

GOVERNMENT OF ANDHRA PRADESH  
ABSTRACT

Lands - Secunderabad area - Conversion of lease hold lands into  
free hold - Orders - Issued

REVENUE (ASN.III) DEPARTMENT

G.O.Ms.No.816.

Dated 9-8-1994

READ:

From the Jt. Secretary to Commissioner of Land Revenue,  
Hyderabad D.O.Lr.No.BB4/460/90, Dated 12-7-1994.

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O R D E R:

The Government after careful examination of the proposals of the Commissioner of Land Revenue in the reference read above, hereby approve the following scheme for conversion of lease hold lands into free hold in Secunderabad area:-

- (i) The scheme shall be optional and valid for one year from the date of issue of this order.
- (ii) The conversion charges are as shown in the Annexures-I & II.
- (iii) No conversion charges shall be levied for the leases covered by Government / Charitable Institutions.
- (iv) In cases where the Trustees/Committees of the Temples / Mosques etc. concerned opt in favour of free hold, the rates as applicable to the residential leases shall be charged.
- (v) In case of Educational Institutions, such as schools and Libraries, Nursing Homes, Hospitals / Clinics, the rates as applicable to the residential leases shall be levied. The Government may, however, reserve the option to waive part/full conversion charges if they so desire, basing on the service extended by such Institutions.
- (vi) In case of residences which were converted into commercial purposes such as commercial complexes/ flats in violation of lease conditions, the rates applicable for commercial purposes as shown in the Annexure-III shall be levied.
- (vii) In case of major violations where the violations are not in contravention of the zonal regulations of the H.U.D.A. and building bye-laws of Municipal Corporation of Hyderabad, additional compounding fee as shown in the Annexure-IV shall be levied, subject to a minimum of Rs.1000/- . Marginal violations shall be ignored. In case of minor violations, a penalty at the flat rate of Rs.1000/- shall be levied.
- (viii) While converting the lease hold lands into free hold the Registration charges to be borne by lessees of any of the category shall be based on the rates being charged for conversion and not on the Basic Register values.

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2. The Commissioner of Land Revenue is requested to take necessary further action accordingly.

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

T. R. PRASAD,  
PRL. SECRETARY TO GOVERNMENT.

✓ TO  
The Commissioner of Land Revenue, Hyderabad.  
The Collector, Hyderabad.  
The Accountant General, Andhra Pradesh, Hyderabad.

COPY TO:

Finance & Planning (Fin. Expr. Rev.) Department.  
Law Department.

General Administration (Cabinet) Department with reference to  
their U.O. No. 316/94, dt. 27-7-1994.

Revenue (P&C) Section.

Spl. Secretary to C.M.

P.S. to Minister (Revenue).

P.S. to Prl. Secretary (Revenue).

P.S. to Secretary (Revenue).

S.F./S.C.

//FORWARDED BY ORDER//

*Abund 12/8/94*  
SECTION OFFICER

(Contd.3. for Annexures)

ANNEXURE - 1

STATEMENT SHOWING DIFFERENT SLABS IN RESPECT OF RESIDENTIAL LEASES

Sl.No.	Category
i) Upto 50 Sq.yards	No conversion charges would be levied in respect of leases issued either prior to or after 1952.
ii) Below 200 Sq.yards	(51 to 200 Sq.yards)
iii) Below 400 Sq. yards	(201 to 400 Sq. yards)
iv) Below 600 Sq. yards	(401 to 600 Sq. yard s)
v) Below 800 Sq. yards	(601 to 800 Sq. yards)
vi) Above 800 Sq. yards	(801 Sq. yards and above)

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ANNEXURE-II

CONVERSION CHARGES IN CASE OF RESIDENTIAL LEASES

Category	Basic value Rs.	Areas covered	RATE PER SQUARE YARD (In rupees)					
			Up to 50 Sq. yards	51 to 200 Sq. yards	201 to 400 Sq. yards	401 to 600 Sq. yards	601 to 800 Sq. yards	800 Sq. yds. and above
I. Lease issued Prior to 1952	800/-	Burugusett y Bazar. Sunnipura.	Nil	80/-	90/-	120/-	150/-	210/-
II. Leases issued after 1952			Nil	100/-	200/-	270/-	340/-	470/-
I. Leases issued prior to 1952	850/-	Boiguda (New) Tucker Basthi Durgadas Street	Nil	90/-	100/-	130/-	170/-	230/-
II. Leases issued after 1952		Kummarguda Ahmed Sherif St. Ghasmandi Bandimet	Nil	200/-	225/-	290/-	330/-	520/-
I. Leases issued prior to 1952	950/-	Marredpally Hyderbasthi	Nil	100/-	110/-	140/-	180/-	250/-
II. Leases issued after 1952			Nil	225/-	250/-	320/-	400/-	575/-
I. Leases issued prior to 1952	1000/-	Nallagutta Kandoji Bazar CHARLES Street	Nil	100/-	120/-	150/-	190/-	270/-
II. Leases issued after 1952			Nil	225/-	270/-	340/-	430/-	610/-

Contd.5..

ANNEXURE - III

CONVERSION CHARGES IN CASE OF COMMERCIAL LEASES

Basic value	Areas covered	Rate per Square Yard		
		Upto 150 Sq. yards	151 to 500 Sq. yards	501 Sq. yards and above
		50% of the notified land value of the locality as on 1-10-1993	90% of the notified land value of the locality as on 1-10-1993	100% of the notified land value of the locality as on 1-10-1993
Rs.		Rs.	Rs.	Rs.
1,700/-	Bansilal Street	1,360/-	1,530/-	1,700/-
2,500/-	Marredpally	2,000/-	2,250/-	2,500/-
3,000/-	North Lalaguda Road	2,400/-	2,700/-	3,000/-
3,500/-	General Bazar General Market St. Jhon Road	2,800/-	3,150/-	3,500/-
4,000/-	Nissanganj, Market Street Station Road Old Jail Road Bezimental Bazar Ghaswandi Subrick Street	3,200/-	3,600/-	4,000/-
5,000/-	Sarojini Devi Road	4,000/-	4,500/-	5,000/-
6,000/-	Rastrapathi Road Mahatma Gandhi Road Park Lane Nallagutta	4,800/-	5,400/-	6,000/-

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ANNEXURE - IV

STATEMENT SHOWING ADDITIONAL COMPOUNDING FEE FOR MAJOR VIOLATIONS

An additional compounding fee will be levied in case of major violations where the violations are not in contravention of the zonal regulations of the HUDA and building bye-laws of M.C.H. on the following slab rates:

S.N o.	Category	% of conversion charges
1.	0 to 50 Sq. yards	10% of the notified land value of locality existing as on 1-10-1993
2.	51 to 300 Sq. yards	12% of the notified land value of the locality
3.	301 to 500 Sq. yards	15% of the notified land value of the locality
4.	501 Sq. yards and above	20% of the notified land value of the locality

T. R. PRASAD,  
PRL. SECRETARY TO GOVERNMENT

:: TRUE COPY ::

*Aravind*  
12/5/94  
SECTION OFFICER

J.S.