



ELCITA

Ref: ELCITA NOTIFICATION/001/2021-22

Date: 1st March 2021

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, 2021 to March 31, 2022 are as under:

Property Tax and Public utility service charges have been revised for the next 3 years. However, considering the pandemic situation ELCITA Committee decided to give exemption by not increasing the property tax and public utility service charges for the built-up area up to 20,000 sq.ft for the financial year 2021-22 only. In addition, the safety and traffic management charges for the built-up area up to 20,000 sq.ft. has been reduced for the financial year 2021-22.

1. Property tax

- a) Built-up area
 - i. @ Rs.3.00 per sq. ft. of built-up area up to 20,000 sq.ft (same as existing rate)
 - ii. @Rs.3.60 per sq.ft. for built-up area beyond 20,000 sq.ft.
- b) Open area: @ Rs.0.72 sq. ft.
- c) Cess of 26% on the property tax calculated as per the S. No -1(a & b) above

2. Public utility and Citizen service charges

- a) Safety and traffic management services
 - i. @ Rs.1.50 per sq. ft. of built-up area up to 20,000 sq.ft.
(reduced from existing rate of Rs 1.75 per sq.ft.)
 - ii. @Rs. 1.75 per sq.ft. for built-up area beyond 20,000 sq.ft.
(same as existing rate)
- b) Public utility services charges (for water conservation and sustainability)
 - i. @ Rs.1.00 per sq. ft. of built-up area up to 20,000 sq.ft.
(same as existing rate)
 - ii. @Rs. 1.20 per sq.ft. for built-up area beyond 20,000 sq.ft.
- c) Infrastructure charges (No change from existing rates)
 - i. @ Rs.0.75 per sq. ft. of built-up area up to 20,000 sq.ft.
 - ii. @Rs. 1.00 per sq.ft. for built-up area beyond 20,000 sq.ft.
- d) CISF charges – Refer Annexure – 01

3. Periodicity of payment and Interest

- a) The taxes and levies stated in point (1) & (2) above shall be paid not later than June 30, 2021. Any delay beyond June 30, 2021 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 2021-22 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, 2021 by submitting the request in writing to ELCITA. Any requests received for half yearly payments facility after April 30, 2021 will not be entertained. All taxes paid till June 30, 2021 does not attract any interest. Those exercising the half yearly payment option have to pay interest @ 16% p.a. from July 1, 2021. 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, 2021 but effected on October 15, 2021 then interest for the period July 1, 2021 till September 30, 2021 will be calculated @ 16% p.a. and for the period October 1, 2021 till October 2021 @ 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. 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.
 - iii. 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.
 - iv. 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, 2021.
- b) Any request for separate billing for any part of the demand note to different entity shall be made within April 1, 2021 in writing to Accounts Manager, ELCITA, citing the reason, and also the supporting documentation





- c) Any changes in built-up area (BUA) shall be communicated to ELCITA along with supporting documents substantiating the data before April 1, 2021.

Property Tax and levies on new constructions:

- a) The property tax and other levies on new constructions will commence from the quarter subsequent to the issue of occupancy certificate for the building or 3 months from the date of completion of building whichever is earlier and shall be payable pro rata for the financial year 2021-22.

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.

Authorised Signatory
Electronics City Industrial Township Authority





Annexure – 01

CISF CHARGES TARIFF

As you are aware, Electronics City (EC) is a prime target for terror attack in India, according to multiple reports of Intelligence Bureau (IB). Central Industrial Security Force (CISF), which was inducted in Jan 2010 following the terror attack in Mumbai, has performed very effectively. This induction of CISF was possible only because of the tremendous efforts of Electronics City Industries Association (ELCIA).

CISF staff are continuously monitoring the CCTV surveillance display and patrolling both phases of EC round the clock. This is also an effective deterrence to trouble-makers in and around EC. Non-occurrence of any terror incident and achievement of almost zero rate of major crime in EC is a credit to their efforts. IB and the Government of Karnataka have also appreciated the 4-tiered security set up in EC comprising of individual company security at the first tier, Electronics City Industrial Township Authority (ELCITA) security at the second tier, State police at the third tier and CISF at the fourth tier. Even during any untoward attacks in other parts of the country, EC is in safe hands of these four layers of security. Hence, there is a need to continue with the fourth tier of security provided by CISF. There are efforts to replicate ELCITA Governance in other Industrial areas. Many industry associations have visited ELCITA to learn the best practices including security and traffic management of which CISF is a major part.

CISF protects infrastructure and assets of organizations as well as common assets on 24x7 basis, and thereby ensures business continuity, whether employees are at place of work or home. However, CISF charges were being collected on the basis of number of employees from the beginning, while all other charges like property tax, public utility services charges, infrastructure charges, and safety and traffic management charges were being collected on the basis of built-up area (BUA). This model of collection based on number of employees has a fallacy, as the numbers vary during the year. Also due to varying definitions of workforce used by companies, getting correct numbers was challenging. Last year, it was proposed to move to BUA-based computation to bring it in line with other charges which had to be put on hold due to uncertainties of Covid19 pandemic. Currently, the number of employees coming to work, particularly in IT companies is low. This reduced population itself is a vulnerability that can be exploited by antinational elements and other trouble makers. Hence, the security has to be maintained at the same level. ELCITA has to pay CISF as per the contract, for the services they are rendering in safeguarding the assets of Electronics City.





Therefore, ELCITA Committee has decided to move to BUA-basis for CISF charges also from FY2021-22. As the model of charge out is changing, there could be variations in the actual amount. The total target amount is as per the budgeted value required for continuing CISF deployment.

All are requested to understand the rationale in the overall context and continue to support ELCITA by paying CISF charges as indicated below

- i. @ Rs.0.50 per sq. ft. of built-up area up to 50,000 sq.ft.
- ii. @ Rs.2.00 per sq. ft. of built-up area above 50,000 up to 2,00,000 sq.ft.
- iii. @ Rs.5.00 per sq.ft of built-up area above 2,00,000 sq.ft.



Authorised Signatory
Electronics City Industrial Township Authority