GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Registration & Stamps Department – Clarifications regarding registration of house sites/ houses situated in Gramakantam lands – Further instructions – Issued.

REVENUE (REGISTRATION-I) DEPARTMENT

G.O.MS.No. 297 **Dated: 19-05-2026**

Read the following:-

1.Circular Memo No. CARD/e-1730463, dated 31-03-2023.
2.Circular Memo No. REV08-22/63/2026-GENERAL-IGRS, dated 17-02-2026.
3.G.O.Ms.No.187, Revenue (Assignment-I) Department, dated 27-05-2015.
4.G.O.Ms.No.361, Revenue (Assignment-I) Department, dated 29-09- 2015.

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ORDER:

In the circular memo second read above, Government issued detailed operational guidelines to Registering Officers for regulating the registration of ancestral non-agricultural properties in rural and non-ULB areas in order to prevent fraudulent alienations, protect genuine property owners and ensure transparency and uniformity in registration procedures. The said circular, inter alia, clarified that production of certificates from Revenue Authorities shall not be insisted upon as a mandatory requirement for registration of ancestral non-agricultural properties situated in non-ULB areas and that a self-declaration by the executants regarding ownership and possession of the property would be sufficient, subject to compliance with the provisions of the Registration Act and other applicable laws. Specific instructions governing registration procedures in ULB areas were issued vide reference 1st read above.

2. Government have further examined difficulties being faced by citizens while registering documents relating to house sites and houses situated in Gramakantam lands, particularly in rural habitation areas where old house sites are in existence. Further, Revenue records do not contain details of such properties.

3. It has been reported that in several cases Gramakantam survey numbers or portions thereof continue to appear in the prohibited property lists under Section 22-A, resulting in denial of registration of genuine house site/house transactions and thereby causing hardship to the public.

4. Government reiterate that Gramakantam lands generally denote lands situated within the habitation area of a village meant for residential purposes and that Government had earlier issued orders in G.O.Ms.No.187 dated 27-05-2015 and G.O.Ms.No.361 dated 29-09-2015 withdrawing Gramakantam lands from the purview of prohibited properties under Section 22-A of the Registration Act, subject to protection of lands meant for public or community purposes by the concerned local bodies.

5. However, it has been noticed that certain practical issues are arising in the field. In some villages, only a portion of a Gramakantam survey number has been included in the prohibited property list under Section 22-A, but due to absence of sub-division in the revenue records the entire survey number is being treated as prohibited for registration. In some other cases, only specific sub-divisions of a Gramakantam survey number are included in the prohibited property list, whereas the property presented for registration refers to the main survey number without sub-division, resulting in ambiguity while processing the document. It has also been noticed that in several cases old house sites situated in Gramakantam areas do not have clear link documents as the properties have devolved through inheritance over generations.

(P.T.O)

6. After careful examination of the matter and in continuation of the instructions issued in the references read above, the following guidelines shall be followed by the Registering Officers while dealing with properties situated in Gramakantam survey numbers:

Sl. No.	Category of Property	Instructions to Registering Officer
1	If Property is situated in a survey number classified as Gramakantam in Web Land records	The Registering Officer shall proceed with registration irrespective of whether the said survey number is included in prohibited properties list or not.
2	Property having a link document clearly Indicating that it forms part of a Gramakantam survey number	The Registering Officer shall admit the document for registration.
3	No link document available, but a residential house exists on the property	The Registering Officer shall admit the document if a house tax receipt issued by the local body is produced.
4	Ancestral vacant house sites in Gramakantam situated in Urban local body Areas, where no link document and no house tax receipt supported for the property exists.	The Registering Officer shall ensure production of Vacant Land Tax (VLT) receipt or other appropriate verification records as mentioned in the instructions issued in Circular Memo dated 31-03-2023 vide ref 1st read above, and thereafter admit the document for registration.
5	Ancestral vacant house sites situated in Rural Gramakantam areas (Non- ULB) where no link document and no house tax receipt supported for the property exists	The Registering Officer shall follow the guidelines issued in Circular Memo No. REV08-22/63/2026-GENERAL-IGRS, dt. 17-02-2026 vide ref 2nd cited. As clarified therein, Registering Officers shall not insist upon production of certificates from Revenue Authorities as a mandatory requirement for registration of ancestral non-agricultural properties situated in Non-ULB areas. Instead, a self-declaration by the executant(s) consisting of derivation of title by inheritance/succession, peaceful possession and enjoyment, and non-inclusion of the property in the prohibited list under Section 22-A of the Registration Act, 1908, shall be incorporated in the document presented for registration.

7. It is further clarified that these instructions shall apply only to survey numbers recorded as Gramakantam in Web Land records.

8. It is also reiterated that the Registering Officer performs a statutory function under the Registration Act, 1908 and registration of a document does not by itself confer title to the property, and that the responsibility regarding correctness of ownership, possession and extent of property rests entirely on the parties of the document. The declarations prescribed in the circular memo second cited shall therefore be incorporated in the document and the executants shall be liable for civil or criminal action in case of suppression or misrepresentation of facts.

(P.T.O)

9. The Inspector General, Registration & Stamps Department, Andhra Pradesh, Tadepalli shall take further necessary action accordingly.

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

G.SAI PRASAD
SPECIAL CHIEF SECRETARY TO GOVERNMENT(FAC)

To
The Inspector General, Registration & Stamps Department, A.P., Tadepalli
Copy to:-
The PS to the Hon'ble Minister for Revenue, Registration & Stamps.
The PS to Chief Secretary to Government, Andhra Pradesh.
The PS to Spl.CS to Government, Revenue, Registration & Stamps Department.
SF/SC.

//FORWARDED BY ORDER//

SECTION OFFICER