



ELCITA

Ref: ELCITA NOTIFICATION/001/2025-26

Date: 11-03-2025

NOTIFICATION - PROPERTY TAX AND OTHER LEVIES

It is hereby notified that the CVS (Capital Value System) Method to determine property tax applicable will continue for the Financial Year 2025-26, for all properties at Electronics City, Phase I, II & III, as per GoK Notification No. 292724 DMA / DEV/ TAX /3/2020 dated 19-02-2021.

The CVS Method adopted will be in pursuance of various guidelines issued by the Government of Karnataka as mentioned hereunder: -

1. GoK Notification No. 292724 DMA/dev/tax/3/2020 dated 19-02-2021.
2. Notification on Guidance Value from the Stamps and Registration Department of the Government of Karnataka as prescribed under section 45B of Karnataka Stamps Act, 1957..
3. PWD guideline on relevant cost of construction as per Karnataka Gazette N&M/CVC/99/2023-24 dated 27-09-2023.

The CVS method takes into consideration several aspects including the following: -

1. Guidance Value issued by the Government of Karnataka
2. Rate of Tax suggested by the Government of Karnataka
3. Construction Cost as indicated by PWD.
4. Year of construction to determine the depreciation applicable.
5. Number of floors in a building
6. Land occupied by buildings & Vacant land.

Guidance Value

Since Electronics City was created by KIADB after acquisition from three different Panchayats, viz., Doddathogur, Konnapana Agrahara & Hebbagodi, the guidance value will be as indicated for each of the Panchayats.

1. Doddathoguru KIADB Area – INR51500 per square meter or INR4784 per square feet
2. Konnapana Agrahara KIADB Area – INR46350 per square meter or INR4306 per square feet
3. Hebbagodi KIADB Area – INR46350 per square meter or INR4306 per square feet

As per guidelines we will be considering 25% of the guidance value for the determination of property tax.

Rate of Tax

The Rate of Tax would be as per the guideline as follows: -

1. Building – 0.20% to 1.50% of 25% of the guidance value
2. Vacant Land – 0.20% to 0.50% on 25% of the guidance value

For FY2025-26, the committee has approved an average increase of 6.63% in property tax for all entities. The levy of Re.1.20 per SFT towards Public Utilities Charges, hitherto charged is being withdrawn from the new financial year.

1. *To enable this, we shall apply the appropriate rate of tax to achieve this increase. The rate of tax will be changed within the suggested range to arrive at the aspired property tax for each property as may be necessary.*
2. *Properties with large areas of vacant land might see higher percentages.*

ELECTRONICS CITY INDUSTRIAL TOWNSHIP AUTHORITY

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Page 1 of 4





Construction Cost

For all properties for which occupancy certificates have been issued before March 31, 2023, the construction cost would be INR 1364.72 Per SFT for the ground floor. All above floors would be considered at a construction cost of INR1207.72 per SFT and basements would be at 66% of the ground floor cost.

For all properties for which occupancy certificates have been issued after April 1, 2023, the construction cost would be INR3500 per SFT for the ground floor and INR3000 per SFT for all above floors. The basement would be at 66% of the ground floor cost.

Depreciation

Depreciation is about 1% per year as per GoK guidelines. Where proof is available, the exact year of construction would be considered for working out the depreciation. Where proof is not available, the year of construction will be considered as 2013, the year when ELCITA was formed and from when records are available.

Land Occupied by Buildings & Vacant Land

Land occupied by buildings is all land that has been built upon and covers the plinth area. All other land within the property is considered as vacant land for the purpose of determination of property tax. The rate of tax for such vacant land could range from 0.20% to 0.50%. On properties with buildings, up to 1000 SFT of vacant land would be exempt from property tax and the applicable tax would be worked out on all remaining land.

The Property Tax and other levies applicable for the financial year commencing April 1, 2025, to March 31, 2026, are as under:

S. No	TYPE OF TAX / LEVY	DETAILS	Rate per SFT
1	Capital Value-based Property Tax System (CVS Method)	CVS Method of calculation of Property Tax for the Financial Year 2025-26 has been adopted as per the GoK Notification No. 292724 DMA / DEV/TAX/3/2020 dated 19-02-2021	1. Property Tax for fully vacant land per SFT Per year Committee approved to charge 0.5% on 25% of the Guidance Value of the land as prescribed under section 45B of Karnataka Stamps Act, 1957 (in per SFT). 2. Property Tax for the Built-Up Area of the Industrial / Commercial Properties per SFT per year To charge based on guidance value and construction cost of the building, not less than 0.2% and not more than 1.5% 3. Property Tax for the Vacant / Open Area per SFT per year Adjacent to buildings, up to 1000 ft of open land to be exempted from the property Tax and property tax on vacant land above 1000 SFT to be charged not less than 0.2% and not more than 0.5% on 25% of the guidance value. 4. 26% Government Cess on Property Tax on (Sl.No. 1,2,3) is applicable
2	Safety & Traffic Management Services	Buildings – Built-up Area	Rs. 1.75
3	Infrastructure Charges	a) Built-up Area up to 20000 SFT	Rs. 0.75
		b) Built-up Area 20001 SFT and above	Rs. 1.00



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4	<p>Solid Waste Management User Fee</p> <p>Whereas, under section 364 F of the Karnataka Municipalities Act, 1964 under sub-section (5), it is the duty of the industrial Township authority to provide public health, sanitation, conservancy and solid waste management.</p> <p>Whereas the Electronics City Industrial Township Authority is a local authority which shall discharge the function of collecting and disposing solid waste within the area.</p> <p>Whereas, under rule 2 of the solid waste management rules, 2016 these rules are applicable to industrial townships also. Under sub clause (30) of rule 3 of the said rules local body includes an industrial Township authority. Sub rule (54) of rule 3 of the said rules empowers a local authority to collect user fee from solid waste generators within the area.</p> <p>Whereas rule 15 of the solid waste management rules 2016 imposes duty on the local authority to prepare solid waste management plan, arrange door to door collection, frame bye laws and to prescribe user fee in respect of collection of solid waste and its disposal.</p> <p>In exercise of the above powers ELCITA being a local authority hereby resolves to levy and collect solid waste management user fee in the ELCITA area with effect from 1-4-2025 as specified below.</p> <p>As per SWM Rules 2016, definition 46, "solid waste" means and includes solid or semi-solid domestic waste, commercial waste, institutional waste, catering and market waste and other non-residential wastes, street sweepings, horticulture waste, agriculture and dairy waste, and excluding industrial waste, bio-medical waste and e-waste, battery waste, radio-active waste generated in the area under the local authorities and other entities.</p>		
	Solid Waste Management Slabs		User Fee Per Annum in INR
	Built-up Area in SQFT	Quantity in KG Per Month (Dry/Wet/Mixed)	
A	Fully vacant land	One Tractor of Garden Waste per week	18000
B	1 to 1500	100/100/50	42000
C	1501 to 5000	150/150/75	78000
D	5001 to 25000	300/300/150	120000
E	25001 to 50000	450/450/225	156000
F	50001 to 100000	600/600/300	198000
G	100001 to 500000	1000/1000/500	240000
H	500001 to 1000000	3000/2500/1500	276000
I	1000001 and above	5000/4000/2500	312000
Surcharge of Rs.5/- per KG (Wet and Mixed / Reject Waste only) applies if quantity exceeds permissible limits. To be billed separately on a monthly basis.			
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





Periodicity of payment and Interest

The taxes and levies stated in the above table shall be paid not later than June 30, 2025. Any delay beyond June 30, 2025, shall attract interest at the rate of 24% per annum. The built-up area and undeveloped 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.

All unpaid taxes and levies for the period 2024-25 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.

CISF charges

A decision was taken in the year 2010 to appoint the services of CISF to protect the interests of organizations based in Electronics City. This service is found to be highly effective. A Fee is collected from organizations annually to meet the expenses for the same.

Demand notes

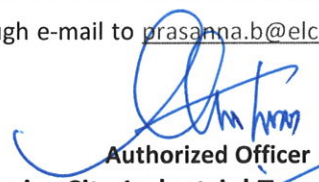
1. ELCITA shall raise and send demand notes based on this notification by April 15, 2025.
2. Any changes in built-up area (BUA) should be communicated to ELCITA along with supporting documents substantiating the data before April 1, 2025.

Mode of Payment

The following modes of payment are available: -

S. No.	Mode of Payment	Details
1	Cheque / DD	Cheque / DD favoring "Electronics City Industrial Township Authority" to be delivered to ELCITA Office at #7(P), West Phase, Electronics City, BENGALURU 560 100
2	Net banking (Please mention the name of your organization and the specific service towards which the payment is being made in the remarks column while making online payments)	<div>1. RTGS / NEFT – ICICI BANK Name of Account holder – Electronics City Industrial Township Authority Branch – Electronics City Branch Account Number – 036005006618 IFSC CODE – ICIC0000360</div> <div>2. RTGS / NEFT – STATE BANK OF INDIA Name of Account holder – Electronics City Industrial Township Authority Branch – Electronics City Branch Account Number – 42721960389 IFSC code: SBIN0063971</div>

Any clarifications regarding the above can be obtained through e-mail to prasanna.b@elcita.in or in person at ELCITA Office during working hours.


Authorized Officer
Electronics City Industrial Township Authority

