

478. Siranchowk Rural Municipality, Gandaki Pradesh, Gorkha.

Property Tax.

The provision of property tax has been kept under the Section 55 of the Local Government Operation Act. Under the act, the rural municipality can impose tax in its area covered by house and house's territory.

घरको मूल्यांकन	बर्षिक ह्रास कट्टी दर	दर रेट
पक्की घर (आर.सी.सी)	१ प्रतिशत	रु. १००० प्रति वर्गफिट
पक्की घर (ब्लक, इटा सिमेन्टको जोडाइ र जस्ताको छाना)	२ प्रतिशत	रु. ५०० प्रति वर्गफिट
कच्ची घर टहरा (ढुंगा माटोको जोडाई)	३ प्रतिशत	रु. ५०० प्रति वर्गफिट

The tax imposed on the evaluated amount after the property evaluation of property tax is done.

सम्पत्ति मूल्यांकन रु.	सम्पत्ति मूल्यांकन रु.	कूल मूल्य रु.	थप प्रतिहजार करको दर रु.	कर रकम रु.	कूल कर रकम रु.
१ देखि ५०,००० सम्म	५०,०००	५०,०००	न्यूनतम	५०	५०.००
५०,००१ देखि २,००,००० सम्म	१५०,०००	२००,०००	०.२०	३०	८०.००
२,००,००१ देखि ५,००,००० सम्म	३००,०००	५००,०००	०.२५	७५	१५५.००
५,००,००१ देखि १०,००,००० सम्म	५००,०००	१,०००,०००	०.३०	१५०	३०५.००
१०,००,००१ देखि २०,००,००० सम्म	१,०००,०००	२,०००,०००	०.३५	३५०	६५५.००
२०,००,००१ देखि ४०,००,००० सम्म	२,०००,०००	४,०००,०००	०.४०	८००	१,४५५.००
४०,००,००१ देखि ७०,००,००० सम्म	३,०००,०००	७,०००,०००	०.४५	१,३५०	२,८०५.००
७०,००,००१ देखि १,१०,००,००० सम्म	४,०००,०००	११,०००,०००	०.५०	२,०००	४,८०५.००
१,१०,००,००१ देखि २,००,००,००० सम्म	९,०००,०००	२०,०००,०००	०.६०	५,४००	१०,२०५.००
२,००,००,००१ देखि ५,००,००,००० सम्म	३०,०००,०००	५०,०००,०००	०.७०	२९,०००	३९,२०५.००
५,००,००,००१ देखि १०,००,००,००० सम्म	५०,०००,०००	१००,०००,०००	०.८०	४०,०००	७९,२०५.००
१०,००,००,००१ देखि २०,००,००,००० सम्म	१००,०००,०००	२००,०००,०००	१.००	१००,०००	१७९,२०५.००
२०,००,००,००१ देखि ४०,००,००,००० सम्म	२००,०००,०००	४००,०००,०००	१.५०	३००,०००	४७९,२०५.००
४०,००,००,००१ देखि ७०,००,००,००० सम्म	३००,०००,०००	७००,०००,०००	२.००	६००,०००	१,०७९,२०५.००

Land Tax.

Under the Section 56 of the Local Government Operation Act, the land tax will be imposed according to the usage of the land under the jurisdiction of the rural municipality. Land tax will not be imposed on the land that has already been taxed under property tax.

The land tax will be imposed on the following basis.

1. When determining the rates of land tax, it would be appropriate to determine the productivity of the land, the available irrigation facilities and the annual production from the land.

2. Since plots along the road are of commercial importance, it seems appropriate to impose additional land tax on such plots. However, since any structure in such plots is subject to property tax, it is advisable to levy additional land tax only for the convenience of transportation while it is being used for agricultural purposes, i.e. the rate of additional land tax should be normal.
3. When determining the rate of land tax, first of all convert the income of the main crop per ropani of land or field into value and subtract the amount of fertilizer, seed and labor required to plant the crop from the income of the main crop. It seems to be appropriate to levy land tax from 5 percent to 10 percent. Suppose, when the main crop of maize is planted in one ropani land, 1 muri is produced and it costs about 12 pathis to produce that 1 muri, while the remaining 8 pathis cost Rs. 100 per pathi which equals to Rs. 800 and 5 percent of it will be Rs. 40. Although it is possible to charge up to Rs. 40 per ropani on such land, it seems appropriate to charge a little less at the beginning.
4. In order to make the rate of land rent progressive, it is appropriate to keep the starting rate low and gradually increase the rate according to the amount of land. When deducting the minimum receipt on the remaining land except the property taxable property, starting from Rs. 20, the ones owning only 1 ropani of land will be charged Rs 20 only. After that, the rate of land tax will be kept minimum up to 7 ropanis of barren land and up to 5 ropanis of paddy field. After that up to 10 ropanis of barren land and up to 10 ropanis of paddy fields, the rate will be increased by 5 percent, then up to 10 ropanis of barren land and up to 10 ropanis of paddy fields, the rate will be increased by 25 percent, then up to 20 ropanis of barren land and up to 20 ropanis of paddy fields. It seems appropriate to fix the rate of landlord by adding 50 percent, and then increase the rate by adding 100 percent to the starting rate, no matter how many adjoining fields and paddy fields.
5. After calculating the amount of land tax at the above rate, it seems appropriate to provide up to 50 percent discount on collective farming through cooperatives, poor farmers who have obtained poverty certificate, and agricultural land in the name of women as per local law. Similarly, it would be appropriate to provide up to 25 percent discount as an incentive to the farmers who plant orchards for industrial and commercial purposes including tea, coffee, cardamom, banana, mango and apple.
6. According to the above case, it would be appropriate to collect 30 percent of the land tax on the plot touched by the motor able pitch road, 20 percent on the land touched by the gravel road and 10 percent on the land touched by the unpaved motor able road.
7. Let us now illustrate this with an example of how to calculate revenue. Suppose the Siranchowk village municipality has set a minimum wage rate of Rs. 20 per ropani for barren land and Rs. 30 per ropani for paddy field.
 - For example, in this village, a person has a house on 1 ropani of land, 5 ropanis out of 40 ropanis of farmland is touched by dirt road and other normal farming and 3 ropanis out of 30 ropanis of land is covered by pitch road, another 4 ropanis by gravel road and another 5 ropanis by unpaved road. Ways to calculate revenue.
 1. Property tax: Property tax on house and land in 1 ropani (assuming the value of the house and land is Rs. 1 million, its tax as per the above proposal is Rs. 305).
 2. The revenue of paddy field out of 40 ropanis of farm is Rs 150, on the basis that the first 5 ropanis cost Rs. 30 per ropani.
In the next 10 ropanis, the rate was increased by 5% to Rs. 31.50 per ropani which equals to Rs 315.
After that by adding 25% to the rate of 10 ropanis, which equals Rs. 375.

After that by adding 50% to the rate of 15 ropanis, equals Rs. 675.
An additional 30 percent on the land of 5 ropanis touched by graveled road ($45 * 5 * 0.10$) equals Rs. 231.

A total of Rs. 1538

3. Revenue of Pakho Bari: Out of 30 Ropani Bari, the rate of first 7 Ropani is Rs. 140.

After that by adding 5% to the rate of 10 ropanis for Rs 21 per ropani is Rs. 210.

After that by adding 25% to the rate of 10 ropanis for Rs 25 per ropani is Rs. 250.

After that by adding 50% to the rate of 3 ropanis for Rs 30 per ropani is Rs. 90.

The total land revenue of Pakho Bari is Rs. 690.

4. Land Tax: An additional 30 percent for 3 ropanis in the motor able pitch road ($30 * 3 * 0.30$) which equals Rs. 27.

An additional 20 percent for 4 ropanis in the motorable gravel road ($25 * 4 * 0.20$) which equals Rs. 20.

An additional 30 percent for 5 ropanis in motorable pitch road ($25 * 5 * 0.10$) which equals Rs. 13.

Additional deposit tax of land with road facilities is Rs. 60.

- Total= Rs 25933.

Since it is not easy for untrained village municipality staff to calculate this type of revenue, a computer with software is connected to the revenue branch to update the data obtained from each ward by setting a time limit of one year and then the revenue branch collects all the revenue in the village municipality at the beginning of the fiscal year. Receipt has to be prepared and sent to the concerned ward to uphold the principle. Thus, until the data is updated, it is appropriate to continue the collection of land tax for the current fiscal year and collect it from the ward level.

House/land Rent Tax.

There are 539 industries, trades and businesses operating in this rural municipality. Some of these businesses are run in their own homes and some in rent. In the business survey to be done now, the exact condition of all this will be known. In the calculation of annual rent per business, it is seen that rent tax can be levied at the rate of 12% for commercial purposes and 10% for residential purposes and can be a source of sustainable revenue for the village.

Business Tax.

Article 58 of the Local Government Operation Act provides for the imposition of business tax on the basis of capital investment and economic transactions in trade, business or services within the rural municipality area.

According to the economic census of 2075 from the Central Statistics Office, 842 industries and businesses have been mentioned here, while according to the village chart, the number of various trade and business oriented businesses is 539. Among these businesses, it is possible to get revenue according to the tax rate approved by the village council on the basis of capital investment and financial transactions. In this regard, six business tax action plan reports have been prepared, so it seems necessary to move forward by analysing them. Similarly, in case the rural municipality has the

right to manage the local market and haat bazaar, it can be practiced to operate haat bazaar weekly or fortnightly in places where there is no regular market system and in places where agricultural production is high and to collect haat bazaar tax from the participating businessmen. For this, the wards of the rural municipality have to find a public vacant land or market in their place to operate the market and immediately keep the minimum infrastructure required for the market (cleaning, pouring in rain and unsold goods safely and arrange toilets and drinking water).

Proposal of business tax rate determination and exemption method.

क्र.सं	पूँजीगत लगानी रकमको सीमा	वार्षिक कारोबार रकमको सीमा	व्यवसाय करको वार्षिक रकम
१	रु. १० हजारसम्मको पूँजीगत लगानी	रु. ५० हजारसम्मको वार्षिक कारोबार	रु.२००/-
२	रु. १० हजारभन्दा बढी रु. २० हजारसम्मको पूँजीगत लगानी	रु. ५० हजारभन्दा बढी रु. १ लाखसम्मको वार्षिक कारोबार	रु.२५०/-
३	रु. २० हजारभन्दा बढी रु. ४० हजारसम्मको पूँजीगत लगानी	रु. १ लाखभन्दा बढी रु. २ लाखसम्मको वार्षिक कारोबार	रु.३००/-
४	रु. ४० हजारभन्दा बढी रु. ८० हजारसम्मको पूँजीगत लगानी	रु. २ लाखभन्दा बढी रु. ४ लाखसम्मको वार्षिक कारोबार	रु.४००/-
५	रु.८० हजारभन्दा बढी रु.१ लाखसम्मको पूँजीगत लगानी	रु.४ लाखभन्दा बढी रु.५ लाखसम्मको वार्षिक कारोबार	रु.५००/-
६	रु.१ लाखभन्दा माथि रु.५ लाखसम्मको पूँजीगत लगानी	रु.५ लाखभन्दा बढी रु. २५ लाखसम्मको वार्षिक कारोबार	वार्षिक कारोबारको कुल रकममध्ये पहिलो रु. ५ लाखमा व्यवसाय कर रु. ५००/- कायम गरी त्यसपछिको २० लाखमा प्रति रु. १ लाखमा रु. ५०/- का दरले कारोबारको आधारमा व्यवसाय कर लगाउने
७	रु.५ लाखभन्दा माथि रु.१० लाखसम्मको पूँजीगत लगानी	रु.२५ लाखभन्दा बढी रु.५० लाखसम्मको वार्षिक कारोबार	माथि उल्लेख भएपछिको २५ लाखमा प्रति रु. १ लाखमा रु. ७५/- का दरले कारोबारको आधारमा थप गरी व्यवसाय कर लगाउने
८	रु.१० लाखभन्दा माथि रु.२० लाखसम्मको पूँजीगत लगानी	रु. ५० लाखभन्दा बढी रु.१ करोडसम्मको वार्षिक कारोबार	माथि उल्लेख भएपछिको ५० लाखमा प्रति रु. १ लाखमा रु. १२५/- का दरले कारोबारको आधारमा थप गरी व्यवसाय कर लगाउने ।
९	रु.२० लाखभन्दा बढीको पूँजीगत लगानी	रु.१ करोडभन्दा बढीको वार्षिक कारोबार	माथि उल्लेख भएपछिको जतिसुकै भए पनि प्रति रु. १ लाखमा रु. १५०/- का दरले कारोबारको आधारमा थप गरी व्यवसाय कर लगाउने ।

Proposed business tax deduction.

क्र.सं.	उद्यम व्यवसायको किसिम	व्यवसाय करमा प्रस्तावित छुटको %
१	गाउँपालिकाद्वारा आर्थिक ऐनमा उल्लेख गरी दुर्गम स्थल भनी तोकिएका स्थानहरूमा सञ्चालन हुने व्यवसायमा	व्यवसाय करका दरहरूमा ५० प्रतिशत छुट दिने
२	विकट भौगोलिक क्षेत्रका बासिन्दा, विपन्न समुदाय, अपांगता भएका तथा महिला उद्यमीद्वारा सञ्चालन गर्ने रु. १० लाखसम्म पुँजी लगानी भएका उद्यम व्यवसायमा	व्यवसाय करका दरहरूमा ५० प्रतिशत छुट दिने
३	कृषि व्यवसाय (पशु पालनसमेत), वन पैदावर र पर्या-पर्यटन सम्बन्धी उद्यम व्यवसायमा	माथि प्रस्तावित दरमा व्यवसाय करको कुल रकम हिसाब गरी कुल व्यवसाय कर अंकमा २५ प्रतिशत छुट दिने
४	औद्योगिक ग्राममा सञ्चालन हुने उद्यम व्यवसायमा	
५	सहकारीको स्वामित्वमा सञ्चालन गरिने उद्यम व्यवसायमा	

Commercial use of herbs, scraps and animals tax.

Although it is not possible to ascertain the tax potential due to the lack of details about the herbs, scraps and animals currently produced here, it is possible to promote and market the herbs in each community forest area in the future.

Small Vehicles Tax

Article 64 (1) (a) of the Local Government Operation Act provides that the rural municipality can fix and collect the vehicle tax rate for rickshaws, rickshaws, auto rickshaws and e-rickshaws and deposit it in its fund.

Auto rickshaws and e-rickshaws are likely to be operated in the main market centres in a few years as the physical infrastructure here, especially the roads, are being pitched. In such a case, it seems that the tax can be levied, but at present there is no possibility. It is seen that this village municipality has fixed the rate of vehicle tax in the Financial Act 2077 BS.

Accordingly, it is seen that annual tax has been levied on large vehicles as follows.

विवरण	बार्षिक कर रु	विवरण	बार्षिक कर रु
ठूला हेभी उपकरण	२०००१-	जीप, कार, भ्यान	३००१-
ठूला बस, ट्रक, लहरी, ट्र्याक्टर	१०००१-	माइक्रो बस	३००१-
भाडाका मिनीबस, मिनी ट्रक	५००१-	मोटर साइकल	५०१-

Advertisement Tax.

Article 64 (1) (c) of the Advertising Tax Local Government Operation Act provides for the determination and collection of advertisement tax by the rural municipality. 40% of the amount collected under this heading should be deposited in the State Reserve Fund.

It is seen that district level roads have been passed through this rural municipality and advertisements of various business bodies have been placed in the market centres here and there is high possibility that it is likely to increase in the future.

Other Tax.

Other taxes other than the above headings can also be a source of internal revenue for the rural municipality.