

Necessary Supporting documents for registration of a property in Hyderabad Urban Agglomeration where ULC Act is applicable and legal position:-

1. IN CORE AREA:

(a) In case of house (owned by non surplus holder who has not filed Decl^r under ULC Act.)

If it is constructed prior to 28.01.1976.

(i) Approved plan/permit given by Municipality for construction.

or

At least (3) years tax receipts prior to 1976.

CONDITIONS:

The Sub-Registrar must check old house number, assessment register of Municipality by getting certified extract or determine age of building.

- (i) Govt Memo No. 1524/UC-1/80-5, Rev. Dt. 27.1.1981.
- (ii) Govt Memo No. 1509/UC-1/81-1, Rev. UCI Dt. 20.10.81.
- (iii) I.G.'s instruction GG/8285/82, Dtd. 13.4.1982.
- (iv) I.G.'s memo No. G1/19433/1984, dtd. 20.6.1984 and 6.11.1984.
- (v) I.G.'s memo No. G1/12610/1985, Dtd. 24.10.1985. Item (iv)
- (vi) Govt Memo No. 1437/UC-1/84-10, dtd. 7.2.1987 (Ref matter to S.O. & C.A. ULC).

(ii) In case house is owned by a declarant who is determined surplus holder:

- I. A copy of Sec 8(4) order of S.O. & C.A. ULC.
- II. Sketch of retainable and ceiling surplus area determined by S.O. & C.A. ULC as determined in order (I) above.

The house or land from retainable area only can be sold pending further appeals.

(iii) In case of vacant land:

(a) If owned by a non declarant non surplus holder

notice u/s 26 of ULC Act shall be given to S.O. & C.A. ULC. Its acknowledgement to be produced. If S.O. & C.A. gives no reply for (60) days registration can be done.

(b) If owned by declarant:

I. either sec.8(4) order with sketch showing retainable area. Land can be sold only in retainable area.

ii. any of the exemption orders from the following:

(aa) U/s 20 (1)(a) based on location under various G.Os for Co.op societies shall be accompanied by the Govt. G.O. allotment letter of C.Op. Society. Affidavit of allottee regarding being holder of no other land.

Govt. Memo No. 2489/UC-II/80, Rev U.C.I. Dept.
Dt. 8.10.1981 and 2581/UC-II/80-3, Dt. 24.1.1981.

- (b) Or u/s 20(1)(b) Hardship ground shall accompany G.O. and Declaration.
- (iv) In case of weaker section Housing Scheme prepared U/s 21 of ULC Act:
- S.O. & C.A., U.C.I. order copy with type of scheme, i.e. group housing or independent dwelling unit, Correct plinth Area as per Scheme.
 - Sec. 27(2) order copy of S.O. & C.A., ULC permitting transfer.

CAUTION:

Present market value shall be charged.

2. PERIPHERAL AREA:

Distinction created by G.O.No.733 of 1988 Dated: 31.10.1988, 289 of 1989 (01.06.89) Upto (5) acres land exempt from purview of the Act. No need for Sec.26 notice for first sale. Subsequent sales it is needed.

- Only upto 5 acre land sales allowed from a person on filing declaration.

3. ISSUE OF CO-OPERATIVE HOUSING SOCIETIES:

- Any land held on 28.1.1976 is exempt u/s 19 of the ULC Act but individual member cannot hold more than 1000 sq.mtrs. or have to file a declaration.
- Shall not purchase land based on 2(o) certificate. Govt. Memo No. 767/UC-1/81-10, Rev. UCI Dept. Dated: 28.5.1983.

High Court Judgement in WP No.6512 of 1983, IGS Jdt. G1/21652/83, Jtd. 3.12.1983 communicating Judgement.

High Court Judgement in WP4830/1983, communicated by I.G.'s Jdt. no.G1/18971/83, dt.5.4.84.

I.G.'s memo no.G1/12610/85, dt. 24.10.1985.

High Court Judgement in W.P.no.12692/86 upholding Govt. right to give instructions to registering authorities for checking ULC Provisions.

4. SALES AS AGRICULTURAL LANDS: (in ULC Area):

Core, Peripheral as per G.O.733 and 289

Viable unit 1/2 acre wet & 1 acre dry land.

Govt. Memo No.838/UC/85-11, dt. 25.11.87. It is only for lands shown as agricultural in master plan or in conservation zone where no construction is permitted.

However u/s. 13 of A.P. Urban Area Dev. Act after 10 years of implementing Master Plan if land is not acquired land use can be changed. Since this time is over these can be considered vacant.

5. SALES BY TRUSTS EXEMPTED U/S, 19 OF U.L.C. ACT:
Not permitted if use is for purpose other than that of trust under section 19(1v) of U.L.C. Act.