

Guidelines of average Rates of the Immovable Properties coming under the jurisdiction of Jala Sub-Registrar's Office

Sl.No	Hobli/Village/Area	Residential Sites coming under BDA/ H.S.B.C/C.I.T.B/ Approved by City Development Authority (Competent Authority)	Residential Sites Coming Under Converted / BBMP (Local Authority)	Residential Sites Coming Under Corporation / Gram Thana (Local Authority)	Agricultural property	Villa / Row Houses Sites (Rs. Per. Sq Mtr)	Apartments/Flats constructed in Residential sites approved by competent / local Authority	
		Rs. per Sq.Meter	Rs. per Sq.Meter	Rs. per Sq.Meter	Rs in lakhs per Acre		Mosaic/ceramic/Vitrified	Marble/Granite/Wooden
							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	Arebinnamangala	8300	6000	4200	50		14400	15800
	Kadiganahalli							
2	Kadiganahalli	14300	13500	11600	215		18000	19400
3	Bellary National Highway/ New Airport Road (From Bagalur Cross to Sadenahally gate) survey no. 3, 4, 9, 10, 11, 12, 15, 16, 23, 27, 28, 29, 30, 32, 33.	35000	35000		650		32900	34300
4	Sites opposite to Vidyanagara cross road upto venkateshwara engineer college		13100	11300			17600	19600
5	Woods enclave layout	11900					17200	18600
6	Sai residency apartment						26200	27600
7	Telecom Employees Co- operative society Sites	10800					15100	16500
8	Prabhavathi Pam Apartment						32300	37700
9	Bhuvaneshwari Homes Apartment						32300	37700
10	Emerold Nest Apartment						32300	37700
11	Sri Sai Nivas Apartment						32300	37700
12	Classment Enclave Sites	19375						

13	Prestige enclave	10800					15100	16500
	Kuduregere							
14	Kuduregere	7700	6500	4200	72		13900	15300
15	Telecom layout	8300					14400	15800
16	Daksha layout	9500					14800	16200
	Kattigenahalli (BBMP)							
17	Kattigenahalli (BBMP)	14300	14000		220		18200	19600
18	Peripheral road adjacent survey no. 124, 126, 127, 128, 129, 130.	19400	13000		275		22000	23400
19	Kattigenahalli main road (Bagaluru cross, Sathanuru gadi)		21400				22800	24200
20	Sites infront of the road faceing Reva engineering college upto kogilu village border		14300				18200	19600
21	Vinayaka layout		16000				18900	20300
22	Baba layout		16000				18900	20300
23	Ambabhavani layout		13100				17600	19000
24	Dwaraka nagara		14300				18200	19600
25	Nitesh central park apartment						37400	38800
26	Nitesh columbus square apartment						37400	38800
27	Krishna shelters apartment						31800	33200
28	R.M.Z. Savan villas					35600		
29	Suraksha enclave apartment		14300				18200	19600
30	Niranthara layout		11900				17200	18600
31	Velpula Orchid		20000				37700	41500
32	Gurushree Layout		10100				15000	16400
	Palanahalli							
33	Palanahalli	13100	11900		220		17600	19000
	Challumanakunte (Gallumanakunte)							
34	Challumanakunte (Gallumanakunte)	6600	5400	4200	39		13500	14900
	Gollahalli							

35	Gollahalli	6600	5400	4200	50		13500	14900
	Gadenahalli							
36	Gadenahalli	9500	6600	5400	90		17600	19000
37	Old bengaluru layout (Yutopiya)	14300					18200	19600
38	Krishnaja greens	14300					18200	19600
39	E.P.I heritage	14300					18200	19600
	Channahalli							
40	Channahalli	9500	7200	5400	105		14800	16200
41	Euro vally layout	9500					14800	16200
	Chikkanahalli							
42	Chikkanahalli	8300	6000	4200	72		14400	15800
	Chokkanahalli							
43	Chokkanahalli	8900	6600	5400	83		14500	15900
44	Panchami developers layout	10100					15000	15900
	Chikkajala							
45	Chikkajala	13100	12000	10700	215		17600	19000
46	Bellary National Highway/ New Airport Road (From Bagalur Cross to Sadenahally gate) survey no. 5, 6, 78, 79, 80, 81, 82, 83, 8, 84, 85, 86, 110, 111, 112, 113, 114, 115, 93, 116, 117.	35000	35000		650		32900	34300
47	Certainant Celestia	18000					32300	37700
48	Karnataka telecom layout (Akshaya brindavana)	11900					15100	18600
49	BCD Paradiso Phase-I	18000					32300	37700
50	Coffee board layout	11900					15100	18600
51	Woods enclave layout	11900					15100	18600
52	S.R.Office road (from N.H-7 to pillekamma nagara road)			14300				
53	Park villa					10800		
	Chagalatti							
54	Chagalatti	8300	6000	4500	61		14400	15800

55	Survey no. 34, 35, 54, 55, 56, 57, 58, 61, 62, 65, 68, 69, 70, 71, 72, 76, 77, 81, 147, 150, 151, 152, 164, 165, 166, 167, 168, 170, 171, 172 are adjacent to old airport road (HAL)	15400	14300		90		18700	20100
56	Survey no. 67, 66, 64, 60, 59, 56, 57, 52, 50, 36, 39, 33, 49, 37, 42, 38, 33, 41, 42, 32, 31, 43, 30, 1, 2, 3, 169, 181, 180, 179, 178, 177, 176, 175, 174, 173, 6, 7, 8, 9, 10, 20, 21, 22, 29, 184. are adjacent airport road	16000	13100		105		18900	20300
Tarahunase								
57	Tarahunase	10000	7200	5400	72		15000	16400
58	Vishveshwarayya layout	9000	8900				14400	15800
59	Telecom employees housing society	10700					15100	16500
60	M/s.Krishna developers corporation	10700					15100	16500
61	Richvale Garden	9700					14800	16200
Tarabanahalli								
62	Tarabanahalli	9500	9000	6000	110		14800	16200
63	Tuleef garden	14300					18000	19400
64	Rashi garden	17800					21200	22600
65	Retrit garden villas					23700		
66	Eutopiya garden	10700					15100	16500
67	Prestine villas					23700		
68	Retrete Sites	13000					17600	19000
69	Gold Pinch Sites	13000					17600	19000
Thimmasandra								
70	Thimmasandra	8300	6000	4200	55		14400	15800
Dasanayakanahalli								

71	Dasanayakanahalli	7200	6000	5000	39		13800	15200
	Doddajala amanikere							
72	Doddajala amanikere	8300	7200	5400	94		14400	15800
73	IACETE & KWF layout	9500					14800	16200
	Dommaluru (Dummanahalli)							
74	Dommaluru (Dummanahalli)	6600	5400	4200	55		13500	14900
	Doddajala							
75	Doddajala	16000	10700	9700	155		18900	20300
76	National highway adjacent survey no. 44, 186, 189.	23700	20100		363		25100	26500
77	Green field layout		11900				17200	18600
78	Diyo marvel layout		11900				17200	18600
79	Minute Vaishali apartment						25100	26500
80	Kent pravijet ancor reality villas					23700		
81	Kent pravijet ancor reality sites	14800	14900				18600	20000
	Nellukunte							
82	Nellukunte	7200	6600	5400	83		13800	15200
	Navarathna agrahara							
83	Navarathna agrahara	15000	11900	10700	190		18600	20000
84	Tuleef garden	14300					18000	19400
85	Rashi garden	17800					21200	22600
86	Retrit garden villas					23700		
87	Navarathna agrahara (Bhovi palya)	14300	11900	10700	182		18000	19400
88	Retrete Sites	13000					17600	19000
89	Sudina Apartment						32300	33700
	Palya/B.K palya							
90	Palya/B.K palya	9500	7200	6000	73		14800	16200
	Papanahalli							
91	Papanahalli	8700	6200	4300	61		14400	15800
92	Telecom employees co- operative society	12000					17200	18600
93	Central Government housing society	12000					17200	18600
94	Papanahalli Layout Phase 1	7600	3800				13900	15300

	Beguru							
95	Beguru	12000	9500	6500	83		17200	18600
96	Survey no. 36, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 53, 54, 60, 61, 62, 63, 64, 65, 66, 68, 69, 70, 71, 72, 75, 77, 78, 79, Adjacent to airport road	15400	13200		100		18700	20100
97	Airport counti layout	10700					15100	16500
98	IACETE & KWF layout	10700					15100	16500
99	R.D.Greenwoods Layout	9700					14800	16200
	Billamaranahalli							
100	Billamaranahalli	12000	11000	9500	127		17200	18600
101	Woods enclave layout	12000					17200	18600
102	Army welfare association villas					11900		
103	Army welfare association apartment						25000	26400
104	Commanders Pinnacle	22000					24400	25800
105	Embassy bole ward (Sammy dream land villas)					59200		
106	Sammy dream land sites	13100					17600	19000
	Biaapanahalli							
107	Biaapanahalli	10000	8500	6500	83		15000	16400
108	Survey no 6, 7 facing BBMP new developed road	11900	9500		121		17200	18600
	Bettahalasuru							
109	Bettahalasuru	9500	6700	4300	83		14800	16200
	Biyannahalli							
110	Biyannahalli	8900	6700	4300	83		14500	15900
111	Panchami developers layout	10100					15000	16400
112	S.L.N dreams	10100					15000	16400
113	Coffee board layout	10100					15000	16400
114	Greek arora garden	10100					15000	16400
115	C.R.S. layout	10100					15000	16400
116	Euro vally layout	10100					15000	16400
117	Kensington Park	9200					14500	15900

	Bagaluru							
118	Bagaluru	9500	7700	7500	88		14800	16200
119	Survey no. 261, 262, 263, 379, 258, 257, 256, 254, 248, 249, 1, 2, 3, 4, 5, 8, 9, 120, 121, 122, 123, 249, 177, 176, 124, 125, 127, 128, 129, 130, 131, 133, 371, 372, 373, 332, 250, 252, 253, 271, 280, 279, 259, 272 are adjacent to old airport road (HAL)	15400	13100		132		18700	20100
120	Rams Lakeview Meadows	20000					37700	39100
121	Survey no. 6, 7, 10 to 35, 41 to 91, 99 to 117, 119, 176, 177, 178, 179, 235 to 247, 375. are adjacent to proposed airport road	17200	14300		143		20900	22300
122	BEML layout		9500				14800	16200
123	L.G.Rose heritage		9500				14800	16200
124	Properties adjacent to Bagaluru main road	10800			94		15100	16500
125	K.K. MEADOWS apartment						18000	19400
	Boyilahalli							
126	Boyilahalli	9500	7200	5400	99		14800	16200
127	Properties adjacent to airport road	15400	10700		132		18700	20100
128	M.G.B layout	10700					15100	16500
129	Shrinidhi enclave	10700					15100	16500
130	Rose avenue	10700					15100	16500
131	Raksha nicuenja	10700					15100	16500
132	Narayanareddy layout	10700					15100	16500
133	plymingo township extention	11900					17200	18600
134	plymingo township	11900					17200	18600
	B.K halli amanikere							
135	B.K halli amanikere	6700	4800	4300	66		13500	14900

136	Survey no 10/1, 10/2, 12, 17, 19, 13/1, 13/2, 13/3, 16/1, 16/2, 20 adjacent to BBMP new developed road	8300	6000		90		14400	15800
	Bandikodigehalli							
137	Bandikodigehalli	7300	6000	4800	72		13800	15200
138	Properties adjacent to airport road survey no.74	13100	10700		116		17600	19000
139	Survey no 74/P2, 74/P3, 74/P6, 74/P7, 74/P8, 74/P9, 74/301, 74/302, 74/303, 74/304, 74/305, 74/306, 74/307, 74/308, 74/309, 74/310, 58, 2/1, 2/2, 77/1, 77/2, 77/3, 77/4, 80/1, 80/2, 80/3, 80/4, 82/1, 82/2, 59, 60, 61, 56, 9/1, 1/1, 1/2, 76, 56 adjacent to BBMP new developed road	13100	10700		121		17600	19000
140	Ferns Aspen Heights	10800					15100	16500
	Maralakunte							
141	Maralakunte	6600	5400	4200	50		13500	14900
	Maranayakanahalli							
142	Maranayakanahalli	8500	8200	7000	122		14800	16200
143	Raino layout	8900					14500	15900
144	Coffee board layout	8900					14500	15900
145	Haritha Residency	8100					14100	15500
146	Ramanashree Lake Garden	8100					14100	15500
	Meenukunte							
147	Meenukunte	16000	15000	13500	231		19600	20300
	Bellary National Highway/ New Airport Road (From Bagalur	35000	35000		650		32900	34300
148	Cross to Sadenahally gate) survey no. 1, 3, 21, 23, 24, 25, 39, 40, 41, 42, 43, 57, 58, 59, 61, 62, 63, 67, 68, 69, 70.							
	Muttagadahalli							

149	Muttagadahalli	9500	7200	5400	83		14800	16200
150	Survey no. 4, 6, 7, 8, 9, 12, 13, 14, 15, 16, 30, 31, 32, 33, 34, 35, 58, 59, 61, 62, 63, 64, 74 are adjacent to proposed airport road	15400	13100		100		18600	20000
151	Airport counti layout	10700					15100	16500
152	IACETE & KWF layout	10700					15100	16500
	Meesaganahalli							
153	Meesaganahalli	13000	11000	8500	143		17600	19000
154	Survey no.10, 11, 12, 13, 15, 27, 35 are adjacent to proposed airport road	16000	13700		198		18900	20300
155	Devanahalli Aveator	10700					15100	16500
156	Manasa golden shelter	10100					15000	16400
157	Coffee board layout	9700					14800	16200
	Manchappana hosahalli							
158	Manchappana hosahalli	7500	7000	5000	50		13900	15300
	Mahadevakodigehalli							
159	Mahadevakodigehalli	6600	5800	5000	50		13500	14900
160	Amiroid miyadose layout		6000				13300	14700
	Mailanahalli							
161	Mailanahalli	6600	5400	4800	66		13500	14900
162	Survey no91/1, 91/2, 91/3, 91/4, 91/5, 91/6, 91/7, 91/8, 91/9, 91/10, 99/1, 99/2, 99/3, 99/4, 99/5, 100/1, 100/2, 100/3, 100/4, 100/5, 104/1, 104/2, 105, 106/1, 6/1A, 6/1B, 6/2, 81/1, 81/2, 81/3, 45/2, 46/1, 46/2, 46/3, 46/4, 46/5, 46/6, 46/7, 13, 19, 45/1, 45/2, 51/1, 51/2, 52, 53, 41 adjacent to BBMP new developed road	8900	7700		88		14500	15900
	Marasandra							

163	Marasandra	6600	5400	4200	39		13500	14900
	Marenahalli							
164	Marenahalli	7700	5400	5000	50		13900	15300
	Shettigere							
165	Shettigere	11900	10800	8900	180		17200	18600
166	Bellary National Highway/ New Airport Road (From Bagalur Cross to Sadenahally gate) survey no. 76, 77, 78, 79, 80, 89, 90, 91, 92, 97, 99, 100, 101, 102, 106.	35000	35000		650		32900	34300
167	Jayasurya developers K.P.S.C layout	10700					15100	16500
168	Bandari constructions	10700					15100	16500
169	IACETE & KWF layout	10700					15100	16500
170	Green field layout	10700					15100	16500
171	Sree Durga Chaishalya Layout	9700					14800	16200
172	Downtown park sites	10800					15100	16500
	Sathanooru							
173	Sathanooru	9800	8000	6800	94		14800	16200
174	Survey no25, 25/1, 25/2, 25/3, 25/4, 25/5, 25/6, 25/7, 26, 27/1, 27/2, 27/3, 28, 30/1, 30/2, 30/3, 30/4, 30/5, 30/6, 30/7, 32, 33, 36, 37, 40/1A, 40/1B, 40/1C, 40/2, 54 adjacent to BBMP new developed road	11900	9500		132		17200	18600
	Sonnappanahalli							
175	Sonnappanahalli	18000	16000	13000	232		21600	23000
176	Bellary National Highway/ New Airport Road (From Bagalur Cross to Sadenahally gate) survey no. 1, 6, 7, 8, 10, 11, 12, 13, 33, 35, 37, 39, 41, 42, 43, 44, 45.	35000	35000		650		32900	34300

	Singanahalli							
177	Singanahalli	6600	5400	4200	61		13500	15200
	Suggatta							
178	Suggatta	9500	8300	6000	88		14800	16200
	Hosahalli							
179	Hosahalli	9500	7200	6500	72		14800	16200
180	Ministry of communication layout	10700					15100	16500
181	Embassy bole ward (Sammy dream land villas)					59200		
182	Sammy dream land sites	12500					17300	18700
	Hunachuru							
183	Hunachuru	6600	5400	5000	50		13500	14900
	Hunasamaranahalli							
184	Hunasamaranahalli	14300	13100	12100	242		18000	19400
185	Bellary National Highway/ New Airport Road (From Bagalur Cross to Sadenahally gate) survey no. 5, 6, 7, 8, 9, 10, 11, 12, 34, 172, 174, 175, 184, 195, 196, 197, 198.	35000	35000		650		32900	34300
186	Elegant Aerozone	25000					25800	27200
187	Chandramouleshwara layout			15400				
188	Embassy bole ward (Sammy dream land villas)					59200		
189	Sammy dream land sites	13100					17600	19000
190	Kamadhenu Enclave Apt.						22400	23800
	Hoovinayakanahalli							
191	Hoovinayakanahalli	6600	5400	4200	61		13500	14900
192	Airport road adjacent survey no. 98, 99, 102, 103, 104.	15400	13100		121		18700	20100
	Huthanahalli							
193	Huthanahalli	9500	8500	7500	121		14800	16200
194	Telecom layout	9500					14800	16200
195	Barani nest layout	10700					15100	16500

196	Karnataka telecom rathna swaroop layout	10700					15100	16500
197	Adarsha Palm Acre					37700		