GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Lands– Regularization Scheme, 2025 of unauthorized occupation on unobjectionable Government land by way of dwelling units in the State of Andhra Pradesh - Orders-Issued.

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REVENUE (LANDS.I) DEPARTMENT

G.O.Ms.No.30 **Dated:29.01.2025**

Read the following:

1. G.O.Ms.No.296, Revenue (ASSN.I) Department, dated: 12.08.2015.
2. G.O.Ms.No.118, Revenue (ASSN.I) Department, dated: 30.03.2016.
3. G.O.Ms.No.135, Revenue (ASSN.I) Department, dated: 30.03.2017.
4. G.O.Ms.No.388, Revenue (ASSN.I) Department, dated: 24.08.2017.
5. G.O.Ms.No.225, Revenue (Lands.I) Department, dated: 23.08.2021.
6. G.O.Ms.No.60, Revenue (Lands.I) Department, dated: 16.02.2023.
7. G.O.Ms.No.95, Revenue (Lands.I) Department, dated: 07.03.2024.
8. From the Spl.C.S. & C.C.L.A., A.P., Letter No CCLA's Ref.No. REV02-14023/4/2024-LP-II SEC-, Dt: 13-01-2025.

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ORDER:

It has been brought to the notice of the Government by the CCLA & Spl CS, AP in the reference 8th read above that the people and their representatives have represented that a large number of families have unauthorisedly occupied Government lands and constructed dwelling houses and due to lack of any authorized documents, they are under constant threat of removal and living in an insecure condition. As some of the encroachments are unobjectionable, the regularization, on one hand, will remove the hardships of the people and on the other hand, it will enable the respective ULB/Gram Panchayat to have a planned development in these localities. Taking the representations for regularization into account, the Government, from time to time, introduced several schemes for regularization of unobjectionable encroachments by way of dwelling units.

2. The CCLA & Spl CS, AP has furnished the comprehensive proposal covering all the issues raised by the people and their representatives with reference to earlier regularization schemes introduced vide G.O.Ms.No.296, Revenue (ASSN.I) Department, dated: 12.08.2015, G.O.Ms.No.388, Revenue (ASSN.I) Department, dated: 24.08.2017 & G.O.Ms.No.60, Revenue (Lands.I) Department, dated: 16.02.2023 and also furnished the comprehensive draft proposal on the Regularization Scheme, 2025 of unauthorized occupation on unobjectionable Government land by way of dwelling units in the State of Andhra Pradesh and requested to issue necessary orders.

(P.T.O)

3. Government after careful examination of the matter hereby issue Regularization Scheme, 2025 of unauthorized occupation on unobjectionable

Government land by way of dwelling units in the State of Andhra Pradesh duly superseding all the earlier G.O.s and proposals for extension of time for filing of applications, execution of conveyance deeds, provision of alienable rights, etc. with reference to the schemes introduced vide G.O.Ms.No.296, Revenue (ASSN.I) Department, dated: 12.08.2015, G.O.Ms.No.388, Revenue (ASSN.I) Department, dated: 24.08.2017 & G.O.Ms.No.60, Revenue (Lands.I) Department, dated: 16.02.2023.(Details of the Scheme is Annexed to this order).

4. The Special Chief Secretary & Chief Commissioner of Land Administration, Andhra Pradesh and all the District Collectors shall take further necessary action accordingly in the matter.

5. This order issued with the concurrence of Finance Department vide their U.O.Note.No. FIN01-FMU0ASD(REV)/113/2021-FMU-REV,(Comp. No. 1474285).

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

R P SISODIA
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Special Chief Secretary & Chief Commissioner of Land Administration, A.P.
1st and 3rd Floors, APIIC Towers, Plot No.1, IT Park, Mangalagiri, 522 503,
Guntur District.
All the Collectors & District Magistrates of Andhra Pradesh.
Copy to:
The P.S. to Principal Secretary to Hon'ble C.M.
The PS to Hon'ble Minister (Revenue, Registration & Stamps).
The O.S.D to Chief Secretary.
The P.S. to Special Chief Secretary, Revenue (Lands) Department.
The G.A.(Cabinet)Dept w.r.to U.O.No.25 /2025, dt.17.01.2025.
SF/SC.

// FORWARDED :: BY ORDER //

SECTION OFFICER

ANNEXURE
(To G.O.Ms.No. 30 , Revenue (Lands.I) Department dated:29 -01-2025)

Regularization Scheme, 2025 of unauthorized occupation on unobjectionable Government land by way of dwelling units in the State of Andhra Pradesh.

1. Nomenclature:

This Scheme may be called "Regularisation of unauthorized occupation on unobjectionable Government lands by way of dwelling units in the State of Andhra Pradesh.

2. Date of coming in to operation:

The Regularization Scheme, 2025 shall come into operation with immediate effect, from the date of issue of orders.

3. Cut-off date for occupation:

The cut-off date for unauthorized occupation of unobjectionable Government land by way of dwelling units shall be on or before 15.10.2019.

4. Types of land which are excluded under this Scheme for regularization:

Regularization shall be considered only in unobjectionable Government lands. No allotment shall be considered in respect of the following cases:

1. Sites affected under the alignment of Master Plan/Zonal Development Plan/Road Development Plan.

2. Constructions which have come up in open spaces of approved layouts.

3. Constructions made on alignment of Water bodies, Grave Yards, Foreshore or FTL areas of drinking water tanks/Irrigation tanks and treatment areas.

4. Areas earmarked for treatment plants, Green belts, buffer zone, etc.

5. Sites falling under MFL of rivers.

6. Sites required for public purpose.

7. Sites adjacent to National Highways, State Highways and Major District roads which may be needed for road widening purposes

8 . Lands, which are in the opinion of the Committee or Collector are highly valuable and cannot be considered for transfer of rights

9. Public footpaths

10. Any other objectionable Government lands.

5. Definition of "Family"

The "family" shall include a person, his/her spouse, minor children, minor brothers and minor sisters dependent on him.

6. Eligibility criteria for the family.

1. Unauthorized occupation of unobjectionable Government land by way of dwelling units only shall be considered. The dwelling unit shall be RCC Roof/ Asbestos Roof with Brick Walls.

2. Vacant lands or vacant lands with thatched huts with a motive to establish the occupation shall not be considered.

3. The beneficiary family or any member of the family shall not have an own House/House Site anywhere in the State of Andhra Pradesh (other than the House for which she is seeking for allotment orders under this Scheme).

4. The Beneficiary family or any member of the family shall not have been covered in any previous Housing Scheme of the State/Central Government.

5. Only the woman member of the family shall be eligible for regularization.

6. The beneficiary shall possess a valid Aadhaar Card. Aadhaar details of the beneficiary family shall be collected only with the consent of beneficiary.

7. Criteria to consider a family as a BPL family:

Any family which falls under the following criteria:

7.1 Rural areas:

1. Families having income up to Rs 10,000 per month i.e. Rs 1.20 lakh per year from all sources of income

2. Families having agriculture land not exceeding 10 Acres dry or 3 Acres wet or total land dry and wet together not exceeding 10 Acres.

3. Family should not have any member employed in State/Central Government and PSUs. However, it does not apply to contract employees.

4. Families should not have any member as Income Tax assesse.

5. Family should not own motorized four wheelers. However, households having Taxies, Auto and Tractors used for agriculture purpose are exempted.

6. Families living in rented house with monthly electricity consumption of less than 300 units of residential category.

7.2 Urban areas:

1. Families having income up to Rs 12,000 per month i.e., Rs 1.44 lakh per year from all sources of income.

2. Family should not have any member employed in State/Central Government and PSUs. However, does not apply to contract employees.

3. Families should not have any member as Income Tax assessee.

4. Family should not own motorized four wheelers. However, households having Taxies, Auto and Tractors used for agriculture purpose are exempted.

5. Families living in rented house with monthly electricity consumption of less than 300 units of residential category.

8. Only once in a lifetime:

If anyone gets his/her allotment orders under the scheme, such beneficiaries shall not be eligible for any allotment of house site, even if they sell their allotted dwelling unit.

9. Cost of the allotment and execution of conveyance deed

The following values are proposed for regularization of unauthorized occupation of unobjectionable Government land by way of dwelling units in Rural and Urban areas in the State of Andhra Pradesh. Conveyance Deeds are to be executed at the rates specified in the table given below.

Standard Rates:

Sl. No	Extent in Sq. yards	Cost of allotment	Execution of conveyance deed
I	Up to 150	D-Patta along with conveyance deed shall be given free of cost to all eligible persons pertaining to BPL/APL families (with alienable rights on completion of 2 years from the date of issue of patta)	Free of cost
2	151 to 300	15% of basic value for BPL Category.	50% of registration fee
3	151 to 300	15% of basic value for APL Category.	Normal registration fee
4	301 to 450	100% of basic value for BPL Category.	50% of registration fee
5	301 to 450	200% of basic value for APL Category.	Normal registration Fee
6	451 and above	5 times of basic value irrespective of BPL/APL Category.	Normal registration Fee
7	If not paid	Eviction irrespective of BPL/APL Category.	-

Note:

1. The present Basic Value of the land as on the date of issue of G.O. and as notified by the Registration & Stamps Department following the procedure prescribed in AP Revision of Market Value Guidelines Rules, 1998 as amended from time to time shall be applicable.

2. Where no basic value of the land is notified, the Collector would take necessary action to fix the basic value of the land as per the prescribed procedure in the Revision of Market Value Guidelines Rules, 1998 as amended from time to time.

3. For the full extent under occupation, the applicable rate shall be applied. There shall be no telescopic calculation.

10. Mode of Payment:

The amount shall be payable to the Government through Challan, directly through the CFMS system and receipt obtained. The entire amount shall be paid within two months from the date of receipt of approval. Only after completion of payment of cost, the Officer authorized shall issue allotment orders to eligible beneficiary as per the prescribed procedure specified in this order.

If payment is not made within two months, necessary action to remove the unauthorized occupation shall be taken as per law. Similarly, if any family is in unauthorized occupation of unobjectionable Government land and does not apply under the scheme, necessary action shall be taken to remove the unauthorized occupation as per law.

11. Proof of Identity of a Person:

Aadhar Card shall be accepted as proof of Identity of a person. In case of the applicants not having Aadhar Card, it is desirable that all necessary process be undertaken for issue of Aadhar Card as per prescribed procedures. However, if the application has been received in the Enrolment Centres and the Aadhar Card is yet to be received, any other document which may prove the Identity may be accepted as proof of Identity for the interim period. The final regularization orders should be issued only after receipt of the Aadhar Card and entry of all details of the Aadhar Card.

12. Proof of Occupation:

The following documents may be accepted as proof of occupation

a. Registered document

b. Property Tax receipt

c. Electricity bill receipt

d. Water bill receipt

e. Any other proof to establish occupation/ possession over the land.

13. Conduct of survey of unauthorized occupation of land on unobjectionable Government land

1. Special Drive shall be taken up for survey of unauthorized occupation of unobjectionable Government lands in the Ward/Village Secretariat areas by the Tahsildar concerned with the assistance of the Village Secretariat and Ward Secretariat.

2. After survey of the unobjectionable encroachments, the lists shall be displayed in the concerned VS/WS.

3. While preparing the list of occupants, caution be taken not to include the names of those who are already identified under the earlier G.Os issued for allotment or who have already filed applications but which are kept pending at various stages to avoid duplication.

4. Objections against the list of unobjectionable occupations can be filed in VS/WS before the Tahsildar, who shall examine the same and dispose as per law.

5. Tahsildar should prepare a final list of unobjectionable occupations.

14. Filing of Application

1. The application by the beneficiary shall be filed up to 31.12.2025 at the Village Secretariat/ Ward Secretariat in the proforma prescribed by the Chief Commissioner of Land Administration.

2. Each application will be given computer generated receipt. The applicant must obtain the receipt of the application at the time of filing the application itself.

3. If no application is filed within the stipulated period, necessary action to remove the occupation shall be taken as per law by the Tahsildar and Revenue authorities.

15. Processing of Applications

1. Applications filed earlier:

With respect to the applications filed under the earlier regularization schemes introduced wherein, the terms and conditions specified under those relevant G.Os have been fulfilled but which are pending at various stages, such applications shall be processed duly following the procedure under the respective G.Os. Conveyance deeds shall also be executed with immediate effect.

2. Applications filed afresh

1. All applications received in Village Secretariat/Ward Secretariat shall be enquired by the VRO and others as stipulated and report shall be forwarded to the concerned Tahsildar as per the prescribed procedure and checklist.

2. The Tahsildar shall conduct a detailed inspection in respect of each application and make recommendation to the concerned RDO/ Sub-Collector for placing before the Sub-Division Level approval Committee for taking a decision on the eligibility of the applicant. The District Collector/CCLA may prescribe suitable Check List.

3. After the decision of the concerned Sub-Division Level Approval Committee, the Sub Collector /RDO shall issue necessary proceedings as per the minutes of the Committee.

4. Thereafter, the Tahsildar shall take all necessary further action including ensuring payment of amount before issue of orders for allotment of land on

unauthorized occupation of unobjectionable Government land. Such orders may be issued as per Rules and prescribed procedure, in the name of woman member of a family.

5. The Tahsildar shall execute the conveyance deed as per the registration fee applicable under the respective category of BPL/APL.

16. Approval Committee

A Sub-Division Level Approval Committee (SDLAC) shall be constituted with the following Officers to consider the application:

1. Sub-Collector/RDO - Chairman

2. Town Planning Officer/MPDO - Member (applicable to Town/Rural)

3. Tahsildar/ Municipal Commissioner - Member-Convener

Concerned (urban area)

The Committee shall take a decision within 30 days.

17. Appeal

Any one aggrieved by the orders of SDLAC may file appeal before the Joint Collector of the District within (30) days from the date of receipt of order. The decision of Joint Collector shall be final.

18. Supervision

The District Collectors and the Joint Collectors shall monitor the implementation of the above Scheme and develop a strong IT system for monitoring the same.

19. Allotment Conditions:

On receipt of proceedings of the Sub-Division Level Approval Committee (SDLAC), the Tahsildar shall take necessary action to issue allotment order to allot land on unauthorized occupation of unobjectionable Government land as per the Rules. The Tahsildar shall also communicate the orders of allotment of land to the Sub Registrar/District Registrar concerned for their record.

R P SISODIA
SPECIAL CHIEF SECRETARY TO GOVERNMENT