

**2017-18 Guidance value for the Immovable Properties coming under the jurisdiction of Yalahanka Sub-Register Office.**

SI NO	Hobli/Village/Area	Residential Sites approved by Competent Authority	Residential Sites coming under the jurisdiction of Local Organization	Villa/Row Houses	Apartments/Flats /Villament constructed on Residential Sites approved by Competent Authority/Local Organization	Agricultural Property
		(Rupees in Lakhs per Acre)	(Rupees in Lakhs per Acre)	(Rupees in Lakhs per Acre)	(Rupees per Square Meter For Super Built up Area)	(Rupees in Lakhs per Acre)
1	2	3	4	5	6	7
1	Agrahara village	25000	22500			176
2	Triguna projects Apts				28400	
3	Sy No. 24 & 25 Free site Allotted		12000			
4	Akruthi North City	28800			30400	
5	Gurudeep				29800	
6	Chalukya Niranthara				29800	
7	Apoorva Meadows				29800	
8	A.D.I. Developers ADI North Square				29800	
9	Land adjacent to Peripheral road site 28, 26, 22, 69, 68, 23, 67, 66.					180

10	Jayasoorya layout	21400				
11	K.P.S.C layout	21400				
12	Vidhanasouda layout	21400				
13	<b>Atturu village</b>	28000	27400			198
14	<b>Unicon North broks</b>				29900	
15	<b>Trivik wind walk</b>				29400	
16	<b>Esteem North wood villas</b>			30000		
17	<b>BDA Approved Pvt Layout Sy No.31/1A2 31/1A3</b>	28000				
18	Jayant Santis				30000	
19	Krishna heavens Villa			64000		
20	Akshaya nagara		24800		27200	
21	Aruna pine wood				31300	
22	S.L.V Orchard				37000	
23	Brindavana cell				31300	
24	Century saras				31300	
25	Major Sandeep unnikrishnan road (from Mother dairy to		42700			
26	Atturu layout 1st main road (from		17100			
27	Shanimahathma temple to Atturu village) From Atturu 1st main road to Yelahanka newtown 4th phase (Santhoshanagara main road)		18500			
28	Chithra layout		21600			
29	Ananda nagara		18500			
30	Atturu layout survey no. 33, 34, 35 (site allotted by government for homeless family).		13100			
31	Tirumala nagara		20000			
32	Muneshwara layout		17800			

33	Santhosha nagara		30400			
34	Manjunatha nagara		14300			
35	Escort layout		14300			
36	C.Q.A.L layout		32300			
37	Ramanashri		34100			
38	<b>Ananthapura Village</b>	24000	17300			264
39	<b>Prakruthis royal Apartments (Rama mana Sri</b>				39400	
40	<b>Manito commander Marvel</b>				33400	
41	Sai Camellia				27300	
42	Classic woods				39100	
43	Adishbluesky				39100	
44	Concord Towers				39100	
45	Dhiya SSK				39100	
46	Kwality raga				32200	
47	J.S.Tulip				34600	
48	Legasy Aristan				32200	
49	Lotus habitate				35800	
50	J.S.Sunflower				29900	
51	G.K.Lake view				41600	
52	Sai Iris				29400	
53	Villa vally row house edifice			53900		
54	S.C.C. Sapphire				29900	
55	Commonder vista				33400	
56	Green square				33400	
57	Comfort Pride				27000	
58	Sai Aster				37000	
59	Tranquil homes				35800	
60	Tranquil Nest				39200	
61	B.R.Odessey				32800	
62	Silver Oak				35800	

63	Commonder M.N.Archard				35800	
64	MN Orchid Senior official enclave				35800	
65	Ultimate comfort				35800	
66	President liyon				35800	
67	Nisarga layout		17300			
68	Deo marval layout	36600				
69	Kempston court deo marval layout				24400	
70	Ramanashri california	34100				
71	<b>Allalassandra Village</b>	23000	21400			597
72	<b>Gokuldas life style Nirvana</b>				33400	
73	<b>Euphoria Apt</b>				31400	
74	<b>AXIS Concepts Pvt</b>				31400	
75	<b>Zavi Construction ltd Apt</b>				31400	
76	<b>Legacy Globle Projects Apts</b>				31400	
77	<b>Manjeera construction Apts</b>				34400	
78	Gokuldas life style moksh judicial Layout 8th Cross				33700	
79	H.R.C Ananya				33700	
80	From Bengaluru Bellary main road N.H.7 to nyayanga layout main road and 14th main road	56000				
81	N.C.C urban windsor Nagarjuna				44500	
82	Janapriya apartment Allassandra				32900	
83	Anriya green berg				34800	
84	Deccan shelters				34800	
85	Adithya home				34800	
86	Green leaf				34800	

87	Judicial Layout (allalassandra/chikkabommasandra/jakkuru plantation)	54000				
88	U.A.S layout Village	43100				
89	<b>National highway adjacent survey no. 25, 32, 33, 34, 35, 36, 39, 55, 56, 57, 58, 69, 71, 72, 113</b>					1144
90	<b>Avalahalli Village</b>	13500	11400			198
91	<b>Prestige woods Rowhouse</b>			32000		
92	<b>P.C Reality BDA Approved Layout</b>	25000				
93	<b>Prestige garden bay villaments / apartment</b>				44800	
94	Vajaram Tiara				42400	
95	Osadia garden city				30500	
96	J.S. Group				33700	
97	Puravankara namma bangaluru nanna koduge				42400	
98	Maruthi nandan				33400	
99	B.C.I.L Z woods				39100	
100	B.C.I.L collective				39100	
101	Ramky One North				37700	
102	Legacy Estillo				46200	
103	Vani vilas				33400	
104	Eshwar				33400	
105	Townend villa			47400		
106	Mahaveer habitate				33400	
107	D.S.Max Streak				33400	
108	B.E.L layout	24700				
109	M.S.R layout	24700				

110	<b>Peripheral road adjacent survey no. 58, 59, 60, 61, 62, 67, 68, 69, 70, 72, 73, 74,75, 76, 78. 110</b>					240
111	<b>State highway adjacent survey no. 10, 11, 13, 14, 15, 16, 26, 49, 50, 52, 53, 54, 55, 56, 116, 117.</b>					231
112	<b>Kogilu Village</b>	20000	17100			264
113	<b>SLV Randor</b>				26400	
114	<b>Brigade north ridge</b>				26400	
115	<b>new india tanzalite</b>				26400	
116	<b>TMR Tulips Apartments</b>				26400	
117	<b>TMR Blossom Villa</b>			28000		
118	<b>Bolineni Developers Apts</b>				26400	
119	<b>Sy No. 107 Free site Allotted</b>		16000			
120	BSR Koorla				26200	
121	S.L.V Gallery				35100	
122	Viva (Fortuna)				35100	
123	Mahaveer clover (Maruthi nagar)				28700	
124	Canopy crest				46200	
125	Canopy crest signature				46200	
126	Canopy crest editions				46200	
127	Samruddhi north square				42900	
128	Mithel univercel				42900	
129	Mithel universal Elanta				42900	
130	Legasy eldore				42900	
131	kogilu main road (from Kogilu circle to papayya layout)		21400			
132	Sapthagiri layout		19900			
133	Krishna devaraya layout		17100			

134	Vinayaka layout		17100			
135	Ponnappa layout		17100			
136	Balaji layout		18500			
137	Vishwa Prakruthi/Prakruthinagara		32300			
138	<b>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</b>					270
139	<b>Kempanahalli Village</b>	9300	8100			93
140	Ajmeera reality				26400	
141	Lake mist	28500				
142	<b>Kenchenahalli Village</b>	12000	10000			93
143	Century artizan			53000		
144	Almond row house villa			31600		
145	Arun Shelters				27100	
146	<b>Peripheral road adjacent survey no. 5,6, 7, 12, 13, 19, 22, 23 24 25, 26 27,30 31,32, 33.</b>					180
147	<b>Krishnarajasagara Village</b>	8600	7900			93
148	<b>Gantiganahalli Village</b>	10000	7900			106
149	<b>Gasthikempanahalli Village</b>	10700	8600			132
150	<b>Sai Panchami Developers Layout</b>				26400	
151	K.P.S.C layout/Jayasurya Layout	27900				
152	<b>Govindapura</b>	14000	12400			132
153	Century artizan			53000		
154	Nestate and Y.R.S emporiyam BDA approved	26400		46000		
155	Prithvinagara		17300			

156	<b>Chikkabommasandra Village</b>	38000	30500			528
157	Sharavathi premiya				45400	
158	Nagambika				40500	
159	Skyline Paradiso apartment				33400	
160	Chikkabommasandra 1st A main road		31000			
161	Kanakanagara		7900			
162	Malleshwaram H.B.C.S	28500				
163	Mathru layout and someshwara nagara		39900			
164	<b>Jarakabandekaval survey no. 60 to 76,100</b>					159
165	<b>Balaji Greens Layout</b>		20000			
166	Lake mist	28500				
167	Peripheral road adjacent survey no. 59,101					180
168	<b>Thirumenahalli Village</b>	18000	15700			212
169	<b>SLV Green City</b>				23000	
170	<b>Amigo Lakeview</b>				23000	
171	<b>MN Gurugokulam</b>				23000	
172	<b>Navannami Project Ltd</b>				23000	
173	<b>Commndre galaxy</b>				23000	
174	V.N.G. BDA layout Anthelia Homes	42800		60000		
175	Arun koustubha				42800	
176	Garuda palace				32700	
177	Unishire explanade				32700	
178	Sonnappa Nagara		12400			
179	M.S.R Nagara (Marisonnappanagara)		15700			



180	<b>Peripheral road adjacent survey no. 35,36,37, 39, 40, 41, 43, 44, 45, 46, 47, 49,50, 53, 54, 55, 56, 57</b>					288
181	<b>Nagadasanahalli Village</b>	8600	7900			93
182	<b>Puttenahalli Village</b>	25000	21400			528
183	<b>Site No. 125, 126 Doddaballapura Main Road Apts (puttenahalli)</b>				40000	
184	<b>Veracious Vani Vilas Apt</b>				44900	
185	B.R.Odessey				32800	
186	Pavani apartment				35500	
187	Prestige Monte Carlo				50000	
188	Heritage apartment				46000	
189	Daffodil block				34800	
190	Vamshi residency				33400	
191	Innovative nature				34800	
192	N.C.C urban Meadows				50700	
193	<b>Doddaballapura main road</b>	61600	61600			660
194	Yelahanka extention Puttenahalli board colony	29900				
195	Vinayaka layout		21400			
196	<b>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.</b>					660
197	Ramanashri California		34100			
198	<b>Bellahalli Village</b>	13000	11400			137
199	Supertech Micasa				23400	
200	Koltepatil Raga				23400	

201	Unica bella tattva A holic				37000	
202	Mikasa Spanish Splendor				37000	
203	Arun Koustubha				37000	
204	Bellahalli main road (from kogilu		21400			
205	<b>Manchenahalli Village</b>	14000	12800			139
206	<b>Vaswani Estates Dev Pvt Ltd</b>				23400	
207	<b>Divyashree Infrastrustre Projects</b>				23400	
208	<b>Peripheral road adjacent survey no. 1,3, 4, 7, 8, 12, 13.</b>					240
209	<b>Muddenahalli Village</b>	10000	7200			106
210	<b>Mandalakunte Village</b>	47000	46200			660
211	Puravankara Venezia				57300	
212	Nagarjuna Aster Park				50100	
213	<b>Yelahanka old city</b>	23000	15700			
214	<b>KLSR Urben properts Apts BB Road</b>				26400	
215	<b>Vini Vink Shastry Layout BDA</b>	25000				
216	<b>Manavarthi Thota Layout</b>		15700			
217	<b>Maheshwari Nagara</b>		15700			
218	<b>Bisanahalli Thota</b>		15700			
219	Pyramid (North square)				28400	
220	Mithila Deluxe				28400	
221	R.M.Z Galleria (yelahanka) BB road				66200	
222	Max worth meridian				48800	
223	Palm Spring (Yelahanka N.H.7)				46200	
224	Rose garden (Yelahanka old town)				28900	
225	Kamakshamma layout		12800			

226	Commercial street		21400			
227	Chowdeshwari layout		12800			
228	Maruthinagara		24000			
229	Mahaveer clover (Maruthi nagar)				28700	
230	Maruthinagara 1st main road		25000			
231	Maruthinagara 2nd main road		22500			
232	Maruthinagara 3rd main road		22500			
233	Maruthinagara housing co-operative society	24000				
234	Shivashankari layout		14300			
235	Venkatappa layout		14300			
236	Papayya layout		17100			
237	Koorlappa layout		17100			
238	Shankarappa layout		14300			
239	Bhadranna layout		14300			
240	Jayanna layout		14300			
241	Maruthinagara kathalepalya		14300			
242	From Allalasandra railway gate to police station circle		61600			
243	Taralabalu Enclave		77000			
244	From Police station circle to Venkatala Left and Right		77000			
245	<b>Bangalore Ballari National Highway From Jakkuru Aerodrom to kogilu cross baipass road left right adjacent area</b>		77000			
246	From Yelahanka police station to puttenahalli		61600			
247	Santhe beedi		15700			
248	From Santhe circle to Aiyappa temple road and main road		18500			

249	Behind Railway station		12800			
250	Kondappa layout		12800			
251	Bestara beedi		12800			
252	Maseedi road		17100			
253	SCST colony		4000			
254	Kallubavi road		15000			
255	Brahmanara street		18500			
256	Maheshwarammana gudi road		18500			
257	Down bazar road		18500			
258	Bazar road		18500			
259	New street hospital road		18500			
260	Suggappa layout		15700			
261	Gandhinagara		18500			
262	Gandhinagara main road		21400			
263	L.B.S.Nagara		11400			
264	Ambedkar nagara		11400			
265	New street (Vokkaligara street)		15700			
266	Yelahanka newtown A sector	53300				
267	<b>M  Four Coner Buildtech Interior Apt</b>				44400	
268	VRS Vijaya homes (Yelahanka newtown A sector)				42900	
269	K.H.B.High rise (Yelahanka newtown A sector)				38600	
270	Krishnaveni				38600	
271	Jahnavi				38600	
272	Raj residency				38600	
273	S.L.V				38600	
274	Shantham sadan				38600	
275	H.I.G	38500				
276	M.I.G	35600				

277	L.I.G	30800				
278	From Yelahanka newtown sheshadripuram college to chikkabommasandra cross	54000				
279	Housing board colony B sector	38500				
280	Raj residency				32000	
281	H.I.G	37800				
282	M.I.G	35300				
283	L.I.G	34000				
284	E.W.S	33000				
285	Sanitarycore	11400				
286	208 S.F.S. 4th phase	35900				
287	Ajantha vihara yelahanka new town 5th phase				39300	
288	Inland Edilon Yelahanka New Town Industrial Area				40500	
289	Krishna Brighton Yelahanka New Town Industrial Area				35900	
290	Metropolis Yelahanka New Town 5th Phase Shivamandir Road				39500	
291	Krishna hevens Villa Yelahanka New Town 5th Phase			64600		
292	S.P.L Syntilla yelahanka industrial area 5th phase				38700	
293	407 S.F.S 4th phase	35900				
294	707 S.F.S 4th phase	35900				
295	Residencial site in the Industrial area	32300				
296	<b>M   Agastya Builders &amp; Dev</b>				35400	
297	Gandhinagara housing board colony	26200				

298	Yelahanka industrial area	18500				
	From Yelahanka kogilu circle to					
299	papayya layout road		24200			
300	Old middle school		15700			
301	Aiyappasami temple road		14300			
302	Kotebeedi		15000			
303	Railway station road		14300			
304	Kerekodi road		15700			
305	Pushkarani road		15700			
306	Weavers road		15700			
307	Deshada pete road		15700			
308	Neharu nagara		17100			
309	Major Sandeep unnikrishnan road (from Mother dairy to Doddaballapura main road)		77000			
310	Major Sandeep unnikrishnan road		61600			
311	Yelahanka housing board B-sector 60 feet road 16th A and B cross bus stand road	77000				
312	Yelahanka newtown 15th A cross road	38500				
313	Yelahanka shoping complex road (yelahanka 9th B cross road)	46200				
314	Yelahanka 8th B cross road	46200				
315	Yelahanka 1st main road from kanthi sweets to sanjeevappa road	53900				
316	Yelahanka 1st main road from kanthi sweets to S.B.I	77000				

317	Yelahanka new town 3rd cross road (from sheshadripuram college to sandeep unnikrishnan road)	77000				
318	80 feet road A sector	53900				
319	Yelahanka new town L.I.C office road	61600				
320	Yelahanka new town 16th A main road (petrole bunk road)	77000				
321	Yelahanka housing board 4th phase 1st main road	36500				
322	Yelahanka housing board 5th phase	36500				
323	H.I.G (Nagarjuna/Shirke constructions (K.H.B 5th phase)				37800	
324	M.I.G (Nagarjuna/Shirke constructions (K.H.B 5th phase)				36800	
325	L.I.G/S.L.I.G (Nagarjuna/Shirke constructions (K.H.B 5th phase)				20600	
326	117 S.F.S. B-1 and B-2	32300				
327	<b>Yelahanka Village</b>	23000	23000			858

328	<b>National highway adjacent survey no.54, 55, 56, 64, 65, 66, 67, 68, 68/1 68/268/3 69 70 70/1 70/2 73/1 73/2A 74 75,76, 77, 78, 79, 80 81, 82, 83, 84 85, 85/1B,85/2 86/1 86/2 98 98/5 98/6 99, 102/1,102/2 102/3A 102/3B 108 109, 109/1B1, 109/1B2 109/3A 109/6 110, 110/2B 111,114 117, 133, 134, 135, 136. 137/3 137/4138 139/1 139/3A 140.</b>					1144
329	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.					858
330	<b>Yelahanka amanikere Village</b>	20000	18500			660
331	Kendriya vihar				34800	
332	Vivek home/Vivek marble (Yelahanka amanikere)				34800	
333	<b>National highway adjacent survey no.8, 9, 10, 11, 12. 9/1 9/2 9/4 9/5 9/7 9/8 9/9,9/10 10 12/1 48</b>					1144
334	<b>Ramagondanahalli Village</b>	12800	10000			198
335	<b>League ventuers ltd., Apts</b>				23400	
336	<b>Blue joy enterprises Apts</b>				23400	
337	Lake mist	28500				



338	<b>Peripheral road adjacent survey no. 16</b>					144
339	<b>Lakshmisagara Village</b>	8600	7200			99
340	<b>Veerasagara Village</b>	12800	10700			132
341	Unicon North broks S-46				23400	
342	Summer bey				23400	
343	VSPL APT				23400	
344	<b>BDA Approver Site formed by Sri Ashwathnarayana Sy No. 37/5, 37/6P,37/7P, 37/8</b>	20000				
345	<b>Whispering Meadows</b>	20000				
346	<b>Vaderapura Village</b>	17000	15700			330
347	<b>Mavihs Shree Nilaya Apt</b>				23400	
348	Nithesh Napa Valley Villa			71100		
349	<b>Peripheral road adjacent survey no. 20,21, 22,23.</b>					360
350	<b>Vasudevapura Village</b>	15000	11500			132
351	Century Artizan			53000		
352	<b>Peripheral road adjacent survey no.1,2,3,6,21,22.</b>					180
353	<b>Venkatala Village</b>	32000	30800			561
354	Kendriya vihar				34800	
355	North gate asset				60600	
356	R.N.G elite				48800	
357	Flam sping				48800	
358	National highway N.H.7 (from Allalassandra gate to Yelahanka police station, venkatala)		77000			1144

359	Peripheral road adjacent survey no. 2,51, 52, 53, 66, 67, 69 70, 71, 72, 74.					780
360	National highway adjacent survey no. 2, 2/1 2/2 3, 3/1J1 3/1A2 3/1A4 3/1B 3/1C 3/2 4, 5, 5/1 5/2 6, 6/1 6/2 7, 7/1 7/2A 7/2B 8 15 15/2 15/3 15/4 15/5 16 16/1 16/2 17 17/1A 17/2 18 18/1 18/2 18/3 19 23 23/1A 23/1B 23/1C1 23/1C2 23/4A 23/3 24 25 25/1 25/3 25/4A 26 29 29/1D 29/1E 29/2 29/3 58 58/1 58/2 59/1 59/2 59/3 60 60/1 60/2 60/3 64 65 65/1 66/2 66 67 69 70 71 72 73 74					1144
361	Shivanahalli Village	28000	26100			528
362	Sri Balaji Krupa				29400	
363	M   Sundew Apt				29400	
364	Radient jasmin Towers Commercel				37400	
365	Unishire lifestyle dwelling apts				36200	
366	trishul developers apts				36200	
367	August centere commers				37200	
368	Master ventures apts				36200	
369	Radient jasmin				34800	

370	Vivek home/marble (Shivanahalli)				34800	
371	Value builders V.D.B Celadon				34800	
372	Venkat estate				29400	
373	Pyramid Banksiya				29400	
374	Pyramid mahika				29400	
375	Pyramid Caranation				29400	
376	Century breeze				37700	
377	Akshaya Aerosan Ruby				37700	
378	D.S.Max				29400	
379	Venkat Estatewings royal				36400	
380	Arun Auro Villament & apartment			47400		
381	Arun aero ville Appartment & Apartment				37000	
382	Elegant Embassy				37700	
383	Mittal flam				37700	
384	S.S.elite				37700	
385	U.A.S layout	28500	28500			
386	Surabhi layout		28500			
387	Y.V.Narayanaswamappa layout		17100			
388	Shrinivasapura Village	13000	11400			185
389	Yafa Squares				23000	
390	Singanayakanahalli Village	12800	11400			212
391	State highway adjacent survey no. 1, 2, 3,4, 5, 6, 7, 8, 23, 58, 57, 59, 60, 61, 115.					286
392	Singanayakanahalli amanikere Villa ge	10000	7200			132
393	Harohalli Village	20000	17100			212
394	Ultimate civic buildtech signature apts				31400	

395	Shobha Althea				47600	
396	Shriram properties sahana				29900	
397	Shriram properties suhana				27400	
398	Hoysala habitate				27000	
399	Prestige royal gardens				44800	
400	K.E.B.layout	23800				
401	Isro layout	23800				
402	Garuda nagara	23800				
403	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					325
404	State highway adjacent survey no. 30. 31,32, 33, 25, 26, 24, 41, 56, 55,					358
405	Nagenahalli (Harohalli Dhakle) Village	2000	17800			275
406	Honnenahalli Village	12800	11400			198
407	State highway adjacent survey no. 7, 8, 9,14, 18, 19, 28, 29, 36, 37, 39, 40.					286