

**RATE OF GST ON CONSTRUCTION SERVICES (HEADING 9544)  
W.E.F. 18<sup>th</sup> JULY 2022**

- No. 3/2022-State Tax (Rate) dated 26<sup>th</sup> July 2022 leh a corresponding Notification No. 03/2022- Central Tax (Rate) dated 13<sup>th</sup> July 2022 te chuan GST Dan hnuaiia Construction Services (Heading 9544) atanga GST rate an ti danglam a.
- Notification dinglai No. 11/2017-State Tax (Rate) dated 7<sup>th</sup> July 2017 leh a corresponding No. 11/2017-Central Tax (Rate), dated 28<sup>th</sup> June, 2017 hmanga Service atanga GST rate hrang hrang a notify tawh leh Notification dang hmang a tihdanglam chhoh zel atangin hetiang hian tih danglam a ni –

“...against serial number 3, in column (3), -

(a) items (iii), (iv), (v), (va), (vi) and (ix) and the corresponding entries relating thereto in columns (4) and (5) shall be omitted;

(b) against items (vii) and (x), for the entry in column (4), the entry “6” shall be substituted;

(c) in item (xii), for the brackets and figures “(iii), (iv), (v), (va), (vi), (vii), (viii), (ix)”, the brackets and figures “(vii), (viii),” shall be substituted;”

- Serial Number 3 a tih khi “Heading 9954 (Construction services)” a ni a. Column 3 ah khian “Description of Service” a inziak a. Column 4 ah “Rate (percent)” Column 5 ah “Condition”. For example –

Sl No.	Chapter, Section or Heading	Description of Service	Rate (per cent)	Condition
(1)	(2)	(3)	(4)	(5)
3.	Heading 9954 (Construction services)	(iii) Composite supply of works contract as defined in clause (119) of section 2 of the Central Goods and Services Tax Act, 2017, supplied to the ... etc. etc.	6	-

- He Notification hian item (iii), (iv), (v), (va) leh (ix) leh Column 5 leh 6 a an Rate (per cent) leh Condition te a rawn omit ta vek a. Hemi awmzia chu, heng item ho tax rate 12% a lo lak thin Notification dinglai kha a rawn paih tihna a ni.
- Tin, item (vii) leh (x) atanga 5% lak ni thin chu 12% an a ti sang bawk a.
- Tichuan a khaikhawmna **item xii** (18% tax rate) hi a thu a ti danglam ta a. Hetiangin –

Sl No.	Chapter, Section or Heading	Description of Service	Rate (per cent)	Condition
(1)	(2)	(3)	(4)	(5)
3.	Heading 9954 (Construction services)	(xii) Construction services other than (i), (ia), (ib), (ic), (id), (ie), (if), <del>(iii), (iv), (v), (va), (vi)</del> , (vii), (viii), <del>(ix)</del> , (x) and (xi) above.	9	-

**DESCRIPTION OF SERVICE**  
**(Items affected by the Notification)**

**A. List of items with change of rate from 12% (6% CGST + 6% SGST) to 18% (9% CGST + 9% SGST)**

**Item iii**

(iii) Composite supply of works contract as defined in clause (119) of section 2 of the Central/Mizoram Goods and Services Tax Act, 2017, supplied to the Central Government, State Government, Union territory, a local authority, a Governmental Authority or a Government Entity by way of construction, erection, commissioning, installation, completion, fitting out, repair, maintenance, renovation, or alteration of, -

(a) a historical monument, archaeological site or remains of national importance, archaeological excavation, or antiquity specified under the Ancient Monuments and Archaeological Sites and Remains Act, 1958 (24 of 1958);

(b) canal, dam or other irrigation works;

(c) pipeline, conduit or plant for (i) water supply (ii) water treatment, or (iii) sewerage treatment or disposal.

**Item iv**

(iv) Composite supply of works contract as defined in clause (119) of section 2 of the Central/Mizoram Goods and Services Tax Act, 2017, {other than that covered by items (i), (ia), (ib), (ic), (id), (ie) and (if) above} supplied by way of construction, erection, commissioning, installation, completion, fitting out, repair, maintenance, renovation, or alteration of,-

(a) a road, bridge, tunnel, or terminal for road transportation for use by general public;

(b) a civil structure or any other original works pertaining to a scheme under Jawaharlal Nehru National Urban Renewal Mission or Rajiv Awaas Yojana;

(c) a civil structure or any other original works pertaining to the In-situ redevelopment of existing slums using land as a resource, under the Housing for All (Urban) Mission/ Pradhan Mantri Awas Yojana (Urban)]

(d) a civil structure or any other original works pertaining to the Beneficiary led individual house construction / enhancement under the Housing for All (Urban) Mission/Pradhan Mantri Awas Yojana;

(da) a civil structure or any other original works pertaining to the Economically Weaker Section (EWS) houses constructed under the Affordable Housing in partnership by State or Union territory or local authority or urban development authority under the Housing for All (Urban) Mission/ Pradhan Mantri Awas Yojana (Urban);

(db) a civil structure or any other original works pertaining to the houses constructed or acquired under the Credit Linked Subsidy Scheme for Economically Weaker Section

(EWS)/ Lower Income Group (LIG)/ Middle Income Group-1 (MIG-1)/ Middle Income Group-2 (MIG-2) under the Housing for All (Urban) Mission/ Pradhan Mantri Awas Yojana (Urban);

(e) a pollution control or effluent treatment plant, except located as a part of a factory; or

(f) a structure meant for funeral, burial or cremation of deceased

Provided that during the period beginning from the 14th June, 2021 and ending with the 30th September, 2021, the central tax on service of description as specified in clause (f), shall, irrespective of rate specified in column (4), be levied at the rate of 2.5 per cent.

(g) a building owned by an entity registered under section 12AA of the Income Tax Act, 1961 (43 of 1961), which is used for carrying out the activities of providing, centralised cooking or distribution, for mid-day meals under the mid-day meal scheme sponsored by the Central Government, State Government, Union territory or local authorities.

#### **Item v**

(v) Composite supply of works contract as defined in clause (119) of section 2 of the Central/Mizoram Goods and Services Tax Act, 2017, [other than that covered by items (i), (ia), (ib), (ic), (id), (ie) and (if) above] supplied by way of construction, erection, commissioning, or installation of original works pertaining to,-

(a) railways, [including] monorail and metro;

(b) a single residential unit otherwise than as a part of a residential complex;

(c) low-cost houses up to a carpet area of 60 square metres per house in a housing project approved by competent authority empowered under the 'Scheme of Affordable Housing in Partnership' framed by the Ministry of Housing and Urban Poverty Alleviation, Government of India;

(d) low cost houses up to a carpet area of 60 square metres per house in a housing project approved by the competent authority under - (1) the Affordable Housing in Partnership component of the Housing for All(Urban) Mission/Pradhan Mantri Awas Yojana; (2) any housing scheme of a State Government;

(da) low-cost houses up to a carpet area of 60 square metres per house in an affordable housing project which has been given infrastructure status vide notification of Government of India, in Ministry of Finance, Department of Economic Affairs vide F. No. 13/6/2009-INF, dated the 30th March, 2017;

(e) post-harvest storage infrastructure for agricultural produce including a cold storage for such purposes; or

(f) mechanised food grain handling system, machinery or equipment for units processing agricultural produce as food stuff excluding alcoholic beverages.

**Item va**

(va) Composite supply of works contract as defined in clause (119) of section 2 of the Central/Mizoram Goods and Services Tax Act, 2017, other than that covered by items (i), (ia), (ib), (ic), (id), (ie) and (if) above, supplied by way of construction, erection, commissioning, installation, completion, fitting out, repair, maintenance, renovation, or alteration of affordable residential apartments covered by sub- clause (a) of clause (xvi) of paragraph 4 below, in a project which commences on or after 1st April, 2019, or in an ongoing project in respect of which the promoter has not exercised option to pay central tax on construction of apartments at the rates as specified for item (ie) or (if), as the case may be, in the manner prescribed therein,

**Item vi**

(vi) Composite supply of works contract as defined in clause (119) of section 2 of the Central/Mizoram Goods and Services Tax Act, 2017, {other than that covered by items (i), (ia), (ib), (ic), (id), (ie) and (if) above} provided to the Central Government, State Government, Union Territory, [a local authority, a Governmental Authority or a Government Entity] by way of construction, erection, commissioning, installation, completion, fitting out, repair, maintenance, renovation, or alteration of –

(a) a civil structure or any other original works meant predominantly for use other than for commerce, industry, or any other business or profession;

(b) a structure meant predominantly for use as (i) an educational, (ii) a clinical, or (iii) an art or cultural establishment; or

(c) a residential complex predominantly meant for self-use or the use of their employees or other persons specified in paragraph 3 of the Schedule III of the Central Goods and Services Tax Act, 2017.

[Explanation.- For the purposes of this item, the term ‘business’ shall not include any activity or transaction undertaken by the Central Government, a State Government or any local authority in which they are engaged as public authorities.]

**Item ix**

(ix) Composite supply of works contract as defined in clause (119) of section 2 of the Central/State Goods and Services Tax Act, 2017 provided by a sub-contractor to the main contractor providing services specified in item (iii) or item (vi) above to the Central Government, State Government, Union territory, a local authority, a Governmental Authority or a Government Entity.

**B. List of items with change of rate from 5% (2.5% CGST + 2.5% SGST) to 12% (6% CGST + 6% SGST)**

**Item vii**

(vii) Composite supply of works contract as defined in clause (119) of section 2 of the Central/Mizoram Goods and Services Tax Act, 2017, involving predominantly earth work (that is, constituting more than 75 per cent. of the value of the works contract) provided to the Central Government, State Government, Union territory, local authority

**Item x**

(x) Composite supply of works contract as defined in clause (119) of section 2 of the Central Goods and Services Tax Act, 2017 provided by a sub-contractor to the main contractor providing services specified in item (vii) above to the Central Government, State Government, Union territory, a local authority.