

ANDHRA PRADESH (SECUNDERABAD AREA) LAND ADMINISTRATION RULES, 1976

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SCHEDULE 1 :- SCHEDULE

ANDHRA PRADESH (SECUNDERABAD AREA) LAND ADMINISTRATION RULES, 1976

In exercise of the powers conferred by Section 172 of the Andhra Pradesh (Telangana Area) Land Revenue Act, 1317 Fasli (Act VIII of 1317 Fasli) and in supersession of the Secunderabad Land Administration Rules of 1355 Fasli, the Governor of Andhra Pradesh hereby makes the following rules.

1. Short title, extent and commencement :-

(1) These rules may be called the Andhra Pradesh (Secunderabad Area) Land Administration Rules, 1976.

(2) They shall apply to the lands specified in Schedule A .

[(3) They shall be deemed to have come into force on and from the date on which they are published in the Andhra Pradesh Gazette. All leases granted under Secunderabad and Aurangabad Cantonment Land Administration Rules, 1930 and Secunderabad Land Administration Rules, 1355 Fasli, or under any other rules, Regulations or, orders of Government, shall be deemed to have been granted under these rules subject, however, to the covenants and conditions subject to which they were granted.

2. Definitions :-

In these rules, unless the context otherwise requires,

(a) Estates Officer means an Officer appointed by the Government under these rules to administer the lands mentioned in Schedule "A".

(b) market value means the price which the land would fetch if sold in the open market and arrived at on the basis of registered sale deeds of similar land in the vicinity or by conducting local enquiry.

(c) municipal corporation means the Hyderabad Municipal Corporation constituted under the Hyderabad Municipal Corporation Act, 1955; (Hyderabad Act II of 1956);

(d) Schedule means the Schedule appended to these rules.

3. Preparation of general land register :-

The Estate Officer shall prepare and maintain a general land register for the lands in the manner as prescribed in Schedule "B".

4. Register of Mutations :-

The Estates Officer shall maintain a Register of mutations in the manner as prescribed in Schedule "C" and shall record.

(i) Every grant of right or interest in the lands mentioned in Schedule "A" made by the competent authority under these rules.

(ii) every transfer of such right or interest sanctioned by the competent authority, on application, report an information, after conducting due enquiry under these rules; and

(iii) every alteration in the plan or elevation of the structures thereon and every sub division, sanctioned by the competent authority under these rules.

5. Classification of lands :-

The lands mentioned in Schedule "A" situate in the Secunderabad Division of the Municipal Corporation of Hyderabad shall be classified as follows for the purpose of general land register.

6. Transfer of land from one class to another :-

No change in the classifications of land under Rule 5 shall be made except under the orders of the Government.

7. Management of lands :-

(1) Lands under the occupation of Government Departments shall be managed by the concerned Departments.

(2) All vacant lands in Class "A" reserved for the occupation of the Departments of the State or Central government or for the use of Institutions or Corporations owned or controlled by these Governments and lands in Class "B" shall be managed by the Estates Officer.

(3) All lands in Class "C" shall be managed by the Municipal Corporation.

8. Reservation of lands for occupation of Government Departments etc :-

Lands in Class "A" shall be used only for occupation of Department of the State or the Central Government or for Institutions or Corporations owned or controlled by these Governments.

9. Disposal of lands in Class "B" :-

All vacant lands in Class "B" shall be made into plots, taking into consideration the purposes, either commercial or dwelling, for which they can conveniently be put to use. The Estates Officer, after obtaining the approval of the Municipal Corporation and Hyderabad Urban Development authority and after considering the needs of other Departments, may put up for sale, in public auction, such plots which can be put to use for commercial purposes and submit proposals for assignment, on payment of market value of such plots which can be put to use for dwelling purposes only in favour of individuals or Associations, Institutions, Societies, Companies or Corporations registered under the relevant Acts or incorporated by an Act of Parliament or of any State Legislature.

10. Authority competent to confirm the auction sales or assignment :-

The Commissioner of land Revenue shall be the authority competent to confirm auction sale or to assign the land where the bid amount or the market value of the land covered by the auction sale or assignment, as the case may be, does not exceed Rs.25,000 . In all other cases orders of the Government shall be obtained. The authority competent to confirm auction sale or assign may at its discretion, confirm or cancel the auction sale, order reduction or reject the proposals for assignment.

11. Notice of auction :-

A notice of sale by public auction shall be issued by the Estates Officer in the form in Schedule "D" atleast thirty days prior to the date fixed for auction and the same shall be published in the Office of the Estates Officer, Collector s Office, Hyderabad, Divisional Officers and Taluk Offices located within the limits of the Municipal Corporation, Office of the Municipal Corporation and also in the local News Papers.

12. Submission of proposals for confirmation :-

The Estate Officer shall, on completion of the auction sale proceedings, submit proposals to the Commissioner of Land Revenue together with the connected records, for confirmation of the auction sale or for obtaining orders of the Government.

13. Applications for assignment :-

Every application for assignment of land under these rules shall be made to the Estates Officer in the form in Schedule "E" furnishing full description and extent of the land and the purpose for which the land is required together with a ground plan.

14. Processing of applications :-

The Estates Officer shall, on receipt of such applications for assignment of lands, cause verification of the particulars furnished in the applications, ascertain the requirements of other Departments of Government, fix the market value, obtain the approval of the Municipal Corporation and submit the proposals to the Commissioner of Land Revenue for assignment together with the connected records, if in his opinion, the land is available for assignment to the

applicant.

15. Estates Officer to receive sale amounts or market value and to execute sale deeds :-

The Estates Officer shall be the authority competent to execute the sale deed in the form in Schedule "F" on behalf of the Governor of Andhra Pradesh in favour of the successful bidder or assignee, as the case may be, after the receipt of the confirmation of sale or assignment orders and after receiving the sale amount or market value in full.

16. Authority competent to sanction renewals and execution of lease deeds :-

The Commissioner of Land Revenue shall be the authority competent to sanction renewal of leases and the Estates Officer shall be the authority competent to execute lease deeds on behalf of the Governor of Andhra Pradesh.

17. Applications for renewal :-

Every application for renewal of lease shall be made to the Estates Officer before two months from the date of expiry of the lease period. The authority competent to renew the lease may, however, condone the delay in making application for renewal on collecting late fees as may be fixed by the Commissioner of Land Revenue from time to time.

18. Sanction of renewals :-

The Estates Officer shall, after causing verification of such application for renewal of lease and after satisfying himself that there is no breach of covenants or conditions under which they were granted, submit the proposals for sanction of renewal to the Commissioner of Land Revenue.

19. Term of lease and enhancement of rent :-

The renewal of lease may be granted only for a term of thirty years but such renewed term shall not exceed in the aggregate a period of ninety years and at each such renewal the rent shall be enhanced at least by fifty per cent of the existing rent.

20. Breach of covenants and conditions :-

The Estates Officer shall cause periodical inspection of all lands covered by the leases and shall submit proposals to the Government through the Commissioner of Land Revenue for the termination of the leases without any compensation whatsoever, if, in his opinion, there has been any breach of covenants and conditions by the lessee or by the persons claiming through or under them.

21. powers of Government to determine the leases without compensation :-

The Government reserve to themselves the right,

(i) to terminate any lease for breach of covenants and conditions under which they were granted without payment of any compensation whatsoever; and

(ii) to resume possession of any land granted on lease or any portion thereof at any time upon giving three calendar months previous writing in that behalf to the lessee under the hand of the Estates Officer and upon paying to the lessee compensation for such erections and buildings construct or erected under proper authority and standing on the land. If there is any dispute as to the amount of such compensation, the same shall be referred to the District Collector, Hyderabad, whose decision shall be binding upon the lessee.

22. Powers of Commissioner of Land Revenue :-

The Commissioner of land Revenue shall be the authority competent to sanction transfer of rights and interests in and sub division of the lease hold lands, alternation in the plans or elevations of the structures thereon, and to Permit the lessees to the structures for a purpose other than for which they were originally granted.

22A. . :-

Where without the prior permission of the competent authority, lease hold right of a demised plot is transferred, sub divided, or sublet or where alterations in the plans, elevations of the structures are made or where the structures are used for a purpose other than that for which they were originally granted, in all such cases which involve violation of the conditions of lease, a penalty of not exceeding rupees two hundred and fifty shall be imposed by the Commissioner of Land Revenue.

23. Disposal of amounts realised :-

The amount realised on the disposal of lands under these rules shall be credited to the funds of the Housing Board by way of Government grants. The Housing Board is authorised to receive the rents due on lands granted on lease.

24. General powers of Government :-

Notwithstanding anything in the rules, the Government may assign any land belonging to them free of value in favour of any Association, Society, Company and Croproation registered under the relevant Acts or incorporated by an Act of Parliament or of any State Legislature.

SCHEDULE A

SCHEDULE

(1)
1 to 2
2 to 3
3 to 4
4 to 5
5 to 6
6 to 7
7 to 8
8 to 9
9 to 10
10 to 11
11 to 11-A
11-A to 12
12 to 12-A
12-A to 12-B
12-B to 13
13 to 14
14 to 15
15 to 16

SCHEDULE B
General Land Register

CANTONMENT	19	WARD
Survey No.		
		Sites not less than 1/4 of an acre
(1)		(2)

SCHEDULE C
Register of Mutations

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SCHEDULE D**Notice of Auction of Plots in Retroceded Area**

It is hereby notified that the land situated in Plot No. Measuring Sq.M. will be sold by public auction on (date)

2. Every person who desires to participate in the auction shall deposit an amount of Rs.250 with the Estates Officer, Secunderabad towards Earnest Money Deposit.

3. The successful bidder shall deposit 25% of the purchase money immediately after the bid is knocked down in his favour and shall pay the remaining balance within 15 days of the date of the sale.

4. When such deposit or the remaining purchase money (paid up) the land will be resold at the expense and risk of the successful bidder on whose behalf the purchase money is paid.

5. Persons bidding at the sale shall state whether they bid on their own account or as agents and in the latter case deposit a written authority signed by their principal.

6. The sale shall not be final until confirmed by the competent authority and a period of thirty days shall be allowed between the sale and confirmation.

SCHEDULE E**Form of application for land under Rule 13**

(to be filled by the applicant) To The Estates Officer, S

I have the honour to apply for the grant of acres Square feet of land situated at for the purpose of (building a)

A ground plan of area required is attached (together with detailed plans in triplicate and specifications of the proposed building).

I hold the following lands in the town city.

I am prepared to abide by such conditions regarding the disposal of the land as the Estates Officer may lay down, and to deposit the cost, if any, of surveying and mapping.

I append herewith an approximate statement of the intended outlay of the buildings and of the rent which it is proposed to charge for the same.

SCHEDULE F**Sale Deed for Rs**

Registered Sale Deed for Rs. executed this the day of by the Estates Officer, Secunderabad.

In Favour of Sri son of village P.O. taluk and district, (herein called the Vendee).

Whereas the property covered by Plot No. situate at in Secunderabad Division of the Municipal Corporation is the property of the Vendor herein.

Whereas the Vendee herein had agreed to purchase Plot No. more fully described in the Schedule hereto annexed and marked red in the blue ink in the above agreement, the Vendee herein had paid the said sum of Rs. at the time of the execution of this deed of sale.

The Vendor doth hereby covenant with the Vendee that the Vendor has subsisting, persistent, complete and perfect title to the property hereby conveyed.

That in pursuance of the said absolute sale and transfer, the Vendor had delivered to the Vendee herein the day, the vacant possession of the said property.

The Vendor doth hereby further covenant with the Vendee that the Vendor has perfect, complete and full title to the property conveyed hereunder.

SCHEDULE 1**SCHEDULE**

All that piece of land contained in plot No. measuring and within the sub registration district of marked red in the map.

East : **South :** **West:** **North :**

This deed of sale is executed with full knowledge of its contents and with free consent in token whereof the Vendor doth set his hand and subscribe to it at Secunderabad this day of 19.....

WITNESSES: 1. 2.

..... Estate Officer, Secunderabad.