

WELCOME

ASSIGNMENT SESSION AND ALIENATION OF LAND

SRI S. RAJASEKHAR,
Spl. Grade Dy. Collector.

REFERENCE BOOKS

1. MANUAL OF REVENUE LAWS IN A.P along with
A.P. Land Revenue Code Revised By Justice P.S. Narayana
2. P.V. Srinivasa Devar's ASSIGNMENT LAWS In Andhra
Pradesh (9 of 1977)
3. AP Land Revenue Laws- Shyamala Publications
Vadlamani Venkata Ramana, V.V. Nagesh Sharma
4. Revenue Code 1,2 and 3
- 5)BSOs

Assignment: providing government cultivable waste land to the land less poor persons for their lively hood more particularly Land Less Agricultural Labor.

BSO 15 explains the procedure of assignment/appeals and revision

	Andhra Area	Telangana Area
Regional names of assigned pattas	D.K.T Patta/ Darakhast Patta (Conditions are DKT conditions)	Lavani Patta/ (Lavani Patta Rules)

Lands not to be assigned

1. All water course porambokes
2. Burial grounds
3. Reserve forest
4. Lands reserved for public purpose
5. Rasta, roads and lands within the vicinity of railway tracks
6. Land located within 2 chains from the borders of R.F and Revenue fields. (buffer area)
7. Sea coasts
8. Cantonment lands
9. Lands located near air ports
10. Lands containing minerals, quarries

11. Important note

- a) There are Several orders of High Court / Supreme Court not to assign or alienate water course porambokes
- b) Even proposals should not be prepared and submitted to higher officers or to the Govt., for consideration

II. The following lands vested with G.P's can be assigned if not required for public purpose with the orders of RDO (if these lands extent is more then 10% of the cultivable area.) note 10% land shall be available in the village for public purpose

- Topes
- Cattle stay lands
- Cart tracks
- Santha poramboke(weekly Market)
- Grazing of grounds
- Drying yards

- Water course porambokes (Shikham lands)
- Burial grounds
- Rasta and as stated in column 2
- Gairan(with Trees),
- Banchrai and Kancha lands

	Andhra Area	Telangana Area
Lands can be assigned	<ul style="list-style-type: none">• AWD: Assessed Waste dry• UAWD: Un Assessed Waste Dry• Gutta: if it is not R.F. can be converted to AWD & assign• Ceiling scrupulous lands• Bought in lands, not required for public purpose	<ul style="list-style-type: none">• Poramboke lands• Gairon(Forest Dept.consent)• Kharis khata• Charai lands <p>Note: to convert the lands to A.W.D for assignment.</p>

WHO ARE ELIGIBLE FOR ASSIGNMENT

- He/She must be resident of that village where the land proposed for assignment is existing (up to 1996)
- In the year 1996 the Government of AP issued G.O – the resident of a Mandal is eligible for assignment land in any village of that mandal.
- He/She must be B.P.L and agriculture labour / village artisan. Income less than Rs.11000/per year.
- Ex-service persons (NCOs' only)
- Freedom Fighters
- Political sufferers
- Family affected due to terrorist violence (if Govt. gives Spl. orders)
- Priority should be given to the land less poor who occupied unobjectionable Govt., land and doing cultivation .

▶ Extent Of Land Can be assigned to a Family.

▶ Prior to 31-3-2008

a) Ac.2.50 wet Land or Ac.5.00 Dry Land to the family ,including land already having

b)For the purpose of Calculation, the wet land shall be doubled and to add Dry Land.

▶ From 31-3-2008 As per GONo.563 (Rev.) dt.31-3-2008.(As per KRC Rec.)

a)Ac 1.00 Wet or Ac.2.00 Dry Land.(Vide Condition **b** above and to be followed.

GOS' RELATING TO ASSIGNMENT

The Land records in Telangana area and Andhra area are different in settlement and also the terminology completely differs in the village records. The assignment conditions are also different up to 1959.

Andhra Area

- First survey settlement of lands as per Ryotwary System was started in the year 1870. (original survey settlement)
- Resettlement of lands were done during 1900-1920 (R.S.R) Resurvey Settlement Registers were prepared (Based on this 'A' registers were prepared)
- During the British period assigning lands to poor were started with limited conditions from Fasali 1328 (1918)
- Some lands were reserved to military service people and Depressed Class (D.C) people. As per Settlement Register, for assignment (see 'A' registers)
- Prior to 1953 with few conditions the lands were assigning to the poor and in some pattas there was condition i.e. transfers shall not be made.
- Where no such condition in the D Form Patta, there was a practice of transfers by way of sale.
- Comprehensive assignment rules came into force vide GO no.1142 dt 18-6-1954 till today the above GO (is holds good)

Telangana Area

1. First Land Revenue Act was introduced in 1907 i.e. A.P. (Telangana Area) Land Revenue Act 1317 (Act 8 of 1317)
2. In the year 1945 Act 3 of 1355 with amendments in the previous Act.
3. In the year 1949 (after police action) Hyderabad record of rights in land "Regulation"
4. As per the above 1949 regulation "Land census Rules 1954" was came in to force.
5. a) The allotment of land to the enjoyers of land started vide sections 53A, 54, 54A, 58B of Telangana Land Revenue Act 1317 (year 1907)
 - a) In the year 1937 i.e. Fasali 1347 "LAVANI" rules were came in to force and assigning lands to land less poor started.
 - b) There after the LAVANI rules were included in Telangana L.R. Act 1317 under section 172 and LAVANI rules "1950" were came in to force.

GO Ms No:1406 (Revenue) 25-08-1958 for Telangana area and changes. GO Ms No:1724 (Revenue) 26-08-1959 are the important GOs to study assignment policy in Telangana Area)

Integrated system of assignment of lands policy in Andhra Pradesh

GO Ms No: 1407 (Revenue) 25-07-1958

GO Ms No: 1725 (Revenue) 26-08-1959

Amalgamation of assignment policy both in Andhra and Telangana areas as in AP.

PROCEDURE OF ASSIGNMENT

- 1. Eligible occupant of unobjectionable government lands has to submit application in form 'A' to VRO/RI/OR to the Tahsildar**
- 2. The VRO has to inspect the land and to prepare rough sketch and to publish 'A1' notification inviting the objections if any within 15 days. (15 days is mandatory)**
- 3. If no objections received prepare assignment file and submit to RI/Girdawar.**
- 4. MRI to inspect land and to write remarks, if wells trees, structures excising the value has to be estimated and to submit file to Tahsildar along with check memo.**

5. a) If sub division of field is required or if it is a block (large area) to refer the file to **Mandal surveyor** for sub division of land.
b) If it is a block (large area) and several sub divisions are to be made, sub division records are to be scrutinized and new survey numbers are to be assigned as per survey and Boundaries Act 1923.
6. After survey/sub division work is completed the Tahsildar has to inspect land and to pass appropriate orders on 'A' memorandum (in Duplicate) (one copy to retain in file and one copy to be forwarded to RI for implementation in village accounts)
7. **D. Form pattas** to be signed in duplicate (one copy to retain in file and one copy to be forwarded to RI for implementation in village accounts) & in ROR
8. After issuing D form +(sketch) **FMB (Tippan)** the details of assignment shall be implemented in village accounts & Manadal Accounts and ROR, P.B&TD shall be issued to the beneficiary.
9. The details of assignments shall be recorded in D.K.T register of office

Note:- D.C. reserved/other reserved lands can be assigned to others as per **BSO 15 Para 37. Collector is the competent authority to with draw the reservations. If lands are not under cultivation for more than ten years.**

CANCELLATION OF ASSIGNMENTS

- **If assignee violates any of the conditions of D form patta the Tahsildar is competent to cancel and to resume the land to govt. by issuing prior notice.**
- **If any D. form land is required for public purpose – on payment of compensation, the land can be resumed to govt. (prior notice to be issued) GO Ms No.1307.**

Note: In both cases the Tahsildar has to be issued speaking order.

II Assignments made on misrepresenting the facts or by mistake of fact

- RDO can review the assignment suo-motto or by appeal and set aside the orders of assignment made by the Tahsildar if there are procedural irregularities.
- As per **BSO 15(18) RDO is the competent authority** to review the assignment or to cancel the assignment order issued by Tahsildar., but as per the **GO No:912 issued in the year 1985** Collector is the competent authority to review the assignments on appeal or suo-motto if assignment made under **mistake of fact or misrepresentation facts.**

First appeal	:	RDO
Second Appeal	:	Collector
Revision	:	CCLA
Review	:	Government

ASSIGNMENT TO EX-SERVICE PERSONS

- Only NCOs' who retired are eligible
- The applications received from persons who are in service can be rejected.
- **The retired person shall submit his application within a year of retirement to the District Collector through synik welfare officer of that District.**
- He has to submit certificate that he did not obtain pattas in any other areas.
- D. form pattas with specific conditions shall be given
- They can sale the land after 10 years of assignment with the permission of District Collector / RDO/Govt. Based on the value of the land.GONo.1307(2013)

FREEDOM FIGHTERS / POLITICAL SUFFERS

- **Eligible for 5Ac wet or 10 dry land**
- **They have to produce DOB and other certificates from the jail.**
- **Certificate from the co-prisoner of the jail**
- **Care should be taken in assigning lands.**

ROLE OF RDO/Sub Collector

- RDO/Sub Collector, to obtain the list of lands and names of beneficiaries to be assigned from the tahsildars prior to assignment
- Random inspections to be made and to know the eligibility of the beneficiaries
- To verify assignment files

TO CONVENE ASSIGNMENT COMMITTEE MEETING

Before assigning the land

1. List of beneficiaries and lands to be assigned village wise to be prepared and communicated to assignment committee members.
2. The same lists to be hand over to MLA concerned and to obtain date for convening assignment committee meeting

BHOODAN LANDS

- **These lands are not assignable lands**
- **In fact these lands are belongs to Bhoodan Board and notified in Andhra Pradesh Gazette. (existing in Gandhi Bhavan)**
- **Bhoodan Board will give permission to any person who is eligible on the recommendation of**
 - 1. Donar of the land**
 - 2. Grama Sabha in which village the land is located**
 - 3. VRO / Tashildar**
- **After issue of permission the Tashildar direct the VRO to make necessary entries in Adangal/ pahani and in ROR.**

CANCELLATION OF PERMISSION IF VIOLATED

BHOODAN LANDS

On the recommendation of Grama Sabha / VRO / Tashildar – the Bhoodan board can cell in permit if beneficiary violated the conditions and re allot the land to other eligible person.

PRESENT STATUS OF ASSIGNMENT

- In fact almost all the vacant lands were assigned already and only few bits of extant remained.
- The Tahsildars are resuming the assignment lands to government where they are not cultivated or sold / purchased by some other poor persons and declaring as vacant land available for assignment
- At present majority of the assignments are from the resumed land only
- In fact Act 9/1977 or Act 8/2008 prohibits such transfers.
- As RDO / convener of assignment committee meeting, must be careful and to see that lands should not go in to the hands of rich people.

OTHER ISSUES TO BE OBSERVED

- Generally at the time of assignment only patta paper will be handover to the person and the survey authorities are not showing the boundaries on ground.
- In some cases the survey number in patta and actual survey no of land cultivating differs.
- The extent of land shown in patta may be less or excess
- Splitting up of DKT pattas when legal heirs are more than one and issue of pattadar pass books to all enjoyers.

ASSIGNMENT OF CEILING SCRUPULOUS LANDS

- Tahsildar is the competent authority to assign the lands as follows
 - 50% SCs'
 - 10% STs'
 - 30% BCs'
 - 10% Others
- Once in every year 100% field inspections to be done to know the actual enjoyers
- RDO is the competent authority to cancel the assignment and to resume the land to government

ASSIGNMENT TO :-

1. C-J-F-S (Co-operative Joint Forming Societies)

- Lease in favour of chairman of the society.
- Chairman will give subleases to members

2. C-C-f (Co-operative Collective Forming Societies)

3. **Isolated bits: Assignment** of isolated bits of land i.e up to 0.25 cents wet or Ac0.50 dry land to the adjoining farmers on payment of cost.

BSO – 15 A

GRANT OF LAND AT THE DISPOSAL OF THE GOVERNMENT FOR TEMPORARY OCCUPATION FOR AGRICULTURE PURPOSES

1. Land available for temporary occupation
 - (a) Lands escheated to the Government;
 - (b) Lands bought –in by the Government;
 - (c) Unobjectionable encroachments;
 - (d) Padugai lands;
 - (e) Lands acquired for public purposes but no longer required for the purpose for the purpose for which they were acquired;
 - (f) Railway Lands;
 - (g) Lands in the vicinity of railway stations; and
 - (h) Land within port limits.

2. Period of Occupation:- The period for which such temporary occupation may sanctioned must be determined carefully in each case with reference to the nature of the proposed occupation and the consideration whether and when the land is likely to be required by the Government for any other purposes

3. Conditions of grant:- In Appendix X-A with suitable modifications for

i. Growing of grass or other fodder;

ii. Raising flower gardens;

iii. Planting casuarina;

iv. Cultivation of plantation products; and

v. Cultivation of paddy, pulses and other food grains or commercial crops like tobacco, cashew, groundnut etc.

4. Exemption from registration and stamp duty:- These grants need not be Registered vide Section 90 (i) (d) of the Indian registration Act. The Orders Embodying such grants are also not liable to stamp duty vide item 4 of Notification No.13,dated 17th December, 1938

5. Collection of rents:- Rents payable under the grants and credit them to the respective departments

BSO - 16

DISPOSAL TANK- BED LANDS

BSO - 17

COWLES

No Cowle shall be granted, under this Standing Order to any person other than a citizen of India, except by the Collector or the Board and with the previous permission of Government.

1. In what cases granted:-

Progressive cowles for cultivation are rarely necessary under a moderate assessment, and should be restricted to the reclamation of heavy jungle land, or swamps, or of land infested with nuth grass, the cultivation of trees or shrubs for green manure or similar exceptional cases.

2. Yearly clearance to be enforced:-

The extent of land to be cleared yearly should be entered in a cowle. Thus in a five year cowle it should be made a condition that one-fifth of the land is to be cleared yearly.

3. Reservation of Rights:-

Government reserve to themselves the full rights to mines
And quarries adjacent to the land

4. Compensation for improvements

BSO – 18

SCATTERED TREES AND TOPEs

1. Trees on occupied Lands:-

No claim should ordinarily be made on behalf of the Government to any rights over trees growing on land held on ryotwari tenure, or as inam or as village or town house-site. When land is assigned, the trees standing on it should not be granted separately under the tree tax system

2. Trees on unoccupied lands:-

Collectors should exercise special care before assigning lands containing scattered trees or topes.

a. Valuable topes :-

Lands on which there are large groups of palmyrah, date-palms, fruit-trees or valuable timber trees, whether, growing spontaneously or cultivated, should usually not assigned, but should be retained in the hands of the Government for abkari or forest purposes. If any trees standing on such lands are given or sold for domestic purposes, the collector should arrange to have others planted in their stead.

b. Scattered trees and topes other than those falling under:-

If the assignment of the land is objectionable the trees themselves may be given under the tree-tax system. The form in which the order of grant should be issued is that given in Appendix XI. The order of grant conveys to the grantee only the right to the usufruct of the trees and is liable to be cancelled if the land is at any time assigned.

The Ownership of the trees vested in the Government; the grantee has no right to the trees if they fall and their value should be recovered from him if he fells or otherwise destroys them

c. Powers of Tahsildars

Tahsildars are empowered To issue ,cancel and accept the relinquishment of grants of trees under the tree-tax system

BSO -18 A

SALE OF TREES BY AUCTION

1. Occasions for sale of trees
2. Estimate of offset price
3. Form of sale notices
4. Publication of notice
5. Power of officers to confirm sales

BSO – 18 B

AVENUE TREE

1. Responsibility of Village Officers:-

The village Officers will be primarily responsible for the protection and preservation of avenue trees on all public roads lying within the limits of their village.

2. Neglect to be punished

3. Rewards for information by village headman, karanam and the last- grade village officers

4. Rewards for information by members of the public

5. Rewards for information by others

6. Collector to decide rewards in the case of rival claims

7. Heads of credit and debit

BSO - 19

GRANT OF LAND FOR PRIVATE OR PUBLIC TOPES

1. Grant of land for private topes
 - i. Application
 - ii. Nature of land granted
 - iii. Conditions of Planting
 - iv. Levy of assessment, water-cess and rent

BSO – 19A

GRANT OF LANDS FOR CATTLE OR DIARY FORMS



BSO – 19B

PLANTING OF TREES BY RYOTS
ON PORAMBOKE LANDS NOT
AVAILABLE FOR ASSIGNMENT
UNDER THE DARKHAST RULES

ASSIGNMENT OF HOUSE-SITE IN VILLAGES AND TOWNS (BSO-21)

1. This Standing Order applies to the disposal of House Sites for private purposes only to individuals.
2. No land belonging to Government shall be assigned or sold, under this Standing order, to any person other than a citizen of India.
3. If the land is alienated without the sanction of Government in favour of any person other than a citizen of India, the grant shall thereupon become null and void.

SECTION. I-- IN VILLAGES

- 1. Gramanattam or village** – site at the disposal of Government, not being land required for the common use of the villages, may be granted for building purposes to bona fide applicants, the minimum extent to be assigned to any applicant for building houses should ordinarily be 10 cents; but Tahsildars have discretion to grant a smaller extent in special circumstances.
- 2. Assigning of lands for house-sites**, care should be taken & to see that land is not granted to persons already possessing enough land for their reasonable requirements and that preference is given to those who own no house-sites.
- 3. Lands in the proximity of ports and railway stations:** The erection of houses on Government lands within these limits is prima facie, objectionable, and all such lands should be specially registered as “reserved” in the village registers.

PROCEDURE IN DEALING WITH APPLICATIONS:-

1. Applications for house-site should be made in writing.
2. **Officer to whom presented:-** The application may be presented either to the village officer in the first instance, or to the Tahsildar direct.
3. **Registry:** - Village Officers should register applications in order of date in a bound book, the pages of which should be consecutively numbered.
4. **Publication:** - The fact that an application has been made for a particular site shall be published in the village by beat of tom-tom and a notice in the form given in Appendix XV posted up in the village choultry and on the site applied for a period of 15 days. A copy of the notice shall also be sent to the panchayat board if there is one for the village.

- 5. Report:** - At the end of the period a report in duplicate should be prepared and sent to the Tahsildar.
- 6. Maintenance of registers and preparation of sites available for assignment:** - In the interests of regular town-planning, it is desirable that vacant areas in villages at the disposal of the Government should be laid out in suitable plots in advance and that the plots should be assigned in order.
- 7. Inspection by Revenue Division Officer:** - The Divisional Officer also should inspect as many cases as possible and it is open to him to obtain through the Collector the views of the Director of Town Planning where he thinks it necessary and desirable to do so, Entries in the Mandal and village registers and the plans will be compared and checked at the time of the jamabandi every year.

- 8. Payment for standing trees, wells and buildings:-** if there are trees, wells or buildings on the sites applied for the should be disposed of in accordance with latest rates & as per alienation procedure.
- 9. Survey, demarcation and other charges:-** The expenditure incurred in the demarcation of the land and in laying it out as house-sites or providing roads therein when, the work is too heavy for the regular staff shall be recovered proportionately from the parties to whom house-sites are granted.
- 10. Preparation of plotted sketches: -** Plotted sketches of the sites to be granted should invariably be prepared.

- **Extension of village-sites:-** When the existing village-site does not suffice for the needs of resident villagers or of registered holders.

Procedure subsequent to the grant of house-site:-

1. **Register of grants:-** A register of house-sites granted in each village shall be maintained in Tahsildars' offices and by the village officers in the form given in Appendix-XVIII.
2. **Form of order of assignment:-** An order, signed by the Tahsildar himself in the form given in Appendix XIX or XX as the case may be, shall be issued for all sites assigned under this section, but Divisional Officers may impose any additional conditions regarding lighting, ventilation and drainage with reference to Standing Order No.99.

4. Assignment to co-operation societies:- Assignments of house-sites for organized colonies will usually be made to Co-operative Societies in the first instance. If, assignments are made to Co-operative Societies, individual grants should not be made until the Revenue Divisional Officer is satisfied on the recommendation of managing body of the Co-operative society or otherwise that the proposed assignee has been of good behavior, has obeyed any rules framed for the colony regarding the construction and location of his house, and has kept the site in a sanitary condition for a period of at least three years.

5. Extension of period prescribed for building:- Divisional Officers may also, as a matter of grace and when special cause has been shown for such a concession, extend the period prescribed in condition (2) of the order of assignment.

6. Preservation of records:-

- **Definition of “Town”:-**

1. Municipal or Cantonment Act is in force therein, or
2. The place has a population of not less than 5,000 inhabitants residing in houses more

- **Publication of list of towns:-** The Collector shall publish in the District Gazette a list of towns as classed under paragraph 8 and may, from time to time, alter the list by notification in the District Gazette. B.P. 444, dated 22-12-97; G.O. 527, dated 16-9-98.

GENERAL PROVISIONS IN REGARD TO SITES:-

- 1. Scale of grant for building purposes:-** The scale may be altered by Collectors, from time to time, according to their discretion, but every such alteration should be previously published in the District Gazette.
- 2. Lands within the limits of hill municipalities and Gram Panchayats:-** The disposal of lands with the limits of hill municipalities and Gram Panchayats which are required for building purpose shall be governed by the provisions in paragraphs 11-15 below.
- 3. Responsibility of village officers:-** Village Officers will be held responsible for preventing and reporting encroachments.

- 4. Cultivation of town-site:-** Cultivation of any portion of a house-site in towns which is not a backyard is an undoubted abuse and should be unauthorized occupation under Act III of 1905.
- 5. Extension of town-site:-** When the existing town-site does not suffice for the needs of the residents, Collectors may add thereto any adjacent land at the disposal of Government and may for the same purpose, in Districts where such a course is permissible acquired under the Land Acquisition Act, land not at the disposal of Government.
- 6. Sanitary requirements:-** in granting town-sites for building purposes Divisional Officers will bear in mind and as far as possible give effect to, the general orders in Standing Order No.99, which are meant to ensure width and straightness of streets, to guard against overcrowding and also to make suitable provision for drainage.

Procedure to be observed in the disposal of applications:-

The following procedure should be observed in dealing with applications for house-sites in towns.

- 1. Contents:-** Applications for house-sites shall be made in writing and shall clearly specify the land required and the purpose for which it is wanted, i.e., whether for constructing a thatched, tiled or terraced building, for erecting a cattle-shed, etc.
- 2. Officer to whom presented:-** Applications may be presented in the first instance to the Village Officer or Tahsildar
- 3. Registry:-** Village Officers shall register applications in order of date in a bound book

4. **Report:-** A copy of the Village Officer report should be sent by the Tahsildar thought on RT
5. **Disposal:-** On receipt of the Village Officers' report and the remarks of the municipal council or Gram Panchayat board, the Tahsildar should satisfy himself after such enquiry as may be necessary that the disposal of the site under this paragraph is unobjectionable. As per the latest Government orders RDO is competent to assign HS is Municipalities
- **Appeal and revision:-** An appeal to the Collector shall be allowed against an order passed by the divisional Officer in the case of sales in auction. The Board may exercise its powers of revision both in the case of sales in auctions and sales by private negotiation. The provisions as regards appeals and revision contained in paragraphs 15 to 20 of Standing order No.15 will apply to the orders in this section.

BSO – 22

DISPOSAL OF LAND AND BUILDING OCCUPIED BY GOVERNMENT DEPARTMENT

1. Disposal generally left to collector
2. Authority Competent to sanction the sale of land and building
3. Authority competent to sanction the sale of buildings
 1. Buildings in charge of the public works department
 2. Buildings in charge of the Revenue Department
4. Appointment of sale- proceeds
5. Authority competent to sanction the transfer of vacated Government buildings from one department to another

6. Sale notice, sale certificate and the title deed

7. Authority competent to sanction the transfer of vacated Government buildings from one department to another.

8. Transfer of State Government lands from one Department to another:-

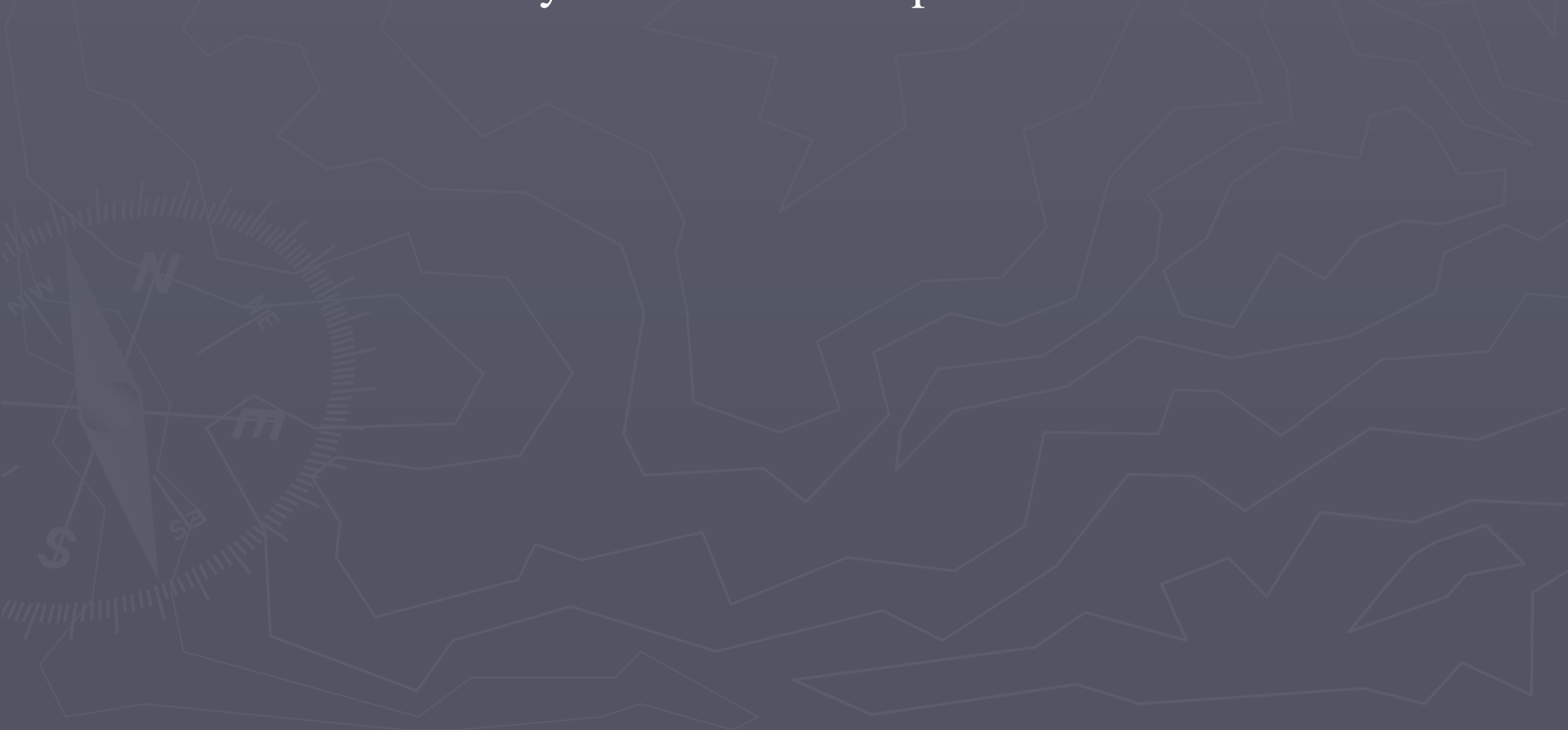
Rules relating to transfer of State Government land to the other State Department:-

Collectors are empowered to transfer Government lands from one department to another subject to the following conditions:-

1. That there are no requests for the land from another Government department besides the one to which it is proposed to be transferred;
2. That the land is not transferred to a commercial Government Department;
3. That only vacant land is involved

4. That in every case, where the land is taken away from the control of one is obtained before the transfer is effected; and

5. That the competent authority, viz., the collector ensures that the purpose for which the land is transferred is fulfilled in a reasonable time and that otherwise the orders of the transfer should be revoked and the land resumed by the Revenue Department



BSO - 24

ALIENATION

Alienation of land means grant of state land for bonafide public purposes to a person, institution or local body either free of cost or an payment of full or concessional market value.

Applications have to be made in the form prescribed in Appendix XXIX to B.S.O 24

The provisions contained in B.S.O.24 and the instructions issued by the Government from time to time have to be followed

For alienation of land within the Municipal area the resolution of the Municipal Council/ Corporation is necessary.

Government have issued instructions on the allotment of lands to the following.

GO's Relating to Alienation in respect of Local Bodies:

1. Municipal Councils : G.O.Ms.No.216,Rev.Q.Dept 19-2-76
2. Zilla Praza Parishads : G.O.Ms.No.268,Rev.Q.Dept 6-3-76
3. M.P.Ps and GramPanchayats : G.O.Ms.No.268,Rev.Q.Dept 23-2-78
G.O.Ms.No.812,Rev.Q.Dept 23-2-78
4. Housing Board : G.O.Ms.No.633,Rev.Q.Dept 5-5-82

The lands alienated can be resumed in case of infringement of any of the condition of the grant

Competent Authority For Alienation:-

Competent Authority	To Local Bodies i.e., Gram Panchayats, Mandal Parishads, ZPs, Municipalities, Municipal Corporations	Companies, Industries, Private Association Corp Corporations and Individuals
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1. Collector

Market Value Rs. 25000 or upto Ac 0.50 Cents or 0.20 guntas
Whichever is less.
(G.O.Ms.No.635 Rev Dt.2-7-1990)

1. For individuals Market Value upto Rs.
10,000/- and upto Acs
0-25 Cents or Ac 0.20
whichever is less.
(G.O.Ms.No.635 Rev
Dt.2-7-1990)

2. For Industrial Use
Ac. 2-00(two acres) or
Market Values Rs.2
lakhs(G.O.Ms.No.252
Dt.9-4-98)

2. C.C.L.A Market Value beyond Rs.Ten Lakhs or above Ac. 10.00 whichever is less (G.O.Ms. No. 635 Rev.Dt.2-7-1990)
1. For individuals Market Value of Rs. 5.00 lakhs and upto Ac.5.00 whichever is less.
 2. Industrial purpose Rs. 10 lakhs and upto Ac 10.00 (G.O.Ms.No.252 Dt.9-4-98)

3. Government All other cases

(G.O. Ms.No 635 Revenue(Assisgnment. III) Department dt.2-7-1990)

The Collector and the chief Commissioner, Land Administration are empowered to permit to enter the land.

No land shall be alienated to any person without the orders of the Government irrespective of its value. Proposals for grant of land to individuals for services rendered to the state, or to be performed to the community, shall be submitted to Government.

Patta lands can be acquired on payment of compensation under the provisions of L.A.Act for educational or other bonafide public purposes. After acquisition, such land shall be alienated to the Requisitioning institution/ Association concerned through an order under B.S.O.24 para 6(ii).

The Government have instructed that except lands for Agricultural purpose all other cases should be referred to Government

Procedure for Alienation of State Land:

On receipt of application for alienation of land should be identified and if it is free from encroachments and if it is not proposed for other purposes previously : - A-1 notice calling objections within 15 days should be published in the village and also served on the local Body concerned

The Following records duly attested by Tahsildars are to be enclosed to the alienation proposals:

- i. Application in prescribed form (BSO 24 Appendix XXIX)
- ii. Resolution of the local body agreeing to the alienation.
- iii. Scrutinised sun division record in triplicate.
- iv. Combined sketch showing the land applied for alienation and the adjoining lands.

v. Check Memo duly answered

vi. Extract of 'A' register/ Settlement Fair Adangal and V.A.o.3

vii. Note on the valuation of the land with registration statistics and statistics from basic valuation register.

viii. Tree valuation statement if there are standing trees.

ix. Consent statement of the applicant agreeing to pay the value of the trees and structure on the land.

x. Permission of the Railway or Port Authorities, as the case may be, if the land is situated within half a mile from railway line or port limits.

xi. Consent letter of the applicant to pay the cost of Acquisition, if the land applied for was previously acquired at the expense of the Government.

xii. Application for waiver of land Revenue if the alienation is for non-remunerative purpose (BSO. Appx XXX)

xiii. In Municipal areas the consent of the Municipal Commissioner,

xiv. Notes of Inspection

NB: 1. With regards to alienation of tank bed lands or other irrigation sources the procedure prescribed by the CCLA should be followed

2. After issue of orders by competent authority, after handing over possession of the land on collection of land value if any, the changes in the Mandal/ Village records have to be incorporated

3. It is also to be checked, cases of alienation done in the past were incorporated after duly verifying the state of things on ground, and inform the collector.

BSO – 24 A

Grant of Land and Buildings at the disposal of the Government for Temporary Occupation for Non-Agricultural purposes

Land with buildings on it at the disposal of the Government. Grants for such occupation may be made in favour of individuals, private bodies, companies or associations and local bodies.

BSO – 26A

EXCHANGE OF LAND AT THE DISPOSAL OF THE GOVERNMENT FOR PRIVATE LAND

1. When the change may be made:- The grant of land at the disposal of the Government in exchange for land owned privately may be made in circumstances such as the following
 - i. where a river ,waterway, cart-track etc., has changed its course through a private holding and the owner is willing to relinquish the land covered by the actual course in exchange for the portion registered in the accounts as river, etc.,
 - ii. For straightening the course of a channel ,pathway, etc., or where a channel, pathway, etc., splits up holding into two and it can be diverted along the boundary of the holding without any inconvenience to the public

iii. Where it is desirable to prohibit any cultivation in the bed of an irrigation tank or river and the private owner is willing to relinquish the land situated in such bed in exchange for land at the disposal of the Government

iv. Where small extents of private land not exceeding 25 cents in each case are required for public purposes such as minor improvements to irrigation sources or construction of chavadies, cattle-pounds, well or schools

v. Whereby an act of the Government, a private holding or any portion thereof has been rendered valueless or has been diminished in value and the private owner is willing to take land at the disposal of the Government in exchange for such holding or portion, as the case may be:

vi. Where a private owner is willing to provide land for the extension of village sites, in exchange for land at the disposal of the Government

vii. Where a private owner is willing to relinquish small extents of land not exceeding 25 cents in each case for the consolidation of his holding

2. Mode of Exchange:-

Such exchange should take the form of a relinquishment of the land private owned and of an assignment subject to the usual conditions of the lands at the disposal of the Government

3. Encumbrance certificate to be produced

4. Power of Sanction

5. Cancellation of Exchange

BSO – 27

Issue of Pattas to the Farmers



BSO - 28

Rights and Obligations of a Ryotwari - holder



BSO - 31

Transfer of Registry of Holdings

ROR

See ROR Act 1971 & 1989

*** Thank Q ***

