

**GOVERNMENT OF ANDHRA PRADESH**  
**ABSTRACT**

Government lands - Transfer of Rights on certain occupations / encroachments of specified categories of Unassigned Government lands situated in the State by way of structures or otherwise, on payment basis -Framing of certain Policy Guidelines - Orders - Issued.

**REVENUE (ASSN. POT) DEPARTMENT**

G.O. Ms. No. 166.

Dated: 16-2-2008.

Read the following :

- 1) G.O. Ms. No. 508 Revenue (Assignments I) Department, Dt. 20.10.1995.
- 2) G.O. Ms. No. 972 Revenue (Assignments I) Department, Dt. 4.12.1998.
- 3) G.O. Ms. No. 515 Revenue (Assignments-I) Department, Dt. 19.4.2003.
- 4) G.O. Ms. No. 138 Revenue (Assignments I) Department Dt. 9.2.2004.
- 5) G.O. Ms. No. 631 Revenue (Assignments I) Department, Dt. 23.8.2004.
- 6) G.O. Ms. No. 2 Revenue (Assignments I) Department, Dt. 1.1.2005.
- 7) G.O. Ms. No. 1601 Revenue (Assignments I) Department, Dt. 29.8.2005.
- 8) G.O. Ms. No. 674 Revenue (Assignments I) Department, Dt. 8.6,2006.
- 9) From the Chief Commissioner of Land Administration, A.P.,  
Hyderabad Lr. No, B1/583/2007 Dt. 31-3-2007.
- 10) From the Chief Commissioner of Land Administration, A.P.,  
Hyderabad Lr. No. B1/2020/2007 Dt. 31-8-2007.
- 11) From the Chief Commissioner of Land Administration, A.P.,  
Hyderabad Lr. No. B1/583/2007 Dt. 9-10-2007.

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**ORDER :**

In the G.Os first to sixth read above, Government have issued orders from time to time, for regularisation of encroachments by way of dwelling houses on Government lands situated in areas notified as Urban in 1991 census and in Industrial Township, stipulating certain conditions on payment of market value, provided the encroacher submits his application within the prescribed time, with a cut of date of encroachment on or before 31-3-1990.

2. Government, in the G.O. seventh read above have issued orders, formulating a Comprehensive Scheme for regularization of encroachments by way of dwelling houses in Government lands, in supercession of the earlier orders issued in the G.Os first to sixth read above, extending the time limit for regularization of residential and commercial purposes for a period of one year from 1-4-2005 to 31-3-2006, extending the date for receipt of fresh applications upto 31-12-2005.

3. The Government in the G.O. 8<sup>th</sup> read above have extended the time limit for regularization of the pending applications for a further period of one year from 1-4-2006 to 31-3-2007, with a permission to receive the new eligible applications till 30-9-2006.

4. During the process of regularization; of unauthorized "occupation of Government lands, it is noticed that the Government lands have had a chequered history. Policies governing the Transfer of Rights of Govt. lands are often found to be disjointed and do not appear

(P.T.O)

b) **Below Poverty Line (BPL) persons** : A person shall be treated to be Below Poverty Line category, if he has a "White Ration Card".

c) **Above Poverty Line (APL) persons** : A person shall be treated to be from Above Poverty Line category, if he does not have a "White Ration Card" or a person who seek Transfer of Rights, in excess of 200 Square Yards.

**(5) MANNER OF ESTABLISHING OCCUPATION :**

The manner of establishing occupation shall be by production of any of the following documents :-

- a) Registered document of purchase.
- b) Electricity connection.
- c) Construction permission from a Local Body / Competent Authority.
- d) Receipt of payment of property tax.
- e) Water supply connection document
- f) House hold supply Card.
- g) Telephone connection document

**(Note :** The above mentioned documents must be in the name of the applicant).

**(6) DATE OF OCCUPATION :**

Date of occupation shall be taken to be the earliest of the dates mentioned in the documents furnished under clause (5) above, in the name of the applicant.

**(7) TRANSFER OF RIGHTS :** will be considered only for cases where applications in the prescribed format are filed before the District Collector concerned before the last date prescribed for receipt of such applications, (Format of Application is appended to this order)

**(8) LAST DATE** prescribed for submission of applications is **30-6-2008**.

**(9) COMPETENT AUTHORITY FOR TRANSFER OF RIGHTS :**

The District Collector concerned shall receive all applications for Transfer of Rights in respect of Unassigned Government Lands and conduct a detailed inspection through the Mandal / Divisional Authorities, After finalizing the eligibility of the applicants, Transfer of Rights shall be done as per the following criteria :-

- i) applications for Transfer of Rights upto an extent of 250 Square Yards be scrutinized by the Committee at District level under the Chairmanship of District Collector and final orders of Transfer of Rights will be issued by the District Collector concerned duly following procedure as per the policy.

- iv) There shall be a surcharge of 25% on the amount payable for Transfer of Rights of occupations in certain prime areas to be notified by Government.

**(11) GENERAL NORMS REGARDING TRANSFER OF RIGHTS :**

**(A) Calculation of amount payable:-**

The Transfer of Rights shall be effected on payment of the amount prescribed in the Matrix shown below:

**Matrix for determination of amount payable for Transfer of Rights for unauthorized occupation.**

"B" = Basic value. Basic value shall be taken as on 31-12-2003.

Area (in Sq. Yards)	Above Poverty Line (APL)	Below Poverty Line (BPL)	
		Alienable	Non-alienable
1 to 80	B	0.25 B	Free of cost
81 to 200	B	0.50 B	----
201 to 500	1.25 B	1.25 B	----
501 to 1000	1.5 B	1.5 B	----
1001 to 1500	2 B	2 B	----
1501 to 2000	3 B	3 B	----

- Note :**
- i) the amount will be calculated on telescopic principle.
  - ii) Time Factor : Depreciation at 3% per annum, subject to a maximum depreciation of 75%, (No depreciation will be admissible for more than 25 years)
  - iii) The maximum area in respect of which Transfer of Rights can be effected is 2000 Sq. Yards. Lands in excess of this area shall be resumed to Government in accordance with law.
  - iv) Wherever the maximum area in respect of Transfer of Rights effected under this provision exceeds the ceiling limit prescribed for the respective Urban Agglomeration, such excess extent over and above the ceiling limit shall be exempted as a matter of policy under section 20 (i) (a) of the Urban Land (Ceiling and Regulations) Act, 1976, simultaneously, while issuing orders of Transfer of Rights.
  - v) Government may exclude certain highly valuable lands from the operation of this policy by notification.

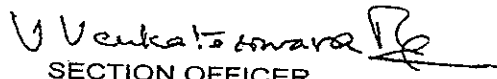
- (13) The payment of amount as determined by the Competent Authority will be made in four equal quarterly instalments with the first within a period of 30 days of issue of Transfer of Rights order.
- (14) In the case of a Cooperative Society, the application for Transfer of Rights can be done by Society or by an individual member.
- (15) The Basic Values shall be taken as on 31-12-2003 for calculating as per the Matrix above.
7. The Chief Commissioner of Land Administration, A. P., Hyderabad is requested to issue suitable instructions to all the District Collectors in the State for implementation of the Policy Guidelines viz., "The Andhra Pradesh Transfer of Rights to certain specified categories of occupants of Unassigned Government Lands, 2008", immediately.
8. This order issues with the concurrence of Finance (Exp. Rev.) Department vide their U.O No. 002/Fin.Exp.Rev./2008 Dt. 18-1-2008.

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

M. SAMUEL  
PRINCIPAL SECRETARY TO GOVERNMENT

To,  
The Spl. C.S & Chief Commissioner of Land Administration, A.P., Hyderabad,  
The Special Commissioner, Survey Settlements & Land Records, A.P, Hyderabad.  
All District Collectors in the State.  
All Heads of Departments.  
The Vice-Chairman & Managing Director, HUDA, Hyderabad.  
The Vice-Chairman & Managing Director, Visakhapatnam Urban Development Authority, Visakhapatnam.  
The Vice-Chairman & Managing Director, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada.  
The Vice-Chairman & Managing Director, Kakatiya Urban Development Authority, Warangal.  
The Vice-Chairman & Managing Director, Tirupati Urban Development Authority, Tirupati.  
The Vice-Chairman & Managing Director, Quli Qutub Shah Urban Development Authority, Hyderabad.  
All Departments of Secretariat.  
All Assignment Sections of Revenue Departments & Regn. I/Regn. II/U.C.I Sections.  
Copy to the P.S to Prl., Secretary to Chief Minister.  
The P.S. to Minister (Revenue)  
The P.S. to Chief Secretary.  
The P.S. to Prl. Secretary, Revenue.  
Copy to Finance (Exp. Rev) Department.  
SF /SCs.

// Forwarded by order //

  
SECTION OFFICER  
