

BUYING REVENUE SITES IN KARNATAKA

Complete FAQ Guide (2025-2026)

BY

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IMPORTANT NOTICE

THIS IS NOT AN ADVICE OR SUGGESTION.

IT IS A GENERIC GUIDE

NO LIABILITIES INVOLVED

READERS DISCRETION IS INVITED

Revenue sites carry significant legal and financial risks. This guide provides essential information to help you make an informed decision. Always consult with a qualified property lawyer before purchasing.

1. UNDERSTANDING REVENUE SITES

Q1.1: What is a revenue site?

A revenue site is agricultural land that has been divided into plots and sold without obtaining proper conversion and approval from statutory/appropriate planning authorities like BDA/BMRDA or GBA in Bangalore and other such authorities across the state.

Key characteristics:

- Still classified as agricultural land in government records, as revenue lands which does not come under urban land.
- No DC (District Commissioner) conversion approval
- Sites which has been formed or carved out of agricultural land without layout approval by Planning authorities.
- Measured in acres, & 'guntas' (agricultural unit)
- Usually cheaper than DC-converted sites, without much civic amenities.
- Land titles are subject to legal clearances.
- Compliance Under the Karnataka Land Revenue Act, Karnataka Land reforms Act and PTCL Acts

Q1.2: Can I legally buy a revenue site in Karnataka?

Yes, you can buy a revenue site, but it comes with significant legal complications and risks. While the purchase itself is not illegal, using the land for residential or commercial purposes without proper conversion is illegal and can result in:

- Heavy fines
- Demolition of structures
- Legal action
- Inability to obtain utilities (water, electricity)
- Titles Suits

2. LEGAL REQUIREMENTS & DC CONVERSION

Q2.1: What is DC conversion?

DC conversion is the legal process of converting agricultural land to non-agricultural use (residential, commercial, or industrial). The process is authorized by the Deputy Commissioner (DC) under Section 95 of the Karnataka Land Revenue Act, 1964.

Without DC conversion:

- Building is illegal
- No bank loans available
- Cannot get building plan approval
- No water/electricity connections
- Risk of demolition and penalties

Q2.2: How do I apply for DC conversion?

Application Process:

- Submit application under Section 95 of Karnataka Land Revenue Act
- Use Form 1 (for tenanted land) or Form 21A
- Apply to the Tahsildar of your area
- Can be done online through Karnataka online land conversion portal
- Individual site owners may not be able to apply for the conversion

Required Documents:

- 3 copies of RTC (Record of Rights, Tenancy and Crops)
- 3 sketches of land
- Survey Sketch
- 11E approved sketch
- Title deed
- Zonal Certificate from Urban Development Authority

- Certified copy of Land Tribunal Order (for tenanted land)
- Notarized affidavit (Forms 21B and 21C)
- Mutation register extracts
- Khata certificate (for lands under local bodies)

3. UNDERSTANDING A KHATA AND B KHATA

Q3.1: What is the difference between A Khata and B Khata?

Aspect	A Khata	B Khata
Legal Status	Fully legal and approved	Illegal/Semi-legal
Bank Loans	Eligible	Not eligible
Construction	Permitted with approvals	Not permitted
Resale	Easy and higher value	Difficult and lower value
Utilities	Water/electricity available	Difficult to obtain
Risks	Minimal legal risks	High: demolition, fines, legal issues

Q3.2: Can B Khata be converted to A Khata?

Yes, B Khata can be converted to A Khata by following these steps:

- The State Government of Karnataka has come out with an option to convert such legally eligible properties to be regularised or converted from B Katha to A Katha with a fine of 5% of the Guidance Value.
- Pay betterment charges to BBMP
- Apply online through Sakala Services Portal or BBMP portal
- Submit required documents (title deed, tax receipts, conversion certificate, etc.)

Important: Conversion is not automatic and requires meeting all legal requirements.

4. MAJOR RISKS OF BUYING REVENUE SITES

Q4.1: What are the main risks?

1. Legal Risks

- Construction is illegal without conversion
- Risk of demolition by authorities
- Heavy fines and penalties
- Legal action under Karnataka Land Revenue Act

2. Financial Risks

- No bank loans available - most nationalized banks refuse revenue site loans
- Lower resale value compared to DC-converted sites
- Difficulty in selling the property
- Investment may be stuck if conversion becomes difficult

3. Ownership Rights

- Limited ownership rights (often only B-Khata)
- Cannot obtain A-Khata without conversion
- Property may not be recognized for legal transactions

4. Government Acquisition Risk

- Land can be acquired for public projects
- Compensation may be minimal (based on agricultural land rates)

5. Utility Connections

- Difficult or impossible to get water connections
- Electricity connections may be denied
- No proper road access or civic amenities

5. DUE DILIGENCE & VERIFICATION

Q5.1: How do I verify if a site is DC-converted?

Online Verification:

- Check Bhoomi portal (landrecords.karnataka.gov.in)
- Enter survey number and check land use classification
- Download RTC (Record of Rights, Tenancy and Crops) to see current classification
- Verify the revenue and survey records of the property

Physical Verification:

- Visit BDA/BMRDA/BBMP/Jurisdictional office with property details
- Request DC conversion certificate
- Verify layout approval from the authority

Q5.2: What documents should I check before buying?

Essential Documents Checklist:

<input type="checkbox"/>	Document
<input type="checkbox"/>	Sale Deed / Title Deed - verify ownership chain
<input type="checkbox"/>	Encumbrance Certificate (EC) - check for pending litigations
<input type="checkbox"/>	DC Conversion Certificate - MOST IMPORTANT
<input type="checkbox"/>	Khata Certificate (A Khata preferred, verify if B Khata)
<input type="checkbox"/>	BDA/BMRDA/BBMP Layout Approval - check if layout is approved
<input type="checkbox"/>	RTC (Pahani) from Bhoomi - verify land classification
<input type="checkbox"/>	Tax Receipts - ensure all property taxes are paid
<input type="checkbox"/>	Building Plan Approval (if applicable)
<input type="checkbox"/>	Land Survey Records and Sketches

7. AVOIDING SCAMS & RED FLAGS

Q7.1: What are common scams to watch for?

▶ RED FLAGS - AVOID THESE PROPERTIES

- Seller claims DC conversion is 'coming soon' or 'in process'
- B Khata marketed as 'easily convertible to A Khata'
- Extreme urgency: 'Prices increasing next week!'
- No proper documentation or 'documents will come later'
- Missing encumbrance certificate (EC)
- Layout claims BDA/BMRDA approval but no certificate
- Fancy layout names suggesting big builder association (often fake)
- Property significantly cheaper than market rate without clear reason
- Seller reluctant to show original documents
- Multiple ownership claims or unclear title

8. FINANCING & BANK LOANS

Q8.1: Can I get a bank loan for a revenue site?

No, most nationalized banks do not provide loans for revenue sites due to legal risks.

Why banks refuse:

- Property lacks legal status
- No DC conversion certificate
- High risk of demolition or legal issues
- Cannot be used as collateral

Alternative financing:

- Some private financiers may offer loans at higher interest rates
- Personal loans (not secured by the property)
- Full cash payment

9. EXPERT RECOMMENDATIONS

Q9.1: Should I buy a revenue site?

It depends on your situation and risk tolerance:

✓ Consider ONLY if:

- You can afford to convert it yourself (time + money)
- The land is in an area where DC conversion is feasible
- You're buying for long-term investment, not immediate use
- You have verified clear title and no legal disputes
- You understand and accept all risks involved

✗ AVOID if:

- You need a bank loan
- You plan to build immediately
- You need to resell in the near future
- You cannot afford conversion costs and risks
- Title is unclear or disputed

Q9.2: What's the safer alternative?

Best Practice: Always prioritize DC-converted sites with A Khata

Benefits:

- Legal to build immediately
- Bank loans available
- Higher resale value
- Utilities easily obtainable
- No legal risks

10. STEP-BY-STEP BUYING GUIDE

If you decide to proceed with buying a revenue site, follow these steps:

Step	Action
1	Hire a qualified property lawyer - This is non-negotiable. A lawyer will verify all documents and assess legal risks.
2	Verify title through Bhoomi portal - Download RTC and check land classification, ownership, and encumbrances.
3	Check DC conversion status - Visit BDA/BMRDA/BBMP office or check online. Get certified copy of conversion certificate.
4	Obtain Encumbrance Certificate (EC) - Verify no pending loans, disputes, or legal issues for the past 13-30 years.
5	Verify Khata status - Check if property has A Khata or B Khata. Visit BBMP website to verify e-Khata.
6	Physical site inspection - Visit the property, verify boundaries match documents, check accessibility and surroundings.
7	Check layout approval - If buying in a layout, verify BDA/BMRDA approval. Get copy of approved layout plan.
8	Assess conversion feasibility - Check if land is within CDP (Comprehensive Development Plan) and eligible for conversion.
9	Plan for conversion costs - Budget for conversion fees, betterment charges, and legal costs. Get estimates from authorities.
10	Complete purchase only after lawyer approval - Do not proceed if any documents are missing or issues found.

11. IMPORTANT CONTACTS & RESOURCES

Government Portals

- **Bhoomi Portal:** landrecords.karnataka.gov.in
- **BBMP (Bruhat Bengaluru Mahanagara Palike):** bbmp.gov.in
- **BDA (Bangalore Development Authority):** bdabangalore.org
- **BMRDA (Bangalore Metropolitan Region Development Authority):** bmrda.kar.nic.in
- **Karnataka Land Revenue Department:** landrecords.karnataka.gov.in
- **Jurisdictional Office of the Sub-Registrar,**
- **Jurisdictional Courts, Tribunals and Authorities**

DISCLAIMER

This FAQ guide is for informational purposes only and does not constitute legal advice. Property laws and regulations in Karnataka are subject to change. Always consult with a qualified property lawyer, chartered accountant, and local authorities before making any property purchase decisions. The information in this document is current as of February 2026.

Remember: When it comes to property, it's always better to be safe than sorry. Invest in professional guidance to protect your investment.

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