



Ref: ELCITA NOTIFICATION/001/2020-21

Date: March 26th 2020

Notice: PROPERTY TAX AND OTHER LEVIES

It is hereby notified that the property tax and other levies applicable for the financial year commencing April 1, 2020 to March 31, 2021 are as under:

1. Property tax

- a) Property tax @ Rs.3.00 per sq. ft. of built up area and Rs.0.60 sq. ft. for open area
- b) Cess of 26% on the property tax calculated as per the S. No -1(a) above

2. Public utility and Citizen service charges

- a) An amount of Rs.1.75 per sq. ft. of built up area towards safety and traffic management services
- b) An amount of Rs. 1.00 per sq. ft. of built up area towards public utility services charges (for water conservation and sustainability)
- c) Infrastructure charges @ Rs. 0.75 per sq. ft. on built-up area up to 20,000 sq. ft. and Rs. 1.00 per sq. feet for built-up area exceeding 20,000 sq. ft.
- d) CISF charges tariff as per Annexure 1

3. Periodicity of payment and Interest

- a) The taxes and levies stated in point (1) & (2) above shall be paid not later than July 31, 2020. Any delay beyond July 31, 2020 shall attract interest at the rate of 24% per annum. The built-up area and open area shall be on self- declaration basis. Any discrepancy observed in the future based on verification of property documents shall result in penalties and interest payments for the short amounts paid, if any.
- b) Payment of property tax and other levies shall be accepted only on submission of proof of payment for the previous years. All unpaid taxes and levies for the period 2020-21 and prior years shall attract interest @ 24% per annum. Further, the authority will be forced to take necessary steps to initiate recovery of the unpaid taxes and levies.
- c) Option to pay property tax and public utility and citizen service charges in 2 instalments: Property owners can opt for payment of the taxes and levies on a half yearly basis by effecting the payment before the end of each financial half year. This option has to be exercised on or before April 30, 2020 by submitting the request in writing to ELCITA. Any requests received for half yearly payments facility after April 30, 2020 will not be entertained. All taxes paid till July 31, 2020 does not attract any interest. Those exercising the half yearly payment option have to pay interest @ 16% p.a. from August 1, 2020. In the event the half yearly payments are not made by the last date of half years namely September 30th and March 31st of the year, interest @ 24% p.a. will be levied for the delayed period (for example: if the first half yearly payment is not made by September 30, 2020 but effected on October 15, 2020 then interest for the period August 1, 2020 till September 30, 2020 will be calculated @ 16% p.a. and for the period October 1, 2020 till 15th October 2020 @ 24% p.a.)
- d) Receipts for payment of property tax and levies shall be issued only on:
 - i. Receipt after 100% payment of the entire amount of property tax, all other levies for the financial year and any balance payments of previous year(s). Receipts for part payment will not be given. This applies to half yearly payments as well.
 - ii. CISF Charges or other levies that are to be paid by the tenant, as per the demand notes raised on them, shall be excluded from the stipulation for issue of property tax receipts to the property owners who have paid full property taxes and other levies.



- iii. Submission of the existing procedure followed for solid waste management in your property, either by yourself or tenants and after responding to all queries raised by ELCITA.
- iv. Submission of the existing procedure followed for E-waste management in your property, either by yourself or tenants and after responding to all queries raised by ELCITA.
- v. Submission of the existing procedure followed for sewage disposal in your property, either by yourself or your tenants after responding to all queries raised by ELCITA.

4. Demand note

- a) ELCITA shall send the demand notes based on this notification by April 15, 2020.
- b) Any request for separate billing for any part of the demand note to different entity shall be made within April 1, 2020 in writing to Accounts Manager, ELCITA, citing the reason, and also the supporting documentation
- c) Any changes in built-up area (BUA) or employee strength shall be communicated to ELCITA along with supporting documents substantiating the data before April 1, 2020.

5. Mode of Payment

- a) Payments can be made by Cheque / DD favouring “**Electronics City Industrial Township Authority**” and delivered at the office located at # 7(P), West Phase, Electronics City, Bangalore : 560 100.
- b) Details for effecting RTGS / NEFT / Online fund transfer are as under:

IDBI Bank

Name of the Account Holder - **Electronics City Industrial Township Authority**
Name of Branch - Electronics City
Account Number - 1320104000010344
IFSC Code - IBKL0001320

ICICI Bank

Name of the Account Holder - **Electronics City Industrial Township Authority**
Name of Branch - Electronics City
Account Number - 036005006618
IFSC Code - ICIC0000360

- c) Any clarifications regarding the above can be obtained either by e-mail, or in person with prior appointment.

All services related to estate management, safety and traffic management within the township jurisdiction, granting various approvals relating to building approvals, Khata, trade licensee, etc. will be the responsibility of Electronics City Industrial Township Authority.

Chief Executive Officer
Electronics City Industrial Township Authority



Annexure 1

CISF Charges – 2020-21	
Category	Rate per month
For Industries (based on employee strength)	
Up to 200 employees	Rs.10 / employee
For more than 200 employees	Rs.80 /employee + Rs.2000
For Commercial and educational establishments	
	Rate per month (Rs.)
Banks	5,000
Educational Institutions	10,000
Malls	10,000
5 Star Hotels with rooms more than 200 numbers	10,000
Other hotels with rooms from 100 to 200 numbers	5,000
Non-star hotels with rooms less than 100 numbers	3,000
Hospitals & Nursing Homes	
more than 100 beds	10,000
10 to 100 beds	5,000
Less than 10 beds	3,000
Other establishments	
Fuel Stations	5,000
Service Apartments	2,000
All other small shops and commercial establishments	1,000
Billing will be done yearly.	

Property Tax and levies on new constructions:

- a) The property tax and other levies on new constructions will commence from the quarter subsequent to issuance of building occupancy certificate and shall be payable pro rata for the financial year 2020-21.
- b) In the event the building construction is completed and the owner fails to take the occupancy certificate within 3 (three) months, the property tax and other levies shall be charged from the quarter subsequent to the quarter in which the occupancy certificate should have been obtained from ELCITA by the owner.

**Chief Executive Officer
Electronics City Industrial Township Authority**