



(105)

No.F.20011/1/23- LMC (Estt)
LUNGLEI MUNICIPAL COUNCIL
Convention Centre, Lunglei – 796701 : Mizoram
Ph: 0372- 2323841 Email: lmc Mizoram@gmail.com

Dated Lunglei, the 1st of October, 2024

MEETING MINUTES OF BOARD OF COUNCILLORS MEETING ,LUNGLEI MUNICIPAL COUNCIL HELD IN THE BoC HALL ON 01.10.2024 AT 01:00 PM

Members Present:

1. Pu Lalzuithanga, Chairman
2. Pu K. Lalrinawma, Vice Chairman
3. Pi Lalhrualtuangi Sailo, Executive Councillor
4. Pu Zorinsanga Hmar, Executive Councillor
5. Pi Lalmuanpuii Renthlei, Councillor
6. Pu R. Lalramzauva, Councillor
7. Pi Zonunmawii, Councillor
8. Pi Malsawmkimi Khawhling, Councillor
9. Pi Judy Lalhriatpuii, Councillor
10. Pu Vanlalliana Pachuau, Councillor
11. Pu R. Lalremsiama, Councillor
12. Pu Donny Lalruatsanga, CEO, LMC
13. Pu Lalrinawma ,Secretary , LMC

Members Present from appointed member:

1. Pu V.Malsawmtluanga, MLA/Appointed Councillor

Members Absent:

1. Pu Richard Vanlalmangaiha, MP(LS)/Appointed Councillor
2. Pi Lalrinpuii, MLA/Appointed Councillor
3. Pu T.Lahlhimpuia, MLA/Appointed Councillor
4. Pu Lalramliana Papuia MLA/Appointed Councillor

- A.** Board of Councillors meeting hi LMC Chairman Pu Lalzuithanga'n a kaihrui a. Bible chang, Thufingte 28:18 chhiarin meeting tan nghal a ni.
- B.** Chairman in hmalak tawhna hrang hrang te a sawizau a, hmachhawp hrang hrang ruahmanna te leh hma lak mek te a sawilang bawk. LMC in hmasawwna hrang hrang an hmuh chhoh mek avangin thawktute zawng zawng chungah lawmthu a sawi bawk a ni.
- C.** State Sawrkar atanga lehkha dawn a awm loh avangin business chhawpchuah angin meeting kalpui nghal a ni.

D. Hetiang hian hmalakna turte rel a ni:-

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1. Re-consideration and Approval of Property Tax floor rate 3.42 % and Exemption of vacant land under Age factor

BoC Meeting Dt 24.07.2024 dar 11:00AM chuan Municipal Valuation Committee in rawtna a pawmpui a, sorkarah Gazetted Notification tur a thawn a lo ni tawh a .

Dt 27.09.2024 Dar 10:00 AM ah State Property Tax Board Secretary ,UD&PA kaihhraina in online meeting a sawi ani a.He hunah hian Addl Secretary ,UD&PA, Law and Judicial Dept leh Finance Dept aiawhin member an tel bawk.

He meeting hian Sorkarin Property tax floor rate 3.42 a lo notify tawh angin leh 2nd Mizoram State Finance Commission in alo recommend tho angin 3% floor rate hi BoC in lo pass tawh mahse ,sorkar notification dinglai 3.42% floor rate hi pawm a kalpui nise a tih angin BoC in a pawm tur a chhawpchuah a ni.BoC in a pawm veleh sorkarah Gazetted Notification tur a thawn ani leh ang (The Mizoram Municipalities Act , 2007 (As amended in 2015 Section 218 angin)

Tin , Age factor hnuaia vacant land hi Revenue Department ten land tax an lak avangin telh loh nise tiin meeting chuan rawtna a nei bawk a.Hei hi BoC a pawm tur a chhawpchuah ani bawk. Ngun tak a sawiho anih hnu-ah rawtna chhawpchuah angin pawm a ni.

GRADING OF LOCALITIES / FIXATION OF RATE FOR PROPERTY TAX

Area/Locality Grading:

Flat Rate 3.42%

NAME OF LOCALITIES

ZONE

RATE

- 1.Chanmari, Venglai, Bazar,
Electric veng, Ramthar,Serkawn
- 2.Lunglawn, Zohnuai, Salem , Rahsi
Veng , Zotlang
3. Pukpui , Venghlun
Farm Veng , Sethlun ,Theiriat ,Sazaikawn ,
Luangmual ,College veng
4. Hauruang , Hrangchalkawn , Lungpuizawl
Zobawk N , Zobawk S

A

Rs. 20

B

Rs. 19

C

Rs. 18

D

Rs. 17

Multiplicative Factors :

As per Rule 12(16) of The Mizoram Municipalities (Property Tax Management) Rules, 2014 the Board of Councillors will approve the following Multiplicative Factors for determination of the Annual Property Value within Lunglei Municipal Council :

1. Location Factor :

The 'Location Factor' which shall refer to the location of the property where the property abutted by categories of road or areas other than roads :

- a) National Highway with Right of Way is 5 – 12 metre or State Highway with Right Of way is 5 –8 meters
1.00
- b) Major District Roads (MDR) would include roads with Right of Way is 5 – 8 meters.
0.90
- c) Other District Roads (ODR) would include all others roads not listed above with Right of Way is 4 – 6 meters.
0.70

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- d) Any roads other than above would include village roads, stairways, hill slopes, having right of way less than 4 meters. 0.50

2. Structure Factor :

The 'Structure Factor' which shall refer to the nature of classification based on its construction type as :

- | | | |
|------|-----------------------------------------------------------------------------------------------------------------------------|------|
| a) | Vacant Land not being agriculture land with or without any commercial use | 1.00 |
| b) | Building/Apartment having a height of 15m/49.2 ft with or without appurtenant open space. | 2.00 |
| c) | Building/Apartment having a height of below 15m/49.2 ft with or without appurtenant open space, and further classified as - | |
| i) | Ordinary (Kutchha) Building | 0.50 |
| ii) | Semi permanent (semi kutchha) Building | 0.70 |
| iii) | Permanent (Pucca) Building | 1.00 |

3. Ownership and Usage Factor :

The 'Ownership and Usage Factor' which shall refer to the nature of ownership and the manner of use by the occupier, and consider as ;

- | | | |
|----|------------------------------------------------------------------------------------------------------------------------|------|
| a) | Owners ' Residential use only | 1.00 |
| b) | Owners ' Commercial Use only | 2.00 |
| c) | Owners ' Mix Use | 1.50 |
| d) | Tenants ' Residential Use only | 1.50 |
| e) | Tenants ' Commercial Use only | 3.00 |
| f) | Tenants ' Mix Use | 2.50 |
| g) | Use by the State Govt./PSU/Local Government owned for officers and any other purposes (including residential quarters) | 1.00 |

4. Age Factor :

The 'Age Factor' shall refer to the age of the property (for the covered space) since completion of construction, that is the age of its construction as on the date of submission of the Return of Annual property value as :

- | | | |
|----|--------------------------------------------------------------------------------------------------------------------|------|
| a) | Less than 10 years before | 1.00 |
| b) | Between 10 and 25 years before | 0.90 |
| c) | Between 25 and 50 years before | 0.60 |
| d) | More than 50 years before | 0.40 |
| e) | Declared Heritage Property by any authority like Govt. of India, Govt. of Mizoram, or by Organisations like UNESCO | 0.00 |

2. Approval of Guideline of Control of Pig Rearing within Lunglei Municipal Council


Ngun taka sawiho leh ngaihtuah a nih hnu-ah sorkarah Regulation ang a siam a thawn anih theih nan BoC leh ah siamthat ngaite siam a pharh leh nise tha kan ti a.EC Pi Lalhruaitluangi Sailo kutah dah a ni.

3. Approval of Guideline of Control of Poultry Rearing within Lunglei Municipal Council

Ngun taka sawiho leh ngaihtuah a nih hnu-ah sorkarah Regulation ang a siam a thawn anih theih nan BoC leh ah siamthat ngaite siam a pharh leh nise tha kan ti a.EC Pi Lalhruaitluangi Sailo kutah dah a ni

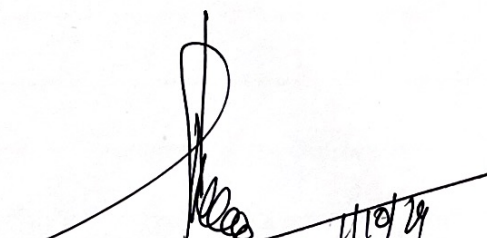
4. Approval of Lallianzuala Chhangte ,PA to CEO (Casual basis) to authorize in any work under LMC for making Plan & Estimates ,final bills etc. to assist JE LMC

LMC hnuai a work awm leh ULB work pawh nise , Estimate ,final Bill te rang zawk a kan peihfel theih nan Lallianzuala Chhangte hi JE LMC pui tur a official a ruat theih anih chuan tiin BoC ah thlen a ni a. A ni hi B.Tech anih bakah Aizawl Smart City a experience lo nei tawh anih avangin pawmtlan a ni.


(DONNY LALRUATSANGA)
Chief Executive Officer
Lunglei Municipal Council

Memo .No.F.20011/1/23- LMC (Estt) : Dated Lunglei, the 1st of October ,2024
Copy to :

1. Pu V Malsawmtluanga , MLA 31-Lunglei North (ST) A/C for information
2. Secretary , UD&PA Dept , Aizawl ,Mizoram for information
3. Deputy Commissioner , Lunglei District for information
4. Director , UD & PA , Aizawl , Mizoram for information
- 5.PA to Chairman . LMC for information
6. PA to Vice- Chairman , LMC for information
7. PA to Executive Councillors , LMC for information
8. All BoC Members concerned for information
9. All Officers , LMC for information


Chief Executive Officer
Lunglei Municipal Council



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LUNGLEI MUNICIPAL COUNCIL
Convention Centre, Lunglei – 796701 : Mizoram
Ph: 0372- 2323841 Email: lmc Mizoram@gmail.com

ATTENDANCE SHEET

Name of the Meeting : BoC Meeting
Date & Time : 1st of October , 2024 at 01:00 PM
Venue : BoC Hall , Convention Centre Lunglei

Sl No	Name	Designation	Contact No	Signature
1	Lalzuithanga	Chairman		
2	R Labunawna	Vice Chairman		
3	Makawmkimi Khawthreng	Councillor		
4	Judy Lalhualpiini	— do —		Judy
5	R. Labremsaia	— do —		
6	V. Mahawthlang	MLA V.C. HRC		V. Mahawthlang
7	Domy Lalunawna	CEO, LMC	9612638126	
8	Lalhriawma	Secy, LMC	8413852004	L. K.
9	R. Labramrawa	councillor - IV	8014354768	
10	VANLALLIANA PACHUAI	Councillor	9862121622	
11	Lalmuanpuii Renthlei	Councillor	7005788574	
12	ZONUNMAWII	COUNCILLOR	9366030393	
13	Lalhualthlangi Sailo	EC, U	9612058540	
14	Lorinsanga Hmas	EC	9862411312	
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