

**Guidelines of average Rates of the Immovable Properties coming under the jurisdiction of Yalhanka 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 / Converted Sites (Competent Authority)	Residential Sites coming under BBMP/ Gramathana (Local Authority)	Agricultural property (Rs in lakhs per Acre)	Villa / Row Houses (Rs Per Sq Mtr)	Apartments/Flats constructed in Residential sites approved by competent / local Authority	
		Rs. per Sq.Meter	Rs. per Sq.Meter			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
1	Agrahara village		22500	176		24700	26100
2	Akruthi North City	28800	28800			29000	30400
3	Gurudeep					28400	29800
4	Chalukya niranthara					28400	29800
5	Apoorva builders					28400	29800
6	A.D.I. Developers					28400	29800
7	Land adjacent to Peripheral road site 28, 26, 22, 69, 68, 23, 67, 66.		14000	180		18000	19400
8	Jayasoorya layout	21400	21400			23000	24400
9	K.P.S.C layout	21400	21400			23000	24400
10	Vidhanasouda layout	21400	21400			23000	24400
11	Atturu village		27400	198		28100	29500
12	Jayant Santis					28600	30000
13	Krishna hevens Villa				64000		
14	Akshaya nagara		24800			25800	27200
15	Aruna pine wood (Atturu)					29900	31300
16	S.L.V Archard (Atturu)					35600	37000
17	Brindavana cell (Atturu)					35600	37000
18	Century saras (Atturu)					29900	31300

19	Major Sandeep unnikrishnan road (from K.E.B/Mother dairy to tirumalanagara)		42700			38000	39400
20	Atturu layout 1st main road (from Shanimahathma temple to Atturu village)		17100			20900	22300
21	From Atturu 1st main road to Yelahanka newtown 4th phase (Santhoshanagara main road)		18500			21700	23100
22	Chithra layout		21600			21400	22800
23	Ananda nagara		18500			21400	22800
24	Atturu layout survey no. 33, 34, 35 (site allotted by government for homeless family).		13100			17800	19200
25	Tirumala nagara		20000			23100	24500
26	Muneshwara layout		17800			21600	23000
27	Santhosha nagara		30400			29800	31200
28	Manjunatha nagara		14300			18200	19600
29	Escort layout		14300			18200	19600
30	C.Q.A.L layout		32300			30600	32000
31	Ramanashri		34100			32700	34100
32	Ananthapura		17300	264		21200	22600
33	Sai Camellia					25900	27300
34	Classic woods (Ramanashri)					37700	39100
35	Adishbluesky (Ramanashri)					37700	39100
36	Concord Towres					37700	39100
37	Dhiya SSK (Ramanashri)					37700	39100
38	Kwality raga					30800	32200
39	J.S.Tulif					33200	34600
40	Legesi aristan					30800	32200
41	Lotus habitate					34400	35800
42	J.S.Sunflower					28500	29900
43	G.K.Lake view (Ananthapura)					40200	41600
44	Sai Irees (Ananthapura)					28000	29400

45	Villa vally row house edifies (Ananthapura)				59300		
46	S.C.C. Saphire (Ananthapura)					28500	29900
47	Commonder vista Ananthapura)					32000	33400
48	Green square (Ananthapura)					32000	33400
49	Comfort fride (Ananthapura)					25600	27000
50	Prestige garden bay villas apartment (Ananthapura)					43400	44800
51	Prestige garden bay villas (Ananthapura)				53900		
52	Sai Aster (Ananthapura)					35600	37000
53	Tranquil homes (Ananthapura)					34400	35800
54	B.R.Odessy (Ananthapura Ramanshri)					34400	35800
55	Silver OAK (Ananthapura)					34400	35800
56	Commonder M.N.Archard (Ananthapura)					34400	35800
57	MN Orchid Senior official enclave (Ananthapura)					34400	35800
58	Ultimate comfort (Ananthapura)					34400	35800
59	President liyon (Ananthapura diyo marbal)					34400	35800
60	Nisarga layout		17300			17800	19200
61	Deo marval layout	36600				33600	35000
62	Kempston court deo marval layout					36300	37700
63	Tranquil Nest (Ananthapura)					37840	39240
64	Ramanashri california	34100	34100			32700	34100
65	Allalassandra		21400	597		23000	24400
66	Gokuldas life style moksh judicial Layout 8th Cross					32300	33700
67	H.R.C Ananya					32300	33700
68	From Bengaluru Bellary main road N.H.7 to nyayanga layout main road and 14th main road	56000				47600	49000
69	N.C.C urban windors Nagarjuna					43100	44500

70	Janapriya apartment					31500	32900
71	Anriya green berg (allalassandra)					33400	34800
72	Deccan shelters (allalassandra)					33400	34800
73	Adithya home (allalassandra)					33400	34800
74	Green leef (allalassandra)					41300	42700
75	Judicial Layout (allalassandra/ chikkabommasandra/ jakkuru plantation)	54000				47100	48500
76	U.A.S layout	43100	43100			38300	39700
77	Bellary road/ New Airport Road (From Jakkuru Aerodram and L & T to Bagalur Cross) survey no. 25, 32, 33, 34, 35, 36, 39, 55, 56, 57, 58, 69, 71, 72, 113.	86000	86000	725		64500	65900
78	Avalahalli	13500	11400	198		18000	19400
79	Vajaram Tiara					41000	42400
80	Osadia garden city					29100	30500
81	J.S. Gruup					32300	33700
82	Puravankara namma bangaluru nanna koduge					41000	42400
83	Maruthi nandan (Avalahalli)					32000	33400
84	B.C.I.L Z woods (Avalahalli)					37700	39100
85	B.C.I.L collective (Avalahalli)					37700	39100
86	Ramkivan north (Avalahalli)					36300	37700
87	Legesi estilo (Avalahalli)					44800	46200
88	Vani vilas (Avalahalli)					32000	33400
89	Eshwar (Avalahalli)					32000	33400
90	Townend villa (Avalahalli)				47400		
91	Mahaveer habitate (Avalahalli)					32000	33400
92	D.S.Max Streak (Avalahalli)					32000	33400
93	Prestige royal gardens (Avalahalli)					41000	42400
94	B.E.L layout	24700				25800	27200
95	M.S.R layout	24700				25800	27200

96	Peripheral road adjacent survey no. 58, 59, 60, 61, 62, 67, 68, 69, 70, 72, 73, 74, 75, 76, 78. 110	14000	13000	240		18000	19400
97	State highway adjacent survey no. 10, 11, 13, 14, 15, 16, 26, 49, 50, 52, 53, 54, 55, 56, 116, 117.	15400	14300	231		18700	20100
98	Kogilu		17100	264		21600	23000
99	BSR Koorla					24800	26200
100	S.L.V Gallery					33700	35100
101	Viva (Fortuna)					33700	35100
102	Mahaveer clover (Maruthi nagar)					27300	28700
103	Canopy crest (Kogilu main road)					44800	46200
104	Canopy crest signature (Kogilu main road)					44800	46200
105	Canopy crest editions (Kogilu main road)					44800	46200
106	Samruddhi north square (Kogilu)					41500	42900
107	Mithel univercel (Kogilu)					41500	42900
108	Mithel univercel Elanata					41500	42900
109	Legasy eldore (kogilu)					41500	42900
110	kogilu main road (from Kogilu circle to papayya layout)		21400			23000	24400
111	Sapthagiri layout		19900			22300	23700
112	Krishna devaraya layout		17100			20900	22300
113	Vinayaka layout		17100			20900	22300
114	Ponnappa layout		17100			20900	22300
115	Balaji layout		18500			21700	23100
116	Vishwa Prakruthi /Prakruthinagara		32300			30600	32000
117	Peripheral road adjacent survey no. 8, 9, 10, 11, 12, 13, 14, 15, 16, 45, 46, 47, 48, 49, 64, 65, 66, 110, 111, 112		23700	270		25000	26500

118	Kempanahalli	9300	8100	93		14800	16200
119	Lake mist	28500			40000		
120	Kenchenahalli		10000	93		15100	16500
121	Century artizan	38740			53000		
122	Almond row house villa (Kenchenahalli)				31600		
123	Arun Shelters (Kenchenahalli)					25700	27100
124	Peripheral road adjacent survey no. 5, 6, 7, 12, 13, 19, 22, 23 24 25, 26 27,30 31 32, 33.		10800	180		15100	16500
125	Krishnarajasagara	8600	7900	93		14400	15800
126	Gantiganahalli	10000	7900	106		15100	16500
127	Gasthikempanahalli	10700	8600	132		16900	18300
128	K.P.S.C layout	27900	27900			28500	29900
129	Govindapura		12400	132		17600	19000
130	Century artizan	38740			53000		
131	Nestate and Y.R.S emporiyam BDA approved	26400			46000		
132	Prithvinagara		17300			21200	22600
133	Chikkabommasandra		30500	528		29800	31200
134	Sharavathi premiya					44000	45400
135	Nagambika					39100	40500
136	Skyline Paradiso apartment (Chikkabommasandra)					32000	33400
137	Chikkabommasandra 1st A main road		31000			30100	31500
138	Kanakanagara		7900			14400	15800
139	Malleshwaram H.B.C.S	28500	28500			28700	30100
140	Mathru layout and someshwara nagara	39900	39900			37200	38600
141	Jarakabandekaval survey no. 60 to 76, 100.	10700	10000	159		17200	18600
142	Lake mist	28500			40000		
143	Peripheral road adjacent survey no. 59, 101.		11900	180		17200	18600

144	Thirumenahalli		15700	212		18700	20100
145	V.N.G. BDA layout Anthelia Homes	42800			60000	38300	39700
146	Arun koustubha (Thirumenahalli)					41400	42800
147	Garuda palace (Thirumenahalli)					31300	32700
148	Unishire explanade (Thirumenahalli)					31300	32700
149	Sonnappa Nagara		12400			17600	19000
150	M.S.R Nagara (Marisonnappanagara)		15700			18900	20300
151	Peripheral road adjacent survey no. 35, 36,37, 39, 40, 41, 43, 44, 45, 46, 47, 49, 50, 53, 54, 55, 56, 57 58, 59, 60, 61, 62, 64, 65, 66, 67.		16200	288		18900	20300
152	Nagadasanahalli	8600	7900	93		14400	15800
153	Puttenahalli		21400	528		23000	24400
154	B.R.Odsee (Ramanashri)					31400	32800
155	Pavani apartment (Puttenahalli)					34100	35500
156	Prestige manto karlo apartment (Puttenahalli)					48600	50000
157	Heritage apartment (Puttenahalli)					44600	46000
158	Deffodil block (Puttenahalli)					33400	34800
159	Vamshi residency (Puttenahalli)					32000	33400
160	Innovative nature (Puttenahalli)					33400	34800
161	N.C.C urban Meadows (Puttenahalli)					49300	50700
162	Doddaballapura main road	61600	61600	660		51200	52600
163	Yelahanka extention Puttenahalli board colony	29900				29400	30800
164	Vinayaka layout		21400			23000	24400
165	State highway adjacent survey no. 1, 2, 3, 4, 5, 7, 8, 9, 13, 14, 15, 17, 18, 27, 28, 29, 30,40, 42, 44, 46, 67, 68, 69, 71, 72, 73, 74, 75, 76, 79, 90, 91, 92, 93, 94.		61600	660		51200	52600

166	Ramanashri california		34100			30100	31500
167	Bellahalli		11400	137		17200	18600
168	Unica bella tattvva A holik					35600	37000
169	Mikasa spanish spendor bellahalli					35600	37000
170	Arun koustubha bellahalli					35600	37000
171	Bellahalli main road (from kogilu Baipas road to kannuru main road)		21400			23000	24400
172	Manchenahalli		12800	139		17800	19200
173	Peripheral road adjacent survey no. 1, 3, 4, 7, 8, 12, 13.		13000	240		17600	19000
174	Muddenahalli	10000	7200	106		15100	16500
175	Mandalakunte		46200	660		40700	42100
176	Puravankara venizia (Mandala kunte)					55900	57300
177	Nagarjuna Asteer Park (Mandala kunte)					48700	50100
178	Yelahanka old city		15700			18900	20300
179	Piramid (North square) yelahanka old city					27000	28400
180	Mithila Deluxe (yelahanka old city)					27000	28400
181	R.M.Z Galleria (yelahanka) BB road					64800	66200
182	Max worth meridian (yelahanka)					47400	48800
183	Pam spring (yelahanka N.H.7)					44800	46200
184	Rose garden (Yelahanka old town)					28500	29900
185	Kamakshamma layout		12800			17800	19200
186	Commercial street		21400			23000	24400
187	Chowdeshwari layout		12800			17800	19200
188	Maruthinagara		24000			25400	26800
189	Mahaveer clover (Maruthi nagar)					27300	28700
190	Maruthinagara 1st main road		25000			25900	27300
191	Maruthinagara 2nd main road		22500			24700	26100
192	Maruthinagara 3rd main road		22500			24700	26100



193	Maruthinagara housing co- operative society	24000	24000			25400	26800
194	Shivashankari layout		14300			18200	19600
195	Venkatappa layout		14300			18200	19600
196	Papayya layout		17100			20900	22300
197	Koorlappa layout		17100			20900	22300
198	Shankarappa layout		14300			18200	19600
199	Bhadranna layout		14300			18200	19600
200	Jayanna layout		14300			18200	19600
201	Maruthinagara kathalepalya		14300			18200	19600
202	From Allalassandra railway gate to police station circle		61600			51200	52600
203	Taralabalu enclave		77000			59200	60600
204	From Police station circle to Venkatala left right		77000			59200	60600
205	From Yelahanka police station to puttenahalli		61600			51200	52600
206	Santhe beedi		15700			18900	20300
207	From Santhe circle to Aiyappa temple road and main road		18500			21700	23100
208	Behind Railway station		12800			17800	19200
209	Kondappa layout		12800			17800	19200
210	Bestara beedi		12800			17800	19200
211	Maseedi road		17100			20900	22300
212	SCST colony		4000			38300	39700
213	Kallubavi road		15000			18600	20000
214	Brahmanara street		18500			21700	23100
215	Maheshwarammana gudi road		18500			21700	23100
216	Down bazar road		18500			21700	23100
217	Bazar road		18500			21700	23100
218	New street hospital road		18500			21700	23100
219	Suggappa layout		15700			18900	20300
220	Gandhinagara		18500			21700	23100
221	Gandhinagara main road		21400			23000	24400
222	L.B.S.Nagara		11400			17200	18600

223	Ambedkar nagara		11400			17200	18600
224	New street (Vakkaligara street)		15700			18900	20300
225	Yelahanka newtown A sector	53300				46100	47500
226	VRS Vijaya homes (Yelahanka newtown A sector)					41500	42900
227	K.H.B.High rise (Yelahanka newtown A sector)					41500	42900
228	Krishnaveni					37200	38600
229	Jahnavi					37200	38600
230	Raj residency					37200	38600
231	S.L.V					37200	38600
232	Shantham sadan					37200	38600
233	H.I.G	38500				36000	37400
234	M.I.G	35600				33200	34600
235	L.I.G	30800				30100	31500
236	From Yelahanka newtown sheshadripuram college to chikkabommasandra cross	54000				47100	48500
237	Housing board colony B sector	38500				36000	37400
238	Raj residency					30600	32000
239	H.I.G	37800				35700	37100
240	M.I.G	35300				33200	34600
241	L.I.G	34000				32300	33700
242	E.W.S	33000				32000	33400
243	Sanitorycore	11400				17200	18600
244	208 S.F.S. 4th phase	35900				33500	34900
245	H.I.G (Nagarjuna/Shirke constructions (K.H.B 5th phase)					36400	37800
246	M.I.G (Nagarjuna/Shirke constructions (K.H.B 5th phase)					35400	36800
247	L.I.G/S.L.I.G (Nagarjuna/Shirke constructions (K.H.B 5th phase)					19200	20600
248	Ajantha vihara yelahanka new town 5th phase					37900	39300

249	Inland Edilon Yelahanka New Town Industrial Area					39100	40500
250	Krishna Brighton Yelahanka New Town Industrial Area					34500	35900
251	Metropolies Yelahanka New Town 5th Pahse Shivamandir Road					34500	35900
252	Krishna hevens Villa Yelahanka New Town 5th Phase				64600		
253	S.P.L sintilla yelahanka industrial area 5th phase					37300	38700
254	407 S.F.S 4th phase	35900				33500	34900
255	707 S.F.S 4th phase	35900				33500	34900
256	Residencial site in the Industrial area	32300				30600	32000
257	Gandhinagara housing board colony	26200				26500	27900
258	Yelahanka amanikere		18500	660		21700	23100
259	Yelahanka industrial area	18500	18500			21700	23100
260	From Yelahanka kogilu circle to papayya layout road		24200			25400	26800
261	Old middle school		15700			18900	20300
262	Aiyappasami temple road		14300			18200	19600
263	Kotebeedi		15000			18600	20000
264	Railway station road		14300			18200	19600
265	Kerekodi road		15700			18900	20300
266	Pushkarani road		15700			18900	20300
267	Weavers road		15700			18900	20300
268	Deshada pete road		15700			18900	20300
269	Neharu nagara		17100			20900	22300
270	Major Sandeep unnikrishnan road (from Mother dairy to Doddaballapura main road)		77000			59200	60600
271	Major Sandeep unnikrishnan road (Yelahanka housing board atturu joint road)		61600			51200	52600

272	Yelahanka housing board B- sector 60 feet road 16th A and B cross bus stand road	77000				59200	60600
273	Yelahanka newtown 15th A cross road	38500				35700	37100
274	Yelahanka shopping complex road (yelahanka 9th B cross road)	46200				40700	42100
275	Yelahanka 8th B cross road	46200				40700	42100
276	Yelahanka 1st main road from kanthi sweets to sanjeevappa road	53900				46800	48200
277	Yelahanka 1st main road from kanthi sweets to S.B.I	77000				59200	60600
278	Yelahanka new town 3rd cross road (from sheshadripuram college to sandeep unnikrishnan road)	77000				59200	60600
279	80 feet road A sector	53900				46800	48200
280	Yelahanka new town L.I.C office road	61600				51200	52600
281	Yelahanka new town 16th A main road (petrole bunk road)	77000				59200	60600
282	Yelahanka housing board 4th phase 1st main road	36500				33600	35000
283	Yelahanka housing board 5th phase	36500				33600	35000
284	H.I.G (Nagarjuna/Shirke constructions (K.H.B 5th phase)					36400	37800
285	M.I.G (Nagarjuna/Shirke constructions (K.H.B 5th phase)					35400	36800
286	L.I.G/S.L.I.G (Nagarjuna/Shirke constructions (K.H.B 5th phase)					19200	20600
287	S.P.L sintilla yelahanka industrial area 5th phase					37900	39300
288	117 S.F.S. B-1 and B-2	32300				30600	32000

289	Yelahanka			858			
290	Bellary Road/ New Airport Road (From Jakkuru Aerodram and L & T to Bagaluru Cross) survey no. 54, 55, 56, 64, 65, 66, 67, 68, 75, 76, 77, 78, 79, 81, 82, 83, 85, 98, 99, 108, 109, 110, 111, 114, 117, 133, 134, 135, 136.		86000	725		64500	65900
291	State highway adjacent survey no. 125, 126, 127, 128, 132, 149, 150, 151, 152, 155, 156, 157, 158, 159, 180, 181, 182, 183,184,186, 187, 188, 193.		77000	858		59200	60600
292	Yelahanka amanikere		18500	660		21700	23100
293	Kendriya vihar					33400	34800
294	Vivek home/Vivek marble (Yelahanka amanikere)					33400	34800
295	Ramagondanahalli	12800	10000	198		17800	19200
296	Lake mist	28500			40000		
297	Peripheral road adjacent survey no. 16	13000	11900	144		17600	19000
298	Lakshmisagara	8600	7200	99		14400	15800
299	Veerasagara	12800	10700	132		17800	19200
300	Vaderapura		15700	330		18900	20300
301	Nithesh nepa valy villa (Woderapura)				71100		
302	Peripheral road adjacent survey no. 20, 21, 22,23.		16200	360		18900	20300
303	Vasudevapura		11500	132		17300	18700
304	Century artizan	38740			53000		
305	Peripheral road adjacent survey no. 1,2,3,6,21,22.		13000	180		17600	19000
306	Venkatala		30800	561		30100	31500
307	Kendriya vihar (Venkatala)					33400	34800

308	North gate asset (Venkataka) bypass road					59200	60600
309	R.N.G elite (Venkataka) Bypass road					47400	48800
310	Flam sping (Venkataka) Bypass road					47400	48800
311	National highway N.H.7 (from Allalasanra gate to Yelahanka police station, venkataka)		77000	1144		59200	60600
312	Peripheral road adjacent survey no. 2, 51, 52, 53, 66, 67, 69 70, 71, 72, 74.		70000	780		55500	56900
313	Bellary Road/ New Airport Road (From Jakkuru Aerodram and L & T to Bagaluru Cross) survey no. 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 15, 16, 17, 18, 19, 23, 24, 25, 29, 58, 59, 60, 64, 65, 66, 67, 69, 70, 71, 72, 73, 74.		86000	725		64500	65900
314	Shivanahalli		26100	528		26500	27900
315	Radient jasmin (Shivanahalli)					33400	34800
316	Vivek home/marble (Shivanahalli)					33400	34800
317	Value builders (Shivanahalli)					33400	34800
318	Venkat estate (Shivanahalli)					25600	27000
319	Piramid Banksiya(Shivanahalli)					25600	27000
320	Piramid mahika (Shivanahalli)					25600	27000
321	Piramid Caranation					24500	25900
322	Century breeze (Shivanahalli)					36300	37700
323	Akshaya Aerosan robi (Shivanahalli)					36300	37700
324	D.S.Max (Shivanahalli)					26100	27500
325	Venkat estatewings royal (Shivanahalli)					36300	37700
326	Arun aero ville villeament & apartment (Shivanahalli)				47400		

327	Arun aero ville Appartment & apartment (Shivanahalli)					35600	37000
328	Eligent embassy (Shivanahalli)					36300	37700
329	Mittal flam (Shivanahalli)					36300	37700
330	S.S.elite (Shivanahalli)					36300	37700
331	U.A.S layout	28500	28500			28700	30100
332	Surabhi layout		28500			28700	30100
333	Y.V.Narayanaswamappa layout		17100			20900	22300
334	Shrinivasapura		11400	185		17200	18600
335	Yafa Squares					21600	23000
336	Singanayakanahalli	12800	11400	212		17800	19200
337	State highway adjacent survey no. 1, 2, 3, 4, 5, 6, 7, 8, 23, 58, 57, 59, 60, 61, 115.	15400	14300	286		18700	20100
338	Singanayakanahalli amanikere	10000	7200	132		15100	16500
339	Harohalli		17100	212		18900	20300
340	Shobha developers (Harohalli)					46200	47600
341	Shriram properties sahana (Harohalli)					28500	29900
342	Shriram properties suhana (Harohalli)					26000	27400
343	Hoysala habitate (Harohalli)					25600	27000
344	Prestige royal gardens (Harohalli)					43400	44800
345	K.E.B.layout	23800	23800			25400	26800
346	Isro layout	23800				25400	26800
347	Garuda nagara	23800	23800			25400	26800
348	Peripheral road adjacent survey no. 16, 17, 18, 19, 29, 28, 27, 23, 20, 22, 24, 21, 40, 37, 38, 39, 59, 63, 60, 62, 61, 67, 65, 68.		17300	325		20900	22300
349	State highway adjacent survey no. 30. 31, 32, 33, 25, 26, 24, 41, 56, 55, 58, 57, 53, 52, 54, 73, 74, 75, 77, 78, 79, 80, 81, 49 .		19100	358		22000	23400
350	Nagenahalli (Harohalli)		17800	275		21600	23000

351	Honnenahalli	12800	11400	198		17800	19200
352	State highway adjacent survey no. 7, 8, 9, 14, 18, 19, 28, 29, 36, 37, 39, 40.	15400	14300	286		18700	20100