GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Azamabad Industrial Area (Termination & Regulation of Leases) (Amendment) Act 2000 – (Act No.1 of 2000) – Amendment to the existing Rules – Orders – Issued.

INDUSTRIES AND COMMERCE (IF.CELL) DEPARTMENT

G.O.Ms.No.87

Dated: 20.2.2002
Read the following:

1. Act No.15 of 1992 notified through Gazettee No.19, dt.3.6.1992.
2. G.O.Ms.No.155, Industries & Commerce (IF.Cell) Department, Dated 6.4.1992 notified through Gazettee No.139, dt.9.4.1993.
3. Act No.1 of 2000 Notified through Gazettee No.7, dt.17.2,2000.
4. Letter No.38/1/2000/0012/0012/ID, dt.5.9.2001 from the Commissioner of Industries, Hyderabad.

***

ORDER:

Pursuant to the enactment of Azamabad Industrial Area (Termination and Regulation of Leases) (Amendment) Act, 2000 (Act No. 1 of 2000) the Commissioner of Industries, Andhra Pradesh, Hyderabad has proposed certain amendments to the Azamabad Industrial Area (Termination and Regulation of Leases) Rules, 1993 issued in the reference 2[nd] cited, in order to enforce the provisions of the said Act.

2. The Government, after careful consideration of the proposal have decided to amend the Rules issued in the G.O. 2[nd] cited. Accordingly, the following notification will be published in the extraordinary issue of the Andhra Pradesh Gazettee.

3. The Amendment hereby made shall be deemed to have come into force with effect from 17[th] February, 2000.

To
The Commissioner and Director of
Printing Stationary and Stores Purchases,
A.P., Hyderabad.(with a request to publish the notification in the next Extraordinary of the A.P. Gazettee and supply 200 copies to the Commissioner of Industries, Hyderabad.
Copy to the Commissioner of Industries, Hyderabad.

NOTIFICATION

In Exercise of the powers conferred by section 21 of the Azamabad Industrial Area (Termination and Regulation of Leases) Act, 1992 the Governor of Andhra Pradesh hereby makes the following Amendments to the Azamabad Industrial Area (Termination and Regulation of Leases) Rules 1993 issued in G.O.Ms.No.155, Industries & Commerce (IF.Cell) Department, dated 6[th] April, 1993 and published in Part I Extraordinary of the Andhra Pradesh Gazettee No.1391 dated 8[th] April, 1993 and as subsequently amended from time to time.

P.T.O.

AMENDMENTS

In the said rules "1. For rule 4, the following shall be substituted namely;

Application of Fresh Leases

"(1) The lessee or the occupant as on the appointed date may apply on his own, under the provisions of sub-section (1) of section 4 and sub-section (3) of section 3 of the Act, 1992 as amended by the Azamabad Industrial Area (Termination and Regulation of Leases) (Amendment) Act, 2000 (Act No.1 of 2000) to opt for either (I) a fresh lease with effect from the appointed date and renewal thereof; or opt for (II) freehold rights in respect of the demised plot of land by paying a price equivalent to 75% of the market value guidelines under Section 47 (a) of the Indian Stamps Act, 1899.

"(2) On receipt of an application from the lessee or the occupant for grant of fresh lease or freehold rights and subject to the provisions contained in Clause (b) (I) to (III) of Sub-Section (1) of Section-3, the Competent Authority may, where he is satisfied that the applicant has actually been using the demised plot for industrial purpose, and he deserves grant of lease shall grant lease under the provisions of sub-section (2) of Section 4 in Form (B) and in accordance with the terms and conditions of lease deed/ freehold rights in Form-G appended to these rules";

No compensation in termination of lease

2. For rule 11, the following shall be substituted, namely;

11. No compensation shall be paid and no relief shall be granted in case of hardship to the lessee or the occupant in operation of the provisions of clauses (a) and (b) of sub-section (1) of section 3 of the Act.

3. For the formats A to G the appended formates shall be substituted.

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

JAINDER SINGH
PRINCIPAL SECRETARY TO GOVERNMENT AND
COMMISSIONER FOR INDUSTRIAL PROMOTION

To
The Commissioner of Industries, Hyderabad.
The Commissioner and Director of
Printing Stationary and Stores Purchases,
A.P., Hyderabad.(with a request to publish the notification in the next Extraordinary of the A.P. Gazettee and supply 200 copies to the Commissioner of Industries, Hyderabad.

//FORWARDED :: BY ORDER//

SECTION OFFICER

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Azamabad Industrial Area (Termination & Regulation of Leases) (Amendment) Act 2000 – (Act No.1 of 2000) – Amendment to the existing Rules – Orders – Issued.

INDUSTRIES AND COMMERCE (IF.CELL) DEPARTMENT

G.O.Ms.No.87

Dated: 20.2.2002
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1/3/2002

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No compensation on termination of lease

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

JAINDER SINGH
PRINCIPAL SECRETARY TO GOVERNMENT AND
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To
The Commissioner of Industries, Hyderabad.
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A.P., Hyderabad.(with a request to publish the notification in the next Extraordinary of the A.P. Gazettee and supply 200 copies to the Commissioner of Industries, Hyderabad.

//FORWARDED :: BY ORDER//

SECTION OFFICER

NOTE FOR AZAMABAD INDUSTRIES ASSOCIATION

Recently, the Government has passed two G. O. s for regularization of lands declared excess under the ULC Act.

G. O. No. 455, dated 29th July 2002 is regarding excess lands in occupation by 3rd parties (i.e. not original owners of land). Here the Government has regularised the excess lands at the rate of Rs. 150 to Rs. 3,000 per sq. meter depending on period of occupation, for MCH Ward No. 1 (Azamabad Industrial Area is under Ward No. 1).

G. O. Ms. No. 456, dated 29.07.02 is with regard to regularisation of declared excess land under the ULC Act which are still in occupation by the original land owners. Here the Government has fixed the cost of allotment @ Rs. 2400 per sq. meter for MCH Ward No. 1.

Justification for both the G.O.s is that the excess vacant land belongs to the Government and the Government is unable to take possession of the excess lands because of long drawn litigations. It is more than 25 years since the ULC Act was passed. In order to avoid unnecessary litigation the Government has fixed certain rates for allotment of the excess lands.

It may be further noted that in G.O. 455 the government has waived stamp duty and registration charges for regularization/allotment/transfer.

The situation of the lands at Azamabad Industrial Area is similar to that of the excess lands under the ULC Act. It is difficult for the Government to get vacant possession of the lands in Azamabad Industrial Area in the near future. There is a also long drawn litigation regarding cancellation of leases and giving free hold rights in the Azamabad Industrial Area.

Since the Government, the ULC Standing Committee and the Cabinet have extensively discussed the rate of allotment of litigated excess lands under the ULC Act, through out the city, there is a very strong justification in adopting the same rates for allotment of free hold rights for the leased lands in the Azamabad Industrial Area.

Encl: Copy of the two G.O.s

Note: Rs. 3,000 per Sq. meter = Rs. 2508 per Sq. yard
Rs. 2,400 per Sq. meter = Rs. 2006 per Sq. yard

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Urban Land (Ceiling & Regulation) Act, 1976 - Allotment of excess lands U/s 23 of the Act which are already under occupation of 3rd parties - Policy guidelines – Issued.

REVENUE (U.C.I) DEPARTMENT

G.O. Ms. No.455 Dated:29-7-2002.

Read the following:

1. G.O.Ms.No. 840, Revenue (UC.II) Department, Dated: 16.6.1982.
2. Judgment of High Court of A.P. in W.P.No. 19344/1995 and batch, dated: 3.2.1997.

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ORDER:

Orders were issued in the G.O. 1st read above creating a centralised pool of excess vacant lands taken over by Government under the provisions of Urban Land (Ceiling & Regulation) Act, 1976 and indicating the priorities for allotting such excess vacant lands, after meeting the needs of the Government Departments.

2. It has come to the notice of Government that the excess land holders themselves or their successors or other interested persons have been questioning the determination of excess land, on various grounds resulting in continuous litigation even for decades. There have also been several instances of such persons protracting the litigation by filing Appeals/W.Ps etc. on one ground or the other and obtaining stay orders. Taking advantage of such long drawn litigations, in many cases the excess land holders have resorted to sell the excess land to 3rd parties by executing a variety of documents and entering into transactions unknown to the law or illegal under the law. While doing so, the fact that such land has been declared surplus already or is the subject matter of pending proceedings before the statutory authorities under the Act or before the Courts of Law in respect of the such lands has been concealed by the excess landholders or their successors. Many persons, driven by the need for a plot of land and to have a shelter of their own, have innocently purchased such excess lands through registered or unregistered documents and also built houses with or without the requisite permissions. Such sales are null and void in terms of the provisions of section 5(3) and 10(4) of the Act. When the authorities attempt to take possession of the excess land after conclusion of all long drawn litigations, it is noticed in many cases that the excess land on ground is already occupied and covered by structures. Fresh problems have arisen.

3. When possession of excess land was taken physically, either with structures or by demolishing structures raised thereon, a fresh round of litigation commenced. The High Court of Andhra Pradesh has dealt with these aspects in detail in its orders 2nd read above and gave certain directions.

4. The Government while keeping in view the observations of High Court and after careful consideration of the issue of occupation of excess land by third parties (i.e., other than the declarants/excess land holders or their successors) and taking into account all ground realities and the practical aspects of the problem **and difficulties encountered in the strict enforcement of the law and bearing in mind the fact that the Urban Land(Ceiling and Regulation)Act,1976 is an expropriatory law, have, as a matter of policy, decided to allot the excess lands to such respective third parties in occupation U/s.23 of the Act, subject to the following** conditions:

(a) i) The allotment shall be considered where the excess land already vested with Government U/s 10(3) of the Act free from all encumbrances and the excess lands that may so vest with them in future.

ii) In cases where the lands applied for allotment are not covered by any declaration filed, the competent authority shall get the statements filed, if so required under the Act by issuing notices under section 6(2), and then take further action to determine surplus or otherwise. In case of declaring surplus, further action shall be taken upto the stage of vesting of surplus land in Government U/s 10(3) and only thereafter applications received for allotment in respect of such surplus lands shall be dealt with in accordance with these orders.

(b) The allotment shall be subject to withdrawal of all litigations filed either by the occupant of excess land, or the excess land holder, or any other interested person and pending before any Court or Authority relating to the excess land as on the date of this G.O.

(c) The excess lands covered by Appeals/W.Ps/W.As/SLPs or any other suit or proceedings including land grab cases **filed by Government** and pending before any Court or Authority shall be considered for allotment if applied for under these orders **only after** such cases are finally disposed of by such Court or Authority and the Government or other party deciding not to carry such order in further appeal **or** the Government deciding to withdraw litigations in any case.

(d) The allotment shall be subject to payment of amount to Government at the rates indicated separately for each agglomeration in Schedule – I to this order.

(e) Allotment under these orders shall be confined to;

(i) Excess land in the possession of occupier, (other than the excess land holder or his successors) where such possession is evidenced by a registered document of purchase from the

Contd..3..

excess land holder or person claiming through him/her regardless of the fact of such land being covered by a structure or not.

(ii) Excess land in the possession of occupier, (other than the excess land holder or his successors) on which there is already a structure, though the possession is not supported by any registered document of purchase. "Structure" for the purpose of this G.O. shall include any construction which is constructed with walls and covered with a roof of RCC/Tiles/A.C.Sheets/Zinc Sheets or tubular structure but does not include a hut or a shed without walls. In Guntur and Vijayawada and Visakhapatnam agglomerations structures with walls and covered with roof of palmyhra leaves traditionally may be considered as structure.

(f) In cases covered by clause (e) (i) above, the year of registered document based on which the occupant/applicant came into possession shall be considered for determining the time periods of possession and then for calculating the amount payable as per the rates indicated in Schedule- I to this order;

(g) In cases covered by clause (e) (ii) above, the year of coming into possession shall be the earliest of the years with reference to the dates of any or all of the following primary documents (From Sl.No.1 to 4) pertaining to the structure existing on the excess land and for determining the time periods of possession and then to calculate the amount payable with reference to the rates indicated in schedule-I to this order. The documents at Sl.No.5 & 6 below are to be considered as supporting documents alone filing of which is optional. Filing of one of these documents has to be necessarily supported with one of the documents at Sl.No.1 to 4 below.

PRIMARY DOCUMENTS:

(1) Electricity connection
(2) Construction permission
(3) Payment of property tax
(4) Water supply connection

SUPPORTING DOCUMENTS:

(5) Household supply card
(6) Telephone connection.

(h) Allotment of vacant surplus land not covered by any registered document of purchase shall not be considered under these orders.

Contd...4..

(i) The registered transactions of purchase of excess lands that took place **prior to the date of this G.O. alone** will be considered for allotment under these orders.

(j) These orders apply for allotment of surplus land occupied by 3rd parties (other than land holder/declarant his successors in interest) alone. Orders regarding exemption of surplus lands occupied by the surplus land holder/declarant or his successors in interest are being issued separately.

(k) Allotment shall be **free of cost** up to the limits indicated in the table below, in case the occupier thereof is a person **below poverty line, as explained below:**

If the excess land occupied falls in Municipal Corporation Areas.	67 Sq.mts (80 Sq. yards)
If the excess land occupied falls in Municipalities	84 sq.mts. (100 Sq. yards)
If the excess land falls in Panchayat Areas	100 Sq.mts (120 Sq. yards)

Amount shall be collected for the land over and above the free limits, at the rates specified in **Schedule-I** when the total land in possession does not exceed 300 sq.mtrs. (Examples of calculation amount payable are shown in Schedule-I)

A person shall be considered to be one falling in the category of **"below Poverty Line"** if the aggregate annual income of such person and his/her spouse as the case may be, is **Rs. 12,000/-** per annum or below as on the date of this order. The income has to be declared by the occupier himself/herself in the form of affidavit shown in **Schedule-III** to this order. It will be taken into consideration for deciding his/her case for allotment. If any information as to income or other matters given in such affidavit is found to be false, incorrect, incomplete or misleading, he/she shall be liable for such penalty or civil and criminal action as the Government may decide.

(*l*) A person occupying surplus land exceeding 300 Sq. mt will automatically be regarded as a person falling **above poverty line irrespective of income.**

(m) If the entire land is allotted free of cost to persons below poverty line, it shall be heritable but not alienable for a period of 10 years. This restriction does not apply if amount is paid for a portion or total extent of land occupied.

Contd...5...

(n) Allotment of excess land free of cost to persons below poverty line shall be made in the name of adult female member of the family wherever practicable.

(o) The allotment of surplus land **covered by structure under these orders** is intended to regularise occupation of surplus land only and shall not be construed as approval or regularisation of structures thereon. For regularisation of structures if required under the relevant rules the concerned local Authority shall be approached.

(p) The amount payable in respect of the excess land applied for allotment as per the rates shown in **Schedule – I**, shall be in lump sum by way of Demand Draft/Pay Order, Banker's Cheque drawn in favour of the Special Officer & Competent Authority, Urban Land Ceiling of the Urban Agglomeration concerned and the same shall be enclosed to the Application to be filed.

(q) The allotment of excess land made under these orders either on payment of amount or free of cost as the case may be does not require any registration under the Indian Registration Act, 1908 and no Stamp duty shall be payable under Indian Stamp Act 1899. Orders of allotment made shall be communicated to the concerned Registering authorities and Revenue authorities for taking necessary entries of such allotment in the records.

(r) In respect of land allotted to third parties under these orders, no amount shall be payable to the land holders/declarants U/s 11 of the Act (not exceeding Rs. 10/- per square meter in respect of Hyderabad Urban Agglomeration and not exceeding Rs. 5/- per square meter in respect of Visakhapatnam, Vijayawada, Guntur and Warangal Urban Agglomerations), since consideration exceeding the said rates is believed to have been received already by the excess land holders from such third parties while putting them in possession.

(s) The maximum extents that can be allotted under these orders are as indicated below.

Name of Urban Agglomeration	Maximum extent (in Square meters) that can be allotted per person/family			
	If covered by Registered Document of sale		If not covered by Registered Document	
	When the land is vacant	When the land is covered by structures	When the land is Vacant	When the land is covered by structures
Hyderabad	3000	Entire extent covered by structures and land appurtenant thereto not exceeding 3000 Sq.mts	No allotment	Entire extent covered by structures and land appurtenant thereto not exceeding 3000 Sq.mts

Contd...6...

Visakhapatnam	4500	-do- not exceeding 4500 Sq.mts	No allotment	-do- not exceeding 4500 Sq.mts
Vijayawada	4500	-do- not exceeding 4500 Sq.mts	No allotment	-do- not exceeding 4500 Sq.mts
Guntur	6000	-do- not exceeding 6000 Sq.mts.	No allotment	-do- not exceeding 6000 Sq.mts.
Warangal	6000	-do- not exceeding 6000 Sq.mts.	No allotment	-do- not exceeding 6000 Sq.mts.

(t) When the vacant land allotted under these orders 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 U/s 20(1) (a) of the Act simultaneously while issuing orders of allotment of such land.

(u) Under these orders only one of the members of the family (viz., applicant, his or her spouse and their minor children) shall be eligible for the allotment of **vacant land** already in their possession upto the maximum limit shown in clause (s) above. The vacant land in the possession of any or all members of the family over and above the maximum limits if any, shall be surrendered to the Government under the provisions of the Act, as a condition for allotment.

5. On payment of the amounts prescribed for the excess (ie surplus) land occupied and after such verification and inspection as may be considered necessary, proposals for allotting the excess land in the name of the occupier thereof shall be sent to Government. The allotment made by Government shall be conclusive proof of title of the occupant over such excess land allotted.

6. All amounts realised under these orders shall be credited to the head of account mentioned hereunder, and shall be utilised exclusively for the purposes of common good of the people of the State.

0075 - Miscellaneous General Services
MH 105 - Sale of Land and Property
SH (04) - Sale of Urban Land (to be opened)

7. The third party occupants over the excess (i.e surplus) lands shall apply for allotment in the form shown in **Schedule -II** to this order to the Special Officer and Competent Authority, Urban Land Ceiling concerned in whose jurisdiction the excess land is situated with in a period of **90 days** from the date of these orders. Those who apply after expiry of 90 days, but **before 31-3-2003** have to pay interest calculated 12 % P.A. on the amount payable under these orders.

8. The Go[illegible] shall be competent to refuse or reject any case of allotment of ex[illegible] land, even though it otherwise satisfies all the

Contd...7...

conditions prescribed in this order, if such allotment of excess land with or without structures thereon is not in public interest or if such land is required for a public purpose. Government decision in this regard shall be final and shall not be questioned in any court of law. In cases where allotment is refused or rejected the compensation amounts paid along with application shall be refunded without any interest to the applicant.

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

N.S. HARIHARAN,
PRINCIPAL SECRETARY TO GOVERNMENT.

To

The Special Officer & Competent Authority, Urban Land Ceiling, Hyderabad/Vijayawada/Visakhapatnam/Guntur/Warangal.
The Chief Commissioner of Land Administration, A.P., Hyderabad.

Copy to:

The District Collectors of Hyderabad/Ranga Reddy/Krishna/ Visakhapatnam/Guntur/Warangal.
The P.S to M(C.T) & Chairman of the Cabinet Sub-Committee.
The P.S to M(Rev) & Associated Member of the C.S.C.
The P.S to M(PR) & Member of the C.S.C.
The P.S to M(Transport)& Member of the C.S.C.
The P.S to M(Energy) & Member of the C.S.C.
The P.S to Spl.Secretary(S) to C.M.
The P.S to C.S.
The P.S to Spl.C.S . Revenue Department.
The P.S. to Prl.Secretary(H)/Prl.Secretary (P)Rev. Dept.
The Special Officer, ULC., Revenue Deptt.
The Prl.Secretary, M.A & U.D. Deptt.
The Secretary, Finance(Rev.Exp)Deptt.
The Secretary, Law(E)Department.
The Commr. & I.G. of Regn. & Stamps, Hyderabad.
The Manager, O/o the Advocate General, H.C. of A.P.,Hyderabad.
The Govt.Pleader for Assignments, H.C. of A.P.,Hyderabad.
The Commissioner of Municipal Corporations of Hyderabad, Visakhapatnam,Vijayawada, Guntur, Warangal.
The Vice-Chairman & Managing Directors of HUDA, Hyderabad, VUDA at Visakhapatnam, VGTM, U.D.A. at Vijayawada, KUDA at Warangal
The Municipal Commissioners of Alwal, Rajendranagar, Qutubullapur, Malkajgiri, L.B.Nagar, Kapra, Kukatpally, Serilingampally, Uppal, Gaddiannaram.
The Director of Municipal Administration, A.P.,Hyderabad.
The Director of Information & Public Relations, A.P., Hyderabad.
The Director General, Vigilance & Enforcement, A.P., Hyderabad.
The Revenue(UC.II, UC.III, P&C)Department.
The G.A(Cabinet)Department-w.r.t.resolution No.189 (5)/02,dt:15-7-02.
The The Accountant General, A.P.,Hyderabad.
The Director of Treasuries & Accounts, Hyderabad.
SF/SCs.

//FORWARDED::BY ORDER//

SECTION OFFICER

SCHEDULE – I

(to G.O.Ms.No.455 Revenue(UC.I)Dept. Dated:29-7-2002)

Amounts payable by third parties for allotment of excess lands occupied by them.

Name Urban Agglomeration HYDERABAD

Areas falling in Municipal Corporation of Hyderabad

Local Area in which excess land is situated	Amount to be paid per Sq.mt														
	RR1	RR2	RR3	RR1A	RR2A	RR3A	RR1B	RR2B	RR3B	RR1C	RR2C	RR3C	RR1D	RR2D	RR3D
Time period	1.4.2000 to 31.3.2003			1-4-1996 to 31.3.2000			1-4-1991 to 31-3-1996			1-4-1986 to 31-3-91			1976 to 31-3-86		
MCH, Sec'bad Division, Ward Nos. 1,2,3,4,5, 7,8,and 9	4500	3375	2250	3600	2700	1800	1800	1350	900	900	675	450	450	325	225
MCH, Sec'bad Division, Ward Nos. 6,10, 11,and 12	2000	1500	1000	1600	1200	800	800	600	400	400	300	200	200	150	100
MCH, Ward Nos. 9,13,14,16, 17,18,19,20,22, 23	1000	750	500	800	600	400	400	300	200	200	150	100	100	75	50
MCH, Ward Nos. 2, 8, 10, 12 and 21	2000	1500	1000	1600	1200	800	800	600	400	400	300	200	200	150	100
MCH,, Ward Nos. 1, 7, and 11	3000	2250	1500	2400	1800	1200	1200	900	600	600	450	300	300	225	150
MCH Ward No. 3,4, 5, 6 and 15	4500	3375	2250	3600	2700	1800	1800	1350	900	900	675	450	450	325	225

RR1. 1A. 1B.1C. 1D,
means 1001 and upto 3000 Sq.mts
RR2, 2A, 2B, 2C, 2D, means 301 to 1000 Sq.mts
RR3, 3A, 3B, 3C, 3D, means up to 300 Sq.mts

SECTION OFFICER

SCHEDULE – I
(to G.O.Ms.No.455 Revenue(UC.I)Dept. Dated:29-7-2002)

Amounts payable by third parties for allotment of excess lands occupied by them.

Name Urban Agglomeration HYDERABAD

Areas falling in Municipalities

Local Area in which excess land is situated	Amount to be paid per Sq.mt														
	RR1	RR2	RR3	RR1A	RR2A	RR3A	RR1B	RR2B	RR3B	RR1C	RR2C	RR3C	RR1D	RR2D	RR3D
Time periods →	1.4.2000 to 31.3.2003			1-4-1996 to 31.3.2000			1-4-1991 to 31-3-1996			1-4-1986 to 31-3-91			1976 to 31-3-86		
Alwal Municipality – Villages in Group I															
1.Mahadevpur 2.Kowkur 3.Akbajah 4.Yapral 5.Turkapally 6.Machabollaram 7.Damaiguda	225	170	115	180	135	90	90	68	45	45	34	23	23	17	11
Alwal Municipality – Villages in Group II															
1.Alwal 2.Lothkunta	500	375	250	400	300	200	200	150	100	100	75	50	50	38	25
Rajendranagar Municipality – Villages in Group I															
1.Laxmiguda 2.Premavathipet 3.Mailardevpally 4.Shivarampally Jagir 5.Shivarampally Paiga	325	245	165	260	195	130	130	98	65	65	49	33	33	24	16
Rajendranagar Municipality – Villages in Group II															
1.Katedhan 2.Attapur 3.Hyderguda 4.Budvel 5.Gaganpahad 6.Upparpally	375	280	190	300	225	150	150	113	75	75	56	38	38	28	19

SECTION OFFICER

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Urban Land (Ceiling & Regulation) Act, 1976 - General exemption of excess vacant land held by landholders (who filed statements under the Act) **in core and peripheral areas** in all Urban Agglomerations - Policy guidelines - Issued.

REVENUE (U.C.I) DEPARTMENT

G.O. Ms. No.456 **Dated:29-7-2002.**

Read the following:

1. G.O.Ms.No. 733 Revenue (UC.II) Deptt, Dt: 31.10.1988.
2. G.O.Ms.No. 289, M.A.&UD Department, Dated: 1.6.1989.
3. G.O.Ms.No. 217, Revenue (UC.II) Deptt, Dated: 18.4.2000

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ORDER:

Orders were issued in the Government orders read above with regard to exemption of excess land held by the land holders in **peripheral areas.**

2. The Government have observed that the excess land determined and falling in **core areas** (the areas specified in column 2 of Schedule -I of the Central Act No.33 of 1976) and also **in peripheral areas** (the areas specified in Col.3 of Schedule-I of the Central Act No.33/76) in all the five agglomerations is to a large extent covered by litigations pending, before the Appellate Authority, Government, High Court and Supreme Court and the **litigations** have been pending for several years.

3. The Government is of the view that there is need for minimising litigation and ensuring speedy settlement of cases under the Urban Land (Ceiling & Regulation) Act, 1976. They have decided in public interest **as a matter of policy**, that the excess land determined equal to 300 % of the Ceiling Limit of the respective Urban Agglomeration whether falling in **core or peripheral areas** held by each of the excess land holder as on the date of these orders or may be so declared hereafter shall be exempted U/s 20(1)(a) of the Act according to the following principles. This will be in addition to the general exemption granted already in the Government orders 1st and 2nd read above.

(a) The exemption shall be considered in cases where the excess land already vested with Government under Section 10(3) of the Act free from all encumbrances and the excess lands that may so vest with them in future.

(b) These orders will not apply to cases where possession of such excess land has already been taken over by Government prior to these orders and (i) allotted already by the Government under Section 23 of the Act, (ii) handed over to the Urban Development Authorities for the purpose of public auction in terms of G.O.Ms.No.166, Rev.(UC.I) Dept. dt.3.3.2001, (iii) decided to be retained by the Government.

(c) The exemption shall be subject to withdrawal of all litigations filed either by the declarants /excess land holder or their successors in interest or any other interested person

Contd...2..

and pending before any Court or Authority in respect of the excess land, as on the date of this G.O.

(d) The excess lands covered by Appeals/W.Ps/W.As/SLPs/ or any other suit or proceedings including land grab cases **filed by Government** and pending before any Court or authority shall be considered for exemption under these orders **only after** (i) such cases are finally disposed of by such Court or authority and the Government or other party deciding not to carry such order in further appeal, or (ii) the Government deciding to withdraw litigation in any case.

(e) The exemption upto the limit specified above shall be considered only when the land is in the possession of the excess land holder/or successors in interest with or without structures.

(f) The exemption shall be conditional on payment of compensation to Government for the excess land exempted as per the rates indicated in Schedule-I to this order which are prevalent in the relevant financial year. This amount shall be paid in lumpsum, by way of Demand Draft/Pay order/Banker's Cheque drawn in favour of the Special Officer and Competent Authorities concerned.

(g) The exemption shall be subject to delivering vacant possession to Government unconditionally of the excess land, in his/her possession for which exemption has not been granted.

4. The excess land holders shall apply for exemption of excess land interms of these orders in the form shown in Schedule-II to the concerned Special Officer & Competent Authority in whose jurisdiction the land is situated.

5. Cases in which all the above conditions are fulfilled, and possession of excess extent over and above the limits of exemption now prescribed under these orders is put in possession of the Government and the compensation amount payable as per **Schedule-I** to this order is fully paid in advance, shall be referred by the respective Special Officer & Competent Authorities to Government for issuing specific orders of exemption in each case U/s 20(1) (a) of the Act. The exemption if any granted shall be effective as and from the date of the relevant Government order exempting the land.

5. The amounts realized under these orders shall be credited to the appropriate head of account as mentioned hereunder, and shall be utilised exclusively for the purposes of the common good of the people of the State.

0075 -	Miscellaneous General Services
MH 105 -	Sale of Land and Property
SH (04) -	Sale of Urban Land (to be opened)

6. The Government reserves the right to refuse or reject in wholly or partially any case of exemption of excess land, though all the conditions prescribed in this order are satisfied, if such

Contd...3...

exemption of excess land, with or without structures thereon, is not in public interest or if such land is required for a public purpose. Their decision in this regard shall be final and shall not be questioned in any court of law.

7. Instructions for implementing the policy decision taken under these orders shall issue separately.

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

N.S. HARIHARAN,
PRINCIPAL SECRETARY TO GOVERNMENT.

To
The Special Officer & Competent Authority, Urban Land Ceiling, Hyderabad/Vijayawada/Visakhapatnam/Guntur/Warangal.
The Chief Commissioner of Land Administration, A.P., Hyderabad.
Copy to:
The District Collectors of Hyderabad/Ranga Reddy/Krishna/ Visakhapatnam/ Guntur/Warangal.
The P.S to M(C.T) & Chairman of the Cabinet Sub-Committee.
The P.S to M(Rev) & Associated Member of the C.S.C.
The P.S to M(PR) & Member of the C.S.C.
The P.S to M(Transport)& Member of the C.S.C.
The P.S to M(Energy) & Member of the C.S.C.
The P.S to Spl.Secretary(S) to C.M.
The P.S to C.S.
The P.S to Spl.C.S . Revenue Department.
The P.S. to Prl.Secretary(H)/Prl.Secretary (P)Rev. Dept.
The Special Officer, ULC., Revenue Deptt.
The Prl.Secretary, M.A & U.D. Deptt.
The Secretary, Finance(Rev.Exp)Deptt.
The Secretary, Law (E) Department.
The Commr. & I.G. of Regn. & Stamps, Hyderabad.
The Manager, O/o the Advocate General, H.C. of A.P.,Hyderabad.
The Govt.Pleader for Assignments, H.C. of A.P.,Hyderabad.
The Commissioner of Municipal Corporations of Hyderabad, Visakhapatnam,Vijayawada, Guntur, Warangal.
The Vice-Chairman & Managing Directors of HUDA, Hyderabad, VUDA at Visakhapatnam, VGTM, U.D.A. at Vijayawada, KUDA, at Warangal
The Municipal Commissioners of Alwal, Rajendranagar, Qutubullapur, Malkajgiri, L.B.Nagar, Kapra, Kukatpally, Serilingampally, Uppal, Gaddiannaram.
The Director of Municipal Administration, A.P.,Hyderabad.
The Director of Information & Public Relations, A.P., Hyderabad.
The Director General, Vigilance & Enforcement, A.P., Hyderabad.
The Revenue(UC.II, UC.III, P&C)Department.
The G.A(Cabinet)Department – w.r.t. resolution No.189 (5)/2002, dt:15-7-02.
The Accountant General, A.P., Hyderabad.
The Director of Treasuries & Accounts, Hyderabad.
SF/SCs.

//FORWARDED::BY ORDER//

SECTION OFFICER

SCHEDULE-I

(to G.O.Ms.No.456 Revenue(UC.I)Dept. Dated:29-7-2002)

Compensation amounts payable by land holders/declarants or their successors in interest for exemption of excess land

The primary rates specified thereunder apply to the exemptions applied for during the present financial year. i.e. upto 31-3-2003. Thereafter the rates shall be increased by 10% in each succeeding financial year. All the tables shall be understood accordingly.

Name of Urban Agglomeration: **HYDERABAD**	**Areas falling in MCH**

Local area in which excess land is situated	Amount of compensation to be paid per Sq.mt of excess land to be exempted			
	If exemption applied for before 31.3.2003			If exemption applied for after 31.3.2003
	Upto 300 Sq.mts	301 to 1000 Sq.Mts	1001 to 3000 Sq.mts	
1	2	3	4	5
MCH, Sec'bad Division, Ward Nos. 1,2, 3,4,5, 7,8,and 9	450	2250	3600	10% increase for every financial year on the amount payable with reference to Co 2 to 4
MCH, Sec'bad Division, Ward Nos. 6,10, 11,and 12	200	1000	1600	
MCH, Ward Nos. 9,13,14,16, 17,18,19,20,22, 23	100	500	800	
MCH, Ward Nos. 2, 8, 10, 12 and 21	200	1000	1600	
MCH,, Ward Nos. 1, 7, and 11	300	1500	2400	
MCH Ward No. 3,4, 5, 6 and 15	450	2250	3600	

Examples of calculation:

1. Excess land to be exempted is 280 sq.mts. falling in Ward No.1.

   280 sq.mts x 450 (rate as shown in Col.2)= Rs.1,26,000 is the amount payable

2. Excess land to be exempted is 600 sq.mts. falling in Ward No.1:

   First 300 sq.mtrs. x 450 (rate as shown Col.2) = Rs. 1,35,000
   Next 300 sq.mtrs. x 2250 (rate as shown Col.3) = Rs. 6,75,000
   Total amount payable = Rs. 8,10,000

3. Excess land to be exempted is 1105 sq.mts. falling in Ward,No.8:

   First 300 sq.mts.x Rs.200/-(rate as shown in Col.2 = Rs. 60,000
   For next 700 sq.mts.xRs.1000(rate as shown in Col.3 = Rs. 7,00,000
   For next 105 sq.mts.xRs.1600(rate as shown in Col.4 = Rs. 1,68,000
   Total amount payable = Rs. 9,28,000

Contd..5.

SECTION OFFICER

SCHEDULE-I

(to G.O.Ms.No...456 Revenue(UC.I)Dept, Dated:29-7-2002)

Compensation amounts payable by land holders/declarants or their successors in interest for exemption of excess land

The primary rates specified hereunder apply to the exemptions applied for during the present financial year. i.e. upto 31-3-2003. Thereafter the rates shall be increased by 10% in each succeeding financial year. All the tables shall be understood accordingly.

Name of Urban Agglomeration: HYDERABAD	Areas falling in Municipalities

Local area in which excess land is situated	Amount of compensation to be paid per Sq.mt of excess land to be exempted			
	If exemption applied for before 31.3.2003			If exemption applied for after 31.3.2003
	Upto 300 Sq.mts	301 to 1000 Sq.Mts	1001 to 3000 Sq.mts	
1	2	3	4	5
Alwal Municipality – Villages in Group I.				
1. Mahadevpur 2. Kowkur 3. Akbajah 4. Yapral 5. Turkapally 6. Machabollaram 7. Damaiguda	25	115	180	10% increase for every financial year on the amount payable with reference to Co 2 to 4
Alwal Municipality – Villages in Group II				
1. Alwal 2. Lothkunta	50	250	400	-do-
Rajendranagar Municipality – Villages in Group I.				
1. Laxmiguda 2. Premavathipet	35	165	260	-do-
3. Mailardevpally 4. Shivarampally Jagir 5. Shivarampally Paiga				
Rajendranagar Municipality – Villages in Group II.				
1. Katedhan 2. Attapur 3. Hyderguda	40	190	300	-do-

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4.Budvel 5.Gaganpahad 6. Upparpally	40	190	300	-do
Qutubullahpur Municipality				
1. Suraram 2. Gajularamaram 3. Jeedimetla 4. Pet Bashirabad 5. Namdarnagar 6. Quthubullapur	35	165	260	-do-
Malkajgiri Municipality				
1 Farzandguda 2 Ammugua 3 Malkajgiri	40	200	320	-do-
L.B.Nagar Municipality – Villages in Group. I.				
1 Tummabowli 2 Jillalaguda 3.Karmanghat 4.Nagole 5.Lingojiguda	35	165	260	-do-
L.B.Nagar Municipality – Villages in Group. II				
1.Champapet 2.Bairamalguda 3.Masoorabad 4.Saroornagar 5.Bahadurguda 6.Sahebnagar Khurd 7.Sahebnagar Kalan 8.Sultana Valva	60	300	480	-do-
Kapara Municipality				
1. Khapara	70	350	560	-do-
Kukatpally Municipality – Villages in Group I.				
1.Shamshuguda 2.Jinkalwada	40	190	300	-do-
3.Allapur 4.Ferozguda 5.Hydernagar 6.Fathenagar				
Kukatpally Municipality – Villages in Group II.				
1.Balanagar 2.Moosapet 3Bowenpally Old 4.Hashmatpet 5.Kukatpally 6.Bobbuguda 7.Bagh Ameeri	75	375	600	-do-

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Serilingampalli Municipality – Villages in Group I.				
1.Gopannapally 2. Serilingampally	15	75	120	-do-
Serilingampalli Municipality – Villages in Group II.				
1.Hafeezpet 2.Makta MahboobPet 3.Khanamet 4.Gafoornagar 5.Khajaguda 6.Nanakramguda 7.Kondapur 8.Ramannaguda 9.Izzatnagar	40	190	300	-do-
Serilingampalli Municipality – Villages in Group III.				
1.Chandanagar 2.Taranagar 3.Kothaguda 4.Miyapur 5..Gachibowli 6.Raidurg Khalsa 7.Raidurg Havkhalsa 8.Raidurg paiga 9.Raidurg PanMaktha 10.Darga HussainShavali 11.Madeenaguda	65	315	500	-do-
Serilingampalli Municipality – Villages in Group IV.				
1.Madhapur 2.Guttala Begumpet	40	200	320	-do-
Uppal Municipality - Villages in Group I.				
1.Fathullaguda 2.Bandlaguda 3.Cherlapally 4.Navrangguda Bagath 5.Navrangguda Khalsa 6. Meerpet 7. Uppal Baghat 8. Uppal Khalsa 9. Mallapur	25	125	200	-do-

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Uppal Municipality - Villages in Group II.				
1. Ramanmthapur Bhagath				
2. Ramanthapur Khalsa				
3. Kothapet	85	425	680	-do-
4. Nacharam				
5. Habsiguda				
Gaddiannaram Municipality				
1. Gaddiannaram	100	500	800	-do-
Falling in MCH limits Secunderabad Division.				
1. Begumpet-Sec'bad	450	2250	3600	-do-

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SCHEDULE-I

(to G.O.Ms.No.456 Revenue(UC.I)Dept. Dated:29-7-2002)

Compensation amounts payable by land holders/declarants or their successors in interest for exemption of excess land

The primary rates specified hereunder apply to the exemptions applied for during the present financial year, i.e. upto 31-3-2003. Thereafter the rates shall be increased by 10% in each succeeding financial year. All the tables shall be understood accordingly.

Name of Urban Agglomeration: HYDERABAD	Villages/Areas falling outside MCH and the Municipalities

Local area in which excess land is situated	Amount of compensation to be paid per Sq.mt of excess land to be exempted			
	If exemption applied for before 31.3.2003			If exemption applied for after 31.3.2003
	Upto 300 Square meters	301 to 1000 Square meters	1001 to 3000 Square meters	
1	2	3	4	5
Ghatkesar Mandal				
1.Muthavaliguda	10	50	80	10% increase for every financial year on the amount payable with reference to Co 2 to 4
2.Ghulamali guda				
3.Kachavani Singaram				
4.Miyapur				
5.Chengicherla				
6..Nareypally				
7..Parvathapur				
8.Peerzadiguda				
9..Maktha Bibi Saheb guda				
10.Medpally				
11.Boduppal				
Hayathnagar Mandal				
1.Qutubullapur	5	25	40	-do-
Keesara Mandal				
1. Nagaram	10	50	80	-do-
Medchal Mandal				
1. Gundlapochampally	5	25	40	-do-
Qutubullapur Mandal				
1.Bowrampet	15	65	100	-do-
2. Mallampet				
3. Dulapally				
4. Nizampet				
5.Bachupally				
6. Bahadurpally				
7. Kompally				

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Shameerpet Mandal				
1. Pothaipally 2. Thumkunta 3.Devaryamjal 4. Singaipally 5. Mandaipally	15	65	100	-do-
Rajendranagar Mandal				
1. Pokkal wada 2. Maktha-Kowsarali 3. Palley Cheruvu 4. Secunderguda 5. Madannaguda 6. Darga Khaliz Khan H/o Kismatpur 7. Himayatsagar 8. Maktha Jani Begum 9.Manchirevula 10. Manikonda Jagir 11.Manikonda Khalsa 12.Gandhamaguda 13. Kismatpur 14. Kokapet 15.Narsingi 16. Peeran Cheruvu 17. Bandlaguda Jagir 18. Hydershah Kott 19. Poppal guda 20. Neknampur 21. Alijahpur 22. Sagbowli 23. Sogbowli 24. Bomrukundowla 25. Bairagiguda	15	75	120	-do-
Saroornagar Mandal- Villages in Group-I				
1. Dawoodkhan Guda 2. Kurmalguda 3. Mallapur 4. Nadergul 5. Papaiah Kundam 6. Renukapur 7. Venkatapur 8. Mamidipally 9. Tatti Annaram 10. Tatti Khana 11.Jalapally	5	25	40	-do-
Saroornagar Mandal – Village in Group-II				
1. Almasguda 2. Roshanudowla 3. Badangpet 4. Ba lapur 5. Chintalkunta	15	65	100	-do-

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6. Meer pet				
7. Medbowli				
8. Kothapet				
Saroornagar Mandal – Village in Group-III				
1. Thummalkunta	50	250	400	-do-

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SCHEDULE-1

(to G.O.Ms.No.456 Revenue(UC.I)Dept. Dated:29-7-2002)

Compensation amounts payable by land holders/declarants or their successors in interest for exemption of excess land

The primary rates specified hereunder apply to the exemptions applied for during the present financial year. i.e. upto 31-3-2003. Thereafter the rates shall be increased by 10% in each succeeding financial year. All the tables shall be understood accordingly.

Name of Urban Agglomeration: VISAKHAPATNAM

Core Area

Local area in which excess land is situated	Amount of compensation to be paid per Sq.mt of excess land to be exempted			
	If exemption applied for before 31.3.2003			If exemption applied for after 31.3.2003
	Upto 300 Square meter	301 to 1500 Square meter	1501 to 4500 Square meter	
1	2	3	4	5
VSP Municipal Corporation Ward Nos. 43, 45,46,47, 48,49, 50	60	300	480	10% increase for every financial year on the amount payable with reference to Co 2 to 4
-do- Ward No. 36, 37, 40, 44	90	450	720	-do-
-do- Ward No.s 1.,2,3,4, 6,7,8,9,10,11, 23,25,26, 28, 33, 34, 35, 39,41, 42	125	625	1000	-do-
-do- Ward Nos. 5,14,15,16,21, 22,24, 27,29,32,38	175	875	1400	-do-
-do- Ward Nos. 12,13,17,18,19 20, 30 and 31	225	1125	1800	-do-
Gajuvaka Municipal Town Ward Nos. 7,8, 9, 10,11,12,13,14, 23, 24, 25, 26	60	290	460	-do-
Gopalapatnam Panchayat Area ward Nos. 3,4 (Part), 8,10,12,13,14, 15, 16, 17, 18, 19 and 20 *	40	200	320	-do-
-do- Ward Nos. 2,9, and 21	65	325	520	-do-

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-do- Ward Nos. 4 (Part),5,6,7 **	90	450	720	-do-
-do- Ward Nos. 1, 4 (Part) 11***	120	590	940	-do-

* Falling in 43, 44, 51, 52, 45, 39, 46, 48, 13, 7, 33, 6, 49, 40, 85, 84, 87,93 Sy.Nos.

** Falling in 25, 35, 36, 152, 151, 148, 140, 141, 119, 138 Sy.Nos.

*** Falling in 14, 108, 105, 137, 130 and 131 Sy.Nos.

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SCHEDULE-I

(to G.O.Ms.No.456 Revenue(UC.I)Dept. Dated:29-7-2002)

Compensation amounts payable by land holders/declarants or their successors in interest for exemption of excess land

The primary rates specified hereunder apply to the exemptions applied for during the present financial year. i.e. upto 31-3-2003. Thereafter the rates shall be increased by 10% in each succeeding financial year. All the tables shall be understood accordingly.

Name of Urban Agglomeration: VISAKHAPATNAM	Peripheral Area

Local area in which excess land is situated	Amount of compensation to be paid per Sq.mt of excess land to be exempted			
	If exemption applied for before 31.3.2003			If exemption applied for after 31.3.2003
	Upto 300 Square meter	301 to 1500 Square meter	1501 to 4500 Square meter	
1	2	3	4	5
Local area in which excess land is situated				
1. Ankireddi palem (v)	40	200	320	10% increase for every financial year on the amount payable with reference to Co 2 to 4
2.Tunglam Natayyapalem	35	165	260	-do-
3. Mindi	35	175	280	-do-
4.Chinagantyada Thokada	50	240	380	-do-
5.Vadlapudi	30	150	240	-do-
6.Pedagantyada Nellimukku, Kurada	40	190	300	-do-
7.Fakirtekya	15	75	120	-do-
8.Kurmannapalem	40	190	300	-do-
9. Yarada	15	75	120	-do-
10. Yellapuvani palem	25	125	200	-do-
11.Chinngadila, Santhapalem, Pedagadila	50	250	400	-do-
12 Kanithi	30	150	240	-do-
13.Venkatapuram	25	115	180	-do-
14 Yendada	15	75	120	-do-
15. Cheemalapalli	20	100	160	-do-

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16 .Vepagunta	35	165	260	-do-
17. Mudasarlova	15	75	120	-do-
18. Adivivaram	45	225	360	-do-
19. Narava	15	75	120	-do-
20. Laxmipuram	15	65	100	-do-
21. China mushidivada	25	125	200	-do-
22. Purushothapuram	25	125	200	-do-
23 Bakkannapalem	30	140	220	-do-
24 Pothina Mallayyapalem	30	140	220	-do-
25 Rushokonda	25	125	200	-do-
26 Madhurawada	30	140	220	-do-
27. Saniwada	30	150	240	-do-
28 .Pedagadi	10	50	80	-do-
29. Porlupalem	10	50	80	-do-
30. Jaggarajupeta	10	50	80	-do-
31. Jerripothupalem	5	25	40	-do-
32. Pullambotlapalem	5	25	40	-do-
33. Venkatapathi Raju Peta	5	25	40	-do-
34.Krishnaiah puram	5	25	40	-do-

SECTION OFFICER

SCHEDULE-I

(to G.O.Ms.No.456 Revenue(UC.1)Dept. Dated:29-7-2002)

Compensation amounts payable by land holders/declarants or their successors in interest for exemption of excess land

The primary rates specified hereunder apply to the exemptions applied for during the present financial year. i.e. upto 31-3-2003. Thereafter the rates shall be increased by 10% in each succeeding financial year. All the tables shall be understood accordingly.

Name of Urban Agglomeration: **VIJAYAWADA**	**Core Area**

Local area in which excess land is situated	Amount of compensation to be paid per Sq.mt of excess land to be exempted			
	If exemption applied for before 31.3.2003			If exemption applied for after 31.3.2003
	Upto 300 Square meter	301 to 1500 Square meter	1501 to 4500 Square meter	
1	2	3	4	5
Local area in which excess land is situated				
Vijayawada Municipal Corporation Ward Nos. 11,27,28,29	450	2250	3600	10% increase for every financial year on the amount payable with reference to Co 2 to 4
-do- Ward No. 14,59 A(Ward 1 NH)	250	1250	200	-do-
-do- Ward No. 12, 33, 38,39,40,48, 59A (Excluding Ward 1 NH), 60,26,32	200	1000	1600	-do-
-do- ward No, 15, 18,20, 23, 30, 31,34, 36,44,46, 52, 54, 55, 56, 57, 58,59,64,65,66,67, 68,69, 70,71,72, 73,75, 76,	100	500	800	-do-
-do- Ward Nos.1,2,3,4,5,6,7,8,9, 10,13,16, 17,19,21, 22,24,25,35, 37,41, 42,43,45, 47,.49,50,51,53,61,62,63,74 ,77,78	50	250	400	-do-

SCHEDULE-1

(to G.O.Ms.No.456 Revenue(UC.I)Dept. Dated 29-7-2002)

Compensation amounts payable by land holders/declarants or their successors in interest for exemption of excess land

The primary rates specified hereunder apply to the exemptions applied for during the present financial year. i.e. upto 31-3-2003. Thereafter the rates shall be increased by 10% in each succeeding financial year. All the tables shall be understood accordingly.

Name of Urban Agglomeration:	Peripheral Area
VIJAYAWADA	

Local area in which excess land is situated	Amount of compensation to be paid per Sq.mt of excess land to be exempted			
	If exemption applied for before 31.3.2003			If exemption applied for after 31.3.2003
	Upto 300 Square meter	301 to 1500 Square meter	1501 to 4500 Square meter	
1	2	3	4	5
Local area in which excess land is situated				
1. Jakkampudi	10	40	60	10% increase for every financial year on the amount payable with reference to Co 2 to 4
2.Ambapuram	10	40	60	-do-
3. P.Nainavaram	5	25	40	-do-
4.K.Kandrika	15	75	120	-do-
5.Shabada	5	25	40	-do-
6. Vemavaram	5	15	20	-do-
7. Pathapadu	5	25	40	-do-
8. Nunna	15	75	120	-do-
9.Gollapudi, Ward Nos. 1,2,9,11,12,13,14,17,18,24,28	15	65	100	-do-
-do- Ward Nos.3,4,5,6,7,8, 10,	20	100	160	-do-
-do- Ward N. 15,16,19,20, 21,22,23, 25,26,27	35	165	260	-do-
10.Rayalapadu	10	50	80	-do-
11. Ramavar appadu	25	65	260	-do-
12.Prasadam padu	25	125	200	-do-
13. Aneke padu	25	125	200	-do-
14. Nidama nuru	15	75	120	

16. Kanuru Wards, 6,7,8,9	100	500	800	-do-
-do- Ward Nos. 10 and 11	50	250	400	-do-
-do- ward Nos. 1,2,3,4,5, 12,13,1,4,15,16,17,18	35	165	200	-do-
17. Tadigadapa	15	75	120	-do-
18. Yenamala Kuduru	20	100	160	-do-
19. Peddapuli paka	10	40	60	-do-
20. Poranki	20	90	140	-do-
21. Penamaluru	10	50	80	-do-
22. Gangura	10	40	60	-do-
23.Chodavaram	5	25	40	-do-
24.Ramachandrapuram	5	15	20	-do-
25.Surampalli	5	15	20	-do-
26. Vedupa valuru	5	25	40	-do-
27. Savari gudem	5	15	20	-so-
28. Tadepalli	15	75	120	-do-
29. Kishtaiah palem	5	15	20	-do-
30. Venkata palem	5	15	20	-do-
31.Chirravuru	5	15	20	-do-
32.Kunchana palli	5	15	20	-do-
33. Vaddesh waram	5	15	20	-do-
34. Kolanu konda	5	15	20	-do-
35. Mandadam	10	40	60	-do-
36.Gundimeda	5	15	20	-do-
37.Penumaka	10	40	60	-do-
38. Undavalli	20	90	140	-do-

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SCHEDULE-I

(to G.O.Ms.No.456 Revenue(UC.I)Dept. Dated29-7-2002)

Compensation amounts payable by land holders/declarants or their successors in interest for exemption of excess land

The primary rates specified hereunder apply to the exemptions applied for during the present financial year, i.e. upto 31-3-2003. Thereafter the rates shall be increased by 10% in each succeeding financial year. All the tables shall be understood accordingly.

Name of Urban Agglomeration: GUNTUR	Core Area

Local area in which excess land is situated	Amount of compensation to be paid per Sq.mt of excess land to be exempted			
	If exemption applied for before 31.3.2003			If exemption applied for after 31.3.2003
	Upto 300 Square meter	301 to 2000 Square meter	2001 to 6000	
1	2	3	4	5
Local area in which excess land is situated				
[illegible] Mun [illegible] Ward Nos. 1,2,7,8, [illegible] 16, [illegible]	50	250	400	10% increase for every financial year on the amount payable with reference to Co 2 to 4
[illegible]	65	325	520	-do-
-do- Ward No. [illegible]	85	425	680	-do-
-do- [illegible]	[illegible]	1000	1600	-do-

SECTION OFFICER

SCHEDULE-I

(to G.O.Ms.No.[illegible] Revenue(UC.I) Dept. Dated 20-7-2002)

Compensation amounts payable by land holders/declarants or their successors in interest for exemption of excess land

The primary rates specified hereunder apply to the exemptions applied for during the present financial year, i.e. upto 31-3-2003. Thereafter the rates shall be increased by 10% in each succeeding financial year. All the tables shall be understood accordingly.

Name of Urban Agglomeration: WARANGAL	Peripheral Area

Local area in which excess land is situated	Amount of compensation to be paid per Sq.mt of excess land to be exempted			
	If exemption applied for before 31.3.2003			If exemption applied for after 31.3.2003
	Upto 300 Square meter	301 to 2000 Square meter	2001 to 6000 Square meter	
1	2	3	4	5
1. Gopalapuram	15	75	120	10% increase for every financial year on the amount payable with reference to Cb 2 to 4
2. Vaddepalli	15	75	120	-do-
3.Kummarpalli	15	65	100	-do-
4.Matwada	15	65	100	-do-
5.Kazipet (J)	15	65	100	-do-
6.Hanmakona	15	65	100	-do-
7.Bheemaram	15	65	100	-do-
8.LaskarSingaram	10	50	80	-do-
9. Kadipikonda	10	50	80	-do-
10. Devannapet	10	50	80	-do-
11. Somidi	10	50	80	-do-
12.Urusu	10	50	80	-do-
13. Desaipet	10	50	80	-do-
14. Enumamula	10	50	80	-do-
15 Paidipalli	10	50	80	-do-
16. Madikonda	10	40	65	-do-
17. Sayampet	10	40	60	-do-
18. Fort Warangal	10	40	60	-do-
19. Rangasaipet	10	40	60	-do-
20. Palavelupula	10	40	60	-do-
21. Gorrekunta	10	40	60	-do-
22. Thimmapur	5	25	40	-do-

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SCHEDULE-I

(In G.O.Ms.No.456 Revenue(UC.I)Dept. Dated:29-7-2002)

Compensation amounts payable by land holders/declarants or their successors in'interest for exemption of excess land

The primary rates specified hereunder apply to the exemptions applied for during the present financial year, i.e. upto 31-3-2003. Thereafter the rates shall be increased by 10% in each succeeding financial year. All the tables shall be understood accordingly.

Name of Urban Agglomeration:	Core Area
WARANGAL	

Local area in which excess land is situated	Amount of compensation to be paid per Sq.mt of excess land to be exempted			
	If exemption applied for before 31.3.2003			If exemption applied for after 31.3.2003
	Upto 300 Square meter	301 to 2000 Square meter	2001 to 6000 Square meter	
1	2	3	4	5
Warangal Municipal Corporation Ward Nos. 2,3,11,	40.	190	300	10% increase for every financial year on the amount payable with reference to Co 2 to 4
-do- Ward Nos. 1, 12,13,14,16	65	325	520	-do-
-do- Ward No. 7, 9,10,15	80	400	640	-do-
-do- Ward No. 17,18,19,22, 23,24, 25	15	75	120	-do-
-do- Ward NO. 4	120	600	960	-do-
-do- Ward No. 5 and 6	20	100	160	-do-
-do- Ward No. 8	180	900	1440	-do-
-do- ward No. 20, 21	10	50	80	-do-

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SCHEDULE-I

(to G.O.Ms.No.456 Revenue(UC.I)Dept. Dated:30-7-2003)

Compensation amounts payable by land holders/declarants or their successors in interest for exemption of excess land

The primary rates specified hereunder apply to the exemptions applied for during the present financial year, i.e. upto 31-3-2003. Thereafter the rates shall be increased by 10% in each succeeding financial year. All the tables shall be understood accordingly.

Name of Urban Agglomeration: GUNTUR

Peripheral Area

Local area in which excess land is situated	Amount of compensation to be paid per Sq.mt of excess land to be exempted			
	If exemption applied for before 31.3.2003			If exemption applied for after 31.3.2003
	Upto 300 Square meter	301 to 2000 Square meter	2001 to 6000 Square meter	
1	2	3	4	5
Local area in which excess land is situated				
1.Agarthvarappadu	20	100	160	10% Increase for every financial year on the amount payable with reference to Co 2 to 4
2.Etukuru	5	10	20	-do-
3. Guntur	10	45	70	-do-
4.Koretepadu	20	100	160	-do-
5. Pedapa kalaluru	5	15	20	-do-
6. Nallapadu	10	40	65	-do-
7. R. Agrah aram	15	75	120	-do-
8. Ankereddi palem	5	10	20	-do-
9. Takkella padu	5	25	40	-do-
10.Budam padu	5	5	5	-do-

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SCHEDULE – II

(APPLICATION FOR EXEMPTION OF EXCESS LAND DECLARED UNDER UL (C&R) ACT, 1976
(In terms of G.O. Ms. No.456 Revenue(UC.I)Dept. Dt:29-7-2002)

Read Instructions carefully before filling application.

Application No. (to be assigned by office)

CC.No. to which the Application is concerned (to be assigned by office)

To
The Special Officer &Competent Authority, Urban Land Ceilings
....

Passport size Photograph of Applicant	Passport size Photograph Applicant's spouse

1.	Full name of applicant	
2.	Name of spouse	
3.	If applying on behalf of someone else, indicate name of such person and relationship with applicant.	
4.	Faher/Husband's name	
5.	Complete Address:	
6.	a) No and date of order of S.O. U/s 8(4) declaring excess. b) Extent declared excess in Sq.mts	
7	Details of excess land applied for exemption	

a)	District/Mandal			
b)	Village/Town/City			
c)	Locality			
d)	Street/Road No. and name			
e)	Sy. No./ S.D. No. or T.S. No. Ward and Block/Premises No.	Sy. No/ S.D. No.	T.S. No./ Ward /Block	Premises No.

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7	Ground status of land applied for exemption;
	Totally vacant / Covered by structure
8	I declare that the excess land determined and applied for exemption is in my physical possession and no third party interests are created on it.
9	I declare that no other member of my family other than me have applied for exemption in terms of the G.O.
10	a) I declare that I have not filed any cases before any Authority or Court in respect of the surplus land applied for allotment.
	Or
10	b) I have filed the following cases (ie., Appeals/W.Ps,W.As/SLPs/ Suits etc.) and I declare that I am willing to withdraw them and the proof of such withdrawal later on.

Sl. No.	Number of appeals/W.Ps/W.A.s SLPs Suits etc.,	Name of the Court or Authority	Brief Description of Property and issue involved	Present status of the case
1				
2				
3				

11	Amount payable	
	i) Year of filing application for exemption.	
	ii) Extent (in Sq. mts)	
	iii) Rate per Sq.mt (as per Schedule to the G.O.)	Rs.
	iv) Amount payable (ie., ii x iii)	Rs.
12	Details of amount paid along with Application (by way of DD or Banker Cheque drawn in favour of SO & CA concerned and payable at his headquarters)	
	i) Name of issuing Bank and Branch.	
	ii) Name of Bank and Branch where payable	
	iii) DD or Banker's cheque No. & date	
	iv) Amount of the said DD or cheque	
13	List of documents enclosed:	
	1 Xerox copy of General Power of Attorney/Authorization	In support of Item 3 (wherever necessary)
	2. DD/Banker Cheque No. …………. dated:……………. for Rs.…………….	In support of item 12
	3. Self addressed envelope affixing postage stamps of Rs. 5/- Required only when the application is sent by a registered post.	

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4. Any other document the applicant may wishes to produce. (to be clearly specified)	

Signature of Applicant...

Signature of spouse ....

DECLARATION

1. I declare that the particulars furnished are true and correct. I bound myself for any penalty and criminal action that the authorities may wish to impose upon me or take against me in the event of any of the particulars mentioned are found to be incorrect, misleading or bogus on verification.

2. In addition to the amount already paid as per details shown in the application filed, I undertake to pay such additional amount as may be required to be paid in terms of G.O. within such time as may be fixed by Government/the Special Officer & Competent Authority.

Signature of applicant.

Date

Place:

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Instructions to fill up the Application Form and its submission.

***

1. On the right hand side of the page 1 of the Application latest passport size photograph of the Applicant and his or her spouse shall be affixed and signed by the Applicant/spouse across the photograph. Part of such signature or thumb impression shall extend to the Application form.
2. Against Item 1. write the name of the Applicant first followed by Surname later in BLOCK LETTERS.
3. Against Item 2. the name of the spouse of Applicant shall be shown in BLOCK LETTERS.
4. Against Item 3 the name of person on whose behalf the Application is being filed and his relationship with the Applicant viz., Son, Daughter, Wife, etc., shall be mentioned in BLOCK LETTERS and relationship shown below the name. In case application is filed as Power of attorney holder the name of such person and the fact of being Power of Attorney Holder shall be indicated. A copy of such Power of Attorney shall also be filed along with the Application indicating the same as one of the enclosures against item 13.
5. Against Item 5 complete postal address with phone number if any shall be indicated for future communication.
6. The D.D./Banker's cheque as indicated against item 12 shall be drawn in favour of "the Special Officer & Competent Authority, Urban Land Ceilings – Hyderabad" (or Guntur, Visakhapatnam, Vijayawada, Warangal as the case may be depending upon in whose jurisdiction the land applied for is situated.)
7. All enclosures to be filed shall be got attested by an Advocate or Gazetted Officers of State Government.
8. The application can be filed in person in which case the acknowledgement will be given then and there. The Application can also be sent by registered post acknowledgement due. In such case a self addressed envelope duly affixing the postage of Rs. 5/- shall also be furnished along with the Application for sending the acknowledgement to the applicant by post.

SECTION OFFICER

Office of the Special Officer & Competent Authority, Urban Land Ceilings,

....

Application No.	
Declaration No.	

ACKNOWLEDGEMENT

Received application from Sri ....

S/o, D/o, W/o ....

R/o ....

along with the following enclosures.

1. DD/Banker's cheque No......................Dt.........................for Rs...........
2. Attested Xerox copy of G.P.A or Authorization .... (wherever necessary)
3. Any other document (duly attested)......................... .... (to be specified)

Signature : ....

Name: ....

Designation: ....

Date: ....

Office seal: ....

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