



# ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು

**ಬಿಶೇಷ ರಾಜ್ಯ ಪತ್ರ**

ಭಾಗ- III	ಬೆಂಗಳೂರು, ಬುಧವಾರ, ಮಾರ್ಚ್ ೧೬, ೨೦೧೬ (ಪಾಲ್ಗುಣ ೨೬, ಶಕ ವರ್ಷ ೧೯೩೭)	ನಂ. ೩೮೪
Part- III	<b>Bengaluru, Wednesday, March 16, 2016 (Palguna 26, Shaka Varsha 1937)</b>	<b>No. 384</b>

## BRUHAT BANGALORE MAHANAGARA PALIKE

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

### NOTIFICATION

**No. Commr./BBMP-DC(Rev)/5675/15-16, Bangalore, Dated: 9<sup>th</sup> March, 2016**

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 (R)/ 1658 /10-11**, Bangalore, **8<sup>th</sup> September, 2015** in Part IV A of the Karnataka Gazette Extraordinary dated: 19-10-2015 inviting objections and suggestions from all persons likely to be effected within 30 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 provision to sub-section (2) of Section 108 A of the Karnataka Municipal Corporations Act 1976, (Karnataka Act 14 of 1977) I, G. Kumar Naik, Commissioner, Bruhat Bangalore Mahanagara Palike, hereby publish the unit area value for the categories of properties applicable for the block period 2016-2019, 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 in the pages to follow herein after. It is further clarified that the in keeping with the provisions of Sub-section 3 of Section 108A of the KMC Act 1976, Property Tax, other than those exempted under Section 110 of the KMC Act, is applicable to all residential building and non residential building including those building constructed in violation of the building byelaws or in an unauthorized layout or in revenue land or from owners of a property for which occupancy certificate has not been issued or yet to be issued. BBMP will collect the arrears / dues if any, from the respective tax payers for the Block period 2008-16, or even in the earlier block period at the rate as was prevailing in that block period and as per the then prevailing zonal classification.

**G. Kumar Naik, IAS,**

Commissioner

**Bruhat Bangalore Mahanagara Palike**

**(RESIDENTIAL USE) 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	6.00	4.80	4.30	3.80	3.00	2.40
		Owner	3.00	2.40	2.15	1.90	1.50	1.20
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	4.80	4.20	3.60	3.00	1.90	1.70
		Owner	2.40	2.10	1.80	1.50	0.95	0.85
III	Tiled/Sheet of all kinds.	Tenanted	3.60	3.00	2.40	1.90	1.20	1.00
		Owner	1.80	1.50	1.20	1.00	0.60	0.50
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.100.00 + Cess.					
		Tenanted	Annual Composite tax (Lump sum) of Rs.200.00 + Cess					

(i) Based on the guidance value published in the year 2008, the Area/ Street under the Unit Area Value (UAV)-SAS were classified into six zones A to F zones and rental rates were fixed. The present Zonal classification, based on the published guidance value in the year 2014, is also classified into 6 zones as A to F Zones. However;

- (a) If an area/street that is now classified has moved to more than one higher zone, then such change in zone shall be restricted to the **revised rate** of the immediate next higher zone.
- (b) If an area/ street that is now classified has moved one zone lower, then properties in such area/ street shall continue to pay the property tax at the same zone as classified under 2008 notification, and pay property tax at the revised rate applicable to that zone.

**Example for (a) above:** If an area / street under the SAS 2008 was classified under F zone, but in the present notification is classified in D Zone, then the properties in such street/area shall be restricted to the revised rate of E Zone and not the revised rate of D Zone for the current block period.

**Example for (b) above:** *If an area / street under the SAS 2008 was classified under D zone, but in the present notification is classified in E Zone, then properties in such street/area shall pay tax at the revised rate of D Zone, and not the revised rate of E Zone 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) 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.
- (v) 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.

### **NON - RESIDENTIAL USE OF THE BUILDING**

**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						
<b>Category V</b>	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		Zonal Classification Unit Area Value per square feet per month (in Rs.)					
		Status	A	B	C	D	E	F
		Tenanted	25.00	17.50	12.50	10.00	7.50	3.80

	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.	Self-occupied	12.50	8.75	6.25	5.00	3.75	1.90
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Based on the guidance value published in the year 2008, the Area/ Streets under the Unit Area Value (UAV)-SAS were classified into six zones A to F zones. The present Zonal classification, based on the published guidance value in the year 2014, is also classified into 6 zones as A to F Zones. However,

- (a) If an area/street that is now classified has moved to more than one higher zone, then such change in zone shall be restricted to the **revised rate** of the immediate next higher zone.
- (b) If an area/ street that is now classified has moved one zone lower, then the area/ street shall continue to pay the property tax at the same zone as classified under 2008 notification, and pay property tax at the **revised rate** applicable to that zone.

**Example for (a) above:** *If an area / street under the SAS 2008 was classified under F zone, but in the present notification is classified in D Zone, then properties in such area/ street shall be restricted to the revised rate of E Zone and not the revised rate of D Zone for the current block period.*

Example for (b) above: ***If an area / street under the SAS 2008 was classified under D zone, but in the present notification is classified in E Zone, then properties in such street/area shall pay tax at the revised rate of D Zone, and not the revised rate of E Zone for the current block period.***

Column 1	Column 2	Column 3					
Category	Description / usage of property	Zonal Classification Unit Area Value per square feet per month (in Rs.)					
<b>VI</b>	All non-residential use of property, provided with escalators whether in use or not including Information Technology and Bio Technology, companies or firms and not falling under categories VII to XII. Including the buildings provided with Central AC / split AC	Zone A	Zone B	Zone C	Zone D	Zone E	Zone F
		25.00	20.00	15.00	12.50	10.00	7.50
<b>VII</b>	All non-residential properties used as hotels/restaurants which have both boarding and lodging facilities, [other than those falling under category VI ], including those buildings used as serviced apartments or serviced homes, guest houses. Buildings provided with escalators should calculate under category VI and those buildings provided with Central Air conditioning facility should calculate under category VI (Excluding Star Hotel buildings as classified by the ministry of tourism Govt. of Karnataka / Govt. of India)	Where the total built up area of the building is less than 5,000 Sft.					
		Zone A	Zone B	Zone C	Zone D	Zone E	Zone F
		15.00	13.75	12.50	10.00	8.75	7.50
		Where the total built up area of the building is 5001 Sft to 10,000 Sft.					
17.50	16.25	15.00	12.50	11.25	10.00		
Where the total built up area of the building is 10,001 Sft. and above							
20.00	18.75	17.50	15.00	13.75	12.50		
<b>VIII</b>	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. 25.00 / Sqr.ft / p.m.					

Category IX	Sub category	Cinema theaters in sub-category (i) have been classified into 5 groups 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.)	5.00	4.40	3.75	3.25	2.50
	(ii) Multiplex Cinema	Irrespective of location Rs. 25.00 per square feet plus cess					
	(iii) Touring theaters	Irrespective of location annual Composite tax of Rs. 10,000.00 plus cess annually as property tax, payable in two half-yearly installments.					
	(iv) Semi-permanent theaters	Irrespective of location annual Composite tax of Rs. 12,500.00 plus cess annually as property tax, payable in two half-yearly installments.					

Column 1	Column	Column 3					
<b>Category</b>	Private Hospitals and Nursing Homes	Group based on bed strength & date of commencement					
<b>X</b>		Group & Unit: Rate per Sft. Per month					
		a	b	c	d	e	
	<b>Subcategory</b>	Year of commencement	More than 200 beds.	Between 100-199 beds	Between 50-99 beds	Between 25-49 beds	Less than 25 beds
	(i)	2008 and after	Rs.7.50	Rs. 6.25	Rs. 5.50	Rs. 5.00	Rs.4.50
	(ii)	Between 2000 - 2007	Rs.6.25	Rs. 5.50	Rs. 5.00	Rs. 4.50	Rs.3.75
	(iii)	Between 1980 - 1999	Rs.5.50	Rs. 5.00	Rs. 4.50	Rs. 3.75	Rs.3.10
(iv)	Prior to 1980	Rs.5.00	Rs. 4.40	Rs. 3.75	Rs. 3.25	Rs.2.50	

Column 1	Column 2	Column 3					
<b>Category</b>	<b>Usage of property</b>	Zonal Classification Unit Area Value per square feet per month (in Rs.)					
<b>XI</b>	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 Buildings provided with escalators should calculate under category VI and those buildings provided with Central Air conditioning facility should calculate under category VI	Zone A	Zone B	Zone C	Zone D	Zone E	Zone F
		5000 sft or less built up area					
		11.25	10.00	7.50	6.25	5.00	3.75
		5001 and more square feet built up area					
		12.50	11.25	8.75	7.50	6.25	5.00

Column 1	Column 2	Column 3				
<b>Category</b>	<b>Industrial buildings</b>	Status	i) Large Scale Industry	ii) Medium scale Industry	iii) Small Scale Industry	
<b>XII</b>	(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.	Tenanted	Rs.10.00	Rs. 8.30	Rs. 6.50	
		Owner	Rs. 5.00	Rs. 4.15	Rs. 3.25	
		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		Rs.0.65 per sft per month	Rs. 1.25 per sft per month	
v) Public sector Industrial buildings (State Govt. or Central Govt. or Joint venture) Rs. 3.75 per sft. irrespective of the scale of the Industry						

Column 1	Column 2	Column 3					
<b>Category</b>	Unit area value for excess vacant land and vacant land not built upon	Unit Area Value per square feet per month (in Rs.)					
<b>XIII</b>		Zone A	Zone B	Zone C	Zone D	Zone E	Zone F
		0.60	0.50	0.40	0.30	0.25	0.15

Column 1	Column 2	Column 3 Unit Area Value per sft per month					
<b>Category XIV</b>	Levy of service charges on buildings exempted from payment of property tax. See condition (iii) & (iv) 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
		7.50	6.25	5.75	5.00	4.50	3.75

Column 1	Column 2	Column 3					
<b>Category XV</b>	Tax on telecommunication towers erected on properties, irrespective of location (Zones)	[Composite tax plus cesses]					
		Rs.15,000 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]					
<b>Category XVI</b>	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)	(v)	(vi)
		A Zone where the size of hoarding is less than 150 sft	A Zone where the size of hoarding is more than 150 sft	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
		<b>Rs.20,000.00</b>	<b>Rs.22,000.00</b>	<b>Rs.15,000.00</b>	<b>Rs.18,750.00</b>	<b>Rs.8,750.00</b>	<b>Rs.12,500.00</b>

Column 1	Column 2	Column 3 Unit: Rate per sft. per month (in Rs.)					
<b>Category XVII</b>	Paying Guest Accommodation, not being service apartment / home	Zone A	Zone B	Zone C	Zone D	Zone E	Zone F
		8.00	7.00	6.00	5.00	4.00	3.00

- (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 V.
- (ii) Provided that under non-residential property, 25% of the total built-up area in Category VII, VIII, IX (i), X, XI & XII 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) 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 XIV. 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.
- (iv) 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.

- (v) For covered or stilt parking area or multilevel car park (MLCP) 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) 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 of category V
- (vii) Provided further in categories V to XI 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.125 per two wheeler slot and for other vehicles Rs.375 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.
- (viii) 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 return.

### **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. UDD / 374 / MNU /2005 Dated: 25-9-2006 as amended from time to time including the amendment vide Commissioner Notification no: AC (Advt)/PR-482/2015-16, dated: 25-07-2015 in Part – III of the Karnataka Gazette Extraordinary dated: 16-01-2016.

#### **Zone: A**

1. Kumara Krupa Road, Windsor Manor Jn to Shivananda Circle.
2. Rajbhavan Road. High Grounds to Minsk Square.
3. Ambedkar Veedhi, K R Circle to Infantry Rd Jn.
4. Post Office Road, K R Circle to SBM Circle (K G Road)
5. Chalukya Circle to Windsor manor Junction
6. Maharani College Road
7. K R Circle
8. Environs of Cubbon Park and Lalbagh
9. Nrupatunga Road, K R Circle to Police Corner Junction
10. Palace Road, SBM Circle to Chalukya Circle.
11. M G Road ,Trinity Circle to Kumble Circle



12. Residency Road, Richmond Circle to Mayohall
13. Brigade Road ,M.G.Road to Vellara Junction
14. Commercial Street ,Kamaraj Road to OPH Road
15. Kamaraj Road ,Kamaraj Junction to St. John's Church
16. Richmond Road, D.souza Circle to Richmond Circle
17. Infantry Road,Veshweshwaraiah Building to Safina Plaza
18. Cunnigham Road ,Queens Circle to Chandrika Hotel
19. Vittal Malya Road,St. Marks Road to Raja ram mohan roy road
20. Queens Road, Veterinary Hospital to Indian Express Road
21. Commissionerate Road ,Mayohall to Dsouza Circle
22. Palace Road, Sindu Hotel to Mount Carmel Railway Bridge
23. St. Marks Road : M.G.Road to Residency Road
24. New International Airport,Windsor Manner to Hebbal Flyover
25. Jayamahal Main Road ,Mekhri Circle to Queens Road
26. Kasturiba Road,Gandhi Statue to U B City Junction
27. Victoria Road, India Garage to Dsouza Circle
28. Old Airport Road, Dimmulr Fly Over to Old Airport Road Gate
29. Hosur Road,Vellara Junction to Christ Burial Ground
30. Sampige Road ,Mantri mall to Malleshwaram Circle
31. Kumara Krupa Road ,Shivananda Circle to Rajivgandhi Statue
32. T Chowdaiah Road, Cauvery Junction to Malleshwaram Circle 18th Cross
33. Sampige Road ,Christ Burial Ground to Central Silk Board Junction
34. BTM Main Road, Raghavendra Mata to Central Silk Board Junction
35. Koramangala Ring Road, Domlur Fly over to Koramangala BDA Complex
36. Jayanagara, Jayanagar complex to Jayanagar complex Left to Right
37. R.V Road, Lalbhagh West Gate to BTM Main Road End
38. New International Airport Road ,Hebbal Fly over to BBMP Limit
39. Marath halli Main Road ,Old Airport Road Gate to Marathalli Ring Road

**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. Brigade Rd. M G Road to Residency Rd Jn.
6. Commercial Street.
7. Brigade Rd. Residency Rd to Vellara Jn.

**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: Yeshwantpur Circle to Navrang Road
9. Navrang Road, Chord road to Geethanjali Theatre
10. Link Road
11. Margosa Road
12. Sankey Road, Bhashyam Circle to High Grounds Police Station.
13. Palace Loop Road up to High Grounds
14. Nandidurga Road
15. Wheelers Road, St. John Rd to Banasawadi Railway Line
16. Sheshadripuram 1st Main Road, Bellary road jn to Anand Rao Circle.
17. Railway Parallel Road, Kumara Park.
18. Dr. M V Jayaram Road. Palace Road Jn to Millers Road.
19. 1st Main Rd. Jayamahal
20. Millers Road, Dr. M V Jayaram Road to High Grounds
21. St. John's Church Road.
22. Promenade Road.
23. Madhavacharaya Mudaliar Rd (Palm Rd.) Wheeler Road Jn to Nethaji Road.
24. Ulsoor Main Rd, Trinity Circle junction to Old Madras Road Road
25. Nagappa Road, Desai Nursing Home to Raja Mills, Sampige road Jn.
26. Race Course Road. Chalukya Circle to Sheshadri Road Jn.
27. Cunningham Road. Sankey Rd to Queens Circle Jn.
28. Queens Rd. Queens circle to Netaji Road Jn.
29. St. Johns Church Road. Millers Road to War Memorial Circle
30. St. Johns Road. Promenade Road to Dickenson Road Jn.
31. Seppings Road. St. Johns Church Road to Masjid Road Jn.
32. Kamaraj Road. Dickenson Road to St. Johns Church Road,
33. Anna Swamy Mudaliar Road. War Memorial past Ajanta Theatre up to St. Johns Road.
34. Magadi Road. Okalipuram Jn to Chord Road Jn.
35. Rajajinagar 60th Cross Rd. Chord Rd Jn to Bhashyam Circle.
36. Rajajinagar 59th Cross Rd. Bhashyam Circle through Okalipuram main Rd to Platform Road Jn.
37. Sheshadri Road: Railway Office up to Race Course Rd Jn.
38. Subedar Chatram Road: Anand Rao Circle to K G Circle.
39. Loop Road: Anand Rao Circle up to Race Course Junction.
40. K G Road: K G Circle to Police signal State Bank of Mysore.
41. Kasturba Road: M G Road Jn to Tiffany's Circle.
42. Vittal Mallaya Road. St. Marks Rd to Tiffanys circle to Raja Ram Mohan Roy Rd Jn.
43. St. Mark's Road. Cash Pharmacy to M G Road Jn.
44. Central Street. Cubbon Rd to Shivajinagar Bus Stand.
45. Gangadhar Chetty Road. RBANMS College to Gurudwara Jn.
46. Murphy Road. Old Madras Road to Gurudwara Jn.

47. Halasuru Road. Dickenson Road to Kensington rd Jn.
48. Kensington Road: Trinity Circle to Gurudwara.
49. Chinmaya Mission Road. Ulsoor Main Rd to CMH Hospital
50. Residency Road. Richmond Circle to Mayo Hall.
51. Richmond Road. Richmond Circle to D'Souza Circle.
52. Trinity Church Road. Trinity Circle to Airport Road.
53. Raja Ram Mohan Roy Road. B.B.M.P Circle to Richmond Circle
54. Museum Rd. St. Marks Rd to Shoolay Police Station Jn.
55. K R Road. Irwin Circle to South End Rd Jn.
56. Langford Road. Mission Rd Jn to Hosur Rd Jn.
57. Sajjan Rao Road. Bassapa Circle to Sajjan Rao Circle.
58. Vani Vila Road. Ramkrishna Mutt Jn to West Gate.
59. Kavi Lakshmeshwara Road: National College Circle to Sajjan Rao Circle.
60. Vasavi Temple Road: Sajjan Rao Circle to South End Road
61. Diagonal Road: Minerva Circle to Sajjan Rao Circle.
62. Krumbigal Road: Lalbagh Fort Rd to West Gate Jn.
63. Airport Road: Trinity Church Rd Jn to 100 feet Rd Indiranagar Jn
64. DVG Road. Subbarama Chetty Street to 14th Cross Road Tyagraja Nagar.
65. Ashoka Pillar to R V Road to Kanakapura Road ( Kanakanapalya Main Road)
66. Kanakapura Main Road Jn to K R Road Jn. ( B P Wadia Road)
67. Bugal Rock Road. K R Road Jn to Bull Temple Rd Jn.
68. Ashoka Pillar to Madhavan Park. (10th Main Rd)
69. Jayanagar 4th Block, 27th cross Road, 11th Main Rd, 30th Cross Rd, 9th Main Rd.
70. Jayanagar Complex Road Surrounding

**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. Kammannahalli Main road
12. Kamannahalli 80 feet road
13. Chord Road, Vijayanagar circle to Soap Factory
14. Modi Hospital Road
15. Sankey Road, IISc to Bhashyam 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 Jn.
19. Pottery Road
20. Banaswadi 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 K R 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 Rd to Krishna Flour Mills Jn.
33. 80' Road. Old Madras Rd to Tippasandra.
34. Chord Road. Vijaynagar 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. Bhashyam 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: Briand 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 Bassappa Circle to Irwin Circle to 9th Cross Road Chamarajpet.
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 B.B.M.P 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 (Ejipura Main Road)
59. Hosur Road. K H Road Jn to Siddapur Road to NIMHANS to Dairy Circle to Madivala Jn.
60. Bannerghatta Road: Lasker Hosur Road (Christian Cemetery) to Dairy Circle to IIM
61. 80' Peripheral Road Koramangala. Ejipura 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 Rao Road Jn to Ring Road Jn.
66. Siddapura Road. Ashoka Pillar to Hosur Road 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 B.B.M.P Complex to KSRP Qtrs to Sarjapur Road Jn.
70. Sarjapur Road. Stump Schule & Somappa Jn to Ring Road Jn.
71. 28th Main Road Jayanagar: Tilaknagar Main Road Jn to Ring Road.
72. 45th and 46th Cross Road, Jayanagar (Marenahalli Road). Banashankari Temple to Bannerghatta Circle

### **CATEGORISATION OF BANGALORE THEATERS**

#### **“A” GROUP**

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

**“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. Govardhan 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**

1. Lakshmi Theatre, Lakshmi Tent Road, Ramamurthy Nagar, Bangalore.
2. Vinayaka Theatre, Marathalli, Bangalore – 560 037.

3. Thulasi Theatre, Marathalli, Bangalore – 560 037.
4. Srinivasa Theatre, Marathalli, Bangalore – 560 037.
5. Vijayalakshmi Theatre, Garudachar Palya, Bangalore – 560 048.
6. Pushpanjali Theatre, B. Narayanapura Post, Bangalore – 560 016.
7. Sri. Krishna Theatre, Vinayaka Nagar, Bangalore – 560 036.
8. Sri. Venkateshwara Theatre, Devasandra, Bangalore – 560 036.
9. ITI Theatre, K.R. Puram, Bangalore.
10. Srinivasa Theatre, Kadugodi, Bangalore.

#### **Byatarayanapura**

1. Pruthvi Theatre, Ring Road, Nagavara, Bangalore.
2. Prakash Theatre, V.V. Road, Yalahanka, Bangalore.

#### **Dasarahalli**

1. Sujatha Theatre, Dasarahalli, Bangalore.
2. Bharathi Theatre, Jalahalli Circle, Tumkur Road, Bangalore.
3. Mohan Theatre, Hegganahalli Main Road, Bangalore.
4. Rajeshwari Theatre, Rajeshwari Nagar, Bangalore.
5. Maruthi Theatre, Sunkadakatte, Bangalore.
6. Maruthi Theatre, Rajagopal Nagar, Bangalore.

#### **Bommanahalli**

1. Tirumala Theatre, Agara, Bangalore.
2. Lakshmi Theatre, Gottigere, Bannerghatta Main Road, Bangalore.
3. Sri. Rajalakshmi Theatre, Arakere, Bannerghatta Main Road, Bangalore.
4. Venkateshwara Theatre, Doraisanipalya, Bannerghatta Main Road, Bangalore.
5. Manasa Theatre, Konanakunte cross, vasanthapura main road, Bangalore.
6. Ganesh Theatre, R.B.I. Main Road, ChunchaGhatta, Konanakunte, Bangalore.
7. Vinayak Theatre, Amrut nagar main road, Kottanoor, Bangalore.
8. Siddalingeshwar Theatre, 18th Cross, 31st Main, J.P. Nagar 6th stage, Bangalore.
9. Narasimha Theatre, Garvebhavi Palya, Hosur Road, Bangalore.
10. Krishna Theatre, Bommanahalli, Bangalore.
11. 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.

**G. Kumar Naik, IAS,**  
Commissioner  
Bruhat Bangalore Mahanagara Palike