



ABSTRACT

Town Panchayt Administration – Implementation of the GIS based property tax system in Ponneri Town Panchayat at an estimated cost of Rs.36.00 lakhs on pilot basis during 2012-2013 – Sanction accorded – Orders – Issued.

Municipal Administration and Water Supply (TP.2) Department

G.O.(D) No. 203

Dated: 23.07.2012

Read :

From the Director of Town Panchayats D.O. letter
Roc. No.2850/2012/E2, dated:01.05.2012.

ORDER:

The Hon'ble Minister (Municipal Administration and Rural Development) on 09.04.2012, while moving the Demand No.34, Municipal Administration and Water Supply Department in the Tamil Nadu Legislative Assembly has announced the following item as one of the new Announcements for the year 2012-2013:-

“மாண்புமிகு முதலமைச்சர் அவர்களின் வழிகாட்டுதலின்படி, பேரூராட்சிகளிலுள்ள அனைத்து சொத்துக்களையும், உரிய மதிப்பீடு செய்து வரி நிர்ணயிப்பதற்கு ஏதுவாக, புவி தகவல் முறை அடிப்படையிலான சொத்து வரி விதிக்கும் முறை, சோதனை அடிப்படையில் ஒரு பேரூராட்சியில் ரூபாய் 36 இலட்சம் செலவில் நடைமுறைப்படுத்தப்படும்”

2. In pursuance of the above announcement, the Director of Town Panchayats has sent a proposal to accord sanction, approve bid documents and provide necessary fund to implement the GIS based property tax system in Ponneri Town Panchayat at an estimated cost of Rs.36.00 lakhs on pilot basis during 2012-2013.

3. In the D.O letter read above, the Director of Town Panchayats has justified the proposal with the following grounds:-

- (i) It is proposed to introduce Geographical Information System (GIS) in Ponneri Town Panchayat on pilot basis to step up the revenue generation and utility improvisation.
- (ii) Survey and verification of properties through GIS mapping facilitate increase in number of assessed properties and also facilitate calculation of constructed area.
- (iii) Implementation Strategies.
- (iv) Development of Geographical Information System(GIS) and Management Information System(MIS).
- (v) Schedules for Completion of Tasks.
- (vi) Outputs & Deliverables.

4. The Director of Town Panchayats has further stated that, the Ponneri Town Panchayat in Thiruvallur District is a fast expanding town adjoining Corporation of Chennai and the implementation of GIS in that place would help in plugging loss of revenue to the Town Panchayat by bringing under and un-assessed properties to the tax net. He has also formulated the draft bid document along with Terms of Reference.

5. The Director of Town Panchayats has also proposed to constitute a Bid Evaluation Committee and a Monitoring Committee to review the consultancy work with the following members :-

I. Bid Evaluation Committee.

- | | | |
|-------|---|-----------------|
| (i) | Joint Director, O/o. the Director of Town Panchayats | Member convener |
| (ii) | System Analyst, O/o. the Director of Town Panchayats | Member |
| (iii) | Representative of Institute of Remote sensing Agency. | Member |
| (iv) | Representative from NIC | Member |
| (v) | Representative from Tamil Nadu e-Governance Agency | Member |

II. Monitoring committee to review the consultancy work

- (i) Director of Town Panchayats
- (ii) Joint Director of Town Panchayats
- (iii) The representative from Tamil Nadu e-Governance Agency
- (iv) The representative from NIC
- (v) Representative of Institute of Remote sensing Agency.

6. The Director of Town Panchayats has therefore requested the Government to sanction Rs.36.00 lakhs to implement the GIS based Property Tax System in Ponneri Town Panchayat.

7. The Government, after careful consideration have decided to accept the proposal of the Director of Town Panchayats and approve bid documents and accord sanction to implement the GIS based property tax system in Ponneri Town Panchayat at an estimated cost of Rs.36,00,000/- (Rupees Thirty six lakhs only) as detailed in the annexure to this order on pilot basis during 2012-2013. The Government also permits the Director of Town Panchayats to constitute the Bid Evaluation Committee and a Monitoring Committee as proposed at para 5 above for the GIS based property tax system in Ponneri Town Panchayat.

8. The amount sanctioned in para 7 above shall be debited into the following new head of account under demand No.34.03 as follows:-

2217 – Urban Development – 80 – General – 193.
Assistance to Nagar Panchayats / Notified Area Committees
on equivalent thereof – Schemes in Twelfth Five Year Plan –
II- State Plan-JC. Implementation of GIS based Property Tax
System Town Panchayats – 09- Grants-in-Aid-03. Grants for
specific schemes . (DPC:2217-80-193-JC-0938)

9. The Director of Town Panchayats is the Estimating , Reconciling and controlling authority of the above New Head of Account.

10. The concerned PAO / TO's are instructed to open the above mentioned new head at para 8 in their books.

11. The expenditure sanctioned in para 7 above shall constitute a “**New Service**”. The expenditure shall be brought to the specific notice of the Legislature for approval in due course. Pending approval of the Legislature , the expenditure shall be met initially from a Contingency Fund Advance. The **Director of Town Panchayats** is requested to apply for the required funds from Contingency Fund to the Finance (BG.I) Department in the prescribed format along with a copy of this order. The Director of Town Panchayats is also requested to send necessary proposal to include this expenditure in the supplementary Estimates **2012-13**, without fail.

12. This order issues with the concurrence of Finance Department vide its U.O.No.330/Secretary (Expenditure) / 2012, Finance (MA&WS) Department, dated:10.07.2012 with ASL No.629 (Six hundred twenty nine)

(By Order of the Governor)

SHEELA BALAKRISHNAN,
ADDITIONAL CHIEF SECRETARY TO GOVERNMENT

To:

The Director of Town Panchayats, Chennai-108.

The Assistant Director of Town Panchayats,

Tiruvallur Zone, Tiruvallur.

(Through The Director of Town Panchayats, Chennai 108)

The Director, Local fund Audit, Chennai – 108.

The Accountant General, Chennai – 18.

The Pay and Accounts Officer (North), Chennai - 1

Copy to:

The Secretary to Hon'ble Chief Minister, Chennai – 109.

The Special P.A to the Hon'ble Minister (MA&RD), Chennai – 9.

The Private Secretary to Additional Chief Secretary to Government,
Municipal Administration and Water Supply Department,
Chennai-9.

The Finance (BG.II/MA&WS/BG.I) Department, Chennai – 9.

The Information & Technology Department, Chennai - 9

The Municipal Administration and Water Supply (OP.II/ Budget) Department, Chennai-9.
SF/SCs

/Forwarded By Order/


SECTION OFFICER

ANNEXURE

I. Software

S. No.	Description	Units	Unit Rate Rs.
1	Software - GIS and CAD Maps - to be purchased by Dept. directly	1	4,00,000
2	Satellite Imagery (1 m resolution) CARTOSAT - to be provided by the Dept. directly.	1	25,000
	Total		4,25,000

II. Utility Survey

S. No.	Description	Units	Unit Rate Rs.	Total Rate Rs.
1	Utility Field Survey	50 kms	500	25,000
	Total			25,000

III. Property Contact Survey

S. No.	Description	Units	Unit Rate Rs.	Total Rate Rs.
1	Property Survey - enumeration of individual households - door to door (as per actuals) - rate will be charged per household within a property; (eg, if a property has 6 household, it will be deemed as 6 properties)	5,000 nos	80	4,00,000
	Digitisation of contact survey data - per property		20	1,00,000
	Total		100	5,00,000

IV . GIS Consultancy

1	Extraction of information from Satellite Imagery for properties using image processing technique	20 sq km	10,000	2,00,000
	Extraction of information from Satellite imagery for utility information using image processing technique and generation of different Utility based layers (such as roads, drainage, culverts, EB poles, junction boxes, lamp posts, hand pumps signboards, milestones etc)	50 km	36,000	18,00,000
	Geo-referencing the above extracted information using GIS technology and creation of base map	20 sq km	1000	20,000
	Integration of contact survey data for utility and property with the base map	20 sq km	2000	40,000
	Creation of GIS database and generation of various maps	20 sq km	2000	40,000
2	Developing GIS application (reports and query customization, property categorization, status of assessment etc)	Lump sum	2,50,000	2,50,000
3	Hand-holding for one year	12 months	25,000	3,00,000
	Total			26,50,000
	Total Expenditure (Rupees thirty six lakhs only)			36,00,000

SHEELA BALAKRISHNAN,
ADDITIONAL CHIEF SECRETARY TO GOVERNMENT

/True Copy/


23/7/12
Section Officer