
	d) Refused by owner/occupied/attendant	2005
19	Total nos. of agriculture properties within MC limit	1459
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 4372 nos. of properties are not possible to match subjected to reasons mentioned in #18	
23	Certification of Stage 1.1b: It is cert satisfactory.	ified that data matching has been checked and found

Annexure-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		691326.15	3.56
		301 to 500 sq yd		1.6		143719.76	3.11
		501 to 1000 sq yd		2.4		79975.2	
	A Color	1001 sq yd to 2 acres		2.8			2.67
		More than 2 acres		4		54816.15	2.15
		Total			The state of	-	
2	Commercial	Up to 50 sq yd		9.6			11.49
		51-100 sq yd		14.40		44038.31	5.24
		101-500 sq yd		19.20		28398.59	5.06
		501 to 1000 sq		24		67114.32	15.30
30		yd		24		10975.52	3.17

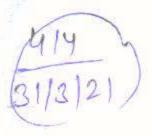
Secretary Municipal Committee, Ladwa (Kkr.)

,	Cate	gory in DR	PARISON OF OLD D Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	(In Lac)
			commercial space (shopping malls, multiplex or commercial office space		4.8			
The same of			etc) Commercial Space (More than 1000 sq		6 per sq ft			
			yd)	18 7				28.76
3		Industrial	Up to 2500 sq		2		10472.5	0.21
			yd		2.4		42095.22	1.01
			2501 to 2 acres 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
H	-		Total		THIN WHEN	Dening of E		2.11
-	4	Institutional						
T	i)	Institutional- Commercial	Up to 2500 sq yd		4.8		1261.75	0.06
		Mark -	2501 to 5000 sq yd		7.2			and in
			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	-14-2	4.8		5588.06	0.27
		THE COLD	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	Charles !	60000 per year			2.40
		188	More than 2.5 acre to 5 acres		1 lac per year			
			More than 5 acres		2 lac per year			2.00
L		- 5	Total	481 50				19.43
L	5	Vacant	Up to 100 sq yd					19.43
-			101 to 500 sq yd				-	
			Above 500 sq yd			THE REAL PROPERTY.	1.	

Se retary Municipal Committee, Ladya (Kkr.)

Sr No	Category in DR	PARISON OF OLD Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (5q Yard)	Amount (In Lac)
		Tatal			notification		4.48
	C	Total			-		16.81
	Special						
	Category						
	Storage						The Second
	Cinema Hall						
i)	Marriage place						
v)	Grain Market						
	Grain Market- Booth						
	Grain Market- Shop						
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dhar msala						
viii)	Bank						
ix)	Bus stand			CHILDREN NO			Hadright P.
		Total					16.81
7	Mixed use						
		Total					56.88
8	Any other category as found in DR						
		Total			The state of the s		NATIONAL DESIGNATION OF THE PARTY OF THE PAR
		Total		LA LIVE	46.55 lakh		139.96 lakh
		Note: Reason	for deviation an	d gaps in dem	and register dat	a	ATE IEI
1							
2							
3		the state of the s					

Secretary
Municipal Committee,
Ladwa (Kkr.)



MUNICIPAL COMMITTEE MAHENDERGARH

Director, Urban Local Bodies, Panchkula, Haryana.

Memo No. 4/4

Date: 31/03/202/

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.

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 (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	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	9289 nos. of properties Based GIS Platform vio 04.10.2019 (Copy end	s were certified on Web de letter no. 1073 dated closed).
		The total nos. of proper completion of door to 15987.	erties in the town after door field survey are
		The balance propertie nos. has been checked	es 15987-9289= 6698 d and certified.

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)

Municipal Committee, Mahendergarh

Memo no. 415-16

Dated: 3/3/2/

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,

Municipal Committee, Mahendergarh

Municipal Committee Mahandergarh 01285- 220234 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 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)	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	JAIPUR S	Ruh
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	Rahl	JE WINN
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 Web Based GIS 1.1 (A) and are recommended for payment.

Commissioner/Executive Office Secretary
Ites

Municipal Corporation / Council / Committee de de (4) (4)

Dated: 41019

Memo no. 1073

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/ExecutiveOffice

Municipal Corporation / Council / Committee he der

Mahendergarh

46

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	
Detai	Is of properties verified by the authorized Offi	cer of the ULB	
Sr. No.	Particulars	Numbers	%age
7.	No. of Properties selected out of properties	1640	
	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		10.25%
8.	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)] No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is	1582	96.46%
9.	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)] No. of Surveyed properties as mentioned at Sr.	1582	
	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)] No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is		96.46%

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

Municipal Committee, Mahendergarh

Memo no.

417-18

Dated:

31/3/2/

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,

Municipal Committee, Mahendergarh

Municipal Committee Wahendergarh 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.	<u>Particular</u>	Report/nos.	
No. <u>1</u>	Total Nos. of Properties in Demand Register (DR)	12889	
2	Total Nos. of Properties as per	10804	
<u>3</u>	Total Nos. of Properties as	15987	
4	Total Nos. of Properties in DR but falling outside MC limit	NIL.	
7765	Duplicate Properties in DR	NIL	
<u>5</u>	Total Nos. of Net Properties in DR within Notified limit of MC	12889	
7	New Properties found in City during Survey by YCSPL	3098	Surveyed properties – DR Properties
8	Nos. of properties for which Owner Name /Father Name not found in DR	1894	
9	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	10563*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 dakh.	
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	. Competing not naving		
15	s s descentios in	1756	
16	Category wise Comparison of old and current survey	Annex	cure-A

Secretary
Municipal Committee
Mahendergarh

ure-A		Residential			Commercial		Vacant Plot and	Agriculture/Horti			Institutional			Industrial			Special Category			Mix Use			Total	
Annexure-A	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference
	6922	7001	-79	2187	2028	159	5294	1483	3812	116	942	-826	19	1	18	355	1	354	1094	24	1070	15987	12889	3098

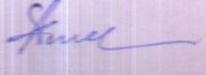
	Particular	Property in Demand Register	Property in Current Survey					
17(i)	Institutional Category	942 13						
17(ii)	Special Category	1	355					
<u>17(iii)</u>	Nos. of Properties Old id matched	1.Institutional Category –442 2.Special Category - 1						
17(iv)	% of Old id matched	1.Institutional Category -46.92 2.Special Category -100%						
17(v)	Nos of properties old Id not matched with reason	In existing Demand Register properties mentioned were no standard categories given in the steering committee has for categories to be opted which upto an extent possible in the integration of category w.r.t. no new id is not possible due to also maximum efforts have been maximum efforts have been maximum achieved.	ot at par with the x notification 2013. reeze the standard have been ensured current survey. The natching of old and pove reason but the					
<u>18</u>	Reasons for not matching Old ID wi	th current survey	Total I					
<u>18.1</u>	Most important conclusion for not in property tax survey was conducted time no layout/coordinates of property might be changed, migrated or not a has been ensured with Survey Agence	long back in yr. 2012-2013 by the rties were available and in this dur available during the survey in field	MC in house, at that ation of 8 yrs owners d, so Old id matching					
18.2	Nos of properties having no owner /father name in DR	Properties without owner and nos Properties without father name	father name – 1894					



18.3	Nos of properties for which DR not matched on vacant plot	1483
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	3098
	b) Locked	2017
	c) Name changed after sale/purchase or to heir	
K 8	d) Refused by owner/occupied/attendant	1756
<u>19</u>	Total nos. of agriculture properties within MC limit	964
20	Total nos. of locked properties with owner and father name	
<u>21</u>	Total nos. of locked properties without owner and father name	
22	It is certified that old ID's of 2326 nos. of properties are not possible to match subjected to reasons mentioned in #18	
23	Certification of Stage 1.1b: It is certification of Stage 1.1b: It is certification.	ed that data matching has been checked and found

Annexure-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		832473.23	4.34
		301 to 500 sq yd		1.6		212699.43	4.32
	ш —	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				52606.3	2.10
		Total					18.86
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



C-		MPARISON OF OLD Area limit as	area as per	Tax rate	Tax as per	Area as per	Amount
Sr No	Category in DR	per tax	DR	Tax rate	new notification	survey (Sq Yard)	(In Lac)
	9 7 7	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
		Total			BENEFIT OF		35.12
3	Industrial	Up to 2500 sq yd		2		11986.82	0.24
	1	2501 to 2 acres		2.4			产工工程
		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
		Total		West of the second			0.51
4	Institutional						
i)	Institutional- Commercial	Up to 2500 sq yd		4.8		3778.56	0.18
	- T	2501 to 5000 sq yd	7	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
	THE THE	More than 2.5 acre to 5 acres		1 lac per year			
		More than 5 acres		2 lac per year			8.00
		Total					34.25
5	Vacant	Up to 100 sq yd 101 to 500 sq				•	
		yd					

Secretary Municipal Committee

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					6.11
6	Special Category						17.22
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market	计算是一个现代的					
	Grain Market- Booth						
	Grain Market- Shop			C) AUDUST I			vev 7 in
v)	Hospital	西川 四個語言					
vi)	Petrol pump						
vii)	Religious/Dhar msala						
viii)	Bank						
ix)	Bus stand					in some the state of	
		Total					17.22
7	Mixed use						
		Total					22.68
8	Any other					-	
1	category as						
	found in DR						
		Total				N ENE COM	
		Total		Service and the service of the servi	11.2 lakh		134.75 lakh
		Note: Reason for	r deviation and	gaps in demar	nd register data		
1							
2	241		A CONTRACTOR OF THE PARTY OF TH				

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.

Municipal council Mandi Dabwall

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

stage 1.7 (A) Complete survey of 100% properties as per soups of sons payments Date of Superconnect of Property Survey Date by | Skill Little (St. Tube & Salone) R In to could'y Post 22155 Note of Surveyed Properties are welfall on that Security Past 22155 Note of Surveyed Properties are welfall on that Security Past 22155 Note of Surveyed Properties are welfall on that Security Past 22155 Note of Surveyed Properties are welfall on that Security Past 22155 Note of Surveyed Properties are welfall on that Security Past 22155 Note of Surveyed Properties are welfall on that Security Past 22155 Note of Surveyed Properties are welfall on that Security Past 22155 Note of Surveyed Properties are welfall on that Security Past 22155 Note of Surveyed Properties are welfall on that Security Past 22155 Note of Surveyed Properties are welfall on the Security Past 22155 Note of Security Past 22 / Date May acknowledge for committee appropriately MC March Debugg and the between more properties are recommended for payment under Stage 5.3 (A) Dated of still 1023 ManCox Council Memo 10. 05 - 06 Manuf Daniel Carried Will English Colors ASSESSMENT MESS CHARLES

stage 1.1 (B): Complete validation of the surveyed properties as per the scope of work

Sr. No.	Particulars	the scope of work	
1.	Name of ULB Town	Details as provided by SI	Recommendation of concern ULB
2.	Number of Properties as per RFP	Mandi Dabwali	- concent of B
3.	Number of Properties as per current MC record	29931	
4.	Total Nos. of Properties Identify	23565	
_	solution for validation covering 100% Map	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)]		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 are within 5% limit permitted as per agr	of error, which is

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 Council

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

Municipal CongriwAndi Dabwali

Memo no. 288-289

Dated: 23/2/2021

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.

MEXECUTIVE MICH Municipal Couna Wald 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.	
1	Total Nos. of Properties in Demand Register (DR)	23565	
2	Total Nos. of Properties as per RFP	29931	
3	Total Nos. of Properties as Surveyed	22155	
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	23565	
7	New Properties found in City during Survey by YCSPL	* 444	
8	Nos. of properties for which Owner Name /Father Name not found in DR	11266	
9	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	17776*100/23565=75.4%	
10	Existing Property Tax Demand per Annum as per DR	116.17 lakh	
11	Total recovery (Average per annum in previous 10 years)	83.21 lakh	
12	Number of effective tax payers in city, including properties outside MC limit	9400	
a	Number of ineffective tax payers in city, including properties outside MC limit	14165	
13	Expected Tax to be recover from the	215.56 lakh	
14	Number of properties not paying any tax since 2015, including properties outside MC limit	14165	
15	Nos of refused properties in current survey	2834	
16	Category wise Comparison of old and current survey	Annexure-A	

Municipal Council

Annexure-A		Residential			Commercial		Variation of the second	Agriculture/Horti	culture land		Institutional			Industrial			Special Category			Mix Use			Total	
Ann	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference
	10757	16087	-5330	2622	6493	-3871	6492	7900	-1410	101	256	-155	44	98	-42	652	292	-360	1487	0	-1487	22155	23565	-1410

	Particular	Property in Demand Register	Property in Current Survey			
17(i)	Institutional Category	256	101			
17(ii)	Special Category	292	652			
17(iii)	Nos. of Properties Old id matched	1.Institutional Category -164 2.Special Category -143				
17(iv)	% of Old id matched	1.Institutional Category – 64.06 2.Special Category -48.97%	5%			
17(v)	Nos of properties old Id not matched with reason	In existing Demand Register properties mentioned were in standard categories given in tal. The steering committee has for categories to be opted which upto an extent possible in the integration of category w.r.t. in new id is not possible due to all maximum efforts have been mis % of matching achieved.	ot at par with the x notification 2013, reeze the standard have been ensured current survey. The natching of old and bove reason but the			
18	Reasons for not matching Old ID wi	th current survey				
18.1	The reason for not matching the pro- conducted long back in yr 2014-15 b plan, it was possible to integrate 177 available in DR, layout plan id numbi data.	by the MC in house but due to av 76 nos of properties up to an exte er and ward wise data which fou	ailability of old layou ent possible w.r.t dat nd similar in surveye			
	Nos of properties having no owner /father name in DR					

18.3	matched on was	7900
18.4	father name in demand register but not matched with current survey, reason for it is:	
	a) New Properties b) Locked	
	c) Name	3376
	c) Name changed after sale/purchase or to heir	
	of nerused	2834
19	- Attc/Occupied/attack	
22	Total nos. of agriculture properties within MC limit	1278
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 5789 nos. of properties are not possible to match subjected to reasons mentioned in #18	
23	Certification of Stage 1.1b: It is certification satisfactory.	ed that data matching has been checked and found

Annexure-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		0.5		1418572.43	8.75
1		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
		Total			4	27124 00	31.07 5.63
2	Commercial	Up to 50 sq yd		12		37124.88	1000000
-	Collinia	51-100 sq yd		18		38895.46	8.51
		101-500 sq yd		24		142870.41	41.80
		501 to 1000 sq	3 1 5	30		40701.45	14.71



	category in DR	Area limit as per tax	DEMAND AND				
		rated limit as	area as	COLLECTION	WITH		
40		per tax	Do per	Tax rate	WITH CURREN		
			UR	- Interest	The second second	Arma	
		Commercial			new	and as but	Arrious
		space			notification	survey (sq	(th Lac
		(shopping				Yardi	
		malle			1		
		malls, multiplex					
		or commercial					
		office space					
		etc)					
		Commercial		. 6			
		Space (More					
		than 1000 sq					
		yd)					
-		Total		7.5		- 1	
3	Industrial						
		Up to 2500 sq					70.65
		yd yd		2.8		33502.06	0.85
		2501 to 2 acres		3		11011.3	
		2 acres to 50		3 rs per		110113	0.33
		acres	. 51	ayd up to 2			
				acre+ 1 rs			
				er sayd for		37509.74	
				above		31303114	
		Total					1.74
4	Institutional						
i)	Institutional-	Up to 2500 sq					
	Commercial	yd		6		1704.61	0.10
		2501 to 5000 sq					
-		yd		9		2	
		More than		12		7229.94	0.87
		5000 sq yd					
11)	Institutional-	Up to 2500 sq				Carles or	
	Non-	yd				17261.7	
	commercial			5		-	
		2501 to 5000 sq				22700.02	
		yd		6		37109.07	
		More than		100 F		20220 10	
		5000 sq yd		7.5		328239 18	
iii)	Institutional-	Up to 1 acre		000			1.40
11.13	Educational			000 per			
	Institutions			year			
		More than 1	7	5000 per			
		acre to 2.5 acre		year			
		More than 2.5	31.5	25 lac per			3.75
		acre to 5 acres		year			
		More than 5		S lac per			
		More than 5		year			
				1000			40.33
		Total					
5	Vacant	Up to 100 sq yd					
		101 to 500 sq					
		yd					
		Above 500 sq					
		yd.					

	category in DR	Area limit	DEMAND AND	COLLECTION			
	1000	Area limit as per tax	area as per	Taxana	WITH CURRENT	SURVEY	
		per tax	DR	Tax rate	Tax as per new	Area as pe	r Amou
	Special				notification	survey (Sq	(In Lac
	Category				- Control of	Yard)	
11	Storage						
	Cinema Hall						
	Marriage place						
(v)	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						31.01
		Total					25.94
8	Any other category as found in DR						
		Total					
		Total			116.17 lakh		215.56 lakh
		Note: Reason fo	r deviation and g	aps in deman	d register data		
1							
2							
3							

Municipal Council

MUNICIPAL COMMITTEE MEHAM

Director, Urban Local Bodies, Panchkula, Haryana.

Memo No. 627

Date: 04-11-2090

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.

Municipal Committee Meham

Secretary

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 (Stage1.1 (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	Based GIS Platform v dated 06.08.2019(Co	ties were certified on Web vide letter no. 1389-90 opy enclosed).
		completion of door to 11936.	door field survey are
		nos. has been check	ties 11936-10222= 1714 sed and certified.

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 Meham and the balance 1714 properties are recommended for payment under Stage 1.1 (A)

Secretary

Municipal Committee Meham

Memo no. 628-29

Dated: 64-11-2020

Secretary

Municipal Committee

Meham (Rohtak)

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,

Municipal Committee Meham

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 Date by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	10/07/19	
. ,	Signature of SI with seal and sign	Baily	(Cannus)
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		Bart
8.	Comments/Remarks/Recommendations		MM

It is to certify that 10,227 nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC MFHAM for stage 1.1 (A) and are recommanded for payment.

Commissioner/Executive Officer/Sed

Municipal Corporation / Council / Commission of the All All Council

Mema iio 1339- 90 Dalligham (Robust) 6-8-2019

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.

2. We Yashi Consulting Services Pvt. Ltd.

Commissioner/Executive Officer/S

Municipal Corporation / Council / Commission EHATT

Meham (Rightak)

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	THE REAL PROPERTY.
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 are within 5% limit permitted as per agr	of error, which is

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

Municipal Committee Meham Becretary

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

2. M/s Yashi Consulting Services Pvt. Ltd,

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

(Based on Official report submitted by Secretary MC Meham)

Sr. No.	<u>Particular</u>	Report/nos.	
1	Total Nos. of Properties in Demand Register (DR)	9451	
2	Total Nos. of Properties as per RFP	10200	
<u>3</u> .	Total Nos. of Properties as Surveyed	11936	
4	Total Nos. of Properties in DR but falling outside MC limit	NIL	
5	Duplicate Properties in DR	NIL	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	9451	
7	New Properties found in City during Survey by YCSPL	2485	Surveyed Properties – DR Properties
<u>8</u>	Nos. of properties for which Owner Name /Father Name not found in DR	2183	
16	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	6781*100/9451=71.75%	
10	Existing Property Tax Demand per Annum as per DR	47.7 lakh	
11	Total recovery (Average per annum in previous 10 years)	1 5.09 la kh	
12	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	
13	Expected Tax to be recover from the current surveyed properties	76.09 lakh	
14	Number of properties not paying any tax since 2015, including properties outside MC limit	5671	
15	Nos of refused properties in current survey	1665	
16	Category wise Comparison of old and current survey	Anne	xure-A

Secretary Municipal Committee Menam (Rohtak)

ure-A	Residential				Commercial	The state of the s	Vacant Plot and	Agriculture/Horti			Institutional			Industrial		THE PARTY OF	Special Category			Mix Use			Total	Service Servic
Annexure-A	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference
STATE OF THE PARTY	5783	3439	2344	1995	1583	412	3281	2238	1043	89	40	49	7	2	5	206	0	206	575	172	403	11936	9451	2485

The ATT IS		r and as per current survey	
Section 2	Particular	Property in Demand Register	Property in Current Survey
17(i)	Institutional Category	40	89
17(ii)	Special Category	0	206
17(iii)	Nos. of Properties Old id matched	1.Institutional Category -29 2.Special Category -0	
17(iv)	% of Old id matched	1.Institutional Category - 72.5 2.Special Category -100%	
17(v)	Nos of properties old Id not matched with reason	In existing Demand Register properties mentioned were in standard categories given in tall The steering committee has for categories to be opted which upto an extent possible in the integration of category w.r.t. In new id is not possible due to all maximum efforts have been maximum efforts have been maximum achieved.	ot at par with the ex notification 2013. Freeze the standard have been ensured current survey. The matching of old and bove reason but the
<u>18</u>	Reasons for not matching Old ID wit	th current survey	
18.1	Most important conclusion for not no property tax survey was conducted I time no layout/coordinates of proper owners might be changed, migrated matching has been ensured with Sur	long back in yr. 2012-13 by the Merties were available and in this dornot available during the survervey Agency jointly upto maximum	C in house, at that uration of 8 yrs y in field, so Old id m possible extent.
18.2	Nos of properties having no owner /father name in DR	Properties without owner and nos Properties without father name	father name -2183

1/1/20

Municipal Committee
Weham (Rohtak)

18.3	Nos of properties for which DR not matched on vacant plot	2238
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	2485
	b) Locked	943
	c) Name changed after sale/purchase or to heir	
	d) Refused by owner/occupied/attendant	1665
<u>19</u>	Total nos. of agriculture properties within MC limit	171
20	Total nos. of locked properties with owner and father name	
<u>21</u>	Total nos. of locked properties without owner and father name	
22	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	
23	Certification of Stage 1.1b: It is certification of Stage 1.1b: It is certification.	fied that data matching has been checked and found

Annexure-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		585362.72	2.90
	THE REAL PROPERTY.	301 to 500 sq		1.6			
		yd	E 3 3 5 5 5 5 5			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			
		Total					10.05
2	Commercial	Up to 50 sq yd		9.6		36469.18	3.95
1	AND DESCRIPTION OF THE PERSON	51-100 sq yd		14.40		21813.41	3.58
FR		101-500 sq yd		19,20		44001.11	9.92
		501 to 1000 sq yd		24	7	20020.34	5.39

Secretary
Municipal Committee
Meham (Rohtak)

	COMI	PARISON OF OLD D	EMAND AND	COLLECTION W	Tours	Area as per	Amount
1	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	survey (Sq Yard)	(In Lac)
		Commercial		4.8			
		space					
		(shopping				210	0.01
		malls, multiplex				210	0.01
	A CONTRACTOR	or commercial					
	A STATE OF	office space		Carlo State		1 3 3 3	
		etc)		6 per sq ft			
	NAME OF BUILDING	Commercial		o per squ		40420.08	2.92
		Space (More					
34		than 1000 sq yd)			Sai- 200		
		Total					25.76
	Industrial	Up to 2500 sq	ALMAN E	2		5170.44	0.10
	Industrial	yd			Belle Ble		
		2501 to 2 acres		2.4	P		-
75		2 acres to 50		2.4rs per s/1			
		acres		yd up to 2			
				acres+ 0.8rs		12898.07	0.25
		Barrier and the	and the same	per sq yd for above		12030.01	
				above			0.35
		Total			TO THE REAL PROPERTY.		TESTIES.
4	Institutional	2500		4.8		205.27	0.01
i)	Institutional-	Up to 2500 sq					
	Commercial	yd 2501 to 5000 sq	The Balleti	7.2			
		yd					
		More than		9.6			
	1 h	5000 sq yd					
ii)	Institutional-	Up to 2500 sq		4		23620.32	0.93
",	Non-	yd	15 3 3	THE REST		23020.32	
	commercial			1.0	-	R TOTAL S	
		2501 to 5000 sq		4.8			-
		yd		6		258735.92	15.52
	Name of the last	More than			19 19 19 19		The State of
		5000 sq yd Up to 1 acre		4000 per		TO THE STATE OF	THE RESERVE
iii		Op to 1 acre	1.35	year (Fixed	1		1.00
	Educational Institutions	The Residence of the Land			TO STATE		1.00
	Institutions	More than 1	The state of the s	60000 per			2.40
		acre to 2.5 acre		year			2,10
12		More than 2.5	The second	1 lac per			M. Free
		acre to 5 acres		year			2.00
180		More than 5		2 oc per		ST SECOND	
		acres		year	THE STATE OF		21.86
		Total	- Right		TO THE PARTY		
	5 Vacant	Up to 100 sq yo					
18		101 to 500 sq	TO BE GET	THE REAL PROPERTY.	The said		A COLUMN
41		yd Above 500 sa		THE PERSON NAMED IN			
	S Land	Above 500 sq yd		N S IS			4.04
		Total	- N. C. S.	THE RESERVE	13.13		4.01

Secretary Municipal Committee
Wieham (Rohtak)

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				THE REAL PROPERTY.	BEILE YER	3.21
i)	Storage						
ii)	Cinema Hall	The state of the s					
iii)	Marriage place						
iv)	Grain Market	Service Williams				MARKET THE	
	Grain Market- Booth				AS EVENT		
	Grain Market- Shop						
v)	Hospital	A STATE OF THE STA	The state of the s				
vi)	Petrol pump	SE STEVIEW					
vii)	Religious/Dhar msala						
viii)	Bank					1000	
ix)	Bus stand						
	A PARTY OF THE PAR	Total					3.21
7	Mixed use						3.21
		Total					10.85
8	Any other category as found in DR						-
		Total			C CONTRACTOR OF		
PAG		Total			47.7 lakh	Part of the last o	76.09 lakh
Literal		Note: Reason for	deviation and g	aps in dema	d register data		70.05 lakn
			THE RESERVE IN		and the same of th		
		N 2 3 Land	The second second	The state of the s			
	HER DESIGNATION.	Control of the second	ALCOHOLD STATE OF THE PARTY OF		THE STREET		

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.

Municipal Committee Nangal Choudhary

Acopy 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	ОК
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	Subley!	100
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		Alexander of the second
8.	Comments/Remarks/Recommendations	Based GIS Platform v 14.08.2019 (Copy er	
			perties in the town after a door field survey are
		The balance proper nos. has been check	ties 10239-4759= 5480 ed and certified.

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)

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.

M/s Yashi Consulting Services Pvt. Ltd,

Municipal Committee Nangal Choudhary

1) Annexure - 1A: 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 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)	47-59 4721	oK
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	14/08/2013	ok
6.	Signature of SI with seal and sign	For Yashi Consulting Subla Au	Services Pvt. Ltd. thorized Signalory
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	Polul	
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 Nangal Chaudhary for stage 1.1 (A) and are recommended for payment.

> Commissioner/Exputive Municipal Corporation / Council / Colons Choude

Memo no. 256

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

Municipal Corporation / Council / Glangifichhartha

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	ОК				
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	ОК				
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				
Detai	ils of properties verified by the authorized Offi	icer 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)]	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		Say.				
11.	Comments/Remarks/Recommendations	The properties which found income are within 5% limit of error, which 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)

Sr. No.	<u>Particular</u>	Report/nos.	Remark
<u>1</u>	Total Nos. of Properties in Demand Register (DR)	Nil	Newly Constituted ULB, being 1st time property survey demand register is not available
2	Total Nos. of Properties as per RFP	Nil	Newly Constituted ULB
<u>3</u>	Total Nos. of Properties as Surveyed	10239	
4	Total Nos. of Properties in DR but falling outside MC limit	Nil	
<u>5</u>	Duplicate Properties in DR	Nil	Newly Constituted ULB
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	Nil	
7	New Properties found in City during Survey by YCSPL	10239	
<u>8</u>	Nos. of properties for which Owner Name /Father Name not found in DR	Nil	
<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	Newly Constituted ULB
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	67.23 lacs	
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	122	
16	Category wise Comparison of old and current survey	A	nnexure-A

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Annexure-A		Residential			Commercial		- Vacant Plot and	Agriculture/Hort	iculture latin		Institutional			Industrial			Special Category			Mix Use			Total	4
Anne	System	DR	Difference	System	R	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference
	2964	0	2964	171	0	171	5963	0	5963	109	0	109	3	0	3	92	0	92	337	0	337	10239	0	10239

Compa	arison report of all properties of institutional and special cate collection register and as per current surv		g demand and
	Particular	Property in Demand Register	Property in Current Survey
17(i)	Institutional Category	Nil	
<u>17(ii)</u>	Special Category	Nil	
<u>17(iii)</u>	Nos. of Properties Old id matched	Nil	
<u>17(iv)</u>	% of Old id matched	Nil	
<u>17(v)</u>	Nos of properties old ld 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		- Agdinage -
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		
	 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	4764	
<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	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	
<u>23</u>	Certification of Stage 1.1b: It is certified that data matching satisfactory.	has been checked and found

Annexure-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
	- 1	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			
		Total				63130.82	2.53
2	Commercial	Up to 50 sq yd		9.6		0450.74	21.83
_	Commercial	51-100 sq yd		14.40		9152.71	1.074
		101-500 sq yd		19.20		6961.5	1.338
		501 to 1000 sq yd		24		17765.58 22251.42	5.820 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
		Total					15.407
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

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C		APARISON OF OLD					
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				1	0.304
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-	Up to 2500 sq yd		4			
	commercial					30825.61	1.233
		2501 to 5000 sq yd		4.8		17263.38	0.829
210.00		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
_		Total					12.594
5	Vacant	Up to 100 sq yd				-	-
		101 to 500 sq yd				2=1	70 <u>4</u> 8
		Above 500 sq yd				-	\\ =
-		Total					4.750
6	Special Category						6.022
i)	Storage					•	6.022
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market					-	// -
,	Grain Market- Booth						æ
	Grain Market- Shop						

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Sr No	Category in DR	PARISON OF OLD 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					1	
vii)	Religious/Dha rmsala					-	•
viii)	Bank						
ix)	Bus stand						6.022
		Total					0.022
7	Mixed use						6.319
		Total					0.319
8	Any other category as found in DR					-	-
		Total					67.23 Lakh
		Total			٠		07.25 Lakii
		Note: Reason	for deviation an	d gaps in den	and register da	ta	
1							
2		70					
3							

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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.

Mundamiconflittee Naraingarh Naraingarh

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

	J		7	77		•
Sta	a	e1		1)	

Sr.	.1) Particulars	Details as provided by SI	Recommendation of concern ULB
No.		Naraingarh	
1.	Name of ULB Town		
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%	15072	
5.	properties in MC Area) 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	090 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		"S-d Web
8.	Comments/Remarks/Recommendations	Based GIS Platform vidated 19.06.2020 (Co	ies were certified on Web ide letter no. 785,786 opy enclosed).
	= a = b = -	The total nos. of prop completion of door to 15072.	perties in the town after door field survey are
		The balance properti	es 15072-12160= 2912 ed and certified.

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)

> Municipal Committee Naranigarh Maraingar,h.

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.

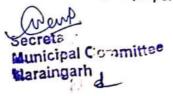
2. M/s Yashi Consulting Services Pvt. Ltd,

Municipa Beominitee Naraingarhe Municipal Comm

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	Recommendation
1.	Name of ULB Town	provided by SI	of concern ULB
2.	News	Naraingarh	
۷.	Number of Properties as per RFP	11619	
3.	Number of Properties as per current MC record	11018	
4.		11618	3/
	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Man 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	21 ×
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	
	ils of properties verified by the authorized Off	icer 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)]	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		
	Comments/Remarks/Recommendations	The properties which are within 5% limit permitted as per agr	Of error which :-

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

Municipalicion malle Naralngarh
Naraingarh

Memo no. 219-220

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,

Municipal Charling Naralingari

Annexure 3

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.	<u>Particular</u>	Report/nos.			
1	Total Nos. of Properties in Demand Register (DR)	11618			
2	Total Nos. of Properties as per RFP	11619			
<u>3</u>	Total Nos. of Properties as Surveyed	15072			
4	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			
7	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	, copies		
9	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	10450*100/11618=89.95 %			
10	Existing Property Tax Demand per Annum as per DR	77.59 lakh			
11	Total recovery (Average per annum in previous 10 years)	26.92 lakh ·			
,_12	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			
13	Expected Tax to be recover from the current surveyed properties	105.47 lakh			
,_14	Number of properties not paying any tax since 2015, including properties outside MC limit	4568			
15	Nos of refused properties in current survey	508			
16	Category wise Comparison of old and current survey	Annexure-A			

Secretary
Municipal Committee
Naraingarh

Annexure-A		Residential			Commercial		1	Vacant Plot and Agriculture/Horti culture land		Vacant Plot and Agriculture/Horti culture land		Vacant Plot and Agriculture/Horti			Institutional			Industrial			Special Category			Mix Use	N V		Total	
Anne	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference				
	5411	6229	-818	2130	3618	-1488	5981	1464	4517	143	115	-28	56	11	15	417	160	257	964	2	962	15072	11618	3454				

	Particular -	Property in Demand Register	Property in Current Survey				
17(i)	Institutional Category	115	143				
<u>17(ii)</u>	Special Category	160					
<u>17(iii)</u>	Nos. of Properties Old id matched	1.Institutional Category -106 2.Special Category -134	I.				
<u>17(iv)</u>	% of Old id matched	1.Institutional Category - 92.179 2.Special Category - 83.75 %	%				
17(v)	Nos of properties old Id not matched with reason	In existing Demand Register, properties mentioned were no standard categories given in tax. The steering committee has frecategories to be opted which hupto an extent possible in the contegration of category w.r.t. menewid is not possible due to about maximum efforts have been made of matching achieved.	at at par with the notification 2013. eeze the standard ave been ensured urrent survey. The atching of old and ove reason but the				
18	Reasons for not matching Old ID wi	ith current survey					
	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.						
8.2	Nos of properties having no owner /father name in DR	Properties without owner and fat Properties without father na	her name 10 nos				
	Nos of properties for which DR not matched on vacant plot	1464	1116- 2013 1103				

Secretary
Sunicipal Committee
Naraingarh

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	3454
	b) Locked	1141
	c) Name changed after sale/purchase or to heir	-
	d) Refused by owner/occupied/attendant	508
<u>19</u>	Total nos. of agriculture properties within MC limit	2282
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 1168 nos. of properties are not possible to match subjected to reasons mentioned in #18	
23	Certification of Stage 1.1b: It is certifi satisfactory.	ed that data matching has been checked and found

Annexure-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)	(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	72.5	2.4		102694.44	3.23
		1001 sq yd to 2 acres		2.8		48001.21	1.74
		More than 2 acres		4			
		Total					13.30
2	Commercial	Up to 50 sq yd		9.6		36483.26	4.37
\neg		51-100 sq yd		14.40		27054.4	5.12
\neg		101-500 sq yd		19.20		59151.9	14.02
		501 to 1000 sq yd		24		22459.01	6.15
	1	commercial space (shopping malls, multiplex or commercial		4.8		-	

Secreta
Municipal Comittee
Maraingarh

Sr	Category In DR	MPARISON OF OLD Area limit as	DEIVIAND AND	COLLECTION	VITH CURRENT	SURVEY	
No		per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq	Amount (In Lac)
		office space etc)			notineation	Yard)	
		Commercial		6 per sq ft			
		Space (More than 1000 sq yd)					•
		Total					20.00
3	Industrial	Up to 2500 sq yd		2		22841.96	29.66 0.46
		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			_
		Total					0.46
4	Institutional						0.10
i)	Institutional- Commercial	Up to 2500 sq yd		4.8		1553.52	0.07
		2501 to 5000 sq yd		7.2			• (
m	In abla abla and	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					37.0-
5	Vacant	Up to 100 sq yd					27.36
		101 to 500 sq yd				•	÷
		Above 500 sq yd				•	•
		Total					4.96

Secretary
Municipal Committee
Naraingarh

Sr No	Category III DK	PARISON OF OLD Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	
5	Special Category						18.30
	Storage		1 -				
)	Cinema Hall		1 1				
)	Marriage place		1 }				1
1)	Grain Market		1 -				
	Grain Market- Booth						
	Grain Market- Shop	X					_
()	Hospital] [=	
/i)	Petrol pump		1 [1	
vii)	Religious/Dhar msala						
viii)	Bank		1 [1	
ix)	Bus stand						
		Total					18.30
7	Mixed use						
		Total					11.43
8	Any other category as found in DR		(4)			-	-
		Total	1				
		Total			77.59 lakh		105.47 lakh
		Note: Reason f	or deviation and g	aps in deman	d register data	-	
1							
3							

Municipal Committee

MUNICIPAL COUNCIL NARNAUL

Director, Urban Local Bodies, Panchkula, Haryana.

Memo No.

824-827

Date:

12/04/2029

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 (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	Namaul	
2.	Number of Properties as per RFP	38259	
3.	Number of Properties as per current MC record	37394	建筑发展
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	Estate.	SUL
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	SERVICES.	0904/21
8.	Comments/Remarks/Recommendations	38222 nos. of prop Based GIS Platform 29.12.2020 (Copy	perties were certified on We vide letter no. 2193 dated enclosed).
41		The total nos. of pr completion of door 38522.	roperties in the town after to door field survey are
*		The balance propos. has been che	erties 38522-38222= 300 ocked and certified.

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.

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,

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	Name of the last
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	
Detai	lls of properties verified by the authorized Offi	cer 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)]	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		which found incorrect mit of error, which is 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, Namaul

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

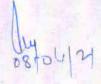
Municipal Council, Narnaul

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.	<u>Particular</u>	Report/nos.	
1.	Total Nos. of Properties in Demand Register (DR)	37394	
2	Total Nos. of Properties as per RFP	38259	
3	Total Nos. of Properties as Surveyed	38522	
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	37394	
Z	New Properties found in City during Survey by YCSPL	1128	Surveyed properties – DR Properties
8	Nos. of properties for which Owner Name /Father Name not found in DR	13776	
2	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	26881*100/37394=71.88%	
10	Existing Property Tax Demand per Annum as per DR	80 lakh	
11	Total recovery (Average per annum in previous 10 years)	51.80 lakh	
12	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	
13	Expected Tax to be recover from the current surveyed properties	344.83 lakh	
14	Number of properties not paying any tax since 2015, including properties outside MC limit	22394	
15	Nos of refused properties in current survey	4605	
16	Category wise Comparison of old and current survey	Anno	exure-A





ure-A		Residential			Commercial		Vacant Plot and	Agriculture/Horti			Institutional			Industrial			Special Category			Mix Use			Total	
Annexure-A	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	NG.	Difference	System	DR	Difference	System	DR	Difference
	16403	15447	926	4974	6353	-1379	14291	14134	157	299	326	-27	87	0	87	865	0	865	1605	1134	471	38522	37394	1128

Compa	arison report of all properties of instit	tutional and special category in e	existing demand and			
	Particular	Property in Demand Register	Property in Current Survey			
17(i)	Institutional Category	326	299			
17(ii)	Special Category	, 0	865			
17(iii)	Nos. of Properties Old id matched	1.Institutional Category 173 2.Special Category -0				
17(iv)	% of Old id matched	1.Institutional Category -53.06 2.Special Category -Nil	5%			
17(v)	Nos of properties old Id not matched with reason	In existing Demand Register properties mentioned were in standard categories given in to The steering committee has a categories to be opted which upto an extent possible in the integration of category w.r.t. onew id is not possible due to a maximum efforts have been maximum efforts have been maximum achieved.	ot at par with the ax notification 2013. Freeze the standard have been ensured current survey. The matching of old and bove reason but the			
18	Reasons for not matching Old ID wi	th current survey				
18.1	Most important conclusion for not me tax survey was conducted long back layout/coordinates of properties we be changed, migrated or not availabeen ensured with Survey Agency jo	c in yr. 2011-2012 by the MC in here available and in this duration ble during the survey in field, so	ouse, at that time no of 9 yrs owners might o Old id matching has			
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	14134
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	1128
	b) Locked	5222
	c) Name changed after sale/purchase or to heir	
	d) Refused by owner/occupied/attendant	4605
19	Total nos. of agriculture properties within MC limit	4725
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 10513 nos. of properties are not possible to match subjected to reasons mentioned in #18	
23	Certification of Stage 1.1b: It is certi satisfactory.	fied that data matching has been checked and found

Annexure-B

T. P	CON	APARISON 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
4		301 to 500 sq yd		2		736277.28	19.13
		501 to 1000 sq yd		3		466634.3	18.11
1		1001 sq yd to 2 acres		3.5		298892.85	13.87
		More than 2 acres		5		183117.59	12.54
		Total					75.84
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

5 years

18 to 4 2 1

ir lo	Category in DR	PARISON OF OLD D 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		7.5		9145.25	0.93
		yd) Total					76.32
	Industrial	Up to 2500 sq yd		2.5		52455.81	1.29
		2501 to 2 acres		3		53955.21	1.62
g g		2 acres to 50 acres		3 rs per sqyd up to 2 acre+ 1 rs per sqyd for above		96871.33	1.16
		Total		The state of the s			4.07
4	Institutional					4040.00	0.08
i)	Institutional- Commercial	Up to 2500 sq yd	1	6		1343.03	
		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
111)	Institutional- Educational Institutions	Up to 1 acre		5000 per year			4.00
٠.		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					- 80
3	5 Vacant	101 to 500 sq					
	W	Above 500 sq					
	1 1	yd Total					23.08





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		1 20 M 3 / 2				
11)-	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						Mainten
	Grain Market- Booth						
	Grain Market- Shop						
v)	Hospital						
vi)	Petrol pump	计反为规模					2.00
vii)	Religious/Dhar msala						
viii)	Bank						
ix)	Bus stand						SELECTION OF
	Barrier 11	Total					40.38
7.	Mixed use				Marie and		
		Total					37.14
8	Any other category as found in DR						
71.00		Total				والكنيد الترابية المراب	
	NEW THE PROPERTY.	Total			80 lakh		344.83lakh
		Note: Reason f	or deviation and	gaps in dema	and register data		
1							
2	William To						
3	Fall President						



Juy 58/20 (2)

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

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Namaul	
	Number of Properties as per RFP	38259	
	Number of Properties as per current MC record	37394	
	Nos. of Properties Surveyed and Submitted by St on Web Based GIS Platform (invade / Base Map solution for verification covering 100% properties in MC Asso)	\$8222	
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		
	Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (normaled by the consumed MC) with Date is Son	Will see	
P	Comments/Remarks Reportmentations 19213 mos, of properties wer Based GIS Platform vide lette 04 10.2019 (Copy enclosed		de letter no. 1421 dated
		The total nos of properties in the town after completion of door to door field survey are 38222.	
		The balance propertions has been checke	es 38222-19213= 19009 id and certified

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)

> Executive Officer Municipal Council, Namaul

Memo no. 9199

Dated: 21-12.2.2

Fracutive Officer Journal Council

Namauk

Sign Off certificate is forwarded in original to

Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.

Mis Yashi Consulting Services Pvt. Ltd.

Executive Officer Municipal Council, Namaur

*Executive Officer Municipal Council

MUNICIPAL COMMITTEE NARNAUND

Director General, Urban Local Bodies, Panchkula, Haryana.

Memo No. 2794

Date: 29-10202

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.

Nunicipal Committee

Municipal Committee Narnaund

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

Annexure 1

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	100
6.	Signature of SI with seal and sign		29
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	7023 nos. of propertie Based GIS Platform vi 10.12.2019 (Copy en	s were certified on Web de letter no. 1813 dated closed).
	\ \frac{1}{2}		erties in the town after door field survey are
		The balance properti	es 9096-7023= 2073 ed and certified.

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)

Municipal Committee Namaund

Dated:

29-102020

Memo no. 2795-96

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 Committee

Municipal Committee

Municipal Committee Namaund

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	مالا
2.	Number of Properties as per RFP	6233	ck
3.	Number of Properties as per current MC record	7177	٥ll
4,	Nos. cf 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	JAIPU	R) Ruh
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		RW
8.	Comments/Remarks/Recommendations		

It is to certify that
Commissioner/Executive Officer/Secretary
Municipal Corporation / Council Committee NARNAUND
Memo no. 1813 Dated: 10/12/10
Sign Off certificate is forwarded in original to: 1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action. 1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action. 2. M/s Yashi Consulting Services Pvt. Ltd. 3. July 19 At Virilla Commissioner/Executive Officer/Secretary Municipal And Machine Markaund Corporation / Council / Commissioner/Executive Officer/Secretary Municipal And Markaund
N. L Vuilich Commissioner/Executive Officer/Secretary Municipal
िर्भू तट शब्द कार्या (Committee NARNAUND
- Tring

Secretary

Municipal Committee

NARNAUND

Scanned by 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	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		2 HH.
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	·
Deta	ils of properties verified by the authorized Off		
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	1000	10.99%
8.	properties)] 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 whare within 5% limpermitted as per a	nich found incorrect it of error, which is greement.

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
MARNAUND

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

Secretary Municipal Committee

Municipal Committee Namaund

29-10-222

Memo no. 2797-9 8

Sign Off certificate is forwarded in original to:

- 1. Director General, Urban Local Bodies, Haryana, Panchkula for further necessary
- 2. Ws Yashi Consulting Services Pvt. Ltd,

Municipal Committee Namaund

Annexure 3

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.	Particula <u>r</u>	Report/nos.	
1	Total Nos. of Properties in Demand Register (DR)	7177	
2	Total Nos. of Properties as per RFP	6233	
2	Total Nos. of Properties as Surveyed	9096	
<u>3</u> <u>4</u>	Total Nos. of Properties in DR but falling outside MC limit	NIL	
	Duplicate Properties in DR	NIL	
<u>5</u> <u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	7177	Surveyed Properties – DR
. 7	New Properties found in City during	1919	Properties
8	Nos. of properties for which Owner Name /Father Name not found in	1667	
9	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	5595*100/7177=77.96%	
10	Existing Property Tax Demand per	29.35 lakh	
11	Annum as per DR Total recovery (Average per annum	20 lakh	
12	in previous 10 years) Number of effective tax payers in city , including properties outside	2000 approx	
	MC limit Number of ineffective tax payers in city , including properties outside	5177	e .
13	MC limit Expected Tax to be recover from the	51.27 lakh	
14	current surveyed properties Number of properties not paying any tax since 2015, including properties outside MC limit	5177	
15	Nos of refused properties in current survey	A STATE OF THE STA	*
16	Category wise Comparison of old and current survey	Ann	exure-A

Municipal Committee NARNAUND

re-A		Residential			Commercial		Variant Blot and	Agriculture/Horti	culture land		Institutional			Industrial			Special Category			Mix Use			Total	
Annexure-A	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference
	4700	4361	339	784	657	127	2857	1564	1293	92	17	59	7	0	7	166	89	86	206	432	74	9606	7717	1919

utional Category al Category of Properties Old id matched Old id matched f properties old Id not ned with reason	1.Institutional Category -10 2.Special Category -43 1.Institutional Category - 58.82 2.Special Category -63.23% In existing Demand Register, properties mentioned were no standard categories given in tax The steering committee has frecategories to be opted which is upto an extent possible in the integration of category w.r.t. mew id is not possible due to abmaximum efforts have been ma	Category of the ot at par with the x notification 2013 reeze the standard have been ensured current survey. The natching of old and pove reason but the
of Properties Old id matched Old id matched If properties old Id not	1.Institutional Category -10 2.Special Category -43 1.Institutional Category - 58.82 2.Special Category -63.23% In existing Demand Register, properties mentioned were no standard categories given in tax The steering committee has frozategories to be opted which is upto an extent possible in the cintegration of category w.r.t. meaning is not possible due to about 10 category w.r.t. meaning its not possible due to about 10 category w.r.t. meaning i	Category of the ot at par with the x notification 2013. The care the standard have been ensured current survey. The natching of old and pove reason but the
of Properties Old id matched Old id matched f properties old Id not	1.Institutional Category -10 2.Special Category -43 1.Institutional Category - 58.82 2.Special Category -63.23% In existing Demand Register, properties mentioned were no standard categories given in tax The steering committee has frozategories to be opted which is upto an extent possible in the cintegration of category w.r.t. meaning is not possible due to about the contract of t	Category of the ot at par with the x notification 2013 reeze the standard have been ensured current survey. The natching of old and pove reason but the
of Properties Old id matched Old id matched f properties old Id not	2.Special Category -43 1.Institutional Category - 58.82 2.Special Category -63.23% In existing Demand Register, properties mentioned were no standard categories given in tax. The steering committee has from categories to be opted which is upto an extent possible in the contegration of category w.r.t. meaning is not possible due to about 1.	Category of the ot at par with the x notification 2013 reeze the standard have been ensured current survey. The natching of old and pove reason but the
f properties old Id not	2.Special Category -63.23% In existing Demand Register, properties mentioned were no standard categories given in tax. The steering committee has frecategories to be opted which is upto an extent possible in the contegration of category w.r.t. meaning is not possible due to about the contegration of category w.r.t. meaning is not possible due to about the contegration of category w.r.t. meaning is not possible due to about the contegration of category w.r.t. meaning its not possible due to about the category w.r.t. meaning its not	Category of the ot at par with the x notification 2013 reeze the standard have been ensured current survey. The natching of old and pove reason but the
f properties old Id not ned with reason	properties mentioned were no standard categories given in tax. The steering committee has frequency categories to be opted which is upto an extent possible in the integration of category w.r.t. meaning is not possible due to about the contract of the con	x notification 2013, reeze the standard have been ensured current survey. The natching of old and pove reason but the
	% of matching achieved.	ue and the pession
ns for not matching Old ID wit	th current survey	
properties having no owner name in DR	nos	father name -166
properties for which DR not ed on vacant plot	\ / /	
	properties having no owner name in DR properties for which DR not	properties having no owner name in DR Properties without owner and nos properties for which DR not 1564

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	1919
	b) Locked	1329
	c) Name changed after sale/purchase or to heir	
	d) Refused by owner/occupied/attendant	633
<u>19</u>	Total nos. of agriculture properties within MC limit	1153
<u>20</u>	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 1582 nos. of properties the old id sheet of which is attached with report are not possible to match subjected to	
23	Certification of Stage 1.1b: It is cert satisfactory.	tified that data matching has been checked and foun

Annexure-B

Sr	CON Category in DR	APARISON OF OLD 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)		
No				0.4	Hothication	496347.84	2.49		
_	Residential	up to 300 sq yd		0.4	-	1333			
1	Residential	301 to 500 sq yd		1.6		96234.99	1.92		
-		501 to 1000 sq		2.4		47789.6	1.47		
		yd 1001 sq yd to 2		2.8		33688.26	. 1.37		
_		acres More than 2		4	7	0	0		
		acres			-		7.24		
		Total	, Pa	9.6	\dashv	12241.38	1.37		
2	Commercial	Up to 50 sq yd		14.40	\dashv	14216.26	2.49		
	Commercial	51-100 sq yd	- 101		-	34673.72	7.90		
		101-500 sq yd				19.20			
		501 to 1000 sq			24		6194.29		
		yd	1	4.8		0	0		
		commercial space (shopping malls, multiplex or commercial		4.0	0				
= }		office space etc)	1		Segre				

Municipal Committee
NARNAUND

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
		Total					13.43
3	Industrial	Up to 2500 sq		2			1504204
•	maastria	yd				4670.95	0.09
		2501 to 2 acres		2.4		6401.43	0.15
		2 acres to 50		2.4rs per sq		0	0
		acres		yd up to 2 acres+ 0.8rs per sq yd for above			
		Total		doore			0.25
4	Institutional	Total					
i)	Institutional- Commercial	Up to 2500 sq yd	F.M.	4.8		191.21	0.01
		2501 to 5000 sq		7.2			
,		More than 5000 sq yd		9.6			
ii)	Institutional- Non-	Up to 2500 sq yd	2 3	4		15709.86	0.63
	commercial	2501 to 5000 sq yd		4.8		9105.05	0.44
		More than		6		240903.01	14.45
		5000 sq yd	1	4000 per			
iii)	Institutional- Educational	Up to 1 acre		year (Fixed)			0.84
	Institutions	11 11 11		60000 per			1
		More than 1		year			1.80
		acre to 2.5 acre More than 2.5		1 lac per			
		acre to 5 acres		year			2.00
		More than 5	-	2 lac per			2.00
		acres		year			20.17
_		Total					
5	Vacant	Up to 100 sq yd				-	
		101 to 500 sq					
		yd			-	-	
		Above 500 sq					
		yd	1	-			2.43
_		Total	-			•	
6	Special		.50				
	Category		-				
	Storage		-				
)	Cinema Hall		1				
i)	Marriage place		1		Secretary	5	

Municipal Committee NARNAUND

Sr No	Category in DR	PARISON OF OLD Area limit as	area as per	COLLECTION V	VITH CURRENT S	SURVEY	
		per tax	DR DR	Tax rate	Tax as per new	Area as per survey (Sq	Amount (In Lac)
	Grain Market- Booth				notification	Yard)	(iii cac)
	Grain Market- Shop					_	_
v)	Hospital		4				
vi)	Petrol pump		4				
vii)	Religious/Dhar msala		1			-	
viii)	Bank		-			4	*
ix)	Bus stand		-			-	
		Total				+	2.30
7	Mixed use						
		Total					5.45
8	Any other category as found in DR					L.5.	
		Total					
		Total			29.35 lakh		51.27 lakh
		Note: Reason	n for deviation a	nd gaps in de	mand register o	lata	
1						$\overline{}$	
2							
3						1	1
						X	retary
						Municipa	Committe

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.

Execute of Reficer
Municipal Council
Municipal Council
Municipal Council
Municipal Council
Municipal Council

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 Stage 1.1)

Sr. No.	Particulars	Details as	Recommendation of
1.	Name of ULB Town	provided by SI	concern ULB
2.	Number of Properties as per RFP	Narwana	
	Toperiles as per RFP	19151	
3.	Number of Properties as per current MC record	19101	
1		10875	
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 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		
	Comments/Remarks/Recommendations	Based GIS Platform v dated 18.10.2019 (C	ies were certified on We ide letter no. 2038-39 opy enclosed). perties in the town after
		completion of door to 22588.	door field survey are ies 22588-18973= 361

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)

Municipar Council Narwana

Executive Officer

Memo no. 191-192

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,

Municipal Council Narwana

Executive Officer

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% payr Stage 1.1)

Sr. No	ranculais	Details as provided by SI	of conce
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	DY
	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	οK
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 Juni Service	ok
6	Sepreture of SI with seal and sign / 8	JAIPUR THE	Reh
7.	Verification of stage 1.1 (A) on Web Based GIS Placform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		81
8.	Commercis/Remarks/Recommendations		

It is to certify that 12973 nos of Surveyed Properties are verified on Web Based (Image / Base Map solution) by the committee appointed by MC TARGET A stage are recommended for payment.

Executive Officer, Municipal Council NARWANA

Commissioner/Executive Offici

Municipal Corporation / Council / Committee

Memo no 3038-39 of 18-19-19

Muroawal (

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

Sr. No.		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		
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	
Deta	ils of properties verified by the authorized Offi	cer 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)]	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 wh are within 5% limit permitted as per ac	ich found incorrect t of error, which is preement.

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
MUNICIPAL COUNCIL

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

Municipal Council
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,

Municipal Council Narwana

Annexure 3

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

[Based on Official report submitted by Secretary MC Narwana]

r. No.	Particular		
1	Total Nos. of Properties in December 1	Report/nos.	
	T. Bisici (DK)	19875	
2	Total Nos. of Properties		
3	Total Nos. of Properties as Surveyed	19151	
4	Total Nos. of Properties in DR but	22588	
	falling outside MC limit	NIL	
5	Duplicate Properties in DR		
6	Total Nos. of Net Properties in DR	NIL	
	within Notified limit of MC	19875	
7	New Properties found in City during Survey by YCSPL	2713	Surveyed Properties – DR
8	Nos. of properties for which Owner Name /Father Name not found in DR	5	Properties
9	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	15262*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	· Anne	xure-A

Executive Officer, Municipal Council NARWANA

Annexure-A		Residential		9	Commercial		Vacant Plot and	Agriculture/Horti			Institutional			Industrial			Special Category			Mis Use			1001	
Ann	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference
	12715	14154	-1439	2368	2780	-412	5395	2809	2586	118	33	85	25	0	25	649	0	649	1318	83	1235	22588	19875	2713

470	Particular	Property in Demand Register	Property in Current Survey
17(i)	Institutional Category	33	118
<u>17(ii)</u>	Special Category	0	649
17(iii)	Nos. of Properties Old id matched	1.Institutional Category -33 2.Special Category -Nil	
17(iv)	% of Old id matched	1.Institutional Category – 100% 2.Special Category -NIL	
<u>17(v)</u>	Nos of properties old Id not matched with reason	In existing Demand Register properties mentioned were no standard categories given in the steering committee has for categories to be opted which upto an extent possible in the integration of category w.r.t. on new id is not possible due to all maximum efforts have been maximum efforts have been maximum achieved.	ot at par with the x notification 2013. reeze the standard have been ensured current survey. The natching of old and pove reason but the
<u>18</u>	Reasons for not matching Old ID wi	th current survey	
18.1	Most important conclusion for not in property tax survey was conducted it time no layout/coordinates of prope owners might be changed, migrated matching has been ensured with Sur	long back in yr. 2010-2011 by the erties were available and in this du or not available during the surve	MC in house, at that gration of 10 yrs
18.2	Nos of properties having no owner /father name in DR	Properties without owner and for Properties without father name	ather name -5 nos

Executive Officet, Municipal Council NARWANA

Sr	Category In DR	MPARISON OF OLD	DEMAND AND	COLLECTION V	VITH 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)	(In Lac)
		office space etc)				Taruj	
_	4						
		Commercial Space (More than 1000 sq yd)		7.5			
		Total					65.34
	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
		Total					2.23
4			I				
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
111)	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	7		3.75
		More than 5 acres		2.5 (ac per			7.50
		Total	-	year			
5	Vacant	Up to 100 sq yd	-				45.58
0		101 to 500 sq yd				•	-
		Above 500 sq yd					
		Total					

Muhicipal Council

8.3	Nos of properties for which DR not matched on vacant plot	2809
8.4	Nos of properties having owner and father name in demand register but not matched with current survey, reason for it is:	
	a) New Properties	2713
	b) Locked	4767
	c) Name changed after sale/purchase or to heir	707
	d) Refused by owner/occupied/attendant	2332
19	Total nos. of agriculture properties within MC limit	405
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 4613 nos. of properties are not possible to match subjected to reasons mentioned in #18	
2		rtified that data matching has been checked and four

Annexure-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		0.5	- Included	1464991.84	9.76
		301 to 500 sq yd		2			
		501 to 1000 sq yd	0	3	1	272518.79 163281.03	7.39 6.31
)))	1001 sq yd to 2 acres		3.5	3.50	113097.86	4.78
		More than 2 acres		5	1	25201.20	
		Total	1	-	-	26291.76	1.31
2	Commercial	Up to 50 sq yd	1	12		22020	29.56
-0.00		51-100 sq yd	1	18	-	33929.09	5.22
		101-500 sq yd	1		-	39876.54	9.56
38		501 to 1000 sq	1	24	-	117342.9	34.19
		yd		30		44083.05	16.37
		Commercial space (shopping malls, multiplex or commercial				•	
				6	1	1	

Executive Officer, Municipal Council

3	2	1						00		7		×	viii)		Yii)	Vi)	<					<u>«</u>	3	Ξ	ij		6	8	Sr
						found in DR	category as	Any other		Mixed use		Bus stand	Bank	msala	Religious/Dhar	Petrol pump	Hospital	Shop	Grain Market-	Booth	Grain Market-	Grain Market	Marriage place	Cinema Hall	Storage	Category	Special		Category in UK
		ivote: Reason for deviation and	Note: Bases &	Total	Total				Total		Total																	per tax	Area limit as area as not Tarasta Areas
				1							_														_			DR DR	3707 30 300
		aps in deman																										lax rate	
		gaps in demand register data	UNDI TC.CT	12 21 1-14																								new notification	
																		•										Survey (Sq Yard)	
			21/.95 lakn	11110000			79	17:00	27.88		39.67							٠									39.67	(In Lac)	Amount

Executive Officer, Municipal Council NARWANA

MUNICIPAL COMMITTEE NILOKHERI

Director General, Urban Local Bodies, Panchkula, Haryana.

Memo No. 1024 mct

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.

Municipal Committee Nilokher

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	alima	L
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	Solvedo	~
8.	Comments/Remarks/Recommendations	Based GIS Platform v dated 21.08.2019 (C	
		The total nos. of prop completion of door to 7048.	perties in the town after door field survey are
		The balance propert	ies 7048-5851= 1197 ed and certified.

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)

Municipal Committee Nilokheri

Memo no. 692 mcn/1023

Sign Off certificate is forwarded in original to:

Director General, Urban Local Bodies, Haryana, Panchkula for further necessary action.

2. M/s Yashi Consulting Services Pvt. Ltd,

Municipal Committee Nilokheri

1) Annexure - 1A: 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 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	de
3.	Number of Properties as per current MC record	~8114 7952	प c
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)	- 5663 5851	elc
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	Services
6.	Signature of SI with seal and sign	Euro Single	JAIPUR JAIPUR
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)	H * Olus 16 18 19
8.	Comments/Remarks/Recommendations		(6) 17

is to certify that <u>S8S1</u> nos. of Surveyed Properties are verified on Web Based GIS
atform (Image / Base Map solution) by the committee appointed by M C Nilskheri for
age 1.1 (A) and are recommended for payment,
Commissioner/Executive Office//secretary
Municipal Corporation / Council Committee, Nilokheri

Memo no. 559/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 Corp	oration / 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)		
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	5951	
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	
	lls of properties verified by the authorized Off	icer 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	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		som
11.	Comments/Remarks/Recommendations	The properties whi are within 5% limit permitted as per a	of error, which is

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)

Municipal Committee Nilokheri

Dated: John

Memo no. 1023/MCN

5/10/2020 Sign Off certificate is forwarded in original to:

1. Director General, Urban Local Bodies, Haryana, Panchkula for further necessary

2. M/s Yashi Consulting Services Pvt. Ltd,

Secretary

Municipal Committee Nilokheri

Annexure-3

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.	<u>Particular</u>	Report/nos.			
<u>1</u>	Total Nos. of Properties in Demand Register (DR)	7935			
2	Total Nos. of Properties as per RFP	6695			
3	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			
7	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	properties in Six		
9	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	2600*100/6135=42.37%			
10	Existing Property Tax Demand per Annum as per DR	55.27 lacs			
11	Total recovery (Average per annum in previous 10 years)	17.6 lacs			
12	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			
13	Expected Tax to be recover from the current surveyed properties	89.1 lacs	-		
14	Number of properties not paying any tax since 2015, including properties outside MC limit	3935			
15	Nos of refused properties in current surrey	814			
16	Category wise Comparison of old and current survey	Annexure-A			

Minne Services ONA

Municipal Committee
Nilokheri (ikarnai)

Annexure-A		Residential			Commercial			Vacant Plot and Agriculture/Horti	culture land		Institutional			Industrial			Special Category			Mix Use			Total	
Anne	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference
	3301	4539	-1238	820	1894	-1074	2036	1250	786	90	169	-79	40	42	-2	189	34	155	572	0	572	7048	7935	-887

	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
17(iii)	Nos. of Properties Old id matched	1.Institutional Category - 2.Special Category -17	-34
<u>17(iv)</u>	% of Old id matched	1.Institutional Category - 2.Special Category - 50%	-20.12%
<u>17(v)</u>	Nos of properties old Id not matched with reason	properties mentioned vistandard categories give The steering committee categories to be opted upto an extent possible integration of category new id is not possible di	Register, Category of the were not at par with the en in tax notification 2013. It has freeze the standard which have been ensured in the current survey. The w.r.t. matching of old and ue to above reason but the een made and the possible
<u>18</u>	Reasons for not matching Old ID wit	h current survey	
<u>18.1</u>	Most important conclusion for not m property tax survey was conducted lo no layout/coordinates of properties of might be changed in field, so Old id n upto maximum possible extent.	ong back in yr 2012-13 by th were available and in this du	e MC in house, at that time gration of 8 yrs owners
<u>18.2</u>	Nos of properties having no owner /father name in DR	The same of the sa	and father name -980 nos
18.3	Nos of properties for which DR not	1750	

Minne Area (1818/18)

Municipal Committee Nilokheri (Karnal)

	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	913
	b) Locked	562
	c) Name changed after sale/purchase or to heir	
	d) Refused by owner/occupied/attendant	814
<u>19</u>	Total nos. of agriculture properties within MC limit	624
<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	
22	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	
<u>23</u>	Certification of Stage 1.1b: It is certisatisfactory.	ified that data matching has been checked and foun

Annexure-B

Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notificati on	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
		Total					8.94
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)

Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notificati on	Area as per survey	amount
						25700.81	5.94
		101-500 sq yd		19.20		23700.01	3.34
		501 to 1000 sq				8138.66	-
		yd		24			2.59
		Commercial Space (More than 1000 sq yd)		6 per sq ft		9852.37	0.59
		Total					12.90
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
		Total					2.09
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		7.2			
		sq yd	F	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			4000 per			0.44
111)	Institutions	Upto 1 acre More than 1		year			
		acre to 2.5 acre		60000			
		More than 2.5		per year 1 lac per			2.40
		acre to 5 acre		year			5.00
		More than 5		2 lac per	-		3.00
-		acre		year			4.00
		Total					29.06

Secretary
Municipal Committee
Nilokheri (Karnal)

Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	Tax as per new notificati on	Area as per survey	amount
		101 to 500 sq yd				•	
		Above 500 sq yd					
		Total					3.08
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/Dhar msala					1.01	
viii)	Bank						
ix)	Bus stand						
		Total					13.14
7	Mixed use						13.14
		Total					19.89
8	Any other category as found in DR						19.89
		Total					-
					55.27		
		Total		- '	lacs		89.1 lacs
	Note:	Reason for de	viation and ga	ps in den	nand regis	ter data	
1							
2					-		
3					9:		

Ohmo Services OVI. LE

Municipal Committee Nilokheri (Karnal)

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 MADINIO PALICOMMITTEE NISSING (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	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	1
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	Based GIS Platform 84/MCN dated 20.0	08.2019 (Copy enclose
		The total nos. of pr completion of door 8890.	operties in the town aft to door field survey are
		The balance propersons, has been che-	erties 8890-7437=1453 cked and certified

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)

> MUNICIPALCOOMMETNIESING NISSING (KARNAL)

Memo no.

Dated:

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.

Bal KARNAtee Nissing

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 Stage1.1)

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	olc
3.	Number of Properties as per current MC record	7409	E 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)	7437	0/2
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	Supla Jos	SULT NO SERVI
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	(0)	
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 NING for stage 1 (A) and are recommended for payment.

Commissioner/Executive Officer/Sec

Municipal Corporation / Council / Committee

Memo no. 983-84/ men

Dated: 20 5-15-

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/ExecutiveOfficer Secretary

Municipal Corporation / Council / Committee 2

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)

SegretaryTARY

MINICIPAL 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 COMMITTEES 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)

Sr. No.	<u>Particular</u>	Report/nos.				
1	Total Nos. of Properties in Demand Register (DR)	7524				
2	Total Nos. of Properties as per REP	7492				
3	Total Nos. of Properties as Surveyed	8890				
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	7524				
7	New Properties found in City during Survey by YCSPL	1366	Surveyed Properties – DI Properties			
8	Nos. of properties for which Owner Name /Father Name not found in DR	811				
9	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	5217*100/7524=70%	et .			
10	Existing Property Tax Demand per Annum as per DR	69.29 Lakh				
11	Total recovery (Average per annum in previous 10 years)	5.86 Lakh				
12	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				
13	Expected Tax to be recover from the current surveyed properties	55.01 Lakh				
14	Number of properties not paying any tax since 2015, including properties outside MC limit	5869				
15	Nos of refused properties in current survey	763				
16	Category wise Comparison of old and current survey	Annexure-A				

SECRETARY MUNICIPAL COMMITTEE NISSING (KARNAL)

re-A	Residential			Commercial			Vacant Plot and Agriculture/Horti culture land			Institutional			Industrial			Special Category			Mix Use			Total		
Annexure-A	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference
	3803	4443	-640	1335	1605	-270	2582	1377	1205	49	44	5	17	40	-23	808	3	805	596	0	596	8890	96m	366

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	44	49					
17(ii)	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 w	ith current survey						
18.1	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.							
18.2	a the second for the							



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
<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	
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	•	fied that data matching has been checked and four

Annexure-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)	Amoun (In Lac
1	Residential	up to 300 sq yd		0.4		448584.37	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		24420.50	0.04
		Total	1				5.80
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	1	19.20		32633.84	7.12
		501 to 1000 sq vd		24		6079.26	1.56

SECRETOR
MUNICIPAL COMMITTEE
NISSING (KARNAL)

Sr	Category in DR	Area limit as	area as per	Tax rate	Tax as per	Area as per	Amount
No		per tax	DR		new notification	survey (Sq Yard)	(In Lac)
		Commercial		4.8			
		space					
		(shopping					
		malls, multiplex					60
		or commercial office space					
		etc)					
		Commercial		6 per sq ft		22800	1.37
		Space (More					15 1860
		than 1000 sq					
		yd)					
~		Total					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		2.4rs per sq		274272.66	2.34
		acres		yd up to 2			
				acres+ 0.8rs			
				per sq yd for			
		T-4-1		above			2.63
4	Institutional	Total					2.03
i)	Institutional-	Up to 2500 sq		4.8		31.87	0.001
.,,	Commercial	yd yd		7.0		31.07	
		2501 to 5000 sq		7.2		-	
		yd More than		9.6			
		5000 sq yd					
ii)	Institutional-	Up to 2500 sq		4			
	Non-	yd				6353.21	0.25
	commercial						
		2501 to 5000 sq		4.8		4374.85	0.21
		yd				4.44.005.40	0.54
		More than 5000 sq yd		6		141825.49	8.51
iii)	Institutional-	Up to 1 acre		4000 per			
	Educational			year (Fixed)			0.00
	Institutions						0.60
		More than 1		60000 per			1.80
		More than 2.5		1 lac per			1.00
		acre to 5 acres		year			1.00
		More than 5		2 lac per		-	
		acres		year			2.00
		Total					14.37
5	Vacant	Up to 100 sq yd					
		101 to 500 sq					
		yd					
		Above 500 sq			SECRETA	RY	
		yd				L COMMIT	TEE -

NISSING (KARNAL)

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)	(In Lac)
		Total					2.24
6	Special Category						11.82
)	Storage						
1)	Cinema Hall						
ii)	Marriage place						
v)	Grain Market						
	Grain Market Booth						
	Grain Market- Shop						**
v)	Hospital					-	
vi)	Fetrol pump					-	
vii)	Religious/Dharmsala						
City	Bank						
x)	Bus stand						44.03
		Total					11.82
7	Mixed use						2.15
		Total					2.15
8	Any other category as found in DR						•
		Total					55.01 lakh
		Total			69.29 lakh		55.U1 laki
		Note: Reason	for deviation an	d gaps in den	nand register da	ita	
1							

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.

Ssecretary

Municipal Committee

Municipal Committee, Nuh

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

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	CONCERN OLB
2.	Number of Properties as per RFP	11011	
3.	Number of Properties as per current MC record	7018	
4.		7021	
	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	Dopert yto	ip clede.
8.	Comments/Remarks/Recommendations	7523 nos. of properting Based GIS Platform MCN/2019/708 date enclosed).	es were certified on Web
	SWS	completion of door t 8757.	o door field survey are

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 <u>MC Nuh</u> and the balance 1234 properties are recommended for payment under Stage 1.1 (A)

Municipal Committee

Memo no.mcH/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,

Municipal Committee, Nutre.

Nun

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	Nuh	
2.	Number of Properties as per RFP	7018	Ole
3.	Number of Properties as per current MC record	7021	<i>ble</i>
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	OL.
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	Lupus	SERVICE JANAURA WHENLER
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	Wy.	120 iq
8.	Comments/Remarks/Recommendations		

(Image / Base Map solution) by the committee agare recommended for payment.	Secretary 02/08/19 Municipal Committee Officer/Secretary
Municipal	Corporation / Council / Committee
Memo no. MCM/2019/708	Dated: 65-08-19
Sign Off certificate is forwarded in original to: 1. Director, Urban Local Bodies, Haryana, F M/s Yashi Consulting Services Pvt. Ltd,	Secretary 02/08/19 Commissioner/Executive Officer/Secretary
Municipal	Corporation / Council / Committee

secretary ipal Committee

Nuh

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

Attacl	ned as Annexure - b)	Details as	Recommendation
Sr.	Particulars	provided by SI	of concern ULB
No.		Nuh	
1.	Name of ULB Town	4	
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	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		
6.	(Copy enclosed) 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

	s of properties verms	Numbers	%age
Sr. No.	Particulars		
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)	1000	11.41%
8.	properties)] 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 31. No. [7], whose data is found incorrect which is		4.5%
10.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the		
11.	- ID	The properties whi are within 5% limit permitted as per ag	of error, which is

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.m(1/2021/466-467 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,

Municipal Committee a tuh

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.	<u>Particular</u>	Report/nos.	
1	Total Nos. of Properties in Demand Register (DR)	7021	
-	Total Nos. of Properties as per RFP	7018	
2	Total Nos. of Properties as Surveyed	8757	
3	Total Nos. of Properties in DR but	NIL	
<u>4</u>	falling outside MC limit		
	Duplicate Properties in DR	NIL	
<u>5</u>	Total Nos. of Net Properties in DR	7021	
0	within Notified limit of MC		
7	New Properties found in City during Survey by YCSPL	1736	Surveyed properties – DF Properties
8	Nos. of properties for which Owner Name /Father Name not found in DR	637	
9	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	4917*100/7021=70%	
10	Existing Property Tax Demand per Annum as per DR	22.1 lakh	
11	Total recovery (Average per annum in previous 10 years)	11 Lacs P. N	
12	Number of effective tax payers in city, including properties outside	101.	
	Number of ineffective tax payers in city , including properties outside MC limit	- HII	-
13	Expected Tax to be recover from the current surveyed properties	117.9 lakh	
14	Number of properties not paying any tax since 2015, including properties outside MC limit	601.	
15	Nos of refused properties in current survey	1649	
16	Category wise Comparison of old and current survey	Ann	exure-A

Secretary Municipal Committee Nuh

Annexure-A		Residential			Commercial		Vacant Plot and	Agriculture/Horti			Institutional			Industrial			Special Category			Mix Use			Total	
Anne	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR .	Difference	System	DR	Difference	System	DR	Difference
	3514	2775	739	939	2387	-1448	3440	1408	2032	91	108	-17	8	5	3	797	123	139	503	196	307	8757	7021	1736

	Particular	Property in Demand Register	Property in Current Survey		
17(i)	Institutional Category	108	91		
17(ii)	Special Category	123	262		
17(iii)	Nos. of Properties Old id matched	1.Institutional Category –107 2.Special Category - 114			
17(iv)	% of Old id matched	1.Institutional Category -99% 2.Special Category -86.99	II.		
17(v)	Nos of properties old Id not matched with reason	In existing Demand Register, properties mentioned were no standard categories given in tall The steering committee has for categories to be opted which upto an extent possible in the integration of category w.r.t. in new id is not possible due to all maximum efforts have been maximum efforts have been maximum achieved.	ot at par with the x notification 2013. reeze the standard have been ensured current survey. The natching of old and pove reason but the		
18	Reasons for not matching Old ID w				
18.1	layout/coordinates of properties we be changed, migrated or not availa been ensured with Survey Agency is	k in yr. 2012-2013 by the MC in he ere available and in this duration on able during the survey in field, so pintly upto maximum possible exte	ouse, at that time no of 8 yrs owners might Old id matching has ent.		
18.2		Properties without owner and fa Properties without father name	ather name – 637 nos		
			Secretary Municipal Commits Null		

18.3	Nos of properties for which DR not matched on vacant plot	1408
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	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	
21	Total nos. of locked properties without owner and father name	
22	It is certified that old ID's of 2104 nos. of properties are not possible to match subjected to reasons mentioned in #18	
23	Certification of Stage 1.1b: It is certification.	ified that data matching has been checked and found

Annexure-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		0.5		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
		Total					28.41
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		-	i.e.

Secretary Municipal Committee Nuh

	La tacantin DP	Area limit as	area as per				A
Sr	Category in DR	per tax	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		7.5 per sq ft		13000	0.98
		yd)					34.09
		Total					34.03
	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			0.24
		Total					
4	Institutional	11- to 3500 cg				-	
i)	Institutional-	Up to 2500 sq yd		6			
	Commercial	2501 to 5000 sq yd		9		3340.79	0.30
		More than 5000 sq yd		12		-	#S
ii)	Institutional- Non- commercial	Up to 2500 sq yd		5		18181.49	0.91
	commercial	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
	mstitutions	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		2.5 lac per			2.50
		acres		. year			30.72
		Total				-	30.72
5	Vacant	Up to 100 sq yd 101 to 500 sq					
		yd Above 500 sq				-	-
		yd					
		Total					7

SI	Category in DR	1PARISON OF OLD 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		F			1	
ii)	Cinema Hall		+			1	
iii)	Marriage place		-			1	
v)	Grain Market						
,	Grain Market- Booth						
	Grain Market- Shop					-	-
)	Hospital		-				
i)	Petrol pump		-				
ii)	Religious/Dhar msala						
iii)	Bank						
()	Bus stand						9.37
		Total					
	Mixed use						8.07
		Total					5.07
	Any other category as found in DR					-	
		Total					
		Total			22.1 lakh		117.9 lakh
		Note: Reason for o	deviation and gap	s in demand	register data		

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
EXECUTIVE OFFICER
Municipal Council Palval
PALWAL

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

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	Palwal	
2.	Number of Properties as per RFP	25000	
3.	Number of Properties as per current MC record	23152	43
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		atified on We
В.	Comments/Remarks/Recommendations	12772 nos. of proper Based GIS Platform vi 23.10.2019 (Copy en	rties were certified on We ide letter no. 3924 dated iclosed).
		-f prop	perties in the town after door field survey are
		The balance properti	es 89674-12772= 7690 ed and certified.

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

Manicipal Council, Palwal MUNICIPAL COUNCIL PALWAL

Memo no. 969 to 970 Dated: 01-4-21

Off certificate is forwarded in original to.

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action Sign Off certificate is forwarded in original to:

2. M/s Yashi Consulting Services Pvt. Ltd,

Executive Officer

Municipal Council, Palwal MURICIPAL COUNCIL FALIVAL

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

No. 1.	Particulars Name of ULB Town	Details as provided by SI	Recommendation of concern ULB
2	Number of Properties as per RFP	Palwal	
3.	Number of Properties as per current MC record	25000	OK
4,	Nos of Propedian a	23152	ok
5	properties in MC Area) Date of Submission 100%		ok
6	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A)) Signature of SI with seal and sign	04/10/2019	
130		JAIPUR P	Bups
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		The Assessment of the Assessme
8	Comments/Remarks/Recommendations	1 .1	1

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 Dated 123) × 119

Memo no: 3924

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.

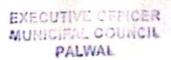
Commissioner/ExecutiveOfficer/Secretary

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	10
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	76902	
	1.1 (B)		
Detai	Is of properties verified by the authorized Offi		0/
Detai Sr. No.	Is of properties verified by the authorized Offi	Numbers	%age
Sr.	Particulars 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)		%age 10.25%
Sr. No. 7.	Particulars 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)] No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is	9200 8920	96.95%
Sr. No.	Particulars 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)] No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is	9200 8920 280	10.25%
Sr. No. 7.	Particulars 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)] No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	9200 8920 280	96.95%

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 3 EXECUTIVE Municipal Council, Palwal

a Memo no. 971 to 972

01-4-21 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 Muhicipal Council, Palwal PALWAL

Scanned with CamScanner

Annexure 3

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

REGISTER

[Based on Official report submitted by Executive Officer MC Palwal]

			=				Surveyed Properties Properties		2%				-									Annexure-A
Report/nos.	23152	25000	89674	NIL	NIL	23152	66522		16053*100/23152=73.2%		123.44 lakh		56.63 Lakh	į	73153	22599	537.97 lakh		4516	8833		Anı
raticular	Total Nos. of Properties in Demand Register (DR)	Total Nos. of Properties as per RFP	Total Nos. of Properties as Surveyed	Total Nos. of Properties in DR but	Divilicate Properties in DR	Total Nos. of Net Properties in	New Properties found in City	Nos. of properties for which Owner Name /Father Name not	found in DR	Nos. of Properties for which Old id matched with newly Surveyed properties in %age	Duemod+	Existing Property lay Demonstrated	Total recovery (Average per	annum in previous 10 years)	Number of effective can per- city, including properties outside	OB	outside MC limit	Expected Tax to be recover in the same surveyed properties	Number of properties not paying any tax since 2015, including	properties outside mo	current survey	Category wise Comparison of old
No.	н	71	mI	41	u	01	7	001		61		10	11		12		177	13	14		5	16

EXECUTIVE OFFICER MUNICIPAL COUNCIL PALWAL

	Particular	Property in Demand Register	Property in Current Survey				
<u>17(i)</u>	Institutional Category	26	512				
17(ii)	Special Category	0	908				
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 ld not matched with reason	In existing Demand Register properties mentioned were n standard categories given in ta The steering committee has f categories to be opted which upto an extent possible in the integration of category w.r.t. r new id is not possible due to al maximum efforts have been may of matching achieved.	ot at par with the ix notification 2013. Freeze the standard have been ensured current survey. The matching of old and pove reason but the				
18	Reasons for not matching Old ID wi						
18.1	Most important conclusion for not me tax survey was conducted long back layout/coordinates of properties we be changed, migrated or not available been ensured with Survey Agency jo	k in yr. 2001-02 by the MC in ho re available and in this duration of ble during the survey in field, so	ouse, at that time no f 20 yrs owners might Old id matching has				
18.2	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

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	66522	
	b) Locked	12778	
	 c) Name changed after sale/purchase or to heir 		
	d) Refused by owner/occupied/attendant	8833	
<u>19</u>	Total nos. of agriculture properties within MC limit	9362	<u> </u>
<u>20</u>	Total nos. of locked properties with owner and father name		i ii da
21	Total nos. of locked properties without owner and father name		
22	It is certified that old ID's of 6199 nos. of properties are not possible to match subjected to reasons		backed and found
23	mentioned in #18 Certification of Stage 1.1b: It is certification of stage 1.1b: It is certification.	ied that data matching has been c	necked and reason

Annexure-B

	cor	MPARISON OF OLD	DEMAND AND	Tax rate	Tax as per		Amount							
Sr	Category in DR	Area limit as per tax	area as per DR		new notification	survey (Sq Yard)	(In Lac)							
10						4554210.04	30.60							
1	Residential	up to 300 sq yd		0.5		000000 11	21.91							
		301 to 500 sq		2		802989.11								
		yd	-		1	519063.37	20.41							
_		501 to 1000 sq yd		3		202004.26	18.59							
_		1001 sq yd to 2 acres									3.5		393804.26	
_		More than 2				5		106109.83	7.15					
			- 1		1		98.66							
		Total		12	1	74133.61	12.21							
2	Commercial	Up to 50 sq yd	-	18	1	62121.43	15.58							
		51-100 sq yd	-		1	196432.2	64.70							
_		101-500 sq yd	_	24		130432.2	0-1.70							
_		501 to 1000 sq yd		30		84764.7	33.35							

MUNICIPAL COUNCIL PALMAL

	COI	MPARISON OF OLD	DEMAND AND	COLLECTION V	VITH CURRENT	SURVEY	
5r 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	notineation	330	0.02
	7	Commercial Space (More than 1000 sq yd)		7.5		4073	0.61
		Total	bell .				120
3	Industrial	Up to 2500 sq yd	7	2.5		73832.86	1.87 1.51
		2501 to 2 acres		3		50276.58	2.33
		2 acres to 50 acres		3 rs per sqyd up to 2 acre+ 1 rs per sqyd for above	13	214330.03	5.71
-		Total					3.71
4	Institutional	10101					0.29
i)	Institutional-	Up to 2500 sq				4768.84	0.29
. '/	Commercial	yd		6			0.97
	Common	2501 to 5000 sq	12.00			10732.7	0.97
	1,0	yd		9	1		7.84
		More than 5000 sq yd		12		65353.57	7.04
ii)	Institutional- Non- commercial	Up to 2500 sq yd		5		126994.95	6.35
	Commercial	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	1		10.15
8	Histitutions	More than 1 acre to 2.5 acre		75000 per year			13.50
Ť		More than 2.5 acre to 5 acres	₹	1.25 lac per year	- 05		10.00
-		More than 5		2.5 lac per	J	(4	
		acres		year			12.50
		Total					127.44
5	Vacant	Up to 100 sq yd	-				
	2 1	101 to 500 sq			-	-	-
		yd Above 500 sq yd				-	-
		Total	-				32.86

EXECUTIVE OFFICER MUNICIPAL COUNCIL PALWAL

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	/ 色度 [5]					1
) i)	Cinema Hall	- Albert					
ii)	Marriage place	1200	1 [
v)	Grain Market	100	1 [
• /	Grain Market- Booth		120				
	Grain Market- Shop					-	-
)	Hospital	134	100				
/i)	Petrol pump	- 450	- 5	346	10		E
/ii)	Religious/Dhar msala		1 4	4			1
/iii)	Bank	1782	12 9	777			
x)	Bus stand	W	34				62.94
	W.	Total	1 3		1000	L Si	
7	Mixed use	Self-	- 1p 39		186.0	1	83.89
ant.	10.5	Total			30/2		-
В	Any other category as					1 1	1
	found in DR	Tatal	30,000			16	537.97laki
die s		Total Total	1	A.	123.44 lakh	121	337.37 laki
[[04]]		Neto Poscon fo	or deviation and	gaps in dema	nd register data	H H	
	ALL SERVICES	Note: Reason N	1914		W	16	V. 54
1		Take.	(E) Y		张 4.27	195 - 195	
2		101	-63	THE RESERVE TO SERVE			
3	10116		- A 11/	A STATE OF THE STA		V	

EXECUTIVE OFFICER MUNICIFAL COUNCIL PALWAL

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.

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	Panchkula	
2.	Number of Properties as per RFP		
3.	Number of Properties as per current MC record	109027	1
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	0
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	1 1	
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	Based GIS Platform 50/CMC dated 31. The total nos. of pr	erties were certified on Web vide letter no. 18049- 12.2020 (Copy enclosed). roperties in the town after to door field survey are
		The balance prope	erties 92397-83679= 8718 cked and certified.

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 <u>MC Panchkula</u> and the balance 8718 properties are recommended for payment under Stage 1.1 (A)

Commissioner

Municipal Corporation Panchkula

Memo no. 7874-75 CMC 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

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	,	Tw
3.	Number of Properties as per current MC record	109027	1. 1. 1.
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	3
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	1 1 2 1
6.	Signature of SI with seal and sign	1	
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	Assistant MC, PKL	Rati Ram ZTO MC, PKL
8.	Comments/Remarks/Recommendations	62280 nos, of prope	erties were certified on Web vide letter no. 7879-CMC Copy enclosed).
		The total nos. of pr completion of door 83679.	operties in the town after to door field survey are
		The balance proper	erties 83679-62280= 2139 cked and certified.

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 are within 5% limit permitted as per agr	of error, which is

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)

r. No.	<u>Particular</u>	Report/nos.	
1	Total Nos. of Properties in Demand	109027	
-	Register (DR)		
2	Total Nos. of Properties as per RFP		
3	Total Nos. of Properties as Surveyed	92397	
4	Total Nos. of Properties in DR but falling outside MC limit	NIL	
5	Duplicate Properties in DR	NIL	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	109027	
7	New Properties found in City during Survey by YCSPL	•	
8	Nos. of properties for which Owner Name /Father Name not found in DR	42054	
9	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	66921*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	
10	Category wise Comparison of old and current survey	Anne	xure-A

re-A		Residential			Commercial		Vacant Plot and	Agriculture/Horti culture land		3	Institutional			Industrial			Special Category			Mix Use			Total	
Annexure-A	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference
	59931	63287	-3356	3745	4852	-1107	22616	18666	3950	666	19268	-18269	1200	1569	-369	1556	180	1376	2350	1116	1234	92397	109027	-16630

	Particular	and as per current survey Property in Demand Register	Property in Current Survey
17(i)	Institutional Category	19268	999
17(ii)	Special Category	180	1556
L7(iii)	Nos. of Properties Old id matched	1.Institutional Category – 2.Special Category -	1
17(iv)	% of Old id matched	1.Institutional Category – % 2.Special Category – %	TI
<u>17(v)</u>	Nos of properties old Id not matched with reason	In existing Demand Register properties mentioned were a standard categories given in the steering committee has categories to be opted which upto an extent possible in the integration of category w.r.t. new id is not possible due to maximum efforts have been in % of matching achieved.	not at par with the ax notification 2013. freeze the standard have been ensured current survey. The matching of old and above reason but the
18	Reasons for not matching Old ID w	ith current survey	
18.1	The reason for not matching the proconducted long back in yr 2011-12 plan, it was possible to integrate 1 data available in DR, layout plan surveyed data.	by the MC in house but due to a 109027 nos of properties up to a id number and ward wise data	availability of old layou an extent possible w.r. which found similar in
18.2		Properties without owner an nos Properties without father na	

18.3	matched on vacant plot	18666
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	9354
	c) Name changed after sale/purchase or to heir	
	d) Refused by owner/occupied/attendant	5445
19	Total nos. of agriculture properties within MC limit	8080
20	Total nos. of locked properties with owner and father name	
21	Total nos. of locked properties without owner and father name	
22	nos. of properties are not possible to match subjected to reasons mentioned in #18	
23	Certification of Stage 1.1b: It is cer satisfactory.	tified that data matching has been checked and found

Annexure-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		0.75		4746469.53	57.45
		301 to 500 sq yd	1 [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
		Total					471.69
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

r o	Cat	egory in DR	PARISON OF OLD D Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	survey (Sq Yard)	Amount (In Lac)
			Commercial space (shopping malls, multiplex or commercial office space etc) upto 1000 Sq		9 per sq ft		250	0.05
			feet Commercial Space (More than 1000 sq		11.25 per sq ft		221616.577	141.15
	-		feet) Total					280.55
	+	to to state!			3.75		954901.04	35.83
	-	Industrial	Up to 2500 sq yd 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
_	+		Total					72.02
-	-	Institutional	10.12					
i)	_	Institutional- Commercial	Up to 2500 sq yd		9		595.13	0.05
			2501 to 5000 sq yd		13.5		-	-
Cec le			More than 5000 sq yd		18		5237.04	0.94
i	i)	Institutional- Non- commercial	Up to 2500 sq yo	1	7.5		369612.06	27.72
			2501 to 5000 so	100	9		326163.23	29.35
			More than 5000 sq yd)	11.25		3429203.5	7 385.79
İ	ii)	Institutional- Educational Institutions	Up to 1 acre		7500 per year (Fixed	d)		7.88
			More than 1 acr to 2.5 acre		1.125 lad per year			39.38
			More than 2.5 acre to 5 acres		1.875 lac per year	r .		24.38
			More than 5 acres		3.75 lac p year	er		45.00
			Total			0		560.4
	5	Vacant	Up to 100 sq y	d			-	-
-			101 to 500 sq	yd				-
			Above 500 sq				1= 1	-
			Total					110.0

	CON Category in DR	Area limit as per	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
0		tun			notification	10.27	379.14
	Special Category						
-	Storage		-				
	Cinema Hall		-				
1	Marriage place		-				
)	Grain Market		-				
,	Grain Market- Booth						
	Grain Market- Shop						
v)	Hospital		_	-			
vi)	Petrol pump		_				
vii)	Religious/Dhar msala						
viii)	Bank		_				379.14
ix)	Bus stand		_				3/3.14
111		Total	-				264.29
7	Mixed use		_				204.23
		Total	-				
8	Any other category as found in DR						
-	100	Total			1527.06 lac		2138.23lac
-		Total	for deviation	and gaps in de	emand register da	ata	
-		Note: Reaso	n for deviation	and Bobs in as			
1							
2							

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 respectivelyfor further necessary action as per the recommendation given in the attached report.

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

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	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	Replace.		
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		and the second s	
8.	Comments/Remarks/Recommendations	162647 nos. of properties were certified on Web Based GIS Platform vide letter no. 9346dated 15.12.2020 (Copy enclosed). The total nos. of properties in the town after		
		completion of doo 170797.	r to door field survey are	
		The balance prop 8150nos. has bee	erties 170797-162647= en checked and certified.	

It is to certify that170797Nos of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MCPanipatand the balance 8150properties are recommended for paymentunder Stage 1.1 (A)

Commissioner

Municipal Corporation, Panipat

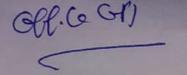
Memo no. 253-54/cre Dated:31/05/21

Sign Off certificate is forwarded in original to:

Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.

2. M/s Yashi Consulting Services Pvt. Ltd,

Commissioner



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	
	ils of properties verified by the authorized Off		
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)]		10.00%
8.	No. of Surveyed properties as mentioned a Sr. No. [7], whose data is found correct which		95.50%
9.	is verified and validated No. of Surveyed properties as mentioned a Sr. No. [7], whose data is found incorrec which is verified and validated		4.50%
9.	is verified and validated No. of Surveyed properties as mentioned a Sr. No. [7], whose data is found incorrect	t / e	4.50% es which found inco

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

like .

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

Commissioner

Municipal Corporation, Panipat

Memo no. 251-54/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,

Scanned with CamScanner

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		Report/nos.	
7	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	THE REAL PROPERTY.
5	Duplicate Properties in DR	NIL	
6	Total Nos. of Net Properties in DR within Notified limit of MC	141418	
Z	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	onriogenes
9	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	103002*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		
	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	
	Category wise Comparison of old and current survey	Annexu	re-A

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रिक्शायुक्त नगर निगम, पानीपत

Ire-A		Residential			Commercial		News Pieces	Agriculture/Horti	culture land		Institutional	40		Industrial			Special Category			Mix Use			Totai	
Annexure-A	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference
	90750	43193	47557	15297	11741	3556	33653	29931	3722	066	1255	-265	7064	3492	3572	2922	1446	816	20781	20360	-29579	170797	141418	29379

	Particular	Property in Demand Register	Property in Current Survey
17(i)	Institutional Category	1255	990
17(ii)	Special Category	1446	2262
<u>17(iii)</u>	Nos. of Properties Old id matched	1.Institutional Category -714 2.Special Category -823	
17(iv)	% of Old id matched	1.Institutional Category – 56.89 2.Special Category – 56.91%	9%
17(v)	Nos of properties old Id not matched with reason	In existing Demand Register properties mentioned were restandard categories given in the steering committee has categories to be opted which upto an extent possible in the integration of category w.r.t. new id is not possible due to a maximum efforts have been mentioned.	not at par with the ax notification 2013. freeze the standard have been ensured current survey. The matching of old and above reason but the
18	Reasons for not matching Old ID wit	th current survey	
	The reason fornot matching the proconducted long back in yr 2011-12 be plan, it was possible to integrate 103 available in DR, layout plan id numb data.	by the MC in house but due to a control of the man of the control	vailability of old layout tent possible w.r.t data
	Nos of properties having no owner /father name in DR	Properties without owner 33159nos Properties without father nam	

While Yesel

अायुक्त का निर्मा

18.3	Nos of properties for which DR not matched on vacant plot	29931
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	29379
	b) Locked	16703
	c) Name changed after sale/purchase or to heir	
	d) Refused by owner/occupied/attendant	24329
19	Total nos. of agriculture properties within MC limit	2657
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 38416 nos. of properties are not possible to match subjected to reasons mentioned in #18	
23	Certification of Stage 1.1b: It is cert satisfactory.	tified that data matching has been checked and found

Annexure-B

1 Re	sidential	up to 300 sqyd	0.75		
I Me	Sidericia	and the same of th	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	5.25	713847.18	52.25
		More than 2 acres	7.5	143343.03	51.52
					306.85
		Total	18	232045.27	57.22
2 Comr	mercial	Up to 50 sqyd	27	208746.92	79.07
		51-100 sqyd	36	509259.24	250.13
		101-500 sqyd	45	107861.01	63.90
		501 to 1000 sqyd	45		

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Sr	Category in DR	MPARISON OF OLD Area limit as	area as per	Tax rate			
No		per tax	DR	2	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
		Total					538.19
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
		Total					313.70
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 pe year			21.38
		More than 2.5 acre to 5 acres		1.875 lac pe year	er		16.88
		More than 5 acres		3.75 lac pe year	r		30.00
	7.17	Total					269.63
5	Vacant	Up to 100 sqyd				-	-
2	Vacant	101 to 500 sqyd					
		Above 500 sqyd				-	
		Total					83.29
6	Special Category	10.01					212.1
)	Storage						

Uhre Mispe.

Sr No	Category in DR	MPARISON OF OLD Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq	Amount (In Lac)
ii)	Cinema Hall				Hotincation	Yard)	
iii)	Marriage place						
iv)	Grain Market						
	Grain Market- Booth						
	Grain Market- Shop					100	
v)	Hospital						-
vi)	Petrol pump						
vii)	Religious/Dhar msala						
viii)	Bank						
ix)	Bus stand						
		Total					212.15
7	Mixed use						ZIZ.IJ
		Total					396.06
8	Any other category as found in DR						-
		Total					
		Total			2789.49 lac		2119.87lad
		Note: Reason f	for deviation and	gaps in dem	and register data	a	

Puble (YLSPL).

अग्रिकत प्रामीपत



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.

> 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.

Municipal Committee

Pataudi.

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	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	(HCSPI	
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		12.2020
8.	Comments/Remarks/Recommendations	Based GIS Platform 21.08.2019 (Copy e	ies were certified on Web vide letter no. 2203 dated enclosed). operties in the town after
		completion of door 12998.	to door field survey are
		nos. has been chec	rities 12998-7713= 5285 ked and certified.

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)

Municipal Committee, Pataudi

Memo no. 3069

Dated: 04.91.2021.

Sign Off certificate is forwarded in original to:

Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.

2. M/s Yashi Consulting Services Pvt. Ltd,

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.		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)		
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	
Deta	ils of properties verified by the authorized Offi	cer 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).	1300	10 %
	(Physical validation of at least 10% of surveyed properties)]		
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%
0.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
1.		The properties whi are within 5% limit permitted as per ag	of error which is

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)



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.	<u>Particular</u>	Report/nos.	
1	Total Nos. of Properties in Demand Register (DR)	7260	
_	Total Nos. of Properties as per RFP	7211	
<u>2</u> <u>3</u>	Total Nos. of Properties as Surveyed	12998	
4	Total Nos. of Properties in DR but	NIL	
	falling outside MC limit	NIL	
<u>5</u> <u>6</u>	Duplicate Properties in DR Total Nos. of Net Properties in DR within Notified limit of MC	7260	
7	New Properties found in City during Survey by YCSPL	5738	
8	Nos. of properties for which Owner Name /Father Name not found in DR	1213	
9	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	6131*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	- Land Land from the	92.08 lakh	
14	Number of properties not paying any tax since 2015, including properties outside MC limit	1815	
15	· · · · · · · · · · · · · · · · · · ·	1140	
16	Category wise Comparison of old and current survey	Ann	exure-A

Secretary

Municipal Committee

Pataudi (Gurugram)

ure-A		Residential			Commercial		Vacant Plot and	Agriculture/Horti			Institutional			Industrial			Special Category			Mix Use			Total	
Annexure-A	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference
	4474	4429	45	992	963	29	6768	1508	5260	79	144	-65	13	1	12	113	17	96	501	191	310	12998	7260	5738

	Particular	er and as per current survey Property in Demand Register	Property in Current Survey
17(i)	Institutional Category	144	79
17(ii)	Special Category	17	113
17(iii)	Nos. of Properties Old id matched	1.Institutional Category -100 2.Special Category -5	100 00000
17(iv)	% of Old id matched	1.Institutional Category – 69.44 2.Special Category – 29.41 %	1%
17(v)	Nos of properties old Id not matched with reason	In existing Demand Register, properties mentioned were no standard categories given in tall. The steering committee has for categories to be opted which upto an extent possible in the integration of category w.r.t. in new id is not possible due to all maximum efforts have been may will be accommanded.	ot at par with the x notification 2013. reeze the standard have been ensured current survey. The natching of old and pove reason but the
18	Reasons for not matching Old ID wi	ith current survey	135
18.1	The reason for not matching the proconducted long back in yr 2013-14 b plan, it was possible to integrate 613 available in DR, layout plan id numbidata.	by the MC in house but due to ava 31 nos of properties up to an exten	ilability of old layout
18.2	Nos of properties having no owner /father name in DR	Properties without owner and nos Properties without father name	



18.3	Nos of properties for which DR not matched on vacant plot	1508
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	5738
	b) Locked	908
	c) Name changed after sale/purchase or to heir	
	d) Refused by owner/occupied/attendant	1140
19	Total nos. of agriculture properties	3972
2	Total nos. of locked properties with	
2	1 Total nos. of locked properties without owner and father name	
3	It is certified that old ID's of 1129 nos. of properties are not possible to match subjected to reasons mentioned in #18	
	Certification of Stage 1.1b: It is cert satisfactory.	ified that data matching has been checked and found

Annexure-B

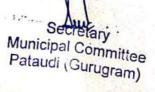
	CON	MPARISON OF OLD	DEMAND AND	Tax rate	Tax as per	Area as per	Amount
Sr No	Category in DR	Area limit as per tax	area as per DR	laxiate	new notification	survey (Sq Yard)	(In Lac)
				0.4		475027.98	2.37
1	Residential	up to 300 sq yd	-	1.6	1		
		301 to 500 sq		1.0		100774.55	1.91
		yd	+	2.4		92302.68	2.58
		501 to 1000 sq yd		2.4			2.72
		1001 sq yd to 2 acres		2.8		117507.91	3.72
		More than 2 acres		4		223368.89	14.30
		Total					24.88
		Up to 50 sq yd	Ì	9.6		16439.91	2.09
2	Commercial		1	14.40		10383.54	2.04
		51-100 sq yd	<u> </u>	19.20	198	40436.36	9.89
		101-500 sq yd	-				
		501 to 1000 sq yd		24	100	20060.68	5.37

Secretary

Municipal Committee

Pataudi (Gurugram)

T	Cate	COMP egory in DR	ARISON OF OLD D 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		4.8			
			office space etc) Commercial Space (More than 1000 sq		6 per sq ft			-
			yd)					19.39
_	+		Total		2		6052.23	0.12
		Industrial	Up to 2500 sq				24567.78	0.59
			yd 2501 to 2 acres	1	2.4		24307.70	
			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
			Total					
		i di dinasi	10.00		1.2		1425.3	0.07
_	4	Institutional Institutional-	Up to 2500 sq		4.8			
	1)	Commercial	yd		7.2		-	-
		Comme	2501 to 5000 sq		7.2			
			yd	4	9.6		-	•
_	-		More than		3.0			
_	ii)	Institutional-	5000 sq yd Up to 2500 sq yd		4		16631.46	0.67
		Non- commercial	2501 to 5000 sq		4.8		17376.31	0.83
			yd yd		har excess and	1 1500		15.98
			More than	1	6		266290.33	13.90
			5000 sq yd					
i	iii)	Institutional- Educational	Up to 1 acre		4000 per year (Fixed)			0.84
_	-	Institutions	More than 1		60000 per	1		1.80
			acre to 2.5 acre		year	A 10 10 10 10 10 10 10 10 10 10 10 10 10		3.00
	1		More than 2.5		1 lac per year			3.00
			acre to 5 acres	4	2 lac per	T.V		4.00
			More than 5 acres		year	#	1	
-			Total	1		di.	100	27.19
,	5	Vacant	Up to 100 sq yd				- 1	
-	-	vacant	101 to 500 sq	1	to No.		-	
			yd		TALL OF THE PARTY			
-	1		Above 500 sq	1			-	



Sr No	Category in DR	PARISON OF OLD 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					3.71
5	Special Category						9.19
	Storage						
	Cinema Hall						
)	Marriage place						
)	Grain Market						
	Grain Market- Booth						
	Grain Market- Shop					-	
/)	Hospital						
vi)	Petrol pump		_				
vii)	Religious/Dhar msala						
viii)	Bank						
ix)	Bus stand						9.19
-		Total					
7	Mixed use						5.80
		Total	_			-	
8	Any other category as found in DR						
		Total	_		20 lakh		92.08 lakh
_		Total		l canc in dema		а .	
		Note: Reason	for deviation and	gaps in dema	ina register zer		
1							
2							
3							

Secretary

Municipal Committee

Paraudi (1.1.2 g a.h)

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

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 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	15400	
3.	Number of Properties as per current MC record	21463	OUT.
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	Based GIS Platform 64/MCP dated 23.06 The total nos. of proceed completion of door to 17457.	ties were certified on Web vide letter no. 1163- 5.2020 (Copy enclosed). perties in the town after o door field survey are

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)

> atcipal Committee Secretary

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

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

i'dishu.

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	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	cryica
6.	Signature of SI with seal and sign	5	A HELLOR THE
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	98/27k	1/2/0
8.	Comments/Remarks/Recommendations		NI

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.

> Giral Committee Pehowa Dated: 23 | 06 | 2020

1163-64 mel &1 23/06/250 Memo no. Sign Off certificate is forwarded in original to:

Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.

2. M/s Yashi Consulting Services Pvt. Ltd.

Secretary

Municipal Committee Pehowa Secretary

Junicipal Committee

D. Brown

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

Sr. No		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			
	ils of properties verified by the authorized Offi	cer 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%		
	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	1905	95.25%		
	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	95	4.75%		
	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign				
	Comments/Remarks/Recommendations	The properties are within 5% li	which found incorr mit of error, which		

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)

permitted as per agreement.

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

Secretary Secretar 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) que

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	D	
1	Total Nos. of Properties in Demand Register (DR)	Report/nos. 21463	
2	Total Nos. of Properties as per RFP		
3	Total Nos. of Properties as Surveyed	15400	
4	Total Nos. of Properties in DR but	17457	
	falling outside MC limit	NIL	
5	Duplicate Properties in DR	AU	
6	Total Nos. of Net Properties in DR	NIL 21462	
	within Notified limit of MC	21463	
Z	New Properties found in City during Survey by YCSPL	•	
8	Nos. of properties for which Owner	12684	
	Name /Father Name not found in DR	12004	
9	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	16129*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	
	Number of properties not paying any tax since 2015, including properties outside MC limit	10500	
	Nos of refused properties in current survey	1615	
	Category wise Comparison of old	Annexure-A	

Secretary Municipal committee Pehowa(KKR)

Annexure-A		Residential			Commercial		Vacant Dice and	Agriculture/Horti	culture land		Institutional			Industrial			Special Category			Mix Use			Total	
Anne	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference
	7808	7245	563	2649	3930	-1281	4998	9081	-4083	114	148	-34	26	9	20	584	31	553	1278	1022	256	17457	21463	-4006

470	Particular	Property in Demand Register	Property in Current Survey					
17(i)	Institutional Category	148	114					
<u>17(ii)</u>	Special Category	32	584					
17(iii)	Nos. of Properties Old id matched	1.Institutional Category -131 2.Special Category -26						
17(iv)	% of Old id matched	1.Institutional Category - 88.53 2.Special Category -81.25 %	1%					
17(v)	Nos of properties old Id not matched with reason	In existing Demand Register, properties mentioned were no standard categories given in ta. The steering committee has from categories to be opted which upto an extent possible in the integration of category w.r.t. mow id is not possible due to abmaximum efforts have been mas % of matching achieved.	ot at par with the x notification 2013 reeze the standard have been ensured current survey. The natching of old and to your reason but the					
18	Reasons for not matching Old ID wi	th current survey						
	Most important conclusion for not m property tax survey was conducted I time no layout/coordinates of prope owners might be changed, migrated matching has been ensured with Sur	ong back in yr. 2011-12 by the Morties were available and in this du or not available during the survey	in house, at that ration of 9 yrs					
8.2	Nos of properties having no owner /father name in DR Properties without owner and father name -126 nos Properties without father name 89 nos							

Secretary inunicipal committee Pehowa(KKR) 4-au

18.3	Nos of properties for which DR not matched on vacant plot	9081
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	1948
	c) Name changed after sale/purchase or to heir	
	d) Refused by owner/occupied/attendant	1615
19	Total nos. of agriculture properties within MC limit	1276
20	Total nos. of locked properties with owner and father name	
<u>21</u>	Total nos. of locked properties without owner and father name	
22	It is certified that old ID's of 5334 nos. of properties are not possible to match subjected to reasons mentioned in #18	
23	Certification of Stage 1.1b: It is certisatisfactory.	fied that data matching has been checked and found

Annexure-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		964995.51	5.42
H	14 14 15 1	301 to 500 sq yd		1.6		173389.6	3.83
	Tarley of	501 to 1000 sq yd		2.4		78302.22	2.48
		1001 sq yd to 2 acres		2.8		64882.58	2.32
	Thomas	More than 2 acres		4			
		Total		100 100 100	1 X 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		14.05
2	Commercial	Up to 50 sq yd	- 5	9.6		39989.12	4.98
2		51-100 sq yd		14.40		40263.11	8.05
		101-500 sq yd		19.20	1	96786.7	23.46
		501 to 1000 sq yd	14-10	24		15370.65	5.83

Secretary Municipal committee Pehowa(KKR)

S	r Category in	COMPARISON OF OLD DR Area limit as	D DEMAND AN	D COLLECTION	WITH CURREN	RENT SUBVEY			
N	0	per tax	area as per DR	Tax rate	new	Area as per survey (Sq	Amount (In Lac)		
		Commercial space		4.8	notification	Yard)	,		
		(shopping malls, multiplex or commercial office space etc)				600	0.05		
		Space (More than 1000 sq yd)		6 per sq ft		31671.41	1.90		
3	Industrial	Total					44.26		
		yd yd		2	41 12	14013.96			
		2501 to 2 acres		2.4		10448.09	0.29		
		2 acres to 50 acres		2.4rs per sq yd up to 2 acres+ 0.8rs per sq yd for		20.40.03	0.25		
		Total		above					
4	Institutional						1.51		
i)	Institutional- Commercial	yd		4.8		186.13	0.01		
		2501 to 5000 sq yd		7.2		-	-		
ii)	for all all all	More than 5000 sq yd		9.6			-		
"")	Institutional- Non- commercial	Up to 2500 sq yd		4		25070 77			
		2501 to 5000 sq yd		4.8		25079.77	1.05		
		More than 5000 sq yd		6		14856.57	0.71		
)	Institutional- Educational	Up to 1 acre		4000 per	-	214577.89	12.87		
-	Institutions	Mon the i		year (Fixed)			1.28		
		More than 1 acre to 2.5 acre		60000 per year			2.40		
	11411	More than 2.5 acre to 5 acres		1 lac per year			3.00		
		More than 5 acres		2 lac per year			4.00		
		Total	13.33				25 22		
	Vacant	Up to 100 sq yd					25.33		
		101 to 500 sq yd	197		1				
		Above 500 sq yd	193		1	. ,			
	100000000000000000000000000000000000000	Total			11/1/2				

Secretary Municipal committee Pehowa(KKR)

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
1)	Storage				-	-	
ii)	Cinema Hall				_		
iii)	Marriage place		1				
iv)	Grain Market	3					
	Grain Market- Booth	1-1-1-1					
	Grain Market- Shop	Fig. 5	6 65				
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	J				
		Total			119.5 lakh		125.07 lakh
		Note: Reason	for deviation and	d gaps in dem	and register da	ta	
1							
2	S-20"						
3							4

Secretary Municipal committee Pehowa(KKR) fan

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.

Municipal Committee Pundri

pecretary

Municipal Committee

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	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	7946 nos. of propertie Based GIS Platform vi 26.07.2019 (Copy en	es were certified on Web de letter no. 1048 dated closed).
		The total nos. of prop completion of door to 8913.	erties in the town after door field survey are
		The balance properti	es 8913-7946= 967 nos.

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

Municipal Committee Pundri

Municipal Committee

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

Municipal Committee PUNDRI (Kaithal)

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

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	
Detai	ls of properties verified by the authorized Offic	cer 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 /	1000	11.21%

Sr. No.		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)]		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 are within 5% limit permitted as per agree	of error, which is

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)

Munimiral Committee Pundri OUNDRI (Kaithal)

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,

Necretary Committee

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.	<u>Particular</u>	Report/nos.	2
<u>1</u>	Total Nos. of Properties in Demand Register (DR)	5527	<u> </u>
2	Total Nos. of Properties as per RFP	5469	3
3	Total Nos. of Properties as Surveyed	8913	
4	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	Droportios DP
7	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	
9	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	4160*100/5527=75.26%	
10	Existing Property Tax Demand per Annum as per DR	18 lakh	
11	Total recovery (Average per annum in previous 10 years)	11.59 lakh	
12	Number of effective tax payers in city , including properties outside MC limit	1800 approx	∞ 1 ₁
	Number of ineffective tax payers in city , including properties outside MC limit	3727	
13	Expected Tax to be recover from the current surveyed properties	41.4 lakh	¥
	Number of properties not paying any tax since 2015, including properties outside MC limit	3727	67
15	Nos of refused properties in current survey	1483	Ä
	Category wise Comparison of old and current survey	Anne	xure-A

Secretary
Municipal Committee
DUNDRI (Kaithal)

ure-A		Residential			Commercial		Vacant Blot and	Agriculture/Horti	culture land		Institutional			Industrial			Special Category			Mix Use			Total	
Annexure-A	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference
	4790	3848	942	823	276	547	2935	858	2077	39	33	9	5	6	-4	69	48	21	252	0	252	8913	5527	3386

	Particular	er and as per current survey Property in Demand Register	Property in Current Survey					
17(i)	Institutional Category	33	39					
17(ii)	Special Category	48 69						
17(iii)	Nos. of Properties Old id matched	1.Institutional Category -22 2.Special Category -11						
17(iv)	% of Old id matched	1.Institutional Category – 67 % 2.Special Category -22%						
17(v)	In existing Demand Register, Category of the							
<u>18</u>	Reasons for not matching Old ID wi							
<u>18.1</u>	The reason for not matching the prooriginally conducted long back in yr old layout plan, it was possible to interpossible w.r.t data available in DR, lasimilar in surveyed data.	2012-13 by the MC in house but di tegrate 4160 nos of properties up ayout plan id number and ward wis	to an extent se data which found					
18.2	Nos of properties having no owner /father name in DR	Properties without owner and nos Properties without father name-	11/1					

18.3	Nos of properties for which DR not matched on vacant plot	858
<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	3386
	b) Locked	894
	c) Name changed after sale/purchase or to heir	
	d) Refused by owner/occupied/attendant	1483
<u>19</u>	Total nos. of agriculture properties within MC limit	166
<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 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	
<u>23</u>	Certification of Stage 1.1b: It is certi satisfactory.	fied that data matching has been checked and found

Annexure-B

Sr No	Category in DR	MPARISON OF OLD 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)
_	Residential	up to 300 sq yd		0.4		537557.25	2.60
1	Residential	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		ú	-
		Total					6.92
2	Commercial	Up to 50 sq yd		9.6		16101.55	1.70
2	Commercial	51-100 sq yd	Ì	14.40		9541.3	1.54
_		101-500 sq yd		19.20	1	22656.25	4.94
		501 to 1000 sq yd		24		3342.25	0.80

Secretary

Municipal Committee

PINDRI (Kaithal)

	CO	MPARISON OF OLD	DEIVIAIND AINL	T	Tax as per	Area as per	Amount
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	new notification	survey (Sq Yard)	(In Lac)
		Commercial space (shopping malls, multiplex		4.8			
-		or commercial office space etc)				-	
		Commercial Space (More than 1000 sq		6 per sq ft			2.09
		yd)					8.98
		Total				2479.68	0.05
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		**	
			ï	per sq yd for			
				above			0.05
	=======						
		Total				142.31	0.01
4	Institutional	2500.60		4.8		142.01	
i)	Institutional-	Up to 2500 sq yd				-	15
	Commercial	2501 to 5000 sq		7.2		1.4047	
		yd More than		9.6		•	:*
		5000 sq yd		4			
ii)	Institutional- Non-	Up to 2500 sq yd		4		13643.36	0.55
	commercial	2501 to 5000 sq		4.8		3001.16	0.14
		yd More than		6			
iii)	Institutional- Educational	5000 sq yd Up to 1 acre		4000 per year (Fixed)			0.28
	Institutions	More than 1		60000 per			0.60
		acre to 2.5 acre More than 2.5	ŀ	year 1 lac per			4.00
		acre to 5 acres		year			2.00
		More than 5 acres		2 lac per year	13		334E-335-
		Total				4	7.58
			F			-	•
5	Vacant	Up to 100 sq yd 101 to 500 sq		3, a		*. -	·
		Above 500 sq				\	
	1 57	yd Total	200	N. Contraction		MA	3.68

Municipal Committee

3 200	CON	PARISON OF OLD	DEMAND AND	COLLECTION	WITH CURRENT	SLIBVEY	
Sr No	, , , , , , , , , , , , , , , , , , ,	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		1:	-	- Inotineution	, , ,	12.50
i)	Storage						
ii)	Cinema Hall		1 +				
iii)	Marriage place		1 1			1 1	
iv)	Grain Market		1 1				
	Grain Market- Booth				-		
	Grain Market- Shop					-	-
v)	Hospital		1 1				0
vi)	Petrol pump		1 [-	
vii)	Religious/Dhar msala						
viii)	Bank] [-	3
ix)	Bus stand						12.50
		Total] [
7	Mixed use]			-	1.74
•	130000000000000000000000000000000000000	Total]				-
8	Any other category as found in DR					-	
	Touris III on	Total]]		18 lakh		41.4 lakh
		Total				ata	
		Note: Reason fo	or deviation and	gaps in dem	and register d	ala	
1							1
2							
3							

Municipal Committee
PUNDRI (Kaithal)

MUNICIPAL COMMITTEE PUNHANA

Director, Urban Local Bodies, Panchkula, Haryana.

Memo No. MCP/2021/422

Date: 24/08/2021

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.

Jufil 4 oruf 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	7234 nos. of properties were certified on Web Based GIS Platform vide letter no. 817-818/M.C.(P) dated 21.08.2019 (Copy enclosed).	
\$		The total nos. of properties in the town after completion of door to door field survey are 10606.	
	¥2	The balance properties 10606-7234= 3372 nos. has been checked and certified.	

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 <u>MC Punhana</u> and the balance 3372 properties are recommended for payment under Stage 1.1 (A)

Juli Luyur Secretary

Municipal Committee, Punhana

Memo no. MCP/2021/2423-424Dated: 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,

Jest 4mg

Municipal Committee, Punhana

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	Punhana	gu	
2,	Number of Properties as per RFP	10948		
3.	Number of Properties as per current MC record	9678	d4	
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)	-7555- 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	ge	
6.	Signature of SI with seal and sign	Reply (SON)	FULL SERVICE	
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	· ·	TIM Chy	
8.	Comments/Remarks/Recommendations	No hard copy Login I of + Pas	is given by tax sured given and a machine mening on this stope.	1d P-

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 Yunhundor stage 1.1 (A) and are recommended for payment.

Commissioner/Executive Officer Services

Municipal Corporation / Council / Committee Committee, Punhana

Memo no. 817-818/ M-C()

Dated: 31/8/2019

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/ExecutiveOfficer/Secretary

Municipal Corporation / Council / Committee

Secretary Municipal Committee, Punhand

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)	C as per Sign-Off 1.1(A) vide 818/M.C.(P) dated 21.08.2019	
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	
Deta	ils of properties verified by the authorized Off	icer 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	3	10.56%
8.	surveyed properties)] 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 whare within 5% limpermitted as per a	nich found incorrect it of error, which is greement.

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

Jest Gayel

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

Municipal Committee, Punhana

Memo no. MCP/2021/425-426 Dated: 24/03/2021

Sign Off certificate is forwarded in original to:

Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.
 Ms Yashi Consulting Services Pvt. Ltd,

Jelif 4444 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.	<u>Particular</u>	Report/nos.	
1	Total Nos. of Properties in Demand Register (DR)	9602	
2	Total Nos. of Properties as per RFP	10948	
3	Total Nos. of Properties as Surveyed	10606	
4	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	
7	New Properties found in City during Survey by YCSPL	1004	Surveyed properties – DR Properties
8	Nos. of properties for which Owner Name /Father Name not found in DR	268	
9	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	6793*100/9602=70.74%	
10	Existing Property Tax Demand per Annum as per DR	37.37 lakh	
11	Total recovery (Average per annum in previous 10 years)	2.00 Lakh	
12	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	
13	Expected Tax to be recover from the current surveyed properties	66.16 lakh	
14	Number of properties not paying any tax since 2015, including properties outside MC limit	9452	
15	Nos of refused properties in current survey	1906	
16	Category wise Comparison of old and current survey	Anne	xure-A

Residential Commercial Vacant Plot and Agriculture/Horti culture land Institutional Industrial Industrial Mix Use

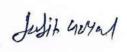
17/:\	Particular	Property in Demand Register	Property in Current Survey
17(i)	Institutional Category	56	52
<u>17(ii)</u>	Special Category	0	210
17(iii)	Nos. of Properties Old id matched	1.Institutional Category –47 2.Special Category - 0	
17(iv)	% of Old id matched	1.Institutional Category –83.929 2.Special Category –Nil	6
<u>17(v)</u>	Nos of properties old Id not matched with reason	In existing Demand Register properties mentioned were no standard categories given in tareas to be opted which upto an extent possible in the integration of category w.r.t. now id is not possible due to all maximum efforts have been may of matching achieved.	not at par with the ix notification 2013 reeze the standard have been ensured current survey. The natching of old and pove reason but the
18	Reasons for not matching Old ID wit	h current survey	
18.1	Most important conclusion for not property tax survey was conducted time no layout/coordinates of proper might be changed, migrated or not a has been ensured with Survey Agence.	long back in yr. 2012-2013 by the rties were available and in this dura wailable during the survey in field	MC in house, at the ation of 8 yrs owner
18.2	Nos of properties having no owner /father name in DR	Properties without owner and fa Properties without father name	ather name -268 no
	The state of the s		

Jefil 4 egal

	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	1004
	b) Locked	1453
	c) Name changed after sale/purchase or to heir	
	d) Refused by owner/occupied/attendant	1906
<u>19</u>	Total nos. of agriculture properties within MC limit	2393
20	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 2809 nos. of properties are not possible to match subjected to reasons mentioned in #18	
<u>23</u>	Certification of Stage 1.1b: It is certi satisfactory.	ified that data matching has been checked and found

Annexure-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	3.	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			
		Total			1		10.47
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



Sr	Category in DR	Area limit as	area as per	Tax rate	Tax as per	Area as per	Amount
No	category in Div	per tax	DR		new notification	survey (Sq Yard)	(In Lac)
		Commercial space (shopping malls, multiplex or commercial		4.8		-	•
		office space etc)					
		Commercial Space (More than 1000 sq yd)		6 per sq ft		-) (1)
		Total					27.32
3	Industrial	Up to 2500 sq yd		2		5282.3	0.11
		2501 to 2 acres		2.4		13533.5	0.32
	- de	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
		Total		above			1.45
4	Institutional	Iotal					1.45
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	4	21986.1	0.88
		2501 to 5000 sq yd		4.8	Tel	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		1 lac per			
		acre to 5 acres		year			3.00
		More than 5		2 lac per			Name and a second
		acres		year			2.00
-		Total					9.99
5	Vacant	Up to 100 sq yd				-	-
		101 to 500 sq yd				-	2
-		Above 500 sq yd					
		Total					3.52
6	Special						

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		Ι Γ				
iv)	Grain Market						
	Grain Market- Booth					6	
	Grain Market- Shop					-	
v)	Hospital			.cve			
vi)	Petrol pump			70 E			
vii)	Religious/Dhar msala						
viii)	Bank						
ix)	Bus stand				100		
		Total					4.16
7	Mixed use			117			7.20
		Total		****			9.25
8	Any other category as found in DR					-	-
		Total					
100		Total			37.37 lakh		66.16lakh
		Note: Reason fo	or deviation and	gaps in demai			JOILUIGHI
1				~			
2							
3							

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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

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 (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	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	t.
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	- Company Control of C
6.	Signature of SI with seal and sign	Subsection Se	Vices
7.	Verification of stage 1.1 (A) on Web Based G/S Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign	JAIPUI	1 -174 }
8.	Comments/Remarks/Recommendations	Based GIS Platform v dated 04.11.2019 (Co The total nos. of prop	es were certified on Web ide letter no. 908-909 opy enclosed). perties in the town after door field survey are
			ies 10400-5513= 4887 ed and certified.

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)

Secretary Municipal Committeedadur

Memo no.

3511-3512

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,

icipal Committee Radaur

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))	04-11-2-19	*
6.	Signature of SI with seal and sign	O JAIP	UR PROPERTY
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		Suoinos Kambo
8.	Comments/Remarks/Recommendations	Leshoward L	Sustinos Kamby and surveyed in

It is to certify that 5518 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 Secretary

Memo no.

908-909

Deted 64/11/2019 Dated: 4/4/Raddaur

Municipal Committee

Sign Off certificate is forwarded in original to:

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.

2. Ws Yashi Consulting Services Pvt. Ltd,

Commissioner/Executive Officer/Secretary

Corporation / Council / Confinition RADAUR
Municipal Committee

Radaur

5

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	The state of the s
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	
Deta	alls of properties verified by the authorized Offi	cer of the ULB	
Sr. No.	A STANDAR MORE MANAGEMENT AND A STANDAR MANAGE	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		4.55%
10.	Officials / Committee (nominated by the concerned MC) with Date & Sign		
11.	Comments/Remarks/Recommendations	The properties are within 5% I permitted as pe	which found incorrectimit of error, which

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)

Municipal/Committee Radaur

Dated:

23-10-2020

3513-14 Memo no.

- Sign Off certificate is forwarded in original to:

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

nittee Radaur

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

REGISTER

[Based on Official report submitted by Secretary MC Radaur)

Sr. No.	<u>Particular</u>	Report/nos.	<u>Remarks</u>
<u>1</u>	Total Nos, of Properties in Demand Register (DR)	7550	
2	Total Nos. of Properties as per RFP	7118	
3	Total Nos. of Properties as Surveyed	10400	
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	7550	4
2	New Properties found in City during Survey by YCSPL	2850	Surveyed Properties – DR Properties
8	Nos. of properties for which Owner Name /Father Name not found in DR	1698	
<u>9</u>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	6616*100/7550=87.63%	
10	Existing Property Tax Demand per Annum as per DR	54.22 lakh	
11	Total recovery (Average per annum in previous 10 years)	30.17 lakh	
12	Number of effective tax payers in city , including properties outside MC limit	2634	
	Number of ineffective tax payers in city, including properties outside MC limit	4916	
13	Expected Tax to be recover from the current surveyed properties	61.81 lakh	
14	Number of properties not paying any tax since 2015, including properties outside MC limit	4916	
15	Nos of refused properties in current survey	569	
16	Category wise Comparison of old and current survey	Ann	exure-A

Sulla BORIGO DE LA CONTROL DE

M.C. Radaur

rure-A		Residential			Commercial		Vacant Plot and	Agriculture/Horti			Institutional			Industrial			Special Category			Mix Use			Total	
Annexure-A	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	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

	Particular	Property in Demand Register	Property in Current Survey						
17(i)	Institutional Category	26	101						
17(ii)	Special Category	1139	254						
17(iii)	Nos. of Properties Old id matched	1.Institutional Category -17 2.Special Category -936							
17(iv)	% of Old id matched	1.Institutional Category – 65.38 % 2.Special Category -82.17%							
<u>17(v)</u>	Nos of properties old Id not matched with reason	In existing Demand Register properties mentioned were n standard categories given in ta The steering committee has f categories to be opted which upto an extent possible in the integration of category w.r.t. r new id is not possible due to al maximum efforts have been maximum efforts have been maximum achieved.	ot at par with the x notification 2013. reeze the standard have been ensured current survey. The natching of old and pove reason but the						
18	Reasons for not matching Old ID wi	th current survey	THE RESERVE OF THE PARTY OF THE						
18.1	The reason for not matching the pro- originally conducted in yr 2017-18 b plan, it was possible to integrate 66: data available in DR, layout plan id n surveyed data.	y the MC in house but due to ava 16 nos of properties up to an exte	lability of old layout						
18.2	Nos of properties having no owner /father name in DR	Properties without owner and nos Properties without father name							

Sularity or Vices

8.3	Nos of properties for which DR not matched on vacant plot	1784
8.4	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:	
	a) New Properties	2850
	b) Locked	400
	c) Name changed after sale/purchase or to heir	
Attack	d) Refused by owner/occupied/attendant	569
<u>19</u>	Total nos. of agriculture properties within MC limit	2468
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 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	
23	Certification of Stage 1.1b: It is cert satisfactory.	ified that data matching has been checked and found

Annexure-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		425578.5	2.26
		301 to 500 sq yd		1.6]	82972.83	1.84
	501 to 1000 sq yd					50715.21	1.65
	1 / Delin	1001 sq yd to 2 acres		2,8		56127.7	1.79
11		More than 2 acres		4		0	0
****		Total		a waa yaa ahiinida	1		7.54
2	Commercial	Up to 50 sq yd		9.6		27395.07	3.17
		51-100 sq yd		14,40	7	24676.77	4.41
		101-500 sq yd		19.20		32841.25	7,28
		501 to 1000 sq yd		24	1	4066.91	1.19

JAIDUR -

	-		PARISON OF OLD I		T	7	7	
r lo	Cat	egory 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
-	1		Total				1001	16.27
3	\dagger	Industrial	Up to 2500 sq yd	Accompany of the second	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
350			Total					1.38
1	4	Institutional		1				
	1)	Institutional- Commercial	Up to 2500 sq yd		4.8		1093.55	0.05
Γ	Nieda.	areke .	2501 to 5000 sq yd		7.2		0	0
F			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	49.50	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 acres to 5 acres		1 lac per year			2.00
			More than 5 acres		2 lac per year			8.00
			Total					18.40
	5	Vacant	Up to 100 sq yd 101 to 500 sq				•	
-	1		yd Above 500 sq yd				•	
			Total	A2				2.98

Suledings.

ir Io	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)
	Special Category						9.91
	Storage						
)	Cinema Hall						
1)	Marriage place	The state of the s		•			
v)	Grain Market						
	Grain Market- Booth						
1100000	Grain Market- Shop						
v)	Hospital					-	3,-2
vi)	Petrol pump						
vii)	Religious/Dhar msala						
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	d gaps in dema	and register dat	a	
1							
2					4,70 41		
3							

MUNICIPAL COMMITTEE RAJOUND

Director, Urban Local Bodies,

Panchkula, Haryana.

Memo No. 3 . 67

Date:

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.

Municipal Committee Rajound

Sacretary

Municipal Committee RAJOUND (Kaithal)

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	12110 nos. of propert Based GIS Platform vi dated 19.06.2020 (Co	es were certified on Web de letter no. 794/MCR

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)

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,

Municipal Committee, Rajound



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

Sr. No.	Particulars	Details as provided by SI	Recommendation
1.	Name of ULB Town		of concern ULB
-		Rajound	1
2.	Number of Properties as per RFP		al
		6985	oh
3.	Number of Properties as per current MC record		0.0
		6985	ah
4.	Nos. of Properties Surveyed and Submitted by	40446	
	Map solution for verification covering 100%	12110	ak
5.	Date of Submission of Property Survey B		
	Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	19-06-2020	ak
8.	Signature of SI with seal and sign		og Servic
		5 Julio	JAIPUR ST
	/erification 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		1000
. (Comments/Remarks/Recommendations		

It is to certify that 12110 nos, of Surveyed Properties are verified on Web Based GIS Platform (Imag: / Base Map solution) by the committee appointed by MC Rajound for stage 1.1 (A) and are

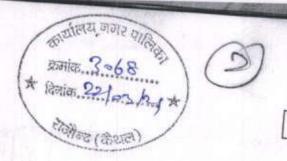
Municipal Committee Rajound

Memo no. 794/MCR

Sign Off certificate is forwarded in original to:

Dated: 19/06/2020 1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action. M/s Yashi Consulting Services Pvt. Ltd,

Municipal Committee Rajound



Annexure 2

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

	Sr. No.	uticulars	Details as	r the scope of work
	1.	Name of ULB Town	provided by SI	Recommendatio
	2.		Rajound	of concern ULB
	-	Number of Properties as per RFP		
1	3.	Number of Properties as per current MC record	6985	
1		as per current MC record	0000	
1	4.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Page)	6985	Part III
1	5.	Solution for valle Man	44000	
1	- 1	Number of Properties as per Stage 1.1 (A)	1000000	
6	_ 6	enclosed) 794/MCR dated 19.06.2020 (Copy	12110	
		Nos. of Additional Properties apart from Sr. No. [5] Identified by SI on Web D.	4075	
	IP	latform (Image / D	1979	
	VE	alidation covering 100% MC Area) for Stage		
	11.	1 (B) For Stage	767	
De	tails o	of properties verified by the		
_				
S	. Pa	articulare	er of the ULB	
No	. Pa	of properties verified by the authorized Office		
IAC	No.	of Properties	er of the ULB Numbers	%age
IAC	No sub	of Properties selected out of properties		%age
7.	No sub field Cor (Phy	on of Properties selected out of properties omitted by SI (Survey Agency) for physical diverification by the Officer / Officials / mmittee (nominated by the concerned MC), ysical validation of at least 10% of surveyed perties).		%age
7.	No sub field Cor (Phy prop	on of Properties selected out of properties omitted by SI (Survey Agency) for physical diverification by the Officer / Officials / mmittee (nominated by the concerned MC). ysical validation of at least 10% of surveyed perties)]	Numbers	
7.	No sub field Cor (Phy prop No. No.	on of Properties selected out of properties omitted by SI (Survey Agency) for physical diverification by the Officer / Officials / mmittee (nominated by the concerned MC). ysical validation of at least 10% of surveyed perties)] of Surveyed properties as mentioned at Sr. [7], whose data is the properties of the properties as mentioned at Sr. [7].	Numbers 1500	
7.	No sub field Cor (Ph) prop No. No. verifi	on of Properties selected out of properties omitted by SI (Survey Agency) for physical diverification by the Officer / Officials / mmittee (nominated by the concerned MC). ysical validation of at least 10% of surveyed perties)] of Surveyed properties as mentioned at Sr. [7], whose data is found correct which is give year and pertial properties.	Numbers	10.64%
7.	No sub field Corr (Ph. prop. No. No. verifi	on of Properties selected out of properties omitted by SI (Survey Agency) for physical diverification by the Officer / Officials / mmittee (nominated by the concerned MC). ysical validation of at least 10% of surveyed perties)] of Surveyed properties as mentioned at Sr. [7], whose data is found correct which is ited and validated of Surveyed properties as mentioned at Sr. [7], whose data is found correct which is ited and validated of Surveyed properties as mentioned at Sr. [7], whose data is found correct which is	Numbers 1500	
7.	No sub field Corr (Ph. prop. No. No. verification (No. [verification (on of Properties selected out of properties omitted by SI (Survey Agency) for physical diverification by the Officer / Officials / mmittee (nominated by the concerned MC). ysical validation of at least 10% of surveyed perties)] of Surveyed properties as mentioned at Sr. [7], whose data is found correct which is ied and validated of Surveyed properties as mentioned at Sr. [7], whose data is found incorrect which is ed and validated.	Numbers 1500	10.64%
7.	No sub field Corr (Phyprog No. No. Verific Verific Verific Corr (Phyprog No. Corr (P	on of Properties selected out of properties omitted by SI (Survey Agency) for physical diverification by the Officer / Officials / mmittee (nominated by the concerned MC). ysical validation of at least 10% of surveyed perties)] of Surveyed properties as mentioned at Sr. [7], whose data is found correct which is ied and validated of Surveyed properties as mentioned at Sr. [7], whose data is found incorrect which is ed and validated cation of stream of steep of surveyed properties as mentioned at Sr. [7], whose data is found incorrect which is	1500 1440	10.64%
7.	No sub field Corr (Phyprop No. No. Verifit Verific Conces	of Properties selected out of properties omitted by SI (Survey Agency) for physical diverification by the Officer / Officials / mmittee (nominated by the concerned MC). ysical validation of at least 10% of surveyed perties)] of Surveyed properties as mentioned at Sr. [7], whose data is found correct which is ited and validated of Surveyed properties as mentioned at Sr. [7], whose data is found incorrect which is ead and validated cation of stage 1.1 (B) by the Officer / last of Committee (nominated by the leaned MC) with D.	1500 1440	10.64%
Si No	No sub field Corr (Phyprop No. No. Verifit Verific Conces	of Properties selected out of properties omitted by SI (Survey Agency) for physical diverification by the Officer / Officials / mmittee (nominated by the concerned MC). ysical validation of at least 10% of surveyed perties)] of Surveyed properties as mentioned at Sr. [7], whose data is found correct which is ited and validated of Surveyed properties as mentioned at Sr. [7], whose data is found incorrect which is ead and validated cation of stage 1.1 (B) by the Officer / last of Committee (nominated by the leaned MC) with D.	1500 1440	10.64%
7.	No sub field Corr (Phyprop No. No. Verifit Verific Conces	on of Properties selected out of properties omitted by SI (Survey Agency) for physical diverification by the Officer / Officials / mmittee (nominated by the concerned MC). ysical validation of at least 10% of surveyed perties)] of Surveyed properties as mentioned at Sr. [7], whose data is found correct which is ited and validated of Surveyed properties as mentioned at Sr. [7], whose data is found incorrect which is each of stage 1.1 (B) by the Officer / als / Committee (nominated by the erned MC) with Date & Sign nents/Remarks/Recommendation.	1500 1440	10.64% 96% 4%

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:

MuniSpar Committee, Rajound Municipal Committee RAJOUND (Kaithal)

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,

Municipal Committee, Rajound
Municipal Committee
RAJOUND (Kaithal)

Annexure 3

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	Faiticular	Report/nos.	
1	Total Nos. of Properties in Demand Register (DR)	6985	
2	Total Nos. of Properties as per RFP	COOF	
3	Total Nos. of Properties as Surveyed	6985	
4	Total Nos. of Properties in DR but falling outside MC limit	14089 NIL	
5	Duplicate Properties in DR	NIL	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	6985	
Z	New Properties found in City during Survey by YCSPL	7104	Surveyed properties – DR
8	Nos. of properties for which Owner Name /Father Name not found in DR	1058	Properties
9	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	5208*100/6985=74.55%	also and the party
10	Existing Property Tax Demand per Annum as per DR	17 lakh	444
11	Total recovery (Average per annum in previous 6 years)	12.58 lakh	STATE OF STATE OF
12	Number of effective tax payers in city , including properties outside MC limit	4900	CEA GRANG SALE
	Number of ineffective tax payers in city , including properties outside MC limit	2086	us sees see s
13	Expected Tax to be recover from the current surveyed properties	42.74 lakh	
14	Number of properties not paying any tax since 2015, including properties outside MC limit	2086	ag al-son is easing
15	Nos of refused properties in current survey	679	and the
16	Category wise Comparison of old and current survey	Annex	ure-A



Annexure-A		Residential			Commercial		Variable	Agriculture/Horti	culture land		Institutional			Industrial			Special Category			Mix Use			Total	
Ann	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference
	4075	4288	-213	462	915	-453	9177	1698	-7479	30	29	-37	2	ı,	0	174	4	-170	166	1	165	14089	6985	7104

	Particular	ter and as per current survey Property in Demand Register	December 1
		The second register	Property in Current Survey
17(i)	Institutional Category	67	30
<u>17(ii)</u>	Special Category	4	174
17(iii)	Nos. of Properties Old id matched	1.Institutional Category –50 2.Special Category – 2	
17(iv) 17(v)	% of Old id matched	1.Institutional Category -74.62 2.Special Category -50%	%
	Nos of properties old Id not matched with reason	In existing Demand Register, properties mentioned were no standard categories given in tax. The steering committee has frequency categories to be opted which is upto an extent possible in the contegration of category w.r.t. mew id is not possible due to abmaximum efforts have been made of matching achieved.	ot at par with the x notification 2013. reeze the standard nave been ensured current survey. The latching of old and ove reason but the
18	Reasons for not matching Old ID w	ith current survey	
	Most important conclusion for no property tax survey was conducted time no layout/coordinates of prope might be changed, migrated or not has been ensured with Survey Agent Nos of properties be	rties were available and in this dura	MC in house, at that tion of 6 yrs owners
- COTAL	Nos of properties having no owner /father name in DR	Properties without owner and fat Properties without father names	her name -126 nos

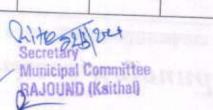
Secretary Con to sa RAJOUND (Kaithal)

18.3	Nos of properties for which DR not matched on vacant plot	1698
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	7104
	b) Locked	509
	c) Name changed after sale/purchase or to heir	
	d) Refused by owner/occupied/attendant	679
19	Total nos. of agriculture properties within MC limit	7879
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 1778 nos. of properties are not possible to match subjected to reasons mentioned in #18	
3	Certification of Stage 1.1b: It is certification.	ed that data matching has been checked and found

	CO	MPARISON OF OLD	DEMAND AND	COLLECTION	WITH CURRENT	Climina.	
Sr No		per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq	Amount (In Lac)
1	Residential	up to 300 sq yd		0.4	Houncation	Yard)	
_						431747.04	1.95
	10 H 300-0	301 to 500 sq	1986 4 4	1.6	Col and sus		
		yd		1.0		158389.9	2.84
		501 to 1000 sq	THE REAL PROPERTY.	2.4			
		yd	100	2.4	2	137184.17	3.80
		1001 sq yd to 2	-	2.0			
		acres	Il Links	2.8		128978.28	4.16
		More than 2		4			
		acres					
		Total			-		
2	Commercial	Up to 50 sq yd		9.6			12.74
		51-100 sq yd	9			8253.81	0.91
		101-500 sq yd		14.40	33	5965.85	1.01
		501 to 1000 sq	_	19.20		13911.52	2.93
		yd yd		24		2563.6	0.62



Sr	Category in D	OMPARISON OF OLD R Area limit as	DEIVIAND AN	D COLLECTION	WITH CURREN	TSURVEY	
No		per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq	Amoun (In Lac)
		commercial space (shopping malls, multiplex or commercial office space etc)		4.8			
	-4/6	Commercial Space (More than 1000 sq yd)		6 per sq ft	0	7	
	Industrial	Total					7.10
-	moustrial	Up to 2500 sq yd	0 16A 08	2	STREET	527.67	5.46 0.01
		2501 to 2 acres		2.4	gla es	3648.15	0.09
9	y inales a	2 acres to 50 acres	d miles	2.4rs per sq yd up to 2 acres+ 0.8rs per sq yd for above	5 4 6 5 T	527.67	min 4 8
_		Total	1	above			0.15
4	Institutional						0.25
i)	Institutional- Commercial	Up to 2500 sq yd		4.8		615.76	0.03
		2501 to 5000 sq yd		7.2	7		4
ii)	Institutional-	More than 5000 sq yd		9.6	APR 16 (0)	E Sage	201361
	Non- commercial	Up to 2500 sq yd	the many	4	E) (25)	sa an c	4 2 4 2
1		2501 to 5000 sq yd	9 10	4.8		7007.11	0.28
i)	Institutional-	More than 5000 sq yd	act y	6.		112977.36	6.78
	Educational Institutions	Up to 1 acre		4000 per year (Fixed)			0.08
1		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	22-1	280	1.00
1		More than 5 acres	THE	2 lac per year			4.00
-	14	Total					44.65
		Jp to 100 sq yd					16.37
		101 to 500 sq yd				-	



Sr	Category in DR	APARISON OF OLD Area limit as	STREET AND	COLLECTION	WITH CURRENT	SURVEY	
No		per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amoun (In Lac
		Above 500 sq yd	Lories			raruj	
		Total	201				
6	Special Category			7		14 7 1	3,30 2,46
i)	Storage		-				200
ii)	Cinema Hall		-				
iii)	Marriage place		-	_	100		
iv)	Grain Market		-			70	
	Grain Market- Booth					P- 1	
	Grain Market- Shop						
1)	Hospital	Lite and the second	4 156 6			and Samuel	
vi)	Petrol pump		-				
rii)	Religious/Dhar msala	where the	50 25/25 W	ole in	sief ou	Talana I	
riii)	Bank		-				
x)	Bus stand	2.25 75 7	la control				
		Total	-			3 6 5 7	
-	Mixed use	Total					2.46
		Total	II IBEEL -			AND THE REST	
	Any other	10101					2.16
15	category as found in DR	winten sid	0 22/10	ugh g	and the	district of	
		Total	_ X				
	THE RESERVE	Total			471.11		al colors
		Note: Reason for	deviation and as	ne in dom	17 lakh		42.74 lakh
	an excision in the		and ga	ps in demand	register data		
			/				
		-					



MUNICIPAL COMMITTEE RANIA

Director, Urban Local Bodies, Panchkula, Haryana.

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.

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 (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	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	Based GIS Platform	ies were certified on Web vide letter no. ed 06.08.2019 (Copy
			operties in the town after to door field survey are
		The balance prope has been checked	rties 8969-8052= 917 nos. and certified.

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)

Municipal Committee Rania

Memo no. M(R/200/2233-34 Dated: 09/11/2120

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,

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	p K
2.	Number of Properties as per RFP	8707 7346	OK
3.	Number of Properties as per current MC record	8703 7346	ø 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)	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	· K
6.	Signature of SI with seal and sign For You	Albe-	- 7d Ltd. Sig.,≥ury
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	1	महार्व दुगाद
8.	Comments/Remarks/Recommendations		

It is to certify that _	8052	nos. of Surveyed Properties are verified on Web Based GIS
Platform (Image / B	ase Map s	solution) by the committee appointed by MC Rania for stage 1.1
(A) and are recomm	nended for	payment.
		Commissioner/Executive Qinter/Secretary

Municipal Corporation / Council / Communication, गनिया

Memo no. MCR/2019/785

Dated: 06-08-19

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

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			
Detai	Is of properties verified by the authorized Offi	cer of the ULB	i.		
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	er .			
11.	Comments/Remarks/Recommendations	The properties which found incorre are within 5% limit of error, which 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

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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 Rania

Memo no. M(R|2020|2231-32 Dated: 09 11 2020

Sign Off certificate is forwarded in original to:

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

Secretary

Municipal Committee Rania

m

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

(Based on Official report submitted by Secretary MC Rania)

Sr. No.	<u>Particular</u>	Report/nos.	
1	Total Nos. of Properties in Demand	8702	
	Register (DR)	9	
2	Total Nos. of Properties as per RFP	8707	7
3	Total Nos. of Properties as Surveyed	8969	
4	Total Nos. of Properties in DR but	NIL	
	falling outside MC limit		
5	Duplicate Properties in DR	NIL	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	8702	
7	New Properties found in City during Survey by YCSPL	267	Surveyed Properties – DR Properties
8	Nos. of properties for which Owner Name /Father Name not found in DR	3394	
9	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	6842*100/8702=78.62%	
10	Existing Property Tax Demand per Annum as per DR	85.00	
11	Total recovery (Average per annum in previous 10 years)	37:33 lakh	
12	Number of effective tax payers in city, including properties outside MC limit	3605	
	Number of ineffective tax payers in city, including properties outside MC limit		
13	Expected Tax to be recover from the current surveyed properties	73.75 lakh	
14	Number of properties not paying any tax since 2015, including properties outside MC limit	5097	
15	Nos of refused properties in current survey	1305	
16	Category wise Comparison of old and current survey	Anr	nexure-A

Secretary Municipal Committee

Rania

Annexure-A		Residential			Commercial			Vacant Plot and Agriculture/Horti culture land			Institutional			Institutional			Institutional			Industrial		Special Category			Mix Use			Total	
Anne	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference					
	2005	5933	-928	1166	1306	140	1953	1054	899	46	61	-15	13	20	-7	355	305	20	431	0	431	8969	8702	267					

Compa	arison report of all properties of institution collection register	tutional and special category in e r and as per current survey	existing demand and
	Particular	Property in Demand Register	Property in Current Survey
17(i)	Institutional Category	61	46
<u>17(ii)</u>	Special Category	305	355
<u>17(iii)</u>	Nos. of Properties Old id matched % of Old id matched	1.Institutional Category -54 2.Special Category -236	4
<u>17(iv)</u>	2 %		
<u>17(v)</u>	Nos of properties old Id not matched with reason	In existing Demand Register, properties mentioned were no standard categories given in tare The steering committee has for categories to be opted which upto an extent possible in the integration of category w.r.t. In new id is not possible due to all maximum efforts have been maximum efforts have been maximum achieved.	ot at par with the x notification 2013. reeze the standard have been ensured current survey. The natching of old and bove reason but the
<u>18</u>	Reasons for not matching Old ID wi	th current survey	
18.1	The reason for not matching the pro originally conducted long back in yr i old layout plan, it was possible to int possible w.r.t data available in DR, la similar in surveyed data.	2014-15 by the MC in house but of segrate 6842 nos of properties up	due to availability of to an extent
18.2	Nos of properties having no owner /father name in DR	Properties without owner and f Properties without father name	ather name-3394 nos

Secretary

Municipal Committee

Rania

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18.3	Nos of properties for which DR not	
	Tarica off vacant plot	1054
<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	267
	b) Locked	798
	c) Name changed after sale/purchase or to heir	738
	d) Refused by owner/occupied/attendant	1305
<u>19</u>	Total nos. of agriculture properties within MC limit	792
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 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	
23	Certification of Stage 1.1b: It is certifications.	fied that data matching has been checked and found

Annexure-B

Sr No	Category in DR	MPARISON OF OLD 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	1	146154.94	4.58
		More than 2 acres		4		49157.08	4.69
		Total	1		1		19.28
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	1	13985.89	3.84

Secretary Municipal Committee Rania

Sr	Category in DR	APARISON OF OLD Area limit as	area as per	Tax rate	Tax as per	Area as per	Amount
No		per tax	DR		new notification	survey (Sq Yard)	(In Lac)
		Commercial		4.8			
		space					
- 1		(shopping					
		malls, multiplex				-	
		or commercial				1	
		office space					
		etc)					
		Commercial		6 per sq ft		-	-
		Space (More					
		than 1000 sq					
		yd)					20.55
		Total					0.08
3	Industrial	Up to 2500 sq		2		4194.2	0.08
		yd				17122 77	0.41
		2501 to 2 acres]	2.4		17128.09	0.41
		2 acres to 50	1	2.4rs per sq			
	1	acres		yd up to 2			
	1	900-404-0731 L		acres+ 0.8rs			0.20
				per sq yd for		33921.75	0.29
			ļ	above			1.054
		Total					1.054
4	Institutional]				
·i)	Institutional-	Up to 2500 sq		4.8			-
	Commercial	yd	1				
		2501 to 5000 sq	1	7.2		-	-
		yd	1				-
		More than		9.6		-	-
		5000 sq yd	-				
ii)		Up to 2500 sq		4		7126.69	0.29
	Non-	yd .	130			7120.03	0.23
	commercial	2504 - 5000	-	4.8	1	7694.98	0.37
		2501 to 5000 sq		4.0		7034.30	0.57
		yd	1	6		209600.68	12.58
		More than				209600.66	12.50
		5000 sq yd	-	1000			
iii)		Up to 1 acre	1	4000 per	1		
	Educational			year (Fixed)			0.64
	Institutions		}	60000 por			0.04
		More than 1		60000 per			2.40
- 2		acre to 2.5 acre	1	year 1 lac per		<u> </u>	2.40
		More than 2.5					4.00
		acre to 5 acres	+	year 2 lac per		-	4.00
		More than 5		3.5%		-	
		acres	1	year			20.27
		Total	1			-	-
5	Vacant	Up to 100 sq yd	-			-	
		101 to 500 sq	E .			1	
		yd			-	-	
		Above 500 sq		1		-	-
		yd	1		-		2.34
		Total					2.07

Secretary

Municipal Committee

Rania

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Sr No	Category in DR	Area limit as	STOR OF	COLLECTION	WITH CURRENT	SURVEY	
		per tax	area as per DR	Tax rate	Tax as per new	Area as per survey (Sq	Amount (In Lac)
6	Special				notification	Yard)	
	Category						6.17
)	Storage		ł				
1)	Cinema Hall		{		¥		
iii)	Marriage place		{				
iv)	Grain Market		1 }				
	Grain Market- Booth					n n	
	Grain Market- Shop					_	-
v)	Hospital		1 h			1	
vi)	Petrol pump		1 1		-	1	
vii)	Religious/Dhar msala		i i				
viii)	Bank		1 1		-		
ix)	Bus stand		1 1		 		
		Total	1 1				6.17
7	Mixed use		1 1				
		Total	1 1				4.09
8	Any other		1 [:#U
	category as		1 1				
	found in DR		{				
		Total					
		Total	L		85 lakh		73.75 lak
_		Note: Reason f	or deviation and	gaps in dema	nd register dat	a	
1							
3							

Secretary Municipal Committee Rania

MUNICIPAL COMMITTEE RATIA

Director, Urban Local Bodies, Panchkula, Haryana.

Memo No.

285 mca

Date: 31-3-22)

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.

Muncipal Committee Ratia

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)

Stage	. Particulars	Details as provided by SI	Recommendation of concern ULB
No	Name of ULB Town	Ratia	
1.	Number of Properties as per RFP		
2.		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	Based GIS Platform v 44/MCR dated 14.08 The total nos. of prop completion of door to 14797.	ies were certified on Web ide letter no. 2043- .2019 (Copy enclosed). Perties in the town after door field survey are
		nos. has been checke	ed and certified.

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 Ratia and the balance 3542 properties are recommended for payment under Stage 1.1 (A)

Muncipal Committee
Mandipal Committee, Ratia

Memo no. 286 - 287/Ma Dated: 31-3-2-21

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,

Municipal Committee Ratia

1) Annexure - 1A: 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 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	OR
3.	Number of Properties as per current MC record	12935 5346	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)	1 1271 — 1 1 2 5 5	
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	898119	ok
6.	Signature of SI with seal and sign For	Yashi Obnsulting Serv	red Signalory
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		Jitendes
8.	Comments/Remarks/Recommendations		

11255 11271 nos. of Surveyed Properties are verified on Web Based GIS It is to certify that 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 Corporation / Council / Committee

Memo no. 2043-44/MCR

Dated: 14-8-2019

Sign Off certificate is forwarded in original to:

Urban Local Bodies, Haryana, Panchkula for further necessary action.

2. M/s Yashi Consulting Services Pvt. Ltd,

Commissioner/Executive

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	
Deta	ails of properties verified by the authorized Of	ficer of the ULB	
Sr.	10 10 10 10 10 10 10 10 10 10 10 10 10 1	Numbers	%age
7.	No. of Properties selected out of properties submitted by SI (Survey Agency) for physica field verification by the Officer / Officials Committee (nominated by the concerned MC) (Physical validation of at least 10% of surveyed properties)		10.27%

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 ware within 5% lin permitted as per	which found incorrect mit of error, which is 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

Muncipal Committee

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

Selvanciae Muncipal Committee Ratia Municipal Committee Ratia

Memo no. 288-285/mcR Dated: 31-3-2-21

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,

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.	<u>Particular</u>	Report/nos.	
1	Total Nos. of Properties in Demand Register (DR)	5403	
2	Total Nos. of Properties as per RFP	5346	
3	Total Nos. of Properties as Surveyed	14797	
4	Total Nos. of Properties in DR but falling outside MC limit	NIL	
5	Duplicate Properties in DR	NIL	
<u>5</u> <u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	5403	00
2	New Properties found in City during Survey by YCSPL	9394	Surveyed properties – DR Properties
8	Nos. of properties for which Owner Name /Father Name not found in DR	22	
9	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	3882*100/5403=71.8	
10	Existing Property Tax Demand per Annum as per DR	60 lakh	
11	Total recovery (Average per annum in previous 10 years)	26.06 lakh	
12	a see that the second s	3800	
	Number of ineffective tax payers in city, including properties outside MC limit	1603	
13	Expected Tax to be recover from the current surveyed properties	133.54 lakh	
14	Number of properties not paying any tax since 2015, including properties outside MC limit	1603	
15	Nos of refused properties in current survey	3813	
16	Category wise Comparison of old and current survey	Anne	xure-A

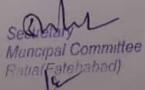


A-dr	re-A Residential				Commercial				Vacant Plot and Agriculture/Horti culture land			Institutional			Industrial			Special Category			Mix Use		Total			
	Anneynic	System	DR	d Justine	Difference	System	DR	Difference	System	DR ·	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference
		7445	1	3615	3830	2468	778	1690	3575	711	2864	91	0	91	49	0	49	595	0	595	604	270	334	14797	5403	9394

	Particular	r and as per current survey Property in Demand Register	Property in Current Survey					
	Novel Category	0	91					
17(i)	Institutional Category	0	565					
17(ii)	Special Category							
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 v	vith current survey						
18.1	tax survey was conducted long ba layout/coordinates of properties w	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						
18.2			d father name – 22 r					

18.3	Nos of properties for which DR not matched on vacant plot	711
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	9394
	b) Locked	1693
	c) Name changed after sale/purchase or to heir	
	d) Refused by owner/occupied/attendant	3813
<u>19</u>	Total nos. of agriculture properties	1402
20	Total nos. of locked properties with	
21	Total nos. of locked properties	
22	It is certified that old ID's of 1521 nos. of properties are not possible	to Lord found
	mentioned in #18	ied that data matching has been checked and round
23	Certification of Stage 1.16: It is certification of Stage 1.16: It is certification.	ied that data matching has been checked and found

		100000000	- TARAND AND	OLLECTION I	NITH CURRENT	JONE TO DOE	Amount
Sr	Collegory in DR	MPARISON OF OLD Area limit as	area as per DR	Tax rate	Tax as per new notification	Area as per survey (5q Yard)	(In Lac)
No		per tax		0.4	Hotmes	944979.53	4.73
1	Residential	up to 300 sq yd				266020.99	5.17
		301 to 500 sq		1.6			
		yd		2.4		225002.9	6.50
		501 to 1000 sq yd				168560.8	5.69
		1001 sq yd to 2		2.8			0.00
		acres		4		15115.23	0.60
		More than 2 -					22.71
		Total	-	9.6		42427.89	5.15
2	Commercial	Up to 50 sq yd		3.0		20745 25	5.71
		51-100 sq yd		14.40		30745.35	3.72
		32.200.347.		19.20		100975.2	23.63
		101-500 sq yd		19.20			15.00
		501 to 1000 50		24		53932.15	15.00
		501 to 1000 sq yd					



	C-1	tonon in DD	PARISON OF OLD	DEMAND AND	COLLECTION V	VITH CURREN	TSURVEY	
Sr No	Ca	tegory in DR	per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq	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					49.49
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
			Total					3.21
	4	Institutional						
	i)	Institutional- Commercial	Up to 2500 sq yd		4.8		100	
		55/////	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
		2011111515150	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
Ī			More than 1 acre to 2.5 acre		60000 per year			3.00
Ī			More than 2.5 acre to 5 acres		1 lac per year			1.00
			More than 5 acres		2 lac per year			
-	5	Vacant	Total					23.02
I		vacant	101 to 500 sq					190
			Above 500 sq yd					
L			Total				100	7.51

Muncipal Committee Ratia(Fatebahad)

	СОМ	PARISON OF OLD	DEMAND AND	COLLECTION	MITH CURRENT		
Sr No		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					raiuj	12.54
	Category						13.54
)	Storage						
i)	Cinema Hall						
ii)	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						
	W	Total					13.54
7	Mixed use						
		Total					14.06
8	Any other category as found in DR						
		Total					CONTRACT AV
		Total			60 lakh		133.54 lakh
1		Note: Reason	for deviation and	gaps in demar	nd register data		
1							
2							
3							

Muncipal Committe Ratia(Fate) abaut

MUNICIPAL COUNCIL REWARI

To.

Director, Urban Local Bodies, Panchkula, Haryana.

T

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.

Executive edive efficer
Municipal Countries
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 Stage1.1)

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	63024 nos. of prope Based GIS Platform 24.12.2020 (Copy	erties were certified on Wel vide letter no. 7609 dated enclosed).
		The total nos. of procompletion of door 63676.	roperties in the town after to door field survey are
		The balance proponos, has been che	erties 63676-63024= 652 cked and certified.

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)

> MUNICIPE SCHUMER BWAG Rewari

Memo no.1315/mcp_1316/mpated: 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,

Executive Officer

EMUNICIPAL OFFICER, Rewar Municipal Council Rewari

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	Rewari	OK
2.	Number of Properties as per RFP	27000	OK
3.	Number of Properties as per current MC record	51222	οχ
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	Soundya	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	Soundya Balwan Si	wh Or
8.	Comments/Remarks/Recommendations	26250 nos. of propert Based GIS Platform v dated 27.09.2019 (Co	ies were certified on Web ide letter no. 8052/HTC opy enclosed).
		The total nos. of proposition of door to 63024.	perties in the town after door field survey are
		The balance propert	ies 63024-26250= 36774 ed and certified.

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,

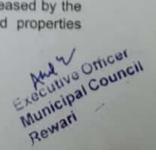
Executive Officer

Municipal Council Rewarl

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		
Detai	ls of properties verified by the authorized Offi	cer 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%	
	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	6290	96.62%	
	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	220	3.38%	
0.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign			
1.	Comments/Remarks/Recommendations	The properties ware within 5% lin	which found incorrect mit of error, which is	

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



permitted as per agreement.

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 control He Wari

Rewari

Memo no. 13/1 / MCR -13/8/mc 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,

Executive Officer

Municipal Council

Municipal Council, Rewar

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.	<u>Particular</u>	Report/nos.	
1	Total Nos. of Properties in Demand Register (DR)	51222	
2	Total Nos. of Properties as per RFP	27000	
3	Total Nos. of Properties as Surveyed	63676	
4	Total Nos. of Properties in DR but falling outside MC limit	NIL	
5	Duplicate Properties in DR	NIL	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	51222	
7	New Properties found in City during Survey by YCSPL	12454	
8	Nos. of properties for which Owner Name /Father Name not found in DR	16525	
9	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	36240*100/51222=70.75%	
10	Existing Property Tax Demand per Annum as per DR	300 lakh	
11	Total recovery (Average per annum in previous 10 years)	104.61 lakh	
12	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	
13	Expected Tax to be recover from the current surveyed properties	561.5lakh	
14	Number of properties not paying any tax since 2015, including properties outside MC limit	38722	
15	Nos of refused properties in current survey	10657	
16	Category wise Comparison of old and current survey	Anne	xure-A

Municipal Council
Municipal Council
Rewari

Annexure-A		Residential			Commercial		Constant of the last	Agriculture/Horti	cutture land		Institutional			Industrial			Special Category			Mix Use			Total	
Anı	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference
	34876	29938	4938	5597	5328	592	16863	10419	6444	404	513	-109	340	100	240	1612	1168	444	3984	6	3975	92929	51222	12454

	Particular	Property in Demand Register	Property in
<u>17(i)</u>	Institutional Category	513	Current Survey
<u>17(ii)</u>	Special Category	1168	1612
17(iii)	Nos. of Properties Old id matched	1.Institutional Category –257 2.Special Category -979	
17(iv)	% of Old id matched	1.Institutional Category –50.09 2.Special Category -83.81%	9%
17(v)	Nos of properties old Id not matched with reason	In existing Demand Register properties mentioned were in standard categories given in tall The steering committee has for categories to be opted which upto an extent possible in the integration of category w.r.t. in new id is not possible due to all maximum efforts have been may of matching achieved.	ot at par with the ix notification 2013 reeze the standard have been ensured current survey. The natching of old and pove reason but the
'	Reasons for not matching Old ID wi	th current survey	
t la	Most important conclusion for not mean survey was conducted long back ayout/coordinates of properties were changed, migrated or not available en ensured with Survey Agency join	in yr. 2016-2017 by the MC in hore available and in this duration on the during the survey in field, so ntly upto maximum possible exte	ouse, at that time no f 4 yrs owners might Old id matching has nt.
3.2 N	los of properties having no owner father name in DR	Properties without owner and fa Properties without father name-	ther name -22 nos

18.3	Nos of properties for which DR not matched on vacant plot	10419
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	12454
	b) Locked	8939
	c) Name changed after sale/purchase or to heir	0735
	d) Refused by owner/occupied/attendant	10657
19	Total nos. of agriculture properties within MC limit	2029
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 14982 nos. of properties are not possible to match subjected to reasons mentioned in #18	
23		fied that data matching has been checked and fou

Annexure-B

Sr	Category in DR	Area limit as				-	
No		per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	(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
		Total					90.31
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

Executive Council

St. No	Category in DR	MPARISON OF OLD Area limit as per tax	a. aa as bei	Tax rate	TORKEN		
			DR	Tax rate	Tax as per new notification	survey (S	
		commercial space (shopping mails, multiplex or commercial office space etc)		6	Houncation	Yard)	
		Commercial Space (More than 1000 sq yd)		7.5			
		Total					111.83
	Industrial	Up to 2500 sq yd		2.5		177951.5	4.46
		2501 to 2 acres		3		121713.95	
		2 acres to 50 acres		3 rs per sqyd up to 2 acre+ 1 rs per sqyd for above		58112.76	0.77
		Total		above		30112.70	8.88
4	Institutional						5.00
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		1.25 lac per year			8.75
		acre to 5 acres More than 5		2.5 lac per year			7.50
		acres	-	you			157.05
		Total Up to 100 sq yd				•	-
5	Vacant	101 to 500 sq				•	
		yd Above 500 sq	-				
		yd Total				2	8.16

Executive Officer Municipal Counc Pewari

Sr	Category in DR	PARISON OF OLD Area limit as	DEMAND AND	COLLECTION	WITH CURRENT	CLIPIANI	
No		per tax	area as per DR	Tax rate	Tax as per	Area as per	Amount
6	Special				notification	survey (Sq Yard)	(In Lac)
	Category					raruj	00.01
1)	Storage						90.21
(i)	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		-				
x)	Bus stand		-				
		Total					
7	Mixed use	Total					90.21
	Trimed dat	Total					
	Any other	Total	_				75.06
	category as						-
	found in DR						
_	Todila III DK	Total	-				
-		Total				1-0	
_			1 1 1		300 lakh		561.5 lak
		Note: Reason for	deviation and g	aps in dema	nd register data		

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 attachement as Annexure-1, Annexure-2 and Annexure-3 respectively for further necessary action.

Commissioner,

Municipal Corporation,

Rohtak. 🛵

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	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	[] [operties in the town after to door field survey are
	5	The balance prope 8508 nos. has been	erties 197742-189234= n checked and certified.
	9 "	ja.	

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)

Memo no. Mck/270/2021/1970-71 Dated: 19-02-2021

Commissioner Municipal Corporation Rohtak

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	Roht	ak	
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	3	,
Detai	ls 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 Age for physical field verification by the Officer / Officials / Committee (nomin 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 foun correct which is verified and validated	d	18240	96%
9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is foun incorrect which is verified and validated	d 	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 within 5% limit of error	found incorrect are or, which is

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,

permitted as per agreement.

Municipal Corporation, Rohtak

Memo no.

Dated:

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,

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.	Particul ar	Report/nos.	
1	Total Nos. of Properties in Demand , Register (DR)	173529	
2	Total Nos. of Properties as per	173290	
3	Total Nos. of Properties as Surveyed	197742	
4	Total Nos. of Properties in DR but falling outside MC limit		,
<u>5</u>	Duplicate Properties in DR	NIL	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	173529	
7	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	9
9	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	142814*100/173529=82.29 %	
10	Existing Property Tax Demand per Annum as per DR	2170.66 lakh	
11	Total recovery (Average per annum in previous 10 years)	1500 lakh	
12	Number of effective tax payers in city , including properties outside MC limit	100000	4
:	Number of ineffective tax payers in city, including properties outside MC limit	. 73529	
13	Expected Tax to be recover from the current surveyed properties	2514.98 lakh	
14	Number of properties not paying any tax since 2015.	73529	
	including properties outside MC limit		1
15	Nos of refused properties in current survey	34531	
16	Category wise Comparison of old and current survey	Annex A	ure-

	Annexure-A	ure-A
102975	System	
91231	D 0	Residential
11744	Difference	
12413	System	
12310	D	Commercial
103	Difference	
67857	System	Vacant Plot
56425	D	and
11432	Difference	rti culture land
968	System	
1378	D	Institutional
-482	Difference	
1546	System	
980	O	Industrial
266	Difference	
2792	System	
996	О	Special
1826	Difference	5,8,00
9263	System	
10178	٥	Mix Use
-915	Difference	
197742	System	
173529	۵	Tota
24213	Difference	

Com	parison report of all properties of	institutional and special car	tegory in existing	
	de	mand and		
	collection register	and as per current survey		
	Particular	Property in Demand Register	Property in Current Survey	
<u>17(i)</u>	Institutional Category	137 . 8	896	
<u>17(ii)</u>	Special Category	966 279 2		
<u>17(iii)</u>	Nos. of Properties Old id matched	1.Institutional Category – 1265 2.Special Category - 705		
<u>17(iv)</u>	% of Old id matched	1.Institutional Category –91.79 % 2.Special Category –72.98		
17(v)	Nos of properties old Id not matched with reason	In existing Demand Register properties mentioned were a standard categories given 2013. The steering committe standard categories to be been ensured upto an exterior current survey. The integrity w.r.t. matching of old an possible due to above maximum efforts have been possible % of matching achieved.	not at par with the in tax notification tee has freeze the opted which have ent possible in the ration of category d new id is not reason but the	
<u>18</u>	Reasons for not matching Old	t		
<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 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.			
18.2	Nos of properties having no owner /father name in DR	Properties without owner an 65240 nos Properties without father na		

18.3	Nos of properties for which DR not matched on vacant plot	62586
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	24213
	b) Locked	25431
	c) Name changed after sale/purchase or to heir	,
	d) Refused by owner/occupied/attendant	34531
<u>19</u>	Total nos. of agriculture properties within MC limit	17694
<u>20</u>	Total nos. of locked properties with owner and father name	, A ₂
<u>21</u>	Total nos. of locked properties without owner and father name	
<u>22</u>	It is certified that old ID's of 30715 nos. of properties are not possible to match subjected to reasons mentioned in #18	1
<u>23</u>	Certification of Stage 1.1b: It is confound satisfactory.	ertified that data matching has been checked and

Annexure-B

Sr N o	Category in DR	Area limit as per tax	current area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amoun t (In Lac)
1	Residential	up to 300 sq yd	•	0.75		11310105. 2 1	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 ,	(4)	5.25		1056744.89	68.32
		More than 2 acres		7.5		245135.51	23.61
		Total			1		392.42
2	Commercial	Up to 50 sq yd		18	1	137641.67	32.57
		51-100 sq yd	4 : 4	27	1. 1.	118604.52	44.18
	*	101-500 sq yd		36		442038.77	215.40
	1 1 1	501 to 1000 sq yd		45		150590.93	84.59

Sr No	Category in DR	Area limit as per tax	SURV area as per DR	Tax rate	Tax as per new	Area as per survey (Sq Yard)	Amount (In Lac)
	0.9 8				notification		
	•	Commercial space (shopping malls, multiplex or commercial office space etc) upto 1000 Sq feet	i e	, 9 per sq ft	8 a	4685.999	0.49
	e ·	Commercial Space (More than 1000 sq feet)	0	11.25 per sq ft		94030.81	22.47
	-	Total					399.69
	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	2	4.5 rs per sq yd up to 2 acres+ 1.5rs per sq yd for above		4487374.48	67.60
		Total	1	ia .	1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1	T _i	118.14
1	Institutional	Total	-				
i)	Institutional- Commercial	Up to 2500 sq yd	<i>i</i>	9		14258.31	1.25
		2501 to 5000 sq yd		13.5	7	6632.74	0.90
		More than 5000 sq yd	8	18		215413.04	38.77
ii)	Institution al- Non-	Up to 2500 sq yd	*	7.5		188010.24	14.10
	commercial	2501 to 5000 sq yd		9		174190.7	15.68
	2/3 2/3	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	i	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
		Total	No.				636.78
5	Vacant	Up to 100 sq yd				-	-
-	Vacant	101 to 500 sq yd	1			-	—
-		Above 500 sq yd				-	
		Total					161.68
	Special	Total				1	408.34
- 1	Category				1		100.0

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)	Amoun t (In Lac)
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market- Booth			- 2			
	Grain Market- Shop				2//	•	-
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dha r msala			5		,,	
viii)	Bank						
ix)	Bus stand						
,		Total	-				408.34
7	Mixed use						
	•	Total					397.93
8	Any other category as found in DR			_		-	-
		Total					
		Total			2170.66 lac		2514.98 lac
	, N	ote: Reason for d	eviation and	gaps in den	nand register	data	
2				40			
3							

· Ý.

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

Dated 08/10/2020

Endst No. 2426

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	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	ОК
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	- 10
6.	Signature of SI with seal and sign	andre Control	S blow
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	Based GIS Platform v 18.09.2020 (Copy el The total nos. of pro	es were certified on Web vide letter no. 2354 dated, nclosed). perties in the town after o door field survey are
		The balance proper nos. has been check	ties 7554-5054= 2500 ked and certified.

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 <u>MC Sadhaura</u> and the balance 2500 properties are recommended for payment under Stage 1.1 (A)

Executive Officer

Municipal Committee Sadhaura

Memo no. 2430

Dated: 68/10/2020

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

1) Annexure – 1A: 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 Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB	
1.	Name of ULB Town	Sadhausa	or ornicelli OCB	
2.	Number of Properties as per RFP	O	O. K	
3.	Number of Properties as per current MC record	0	0. 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))	1619120	>	
6.	Signature of SI with seal and sign	phride (
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	1000-Clease		
8.	Comments/Remarks/Recommendations			

It is to certify that <u>5054</u> nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC<u>SAD HAUR</u> for stage 1.1 (A) and are recommended for payment.

Secretary

Municipal Committee

Municipal Committee

Municipal Committee

Municipal Committee

Municipal Corporation / Council / Committee 5ADI+AURA

Memo no. 2354 - 181912020

Dated: 18.9. 7070

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.

Municipal Committee

Commissioner/Exeathermofficer/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	ОК
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	ОК
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	ОК
Detai	ils of properties verified by the authorized Offi	cer 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)]	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		which found incorrect nit of error, which is

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

Dated: 08/10/220

Memo no. 2428

Sign Off certificate is forwarded in original to:

- 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)

Sr. No.	<u>Particular</u>	Report/nos.	Remark	
1	Total Nos. of Properties in Demand Register (DR)	Nil	Newly Constituted ULB, being 1 st 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	7554	YES	
4	Total Nos. of Properties in DR but falling outside MC limit	Nil	Newly Constituted ULB	
<u>5</u>	Duplicate Properties in DR	Nil	Newly Constituted ULB	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	Nil	Newly Constituted ULB	
7	New Properties found in City during Survey by YCSPL	7554	Newly Constituted ULB	
<u>8</u>	Nos. of properties for which Owner Name /Father Name not found in DR	Nil	Newly Constituted ULB	
9	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	Nil	Newly Constituted ULB	
10	Existing Property Tax Demand per Annum as per DR	Nil	Newly Constituted ULB	
11	Total recovery (Average per annum in previous 10 years)	Nil	Newly Constituted ULB	
12	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	
13	Expected Tax to be recover from the current surveyed properties	35.65 lakh	ОК	
14	Number of properties not paying any tax since 2015, including properties outside MC limit	Nil	-	
15	Nos of refused properties in current survey	112		
16	Category wise Comparison of old and current survey	Annexure-A		

Annexure-A		Residential			Commercial		Vacant Plot and	Agriculture/Hort	וכתווחוב וקוות	s	Institutional			Industrial			Special Category			Mix Use			Total	
Anne	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference
	3435	0	3435	931	0	931	2696	0	5696	20	0	50	4	0	4	111	0	111	327	0	327	7554	0	7554

Comp	arison report of all properties of institutional and special ca collection register and as per current su		g demand and
	Particular	Property in Demand Register	Property in Current Survey
17(i)	Institutional Category	Nil	50
<u>17(ii)</u>	Special Category	Nil	111
<u>17(iii)</u>	Nos. of Properties Old id matched	Nil	
<u>17(iv)</u>	% of Old id matched	Nil	
<u>17(v)</u>	Nos of properties old ld not matched with reason	Newly Constitu	uted ULB
<u>18</u>	Reasons for not matching Old ID with current survey		
<u>18.1</u>			
18.2	Nos of properties having no owner /father name in DR	Newly Constitu	ited ULB
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:	Newly Constituted ULB	
	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	1921	

b)

<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	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 matchin satisfactory.	ng has been checked and found

Annexure-B

Sr No	Category in DR	MPARISON OF OLD 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		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			
-		Total				45191.37	1.81
2	Commercial						10.57
	Commercial	Up to 50 sq yd 51-100 sq yd		9.6		16025.83	1.88
P 12 2				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		-	•
		Total					10.95
	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			
	1 Stirry Se	Was a		acres+		11805.92	

Sr	Category in DR	MPARISON OF OLD Area limit as	area as per	Tax rate	Tax as per		A
No		per tax	DR	Tax rate	new notification	Area as per survey (Sq Yard)	Amoun (In Lakh
				0.8rs per sq yd for above			0.24
		Total					0.33
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			
	commercial	2501 to 5000		4.8		21523.8	0.86
		sq yd		4.8		12222 44	
		More than		6		12232.44	0.59
		5000 sq yd		0		42658.76	3.56
iii)	Institutional- Educational	Up to 1 acre		4000 per year		-	2.56
- 2	Institutions			(Fixed)			0.52
	100	More than 1 acre to 2.5 acre		60000 per year		-	0.60
		More than 2.5		1 lac per			0.00
		acre to 5 acres		year			
		More than 5		2 lac per			
		acres Total		year	400		
5	Vacant	Up to 100 sq					5.13
		101 to 500 sq yd					
		Above 500 sq yd					-
		Total					2.78
5	Special Category						3.28
	Storage						
)	Cinema Hall						
	Marriage place						
	Grain Market						
	Grain Market- Booth						
	Grain Market- Shop	ng Sen					

JAIPUR P

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		1 1	•			
vii)	Religious/Dha rmsala						
viii)	Bank		1 1				
ix)	Bus stand		i i				
		Total					3.28
7	Mixed use						
		Total					2.61
8	Any other category as found in DR						
		Total	1 [
		Total			1		35.65 Lakh
		Note: Reason f	or deviation and	gaps in dema	and register dat	a	
1							
2							
3	, 1 - 2444						

Executive Officer

Municipal Committee Sadhaura

Dated:

MUNICIPAL COMMITTEE SAFIDON

Director, Urban Local Bodies, Panchkula, Haryana.

Memo No.

146

Date: 05-01-2021

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.

Municipal Committee

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

Annexure 1

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	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	Prusar orla	464
8.	Comments/Remarks/Recommendations		ties were certified on Web vide letter no dated nclosed).
			perties in the town after of door field survey are
		The balance proper nos. has been check	ties 17561-10635= 6926 ked and certified.

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 <u>MC Safidon</u> and the balance 6926 properties are recommended for payment under Stage 1.1 (A)

Municipal Committee Safidon

Memo no. 147-148 Dated: 05-02-24

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,

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.	Particulara	Details as provided by SI	Recommendation of concern ULB
1.	Nama of ULB Town	Safidon	OK
2.	Number of Properties as per RFP	7039	oK
3.	Number of Properties as per current MC record	7039	or
4.	Nos et Properties Surveyed and Submitted by St en Web Based GIS Platform (Image / Buse Map solution for verification covering 100% properties in MC Area)	10635	O.K.
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	Replan (
7	Ventication 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.	L-
8,	Comments/Remarks/Recommendations	The state of the s	N·Y·

It is to certify that 10,635 nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MCSAFLDON 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

M/s Yashi Consulting Services Pvl. Ltd.

Commissioner/ExecutiveOfficer/Secretary

Municipal Corporation / Council / Committee SAELDON

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	
Deta	ils of properties verified by the authorized Offi	cer 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)]	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	ज्यान्य ज्यान	1
11.	Comments/Remarks/Recommendations	[1] [1] [1] [1] [1] [1] [1] [1] [1] [1]	which found incorrect nit of error, which is 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)

Sementy

Municipal Committee Safidon

Memo no. 148-149

Dated: 05-01-2021

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,

Municipal Committee Safidon

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

(Based on Official report submitted by Secretary MC Safidon)

Sr. No.	<u>Particular</u>	Report/nos.	
1	Total Nos. of Properties in Demand Register (DR)	20936	
2	Total Nos. of Properties as per RFP	7039	
<u>3</u>	Total Nos. of Properties as Surveyed	17561	
4	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	20936	
2	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	115	
<u>9</u>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	14831*100/20936=70.8%	
10	Existing Property Tax Demand per Annum as per DR	65.13 lakh	
11	Total recovery (Average per annum in previous 10 years)	20.71 lakh	
12	Number of effective tax payers in city, including properties outside MC limit	7327	
	Number of ineffective tax payers in city, including properties outside MC limit	13609	
13	Expected Tax to be recover from the current surveyed properties	108.12 lakh	
14	Number of properties not paying any tax since 2015, including properties outside MC limit	13609	
15	Nos of refused properties in current survey	2322	
16	Category wise Comparison of old and current survey	Ann	exure-A

Annexure-A		Residential			Commercial		Vacant Dict and	Agriculture/Horti			Institutional			Industrial			Special Category			Mix Use			Total	
Anne	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference
	7547	3190	4357	1663	1569	94	6439	5367	1072	110	47	63	25	14	11	903	391	512	874	10358	-9484	17561	20936	-3375

		r and as per current survey							
	Particular	Property in Demand Register	Property in Current Survey						
17(i)	Institutional Category	47	110						
<u>17(ii)</u>	Special Category	391	903						
17(iii)	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							
17(v)	Nos of properties old Id not matched with reason	In existing Demand Register, properties mentioned were no standard categories given in tall The steering committee has for categories to be opted which upto an extent possible in the integration of category w.r.t. in new id is not possible due to all maximum efforts have been maximum efforts have been maximum achieved.	ot at par with the x notification 2013 reeze the standard have been ensured current survey. The natching of old and bove reason but the						
<u>18</u>	Reasons for not matching Old ID with	th current survey							
<u>18.1</u>	tax survey was conducted long back layout/coordinates of properties we	ot matching the property id's is that in Safidon the proposed back in yr. 2017-2018 by the MC in house, at that times were available and in this duration of 3 yrs owners mailable during the survey in field, so Old id matching the jointly unto maximum possible extent							
18.2	Nos of properties having no owner /father name in DR	Properties without owner and for Properties without father name	ather name -115 n						

18.3	Nos of properties for which DR not matched on vacant plot	5367
<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	1533
	c) Name changed after sale/purchase or to heir	
	d) Refused by owner/occupied/attendant	2322
19	Total nos. of agriculture properties within MC limit	1676
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 6105 nos. of properties are not possible to match subjected to reasons mentioned in #18	
23	Certification of Stage 1.1b: It is certification of Stage 1.1b: It is certification.	fied that data matching has been checked and found

Annexure-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)	(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
		Total					14.66
2	Commercial	Up to 50 sq yd		9.6		22943.22	2.58
	Commercial	51-100 sq yd	Ī	14.40		29062.87	5.05
		101-500 sq yd		19.20		81926.02	18.05
		501 to 1000 sq		24		17795.37	4.61
		Commercial space (shopping malls, multiplex or commercial		4.8		-	

r	Category in DR	Area limit as	area as per	Tax rate	Tax as per	Area as per	Amount
0		per tax	DR	Tax race	new notification	survey (Sq Yard)	(In Lac)
		office space etc)					•
		Commercial		6 per sq ft			
		Space (More than 1000 sq yd)					
		Total					30.29
	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
1		Total					0.88
4	Institutional						
i)		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
	Commercial	2501 to 5000 sq yd		4.8		35613.18	1.71
		More than 5000 sq yd		6		233128.54	13.99
III	i) 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
		Total	1				27.68
	5 Vacant	Up to 100 sq yd				-	-
		101 to 500 sq yd				-	•
		Above 500 sq yd				-	
		Total	1				5.60

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		1				
ii)	Cinema Hall		1 [
iii)	Marriage place		1 [
iv)	Grain Market		1	400			
	Grain Market Booth						
	Grain Market- Shop					-	(-
v)	Hospital		1 1				
vi)	Petrol pump		1				
vii)	Religious/Dhar		i t				
	msala						
viii)	Bank		1 [
ix)	Bus stand		1 [
		Total	i i				16.91
7	Mixed use		1 [
		Total	1				12.10
8	Any other] [-	-
	category as						
	found in DR]				
		Total]				
		Total	11		65.13 lakh		108.12 lakh
	•	Note: Reason	for deviation and	gaps in dema	ind register data	1	
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 Sattleba Municipal Committee Sattleba

Samalkha

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 Stage 1.1)

Sr.	Particulars	Details as	
No.		provided by SI	Resommendation
1	Name of ULB Town	Samalkha	concern ULB
2	Number of Properties as per REP	12881	7.04
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 venfication covering 100% properties in MC Area)	14025	
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	Venfication 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	11510 nos, of propertion of Based CIS Platform violated 31,01,2019 (Co	es were certified on Web de letter no. MCS/1491 py enclosed)
		The total nos. of proper completion of door to 14035.	orties in the town after door field survey are
		The balance propertions, has been checke	

It is to certify that 14035 Nos of Surveyed Properties are verified on Web Based GIS Platform Today / 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 Secretary

M morph 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.		Details as provided by 81	Recommendation of concern ULB
No.	Name of ULB Town	Samaikha	c)c
1.	The second secon	COMMUNICATION CAN SELECT VARIABLE CONTRACTOR	- The Control of the
2.	Number of Properties as per RFP	12881	D.F.
3.	Number of Properties as per current MC record	13176	ut.
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	OF.
5.	Date of Submission of Property Survey Cara	Scrimo Ses	31-10-19 Ly Back James
6.			DIRECTOR
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	ভাগ ক্যমেন্ট্রিকা	HARYANA, PA
-	Comments/Remarks/Recommendations		Rec. No. S6
	- Lance		1-12

SEC

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_Santal Major stage 1.1 (A) and are recommended for payment.

Municipal Corporation / Council / Committee Santallely

Memo no. M C 5/14 9/

Dated: 37-7019

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,

and Dates

Name +

Commissioner/ExecutiveOfficer/Secretary

SAMRUDDHI NILAWAR (URBAN PLANNER) 7280007726 Municipal Corporation / Council / Committee

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(Yorki Comulant strains Put. LH)

whost is prepared by back Panel of Bo

Municipal Committee

-Cour annestal

Samalkha

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

Sr.	Particulars	Details as provided by SI	Recommendati of concern ULE
No.	No. 3 Adversor	Samalkha	
1.	Name of ULB Town		
_	Number of Properties as per RFP	12881	
2.		10007	
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) solution for Properties as per Stage 1.1 (A)		
5.	Number of Properties dispression of 1.1(A) vide certified by MC as per Sign-Off 1.1(A) vide letter no. MCS/1491 dated 31.01.2019 (Copy	1	
6.	enclosed) 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	2525	
	1.1 (B)		
	of progression verified by the authorized Office	cer of the ULB	
Detai	ils of properties verified by the authorized Offi	cer of the ULB Numbers	%age
Sr.	ls of properties verified by the authorized Office Particulars	Mullipers	
Sr. No.	Particulars No. of Properties selected out of properties submitted by SI (Survey Agency) for physical field verification by the Officer / Officials / (comingted by the concerned MC).	Numbers 1530	10.90%
Sr. No. 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)] No. of Surveyed properties as mentioned at Sr. No. 171, whose data is found correct which is	Mullipers	
Sr. No. 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)] No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is	1530	10.90%
Sr. No. 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)] No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is	1530 1480	10.90%
	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)] No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the	1530 1480	96.86% 3.14%

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)

> Municipal GAMPitte of Amalkha Samalkha

Memo no. 391 - 392

30-03-2021 Dated:

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,

Municipal Committee, Samalkha Municipal Committee

Samalkha

Annexure 3

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

(Based on Official report submitted by Secretary MC Samalkha)

·	Particula <u>r</u>	Report/nos.	
. No. 1	Total Nos. of Properties in Demand	13297	
	Register (DR) Total Nos, of Properties as per RFP	12881	
2	Total Nos. of Properties as Surveyed	14035	
<u>3</u> <u>4</u>	Total Nos. of Properties in DR but	NIL	
	falling outside MC limit	NIL.	
5	Duplicate Properties in DR	13297	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	738	Surveyed properties -
7	New Properties found in City during Survey by YCSPL		Properties
8	Nos. of properties for which Owner Name /Father Name not found in	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 Jakh	
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	11.0400.000
	Number of ineffective tax payers in city, including properties outside MC limit	11557	
13		92.83 lakh	
14		11557	
15		3275	
1	Category wise Comparison of old and current survey	Anne	жиге-А

ecretary

Municipal Committee

Samalkha

Ą		lejenetjen	Kesineman			Commercial		Vacant Plot and	Agriculture/Horti			Institutional			Industrial			Special Category			Mix Use			Total	
Annexure-A	200	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference
-		2069	13289	-6382	1677	7	1670	3632	1	3681	85	0	85	166	0	166	396	0	396	1172	0	1172	14035	13297	738

Compa	rison report of all properties of instit collection register Particular	and as per current survey Property in Demand Register	Property in Current Survey						
	Particulai		85						
	Institutional Category	0	396						
<u>17(i)</u> 17(ii)	Special Category								
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 In existing Demand Register, Category of the second s							
17(v)	Nos of properties old Id not matched with reason	standard categories given in ta The steering committee has from the categories to be opted which upto an extent possible in the integration of category w.r.t. new id is not possible due to at maximum efforts have been may of matching achieved.	x notification 2013. reeze the standard have been ensured current survey. The natching of old and pove reason but the						
18	Reasons for not matching Old ID wi	the state of the s	hat in Samalkha the						
18.1	Most important conclusion for not property tax survey was conducted time no layout/coordinates of property tax survey was conducted time no layout/coordinates of properties to be changed, migrated or not a has been ensured with Survey Agency	rties were available and in this dur available during the survey in field	d, so Old id matching						
18.2									

<u>18.3</u>	Nos of properties for which DR not matched on vacant plot	1
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	738
_	b) Locked	1943
	c) Name changed after sale/purchase or to heir	
	d) Refused by owner/occupied/attendant	3275
<u>19</u>	Total nos. of agriculture properties within MC limit	141
<u>20</u>	Total nos. of locked properties with	
<u>21</u>	Total nos. of locked properties	
22	It is certified that old ID's of 2501 nos. of properties are not possible	
- 1	mentioned in #18	ed that data matching has been checked and found
23	Certification of Stage 1.1b: It is certified	ed that data matching has been checked and found

Annexure-B

_	со	MPARISON OF OLD	DEMAND AND	Tax rate	Tax as per	Area as per	Amount (In Lac)
Sr	Category in DR	Area limit as per tax	area as per DR	* * * * d. Transect	new notification	Yard)	853
No		1 10		0.4		733803.98	3.94
1	Residential	up to 300 sq yd				100206.6	2.03
		301 to 500 sq	Γ	1.6	1	100200.0	PARKATAN SALA
	1	yd	L		-	63572.76	1.83
_		501 to 1000 sq		2.4			
		yd	-	2.8		48505.9	1.62
		1001 sq yd to 2				- 1202 27	0.88
		acres More than 2		4		21902.27	0.88
		acres			H		10.30
\dashv		Total	1	9.6	T I	25481.94	2.91
2	Commercial	Up to 50 sq yd	1	9.6		100000000	
			-	14.40	Γ	24616.83	4.14
7		51-100 sq yd		AND THE PARTY OF T	-		15.30
1		101-500 sq yd		19.20	1	70625.79	15.50
		101-300 34 75			+	17014.16	4.86
+		501 to 1000 sq yd		24		1/014.10	

Sr No	Category in	COMPARISON OF OI DR Area limit as per tax	area as pe		te Tax as new	per Area a survey	(Sq (In La
	-				notificat	tion Yard	-
	¥	Commercial		4.8			
	1	space (shopping	1		1		:
	1	malls, multiplex			1	- 1	1
		or commercial					
		office space			1	1	14
		etc)			_		
		Commercial	7	6 per sq f	t		1
		Space (More	1			1	1
		than 1000 sq					
		yd)					27.21
		Total	-	2		100164	37 2.44
3	Industrial	Up to 2500 sq yd				122164.	J.
		2501 to 2 acres		2.4		154813.	40 3.72
		2 acres to 50		2.4rs per so	7	1	1
		acres		yd up to 2		1	1
		acres	A	acres+ 0.8rs	5		
				per sq yd fo above		38902.1	8 0.46
	1		-	above			6.62
_		Total	ł				0.02
4	Institutional	2500.0	t	4.8		155.70	0.02
i)	Institutional-	Up to 2500 sq				466.79	
411	Commercial	yd	1	7.2			
		2501 to 5000 sq yd			1	29107.44	2.79
		More than	1	9.6		2320	
- 1		5000 sq yd	_		-		
	Institutional-	Up to 2500 sq	1	4	1		0.76
ii)	Non-	yd	1			17826.97	0.76
- 1	commercial		F	4.8		21361.63	1.03
-t		2501 to 5000 sq				21301.03	
		yd More than		6		150461.38	9.03
7		5000 sq yd	L			150.1	
_		Up to 1 acre		4000 per	l l		1.04
ii)	Institutional- Educational	J	Y	rear (Fixed))		2.40
	Institutions		H-	50000 per			2.40
	mstrution	More than 1	1 `	year			
		acre to 2.5 acre	 	1 lac per			
+		More than 2.5		year			
		acre to 5 acres		2 lac per			
\top		More than 5		year			17.07
		Total				-	•
_		Up to 100 sq yd				-	-
4	Vacant	101 to 500 sq					
	4	yd	<u> </u>			-	>:=:
+		Above 500 sq					4.41
		yd	-				4.41

Sr No	Category in DR	PARISON OF OLD 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				notification		13.27
	Category		9			1	
i)	Storage		l				
ii)	Cinema Hall		-				
iii)	Marriage place		 				
iv)	Grain Market		H				
	Grain Market- Booth						
	Grain Market- Shop						
v)	Hospital		-				
vi)	Petrol pump		-				
vii)	Religious/Dhar msala						
viii)	Bank					- 1	
ix)	Bus stand		3				13.27
		Total					
7	Mixed use						13.95
		Total					
8	Any other category as found in DR						
		Total					92.83 lakh
		Total			45 lakh		
		Note: Reason for	deviation and ga	ps in demand	register data		
l							
2							
3							

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.

Megretary Committee

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 (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	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	Based GIS Platform v MCS/2019/988-989 (enclosed). The total nos. of prop	es were certified on Web ide letter no. dated 29.08.2019 (Copy Derties in the town after o door field survey are
		The balance propert	ies 9733-9048= 685 nos.

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 de

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 Committeesampla Sampla by

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	Sample	
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
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	Auth. Sign	ES PVI. LID
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	<i>y</i>
8.	Comments/Remarks/Recommendations	Data of properties	situatedon M.C Law separatly

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 oampla for stage 1.1 (A) and are recommended for payment.

Secretary Secretary, Municipal Committee Municipal Committee Sampla

Dated: 29/08/19

Memo no. MCS/2019/988-989

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

Sampl.

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			
1.	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			
Deta	ills of properties verified by the authorized Off	icer 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)]		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	3	4.5%		
10.	Officials / Committee (nominated by the concerned MC) with Date & Sign	9			
1	. Comments/Remarks/Recommendations	The properties which found incorre are within 5% limit of error, which 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

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 Sampla

Municipal Committee Sampla

Memo no. Mc5/2020 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

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.	<u>Particular</u>	Report/nos.	
<u>1</u>	Total Nos. of Properties in Demand Register (DR)	11368	
2	Total Nos. of Properties as per RFP	9300	
<u>3</u>	Total Nos. of Properties as Surveyed	9733	
4	Total Nos. of Properties in DR but falling outside MC limit	NIL	
5	Duplicate Properties in DR	2068	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	9300	
7	New Properties found in City during Survey by YCSPL	433	Surveyed Properties – DR Properties
8	Nos. of properties for which Owner Name /Father Name not found in DR	6645	
9	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	8504*100/9300=91.44%	
10	Existing Property Tax Demand per Annum as per DR	12 lakh	
11	Total recovery (Average per annum in previous 10 years)	6.46 lakh	
12	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	
13	Expected Tax to be recover from the current surveyed properties	52.53 lakh	
14	Number of properties not paying any tax since 2015, including properties outside MC limit	5300	
15	Nos of refused properties in current survey	2573	
16	Category wise Comparison of old and current survey	Anr	nexure-A



ure-A		Residential			Commercial		Vacant Plot and	Agriculture/Horti			Institutional			Industrial			Special Category			Mix Use			Total	
Annexure-A	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference
	5395	4368	1027	790	1453	-663	2680	5142	-2462	69	50	19	34	45	-11	161	0	161	604	0	604	9733	11368	-1635

	Particular	Property in Demand Register	Property in Current Survey					
17(i)	Institutional Category	50	69					
17(ii)	Special Category	0	161					
17(iii)	Nos. of Properties Old id matched	1.Institutional Category -40 2.Special Category -0						
17(iv)	% of Old id matched	1.Institutional Category – 80 % 2.Special Category - NA						
17(v)	Nos of properties old ld not matched with reason	In existing Demand Register properties mentioned were no standard categories given in the steering committee has for categories to be opted which upto an extent possible in the integration of category w.r.t. In new id is not possible due to a maximum efforts have been maximum efforts have been maximum achieved.	ot at par with the ax notification 2013. Treeze the standard have been ensured current survey. The matching of old and bove reason but the					
18	Reasons for not matching Old ID wi	th 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 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.							
18.2	Nos of properties having no owner /father name in DR Properties without owner and father name -664 nos Properties without father name-2151 nos							

Municipal Committee Sampla

-	Nos of properties for which DR not matched on vacant plot	796
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	433
	b) Locked	1073
	c) Name changed after sale/purchase or to heir	
	d) Refused by owner/occupied/attendant	2573
<u>19</u>	Total nos. of agriculture properties within MC limit	139
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 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	
23	Certification of Stage 1.1b: It is cert satisfactory.	tified that data matching has been checked and found

Annexure-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		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		-	-
		Total					8.92
2	Commercial	Up to 50 sq yd		9.6		8212.83	0.94
		51-100 sq yd	1	14.40		12157.86	2.20
		101-500 sq yd	1	19.20		50448.95	11.33
		501 to 1000 sq yd		24		18280.6	5.82



7	Cate	egory in DR	ARISON OF OLD D	PEIVIAND AND	COLLECTION W	ITH CURRENT	SURVEY	
	Catt	Egory III DK	per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	Amount (In Lac)
			space (shopping malls, multiplex		4.8		- Taray	
			or commercial office space etc)		30			
			Commercial Space (More than 1000 sq yd)		6 per sq ft		-	-
			Total					20.28
	1	Industrial	Up to 2500 sq		2			
	1		yd				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			
	1				per sq yd for			0.50
					above		43564.55	
			Total]				1.43
	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			
			Total	_				8.61
	5	Vacant	Up to 100 sq yd	4			-	
		•	101 to 500 sq yd				-	
			Above 500 sq yd					•
			Total				(0)	3.58

Municipal Computee Sampla 29

r lo	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)
	Special						2.73
	Category						
	Storage		_				
9	Cinema Hall						
)	Marriage place						
)	Grain Market						
	Grain Market- Booth						
	Grain Market- Shop					-	
/)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dhar						
	msala						
viii)	Bank						
ix)	Bus stand						2.72
		Total					2.73
7	Mixed use						6.98
		Total					0.90
8	Any other						
	category as						
	found in DR	Total	-				
-		Total	-		12 lakh		52.53 lakh
-			n for deviation an	d gaps in dem	5175-5175-5175-5175-5175-5175-5175-5175	a	
1							
2							
3							

MUNICIPAL COMMITTEE SHAHABAD

Director, Urban Local Bodies, Panchkula, Haryana.

Memo No. Spl-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 (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	Shahabad	CONCENTIOLD
2.	Number of Properties as per RFP	16331	
3.	Number of Properties as per current MC record	16409	Mark Transport
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.	Venfication 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	13474 nos. of propertie Based GIS Platform vio dated 04.02.2020 (Co	
		The total nos. of properties in the town after completion of door to door field survey are 18408.	
		The balance propertie	es 18408-13474= 4934 d and certified.

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 Shahahad

1) Annexure - 1A: 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 Stage 1.1)

Sr. No.	Particulars	Details as provided by SI	Recommendation of concern ULB	
1.	Name of ULB Town	SHAHABAD	06	
2.	Number of Properties as per RFP	16331	oK	
3.	Number of Properties as per current MC record		10 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)	13474	ok, But Included	ul V
5.	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	4 102 2020	showing on portol	~1
6.	Signature of SI with seal and sign		Remover	
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	Justice	Sushand	
8.	Comments/Remarks/Recommendations	clark		

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 SHA HABADfor stage 1.1 (A) and are recommended for payment. Municipal Corporation / Con

Sign Off certificate is forwarded in original to:

Memo no. 64 MCS

1, Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.

Z. M/s Yashi Consulting Services Pvt. Ltd,

Municipal Corporation

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	
Deta	ils of properties verified by the authorized Offi	icer 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)]	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		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 are within 5% lipermitted as per	which found incorred mit of error, which is 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 commetri snahabad 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)

r. No.	<u>Particular</u>	Report/nos.	
1	Total Nos. of Properties in Demand Register (DR)	16409	
2	Total Nos. of Properties as per RFP	16331	
3	Total Nos. of Properties as Surveyed	18408	
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	16409	DP DP
2	New Properties found in City during Survey by YCSPL	1999	Surveyed Properties – DR Properties
8	Nos. of properties for which Owner Name /Father Name not found in DR	3882	
9	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	11663*100/16409=71.07%	
10	Existing Property Tax Demand per Annum as per DR	50.16 lakh	
11	Total recovery (Average per annum in previous 10 years)	52 lakh	
12	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	
13	Expected Tax to be recover from the current surveyed properties	138.67 lakh	
14	Number of properties not paying any tax since 2015, including properties outside MC limit	6409	
15	Nos of refused properties in current survey	2056	
16	Category wise Comparison of old and current survey	Ann	exure-A

Servetry
Muncipal commetti
Shahabad

ure-A		Residential			Commercial		Vacant Plot and	Agriculture/Horti			Institutional			Industrial			Special Category			Mix Use			Total	
Annexure-A	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference
	8721	1782	6839	3833	14857	-11024	3761	0	3761	145	0	145	52	0	52	609	0	609	1287	0	1287	18408	16409	1767

	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 properties mentioned were in standard categories given in tare the steering committee has a categories to be opted which upto an extent possible in the integration of category w.r.t. In new id is not possible due to a maximum efforts have been maximum efforts have been maximum achieved.	ot at par with the ix notification 2013. Freeze the standard have been ensured current survey. The matching of old and bove reason but the
18	Reasons for not matching Old ID w	ith current survey	
18.1	Most important conclusion for not reproperty tax survey was conducted time no layout/coordinates of property owners might be changed, migrated matching has been ensured with Su	long back in yr. 2011-12 by the Merties were available and in this d for not available during the surve	IC in house, at that uration of 9 yrs by in field, so Old id
18.2	Nos of properties having no owner /father name in DR	Properties without owner and nos Properties without father name	d father name -388

secretry Myniapul Commetti Shahabad

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	1767
	b) Locked	9
	c) Name changed after sale/purchase or to heir	
	d) Refused by owner/occupied/attendant	2056
<u>19</u>	Total nos. of agriculture properties within MC limit	1192
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 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	
23	Certification of Stage 1.1b: It is certisatisfactory.	ified that data matching has been checked and found

Annexure-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)	(In Lac)
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
'n		More than 2 acres		4		45644.8	1.83
		Total			1 10 70 10		17.57
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	4 17 17 1	19.20	1000	70413.96	16.08
		501 to 1000 sq yd		24	1	13348.96	3.89

Secretry Huncipul Commettee Shehabad

C-	CON	PARISON OF OLD		COLLECTION W	ITH 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
		Total		HERUTA A			36.10
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		419565.19	3.51
		7.77		above			4.47
	A Institutional	Total					7,77
	Institutional Institutional	Up to 2500 sq		4.8		-	
	Commercial	yd yd		4.0			
	Commercial	2501 to 5000 sq yd		7.2			100
		More than 5000 sq yd		9.6			
ii) Institutional- Non- commercial	Up to 2500 sq yd		4		34143	1.37
	Commercial	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		60000 per			
		acre to 2.5 acre		year			4.20
		More than 2.5		1 lac per		1000000	3.00
		acre to 5 acres		year			
	100000	More than 5		2 lac per			2.00
		acres		year			
		Total					21.74
5	Vacant	Up to 100 sq yd				-	-
		101 to 500 sq yd		1.300	1		
		Above 500 sq yd		15-15			
		Total		1 7 7		11	7.04

Scenetory Municipal Committee Shahabad

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			BCOK N	Shirt Harris	No. of the last of	29.75
	Category			China Bas			
)	Storage			A SUST			
ii)	Cinema Hall	RI WILL STORY					
iii)	Marriage place						
iv)	Grain Market			DEAL SOL			
	Grain Market- Booth						
	Grain Market- Shop						
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dhar msala						
viii)	Bank						
ix)	Bus stand			The state of			29.75
		Total					29.75
7	Mixed use						22
		Total	and the Party				22
8	Any other category as found in DR						
		Total					
		Total		at the local	50.16 lakh		138.67 lakh
		Note: Reason	for deviation and	d gaps in dem	and register dat	a	
1							
2			MACHINE LAND				
3		United States					

Secretty numered 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 General, Single

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	Sirsa	A STATE OF THE STA
2.	Number of Properties as per RFP	73294	
3.	Number of Properties as per current MC record	74537	1 1 100
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 /		7
	Officials / Committee (nominated by the concerned MC) with Date & Sign	- 1777	

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)

Executive Officer

Memo no. 757 - 58

Dated: 2522

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 Sign

Annexura

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 conserr 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	A. C.	
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	الملاحسة	con arrange of the No.
8.	Comments/Remarks/Recommendations	37173 nos, of property Based GIS Platform vio 29 11 2019 (Copy end The total nos, of prop- completion of door to 77601	es were certified on Web de letter no 5983 dated closed) erties in the town after door field survey are
		The balance properti	es 77501-37173 40426 ed and certified

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)

Executive Officer Municipal Council, Sirsa

Memo no. 5277-78

Dated: 34-12-2012

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, Sins

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	
	ils of properties verified by the authorized Off	icer of the ULB	
Sr.	D4!!		
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)	8000	%age 10.18%
	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).	8000 7610	
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)] No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is	7610 390	10.18%
7. 8.	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)] No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is	7610 390	95.12%

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



are within 5% limit of error, which is

permitted as per agreement.

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

Tunicipal Council Silsasme.

Memo no. 759-60

Dated: 25/2/2/

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

Haccutive Officer,

Municipal Council Sirse

Anne

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.	
1	Total Nos. of Properties in Demand Register (DR)	74537	2 189
2	Total Nos. of Properties as per RFP	73294	
3	Total Nos. of Properties as Surveyed	78575	
4	Total Nos. of Properties in DR but falling outside MC limit	NIL	The state of the s
<u>5</u>	Duplicate Properties in DR	NIL	Turk .
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	74537	
7	New Properties found in City during Survey by YCSPL	4038	1 1 11 1
<u>8</u>	Nos. of properties for which Owner Name /Father Name not found in DR	•	
9	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	52200*100/74537=70.03%	
10	Existing Property Tax Demand per Annum as per DR	741.54 lakh	
11	Total recovery (Average per annum in previous 10 years)	220.84lakh	
12	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	4
13	Expected Tax to be recover from the current surveyed properties	909.27 lakh	T av
14	Number of properties not paying any tax since 2015, including properties outside MC limit	17537	
15	Nos of refused properties in current survey	9605	
16	Category wise Comparison of old and current survey	Annex	kure-A



Annexure-A		Residential	Difference System DR Commercial Difference System Vacant Plot and DR Agriculture/Horti culture land Difference		Institutional			Industrial			Special Category	P.F		Mix Use			Total							
Anne	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference
	38865	35807	3058	7526	6451	1075	23578	25666	-2088	395	558	-163	351	310	41	1656	420	1236	6204	5830	374	78575	74537	4038

47(1)	Particular	Property in Demand Register	Property in Current Survey						
17(i)	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							
17(iv)	% of Old id matched	1.Institutional Category – 94.08 2.Special Category -71.42%	3%						
17(v)	Nos of properties old Id not matched with reason	In existing Demand Register properties mentioned were no standard categories given in tax. The steering committee has for categories to be opted which upto an extent possible in the integration of category w.r.t. In new id is not possible due to all maximum efforts have been maximum efforts have been maximum achieved.	ot at par with the x notification 2013. reeze the standard have been ensured current survey. The natching of old and pove reason but the						
18	Reasons for not matching Old ID wi	th current survey	6,5						
	The reason for not matching the property ID's is that, the property tax survey was original conducted long back in yr 2014-15 by the MC in house but due to availability of old layor plan, it was possible to integrate 52200 nos of properties up to an extent possible w.r.t da available in DR, layout plan id number and ward wise data which found similar in surveyed data.								
8.2	Nos of properties having no owner father name in DR	Properties without owner and father name -Nil Properties without father name - 73148 nos							

	/	10	•
1	,	Heg	91
1	1	C	
	1.		\
1	3	20	

18.3	Nos of properties for which DR not	25666	
10.0	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	4038	
	b) Locked	9490	<u>All</u>
	c) Name changed after sale/purchase or to heir		
	d) Refused by owner/occupied/attendant	9605	
<u>19</u>	Total nos. of agriculture properties within MC limit	2185	
<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		
22	It is certified that old ID's of 22337 nos. of properties are not possible to match subjected to reasons mentioned in #18		
23	Certification of Stage 1.1b: It is certification.	fied that data matching has been	n checked and found

Annexure-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)	(In Lac)
1	Residential	up to 300 sq yd		0.5		4407731.57	31.45
		301 to 500 sq yd	100	2		659446.8	19.82
		501 to 1000 sq yd		3		430884.71	19.06
	August 1	1001 sq yd to 2 acres		3.5	15	443946.21	22.10
9		More than 2 acres		5		148619.05	11.49
	-3	Total					103.91
2	Commercial	Up to 50 sq yd		12	7	86047.26	14.89
		51-100 sq yd	in the second	18	a p	122204.06	33.19
	W 4	101-500 sq yd		24		345115.29	117.74
	J.A.	501 to 1000 sq yd		30		68950.37	25.67
		Commercial space (shopping malls, multiplex or commercial		6			

Executive Officer Municipal Council, Susa

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)			r Landa		
		Commercial Space (More than 1000 sq yd)		7.5		2711.35	1.04
		Total					192.53
3	Industrial	Up to 2500 sq yd	-11	2.5		269876.41	6.76
		2501 to 2 acres		3		243760.64	8.49
i)		2 acres to 50 acres		3 rs per sqyd up to 2 acre+ 1 rs per sqyd for above	- 9	744057.55	11.45
		Total					26.7
4	Institutional						
i)	Institutional- Commercial	Up to 2500 sq yd		6		4432.04	0.27
		2501 to 5000 sq yd	-	9	200	0.5	
		More than 5000 sq yd	at 24 55	12	-7_	38	-
	Institutional- Non- commercial	Up to 2500 sq yd		5		84388.03	4.22
	commercial	2501 to 5000 sq yd		6	The party	63604.58	3.82
		More than 5000 sq yd		7.5		2939088.14	220.43
ii) I	Institutional- Educational	Up to 1 acre	1	5000 per year			6.60
	Institutions	More than 1 acre to 2.5 acre		75000 per year		3	12.75
		More than 2.5 acre to 5 acres		1.25 lac per year			8.75
							32.50
		More than 5 acres		2.5 lac per year			289.33
-		10 F					
5	Vacant	Up to 100 sq yd	7				
		101 to 500 sq yd					
	l and	Above 500 sq yd Total				38.5	36.29



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						122.32
	Category						
i)	Storage		_		The same of the sa		
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market- Booth					(F)	
	Grain Market- Shop						
v)	Hospital				 		
vi)	Petrol purap				1		
vii)	Religious/Dhar msala					1	
viii)	Bank					- 18	
ix)	Bus stand		7		-		
		Total					122.32
7	Mixed use		-				122.52
		Total			-		138.19
8	Any other category as found in DR					-	-
		Total					
		Total			741.54 lakh		909.27 lakh
		Note: Reason	for deviation an	d gaps in dem	and register dat	a	
1							
2							
3			70 W TO THE TOTAL THE TOTAL TO				

Executive Officer
Municipal Council, Sirea

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.

Municipal Committee Sisai

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 Stage1.1)

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	Senica
6.	Signature of SI with seal and sign	Sular	JAIPUR OF
7.	Venfication 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.

Municipal Committee Sisai

Memo no.

570-70

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,

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	1	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)		
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	
	ills of properties verified by the authorized Offi	icer of the ULB Numbers	%age
Sr. No.			
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%
١.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	714	95.2%
	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	36	4.8%
	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		300A-
	Comments/Remarks/Recommendations	1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1	hich found incorrect nit of error, which in 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)

Municipal Committee Sisai

Memo no.

572-73

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,

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)

Sr. No.	<u>Particular</u>	Report/nos.	Remark
1	Total Nos. of Properties in Demand Register (DR)	NII	Newly Constituted ULB, being 1st time property survey demand register is not available
2	Total Nos. of Properties as per RFP	Nil	Newly Constituted ULB
3	Total Nos. of Properties as Surveyed	6600	
4	Total Nos, of Properties in DR but falling outside MC limit	Nil	
5	Duplicate Properties in DR	NII	Newly Constituted ULB
6	Total Nos. of Net Properties in DR within Notified limit of MC	Nil	
7	New Properties found in City during Survey by YCSPL	6600	
8	Nos. of properties for which Owner Name /Father Name not found in DR	Nil	*
9	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	Newly Constituted ULB
11	Total recovery (Average per annum in previous 10 years)	Nil	16.75° 1.11
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	24.15 lakh	
14	Number of properties not paying any tax since 2015, including properties outside MC limit	NII	Newly Constituted ULB
15	Number of refused properties in current survey	339	

Sulpur Sol #



	16	aı	nteg nd c	ory	wise nt si	Cor	npa y	risoi	n of	old		-	~~~	-	-	Λ	nne	xur	A	-				
Annexure-A		Residentlal			Commercial		Vacant Plot and	Apriculture/Hon	per artem		Institutional			Industrial			Special Category			Mir Usa			Total	
Anne	System	DR	Difference	System	DR	Difference:	System	DR	Difference	System	. DR	- Difference	System	DR	Difference	System	DR	Difference	System	OR S	Difference	System	DR	Difference
	3757	0	3757	81	0	81	2512	0	2512	43	0	43	0	0	0	61	0	61	146	0	146	6600	0	0099

Comp	arison report of all properties of institutional and special cate collection register and as per current sur-		g demand and								
	Particular	Property in Demand Register	Property in Current Survey								
17(1)	Institutional Category	NII	43								
17(II)	Special Category	NII	61								
17(111)	Nos. of Properties Old id matched Nil										
17(lv)	% of Old id matched NII										
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 (In July 2017)	8									
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:	4									
\neg	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		276								
20	Total nos. of locked properties with owner and father name	N	iil								

<u>21</u>	Total nos. of locked properties without owner and father name	Aut
22	It is certified that	NII
	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 be satisfactory.	
	satisfactory.	een checked and foun

Annexure-B

Sr No		Area limit as per tax	area as per DR	Tax rate	Tax as per new	Area as per survey (Sq	Amoun (In Lakh
1	Residential	up to 300 sq	Nil	0.4	notification NII	Yard) 431960.94	2.15
		301 to 500 sq		1.6		128999.24	2.63
		501 to 1000 sq yd		2.4	1	91504.77	2.75
		1001 sq yd to 2 acres		2.8		45735.51	1.68
		More than 2 acres		4			
		Total			1 }		9.21
!	Commercial	Up to 50 sq yd		9.6	1 }	616.44	0.07
		51-100 sq yd		14.40	1 }	1488.51	0.07
		101-500 sq yd		19.20	1 }	9028.14	
		501 to 1000 sq yd		24		3028.14	1.87
		Commercial space (shopping malls, multiplex or commercial office space etc)		4.8		• 100	
		Commercial Space (More than 1000 sq yd)		6 per sq ft	34.3	415-4-	•
		Total					2.16
1	4	Up to 2500 sq yd	Nil	2	Nil	- 7	e .
T	1	2501 to 2		2.4			

= 4



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		2.4rs per sq yd up to 2 acres+ 0.8rs per sq yd for above			
		Total				- 1	
4	Institutional						
i)	Institutional- Commercial	Up to 2500 sq yd	Nil	4.8		•	-
		2501 to 5000 sq yd		7.2		•	*
		More than 5000 sq yd		9.6		•	κ.
ii)	Institutional- Non- commercial	Up to 2500 sq yd		4		13471.19	0.54
1.4	et ma	2501 to 5000 sq yd		4.8		12109.47	0.58
		More than 5000 sq yd		6		24208.44	1.45
ili)	Institutional- Educational Institutions	Up to 1 acre		4000 per year (Fixed)			0.36
	Institutions	More than 1 acre to 2.5 acre		60000 pe year	r		1.20
	7	More than 2.5		1 lac per year			2.00
		More than 5		2 lac per year			2.00
	-	Total					8.13
5	Vacant	Up to 100 sq yd				-	
		101 to 500 so			100	•	, ,
		Above 500 so				ahtha	
		yd Total					3.76
6	Special Category	1000				-	-
i)	Storage		1 244				
ii)	Cinema Hall						15/
111)	Marriage						*.4
iv)	Grain Market	1					

Sr No		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				Hotineation	10.07	
	Grain Market- Shop					•	
v)	Hospital		1			1	
vi)	Petrol pump		1 1		-	1	
vii)	Religious/Dha rmsala						
viii)	Bank				-	1	
ix)	Bus stand				1	1	
		Total				•	
7	Mixed use		1 i				
	144	Total	i i				0.89
8	Any other category as found in DR					-	-
	-	Total					
		Total			1		24.15 Lakh
		Note: Reason f	or deviation and	gaps in dem	and register da	ita	
			water was				
	9.75.24						



Cold

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.

Executive Officer

Municipal Council Sohna

MEMO NO- MCS/1174

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	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	44373 nos. of prope Based GIS Platform YCSPL/GIS-PRP/S' 22.12.2020 (Copy e	VY/22456 dated
			perties in the town after o door field survey are
		The balance proper	rties 45866-44373= 1493 ked and certified.

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)

Executive Officer

Municipal Council Sonna

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,

Executive Officer, Municipal Council Sohna SOHNA 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 Stage 1.1) Stage1.1)

ge1. 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))		
6.	Signature of SI with seal and sign	Johnson.	
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		- inhome

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

YCSPL|GIS -PRP | SVY | 22456 Memo no. Dated: 22.12.2020

1. Director, Urban Local Bodies, Haryana, Panchkula for further necessary action. Sign Off certificate is forwarded in original to:

2. M/s Yashi Consulting Services Pvt. Ltd,

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	
Detai	ils of properties verified by the authorized Offi	cer 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)]	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		which found incorred mit of error, which i

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

Chapter operating position Standard operating Processon

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, Sohna

Memo no. mcs/1175-76

Dated: 9-104/2021

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, Sohna

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

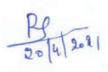
(Based on Official report submitted by Executive Officer MC Sohna)

Sr. No.	<u>Particular</u>	Report/nos.	
1	Total Nos. of Properties in Demand Register (DR)	19266	
2	Total Nos. of Properties as per RFP	18889	
3	Total Nos. of Properties as Surveyed	45866	
4	Total Nos. of Properties in DR but falling outside MC limit	NIL	
5	Duplicate Properties in DR	NIL	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	19266	
2	New Properties found in City during Survey by YCSPL	26600	Surveyed Properties – DR Properties
8	Nos. of properties for which Owner Name /Father Name not found in DR	268	
9	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	13705*100/19266=71.13%	
10	Existing Property Tax Demand per Annum as per DR	96.37 lakh	
11	Total recovery (Average per annum in previous 8 years)	28.58 lakh	
12	Number of effective tax payers in city, including properties outside MC limit	1200	
	Number of ineffective tax payers in city, including properties outside MC limit	18066	
13	Expected Tax to be recover from the current surveyed properties	483.91 lakh	
14	Number of properties not paying any tax since 2015, including properties outside MC limit	18066	
15	Nos of refused properties in current survey	3981	
16	Category wise Comparison of old and current survey	Annex	xure-A



ure-A	Residential				Commercial		Vacant Plot and	Vacant Plot and Agriculture/Horti culture land			culture land			Industrial			Special Category			Mix Use			Total	
Annexure-A	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference
	18602	15823	2779	1924	3385	-1461	23193	0	23193	146	32	114	57	56	31	290	0	290	1654	0	1654	45866	19266	26600

Compa	arison report of all properties of insti collection registe	tutional and special category in ϵ r and as per current survey	existing demand and				
	Particular	Property in Demand Register	Property in Current Survey				
17(i)	Institutional Category	32	146				
17(ii)	Special Category	0	290				
<u>17(iii)</u>	Nos. of Properties Old id matched	1.Institutional Category -25 2.Special Category -Nil					
17(iv)	% of Old id matched	1.Institutional Category –78.12 2.Special Category -Nil	2%				
17(v)	Nos of properties old Id not matched with reason	In existing Demand Register properties mentioned were in standard categories given in tare the steering committee has a categories to be opted which upto an extent possible in the integration of category w.r.t. In new id is not possible due to a maximum efforts have been maximum efforts have been maximum achieved.	not at par with the ax notification 2013. Freeze the standard have been ensured current survey. The matching of old and bove reason but the				
18	Reasons for not matching Old ID wi	th current survey					
18.1	Most important conclusion for not retax survey was conducted long backlayout/coordinates of properties we be changed, migrated or not availabeen ensured with Survey Agency jo	c in yr. 2016-2017 by the MC in here available and in this duration of ble during the survey in field, so	ouse, at that time no of 4 yrs owners might oOld id matching has				
18.2	Nos of properties having no owner /father name in DR Properties without owner and father name - 268 no						



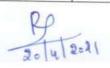
18.3	Nos of properties for which DR not matched on vacant plot	Nil
18.4	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:	
	a) New Properties	26600
	b) Locked	4921
	c) Name changed after sale/purchase or to heir	
	d) Refused by owner/occupied/attendant	3981
19	Total nos. of agriculture properties within MC limit	15091
<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	
22	It is certified that old ID's of 5561 nos. of properties are not possible to match subjected to reasons mentioned in #18	
23	Certification of Stage 1.1b: It is certifications satisfactory.	ied that data matching has been checked and found

Annexure-B

Sr No	Category in DR	MPARISON OF OLD 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	- Indimedian	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
		Total			1 1		270.21
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



Sr	Category in DR	MPARISON OF OLD Area limit as	area as per	Tax rate	Tax as per	Area as per	Amount
No		per tax	DR		new notification	survey (Sq Yard)	(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
3	Indian to	Total					45.35
	Industrial	Up to 2500 sq yd		2.5		31223.46	0.78
		2501 to 2 acres		3		26183.87	0.79
	2	2 acres to 50 acres		3 rs per sqyd up to 2 acre+ 1 rs per sqyd for above		371530.59	3.90
		Total				071000.00	5.47
4	Institutional						3.47
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	
		More than 5000 sq yd		7.5		280500.67	1.96
iii)	Institutional- Educational Institutions	Up to 1 acre		5000 per year		230300.07	21.04
		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
		Total					48.98
5	Vacant	Up to 100 sq yd 101 to 500 sq	F			-	*
		yd Above 500 sq	-				
		yd				-	



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						55.30
	Category						
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place						
iv)	Grain Market						
	Grain Market- Booth						
	Grain Market- Shop				-		
v)	Hospital		1				
vi)	Petrol pump		i - F				
vii)	Religious/Dhar msala						
viii)	Bank		1				
ix)	Bus stand		1				
		Total	i i				55.30
7	Mixed use		1				
		Total	1				30.79
8	Any other category as found in DR						-
		Total					
		Total			96.37 lakh		483.91lakh
		Note: Reason fo	or deviation and	gaps in dema	nd register data		
1							
2							
3							

20/4/2021

MUNICIPAL CORPORATION SONIPAT

Director, Urban Local Bodies, Panchkula, Haryana.

Memo No. 8362

Date: 05/05/2024

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 Stage 1.1)

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 Servi	131
6.	Signature of SI with seal and sign	5 mb JAIP	R Lia
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	Su Sings	Officer Office
8.	Comments/Remarks/Recommendations	The total nos. of prop	erties in the town after
		172910. The balance properti	door field survey are es 172910-65100= n checked and certified.

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 an provided by SI	Recommendation of concern ULB			
1	Name of ULB Town	Soniput				
2	Number of Properties as per RFP	158160				
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))	05-11-7020				
5	Signature of SI with seal and sign		do .			
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	ı	55/1421			
4	Comments/Remarks/Recommendations		- Il and the second sec			

It is to centry that 65100 nos of Surveyed Properties are verified on Web Based GIS Platform. (Image / Base Map solution) by the committee appointed by MC Saylofar for stage 1.1 (A) and are recommended for payment.

> Commissioner/Executival@fortisectif Municipal Corporation / Council / Committee WA

Memo no 5942

Dated: 03-11- 2-42-6

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.

Tanal Taxation Officer

Municipal Porporation

Commissioner/ExecutiveOffices@sepach(4)(1)

Municipal Corporation / Council / Committee BoNC PAN

UNDER STANED HAS BEEN AUTHORIZED THE MOVE FORM STAGE MIN) IC, Some PAT OFFER DATED 03/11/2000/212

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	Sonipat			
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			
Deta	ils of properties verified by the authorized Offi	cer 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)]	18000 10.53%			
		17150 55.2710			
8.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is usuffed and validated	17150	95.27%		
8. 9.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	850	95.27% 4.73%		
7.537	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is	850			

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

Sules Services 2

Zonal Taxation Officer

Zonal Taxation Corporation

Municipal Corporation

Sonepat (Hr.)

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

Commissioner Jent Commissioner Municipal Corporation Sonipat

Memo no. 8365 - 66

Dated: 05/05/2224

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 Point Commissioner Municipal Corporation Sonipat

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.	
1	Total Nos. of Properties in Demand Register (DR)	146057	
2	Total Nos. of Properties as per RFP	168160	
3	Total Nos. of Properties as Surveyed	172910	
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	146057	- I Beautiful Di
7	New Properties found in City during Survey by YCSPL	26853	Surveyed Properties – DR Properties
8	Nos. of properties for which Owner Name /Father Name not found in DR	49835	
9	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	107683*100/146057=73.3%	
10	Existing Property Tax Demand per Annum as per DR	2470.89 lakh	
11	Total recovery (Average per annum in previous 10 years)	1039.60 lakh	
12	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	
13	Expected Tax to be recover from the current surveyed properties	2767.01 lakh	
14	Number of properties not paying any tax since 2015, including properties outside MC limit	93652	
15	Nos of refused properties in current survey	11861	
16	Category wise Comparison of old and current survey	Annex	ure-A

JAIFUR Services

Zonal Taxation Officer Municipal Corporation

c-A		Residential			Commercial		Variant Plot and	Agriculture/Horti	cutture Iand		Institutional			Industrial			Special Category			Micuse			Total	
Annexure-A	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference
	88162	80414	7748	9774	10710	-936	60911	41860	19051	858	1692	-834	2164	2000	164	1730	685	1045	9311	9698	615	172910	146057	26853

	Particular	Property in Demand Register	Property in Current Survey					
17(i)	Institutional Category	1692	858					
17(ii)	Special Category	685	1730					
<u>17(iii</u>	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 properties mentioned were in standard categories given in to The steering committee has categories to be opted which upto an extent possible in the integration of category w.r.t. new id is not possible due to a maximum efforts have been m % of matching achieved.	ot at par with the ax notification 2013. freeze the standard have been ensured current survey. The matching of old and above reason but the					
18	Reasons for not matching Old ID wit	th current survey						
18.1	The reason for not matching the originally conducted long back in yr layout plan, it was possible to integ w.r.t data available in DR, layout p in surveyed data.	by the MC in house but du grate 107683 nos of properties up	e to availability of old to an extent possible					
18.2	Nos of properties having no owner /father name in DR	Properties without owner and nos Properties without father name						



Zonal Taxation Officer
Municipal Corporation
Sonopat (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
<u>19</u>	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		fied that data matching has been checked and found

Annexure-B

Sr No	Cottegory III DK	OMPARISON OF OLD Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq	Amount (In Lac)
1	Residential	up to 300 sq yd		0.75	nothication	Yard)	
		United the second				8726710.3	
		301 to 500 sq yd	i +	3	-	1	91.32
				85		1742652.9	
		501 to 1000 sq yd	· -	4.5	-	9	73.36
		1001 sq yd to 2	-	4.5		827728.34	51.80
		acres		5.25			
		More than 2 acres		7.5	1	724443.63	49.27
		Total	-		-	485434.57	62.88
2	Commercial	Up to 50 sq yd	-	18	-		328.64
		51-100 sq yd	-		1	119831.08	28.99
		101-500 sq yd	-	27	4	102478.63	38.06
		501 to 1000 sq yd	-	36		346952.4	165.12
		1 200 34 70		45		124722.06	67.44

T. Horrier T.

Symmetry Constraints

Sonopal (Fr.)

		OMPARISON OF OLD	DEMAND AN	D COLLECTION V	VITH 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			23.52
		Commercial Space (More than 1000 sq feet)		11.25 per sq ft		86565.85	
		Total					324.30
3	Industrial	Up to 2500 sq yd		3.75		1362410.1	51.12
		2501 to 2 acres	0	4.5		923512.38	41.56
		2 acres to 50		4.5 rs per sq			
		acres		yd up to 2 acres+ 1.5rs per sq yd for above		2923854.6 1	44.14
		Total					136.82
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		2677728.3	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
		Total					529.13
5	Vacant	Up to 100 sq yd					
1		101 to 500 sq yd					•
		Above 500 sq yd					030
		Total					124.82
1	Special						228.10



Zonepat (Hr.)

Sr No	Category in DR	OMPARISON OF OLD 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/Dhar msala						
viii)	Bank						
ix)	Bus stand						
		Total					228.10
7	Mixed use						
		Total					1095.19
S	Any other category as found in DR					-	ē.
		Total					
		Total			2470.89 lakh		2767.01 lakh
		Note: Reason fo	r deviation and	gaps in dema	ind register data		
1				-			
2							
3							



Zonal Taxation Officer

Municipal Corporation

Municipal Corporation

स्वच्छ तरावडी स्वच्छ हरियाणा





Office of Municipal Committee Taraori

E-mail: secymc.tarauri@hry.nic.in www.ulbharyana.gov.in

To

Director General, Urban Local Bodies, Panchkula, Haryana.

Memo No. 2393 /MCT

Date: 9/1 2010

Subject: -Submission of Joint report of Municipal Committee Taraori and M/s Yashi (SI) for the Propertiesverification 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 respectivelyfor further necessary action as per the recommendation given in the attached report.

Municipal Committee Taraori

Endst no. 2394 /05

Date 9-11- 2000

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

Municipal Committee Taraori

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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	Taraori	ROLONED, SINGERON
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	No.	
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	oglilkozo d	
8.	Comments/Remarks/Recommendations	9555 nos. of propert Based GIS Platform dated21.08.2019(C	ties were certified on Web vide letter no. 1238/MCT opy enclosed).
	Particulars	The total nos. of procompletion of door 11298.	operties in the town after to door field survey are
	entimined by BI (Stavey Agence to 27th	The balance proper	rties 11197-9555= 1642 cked and certified.

It is to certified that 11197Nos 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: 911-2020

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	Sin i (III - Sin i
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	

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)]	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 whi are within 5% limit permitted as per ag	of error, which is

Secretary

Municipal Committee, TARAOR:

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 CommitteeTaraori

Memo no. 2397-48/mg Dated: 9-11-2020

Sign Off certificate is forwarded in original to:

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

Municipal CommitteeTaraori

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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.	<u>Particular</u>	Report/nos.	
1	Total Nos. of Properties in Demand Register (DR)	12038	社会社会社
2	Total Nos. of Properties as per RFP	12066	
3	Total Nos. of Properties as Surveyed	11197	
4	Total Nos. of Properties in DR but falling outside MC limit	NIL	
5	Duplicate Properties in DR	NIL	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	13746	
7	New Properties found in City during Survey by YCSPL	•	Surveyed Properties – DR Properties
8	Nos. of properties for which Owner Name /Father Name not found in DR	48	enisting disease day
9	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	9115*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	for unlestry to the
	Number of ineffective tax payers in city , including properties outside MC limit	10131	freels, tile stands
13	Expected Tax to be recover from the current surveyed properties	77.22lakh	CHOIN SOLE ACT
14	Number of properties not paying any tax since 2015, including properties outside MC limit	4700 Apprx.	make and the infinite
15	Nos of refused properties in current survey	1515	
16	Category wise Comparison of old and current survey	Anne	xure-A

Municipal Committee, TARAORI

ure-A		Residential			Commercial			Agriculture/Horti	culture land		Institutional			Industrial			Special Category			Mix Use			Total	
Annexure-A	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference
	5547	9863	-4316	1988	3146	-1158	2440	86	2453	115	117	-5	40	29	11	466	433	33	591	4	287	11197	12038	-841

	Particular	Property in Demand Register	Property in Current Survey					
17(i)	Institutional Category	117	115					
17(ii)	Special Category	433	466					
17(iii)	Nos. of Properties Old id matched	1.Institutional Category -94 2.Special Category -347						
17(iv)	% 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	h current survey	Contract Contract					
18.1	Most important conclusion for not material tax survey was conducted long back in layout/coordinates of properties were be changed, migrated or not available been ensured with Survey Agency join	n yr. 2012-13 by the MC in house, e available and in this duration of e during the survey in field, so Old	at that time no 8 yrs owners might id matching has					
18.2	Nos of properties having no owner /father name in DR	Properties without owner and fa Properties without father name-	ther name -48nos					
18.3	Nos of properties for which DR not	98	-					
		Secretary Municipal Committee	, TARAORI					

	matched on vacant plot	She white nos white the prost laws
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	1501
	c) Name changed after sale/purchase or to heir	
	d) Refused by owner/occupied/attendant	1515
19	Total nos. of agriculture properties within MC limit	
20	Total nos. of locked properties with owner and father name	
21	Total nos. of locked properties without owner and father name	1900 to 10 5
22	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	CHI AND TOR SANSON TO A SANSON
23	Certification of Stage 1.1b: It is certification of Stage 1.1b: It is certification.	fied that data matching has been checked and found

Annexure-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 sqyd		0.4		598053.64	3.12
	- sereitem	301 to 500 sqyd		1.6		76985.78	1.64
	temple Strag	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
		Total					11.30
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

Municipal Committee, TARAORi

Sr	Category in DR	MPARISON OF OLD Area limit as	area as per	Tax rate	Tax as per	Area as per	Amoun
No	category in Di	per tax	DR	TaxTate	new notification	survey (Sq Yard)	(In Lac)
		Commercial		4.8			
		space (shopping				- 20	
		malls, multiplex					
		or commercial					
		office space etc)					
		Commercial		6 per sqft			
		Space (More				3500	1.05
		than 1000 sqyd)				1	
		Total					20.77
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		2.4rs per			100100
		acres		sqyd up to 2			
				acres+ 0.8rs			
				per sqyd for		324896.99	2.75
	TRULA II SYL			above			
	T OPT THE TO	Total					3.54
4	Institutional				Colon I		19.75
i)	Institutional- Commercial	Up to 2500 sqyd	district of the	4.8	-	• 3 =	T = #
		2501 to		7.2		_	-
		5000sqyd					
		More than 5000		9.6			
		sqyd					
ii)	Institutional-	Upto 2500 sqyd		4			
	Non-				-		
	commercial				E/A	24371.83	0.97
		2501 to 5000		4.8		ESTURALWIT	
		sqyd		198	ELS (TEL PROPERTY)	14415.74	0.69
		More than 5000		6			
		sqyd				183310.35	11.00
iii)	Institutional-	Up to 1 acre		4000 per			
	Educational			year (Fixed)	To Hall		
	Institutions						1.16
		More than 1		60000 per			
		acre to 2.5 acre		year			1.80
		More than 2.5		1 lac per		P-1-19	1.00
		acre to 5 acres	A SW	year			
		More than 5		2 lac per			2.00
		acres	- 3 3 3 - 3 - 3	year		THE PLANE	
		Total					18.63
5	Vacant	Up to 100 sqyd				-	
		101 to 500 sqyd					-
		Above 500 sqyd	Carlo v Ulive		CX COLUMN		
		Total					7.81
	Special		Mark Barrier	1. 国际			10.97
	Category						
	Storage						
	Cinema Hall					٨	

Municipal Committee, TARAORI

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					raraj	
iv)	Grain Market						
	Grain Market- Booth	Office of	Humienni	Contraint	se Thrasi		
	Grain Market- Shop			o Act like			
v)	Hospital						
vi)	Petrol pump						
vii)	Religious/Dhar msala						
viii)	Bank	as defined that					
ix)	Bus stand						
	- Hallebal	Total					10.97
7	Mixed use						10.57
		Total					4.20
8	Any other category as found in DR	0	RMCT				-
		Total					
	ederle Submis	Total	record of T	University	40 lakh	Dayson I may	77.22 lakh
		Note: Reason fo	or deviation and g	gaps in deman			TTLE IGKII
		AND THE RESERVE THE				UNIO EUROS	
2	THO MICH	Selfilen Let	Marin Strain		no oyalorani	THE PROPERTY OF THE PARTY OF TH	M CF CFF
3							

Secretary

Municipal Committee, TARAORI

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.

Sulosad: As Above

Municipal Committee Jaoru

dated: - 18/02/2021

Endet. No - 218 MCT 2021

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	Taoru	
2.	Number of Properties as per RFP	10947	
3.	Number of Properties as per current MC record	10945	the state of the state of
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	2
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	Based GIS Platform vi MCT/2020/772 dated enclosed).	19.06.2020 (Copy
		The total nos. of prop completion of door to 10752.	erties in the town after door field survey are
		The balance propertions. has been checke	es 10752-8993= 1759 ed and certified.

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)

Municipal Committee, Taoru

Secretary

Memo no. 217-218/MCT/201 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,

Municipal Committee, Taoru

Secretary

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

Sr. No.	Particulars	Details as	Recommendation
1.	Name of ULB Town	provided by SI	of concern ULB
		Taoru	. 1
2.	Number of Properties as per RFP		cele
2		10947	oh
3.	Number of Properties as per current MC		on
4.	Nos of Properties Survey	10945	ak
	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	al.
5.	by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	19.06.2020	
3.	Signature of SI with seal and sign	Sublan	olling Son
(Verification of stage 1.1 (A) on Web Based GIS Platform (Image / Base Map) by the Officer / Officials / Committee (nominated by he concerned MC) with Date & Sign		
(Comments/Remarks/Recommendations	1 har but I	k nic (duls)

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

Secretar

Municipal Committee Taoru

Dated: 19/10/2020

Memo no. MCT /2.20/779

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.

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	
Deta	ils of properties verified by the authorized Off	icer 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)]		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		
			s which found inco

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)

Municipal Committee, Taoru

Memo no. \$17-218/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,

Munic Secretary ittee

Municipal Committee, Taoru

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

(Based on Official report submitted by Secretary MC Taoru)

Sr. No.	<u>Particular</u>	Report/nos.	
1	Total Nos. of Properties in Demand Register (DR)	10945	
2	Total Nos. of Properties as per RFP	10947	
3	Total Nos. of Properties as Surveyed	10752	
4	Total Nos. of Properties in DR but falling outside MC limit	NIL	ei an Elda
5	Duplicate Properties in DR	NIL	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	10945	
7	New Properties found in City during Survey by YCSPL	-	
8	Nos. of properties for which Owner Name /Father Name not found in DR	1617	
9	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	7893*100/10945=72.11%	
10	Existing Property Tax Demand per Annum as per DR	40 lakh	
11	Total recovery (Average per annum in previous 10 years)	9.20 lakh	
12	Number of effective tax payers in city , including properties outside MC limit	2200	
4	Number of ineffective tax payers in city , including properties outside MC limit	8745	
13	Expected Tax to be recover from the current surveyed properties	76.22 lakh	
14	Number of properties not paying any tax since 2015, including properties outside MC limit	8745	
15	Nos of refused properties in current survey	1129	r wilding
16	Category wise Comparison of old and current survey	Anne	exure-A

Secretary
Municipal Committee
Tauru (!Mewat)

Annexure-A	Apr. 10.00	Residential		E	Commercial		Vacant Plot and	Agriculture/Horti	culture land		Institutional			Industrial			Special Category			Mix Use		74	Total	
Anne	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference
	4441	4635	-194	1048	3674	-2626	3786	2328	-1458	107	53	54	15	21	9-	459	65	394	968	0	968	10752	10945	-193

Comp	arison report of all properties of inst collection regist	er and as per current survey	existing demand an					
	Particular	Property in Demand Register	Property in Current Survey					
17(i)	Institutional Category	53	107					
<u>17(ii)</u>	Special Category	65	459					
17(iii)	Nos. of Properties Old id matched	1.Institutional Category –50 2.Special Category -30						
17(iv)	% of Old id matched	1.Institutional Category – 94.33 2.Special Category – 46.15%	3%					
17(v)	Nos of properties old Id not matched with reason	In existing Demand Register, properties mentioned were no standard categories given in tal. The steering committee has fit categories to be opted which upto an extent possible in the integration of category w.r.t. mew id is not possible due to abmaximum efforts have been may 60 matching achieved.	ot at par with the x notification 2013. reeze the standard have been ensured current survey. The natching of old and love reason but the					
18	Reasons for not matching Old ID wi	th current survey						
18.1	Most important conclusion for not not ax survey was conducted long back layout/coordinates of properties we be changed, migrated or not availabeen ensured with Survey Agency jo	in yr. 2010-2011 by the MC in ho re available and in this duration of ble during the survey in field, so (use, at that time no 10 yrs owners might					
18.2	Nos of properties having no owner /father name in DR Properties without owner and father name -1617 nos Properties without father name-3592 nos							

Sewetary Municipal Committee Tayru (Mewat)

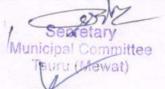
18.3	Nos of properties for which DR not matched on vacant plot	2328
18.4	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:	
	a) New Properties	-
	b) Locked	1451
	c) Name changed after sale/purchase or to heir	
	d) Refused by owner/occupied/attendant	1129
<u>19</u>	Total nos. of agriculture properties within MC limit	1633
<u>20</u>	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 3052 nos. of properties are not possible to match subjected to reasons mentioned in #18	
23		ied that data matching has been checked and found

Annexure-B

Sr No	Category in DR	MPARISON OF OLD 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
		Total			-		11.05
2	Commercial	Up to 50 sq yd		9.6	1	13053.17	1.53
		51-100 sq yd		14.40	1	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 (Newat)

		MPARISON OF OLD					
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)	(In Lac)
		office space etc)					
		Commercial Space (More than 1000 sq yd)		6 per sq ft			
		Total	HI STEEL				22.21
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		62400.26	0.66
		7.11		above		63490.36	0.66
4	Institutional	Total					1.17
i)	Institutional-	Up to 2500 sq		4.8			
"	Commercial	yd		7.2			
		2501 to 5000 sq yd					
		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
		Total					16.65
5	Vacant	101 to 500 sq				-	-
		yd Above 500 sq				-	-
		yd				1	



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			The same			
iv)	Grain Market				10		
	Grain Market- Booth						
	Grain Market- Shop					15.	
v)	Hospital						
vi)	Petrol pump					3,000	
vii)	Religious/Dhar msala				TE tell-or Trylling	100	
viii)	Bank	-9423				1,55	
ix)	Bus stand						
		Total					5.15
7	Mixed use						
		Total					13.58
8	Any other category as found in DR						
		Total					
		Total		I Estatoma	40 lakh	Legge	76.22 lakh
		Note: Reason	for deviation an	d gaps in dem	and register da	ta	
1	/						
2			V N N N N N N N N N N N N N N N N N N N				
3	1.1.7626.51						

Secretary Municipal Committee Tauru (Mawat)

MUNICIPAL COUNCIL THANESAR

Director, Urban Local Bodies, Panchkula, Haryana.

Memo No. - 1242/ mct /pT.c./.

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

Mui**rriariscan**cil Thanesar

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 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)	69/9/	, ¹
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	(and any)	&
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	1 1 1	~!
В	Comments/Remarks/Recommendations	34750 nos. of propert Based GIS Platform v MCT dated 03.10.20 The total nos. of prop completion of door to 69797.	perties in the town after odoor field survey are
		The balance propert nos, has been check	ties 69797-34750= 35047 ed and certified.

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

Executive Officer Municipal Council, Thanesar

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,

Recommendation

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

Details as

No.	Particulars	provided by SI	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	
Detai	ils of properties verified by the authorized Offi	cer of the ULB	
Sr. No.	Particulars	Numbers	%age
7	No. of Properties selected out of properties submitted by SI (Survey Agency) for physical	7000	10.00%

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	(SAL'NDER EVAPLE) Reloan	(Salpel)
11.	Comments/Remarks/Recommendations	The properties who are within 5% limit permitted as per ag	ch found incorrect of error, which is preement.

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



Sr. Particulars

La chart

Meden

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

Municipal Council, Thanesar

Memo no. 1948 to -1944 Dated: -30 P.T.C./MCT/. 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,

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.	<u>Particular</u>	Report/nos.	
1	Total Nos. of Properties in Demand Register (DR)	68360	
2	Total Nos. of Properties as per RFP	68144	
3	Total Nos. of Properties as Surveyed	69797	
4	Total Nos. of Properties in DR but falling outside MC limit	NIL	
5	Duplicate Properties in DR	NIL	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	68360	
2	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	
9	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	49896*100/68360=73%	
10	Existing Property Tax Demand per Annum as per DR	350 lakh	
11	Total recovery (Average per annum in previous 10 years)	# # # # # # # # # # # # # # # # # # #	
12	Number of effective tax payers in city, including properties outside MC limit	31500	- A
	Number of ineffective tax payers in city, including properties outside MC limit	36860	
13	Expected Tax to be recover from the current surveyed properties	689.86 lakh	
14	Number of properties not paying any tax since 2015, including properties outside MC limit	36860	П
15	Nos of refused properties in current survey	2542	
16	Category wise Comparison of old and current survey	Ann	exure-A

CSALINDER KUMAR

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Scanned with CamScanner

ure-A	n-y	Residential			Commercial			Vacant Plot and Agriculture/Horti	culture land		Institutional		×	Industrial		10	Special Category			Mix Use			Total	
Annexure-A	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	56679	-5622	571	280	291	149	0	149	1317	10	1307	3223	669	2524	76769	68360	1437

	Particular	Property in Demand Register	Property in Current Survey
17(i)	Institutional Category	62	571
17(<u>ii)</u>	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	
	7.44.4	VV-027	

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	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	1437
	b) Locked	3703
	c) Name changed after sale/purchase or to heir	
	d) Refused by owner/occupied/attendant	2542
<u>19</u>	Total nos. of agriculture properties within MC limit	727
<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 18464 nos. of properties are not possible to match subjected to reasons mentioned in #18	
23	Certification of Stage 1.1b: It is certi satisfactory.	ified that data matching has been checked and found

Annexure-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		0.5		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
		Total	ļ		_		93.89
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	Ī	24		265733.22	90.40
		501 to 1000 sq yd		30		46353.86	18.12



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	CO	MPARISON OF OLD	DEMAND AND	COLLECTION W	TH CURRENTS	UKVET	Amount
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		7.5		8800	1.92
		than 1000 sqyd)		7.5			154.35
-	Industrial	Total Up to 2500 sqyd		2.5		87530.74	2.19
		2501 to 2 acres		3	1	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
		Total					4.3
4	Institutional						
i)	Institutional- Commercial	Up to 2500 sqyd	\(\frac{1}{2}\)	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
	commercial	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	M	1.25 lac per year			8.75
-		iMore than 5 acres		2.5 lac per year			30.00
		Total					173.23
5	Vacant	Up to 100 sqyd				-	
		101 to 500 sqyd				·	
		Above 500 sqyd				-	-
		Total			-		41.83
6	Special Category		1				118.73

Sacindra Kumm, Scate Clare Charman

		APARISON OF OLD	DEIVIAND AND	Tax rate	Tax as per	Area as per	Amount
Sr No	Category in DR	Area limit as per tax	area as per DR	Tax rate	new notification	survey (Sq Yard)	(in Lac)
i)	Storage						
ii)	Cinema Hall						
iii)	Marriage place			M.			=
iv)	Grain Market						5.0
	Grain Market- Booth						
	Grain Market- Shop			<u> </u>			
v)	Hospital			M			
vi)	Petrol pump						
vii)	Religious/Dhar msala						
viii)	Bank						
ix)	Bus stand						
		Total					118.73
7	Mixed use			1			100 50
		Total		T			103.53
8	Any other category as found in DR					-	
		Total					
		Total			350 lakh		698.86lakh
		Note: Reason	for deviation and	d gaps in dema	ind register data		
1			11		_		
2							
3							

SK (SALINDER KUMAN)

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 (51) 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.

Exoculty schills of the share Milition and Council Tohana

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	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	(Uh)					
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	201/2-2-1					
8.	Comments/Remarks/Recommendations	12400 nos. of properti Based GIS Platform vi dated 01.10.2019 (Co					
		The total nos. of prop completion of door to 26380.	erties in the town after door field survey are				
100		The balance properti	es 26380-12400= 13980 ed and certified.				

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)

Memo no 3192 mcT

29-12-2020 Dated.

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.

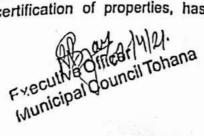
Attached as Annexure - B)

Annexure - B)

Annexure - B)

Sr No	Particulars Particulars		
1.	Particulars Name of ULB Town	proportios as per	the scope of work
2.	Number of Page 10Wn	Dotalls as provided by SI	Recommendation of concern ULB
3.	Number of Properties as per RFP	-	
4.	Total	18840	
5.	1 Solitie Plate - identified !	The second secon	
٠.	Certific . Fronce: Grillo 1000 Ma	20300	* *
6.	enclosed of 92/MCT 2 orgin-Off 1 1/A)	26380	*
	No. 15) In Moditional Properties	Nil	
	Platform (Image / Base Map solution for 1.1 (B)		
Deta	ils of properties verified by the authorized Offi		
Sr.	Particulars	cer of the ULB	
140.	- Idia	Numbers	%age
7.	No. of Properties ask to		, Augu
	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%
•	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	2705	96.60%
	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	95	3.4%
	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign		
. 1	Comments/Remarks/Recommendations	The properties whare within 5% limpermitted as per a	nich found incorrect it of error, which i

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(E), certification is submitted for releasing of payment under stage 1.1 (B)

Municipal Council Tonand

Memo no. 31-32 MCT

Dated: 2/04/2021

Sign Off certificate is forwarded in criginal to:

Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.

2. M's Yashi Consulting Services Pvt. Ltd.

Municipal Council, Tonara



STATUS REPORT ON INTEGRATION AND OTHER PARAMETERS W.R.T DEMAND AND COLLECTION [Based on Official report submitted by Executive Officer MC Tohana]

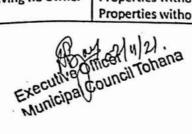
r. No.	-	Editor Officer MC	(Tohana)
1	Total Nos. of Properties in Demand Register (DR)		
	Potal Nos. of Propostly		
3	Register (DR)	Report/nos,	
	1 10101 1001	20734	
3_	Total Nos. of Properties as per RFP Total Nos. of Properties as Surveyed Total Nos. of Properties in Decision of Properties as Surveyed in Decision of Properties in Decision of Properties as Surveyed in Decision of Properties as Surveyed in Decision of Properties in Decision of Properties as Surveyed in Decision of Properties in Decision of Properties as Surveyed in Decision of Properties in Decision of		
4	Total A	18840	
	fall Nos. of Proportion		
_{\bar{2}}	T . Guille Dister 1	26380	
	Ouplicate p	NIL	
ē	Total Nos. of Net Properties in DR within Notified limit of Me		
	within Notified limit of MC	NIL	
7	New Provided limit of MC	20734	
	New Properties found in City during Survey by YCSPL	+	
8	Survey by YCSPL	5646	
_	1405. Of Dropert	2040	
	Name /Father Name not found in	700	,
-	DR Tound in	,,,,	
9	Nos. of Properties 4	1	
1	Nos. of Properties for which Old id matched with newly Surveyed	14600*100/20734=70.41%	
1	Properties in %age	200/20/34=/0.41%	
	, and it saage		
10	Existing Property T		
	Existing Property Tax Demand per Annum as per DR	185 lakh	4
11	Total recovery (A	-00 lakii	
	Total recovery (Average per annum in previous 7 years)	155.83 lakh	
12	Number of offection	and luxii	
	The state of effective tax pavers in	4860	
	city, including properties outside MC limit	_	
	Number of ineffective tax payers in	15874	
	city, including properties outside MC limit		
12			
13	i	269.94 lakh	
	current surveyed properties		
14		13000	
	any tax since 2015, including		
	properties outside MC limit		
15		4329	
	survey		
16	Category wise Comparison of old	Annexu	ire-A
1	and current survey		
	THE 2 CO. LEWIS CO.		

Executive Officer / 1/21.

Municipal Obuncil Tohana

Annexure.A	T	Residential		1	Commercial		Vacant Plot and	Agriculture/Hord			Institutional			Industrial			Special Category	4		Mix Usa			Total	
Ann	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	. ua	Difference	System		Difference	System	DR	Difference	System	DR	Difference
	14174	11804	2370	3209	4708	-1499	6061	3330	2462	234	142	92	99	7.1	ç.	629	515	144	1977	163	1814	26380	20734	5646

	rison report of all properties of insti collection registe	r and as per current survey	existing demand and				
	Particular	Property in Demand Register	Property in Current Survey				
17(i)	Institutional Category	142 234					
<u>17(ii)</u>	Special Category	515	659				
17(iii)	Nos. of Properties Old id matched	1.Institutional Category -85 2.Special Category -302					
17(iv)	% of Old id matched	1.Institutional Category - 59.85 2.Special Category - 58.64%					
17(v)	Nos of properties old Id not matched with reason	In existing Demand Register, properties mentioned were no standard categories given in ta The steering committee has for categories to be opted which upto an extent possible in the integration of category w.r.t. in new ld is not possible due to all maximum efforts have been maximum efforts have been maximum achieved.	ot at par with the x notification 2013. reeze the standard have been ensured current survey. The natching of old and				
18	Reasons for not matching Old ID wi						
18.1	Most important conclusion for not me tax survey was conducted long back layout/coordinates of properties we be changed, migrated or not availabeen ensured with Survey Agency jobeen ensured with Survey Agency jo	ere available and in this duration of the during the survey in field, so pintly upto maximum possible and pintly upto pintly upto maximum possible and pintly upto pintly upto maximum possible and pintly upto pintl	ouse, at that time nof 8 yrs owners migh Old id matching ha				
18.2	Nos of properties having no owner //father name in DR	rner Properties without owner and father name -700 n Properties without father name- 5438 nos					



	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	5646
	b) Locked	2880
	c) Name changed after sale/purchase or to heir	
	owner/occupled/attendant	4329
19	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	satisfactory.	fied that data matching has been checked and found

Annexure-B

Sr No	Category In DR	MPARISON OF OLD 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	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
\neg		Total]		29.99
2	Commercial	Up to 50 sq yd	.	12		41214.53	6.26
\neg		51-100 sq yd		18	1	49593.98	11.67
\neg		101-500 sq yd		24	1	114691.82	
1		501 to 1000 sq yd		30		28853.57	34.12 10.63
		Commercial space (shopping malls, multiplex or commercial office space etc)	culive office		-		

C.300	Gregory In DR	Area limit as	DIANO AND	COLLECTION	ITU eur		
-1	200	PARISON OF OLD Area limit as per tax	area as per	Tax rate	CURRENT	SURVEY	
+			DR		Tax as per new	Area as per	Amount
1	1	Commercial			notification	Survey (Sq Yard)	(In Lac)
1	1	Space (More				13/0)	
1		than 1000 sq		1			•
1		Yd)		7.5			
1	Industrial	Total					
1		Up to 2500 sq					62.68
1		2501 to 2 acres		2.5		39527.59	101
1		2 acres to 50		3		26905.04	0.96
١		acres to 50		3 rs per		20303.04	2.82
1		eriez		sqyd up to 2			2.02
1				acre+ 1 rs			
-				per sqyd for			
-		Total	i	above		263352.99	
4	Institutional		i				4.79
1)	Institutional-	Up to 2500 sq	i				
-	Commercial	yd	1	6	1	1410.85	80.0
		2501 to 5000 sq	1				0.00
		yd	1	9		3713.46	0.33
		More than		12			
E)	Institutional-	5000 sq yd Up to 2500 sq	-				
-/	Non-	yd yd	1				
	commercial	,-		5	1	62272.20	
		2501 to 5000 sq	i			63273.38	3.17
		yd		6		23087.11	1.39
		More than	1			25557.22	1.33
-	 	5000 sq yd	1	7.5		709707	53.23
fii)	Institutional- Educational	Up to 1 acre					
	Institutions	1		5000 per	1		
	1 Histiaudons	More than 1		75000 per			2.10
		acre to 2.5 acre		year Year			
		More than 2.5	1	1.25 lac per			4.50
		acre to 5 acres		year			
	1	More than 5		2.5 lac per			3.75
		acres		year			
		Total					71.07
5	Vacant	Up to 100 sq yd					71.05
		101 to 500 sq					 -
-		yd					
	1	Above 500 sq					-
-		yd					-
	Constal	Total					12.00
	Special						13.95
	Category						47.11
1	Storage		Ì			-	
\dashv	Cinema Hall		Ì			1	
+	Marriage place		İ			4	
	Grain Market		}				111115

Executive Council Tohana

10	Category In DR	Area limit as	area as per	Tax rate	Tax as per	SURVEY	
/ NO		per tax	DR		new	Area as per survey (Sq	(in Lic)
	Grain Market- Dooth				notification	Yard)	<u> </u>
	Grain Market- Shop		1 1				
v)	Hospital		1 -			•	
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 fo	r deviation and g	aps In demand	register data		
1							
2							
3							

Executive pricer Tohana
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 Halleton

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 (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	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	Agri Slos/21	
8.	Comments/Remarks/Recommendations	Based GIS Platform 48/MCU dated 30.1 The total nos. of pro-	ries were certified on Web vide letter no. 1047- 0.2019 (Copy enclosed). Operties in the town after to door field survey are
			erties 10360-6934= 3426 cked and certified.

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)

Dated: 02/02/2021

Dated: 02/02/2021

Secretary:

Municipal Committee:

LICHARD

Memo no. 102/MC

UCHANA &

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,

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%)

рауп	ient of Stage 1.1)	Details as	of concern ULB
Sr.	Particulars	provided by SI	
1	Name of ULB Town	Union A	A.Y
-,	Number of Properties as per RFP	6760	OY
3	Number of Properties as per current MC record	62-64	OY
4	Nos of Properties Surveyed and Submitted by SI on Web Based GIS Platform (Image / Base Map solution for verification covering 100%	1 6 1 5 1	DV_
5	Date of Submission of Property Survey Data by Survey Agency (SI) to MC for verification (As per Stage 1.1 (A))	17-10-201	1 ck
6	Signature of Si with seal and sign	(3)	Loundry a Sing th
7	Verification of stage 1.1 (A) on Web Based GIS Plutform Hmage Base Map) by the Officer Officials / Committee (nominated by the concerned MC) with Date & Sign	formed of Pance	ep ok
25	Comments/Remarks/Recommendations	on pardal net	hold

It is to certify that 6734 nos of Surveyed Properties are ventied on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC UCHAN A for stage 1 1 (A) and are recommended for payment

Commissioner/Executive office Asecretary

Municipal Committee.

Municipal Corporation / Council / Committee UCHANA

Memo no 1047-48/ NCU

Dated 3 = 1/5/19

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.,

Country Report Show on as Report

Next Submit Hard Copy

Commissioner/Executive Officer/Secretary

Secretary

Municipal Corporation / Council / Committee

Municipal Corporation / Council / Committee

Municipal Corporation / Council / Committee

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Secretary;
Municipal Committee,
UCHANAGE

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			
Detai	ils of properties verified by the authorized Offi	cer 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	10.61%		
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	At 2/02/21			
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

Vacet plor en Aprimelme | northwelmen pla (141) cast be ventred
due to commission of owner et sile p non momission of hand
e ext comply exact.

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

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,

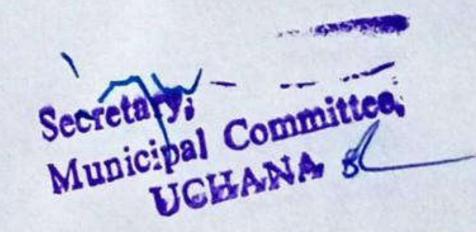
Scanned by TapScanner

Annexure 3

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.	<u>Particular</u>	Report/nos.	
1	Total Nos. of Properties in Demand Register (DR)	6261	
2	Total Nos. of Properties as per RFP	6260	
3	Total Nos. of Properties as Surveyed	10360	
4	Total Nos. of Properties in DR but falling outside MC limit	NIL	
5	Duplicate Properties in DR	NIL	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	6261	
7	New Properties found in City during Survey by YCSPL	4099	
8	Nos. of properties for which Owner Name /Father Name not found in DR	1610	
9	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	4822*100/6261=77%	
10	Existing Property Tax Demand per Annum as per DR	40 lakh	
11	Total recovery (Average per annum in previous 10 years)	3.35 lakh	
12	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	
13	Expected Tax to be recover from the current surveyed properties	68.9 lakh	
14	Number of properties not paying any tax since 2015, including properties outside MC limit	6161	
15	Nos of refused properties in current survey	2860	
16	Category wise Comparison of old and current survey	Ann	nexure-A



Annexure-A		Residential Commercial Vacant Plot and Agriculture/Horti culture land		Commercial Vacant Plot and Agriculture/Horti culture land			Industrial		Special Category			Mix Use			Total									
Anne	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference
	3887	3087	800	1137	2124	-987	4454	768	3686	51	24	27	14	0	14	299	186	113	520	1	519	10360	6261	4099

Compa	arison report of all properties of instit	tutional and special category in e r and as per current survey	existing demand and				
	Particular	Property in Demand Register	Property in Current Survey				
17(i)	Institutional Category	24	51				
17(ii)	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%	ESTATE NO.				
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 wi	th current survey					
18.1	Most important conclusion for not me tax survey was conducted long back layout/coordinates of properties we be changed, migrated or not available been ensured with Survey Agency jo	in yr. 2011-2012 by the MC in re available and in this duration ble during the survey in field, s	house, at that time no of 10 yrs owners might so Old id matching has				
18.2	Nos of properties having no owner //father name in DR Properties without owner and father name -161						
		Properties without father nar	ne-4651 nos				



18.3	Nos of properties for which DR not matched on vacant plot	768
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	4099
	b) Locked	791
	c) Name changed after sale/purchase or to heir	
	d) Refused by owner/occupied/attendant	2860
19	Total nos. of agriculture properties within MC limit	709
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 1439 nos. of properties are not possible to match subjected to reasons	
23	mentioned in #18 Certification of Stage 1.1b: It is certification.	tified that data matching has been checked and found

Annexure-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)	(In Lac)
		up to 300 sq yd		0.4		440103.07	2.22
1	Residential	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			
		Total					7.96
2	Commercial	Up to 50 sq yd		9.6		10825.24	1.17
-	301111111111111111111111111111111111111	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



r	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)	(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					28.36
	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
		Total					0.82
4	Institutional						0.00
i	Institutional- Commercial	Up to 2500 sq yd		4.8		1864.54	0.09
24		2501 to 5000 sq yd		7.2	A SE III	•	
		More than 5000 sq yd		9.6			
li) 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	i) 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		2 lac per			4.00
		acres		year			4.00
		Total					17.57
	5 Vacant	101 to 500 sq					-
		Above 500 sq yd					
		Total			PE BARBANI		3.89



Sr No	Category in DR	PARISON OF OLD Area limit as per tax	area as per DR	Tax rate	Tax as per new notification	Area as per survey (Sq Yard)	(In Lac)
6	Special Category				III Carre		4.60
)	Storage		1 1			1	A 100 A 100
i)	Cinema Hall			bb		1	
ii)	Marriage place					1	
iv)	Grain Market						
	Grain Market- Booth						
	Grain Market- Shop					-	*
v)	Hospital					1	
vi)	Petrol pump						
vii)	Religious/Dhar msala						
viii)	Bank					-	18.49
ix)	Bus stand	CHIEFTY.					4.60
SALA.		Total					
7	Mixed use	Winter Tare					5.70
HAN		Total				CE Share English	THE REAL PROPERTY.
8	Any other category as found in DR						
70	Touris in 2 is	Total			an I-lik		68.9 lakh
This:		Total	362		40 lakh	212	
		Note: Reason	n for deviation ar	nd gaps in der	nand register d	ata a samuel	
1							
2		经 级的 表 进入。	to its miles				
3							



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 Secretary Municipal Committee 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	7 7 7			
2.	Number of Properties as per RFP	2500				
3.	Number of Properties as per current MC record	5729	6 - 6 - 6 - 6			
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)	9 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	Based GIS Platform v dated 01.10.2019 (C The total nos. of pro	es were certified on Web vide letter no. 1463-64 copy enclosed). perties in the town after o door field survey are			
	() par	The balance proper nos. has been check	ties 7700-4989= 2711 ed and certified.			

It is to certify that 7,700 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)

Municipal Committee 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. 19.1,

Municipal Committee Municipal Committee Municipal Committee, Uklana Uklana

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 ULS
1.	Name of ULB Town	Uklaņa	
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))		the state of the s
6.	Signature of SI with seal and sign	JAJOUR VE	Pople
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	# '611	Cir
8.	Comments/Remarks/Recommendations		8

It is to certify that 4989 nos. of Surveyed Poperties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointed by MC 0k land for stage 1.1 (A) and are recommended for payment.

Commissioner/Executive Officer/Secretary

Memo no. 14 63 64

Dated: // 0/

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/ExecutiveOfficer/Secretary

Municipal Corporation / Council / Committee Council

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

Sr. No.		Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Uklana	or concern of B
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.	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	
Detai	Ils of properties verified by the authorized Off	icer of the ULB	- A - A - A - A - A - A - A - A - A - A
No.	- and and	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%
3	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	765	95.62%
).	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	35	4.38%
0.	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign	39	
1.	Comments/Remarks/Recommendations	The properties whi are within 5% limit permitted as per ag	of error which is

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)

Municipal Committee, Uklana

Memo no.

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,

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.	<u>Particular</u>	Report/nos.	
1	Total Nos. of Properties in Demand Register (DR)	5729	
2	Total Nos. of Properties as per RFP	. 2500	
<u>3</u>	Total Nos. of Properties as Surveyed	7700	
4	Total Nos. of Properties in DR but falling outside MC limit	NIL	
5	Duplicate Properties in DR	- NIL	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	5729	111 448
7	New Properties found in City during Survey by YCSPL	1971	Surveyed properties – DR Properties
8	Nos. of properties for which Owner Name /Father Name not found in DR	1352	rroperties
<u>9</u>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	4200*100/5729=73.31%	
10	Existing Property Tax Demand per Annum as per DR	8.09 lakh	
11	Total recovery (Average per annum in previous 10 years)	7.38 lakh	
12	Number of effective tax payers in city , including properties outside MC limit	2000	· · · · · · · · · · · · · · · · · · ·
	Number of ineffective tax payers in city, including properties outside MC limit	3729	
13	Expected Tax to be recover from the current surveyed properties	65.24 lakh	
14	Number of properties not paying any tax since 2015, including properties outside MC limit	3729	
15	Nos of refused properties in current	1535	
	survey	7 :	
16	Category wise Comparison of old and current survey	Annex	cure-A



Annexure-A		Residential			Commercial	27	Vacant Plot and	Agriculture/Horti	culture land		Institutional		÷	Industrial	7		Special Category			Mix Use		*	Total	
Anne	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference
	3720	3281	439	.068	1360	-470	1698	351	1349	79	0	. 79	25	30	4	501	35	466	786	446	340	0022	5729	1971

47/11	Particular	Property in Demand Register	Property in Current Survey
17(i)	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	
17(iv)	% 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, properties mentioned were no standard categories given in tax. The steering committee has fit categories to be opted which I upto an extent possible in the cintegration of category w.r.t. mnew id is not possible due to ab maximum efforts have been maximum efforts have been maximum arching achieved.	ot at par with the x notification 2013. Teeze the standard have been ensured current survey. The natching of old and gove reason but the
<u>18</u>	Reasons for not matching Old ID wit	th current survey	
<u>18.1</u>	Most important conclusion for not material tax survey was conducted long back layout/coordinates of properties were be changed, migrated or not available been ensured with Survey Agency join Nos of properties having	re available and in this duration of	use, at that time no
18.2	Nos of properties having no owner /father name in DR	Properties without owner and nos Properties without father name-	father name -1352

18.3	Nos of properties for which DR not matched on vacant plot	351	
18.4	Nos of properties having owner and father name in demand register but not matched with current survey, reason for it is:	3	
	a) New Properties	1971	*
	b) Locked	1300	10.7
	c) Name changed after sale/purchase or to heir	,	
	d) Refused by owner/occupied/attendant	1535	***************************************
<u>19</u>	Total nos. of agriculture properties within MC limit	100	,
<u>20</u>	Total nos. of locked properties with owner and father name		of .
<u>21</u>	Total nos. of locked properties without owner and father name		77.
<u>22</u>	It is certified that old ID's of 1529 nos. of properties are not possible to match subjected to reasons mentioned in #18	र संदर्भ	
<u>23</u>	Certification of Stage 1.1b: It is certification of Stage 1.1b: It is certification.	fied that data matching has been	checked and found

Annexure-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		70.40%		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		, , , , , , , , , , , , , , , , , , , ,	2.47
		Total	- 15th				
,2	Commercial ~	Up to 50 sq yd		9.6		10533.67	7.64 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

Sr	Category in D	OMPARISON OF OLD	DEMIAND AP	D COLLECTION	WITH CURREN	T SURVEY	And the second
No	The state of the s	per tax	area as pe	Tax rate	Tax as per new notification	Area as per survey (Sq	Amoun (In Lac)
		Commercial space (shopping malls, multiplex or commercial office space etc)		4.8		ialuj	
E		Commercial Space (More than 1000 sq yd)		6 per sq ft	3.	-	-
		Total		100 12			1 2
3	Industrial	Up to 2500 sq yd		2		45000 45	18.94
		2501 to 2 acres		2.4	*	15806.13	0.32
		2 acres to 50 acres	E)	2.4rs per sq yd up to 2 acres+ 0.8rs per sq yd for		93978.83	1.88
		Total		above		16486.44	0.28
4	Institutional	1					2.48
i)	Institutional- Commercial	Up to 2500 sq yd		4.8		-	-
	<u>x</u>	2501 to 5000 sq yd	100	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
ii)	Institutional- Educational Institutions	Up to 1 acre	- RW	4000 per year (Fixed)	1. 7		1.40
		More than 1 acre to 2.5 acre		60000 per vear			1.20
		More than 2.5 acre to 5 acres		1 lac per year			2.00
		More than 5 acres		2 lac per			
_		Total		year			
5	Vacant	Up to 100 sq yd					14.50
		101 to 500 sq yd				-	
-	, the	Above 500 sq yd	14.			-	
		Total	4 100 1				Land to

Sr No	Category in DR	IPARISON OF OLD 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		1				
ii)	Cinema Hall	- 1					
iii)	Marriage place		The state of			*	
iv)	Grain Market			i in			
	Grain Market- Booth						
	Grain Market- Shop			1745-7		<u>-</u>	
v)	Hospital		* T 501 0-2				
vi)	Petrol pump						
vii)	Religious/Dhar msala		1 - 1 - 1		TA TO		
viii)	Bank		1				
ix)	Bus stand		1				
41.77		Total					9.14
7	Mixed use		-		Nile-		9.14
	Ų	Total	1 0 21	4.	Day -		8.29
8	Any other category as found in DR)) = ;	6.29
		, Total	Ī	Fry of .	130		-
		Total			8.09 lakh		65.24 lakh
		Note: Reason fo	r deviation and	gaps in dema	nd register data		03.24 lakii
1					-g wate		
2	and the second second						
3	01-2-2-3-1	HOVE IN THE REAL PROPERTY.					

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 Composition, Yamunanagar MUNICIPAL COMPORATION 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	TAXATION OFFICE	CONAL TON OFFICE NOW OFFICE NOW OF THE TON OFFICE NOW OF THE TON ON THE TON OF THE TON OF THE TON ON THE TON OF THE TON ON THE TON O
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	Clast Jagan	MICHAL CORPORTION
8.	Comments/Remarks/Recommendations	Web Based GIS Platf 08 dated 04.12.2020 The total nos. of pro	perties were certified on form vide letter no. 8807- (Copy enclosed). perties in the town after to door field survey are
ir la	to series that LSE 2011 May a of State and I result		ties 175284-157211= n checked and certified.

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 <u>MC Yamunanagar</u> and the balance 18073 properties are recommended for payment under Stage 1.1 (A)

Commissioner

Memo no. 1791

Dated: 23 2 21

Municipal Corporation Yamumanagar
COMMISSIPAL CORPORATION IN MUNICIPAL
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

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 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	ОК
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	phrida	
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	1/12/20 Z.T.O.	JUMAR WAL
8.	Comments/Remarks/Recommendations	Baseo SIS PRINAGA DEL 2929 dated 14.05.2020 (d	Spule Certification Ciffication 8. Copy enclosed).
		The total nos. of propertie	
		The balance properties 1 50745 nos. has been che	57211-106466= cked and certified.

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)

COMMONTHMISSIONER MUNICIPAL CORPORATION Municipal Corporation Warhurlanagar

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.

M/s Yashi Consulting Services Pvt. Ltd,

COMAGEMENTS JONER

COMAGEMENTS 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	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	REPORTED N KIR LAGADITES
Detai	Is of properties verified by the authorized Offi	cer of the ULB	
Sr.	Particulars	Numbers	%age

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



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

Commissioner

Memo no. 1791

Dated: 23 2 Municipal Garporation, Yamunanagar MUNICIPAL CORPORATION YAMUNA NAGRA-JAGADHRI

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

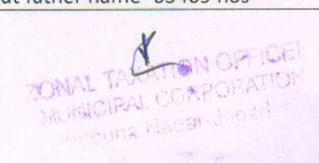
(Based on Official report submitted by Commissioner MC YamunaNagar)

Sr. No.	<u>Particular</u>	Report/nos.	
1	Total Nos. of Properties in Demand Register (DR)	162038	
2	Total Nos. of Properties as per RFP	152376	
3	Total Nos. of Properties as Surveyed	175284	
4	Total Nos. of Properties in DR but falling outside MC limit	NIL	
5	Duplicate Properties in DR	NIL	
<u>6</u>	Total Nos. of Net Properties in DR within Notified limit of MC	162038	
7	New Properties found in City during Survey by YCSPL	13246	Surveyed Properties – DF Properties
8	Nos. of properties for which Owner Name /Father Name not found in DR	39297	sting demand and
<u>9</u>	Nos. of Properties for which Old id matched with newly Surveyed Properties in %age	136988*100/162038=84.54%	Light of Largery 198
10	Existing Property Tax Demand per Annum as per DR	1886.55 lakh	
11	Total recovery (Average per annum in previous 10 years)	983.58	
12	Number of effective tax payers in city, including properties outside MC limit	97200	They are the second
	Number of ineffective tax payers in city, including properties outside MC limit	64838	els vic signard
13	Expected Tax to be recover from the current surveyed properties	2373.76 lakh	Thing is self and
14	Number of properties not paying any tax since 2015, including properties outside MC limit		
15	Nos of refused properties in current survey	5485	
16	Category wise Comparison of old and current survey	Annex	ure-A



ure-A		Residential			Commercial		Vacant Plot and	Agriculture/Horti			Institutional			Industrial			Special Category			Mix Use			Total	
Annexure-A	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	System	DR	Difference	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

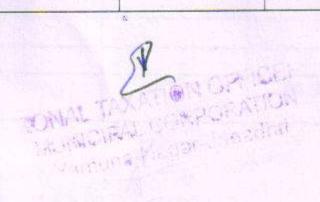
	collection register		Droporty in
	Particular	Property in Demand Register	Property in Current Survey
17(i)	Institutional Category	3230	1021
17(ii)	Special Category	359	2496
17(iii)	Nos. of Properties Old id matched	1.Institutional Category – 1550 2.Special Category - 225	
17(iv)	% of Old id matched	1.Institutional 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 properties mentioned were no standard categories given in the steering committee has for categories to be opted which upto an extent possible in the integration of category w.r.t. In new id is not possible due to all maximum efforts have been maximum efforts have been maximum achieved.	ot at par with the ix notification 2013. Treeze the standard have been ensured current survey. The matching of old and bove reason but the
18	Reasons for not matching Old ID wi	th current survey	
18.1	The reason for not matching the originally conducted long back in y of old layout plan, it was possible t possible w.r.t data available in DF found similar in surveyed data.	o integrate 136988 nos of proper	at due to availability rties up to an extent
18.2	father name -3929 e- 65469 nos		



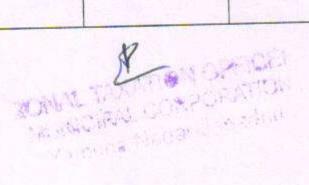
18.3	Nos of properties for which DR not matched on vacant plot	43501
18.4	Nos of properties having owner and father name in demand register but not matched with current survey, , reason for it is:	
	a) New Properties	13246
	b) Locked	7366
ř.	c) Name changed after sale/purchase or to heir	
	d) Refused by owner/occupied/attendant	5485
19	Total nos. of agriculture properties within MC limit	18306
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 25050 nos. of properties are not possible to match subjected to reasons mentioned in #18	
23	Certification of Stage 1.1b: It is cert satisfactory.	ified that data matching has been checked and found

Annexure-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		0.75		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
		Total				403.47	
2	Commercial	Up to 50 sq yd		18		217272.97	48.58
	The state of the s	51-100 sq yd		27	1000000	202910.41	70.05
		101-500 sq yd		36		469504.67	227.39
		501 to 1000 sq yd		45		87804.84	49.64



	CON	PARISON OF OLD D		Tarretta	Tax as per	Area as per	Amount
r	Category in DR	Area limit as per tax	DR	Tax rate	new notification	survey (Sq Yard)	(In Lac)
	Table 1997	Commercial		9 per sq ft		2533.66	0.29
	Motion	Commercial					
		space (shopping					
	Stellator	malls, multiplex or commercial			255		
	Shelle Lavia	office space etc)					
	Maria a libra	upto 1000 Sq					
	Grant Hernel	feet					
	Carried Manager	Commercial		11.25 per sq		227515.049	49.37
	0.00	Space (More		ft			
		than 1000 sq					
		feet)					445.22
		Total		United the Market			445.32
1	Industrial	Up to 2500 sq yd		3.75	Hard The Common of	1914002.75	72.02
		2501 to 2 acres		4.5		2242051.53	102.20
		2 acres to 50		4.5 rs per sq		3137941.07	
		acres		yd up to 2			
				acres+ 1.5rs			204.28
				per sq yd for			47.35
				above			221.57
RM = 1	- Nachanus Van	Total					221.31
4	Institutional				100000000000000000000000000000000000000	2000 24	0.33
i)	Institutional- Commercial	Up to 2500 sq yd		9		3668.34	0.55
	Commercial	2501 to 5000 sq		13.5		12000	5
		yd yd					
-		More than 5000		18		18364.94	3.31
		sq yd					
***	Listhinan	Up to 2500 sq yd	entra sur e	7.5			
ii)	Non-	Op to 2500 34 ye				264557.46	19.90
	commercial	2501 to 5000 sq		9		143501.77	12.92
		yd					
	COLUMN TO THE PARTY OF THE PART	More than 5000		11.25		4228877.51	475.75
		sq yd					
	12 - 3 - 2 - 2 - 2			7500 per	100000		
iii)	Educational	Up to 1 acre		year (Fixed)		18.23
	Institutions	More than 1 acre	e	1.125 lac			20.00
2		to 2.5 acre		per year			39.38
		More than 2.5		1.875 lac			20.20
		acre to 5 acres		per year			39.38
		More than 5		3.75 lac pe	er		75.00
		acres		year			75.00
		Total					684.1
	5 Vacant	Up to 100 sq yo	1				
		101 to 500 sq y	d			-	-
		Above 500 sq y				•	- 00.00
		Total					90.88



Sr No	Category in DR	MPARISON OF OLD 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						244.28
(A)	Category		-				
)	Storage						
ii)	Cinema Hall						
iii)	Marriage place	The state of the s					
iv)	Grain Market			MANAGE LES			
	Grain Market- Booth						
	Grain Market- Shop				1 2000	an artis	
v)	Hospital			N. P. Ligarian			
vi)	Petrol pump			PROTEST VAL	A Visit and Table		E PLKE
vii)	Religious/Dhar msala		STREET, STREET				AT CIDE
viii)	Bank		Street to make				
ix)	Bus stand						244.20
		Total					244.28
7	Mixed use						
		Total					284.07
8	Any other category as found in DR					•	-
		Total					
		Total			1886.55 lac	CAON SHIER BY	2373.76lac
		Note: Reason	for deviation ar	nd gaps in der	mand register da	ta	
1					ALESSES NITTE		
2		PER STREET					NAME OF THE PARTY
3	NUMBER OF THE PARTY	TEVEN CONTRACTOR					

MANUAL TO THE TOTAL COLLEGE AND THE POST ATTOM TO A DESCRIPTION OF THE POST ATTOM TO A

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

Secretarypur

Municipal Committee Adampur

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

Vineed Kurmer Sachin Shatima

Annexure 1

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	Adampur	
2.	Number of Properties as per RFP		
3.	Number of Properties as per current MC record	THE PROPERTY OF THE PARTY OF TH	Start Colored
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 Secretary the payment under Stage 1.1 (A)

Municipal Committee **ASEGRATORY**

Municipal Committee Adampur

Dated: 22 08 2022

Memo no. M CA 2022 608-609

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.

Municipal Committee Secretary Adampur

Municipal Committee Adampur

Soul Kurner \$ 59/08/22 Winal Kurner \$ 59/08/22 01/8/2022 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		16
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)		
Detai	ils of properties verified by the authorized Offi	cer 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 are within 5% I permitted as pe	which found incorre- limit of error, which

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)

> Municipal Committee sedempur

Municipal Committee Adampur

Dated: 22/08/2022

Memo no. MCA/2022/610-611

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 S Le Municipal Committee Adampur
Municipal Committee Adampur

28V

(3) 9/ 2022 Aoffor 122 Sachim Shooma oglos/2022

Varcal Kushar Aoffor 122

MUNICIPAL COMMITTEE BHADRA

Director. Urban Local Bodies, Haryana, Haryana.

Memo No. MC3/2022/224

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 the to mass Public Refusal.

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 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	7	
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	4	
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	Azereks de	uyt_ 0186/22
8.	Comments/Remarks/Recommendations	Survey of Hansawas Ki completed due to mass	hurd village doesn't 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:

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

Secretary Committee
Municipal Committee
Badhra (Charkhi Dade)

AMUNICIPAL COMPRENDICATION

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	Badhra	The same of the sa	
2	Number of Properties as per RFP		100	
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	1.19/-3	
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)			
Detai	ils of properties verified by the authorized Offi	cer of the ULB	Depart .	
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		129	
11	Comments/Remarks/Recommendations	The properties ware within 5% lin	hich found incorrec	

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

Badhra (Charkhi D.)

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

Memo no. MCB/2022/227-228

nmittee a hadra nadra Dadri) Municipal

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,

Municipal Committee Bhadrammittee
Municipal Dadri)

Badhra (Charkhi Dadri)

MUNICIPAL COMMITTEE BADLI

Director, Urban Local Bodies, Haryana, Haryana.

Memo No.: McBadli /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

Badli

Badli

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	·	Details as provided by SI	Recommendation of concern ULB
1.	Name of ULB Town	Badli	Sandanii GEB
2.	Number of Properties as per RFP		
3.	Number of Properties as per current MC record	22	
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 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	0	
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	13/8/22	
3.	Comments/Remarks/Recommendations	No name in vaco	nut/Agriculture

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)

MunMinicipal Committee Badli

Memo no.: Mc Badli /2022/682

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.

Municipal Committee Badli

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

No	o.	Details as provided by SI	Recommendatio of concern ULB
9.	Name of ULB Town	Badli	or concern OFB
10	Number of Properties as per RFP	-	
11.	Number of Properties as per current MC recor	d _	
12.	Based GIS Platform (Image / Base Maj solution for validation covering 100% MC Area	17,401	
13.	certified by MC as per Sign-Off 1.1(A) vide letter no dated	47 404	
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)	-	
Deta	ils of properties verified by the authorized Off	icer 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)]	1800	10.34%
6.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	1750	97.22%
7.	No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	50	2.78%
	Verification of stage 1.1 (B) by the Officer / Officials / Committee (nominated by the concerned MC) with Date & Sign	Sodar	
	Comments/Remarks/Recommendations	The properties whice are within 5% limit of permitted as per agreements.	of error, which is

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:

Director, Urban Local Bodies, Haryana, Panchkula for further necessary action.

2. M/s Yashi Consulting Services Pvt. Ltd.

Secretary

Municipal Committee Bady Municipal Committee

Badli

एक कदम स्वच्छता की ओर

MUNICIPAL COMMITTEE SIWAN

E-mail:- secy.mcsiwan@gmail.com Ph:- 01746-294600



To

Director, Urban Local Bodies, Haryana, Panchkula

Memo No.

310 /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 forworded 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

age 1 age1	Off Format for Property Survey (Stage1.1 (A)) 1.1 (A): Complete survey of 100% properties as p1)	Details as	Recommendation of concern ULB
Sr.	Particulars	provided by SI	concern o
No.		Siwan	
1.	Name of ULB Town		
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))	3 0-06-2022	
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 that18,750 Nos. of Surveyed Properties are verified on Web Based GIS Platform (Image / Base Map solution) by the committee appointedby MCSiwan and recommended for the paymentunder Stage 1.1 (A)

Municipal Committee Siwan

Memo no.

1310-11/MCS.

Dated:

30-06-2022

Sign Off certificate is forwarded in original to:

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

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		ų.
12.	Total Nos. of Properties Identified by SI on Web Based GIS Platform (Image / Base Map solution for validation covering 100% MC	18,750	
13.	Area) 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)	-	
	ter the enthorized Off	cer of the ULB	
Sr.		Numbers	%age
Sr. No.	Particulars	Numbers	%age 10.13%
Sr.	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	Numbers 1900	10.13%
Sr. No.	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)] No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated	1900 1810	95.26%
Sr. No. 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)] No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	1900 1810 90	10.13%
Sr. No. 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)] No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found correct which is verified and validated No. of Surveyed properties as mentioned at Sr. No. [7], whose data is found incorrect which is verified and validated	1900 1810 90	95.26%

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)

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,

Municipal Committee Siwan