



**BANGALORE DEVELOPMENT AUTHORITY**

**ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ**



## USER MANUAL

### **AMALGAMATION OR BIFURCATION OF A PLOT OR SITE**

Town Planning Section

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# 1. INTRODUCTION

Bangalore Development Authority is established under the Bangalore Development Authority Act in 1976. The Authority function's as a Planning Authority under Section 4-A of the Karnataka Town & County Planning (KTCP) Act, 1961. Any permission for development of land is provided under Section 17 of the KTCP Act and Section 32 of the Bangalore Development Authority Act, 1976. Revised Master Plan (RMP - 2015) of Bangalore approved vide Govt Order No. UDD 540 Bem Aa Se 2004 dated 25.06.2007 is in force. Regulations for amalgamation or bifurcation of a site or plot is prescribed under the Zonal Regulations.

## 1.1 Definition of Amalgamation / Bifurcation under Zonal Regulations:

- “1. Amalgamation: Combining two or more plots as a single plot.
2. Bifurcation: Means bifurcation of a plot into two.

“6.2) General conditions applicable for amalgamation and Bifurcation of plot:

### i. Amalgamation

- In the case of amalgamation, the proposed sites shall have the same land use.
- Ownership of the amalgamated plot could be in single or multiple names/family members/ company.
- But, amalgamation shall not be considered if the plots are under lease agreement. Development controls for the amalgamated plot shall be with reference to new dimensions.

### ii. Bifurcation

- In the case of all bifurcations, whether corner site or intermediate site, front setback for the resulting site abutting the road shall be the same as that of the original site and not that of the subdivided site.
- A Plot/ Site which is a part of the sub division plan/layout/scheme duly approved by the authority maybe further bifurcated with prior permission of Authority and the sub divided plot shall not be less than the prescribed size.
- Bifurcated plot shall not be less than 50 sq mt. Bifurcated plot shall have a minimum of 3.0 m access.
- The bifurcated plot shall have a minimum of 6.0 m frontage.

## INFORMATION FOR APPLICATION FORM

Link of Application Form (English):

<https://bdabangalore.org/uploads/files/EoDB/ApplicationFormAmalgamationBifurcation.docx>

Application Form is to be submitted to Commissioner, Bangalore Development Authority.

The following information is required in Application Form for development plan proposal:

### 1. Application for (Please tick the service applied for)

- i. Amalgamation of Site / Plot
- ii. Bifurcation of Site / Plot

### 2. Applicant Details

- i. Name of applicant / Firm
  - ii. Name of GPA holder if applicable
  - iii. Aadhar number of the applicant /authorised signatory
  - iv. Address for correspondence
  - v. Email Id
  - vi. Mobile Number
  - vii. Phone Number
- 3. Land Details**
- i. Property ID Number
  - ii. Site Number
  - iii. Survey Number
  - iv. Layout / extension
  - v. Sub Layout
  - vi. Village / Town / City
  - vii. Taluk
  - viii. District
- 4. Schedule of Site / Survey number surrounding the proposed amalgamated / bifurcated land**
- i. East
  - ii. West
  - iii. North
  - iv. South
- 5. Land use of the proposed land (Please specify Residential / Commercial / Industrial or specify if any other use)**
- Link of Master Plan is available at [ಪರಿಷ್ಕೃತ ಮಹಾಯೋಜನೆ-2015 \(bdabangalore.org\)](http://bdabangalore.org)*
- i. Land use as per Master Plan before amalgamation (Please specify Residential / Commercial / Industrial or specify in any other use)  
Site 1  
Site 2  
Site 3  
Site 4
  - ii. Please specify if any other use
  - iii. Land use as per Master Plan
- 6. Type of Development plan : (Please tick the land use category)**
- i. Residential
  - ii. Non-residential
- 7. Other requirements**
- i. Whether the site is within the period of Lease Cum Sale Agreement (Please specify Yes / No)
  - ii. Original dimension of the site (Please specify in metres)
  - iii. Dimension of the proposed amalgamated / bifurcated site (Please specify in metres)
  - iv. Access of proposed amalgamated / bifurcated site (Please specify in metres)
  - v. Area of proposed amalgamated / bifurcated site (Please specify in square metres)
  - vi. Frontage of proposed amalgamated / bifurcated site (Please specify in metres)

## 2. DOCUMENTS CHECKLIST

Following documents are required to be submitted with application form for development plan approval.

1. Registered documents that establish ownership (Sale Deed / Gift Deed / Partition Deed / Release Deed as applicable)
2. Encumbrance Certificate in Form No.15 / 16 (Updated) from the date of Sale Deed
3. Approved Layout Plan (Private layouts)
4. Khata Extract
5. Allotment letter (if a BDA allotted site)
6. Possession Certificate (If a BDA allotted site)
7. Recent Tax paid receipts
8. Site Release Order (Site in BDA approved private layouts)
9. Copy of Aadhar Card of authorised signatory
10. Copy of plan and Registered Architect (06 copies)
11. Any other documents required by the Authority

*(Applicant will be notified in case of any additional documents/ information through Notice/Letter, applicant must re-submit the said documents at the earliest)*

## 3. FEE STRUCTURE AND CALCULATION MATRIX

### • Scrutiny fee

One Rupee per square metre of total land area is to be remitted by the applicant along with the Application Form. This fee is non-refundable. Following are the details for remittance of Scrutiny Fee.

- Name: 'Commissioner, BDA, Bangalore'
- Account No. 2828201002001
- CANARA BANK
- IFSC Code CNRB0002828

Receipt of the payment made to BDA needs to be enclosed with the Application Form.

### ▪ Betterment fee

This fee is levied under Rule 37-A of the Karnataka Planning Authority Rules. The fee is prescribed based on land use and market value of land determined under Karnataka Stamps Act, 1957 per sq. m of non-agricultural land vide Notification No. UDD 23 TTP 2020 (E) dated 21-06-2021.

Percentage of market value per sq. m of non-agricultural land			
Residential	Commercial	Industrial	Others
0.2% subject to a minimum of Rs. 40/m <sup>2</sup>	0.3% subject to a minimum of Rs. 60/m <sup>2</sup>	0.50% subject to a minimum of Rs. 100/m <sup>2</sup>	0.2% subject to a minimum of Rs. 40/m <sup>2</sup>

(will be notified via Notice/Letter by BDA, the applicant will have to pay the Betterment fee prescribed in the notice through remittance challan and the receipt needs to be submitted to Town Planning Section)

- **Fine for bifurcation of site without prior approval (Applicable only in case of bifurcation of site without prior approval)**

Fine is prescribed at the rate of Rs.500 per sq m for bifurcation of site without prior approval.

Note: In addition to the above fees, CGST at the rate 9% of the total amount and SGST at the rate of 9% is applicable.

**Illustration:**

Based on the following assumptions, the fees applicable are calculated as below:

Area of original site : 200 sq m

Area of bifurcated site : 100 sq m and 100 sq m

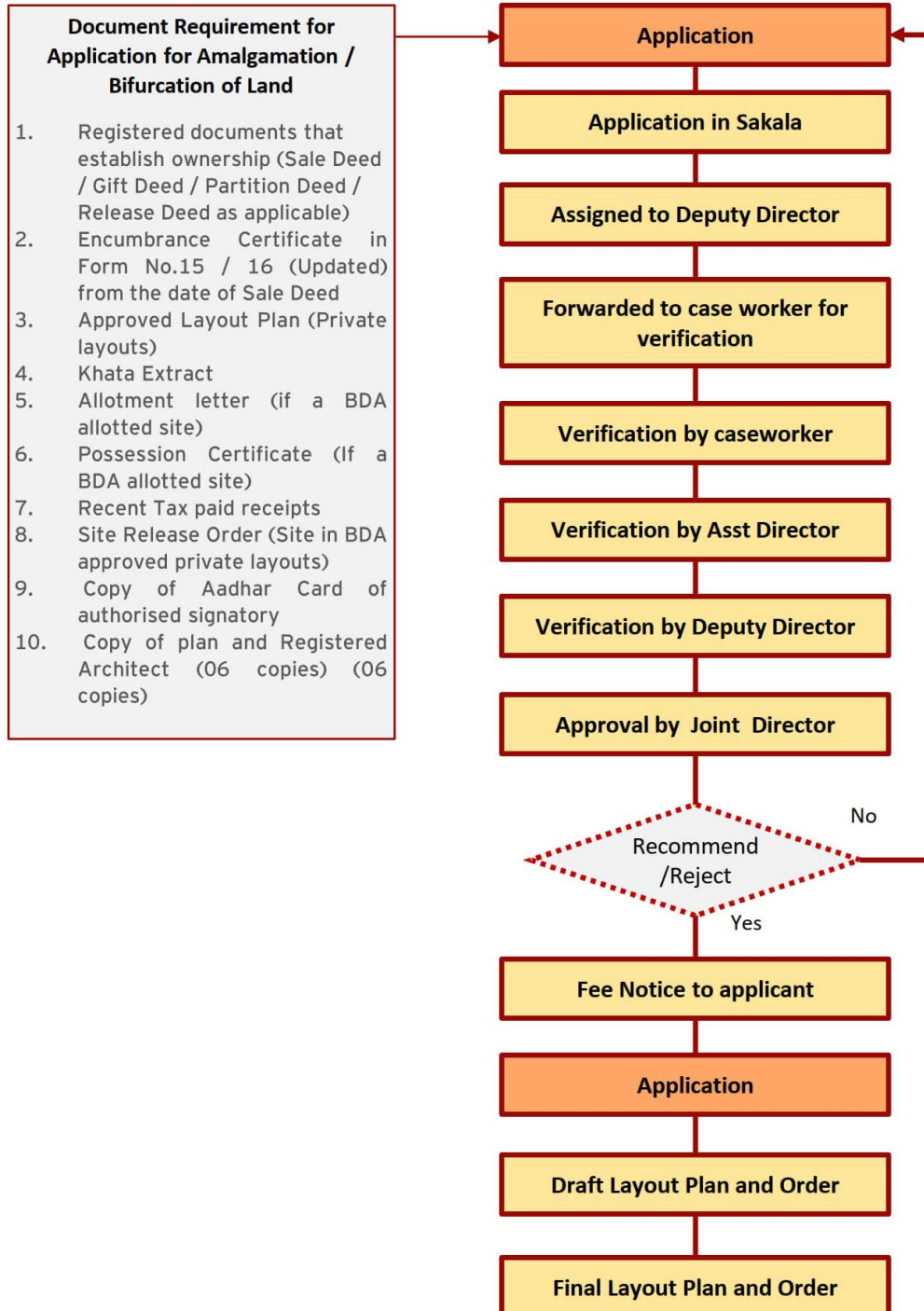
Proposed guidance value of the site: Rs 50, 000 per sq m

In case of corner site or sites in proximity to parks & open spaces, 10% of additional rate will be collected.

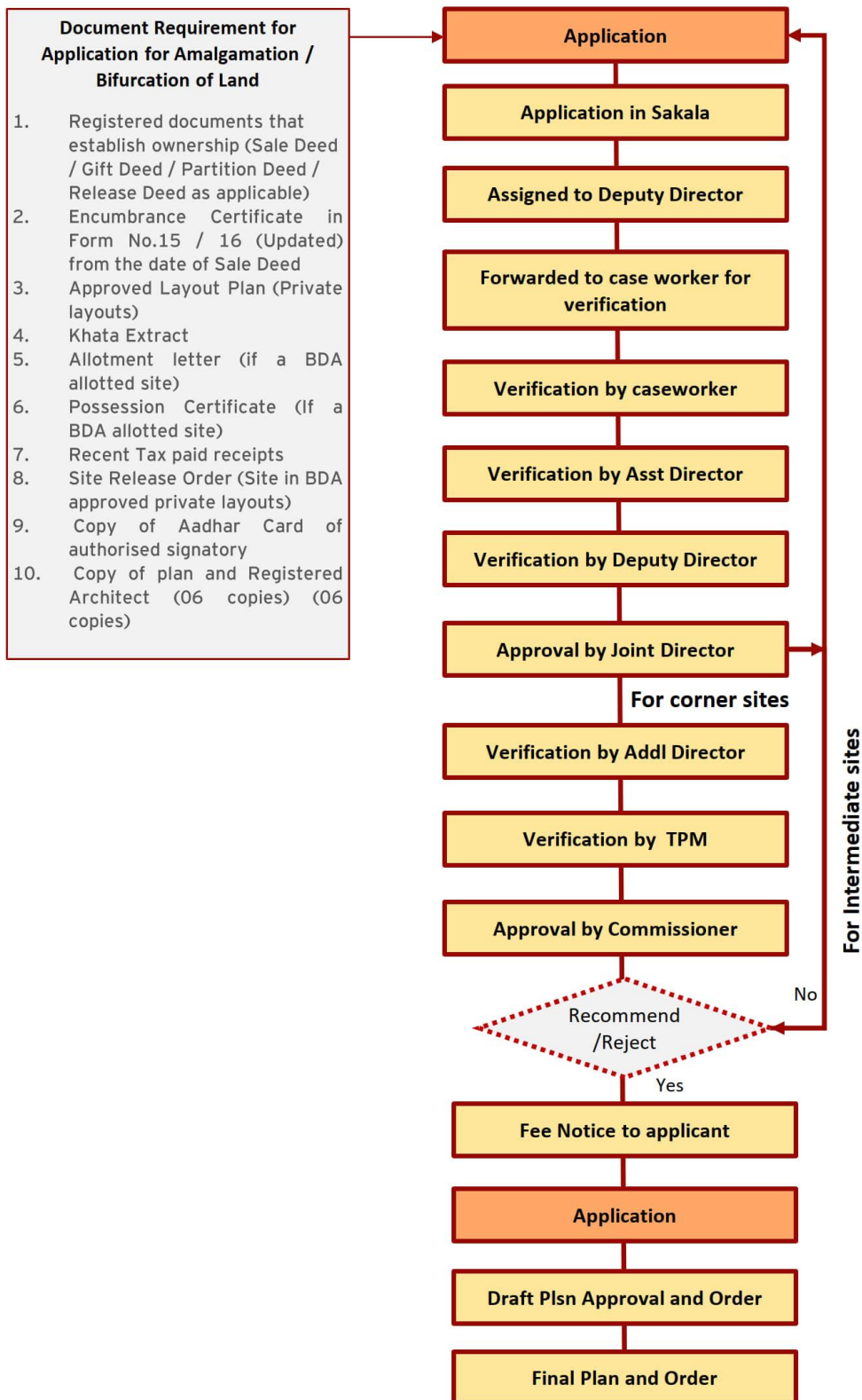
Sl No	Details of fees	Valuation criteria	Calculation	Value in Rupees
1	<b>Scrutiny fee</b>	Rs.1.00 sq m	1 x 200	200.00
2	<b>Betterment fee</b>	0.2% of land guidance value per sq m subject to a minimum of Rs. 40/m <sup>2</sup>	.002x 200 x 50000	20,000.00
2	<b>Total</b>			20,200.00
3	<b>GST 18%</b>	CGST 9%	.09 x 20,200	1818.00
4		SGST 9%	.09 x 20,200	1818.00
5	<b>Total (2+3+4)</b>			<b>23,836.00</b>

## 4. PROCEDURE (Process Flow)

### i) For Amalgamation



ii) For Bifurcation





## 5. TIMELINE FOR SERVICE

Timeline for the service specified under SAKALA is 30 days.

Designated Officer: Town Planner Member, BDA

## 6. GRIEVANCE MECHANISM

**Designated Officer: Town Planner Member**  
Phone No: 080 2344 3206/2336 8615 (Extn. 289)  
Email id: [tpm@bdabangalore.org](mailto:tpm@bdabangalore.org)

**Competent Officer: Commissioner**  
Phone No: 080 23360843  
Email id: [commissioner-bda@ka.gov.in](mailto:commissioner-bda@ka.gov.in)

**Appellate Authority: Metropolitan Commissioner, Bangalore Metropolitan Region  
Development Authority**  
Phone No: 080-22255493  
Email id: [mc.bmrda@ka.gov.in](mailto:mc.bmrda@ka.gov.in)

Official Website: [ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ \(bdabangalore.org\)](http://ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ (bdabangalore.org))

**BANGALORE DEVELOPMENT AUTHORITY**

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<https://eng.bdabangalore.org/>