



GREATER BENGALURU AUTHORITY & BENGALURU CITY CORPORATIONS

North | South | Central | East | West

Date:17-10-2026

PRESS NOTE

Joint Owners in A-ekhata can now sub-divide as per their share in jointly held property and get separate eKhatas online

GBA & 5 Bengaluru City Corporations launch the Plot Sub Division service on eAasthi 2.0

The Greater Bengaluru Authority (GBA) has launched the **Plot Sub Division** service on the **eAasthi 2.0** platform. Citizens have been waiting for this service for a long time.

The service is meant for properties held jointly by owners in a single A-eKhata (owners may or may not be family members). Joint owners with a clear share in the joint property can now divide the plot among themselves. Each owner then gets a separate A-eKhata as per his/her share, in his/her name.

Many persons in Bengaluru jointly own a property in a single A-eKhata. The owners may be brothers and sisters, heirs, relatives, or other non-family joint owners. The service facilitates joint owners to own a separate A-eKhata and do the following smoothly:

- sell, gift or mortgage their share
- get a building plan sanctioned for their part of the property
- pay property tax independently

The new service lets **joint owners** complete the sub-division online, through a simple and smooth process.

Apply online: <https://GBAeAasthi.karnataka.gov.in>

Who can apply

The service is open to properties held by **all joint A-eKhata owners whose individual share is recorded in the A-eKhata**. The joint owners may or may not belong to the same family.

- Only **A-eKhata** properties may be sub-divided.
- **Plots up to 2,000 sq. m. (about 21,500 sq. ft.)** get a smooth and quick option to sub-divide among joint owners.
- Property should be either a **“vacant plot”** or a **“plot with building”** type. Multi-storey flat/unit A-eKhatas cannot be sub-divided under this option.
- Every joint owner's share must be clearly recorded in the A-eKhata.
- **More than 2000 Sq M Plots** may obtain sub-division from the Town Planning Wing as per regular procedure.

Conditions for each new plot

Each plot created by sub-dividing the family or jointly owned property must meet three conditions:

- **Area:** more than **50 sq. m. (about 538 sq. ft.)**
- **Road frontage:** at least **6 metres (about 20 ft.)**
- **Access: independent access to a public road, or through an internal road connected to a public road**

Internal roads: Some sub-divided plots may not face the public road directly. These plots need an internal road for access. Each internal road must have a **minimum width of 3.5 metres (about 11.5 ft.)**.

These conditions make sure each joint owner's sub-divided plot has access to public road and meets other regulations.

Documents required

The applicant must upload a **plot sub-division sketch prepared by a registered architect**. The sketch must clearly show:

- the boundaries of the original jointly owned plot
- the proposed sub-divided plot for each joint-owner

- access to the public road
- any internal road needed to reach the sub-divided plots, with its width marked (minimum 3.5 metres)

Fee

The fee is a percentage of the **Guidance Value (GV)** of the property. The rate depends on how the plot is used:

Sl No	Usage of plot	Sub-division fee
1	Residential	0.2% of GV
2	Industrial	0.3% of GV
3	Non-residential	0.5% of GV
4	Others	0.2% of GV

Illustration: a residential plot with a guidance value of ₹1 crore would pay a fee of ₹20,000.

How to apply

1. Visit **<https://GBAeAasthi.karnataka.gov.in>**
2. Select the **Sub-Division or Bifurcation of Existing A-Khata** service.
3. Enter the details of the joint owners of the property and upload the architect's sketch.
4. Enter each sub-divided plot area and other details.
5. Pay the applicable fee online after approval.

Help for citizens

Citizens can contact **eKhata Universal Helpline: 9480683695**

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