



Bangalore Development Authority

Kumarapark west, T. Chowdaiah Road, Bangalore – 560 020.

No. BDA/Adm/Allotment/Secy/E-85532 /2026-27

Date: 31.08.2026

NOTIFICATION

Bangalore Development Authority has formed Dr|| K. Shivarama Karantha Layout which consists of below dimensions of sites for general public allotment.

Table – 1

1	2	3	4	5	6	7	
						Initial Deposit to be paid along with application (Rs)	
Sl. No	No of Sites	Dimension in meters	Rate per Square meter (Rs)	Sital Value (Rs)	Registration Fee (Rs)	SC/ST/ Cat-I	Others
1	2500	9x12	64,584/-	69,75,072/-	2,000/-	3,48,754/-	8,71,884/-
2	300	12x18	64,584/-	1,39,50,144/-	4,000/-	6,97,507/-	17,43,768/-
3	15	15x24	64,584/-	2,32,50,240/-	5,000/-	11,62,512/-	29,06,280/-

(Note:

- 1. In case of successful allottee who have paid registration fee and possess registration card already, the registration fee will be re-adjusted with the sital value. In case of unsuccessful allottees, the registration fee will be refunded if requested.**
- 2. Total number of sites mentioned in column no.2 is subject to changes)**

TERMS & CONDITIONS:-

- 1. The applicant can register by paying the registration fee as indicated in Column (6) of Table - 1.**
- 2. The applicant shall pay the Registration fee & Initial Deposit depending on the dimension of the site through online by generating challan and deposit (RTGS/NEFT/DD/Bank Transfer) the amount in the banks as mentioned in Table – 2.**
- 3. As per Rule (8 & 9) of Bangalore Development Authority (Allotment of Sites) Rules 1984, application fee of Rs.500/- for Cat-1/SC/ST and Rs.1000/- for general and remaining categories with Initial deposit as per the dimension of site (as at**

column 7) along with necessary documents application can be submitted online only before **15.10.2026, 12:00 PM.**

4. Eligibility for allotment of sites according to Bangalore Development Authority (Allotment of Sites) Rules – 1984 rule (10) is as below.
 - (i) Only persons who have attained the age of 18 years as on the date of notification are eligible.
 - (ii) The applicant should be a domicile of Karnataka for not less than 15 Years prior to the date of registration for eligibility of allotment.
 - (iii) As per Bangalore Development Authority (allotment of sites) rules 1984 Rule 10(3), the applicant is not eligible for allotment of site, if he/she or any dependant member whose family, owns a site or a house or has been allotted a site or a house by Bangalore Development Authority or a Co-operative Society registered under Karnataka Co-operative Societies Act, 1959 or any such other Authority within Bangalore Metropolitan Area or has been allotted a site or a house in any part in the state by any other Urban Development Authority or Karnataka Housing Board or such other agency of the Government; shall be eligible to apply for allotment of a site.
 - (iv) In case of Officers belonging to All India Service whose services are allotted to Karnataka State Cadre and domiciled in the state of Karnataka for not less than 2 years immediately prior to the date of registration. In the case of serving soldiers who are serving in the state or outside the state and domiciled in the state of Karnataka for not less than 2 years immediately prior to the date of registration of eligible to apply.
5. **The Initial deposit paid by the applicant does not incur any interest.** It will be adjusted against the total sital value of successful applicants and it will be refunded without any interest to unsuccessful applicants.
6. The sital value indicated is only provisional and is liable to be revised in case of any changes at the time of intimation of allotment letter to successful applicants.
7. In the event of any unforeseen impediments impacting the availability of sites, the BDA reserves the rights to change the number of sites for allotment.
8. a) Applicants who have already registered for a particular dimension of site and desires to apply for a bigger dimension site in this notification shall register again by paying the Registration Fee as indicated in Table-1. **But the previous attempts made for a site of lesser dimension will not be considered.**
 - b) Persons who have already registered for a bigger dimension site may apply for a lower dimension site against this notification and the previous attempts made for higher dimension site will be considered.
 - c) The previous attempts made by a deceased applicant will be considered as attempts of the legal heir as per Rule -8(a). Legal heir means husband/wife/dependant children's. Any one of the legal heirs is eligible to apply.

Death certificate, Family Tree and No Objection Certificate from other legal heirs of the deceased applicant should be enclosed with the application.

9. The reservation percentages as per Rule (11) of the Bangalore Development Authority (Allotment of Site) Rules - 1984 for applicants coming under Cat-1 or its equivalent, ST, SC, Servicemen/Ex- Servicemen, State Govt., Physically Handicapped, General Public, etc., are as noted below:

a)	Category –I	2%
b)	Scheduled Tribe (ST)	3%
c)	Scheduled Caste (SC)	15%
d)	Backward class – Category-IIA, IIB	10%
e)	Members of the Armed Forces of the Union Ex-serviceman and Members of the families of deceased Servicemen	5%
f)	State Government Employees and Public sector Undertakings and Statutory Bodies owned or controlled by the State Govt.	8%
g)	Employees of the Central Government and Public sector Undertaking and Statutory Bodies owned or controlled by the Central Govt. serving in Bangalore	2%
h)	Persons with disability	3%
i)	General Public	50%
j)	Persons who have Outstanding achievements in the field of Arts, Science & sports or etc.,	2%
	Total	100%

10. Applicants belonging to any other Category except General Category, if he/she wishes, can apply in General Category by paying requisite Initial deposit.
11. The allotment of sites is governed by the Bangalore Development Authority (Allotment of Sites) Rules 1984.
12. Applicants can submit online applications at specified Banks mentioned in **Table-2**, Karnataka one, Bangalore one, Grama one centers and also BDA premises. The link to apply for application is available at <https://bdakarnataka.in>.

Table – 2

- Canara Bank
- Axis Bank Ltd
- Punjab National Bank
- South Indian Bank
- HDFC Bank Ltd
- Karnataka Bank Ltd
- Federal Bank
- Kotak Mahindra Bank
- Bank of Baroda
- State Bank of India

13. Applicants are requested to furnish accurate details of their Bank Accounts including the Account Number, IFSC Code, etc in the application form. Refund of Initial Deposit to unsuccessful applicants will be made by BDA through RTGS on the basis of this information. Applicant has to submit the photo copy of pass book or cheque along with the application.

14. Para 22 of the order of Hon'ble Supreme Court of India in Miscellaneous Application No.1614-1616/2019 in CA no 7663/2018 dated 05.05.2021 is as hereunder.

“(22) At the first instance, we direct the BDA to allot sites in Dr.K.Shivarama Karantha Layout to the applicants in accordance with this order, to the land owners who have opted for 60:40 scheme and incentive sites as per the Bangalore Development Authority (Incentive Scheme for Voluntary Surrender of Land) Rules 1989. It is only thereafter that the BDA would allot sites in accordance with the BDA Allotment of Site Rules to General Public.”

Allotment of Sites to General Public will be taken up after complying above order.

15. The Notification is specific for allotment of sites in the proposed Dr.K.Shivarama Karantha Layout and hence a successful allottee will not be permitted to seek an alternative site in any other layout other than the said layout.

16. As there are currently no plots of 6*9m size available in Dr.K.Shivarama Karantha Layout, the authority will construct a housing complex and allocate plots to those who previously had registration cards for plots of the same size (6*9m-EWS and GEN). Therefore, applications for plots of 6*9 m size will not be allowed.

17. Incomplete application will be rejected.

18. BDA reserves the right to modify any changes regarding omission and commission of this notification.

19. As per Notification vide No UDD/267/MNJ/2017 Dated: 17.08.2017, persons with disability are eligible to get five percent concession on the value of site subject to maximum of rupees one lakh.

20. Online submission of application will start from 31.08.2026 and the last date for submission will be before **15.10.2026, 12:00 PM**

21. Please visit <https://bdakarnataka.in> for FAQ's relating to Dr.K.Shivarama Karantha Layout.


 Commissioner,
 Bangalore Development Authority.,
 Bangalore.