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## Karnataka Cabinet Approves B-Khata to A-Khata Conversion, Easing Burden on Bengaluru Property Owners

July 20, 2025

– Categories: Real Estate



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In a significant policy decision aimed at streamlining property ownership in Bengaluru, the **Karnataka Cabinet** has approved the **conversion of B-Khata properties into A-Khata**, offering long-awaited relief to thousands of property owners across the city.

The move applies to **B-Khata certificates issued by the Bruhat Bengaluru Mahanagara Palike (BBMP) up to September 30, 2024**. With this regularization, property owners who previously lacked access to basic amenities or legal rights will now be eligible for services such as **bank loans, building permits, and utility connections**.

The government's decision is seen as a step toward ending the longstanding legal and administrative ambiguity surrounding B-Khata properties, which are plots that were taxed by the BBMP but not formally recognized under municipal records for building plan approvals or official documentation.

Law Minister **H.K. Patil** confirmed the Cabinet's decision and noted that "this measure will bring consistency in urban land records and ease the process for property owners who have paid their dues but were unable to access full rights."

The policy is also expected to **boost BBMP's revenue collection**, as regularized properties will now fall under stricter compliance and taxation frameworks. Estimates from prior internal assessments suggest that the conversion could generate **₹800 crore or more** through betterment charges and other fees tied to the process.

The BBMP has clarified that the conversion process will apply only to properties that meet the basic criteria and were issued B-Khata documentation by the cutoff date. All newly constructed or unauthorized developments after that point will not be eligible unless future regularization policies are introduced.

Property owners have welcomed the development, citing long delays and financial losses due to the previous restrictions. "I've been unable to secure a home loan for years despite paying my taxes," said Rajesh Kumar, a resident of Mahadevapura. "This is a big relief for thousands like me."

The Cabinet's move comes alongside broader reforms under the **Greater Bengaluru Governance Act, 2024**, aimed at enhancing transparency, digitization, and decentralization in the city's administrative structure.

The BBMP is expected to issue detailed guidelines shortly, including the application process and documents required for eligible property holders to convert their B-Khata into A-Khata.