



Ref: ELCITA NOTIFICATION/001/2023-24

Date: 29<sup>th</sup> March 2023

**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, 2023, to March 31, 2024, are as under:

S. No	TYPE OF TAX / LEVY	DETAILS	AMOUNT (INR) PER SFT
1	Property Tax	Buildings – Built-up Area	3.60
		Open / Vacant Area	0.72
		Add Cess @ 26% above	
2	Safety & Traffic Management Services	Buildings – Built-up Area	1.75
3	Public Utility Services Charges	Buildings – Built-up Area	1.20
4	Infrastructure Charges	a) Built-up Area up to 20000 Sq.ft	0.75
		b) Built-up Area 20001 Sq. ft and above	1.00
5	CISF Charges	a) Built-up Area 0-20000 Sq. ft	NIL
		b) Built-up Area 20001 – 50000 Sq. ft	0.50
		c) Built-up Area 50001 – 200000 Sq. ft	2.00
		d) Built-up Area 200001 Sq. ft & above	5.00

**1. Periodicity of payment and Interest**

The taxes and levies stated in the above table shall be paid not later than June 30, 2023. Any delay beyond June 30, 2023, shall attract interest at the rate of 24% per annum. The built-up area and open area shall be on a self-declaration basis. Any discrepancy observed in the future based on the verification of property documents shall result in penalties and interest payments for the short amounts paid, if any.



ELCITA NOTIFICATION/001/2023-24

ELECTRONICS CITY INDUSTRIAL TOWNSHIP AUTHORITY

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

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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 2022-23 and prior years shall attract interest @ 24% per annum. Further, the authority will be forced to take necessary steps to initiate the recovery of the unpaid taxes and levies.

Option to pay property tax and public utility and citizen service charges in 2 installments:

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, 2023, by submitting the request in writing to ELCITA. Any requests received for a half-yearly payment's facility after April 30, 2023, will not be entertained. All taxes paid till June 30, 2023, does not attract any interest. Those exercising the half-yearly payment option have to pay interest @ 16% p.a. from July 1, 2023. In the event the half-yearly payments are not made by the last date of half years namely September 30<sup>th</sup> and March 31<sup>st</sup> 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, 2023, but effected on October 15, 2023, then interest for the period July 1, 2023, till September 30, 2023, will be calculated @ 16% p.a. and for the period October 1, 2023, till 15th October 2023 @ 24% p.a.).

Receipts for payment of property tax and levies shall be issued only on:

- Receipt after 100% payment of the entire amount of property tax, all other levies for the financial year, and any balance payments of the previous year(s). Receipts for part payment will not be given. This applies to half-yearly payments as well.
- 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.
- 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.
- 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.



## **2. CISF CHARGES**

Electronics City (EC) is a prime target for a terror attacks in India, according to multiple reports from 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 the 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 troublemakers 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, Electronics City is in the 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 24x7x365 basis, and thereby ensures business continuity, whether employees are at place of work or home. However, CISF charge was being collected on the basis of number of employees since 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. Since last year, CISF charges payable by companies is being worked out on the basis of built-up area, as is being done with other levies.

## **3. Demand note**

- a) ELCITA shall send the demand notes based on this notification by April 15, 2023.
- b) Any request for separate billing for any part of the demand note to different entity shall be made within April 1, 2023 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, 2023.




#### 4. Mode of Payment

The following modes of payment are available: -

S. No.	Mode of Payment	Details
1	Cheque / DD	Cheque / DD favoring “ <b>Electronics City Industrial Township Authority</b> ”. To be delivered to ELCITA Office at #7(P), West Phase, Electronics City, BENGALURU 560 100
2	Online	Quick Pay Line: <b>e-gov.elcita,in/#home</b>
3	Net banking	<b>1. RTGS / NEFT – ICICI BANK</b> <b>Name of Account holder – Electronics City Industrial Township Authority</b> <b>Branch – Electronics City Branch</b> <b>Account Number – 036005006618</b> <b>IFSC CODE – ICIC0000360</b> <b>2. RTGS / NEFT – IDBI BANK</b> <b>Name of Account holder – Electronics City Industrial Township Authority</b> <b>Branch – Electronics City Branch</b> <b>Account Number – 1320104000010344</b> <b>IFSC CODE – IBKL0001320</b>

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 Officer**  
**Electronics City Industrial Township Authority**

