



ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು

ವಿಶೇಷ ಪತ್ರಿಕೆ

ಭಾಗ - IV-A	ಬೆಂಗಳೂರು, ನೋಮವಾರ, ಫೆಬ್ರವರಿ ೨, ೨೦೦೯ (ಮಾಘ ೧೩, ಶಕ ವರ್ಷ ೧೯೩೦)	ನಂ. ೫೧
------------	---	--------

URBAN DEVELOPMENT SECRETARIAT

Office of the Commissioner, Bruhat Bangalore Mahanagara Palike, NR Square, Bangalore

Notification - I

No. Commr./BBMP-DC (Res)/321-A/08-09, Bangalore, Dated: 31st January, 2009

Whereas the draft of the following Notification determining the Unit Area Value by the Commissioner, Bruhat Bangalore Mahanagara Palike in pursuance to the Explanation to sub-section (2) of section 108A of the Karnataka Municipal Corporations Act, 1976, (Karnataka Act 14 of 1977) was published in Notification No. Comm/BBMP-DC (Res)/234/08-09, Bangalore, Dated: 30th December 2008 in Part IV A of the Karnataka Gazette Extraordinary dated 30th December 2008 inviting objections and suggestions from all persons likely to be effected within 21 days from the date of its publication.

Whereas the objections and suggestions received have been considered by the Commissioner, Bruhat Bangalore Mahanagara Palike.

Now, therefore in exercise of the powers conferred by first proviso to sub-section (2) of section 108 A of the Karnataka Municipal Corporations Act 1976, (Karnataka Act 14 of 1977) the Commissioner hereby publish the unit area value for the categories of properties mentioned in Table I and Table II below and classification of area or street within the jurisdiction of the Bruhat Bangalore Mahanagara Palike into 6 zones referred to a Zone A to Zone F herein below:

Dr. S. Subramanaya, IAS
Commissioner
Bruhat Bangalore Mahanagara Palike

Bangalore
31st January 2009

Table - I

**UNIT AREA VALUE (UAV) FOR ASSESSMENT OF RESIDENTIAL PROPERTY WITHIN
BRUHAT BANGALORE MAHANAGARA PALIKE JURISDICTION**

The category & description of property is mentioned in column (1) status, whether tenanted or owner occupied is mentioned in column (2) and the zonal classification and the unit area value of the zones are mentioned in column (3).

UNIT: PER SQ.FOOT / PER MONTH

Column 1		Column 2	Column 3					
Category	Description of the property (including apartments) with sub category	Status	Zonal Classification and unit area value per square feet (sft)					
		Whether tenanted or owner occupied	Zone A	Zone B	Zone C	Zone D	Zone E	Zone F
I	RCC or Madras terrace Buildings	Tenanted	5.00	4.00	3.60	3.20	2.40	2.00
		Owner	2.50	2.00	1.80	1.60	1.20	1.00
II	RCC or Madras terrace and where the flooring of the <u>entire house</u> is either cement or red oxide flooring. See condition (ii) below	Tenanted	4.00	3.50	3.00	2.50	1.60	1.40
		Owner	2.00	1.75	1.50	1.25	0.80	0.70
III	Tiled/Sheet of all kinds.	Tenanted	3.00	2.50	2.00	1.60	1.00	0.80
		Owner	1.50	1.25	1.00	0.80	0.50	0.40
IV	All hutments, House built / allotted for the poor by the government under any scheme, all houses declared as slum by the Karnataka Slum Clearance Board or the Commissioner Bruhat Bangalore Mahanagara Palike having a built up area less than 300 square feet and self-occupied	Owner	Annual composite tax (Lump sum) of Rs.80.00 + Cess.					
		Tenanted	Annual Composite tax (Lump sum) of Rs.160.00 + Cess					
V	Special Category:	Annual Composite tax (lump sum tax) for properties falling under the 110 villages added to BBMP subject to following conditions:						
Owner occupied ordinary village houses. See conditions (iv)								
Extent: Houses with built up area including covered car park area			Lump sum rate					
Less than 300 sft			Rs. 100.00 + Cess					
More than 301 sft but less than 500 sft			Rs. 250.00 + Cess					
More than 501 sft but less than 1000 sft			Rs. 500.00 + Cess					
More than 1001 but less than 1500 sft			Rs. 750.00 + Cess					
More than 1501 Sft			Rs. 1000.00 + Cess					
If the property is tenanted then twice the lump sum tax + Cess is applicable								

- (i) Based on the published guidance value in the year 2000 area/streets under the ARV-SAS scheme were classified into A to F Zone. The present Zonal classification under Unit Area Value is also classified as A to F Zones. However, if an area/street that is now been classified has moved to more than one higher zone then such change in zones shall be restricted to the value (rate) of the immediate next higher zone.

For example: If an area/ street under the SAS 2000 was classified under F Zone, but in the present notification is classified in D Zone, then such area/street shall be restricted to the value (rate) of E Zone and not the value (rate) of D Zone. This concession is available only for the current block period.

- (ii) Only if the entire flooring of house is either of cement or red oxide flooring then such houses shall fall under category II. If the house has mixed flooring i.e partly cement or red oxide flooring and partly mosaic, tile, granite, marble etc, then category I is applicable and not category II.
- (iii) Houses that are partly RCC and partly tiles/sheet may calculate the portions separately and apply the UAV applicable.
- (iv) Under special category V, the lump sum tax is applicable only for ordinary village houses and not for those houses, villa and apartments that have come up in layouts approved by Local Planning Authorities or developed by Bangalore Development Authority, Karnataka Housing Board or any private layout developed. For houses and apartments come up in such layouts, property tax shall be computed on the basis of the rate prescribed for the zone under which the property falls.
- (v) For covered or stilt parking area tax may be computed at 50% of the unit area value fixed for the respective category of building, zone and status i.e. tenanted or owner occupied.
- (vi) In respect of apartment/flats the owner or occupier and such other person like the Apartment Association, Society etc who administer the common facilities like manager office, club house, swimming pool, canteen, health club, gym etc. for the residents of the apartment shall file a return and pay property tax for such the built area (facility area), but excluding security cabin, pump house and electrical room, at the rates prescribed for owner occupied status for the respective zones.
- (vii) Paying guest accommodation, not being service apartment/home, is classified under this Table under category I to III as the case maybe, and the rates prescribed for such use of building shall be those applicable to tenanted status of the respective zone.

Table - II

**UNIT AREA VALUE (UAV) FOR ASSESSMENT OF NON-RESIDENTIAL PROPERTY WITHIN
BRUHAT BANGALORE MAHANAGARA PALIKE JURISDICTION**

The category & description of property is mentioned in column (1) status, whether tenanted or owner occupied is mentioned in column (2) and the zonal classification and the unit area value of the zones are mentioned in column (3).

UNIT: PER SQ.FOOT / PER MONTH

Column 1	Column 2	Column 3						
Category VI	All class of non-residential buildings that are not equipped with central air condition facility including those buildings used for banks, offices, shops, clinics, diagnostic centers, fitness center, hotels & restaurant (without lodging), student hostel and educational institution (not exempted under section 110 of the KMC Act), recreation club /association, sports association /institute, premises used for Information Technology (IT) Bio-technology, Business Process Outsourcing firms, and other IT related services like Legal Process Outsourcing, Medical Transcriptions etc even if such units are classified as Tiny, Small Scale Industries or Medium Scale Industries, but does not include such class of properties and such extent, as mentioned in other categories, for reduction of property tax.		Zonal Classification Unit Area Value per square feet per month (in Rs.)					
		Status	A	B	C	D	E	F
		Tenanted	20.00	14.00	10.00	8.00	6.00	3.00
Self-occupied	10.00	7.00	5.00	4.00	3.00	1.50		

Based on the published guidance value in the year 2000 area/streets under the ARV-SAS scheme were classified into A to F Zone. The present Zonal classification under Unit Area Value is also classified as A to F Zones. However, if an area/street that is now been classified has moved to more than one higher zone then such change in zones shall be restricted to the value (rate) of the immediate next higher zone.

For example: If an area/ street under the SAS 2000 was classified under F Zone, but in the present notification is classified in D Zone, then such area/street shall be restricted to the value (rate) of E Zone and not the value (rate) of D Zone. This concession is available only for the current block period.

Column 1	Column 2	Column 3
Category	Description/ usage of property	Unit Area Value per sft per month
VII	Irrespective of location (zones), all non-residential use of property, provided with escalators whether or not put to use and not falling under categories VIII to XIV	Rs.20.00
VIII	Irrespective of location (zones), all non-residential use of property, which are provided with central air conditioning facility, whether or not put to use, and where one occupier or several occupiers together have a built up area of:-	
	(i) 5000 and more square feet,	Rs.20.00
	(ii) 4999 sft or less and,	Rs.18.00
IX	Irrespective of location (zones), all non-residential property used as hotels/restaurant which have both boarding and lodging facilities, [other than those falling under category IX], including those building used as serviced apartment or serviced home, guest houses and the like, where the average charges for the occupancy of the room is: <i>See condition (iii) how to calculate average rate per room per day.</i>	
	Subcategory: (i) where the average rate (room tariff) is Rs.2000 or more per day or part thereof whether or not the charges included breakfast/meals or other facilities,	Rs. 14.00
	(ii) Where the average rate (room tariff) is between Rs. 1000 and Rs.1999 per day or part thereof and whether or not the charges included breakfast/meals or other facilities.	Rs. 10.00
	(iii) Where the average rate (room tariff) is Rs. 999 and less per day or part thereof and whether or not the charges included breakfast/meals or other facilities.	Rs. 8.00
X	All Star Hotels, as classified by the Ministry of Tourism, Govt. of Karnataka/Govt. of India, irrespective of the location (zones) within the jurisdiction of Bruhat Bangalore Mahanagara Palike	Rs. 20.00

Column 1	Column 2	Column 3					
Category XI	Sub category	Cinema theaters in sub-category (i) have been classified into <u>5 groups</u> based on the quality of construction, air-condition and other facilities provided.					
	(i) Cinema Theaters	Zone classification	A	B	C	D	E
		Unit Area Value per sft per month (in Rs.)	4.00	3.50	3.00	2.50	2.00
	(ii) Multiplex Cinema	Irrespective of location Rs. 20.00 per square feet plus cess					
	(iii) Touring theaters	Irrespective of location annual Composite tax of Rs.8,000.00 plus cess annually as property tax, payable in two half-yearly installments.					
	(iv) Semi-permanent theaters	Irrespective of location annual Composite tax of Rs.10, 000.00 plus cess annually as property tax, payable in two half-yearly installments.					

Column 1	Column 2	Column 3						
Category	Private Hospitals and Nursing Homes	Group based on bed strength & date of commencement						
XII		Group & Unit: Rate per sft. per month						
		a	b	c	d	e		
		More than 200 beds.	Between 100-199 beds	Between 50-99 beds	Between 25-49 beds	Less than 25 beds		
		Sub category	Year of commencement					
		(i)	2008 and after	Rs.6.00	Rs. 5.00	Rs. 4.50	Rs. 4.00	Rs.3.50
		(ii)	Between 2000 – 2007	Rs.5.00	Rs. 4.50	Rs. 4.00	Rs. 3.50	Rs.3.00
(iii)	Between 1980 – 1999	Rs.4.50	Rs. 4.00	Rs. 3.50	Rs. 3.00	Rs.2.50		
(iv)	Prior to 1980	Rs.4.00	Rs. 3.50	Rs. 3.00	Rs. 2.50	Rs.2.00		

Column 1	Column 2	Column 3				
Category	Kalyana Mantapa, Shadi Mahal, Community Hall, Convention Hall, Party Hall etc. including temporary structures let out for marriage, reception, meetings or for any function/exhibition and not being a hotel or a restaurant.	Unit Area Value per sft per month				
XIII		Irrespective of location (zone) and where the built up area including basement, cellar, and all other covered area is:				
		a	b	c	d	e
	More 5001 sft	Between 4001 sft and 5000 sft	Between 3001 sft and 4000 sft	Between 2001 sft but less than 3000 sft	Up to 2000 sft	
	Rs.6.00	Rs.5.00	Rs.4.00	Rs.3.00	Rs.2.50	

Column 1	Column 2	Column 3			
Category	Industrial buildings (Industrial units as defined by the Director of Industries and Commerce Govt. of Karnataka or Govt. of India and set up in industrial estates formed by the Government or industrial layout approved by the government. This category of non-residential use of properties includes Information technology and Biotechnology companies or firm set up in such industrial estate.	Unit Area Value per sft per month			
XIV		Status	i) Large Scale Industry	ii) Medium scale Industry	iii) Small Scale Industry
		Tenanted	Rs.8.00	Rs.6.50	Rs.5.00
		Owner	Rs. 4.00	Rs. 3.25	Rs.2.50
		iv) All Cottage industries irrespective of location (Viz handlooms, khadi and village industries, sericulture, handicrafts and coir including tiny units and power looms with less than 16 HP whether or not partially used for dwelling purpose and built-up area is:-			
				(a) 1200 sft or less	(b) More than 1201 sft
Unit Area Value		Re.0.50 per sft per month	Re. 1.00 per sft per month		
v) Public sector Industrial buildings (State Govt. or Central Govt. or Joint venture) Rs. 3.00 per sft. irrespective of the scale of the Industry					

Column 1	Column 2	Column 3					
Category	Unit area value for excess vacant land and vacant land not built upon	Unit: Rate per sft. per month (in Rs.)					
XV		Zone A	Zone B	Zone C	Zone D	Zone E	Zone F
		0.50	0.40	0.30	0.25	0.20	0.12

Column 1	Column 2	Column 3 Unit Area Value per sft per month					
Category XVI	Levy of service charges on buildings exempted from payment of property tax. See condition (iv) & (v) below	Service charges shall be paid in respect of buildings exempted from property tax under Section 110 of the KMC Act 1976, excluding places for public worship, at 25% of the prescribed the rate plus cesses for lands and buildings or both.					
		Zone A	Zone B	Zone C	Zone D	Zone E	Zone F
		6.00	5.00	4.50	4.00	3.50	3.00

Column 1	Column 2	Column 3	
Category XVII	Tax on telecommunication towers erected on properties, irrespective of location (Zones)	[Composite tax plus cesses]	
		Rs.12,000 plus cess per tower erected on either residential or non-residential property or vacant land.	

Column 1	Column 2	Column 3 [Composite tax plus cesses]			
Category XVIII	Tax per hoarding /billboard including digital or electronic devises erected or fixed on properties and falling as per zone classification.	Erected either on residential or non-residential property or vacant land.			
		(i)	(ii)	(iii)	(iv)
		B Zone where the size of hoarding is less than 150 sft	B Zone where the size of hoarding is more than 150 sft	Other zones where the size of hoarding is less than 150 sft	Other zones where the size of hoarding is more than 150 sft
		Rs.12,000.00	Rs.15,000.00	Rs.7,000.00	Rs.10,000.00

- (i) Provided in respect of outdoor sports stadium like cricket, hockey, tennis, football and the like, the covered area for spectator's gallery for viewing the event shall be computed to tax at 20 percent of the rate applicable for that area/zone and for other recreations and clubhouse facilities shall be computed at the prescribed rates provided under category VI.
- (ii) Provided that under non-residential property, 25% of the total built-up area in Category IX(i), (ii) & (iii), X and XI (i), XII, XIII & XIV shall be considered as utility or service area and such area shall be computed to tax at 50% of the unit area value prescribed for such class of property.
- (iii) In respect of category IX, average charges per day means the average derived on the basis of the number of room multiplied by the rates (room tariff) and divided by the number of rooms.
- (iv) All properties seeking grant of exemption under Section 110 shall apply to the Commissioner in the prescribed application form (Form VI) along with the payment of service charges prescribed under category XVI. If the application falls within the conditions under Section 110, then the payment will be accepted and exemption certificate will be issued. If the application for exemption is rejected, then property tax at non-residential rates will apply.

- (v) When a property is exempted from property tax, and if any portion of the property is used for any other purpose other than for the purpose for which the exemption is granted, then for such usage falling either under Table I or Table II, property tax shall be payable at the prescribed rates to such extent and usage.
- (vi) For covered or stilt parking area tax may be computed at 50% of the unit area value fixed for the respective category of building, zone and status i.e. tenanted or owner occupied.
- (vii) Provided further the area used for storage of merchandise like granite, timber, bricks, tiles and the like, stored in open yard/area, the unit area value shall be computed to tax at 50 percent of the rate applicable for the respective area/zones.
- (viii) Provided further in categories VI to XIII where surface parking slots are provided and charged for separately by the owner/association or any person authorized to collect parking charges and the like in any manner an additional annual lump sum tax of Rs.100 per two wheeler slot and for other vehicles Rs.300 per vehicle slot shall be calculated based on the total number of surface parking slots provided in the premises for two wheeler and other class of vehicles. The owner or the occupier authorizing the collection of payment for parking vehicles shall file the return in such cases.
- (ix) In respect of all non-residential buildings the owner or occupier and such other person like the Association, Society etc who administer the common facilities like manager office, club house, swimming pool, canteen, health club, gym etc. shall file a return and pay property tax for such the built area (facility area), but excluding security cabin, pump house and electrical room, at the rates prescribed for owner occupied status for the respective zones. For collecting or authorizing collection of charges for surface vehicle parking, rental or leasing or licensing hoarding and telecommunication towers within the premises; the owner or occupier shall include such lump sum taxes as applicable and file the in the return

Dr. S. Subramanaya, IAS

Commissioner

Bruhat Bangalore Mahanagara Palike

Bangalore
31st January 2009

**Office of the Commissioner, Bruhat Bangalore Mahanagara Palike, NR Square,
Bangalore**

Notification - II

No. Comm./BBMP-DC (Res)/321-B/08-09, Bangalore, Dated: 31st January, 2009

In exercise of powers conferred by the third proviso to sub-section (2) of section 108A of the Karnataka Municipal Corporations Act 1976, (Karnataka Act of 1977) the Commissioner, Bruhat Bangalore Mahanagara Palike, hereby notify the composite rate of tax payable in lieu of tax payable under sub-section (2) of Section 108A i.e. a composite (lump sum) annual tax irrespective of zonal classification in respect of the category of building or vacant land specified in column (2) of the table below at the rates specified in column (3) thereof:

Sl. No. (1)	Category (2)	Annual Composite tax (3)	Remarks (4)
1	All houses declared as slum by the Karnataka Slum Clearance Board or the Commissioner Bruhat Bangalore Mahanagara Palike with built up area less than 300 squares feet	Rs. 80.00 plus cesses	Owner
		Rs. 160.00 plus cess	Tenanted
2	Surface parking in non-residential use of property where parking is charged.	Rs. 100 per two wheeler slot and Rs. 300 per slot for others vehicles plus cesses	

Dr. S. Subramanaya, IAS
Commissioner
Bruhat Bangalore Mahanagara Palike

Bangalore
31st January 2009

Table - III

TAX RATE FOR RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS

In exercise of the powers conferred by section 106 read with sub-section (2) of section 108A of the Karnataka Municipal Corporations Act 1976 (Karnataka Act of 1977) Bruhat Bangalore Mahanagara Palike vide Subject No. 656/08-09 dated 06-11-2008 hereby publish for information of the public the percentage of property tax payable on the taxable annual value of building, land or both in the Bruhat Bangalore area shall be at the rates specified at column (3) of the Table below in respect of the category of property specified in column (2) thereof:-

Sl. No. (1)	Class of Property (2)	Rate of Tax (3)
1	Residential use of building	20 percent of the tax payable on the taxable annual value
2	Non-residential use of building	25 percent of the tax payable on the taxable annual value

Dr. S. Subramanaya, IAS
Commissioner
Bruhat Bangalore Mahanagara Palike

Bangalore
31st January 2009

CLASSIFICATION OF HOARDING & BILLBOARDS

For the purpose of levy of property tax on hoarding/bill board classification of Zones is adopted as per the Advertisement Bye-Law vide G.O. No. AC(Advt)/PR/24/04-05 Dated : 29-9-2006.

Zone : B

1. Sheshadri Road, Race Course Road Jn to K R Circle.
2. Kamaraj Road, M G Road to Dickenson Road Jn.
3. Queens Road: Queens Circle to M G Road Jn.
4. Cubbon Road: Minsk Square to Dickenson Road Jn.
5. M G Road.
6. Brigade Rd. M G Road to Residency Rd Jn.
7. R V Road.
8. Commercial Street.
9. Brigade Rd. Residency Rd to Vellara Jn.
10. Puttenahalli to R.B.I. Road (80 feet B.D.A Road)
11. Devasandra Main Road – N.H. 4 to Railway Cross
12. Channasandra Bridge to Horamavu Signal Ring Road

Zone : C

1. Yeshwantpur Circle and Mekhri Circle
2. R T Nagar Main Road
3. Sultan Palya Main Road
4. Dinnur Main Road
5. Ganganagar Main Road
6. Dr. Rajkumar Road
7. 100 feet Road Indiranagar: Old Madras Road to Airport Road Junction
8. Old Tumkur Road: Yeshwanthpur Circle to Navrang Road
9. Navrang Road, Chord Road to Geethanjali Theatre
10. Link Road
11. Sampige Road
12. Margosa Road
13. Sankey Road, Bhashyam Circle to High Grounds Police Station.
14. Palace Loop Road up to High Grounds
15. Nandidurg Road
16. Wheelers Road, St. John Rd to Banaswadi Railway Line
17. Sheshadripuram 1st Main Road, Bellary road jn to Anand Rao Circle
18. Railway Parallel Road, Kumara Park
19. Dr. M V Jayaram Rd. Palace Road jn to Millers Road
20. 1st Main Rd. Jayamahala
21. Millers Road, Dr. M V Jayaram Road to High Grounds
22. St. John's Church Road
23. Promenade Road
24. Madhavacharaya Mudaliar Rd (Palm Rd.) Wheeler Road jn to Netaji Road
25. Ulsoor Main Rd, Trinity Circle junction to Old Madras Road
26. Nagappa Road, Desai Nursing Home to Raja Mills, Sampige Road jn.
27. Race Course Road, Chalukya Circle to Sheshadri Road Jn.
28. Cunningham Road. Sankey Rd to Queens Circle Jn.
29. Queens Rd. Queens circle to Netaji Road Jn.

30. St. Johns Church Road. Millers Road to War Memorial Circle
31. St. Johns Road. Promenade Road to Dickenson Road Jn.
32. Seppings Road. St. Johns Church Road to Masjid Road Jn.
33. Kamaraj Road. Dickenson Road to St. Johns Church Road
34. Anna Swamy Mudaliar Road. War Memorial past Ajanta Theatre up to St. Johns Road.
35. Magadi Road. Okhalipuram Jn to Chord Road Jn.
36. Rajajinagar 60th Cross Rd. Chord Rd Jn to Bhashyam Circle
37. Rajajinagar 59th Cross Rd. Bhashyam Circle through Okhalipuram main Rd to Platform Road Jn.
38. Sheshadri Road: Railway Office up to Race Course Rd Jn.
39. Subedar Chatram Road: Anand Rao Circle to K G Circle
40. Loop Road: Anand Rao Circle up to Race Course Junction.
41. K G Road: K G Circle to Police signal State Bank of Mysore
42. Kasturba Road: M G Road Jn to Tiffany's Circle
43. Vittal Mallaya Road. St. Marks Rd to Tiffanys circle to Raja Ram Mohan Roy Rd Jn
44. St. Mark's Road. Cash Pharmacy to M G Road Jn.
45. Central Street. Cubbon Rd to Shivajinagar Bus Stand
46. Gangadhar Chetty Road. RBANMS College to Gurudwara Jn
47. Murphy Road. Old Madras Road to Gurudwara Jn
48. Ulsoor Road. Dickenson Road to Kensington Rd Jn
49. Kensington Road: Trinity Circle to Gurudwara
50. Chinmaya Mission Road. Ulsoor Main Rd to CMH Hospital
51. Residency Road. Richmond Circle to Mayo Hall
52. Richmond Road. Richmond Circle to D'Souza Circle
53. Trinity Church Road. Trinity Circle to Airport Road
54. Raja Ram Mohan Roy Road. Corporation Circle to Richmond Circle
55. Museum Rd. St. Marks Rd to Shooley Police Station Jn
56. K R Road. Irwin Circle to South End Rd Jn
57. Langford Road. Mission Rd Jn to Hosur Rd Jn
58. Sajjan Rao Road. Bassappa Circle to Sajjan Rao Circle
59. Vani Vilas Road. Ramkrishna Mutt Jn to West Gate
60. Kavi Lakshmisha Road: National College Circle to Sajjan Rao Circle
61. Vasavi Temple Road: Sajjan Rao Circle to South End Road
62. Diagonal Road: Minerva Circle to Sajjan Rao Circle
63. Krumbigal Road: Lalbagh Fort Rd to West Gate Jn.
64. Airport Road: Trinity Church Rd Jn to 100 feet Rd Indiranagar Jn
65. DVG Road, Subbarama Chetty Street to 14th Cross Road Tyagraja Nagar
66. Ashoka Pillar to R V Road to Kanakapura Road (Kanakanapalya Main Road)
67. Kanakapura Main Road Jn to K R Road Jn.(B P Wadia Road)
68. Bugle Rock Road K R Road Jn to Bull Temple Rd Jn
69. Ashoka Pillar to Madhavan Park. (10th Main Rd)
70. Jayanagar 4th Block, 27th cross Road, 11th Main Rd, 30th Cross Rd, 9th Main Rd
71. Jayanagar Complex Road Surrounding
72. Jalahalli Cross - Way to Kanteerava Studio Road
73. Laggere Main Road (Kanteerava Studio Sub-division Road to way to Laggere Road)
74. Sanjay Gandhi Bus stand, Lakshmi Devi Nagar Bus stand – way to Laggere Main Road.
75. Deviated Road Indian Oil Petrol Bunk to Rajagopalanagar, Peenya 2nd stage, Hegganahalli, Sunkadakatte towards Magadi Main Road

76. Tumkur Road 8th Mile to Nagasandra, Nelagadarahalli, Tigalarapalya, Andrahalli, Aerohalli towards Magadi Main Road.
77. Tumkur Road to Chikkabidarakallu Bus stand towards Chennanayakana Palya
78. Rukmini Nagar Circle to Nagasandra towards Doddabidarakallu, Tippenahalli
79. Tigalarapalya Main Road & Hegganahalli towards Peenya 2nd stage.
80. Andrahalli Circle to Kalikanagara towards Hegganahalli Bus stand
81. Bagalagunte Old village Road.
82. Sidedhahalli Main Road
83. M.E.I. Layout Main Road
84. Mallsandra Main Road
85. Pipeline Main Road
86. Nele Mahadeshwaramma Main Road
87. Kempegowda Nagar Main Road
88. Dasarahalli Main Road
89. Kammagondanahalli Kala Main Road
90. Way to Keregudadhahalli
91. Chokkasandra Road
92. Shettyhalli Road
93. Chikkasandra Road, Sapthagiri College Road
94. Geleyarabalaga Road
95. Shettyahalli way to towards Myadarahalli
96. Bangalore – Bellary Road from Hebbal Flyover to Yelahanka Air Training Center National Highway 7
97. Other Roads of Byatarayanapura Zone
98. Kundalahalli gate to Bellandur Village Outer Ring Road.
99. O'farm to Kadugodi Sai Baba Ashram Main Road.
100. Vartur Road to Devarabisanahalli
101. Marathalli Bridge to Bellandur Village, Outer Ring Road
102. Other Roads of Mahadevpura Zone
103. 80 feet Ring Road to Kengeri Upanagar Railway Bridge to Mariyappanapalya

Zone: D

1. Tumkur Road, Govardhan Theatre to Check Post
2. Outer Ring Road
3. Peenya Industrial Area
4. Mathikere Main Road
5. Gokul Main Road
6. New BEL Road
7. Bellary Road from Cauvery Theatre to Ring Road Junction
8. Govardhan Theatre to Yeshwantpur Circle
9. Ambedkar Road/ Nagawara Main Road up to Tannery Road
10. Hennur main road
11. Kammanahalli Main road
12. Kammanahalli 80 feet road
13. Chord road, Vijay Nagar Circle to Soap Factory
14. Modi Hospital Road
15. Sankey road, IISc to Bashyam Circle
16. Palace Road, Sindhu Hotel to Under Bridge

17. Jayamahar Road, Mekhri Circle to Cantt Station
18. Millers Road, Netaji Road to Dr. M.V. Jayaram Road.
19. Pottery Road
20. Banasawadi Road, Rammurthy Nagar Main Road
21. Channasandra Main Road
22. 11th Main Road Malleshwaram, 18th Cross to Sri Ram Puram Running along Malleshwaram Railway Line
23. Station Road/ Netaji Road. Cantt Station to Tannery Road Junction
24. Assaye Road, Wheeler Road Jn to War Memorial Circle
25. Old Madras Road, Ulsoor Lake to KR Puram
26. Platform Road, Sampige Road to City Station
27. Thimmaiah Road, Millers Road to Kamaraj Road Jn.
28. Venkat Swamy Naidu Street. Queens Circle to Shivaji Circle
29. Magadi Road. Chord Road Jn to Kamakshipalya.
30. Rao Bahadur D G T Road. (in front of Railway Station)
31. Tank Bund Road
32. Dhanvantri Road up to BTS Bus station Road to Krishna Flour Mills Jn.
33. 80' Road. Old Madras Rd to Tippasandra.
34. Chord Road Vijayanagar Circle (Magadi Rd Jn) to Mysore Road Jn.
35. Kempapura Agrahara Tank Bund Road, Sirsi Circle to Binny Mills.
36. Mysore Road, Silver Jubilee Park to BEML Factory
37. Goods Shed Road. Mysore Road to Shantala silk house junction.
38. Bashyam Road Mysore Rd to Shantala silk house junction.
39. Richmond Road. Vellara Jn to Trinity Circle
40. Victoria Road: D'souza Circle to Airport Road
41. Hosur Road: Vellara Jn to Silk Board Jn.
42. Cambridge Road: Ulsoor Circle to Airport Road Jn.
43. Suranjandas Road: Old Madras Road to Airport Road Jn.
44. Sultan Road: Briyand Square to Royan Circle.
45. K R Road: Apsara Theatre to Irwin Circle
46. K R Road: South End Road Jn to 27th Cross Road Banashankari Jn.
47. Albert Victor Road: Kalasipalyam Mn Road to Mysore Road Jn.
48. Lalbagh Fort Road. K H Road Jn to Minerva Circle to Basappa Circle to Irwin Circle to 9th Cross Road Chamrajpet.
49. Bull Temple Road
50. N R Road: Town Hall to Avenue Road Jn.
51. Kalasipalyam Main Road Basappa Circle to N R Road Jn.
52. J C Road. Minerva Circle to K G Road Jn.
53. 6th Cross Road: Kalasipalyam Market to Siddaiah Road Jn.
54. Mission Road Corporation Circle to Lalbagh Main Road Jn (Siddaiah Circle)
55. Lalbagh main Road. Mission Road Jn to Lalbagh Main Gate
56. Lalbagh Road Richmond Circle to Mission Road Jn.
57. K H Road Lalbagh Gate (Electric Crematorium) to Mission Road Jn.
58. Lower Agram Road: Victoria Road Jn. To Infant Jesus Church Road (Ejjipura Main Road)
59. Hosur Road. K H Road Jn to Siddapur Road to NIMHANS to Dairy Circle to Madiwala Jn.
60. Bannerghatta Road: Lasker Hosur Road (Christian Cemetery) to Dairy Circle to IIM
61. 80' Peripheral Road. Koramangala Ejjipura Main Road to Sarjapur Main Road

62. 80' Road Koramangala. 80' Peripheral Road Jn to Laskar Hosur Road Jn. (Raheja Arcade)
63. Airport Road: 100' Road Jn to Ring Road Jn
64. South End Road. Madhavan Park to DVG Road
65. Kanakapura Road. Devan Madhava Roa Road. Jn to Ring Road Jn
66. Siddapura Road. Ashoka Pillar to Hosur Rd Jn
67. Intermediate Ring Road. Koramangala to Airport Road Jn.
68. 100' Road, Inner Ring Road (17th Main Road Koramangala). Hosur Road Jn to Kendriya Sadan to Sarjapur Road Jn – To BDA Complex to 80' Peripheral Road Jn.
69. 150' Artillery Road: Hosur Road Corporation Complex to KSRP Qtrs to Sarjapur Road Jn.
70. Sarjapur Road. Stump Schule & Somappa Jn to Ring Road
71. 28 Main Road Jayanagar: Tilakanagar Main Road Jn to Ring Road
72. 45th and 46th Cross Road, Jayanagar (Maranahalli Road) Banashankari Temple to Bannerghatta Circle
73. Tumkur Main Road (N.H.4)-(Bangalore to Tumkur Road)
74. T.V.S. Cross to Peenya 2nd stage towards Magadi Road
75. Tumkur Road (Chokkasandra Lake Road) to Peenya 2nd stage towards Magadi Road
76. 8th Mile Tumkur Road towards Hesarghatta Road
77. Jalahalli Cross to Kammagondanahalli towards Abbigere Road
78. Ring Road (under Dasarahalli Zone)
79. Magadi Road
80. Ring Road B.E.L. Circle to Banaswadi Circle
81. Yelahanka Police Station to Doddaballapura Road Nagenahalli
82. Hosur Main Road
83. Bannerghatta Main Road
84. Kanakapura Main Road
85. Sarjapura Main Road
86. Bellandur Ring Road
87. Benniganahalli to Krishnarajapura Railway Bridge Main Road
88. Krishnarajapura Railway Station to I.T.P.L O'farm Main Road
89. Krishnarajapura Railway Station to Marathalli Bridge Outer Ring Road
90. Baroka Factory E.S.A. to Graphite Main Road up to Kundalahalli gate Main Road
91. Hoodi Circle to Graphite India Factory Main Road
92. Graphite India Factory to I.T.P.L. Main Road (Industrial Area)
93. Varthur Kodi to Whitefield O'farm Main Road
94. Kundalahalli gate to Marathalli Bridge H.A.L. Factory Main Road
95. Tin Factory at Krishnarajapura Hanging Bridge to Medahalli Old Madras Road
96. Ramamurthy Nagar to Chennasandra Bridge Ring Road
97. Chennasandra Bridge to Tin Factory to Outer Ring Road
98. Magadi Main Road: Sumanahalli Road to Sunkadakatte
99. Nagarabhavi Ring Road B.D.A. Complex to Gnanabharathi
100. Sri. Annapoorneshwari Main Road
101. Nagarabhavi Ring Road (B.D.A. Complex to Mariyappana Palya)
102. Nagarabhavi Main Road (Ring Road to Vrushabhavathi Valley)
103. R.V. College to Kumbalagoodu (Bangalore – Mysore Road)
104. Mysore Road: Pantharapalya to R.V. College
105. Ring Road: P.E.S. College to Mysore Road
106. Kanakapura Main Road: Family Mart to Metro
107. Uttarahalli Main Road

CATEGORISATION OF BANGALORE THEATERS

“A” GROUP

1. M/s. Apsara Theatre, City Market Square, Bangalore – 560 001.
2. M/s. Aparna Theatre, 20, Tank Bund Road, Bangalore – 560 009.
3. M/s. Abhinay Theatre, 3, B.V.K. Iyengar Road, Bangalore – 560 009.
4. M/s. Cauvery Theatre, 8/1, Sankey Road, Bangalore – 560 003.
5. M/s. Kapali Theatre, S.C. Road, Bangalore – 560 009.
6. M/s. Nartaki Theatre, K.G. Road, Bangalore – 560 009.
7. M/s. Pallavi Theatre, 20, Sampige Tank Bund Road, Bangalore – 560 027.
8. M/s. Rex Talkies, 12, Brigade Road, Bangalore – 560 021
9. M/s. Sagar Talkies, K.G. Road, Bangalore – 560 009.
10. M/s. Santhosh Theatre, Tank Bund Road, Bangalore – 560 009.
11. M/s. Shankarnag Chitra Mandira, Public Utility Building, M.G. Road, Bangalore – 560 001.
12. M/s. Triveni Theatre, S.C. Road, Bangalore – 560 009.
13. M/s. Tribhuvan Theatre, Gandhinagar, Bangalore – 560 009.
14. M/s. Urvashi Theatre, Lalbagh Road, Bangalore – 560 027.

“B” Group

1. M/s. Ajanta Theatre, 6, Annaswamy Mudliar Road, Bangalore – 560 041.
2. M/s. Anand Theatre, 26, Tannery Road, Bangalore – 560 005.
3. M/s. Kailash Theatre, Gandhinagar, Bangalore – 560 009.
4. M/s. Lavanya Theatre, 11, St. John’s Road, Bangalore – 560 001.
5. M/s. Menaka Theatre, K.G. Road, Bangalore – 560 009.
6. M/s. Navrang Theatre, Rajajinagar, Bangalore – 560 010.
7. M/s. Natraj Theatre, Seshadripuram, Bangalore – 560 020.
8. M/s Nalanda Theater, Mysore Road, Bangalore
9. M/s. Prasanna Theatre, Magadi Road, Bangalore – 560 023.
10. M/s. Poornima Theatre, Mission Road, Bangalore – 560 027.
11. M/s. Parimala Theatre, City Market Square, Bangalore – 560 002.
12. M/s. Sampige Theatre, Sampige Road, Malleswaram, Bangalore – 560 003.
13. M/s. Savitha Theatre, Sampige Road, Malleswaram, Bangalore – 560 003.
14. M/s. States Picture House, K.G. Road, Bangalore – 560 009.
15. M/s. Sangeetha Theatre, 41, Central Street, Shivajinagar, Bangalore – 560 001.
16. M/s. Sapna Theatre, K.G. Road, Bangalore – 560 009.
17. M/s. Veerasha Theatre, Magadi Road, Chord Road Layout, Bangalore – 560 040.
18. M/s. Uma Talkies, Chamarajapet, Bangalore – 560 018.
19. M/s. Pramod Theatre, Magadi Road, Bangalore – 560 023.

“C” Group

1. M/s. Aruna Theatre, Srirampur, Bangalore – 560 021.
2. M/s. Anjan Talkies, Magadi Road, Bangalore – 560 023.
3. M/s. Adarsha Theatre, 114/5. Old Madras Road, Ulsoor, Bangalore – 560 045.
4. M/s. Balaji Theatre, Vannarpet, Bangalore – 560 047.
5. M/s. Devi Theatre, 282/1, II Main, Srirampura Bangalore – 560 021
6. M/s. Elgin Talkies, Shivajinagar, Bangalore – 560 001.
7. M/s. Everest Talkies, Frazer Town, Bangalore – 560 009.
8. M/s. Mukund Talkies, 30, Banasawadi Road, Maruthisevanagar, Bangalore – 560 003.
9. M/s. Pradeep Theatre, City Market Square, Bangalore – 560 002.
10. M/s. Sharada Talkies, Nagarathpet, Bangalore – 560 002.
11. M/s. Vijayalakshmi Talkies, Chickpet, Bangalore – 560 053
12. M/s. Vinayaka Theatre, Mysore Road, Bangalore – 560 018.
13. M/s. Sandeep Cinema, Shivajinagar, Bangalore – 560 001.
14. M/s. Eshwari Theatre, Katriguppe, Bangalore.

“D” Group

1. M/s. Gopal Talkies, Yeshwantpur, Bangalore – 560 022.
2. M/s. Givardhan Theatre, Yeshwanthpur, Bangalore – 560 022.
3. M/s. Renuka Talkies, Spender Road, Bangalore – 560 001.
4. M/s. Rajarajeshwari Talkies, H.A.L. Post, Bangalore.
5. M/s. Super Talkies, Cottonpet, Bangalore.
6. M/s. Ullas Picture House, Yeshwantpur, Bangalore – 560 022.
7. M/s. Sree Rudreshwara, Kamakshipalya, Magadi Main Road, Bangalore.
8. M/s. Chetan Chitramandira, Binnaganahalli, Doorvani Nagar, Bangalore – 560 016.
9. M/s. Swathi Chitramandira, Banasavadi, Bangalore.
10. M/s. Veerabhadreswara Theatre, Kamalanagar, Bangalore.
11. M/s. Nandini Theatre, Nandini Layout, West of Chord Road, 6th Main Road, 14th Cross, Bangalore.

“E” Group

Rajarajeshwari Nagar

1. Chamundeshwari Theatre, Mysore Road, Bangalore – 560 039.
2. Vajreshwari Theatre, Ullalu Gramatana, Ullalu, Bangalore.
3. Balaji Theatre, Uttarahalli Main Road, Chikkallasandra, Bangalore.
4. Vaishnavi Theatre, Vaishnavi Layout, Uttarahalli, Bangalore.
5. Venkateshwara Theatre, Mysore Road, Kengeri, Bangalore.
6. Robin Theatre, Kengeri Upanagar, Bangalore.

Mahadevpura

7. Lakshmi Theatre, Lakshmi Tent Road, Ramamurthy Nagar, Bangalore.
8. Vinayaka Theatre, Marathalli, Bangalore – 560 037.
9. Thulasi Theatre, Marathalli, Bangalore – 560 037.
10. Srinivasa Theatre, Marathalli, Bangalore – 560 037.
11. Vijayalakshmi Theatre, Garudachar Palya, Bangalore – 560 048.
12. Pushpanjali Theatre, B. Narayanapura Post, Bangalore – 560 016.
13. Sri. Krishna Theatre, Vinayaka Nagar, Bangalore – 560 036.
14. Sri. Venkateshwara Theatre, Devasandra, Bangalore – 560 036.
15. ITI Theatre, K.R. Puram, Bangalore.
16. Srinivasa Theatre, Kadugodi, Bangalore.

Byatarayanapura

17. Pruthvi Theatre, Ring Road, Nagavara, Bangalore.
18. Prakash Theatre, V.V. Road, Yalahanka, Bangalore.

Dasarahalli

19. Sujatha Theatre, Dasarahalli, Bangalore.
20. Bharathi Theatre, Jalahalli Circle, Tumkur Road, Bangalore.
21. Mohan Theatre, Hegganahalli Main Road, Bangalore.
22. Rajeshwari Theatre, Rajeshwari Nagar, Bangalore.
23. Maruthi Theatre, Sunkadakatte, Bangalore.
24. Maruthi Theatre, Rajagopal Nagar, Bangalore.

Bommanahalli

25. Tirumala Theatre, Agara, Bangalore.
26. Lakshmi Theatre, Gottigere, Bannerghatta Main Road, Bangalore.
27. Sri. Rajalakshmi Theatre, Arakere, Bannerghatta Main Road, Bangalore.
28. Venkateshwara Theatre, Doraisanipalya, Bannerghatta Main Road, Bangalore.
29. Manasa Theatre, Konanakunte cross, vasanthapura main road, Bangalore.
30. Ganesh Theatre, R.B.I. Main Road, ChunchaGhatta, Konanakunte, Bangalore.
31. Vinayak Theatre, Amrut nagar main road, Kottanoor, Bangalore.
32. Siddalingeshwar Theatre, 18th Cross, 31st Main, J.P. Nagar 6th stage, Bangalore.
33. Narasimha Theatre, Garvebhavi Palya, Hosur Road, Bangalore.
34. Krishna Theatre, Bommanahalli, Bangalore.
35. Banashankari Theatre, Beguru Main Road, Hongasandra, Bangalore.

NOTE: New Theatre coming up in any of the BBMP zones shall first apply to the Commissioner, BBMP along with the licence issued by the Deputy Commissioner (Urban) or (Rural) to ascertain the group under which they would be classified for the purpose of property tax under Unit Area Value .