



Ref: ELCITA NOTIFICATION/003/2023-24

Date: 16th May 2023

**NOTIFICATION OF INTRODUCTION OF CVS METHOD FOR
PROPERTY TAX**

As per the recommendations of the Government to switch over to the CVS method assessment of Property Tax instead of the existing method used by ELCITA.

The subject matter was tabled during the 28th ELCITA Committee meeting held on 15th May 2023 and as per the resolution passed CVS Method is to be adopted as follows:

- i. For new buildings that are completed after March 31, 2023, and for which occupancy certificates are issued after April 1, 2023, the CVS system of calculation be applicable with immediate effect.
- ii. For buildings that were constructed before March 31, 2023., and for which occupancy certificates are issued before April 1, 2023, the CVS system of calculation will apply with effect from April 1, 2024.
- iii. All other levies will continue to be charged as before.

I. METHOD OF ASSESSMENT OF PROPERTY TAX

The taxable capital value of the building shall be assessed together with the land occupied by it. The taxable capital value of such land shall be assessed having regard to the market value guidelines of properties published under section of 45-B of the Karnataka Stamp Act 1957.

a) The Property Tax calculation for New Buildings under the CVS method is as follows:

The Market Value as per the Guidelines for the Land in Electronics City is Rs. 39,000 sq. mts or Rs. 3,623/- sq. ft



ELCITA NOTIFICATION/003/2023-24

ELECTRONICS CITY INDUSTRIAL TOWNSHIP AUTHORITY

ಎಲೆಕ್ಟ್ರಾನಿಕ್ ಸಿಟಿ-ಇಂಡಸ್ಟ್ರಿಯಲ್-ಟೌನ್‌ಷಿಪ್-ಅಥಾರಿಟಿ

Sy. No.7(P), West Phase, Electronics City, Bangalore - 560100 Karnataka, India.

Web: www.elcita.in Tel: +91 80 4660 2222



- i. The Market rate of Construction value will be considered as Rs 3.500/-sq. ft for any building constructed after 31/03/2023. Tax is calculated at 25% of the market value i.e., Rs.875/- sq.ft.
- ii. As per the circular from the GOK the rate of tax percentage is between 0.4% to 1.5% (Ref doc. No.292724 DMA /DEV/TAX/3/2020 dt.19/02/2021)


b) The Property Tax calculation for Vacant land under the CVS method is as follows:

- i. The Market Value Guidelines for Electronics City if Rs. 39,000/- sq. mts or Rs. 3,623/- sq. ft, if the corner property 10% addition to be considered.
- ii. As per the circular from the GOK the rate of tax % is between 0.2% to 0.5% (Ref No.292724 DMA /DEV/TAX/3/2020 dt.19/02/2021)

The applicable rate of Property Tax for the Occupancy Certificate issued after 1st April 2023 for as follows:

- Built-up Area rate of tax to be considered as 1% and
- Vacant land / Open Area rate of tax to be considered as 0.2%.

Any clarifications regarding the above can be obtained either by e-mail divakara.n@elcita.in or in person at Accounts Department, ELCITA.


Authorised Officer
Electronics City Industrial Township Authority

