

GOVERNMENT OF ANDHRA PRADESH  
ABSTRACT

URBAN LAND (Ceiling & Regulation) Act, 1976 Excess vacant land held by individuals - Exemption upto an extent of 5 (five) acres in peripheral areas in Urban Agglomerations - Necessary modifications to the Master Plans in the 5 (five) Urban Agglomerations - Orders - Issued.

HOUSING, MUNICIPAL ADMN. AND URBAN DEVELOPMENT (I-1)  
DEPARTMENT

G.O.MS.NO. 209, M.A.

DATED 1<sup>ST</sup> JUNE, 1989

READ THE FOLLOWING:-

1. G.O.Ms.No. 733, Revenue (U.C.II) Dept dated 31.10.1988.

ORDER:

In the G.O. read above, Government while issuing orders exempting land upto an extent of 5 (five) Acres in peripheral areas in Urban Agglomerations from the Urban Land (Ceiling & Regulation) Act, 1976, decided that such modifications in the Master Plans of the 5 (Five) Urban Agglomerations as are considered necessary could be made suo-moto by the Government in accordance with the procedure prescribed under section 12 of Andhra Pradesh Urban Areas (Development) Act, 1975 and that necessary orders in this regard will be issued by the Housing, Municipal Administration and Urban Development Department separately.

2. With reference to the above, the following orders are issued:

- i The purpose of G.O.Ms.No. 733, Rev (UC.II) Department dated 31.10.1988 is to ensure the development of vacant lands lying in peripheral areas. The exemption given in the G.O., therefore applies not only to lands intended to be used for residential purpose, but also for other purpose, subject \_\_\_\_\_ uses as notified in the Master/Zonal Development Plans of the area.
- ii On application from the land owners for change of land use in the conservation zone (Agricultural, Green - belt and vacant lands etc) as notified in the Master/Zonal Development Plans, the land use may be suitably changed to other purposes by the Urban Development Authorities concerned in accordance with the procedure laid down under section 12 of the Andhra Pradesh Urban Areas Development Act, 1975 and also keeping in view the nature of the development that has already taken place in the neighbourhood.
- iii It is not necessary for any party to approach the Government or the concerned Department with a request to grant exemption for transfer of land covered by the G.O. The owner of the land is free to sell the land upto the limit specified in the G.O. read above and the Registration authority shall register the sale deed on production of documents of title by the seller. However layouts for the development of such lands will be sanctioned by the Urban Development Authorities, only when such lands are having approach roads connecting the main roads as specified in the Master/Zonal Development Plans and also as per the layout rules of Urban Development Authorities, Municipalities or Gram Panchayats.
- iv The exemption granted by the Government to any individual from the provision of the Urban Land (Ceiling & Regulations) Act, 1976 would be to the extent of 5 acres, after excluding 40% of the area to be set apart as per the layout rules of Urban Development Authorities/Municipalities/Municipal Corporations for the purpose of laying of roads and for other public purposes.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

B.V.RAMA RAO,  
SECRETARY TO GOVERNMENT.

FORWARDED TO:

The Vice chairman, Hyderabad Urban Development Authority, Secunderabad.

The Vice chairman, Kakatiya Urban Development Authority, Warangal.

The Vice chairman, Vijayawada – Guntur – Tenali Urban Development Authority,  
Vijayawada.

The Vice chairman, Vishakatapatnam Urban Development Authority,  
Vishakatapatnam.

The Vice chairman, Tirupati Urban Development Authority, Tirupati.

The Commissioners, Municipal Corporation,  
Hyderabad/Vijayawada/Vishakatapatnam.

The Revenue (UC.II) Department.

The Commissioners, Municipalities (within five Urban Agglomerations), through the  
VC of the concerned UDA.

The Special Officer & Competent Authority, Urban Land Ceilings,  
Hyderabad/Vijayawada/Vishakatapatnam/Guntur & Warangal.

The Commissioner of Land Revenue & U.L.C. Hyderabad.

The Inspector General of Registration & Stamps, Hyderabad.

Copy to Revenue (UC.I) Section.

Copy to P.S. to Principal Secretary, Revenue Department.

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// BY ORDER//

SECTION OFFICER.