



ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು
ವಿಶೇಷ ರಾಜ್ಯ ಪತ್ರಿಕೆ

ಭಾಗ - ೧ Part - 1	ಬೆಂಗಳೂರು, ಬುಧವಾರ, ೦೯, ಸೆಪ್ಟೆಂಬರ್, ೨೦೨೬ (ಭಾದ್ರಪದ ೧೮, ಶಕವರ್ಷ, ೧೯೪೮) BENGALURU, WEDNESDAY, 09, SEPTEMBER, 2026 (BHADRAPADA 18, SHAKAVARSHA, 1948)	ನಂ. ೯೧೬ No. 916
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PROCEEDINGS OF THE GOVERNMENT OF KARNATAKA

SUBJECT: Prescribing the officers who shall exercise the powers under Section 96(4) of the Karnataka Land Revenue Act, 1964, within their respective jurisdictions as per the prevailing law.

PREAMBLE:

Whereas, the Karnataka Land Revenue Act, 1964 (Karnataka Act No. 12 of 1964) provides for regulation of the use of agricultural and other lands, conversion of land for non-agricultural purposes and exercise of powers by the Revenue Authorities in accordance with the provisions of the said Act and the rules made there under;

And whereas, Section 96(4) of the Karnataka Land Revenue Act, 1964 has been amended to provide for the exercise of the powers there under by the Deputy Commissioner or such prescribed officer as may be authorized by the Government;

And whereas, the cabinet has approved the proposal (UDD/186/GEL/2026) of Urban Development Department (UDD) for issuance of "B" khata to "A" khata conversion and issuance of "A" khata in respect of properties not possessing any existing record and which were in existence prior to 10.09.2024 as per the cabinet decision C431/2026 dated 13.08.2026.

And whereas, the cabinet has approved the proposal (RDPR/598/GPA/2026) of Rural Development and Panchayat Raj Department (RDPR) for "B" khata to "A"

khata conversion and issuance of new A-Type eKhata in e-Swathu in respect of properties not possessing an existing B-khata record and which were in existence prior to 07.04.2025 or as per the cabinet decision C461/2026 dated 21.08.2026;

And whereas, a number of properties situated within Urban Local Bodies and Rural Local Bodies have been put to non-agricultural, residential or other permitted use, with or without obtaining the requisite prior permission for conversion or change of land use, and such properties in Rural Local Bodies that have consequently been either assessed or recorded as “B” Khata or properties not possessing an existing B-khata record but transaction has been effected through registered deed prior to 07.04.2025 and in Urban Local Bodies properties that are either assessed and recorded as “B” Khata or properties not possessing any existing record and which were in existence prior to 10.09.2024.

And whereas, it is considered expedient, in the public interest, to provide for a limited, time-bound and regulated mechanism for consideration of eligible cases for conversion/regularization and consequential issuance of “A” Khata, subject to verification of land records, payment of applicable conversion charges, regularization fees, penalties and other statutory dues, and compliance with all applicable laws relating to land use, town planning, municipal administration, panchayat administration, environment and public purposes;

And whereas, it is further considered necessary to prescribe the officers who shall exercise the powers under Section 96(4) of the Karnataka Land Revenue Act, 1964, within their respective jurisdictions as per the prevailing law.

And whereas, in exercise of the powers conferred by Section 96(4) of the Karnataka Land Revenue Act, 1964, read with the Karnataka Land Revenue Rules, 1966, and in pursuance of Cabinet approval for the proposal(UDD/186/GEL/2026) of Urban Development Department for issuance of khata as per C431/2026 dated 13.08.2026, and Cabinet approval for the proposal(RDPR/598/GPA/2026) of Rural Development and Panchayat Raj Department for issuance of khata as per C461/2026 dated 21.08.2026.

Now, therefore, in exercise of the powers conferred by Sections 195 and 197 read with other enabling provisions of the Karnataka Land Revenue Act, 1964 and the rules made thereunder, the Government of Karnataka hereby issues the following Order:-

GOVERNMENT ORDER NO. RD-LGP/38/2026
BENGALURU DATED : 09.09.2026

1. Short title and commencement:-(1) This order may be called the Karnataka Land Revenue (Prescribed Officers of local bodies for collecting conversion fees and penalties for purpose of issuance of Khata) Order, 2026.

(2) It shall come into force on and from the date of its publication in the Official Gazette.

2. Definitions:-In this order, unless the context otherwise requires:

(a) “Act” means the Karnataka Land Revenue Act, 1964;

(b) “Rules” means the Karnataka Land Revenue Rules, 1966;

(c) “Prescribed Officer” means an officer specified under clause 3 of this Order;

(d) “B” Khata means the assessment or property record maintained by the concerned Urban Local Body or Rural Local Body in respect of a property which is not eligible for inclusion in the regular property register/“A”Khata for reasons arising under the applicable law;

(e) “A” Khata means the appropriate property record maintained by the concerned Urban Local Body or Rural Local Body in accordance with the applicable municipal, panchayat and planning laws;

(f) “Eligible property” means a plot/site/land satisfying the conditions specified in this Order, cabinet decision C431/2026 dated 13.08.2026 of UDD, cabinet decision C461/2026 dated 21.08.2026 of RDPR and the applicable provisions of law.

3.Prescribed Officers:-(1) For the purposes of Section 96(4) of the Act and this Order, the following officers shall be the Prescribed Officers within their respective jurisdictions:—

(a) in respect of properties situated within an Urban Local Body—

- i. the Chief Officer of a Town Municipal Council and Town Panchayat;
- ii. the Commissioner of a City Municipal Council; and
- iii. the Zonal Commissioner of a Municipal Corporation;

(b) in respect of properties situated within a Rural Local Body—

- i. the Panchayat Development Officer (PDO) of the concerned Gram Panchayat

(2) The Prescribed Officer shall exercise the powers conferred under this Order subject to the provisions of the Act, the Rules, cabinet decision C431/2026 dated 13.08.2026 of UDD, cabinet decision C461/2026 dated 21.08.2026 of RDPR and the applicable provisions of law.

4. Extent of authority:- The Prescribed Officer shall, subject to the provisions of the Karnataka Land Revenue Act, 1964, the Karnataka Land Revenue Rules, 1966, cabinet decision C431/2026 dated 13.08.2026 of UDD, cabinet decision C461/2026 dated 21.08.2026 of RDPR and this order and the applicable provisions of law, be authorised to process and dispose of cases relating to issuance of khata where-

1. the plot/site/land does not exceed 1,000 square meters;
2. the property is situated within the jurisdiction of the concerned ULB or Gram Panchayat;
3. the property has already been put to the proposed non- agricultural use with or without obtaining the requisite prior permission for change of land use/conversion.
4. Rural local bodies;
 - i. the property has consequently been assessed/recorded as "B" Khata on or before 07.04.2025
 - ii. the property which is not possessing any khata but transaction has been effected through registered deed prior to 07.04.2025;
5. Urban local bodies;
 - i. the property currently possessing a "B" Khata issued on or before 10.09.2024
 - ii. the property which were in existence prior to 10.09.2024 and are eligible to obtain "B" khata;
6. the proposed use is permissible under the applicable Master Plan/Zonal Regulations or admissible under Karnataka Town and Country Planning (Development of Land in areas other than Local Planning areas)

5. Limited and time-bound applicability:- (1) The powers conferred under this Order shall be exercisable upto 31.12.2027 from the date of publication of this order in the Official Gazette.

(2) The benefit of this order shall be available only in respect of such plots/sites/lands, with or without buildings, in respect of properties as in clause 4(4) and 4(5) in accordance with the applicable law.

6. Conditions of eligibility:- No application shall be considered under this Order in respect of any property which:

- (a) forms part of Government land, B-Kharab land, forest land, gomal land, tank or tank-bed, rajakaluve, nala, road, road margin or land reserved for any public purpose;
- (b) is affected by acquisition proceedings;

- (c) there is stay granted by a competent court or tribunal or competent authority against conversion ;
- (d) has government flags or restrictions on the land parcels.
- (e) violates the applicable Master Plan, Zonal Regulations, the Karnataka Town and Country Planning Act, 1961, or any prescribed land-use restriction; or as notified by the respective department;
- (f) exceeds 1,000 square meters.
- (g) Kharab land

A Kharab :-Where any portion of the “B” Khata property or the property without having “B” khata record as in clause 4(4) and 4(5) falls within A Kharab land or has some extent of A Kharab land within its boundary, the applicant shall obtain the requisite permission from the competent Revenue Authority in accordance with Karnataka Land Revenue Act, 1964 and Karnataka Land Revenue Rules, 1966 .

B Kharab : (i). Where the property as in clause 4(4) and 4(5) falls within the boundary of the B Kharab land, the property shall be ineligible for "A" Khata.

(ii). when any portion of the property as in clause 4(4) and 4(5) has some extent of B Kharab land within its boundary, the survey sketch prepared in accordance with Karnataka Land Revenue Act 1964 and Karnataka Land Revenue Rules 1966 shall be a pre-requisite for the issuance of khata, and properties which fall outside B Kharab land boundary as per the survey sketch shall be eligible for issuance of A Khata.

7. Application verification :-The Prescribed Officer, will be provided with following information, digitally / online by the revenue department for verification.

1. the latest RTC
2. Kharab A and B details as per column 3 of RTC
3. Owner Name and details as per column 9 of RTC
4. Mutation records and details as per column 10 of RTC wherever applicable;
5. Details regarding Rights and Liabilities in column 11 of RTC
6. Tenancy Details in Column 12 of RTC, Crop Details in Column 13 of RTC
7. Akarbandh as per survey records
8. Auto calculated conversion charges, regularisation fee, penalty and other statutory dues;
9. Information about Government Flags/Restrictions

8. Statutory Fee and Penalty:- (1) Where, upon enquiry, the Prescribed Officer is satisfied that the property fulfills the requirements of this Order, the applicable

statutory provisions, the prescribed officer collects the auto calculated conversion compounding charges and penalty and deposits it to the Revenue Department Head of Account, and electronically shares the Property Identification (PID) details to Revenue department for updation of Revenue Records.

9. Applicability :- This Order shall be read with and in conjunction with cabinet decision C431/2026 dated 13.08.2026 of UDD, cabinet decision C461/2026 dated 21.08.2026 of RDPR and shall remain operative only for the limited period specified in clause 5 (1).

By order and in the name of the
Governor of Karnataka

(RAJENDER KUMAR KATARIA)
Additional Chief Secretary to Government
Revenue Department