BANGALORE DEVELOPMENT AUTHORITY

Major Citizen-Centric Initiatives and Progress of Key Development Projects

Detailed Media Annexure | Chief Minister's Review Meeting | 9 November 2026

The Bangalore Development Authority (BDA) is presenting four major citizen-centric initiatives and the progress of eight significant urban development and infrastructure subjects. The initiatives address regularisation under Section 38(D), allotment of stray sites and marginal land, and a special drive for registration of absolute sale deeds. The project updates cover new residential layouts, transport infrastructure, the proposed Bengaluru Sky Deck and ongoing housing developments

1. Implementation of Section 38(D): Regularisation of Eligible Residential Properties

2. Allotment of Marginal Land to Eligible Site Allottees

3. Special Drive for Registration of Absolute Sale Deeds — Absolute Sale Deed Mela

4. Allotment of Incentive Sites

CITIZEN-CENTRIC INITIATIVES

1. Implementation of Section 38(D): Regularisation of Eligible Residential Properties

The BDA is taking forward the implementation of Section 38(D) of the Bangalore Development Authority Act, 1976, providing an opportunity for eligible occupants to regularise certain unauthorised residential properties situated on land acquired by the Authority.

Under the government notification dated **28 May 2020** (Notification No. ಸಂವ್ಯಶಾಇ:52/ಶಾಸನ:2016), Section 38(D) was incorporated in the Act, along with the provisions relating to the allotment of unauthorised sites with buildings under the **2020 Rules**. The provision covers qualifying habitable houses constructed **before 10 July 2008** on BDA-acquired land covered by a final notification and an approved acquisition award. Eligible cases may be considered for regularisation through re-allotment, subject to the statutory conditions.

Revised charges

The applicable payment is calculated with reference to the prevailing guidance value fixed by the Revenue Department, Government of Karnataka. The rates indicated in the departmental note are as follows, for sites other than corner sites:

Extent of land with building (excluding corner sites)	Earlier charge	Revised charge
Up to 20 × 30	10% of guidance value	**5%** of current guidance value
Above 20 × 30 and up to 30 × 40	25% of guidance value	**12.5%** of current guidance value
Above 30 × 40 and up to 40 × 60	40% of guidance value	**20%** of current guidance value
Above 40 × 60 and up to 50 × 80	50% of guidance value, plus applicable penalty	**25%** of current guidance value, plus applicable penalty

For buildings situated on corner sites, twice the amount applicable under the above guidance-value-based schedule is payable.

Properties not eligible

This provision does not apply to buildings situated on land reserved for parks, playgrounds, open spaces or civic amenities; land required for roads or obstructing the alignment of a proposed Ring Road; land connected with national highways, bypass roads or mass rapid transit projects; stormwater drains, lakes or riverbeds; land beneath high-tension electricity lines; or acquired land affected by disputes or impediments arising from interim court orders.

Only applicants satisfying the eligibility conditions prescribed under the Act and applicable rules may avail themselves of this provision. The departmental note further states that where the benefit is not obtained within two years from the commencement of the Bangalore Development Authority (Amendment) Act, 2026, the Authority will initiate action for removal of the unauthorised occupation, in accordance with law.

Application period and procedure

Section 38(D) has already come into force, and the application acceptance process is currently underway. The last date to submit applications is 15.12.2026. In the future, applications will be accepted exclusively through online mode.

Applicants must submit the prescribed application form and supporting records, including:

1. Certified copies of sale deeds relating to revenue sites purchased from the original khatedar of the land, and purchaser particulars.
2. An encumbrance certificate in **Form 15**, covering the period from the date of the preliminary notification to the present.
3. A recent photograph and specimen signature in the prescribed format, attested by a Gazetted Officer.
4. The latest property/revenue tax receipt.
5. A self-declaration duly attested by a Notary.
6. Khata certificate and khata extract.
7. The approved building plan.
8. Water-connection work order.

9. Electricity-connection work order.
10. Proof of residential address, such as Aadhaar card, voter identity card, ration card or another acceptable document.

All documents must be submitted, and the applicable fees paid, **online**. The departmental procedure also requires an online application to be submitted **within two months of receipt of notice**.

2. Allotment of Marginal Land to Eligible Site Allottees

The BDA is introducing an application-based process for allotment of marginal land—small parcels of Authority-owned land available to the rear or sides of sites already allotted by BDA. Eligible allottees interested in obtaining such adjoining land may submit applications with their site documents.

The departmental note specifies 17 December 2026 as the application deadline. It also provides for applications to be submitted within 30 days of the publication of BDA's notification. Applications will be scrutinised in accordance with the rules, and BDA will take steps to complete allotment within 60 days of receipt of the application.

Pricing and related provisions

The following principles will apply, as specified in the departmental note:

1. **Sites in older layouts:** For sites of different dimensions allotted in older BDA layouts—excluding Nadaprabhu Kempegowda Layout—under general allotment, alternate-site allotment in lieu of revenue sites and the Special Incentive Scheme, the guidance value prevailing on the date of approval by the competent authority will apply.
2. **Landowners compensated under the 60:40 arrangement:** Where developed sites are allotted to landowners who have surrendered land under the **60:40 compensation arrangement**, marginal land allotted up to a limit of **600 sq. ft.** will be charged at the prevailing guidance value on the date of approval by the competent authority.
3. **Shortfall or refusal of excess extent:** Where the total extent of sites allotted to a landowner is lower than the area to which the landowner is entitled, or where the landowner declines to receive additional area, cash compensation equivalent to the prevailing guidance value of that extent will be paid.
4. **Land adjoining existing sites:** Marginal land adjoining the side or rear of an original BDA-allotted site, excluding marginal land adjoining corner sites, will be charged at the prevailing guidance value as on the date of approval by the competent authority.
5. **Additional area arising from measurement differences:** Where additional land is allotted due to a variation in the measured extent of an original BDA-allotted site, other than adjoining marginal land, the prevailing guidance value on the date of approval by the competent authority will apply.
6. **Sites in slum areas within BDA jurisdiction:** In place of the existing charge of **₹200 per sq. metre**, the charge will be **20% of the prevailing guidance value per sq. metre**, as on the date of approval by the competent authority.

3. Special Drive for Registration of Absolute Sale Deeds — Absolute Sale Deed Mela

BDA will organise an **Absolute Sale Deed Mela**, a special drive to facilitate registration of absolute sale deeds for allottees whose lease periods have expired but who have not yet completed the required registration.

BDA sites are generally allotted with a **10-year lease period**. After the lease period expires, allottees are required to submit the necessary records and obtain registration of an absolute sale deed. The Authority has identified **approximately 20,000 allottees** who, for various reasons, have not completed this process even after expiry of their lease periods.

As part of the announced drive, eligible allottees may submit applications along with their site documents **on or before 17 December 2026**. BDA will examine the applications and take steps to register the absolute sale deeds **within 60 days of receipt of the applications**, subject to applicable rules.

The Mela will be organised subsequently, following the application process. Details of the event arrangements will be communicated separate

4. Allotment of Incentive Sites

As per Government Order No. NAE 175 MNX 2020 (E), Bengaluru, dated 24.08.2026, the Bangalore Development Authority (BDA) will allot residential sites under a Special Incentive Scheme to landowners who voluntarily consented to the acquisition of their land for the development of Nadaprabhu Kempegowda Layout and received cash compensation.

The allotment of incentive sites will be subject to verification that the landowners have not received cash compensation under the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013.

The allotment will also be subject to strict compliance with all provisions of the Incentive Scheme for Voluntary Surrender of Land Rules, 1989.

Accordingly, eligible landowners will be allotted incentive sites under the provisions of the Special Incentive Scheme, in accordance with the opportunity provided under Government Order No. NAE 53 Bembhuswa 2011, dated 11.08.2011.

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