

Guidelines of average Rates of the Immovable Properties coming under the jurisdiction of J.P Nagar Sub-Registrar's Office

Sl.No	Uttarahalli/Hobli/Village/Area	Residential Sites coming under BDA/ BMRDA / Approved by City Development Authority and HSBC (Competent Authority)	Residential Sites Coming Under BBMP /Converted (Local Authority)	Residential Sites Coming Under Gram Panchayat /Gramthana (Local Authority)	Villa / Row Houses	Agricultural property	Apartments/Flats constructed in Residential sites approved by competent / local Authority	
							Mosaic/ ceramic/ Vitrified	Marble/ Granite/ Wooden
		Rs. Per Sq. Mtr	Rs. Per Sq. Mtr	Rs Per Sq. Mtr	Rs Per Sq. Mtr	Rs. In lakhs Per Acre	Rs per Sq.Mtr for super built up area	Rs per Sq.Mtr for super built up area
1	2	3	4	5	6	7	8	9
1	ANJANAPURA VILLAGE	28600	23700			330	28700	30100
2	ANJANAPURA 1ST BLOCK	28600					28700	30100
3	ANJANAPURA 2ND BLOCK	28600					28700	30100
4	ANJANAPURA 2ND BLOCK 80FT ROAD	32300					30600	32000
5	ANJANAPURA 3RD BLOCK	28600					28700	30100
6	ANJANAPURA 3RD BLOCK 80FT ROAD	32300					30600	32000
7	ANJANAPURA 4TH BLOCK	31300					30100	31500
8	ANJANAPURA 4TH BLOCK 80FT ROAD	34500					32700	34100
9	ANJANAPURA 4TH BLOCK 100FT ROAD	36600					33600	35000
10	ANJANAPURA 5TH BLOCK	31300					30100	31500
11	ANJANAPURA 5TH BLOCK 80FT ROAD	34500					32700	34100
12	ANJANAPURA 5TH BLOCK 100FT ROAD	36600					33600	35000
13	ANJANAPURA 6TH BLOCK	31300					30100	31500
14	ANJANAPURA 6TH BLOCK 80FT ROAD	34500					32700	34100

15	ANJANAPURA 6TH BLOCK 100FT ROAD	36600					33600	35000
16	ANJANAPURA 7TH BLOCK	31300					30100	31500
17	ANJANAPURA 7TH BLOCK 80FT ROAD	34500					32700	34100
18	ANJANAPURA 8TH BLOCK	31300					30100	31500
19	ANJANAPURA 8TH BLOCK 80FT ROAD	34500					32700	34100
20	ANJANAPURA 8TH BLOCK 100FT ROAD	36600					33600	35000
21	ANJANAPURA 9TH BLOCK	31300					30100	31500
22	ANJANAPURA 9TH BLOCK 80FT ROAD	34500					32700	34100
23	ANJANAPURA 10TH BLOCK	32300					30600	32000
24	ANJANAPURA 10T BLOCK 80FT ROAD	34500					32700	34100
25	ANJANAPURA 11TH BLOCK	33400					32000	33400
26	ANJANAPURA 11TH BLOCK 80FT ROAD	36600					33600	35000
27	ANJANAPURA 12TH BLOCK	33400					32000	33400
28	ANJANAPURA AMRUTH NAGAR MAIN ROAD	31300	31300				30100	31500
29	MANGALYA APARTMENT						39300	40700
	BANASHANKARI 6TH STAGE							
30	BANASHANKARI 1ST BLOCK	31300					30100	31500
31	BANASHANKARI 2ND BLOCK	32300					30600	32000
32	BANASHANKARI 3RD BLOCK	32300					30600	32000

33	BANASHANKARI 4TH BLOCK	30200					29400	30800
34	80FT ROAD	35600					33200	34600
35	100FT ROAD	37700					34300	35700
36	ALAHALLI AND INDUSTRIAL AREA	30700	25900			220	29800	31200
37	ANJANAPURA MAIN ROAD (ALAHALLI VILLAGE)	38300	34000			275	35700	37100
38	ROYAL PARK RESIDENCY LAYOUT	31300	31300				30100	31500
39	ANJANAPURA KANAKAPURA MAIN ROAD TO BANNERUGHATTA MAIN ROAD WAY TO GOTTIGERE MAIN ROAD	38300	34000			275	35700	37100
40	60FT ROAD	34000	34000				32300	33700
41	ROYAL COUNTY LAYOUT	39300	38800				36000	37400
42	ALAKU BELALU	10300	9700	9200		60	15000	16400
43	UTTARAHALLI MANAVARTHE KAVAL	23700	19400			130	25100	26500
44	HARA VIJAYA HEIGHTS						24600	26000
45	MANTHRI COURTYARD (MANTHRI DEVELOPERS)				53900			
46	MANTHRI LAKE VIEW (MANTHRI DEVELOPERS)				37300			
47	HARA FRESH FIELD LAYOUT	26400	26400				26500	27900
48	SHOBHA DEVELOPERS						48200	49600
49	KOTHANUR	41500	35600			330	37400	38800

50	KOTHANUR (HAKKU PATHRA)		32300				34600	36000
51	PLATINUM LIFE STYLE						31800	33200
52	RBI LAYOUT	40000	40000				36500	37900
53	GANAPATHYARAJ TEJAS APARTMENT						29300	30700
54	ANAND ENCLAVE	37700	37700					
55	M.S.RAMAIAH LAYOUT	42600	42600				38000	39400
56	CLASSIC ORCHID	48500	48500				42000	43400
57	ROYAL COUNTY LAYOUT	39300	39300				36300	37700
58	BROOCKS HEAVEN LAYOUT	42600	42600				38000	39400
59	ROYAL LAKE FRONT RESIDENCY	42600	42600				38000	39400
60	WILSON GARDEN H.B.C.S	42600	42600				38000	39400
61	KOTHANUR VILLAGE GOTTIGERE MAIN ROAD (KANAKAPURA MAIN ROAD WAY TO BANNERUGHATTA MAIN ROAD)	47400	42600			264	41500	42900
62	PUTTENA HALLI KOTHANUR DINNE MAIN ROAD	42600	42600				38000	39400
63	H.M.WORLD CITY						54896	57480
64	H.M.INDIGO						57700	59100
65	BRIGADE DEVELOPERS						61100	62500
66	KEPPELLE PURVANKARA (ELITA)						61100	62500
67	G.R.LAVENDOR						61100	62500
68	L & T SOUTH CITY						63300	64700
69	SLV VISHWOTHAMA						41900	43300

70	ARYA HAMSA APARTMENT						45500	46900
71	VADDARA PALYA (KOTHANUR DAAKHALE)	35600	31300			250	33200	34600
72	KEMBATH HALLI	32900	28600			230	31800	33200
73	TIRUMALA LAKSMI NIVAS APARTMENT (SRI.CHOWDESHWARI GROUPS)						29100	30500
74	CLASSIC LAYOUT	39300	39300				36300	37700
75	ROYAL COUNTY	39300	39300				36300	37700
76	KEMBATH HALLI GOTTIGERE MAIN ROAD	42600	42600				38000	39400
77	80FT BDA MAIN ROAD	42600	42600				38000	39400
78	KONANAKUNTE	32900	30200			230	31800	33200
79	PRESTIGE APARTMENT						40900	42300
80	SARAKKI CROSS TO KONANAKUNTE CROSS	51700	46300			390	44900	46300
81	KONANAKUNTE CROSS TO KAMMUWARI SANGHA INSTITUTE OF TECHNOLOGY COLLEGE	44200	39900				39800	41200
82	KAMMUWARI SANGHA INSTITUTE OF TECHNOLOGY COLLEGE TO NICE ROAD JUNCTION	41000	33400				37200	38600
83	KONANAKUNTE AMRUTH NAGAR MAIN ROAD	34500	34000				32700	34100
84	CHUNCHAGHATTA MAIN ROAD	34500	34000				32700	34100
85	KADUGONDANAHALLI	10300	9500	9200		48	15000	16400

86	GOLLA HALLI	29700	25900			194	29300	30700
87	DS-MAX (STONE HILL)						30100	31500
88	SAI SNIGDHA CONSTRUCTIONS (EDEN BLOSSOM)						26600	28000
89	ANAND SOMU PRISTINE (ANAND GROUPS)						28100	29500
90	ANJANAPURA AMRUTH NAGAR MAIN ROAD	33400	32900				31800	33200
91	ANJANAPURA GOTTIGERE MAIN ROAD	33400	32900				31800	33200
92	GOTTIGERE	35600	32900			242	33200	34600
93	GOTTIGERE (WIEVERS COLONY HAKKU PATHRA)		30200				29400	30800
94	PAVAMANA NAGAR LAYOUT		32300					
95	HIMAGIRI MEADOWS VILLA	64600	64600		64600		36500	37900
96	ROYAL HERMITAGE	48500	48500				42000	43400
97	SOUTH AVENUE LAYOUT	39300	39300				36300	37700
98	BENGALURU - BANNERUGHATTA MAIN ROAD	82900	71100			385	62700	64100
99	KEMBATH HALLI - GOTTIGERE MAIN ROAD	47400	42600			308	41500	42900
100	PHERIPHERAL RING ROAD ATTACHED SY.NO.106,107,108,109,110,1 11	43100	38800			280	38250	39650

101	GOTTIGERE VILLAGE MAIN ROAD(KANAKAPURA MAIN ROAD TO BANNERUGHATTA MAIN ROAD) 1,2,3,21,22, 23, 24,6,27, 28,89,91,92,93, 94, 95, 96, 97, 98, 101, 102, 103,	82900	71100			330	62700	64100
102	CRISTAL BERILLA APARTMENT						63300	64700
103	SLV SHELTERS-BHANU ELEGENCE						37700	39100
104	NIRMAAN SHELTER APARTMENT (NYDHILE)						46900	48300
105	NANDI PARK APARTMENT						39800	41200
106	DAM DEN APARTMENT						39800	41200
107	MANGALYA APARTMENT						46900	48300
108	GULIKA MALE	13000	11400	10300		145	17600	19000
109	G.K.SOUTH PRISTINE	14000	14000				18000	19400
110	ASHOK PROPRTIE'S	14000	14000				18700	20100
111	CLASSIC LAYOUT	14000	14000				18000	19400
112	SLV KRISHNA GARDEN	15700	15700				18700	20100

113	<p>PHERIPHERALROAD ATTACHEDSY.NO. 2,3,13,16,16/6, 17, 18, 18/3, 18/6, 18/7, 18/ 8,19, 20, 20/3, 21, 21/1,21/3, 21/5, 35, 60, 60/3, 60/4, 61, 61/3, 62, 62/2, 62/3, 62/4, 63, 64, 64/1, 64/2, 65, 76, 76/1, 76/2, 76/3, 77, 77/1, 77/2, 77/3, 77/4, 77/5, 77/6, 78, 79, 79/1, 79/2, 79/3,79/4 , 79/5, 80,80/5,108,10 8/1, 109, 109/1, 111, 112/3,</p>	13000	11650			200	20800	22200
114	CHALLKERE	10300	9200	8700		85	15000	16400
115	CHUNCHAGHATTA	37700	32300			238	34300	35700
116	CHUNCHGHTTA MAIN ROAD	39900	39900				36500	37900
117	SRINIDHI LAYOUT	39000	39000				36000	37400
118	O.B.CHUDA HALLI	15700	13000	11900		85	18700	20100
119	CHIKKA SAADAKANA HALLI	13000	11900	10300		61	17600	19000
120	JODI GOVINAYAKANA HALLI	17800	15100	13000		55	18600	20000
121	TIPPASANDRA	35600	25900			171	26200	27600
122	BANK OFFICER'S H.B.C.S	37200	37200				33900	35300
123	TAAYAPPANA HALLI	78100	78100				60000	61400
124	TATTGUPPE	9200	9200	8100		73	14500	15900
125	TARALU	14000	13000	10300		106	17600	19000
126	CLASSIC LAYOUT	17800	17800				21200	22600

127	SLV KRISHNA GARDEN	17300	17300				20900	22300
128	CONCORDE NAAPA VYALI	18900	18900				21700	23100
129	DODDAKALLASANDRA	37700	32900			330	31800	33200
130	SINGAPOR GARDNEN				53900			
131	BANK OFFICER'S H.B.C.S	37200	37200				33900	35300
132	BDA EMPLOYEE'S H.B.C.S	37200	37200				33900	35300
133	BDA EMPLOYEE'S H.B.C.S.DOUBLE ROAD	37200	37200				33900	35300
134	DODDAKALLASANDRA INDUSTRIAL AREA	35600	31300			330	33200	34600
135	DODDAKALLSANDRA VILLAGE BENGALURU KANAKAPURA NATIONAL HIGHWAY ATTACHED LAND'S SY.NO.36,37,38, 39, 40, 41, 42, 43, 44, 46, 50, 55, 56, 60, 61, 62, 63, 64, 65, 66, 67, 81, 82, 83,	59300	53300			396	49100	50500
136	CRISTAL APARTMENT						46900	48300
137	GOPALAN JEWEL						52600	54000
138	DEVAGOLLA HALLI	10300	9700	9200		48	15000	16400
139	NAGASADHAKAN HALLI	9200	9200	8100		48	14500	15900
140	NETTIGERE	13000	11900	10300		97	17200	18600

141	NETTIGERE VILLAGE KANAKAPURA MAIN ROAD(NATIONAL HIGH- WAY) SY.NO.97,98,99,123,13 7,138,139,140,141,172, 174,	21600	20000	19400		220	23000	24400
142	PUTTENA HALLI	45300	39300			266	40200	41600
143	PUTTENA HALLI MAIN ROAD	45800	45300				40200	41600
144	BRIGADE DEVELOPERS						63200	64600
145	SHOBHA DEVELOPERS						63200	64600
146	CENTURY PRAGATI						59700	61100
147	MAHAVEER APARTMENT						52600	54000
148	AISHWARYA SPLENDOR						52600	54000
149	HIMAGIRI GREEN FOREST						52600	54000
150	ANNAYYA REDDY LAYOUT	39300	39300				36300	37700
151	S.B.M.EMPLOYEE'S LAYOUT	45800	45800				40600	42000
152	PILLAGANA HALLI	23700	21000			231	25100	26500
153	PHERIPHERAL ROAD ATTACHED SY.NO.1	13000	11650			210	17600	19000
154	BYRASANDRA	65200	65200				52800	54200
155	MALLASANDRA	29100	23700			330	29000	30400
156	MANTHRI ROYAL (MANTHRI REALITY)						35500	36900
157	SRIRAM SIMPHONY						33400	34800
158	SRIRAM SURABHI						33400	34800
159	MANTHRI APARTMENT						38400	39800
160	PURVANKARA APARTMENT						35500	36900
161	MARENA HALLI	71100	58700			495	56000	57400
162	MARENA HALLI J.P.NAGAR 2ND STAGE	58700	58700				48900	50300

163	MARENA HALLI MAIN ROAD (IRR) BANASHANKARI UPTO JAYADEVA HOSPITAL	78100	78100				60000	61400
164	MARENA HALLI PALYA	65200	52300			495	52800	54200
165	MARENA HALLI J.P.NAGAR 2ND STAGE	58700	58700				48900	50300
166	MARENA HALLI MAIN ROAD (IRR)	78100	78100				60000	61400
167	YAALAKKI HALLI	11900	9200	8100		61	17200	18600
168	RAVUGODLU	15700	13000	11900		85	18700	20100
169	RAVUGODLU VILLAGE BENGALURU KANAKAPURA MAIN ROAD NATIONAL HIGHWAY SY.NO. 36,37,38,40,42,43,44,4 5,48, 49,50,51,106,	25300	24300	23200		158	25900	27300
170	RAGHUVANA PALYA	35600	25900			264	33200	34600
171	H.M.WORLD CITY						54896	57480
172	H.M.INDIGO						57700	59100
173	IMG ELITE						34100	35500
174	RAGUVANAHALLI	35600	25900			264	33200	34600
175	B.C.C.H.B.C.S.	31300	31300				30100	31500
176	B.C.M.C.H.B.C.S.	31300	31300				30100	31500
177	RAGHUVANA HALLI VILLAGE BENGALURU KANAKAPURA MAIN ROAD NATIONAL HIGHWAY Sy.No.6,7,8,11, 12,13,14,15,17,27	59300	50100			330	49100	50500
178	NITESH ESTATE PROJECT LTD (NITESH RIO)						49000	50400
179	DAMMANAGI APARTMENT						49000	50400

180	VAJARAHALLI	33400	25900			220	32300	33700
181	BALAJI H.B.C.S	31300	31300				30100	31500
182	B.C.C.H.B.C.S.	31300	31300				30100	31500
183	B.C.M.C.H.B.C.S.	31300	31300				30100	31500
184	VAJARAHALLI VILLAGE BENGALURU KANAKAPURA MAIN ROAD(N.H.) Sy.No. 1, 60, 61, 62, 85, 86, 87, 89, 90, 91,92,93,95,96	57600	46300			330	48200	49600
185	SURAJ GANGA						41100	42500
186	SARAKKI KERE	47400	41500			303	41500	42900
187	AYODHYA NAGAR	39300	39300				36300	37700
188	ASTALAKSHMI LAYOUT	39300	39300				36300	37700
189	MARAPPA GARDEN	39300	39300				36300	37700
190	KRISHNAMARAJ LAYOUT	45800	45800				40600	42000
191	NANJUNDESHWARA LAYOUT	39300	39300				36300	37700
192	MAHATHMA GANDHI LAYOUT	39300	39300				36300	37700
193	PUTTENAHALLI MAIN ROAD	52300	52300				45200	46600
194	MAHAVEER APARTMENT						52600	54000
195	SARAKKI	59300	52300			413	49100	50500
196	SHOBHA DEVELOPERS						64000	65400
197	NAGARJUN DEVELOPERS						64700	66100
198	LIC APARTMENT						61100	62500
199	SALAPURIA APARTMENT						61100	62500
200	ROSE GARDEN	39300	39300				36300	37700
201	TIMBER YARD	45800	45800				40600	42000
202	TARAMANDALA CO- OPERATIVE SOCIETY	45800	45800				40600	42000
203	K.S.R.T.C.LAYOUT	45800	45800				40600	42000

204	SARAKKI INDUSTRIAL AREA	59300	52300			330	49100	50500
205	PUTTENAHALLI MAIN ROAD	57100	57100				48000	49400
206	SARAKKI VILLAGE BENGALURU KANAKAPURA MAIN ROAD N.H. SY. NO. 50,51,56,57,70,71,72,	82900	78100			413	62700	64100
207	MARENAHALLI MAIN ROAD (IRR)	78100	78100				60000	61400
208	SHAKAMBARI NAGAR	52300	52300				45200	46600
209	C.R.LAYOUT	52300	52300				45200	46600
210	SARAKKI J.P.NAGAR 1ST STAGE (ORR)	65200	65200				52800	54200
211	SHOBHA DEVELOPERS						63900	65300
212	NAGARJUN DEVELOPERS						64600	66000
213	SALAPURIA APARTMENT						61100	62500
214	ADARSH DEVELOPERS						71100	72500
	JAYAPRAKASH NARAYANA NAGAR 1ST STAGE							
215	INNER RING ROAD(IRR)	71600					55700	57100
216	OUTER RING ROAD (ORR)	65200					52800	54200
217	MAIN ROAD	62500					51200	52600
218	CROSS ROAD	58700					48900	50300
219	NAGARJUN DEVELOPERS						64600	66000
220	LIC APARTMENT						61100	62500
221	SALAPURIA APARTMENT						61100	62500
222	I.T.I LAYOUT-J.P.NAGAR 1ST STAGE	58700	58700				48900	50300

223	JAYACHAMRAJENDRA LAYOUT	45800	45800				40600	42000
	JAYAPRAKASH NARAYANA NAGAR 2nd STAGE							
224	INNER RING ROAD(IRR)	71600					55700	57100
225	OUTER RING ROAD (ORR)	65200					52800	54200
226	MAIN ROAD	62500					51200	52600
227	CROSS ROAD	58700					48900	50300
	JAYAPRAKASH NARAYANA NAGAR 3RD STAGE							
228	INNER RING ROAD(IRR)	71600					55700	57100
229	OUTER RING ROAD (ORR)	65200					52800	54200
230	BANNERUGHATTA MAIN ROAD	78100					60000	61400
231	MAIN ROAD	62500					51800	53200
232	CROSS ROAD	58700					48900	50300
	JAYAPRAKASH NARAYANA NAGAR 4TH STAGE							
233	OUTER RING ROAD (ORR)	65200					52800	54200
234	MAIN ROAD	58700					48900	50300
235	CROSS ROAD	52300					45200	46600
	JAYAPRAKASH NARAYANA NAGAR 5TH STAGE							
236	OUTER RING ROAD (ORR)	65200					52800	54200
237	MAIN ROAD	58700					48900	50300
238	CROSS ROAD	52300					45200	46600
239	SHOBHA DEVELOPERS						64000	65400

	JAYAPRAKASH NARAYANA NAGAR 6TH STAGE							
240	OUTER RING ROAD (ORR)	65200					52800	54200
241	MAIN ROAD	58700					48900	50300
242	CROSS ROAD	52300					45200	46600
243	NAGARJUN DEVELOPERS						64600	66000
244	JAYAPRAKASH NARAYANA NAGAR 7TH STAGE	52300					45200	46600
245	JAYAPRAKASH NARAYANA NAGAR 8TH STAGE	39300					36300	37700
246	PLATINUM LIFE STYLE						31800	33200
247	JAYAPRAKASH NARAYANA NAGAR 7TH STAGE & 8TH STAGE GOTTIGERE MAIN ROAD (KANAKAPURA MAIN ROAD TO BANNERUGHATTA ROAD)	59300	52300			330	49000	50400
248	ARYA HAMSA APARTMENT						45500	46900
249	JAYAPRAKASH NARAYANA NAGAR 9TH STAGE	39300					36300	37700
250	JAYAYPRAKASH NARAYANA NAGAR 15TH CROSS	84500					63500	64900
251	JAYAPRAKASH NARAYANA NAGAR 24TH MAIN	110900					78200	79600
252	SOMANA HALLI	13000	11400	10300		97	17600	19000

253	SOMANA HALLI VILLAGE BENGALURU KANAKAPURA NATIONAL HIGHWAY ATTACHED LAND'S SY.NO. 196,218,220,221,222,223, 224,225,227,228,229,231, 232,233, 234,257	21600	20000	19500		194	23000	24400
254	VADDARA PALYA (SOMANA HALLI DHAKALE)	9200	7000	6500		48	14500	15900
255	SUNKADA KATTE	11400	10800	10300		62	16900	18300