

Legal & Compliance Guardrails (Karnataka 2025)

1. The Khata Regularization (Dec 2024 Landmark)

- **A-Khata Conversion:** The Karnataka Cabinet (Sept 30, 2024) approved the regularization of B-Khata properties.
- **Eligibility:** Properties registered before Sept 30, 2024, with paid property taxes can convert to A-Khata by paying a "Betterment Fee."
- **LLM Flag:** If a property is "B-Khata" and post-2024, it is an ILLEGAL construction and must be flagged as "CRITICAL RISK."

2. K-RERA Mandatory Monitoring

- **Form-3 (Financial Audit):** Ensure 70% of project collections are in the Escrow account. If the developer withdraws >30% for non-construction purposes, it's a RERA violation.
- **Form-5 (Completion):** Issued by the Architect. Do not finalize an investment until Form-5 is uploaded on the RERA portal, regardless of "Ready-to-Move" claims.
- **Section 14 (Deviation):** Developers cannot change the sanctioned plan by more than 5% without the consent of 2/3rd of the allottees.

3. Environmental & Zoning (Master Plan 2031)

- **Buffer Zones:** Mandatory 75m buffer from Lakes and 25m from Rajakaluves (Primary Drains).
- **NGT Ruling:** Verify NGT (National Green Tribunal) compliance for any project near Bellandur or Varthur lake beds.