

GOVERNMENT OF ANDHRA PRADESH ABSTRACT

Land Bank – Allotment of land for housing to various categories – Policy guidelines – Orders – Issued.

REVENUE (ASSIGNMENT – I) DEPARTMENT

G.O.Ms.No.243

Dated: 28.02.2005

Read the following:-

1. G.O.Ms.No.589, Revenue (Asn.III) dept., dated 10.07.91.
2. From the Commissioner of Land Revenue, A.P., Hyderabad, Letter No.B1/2212/97, dated 10.11.1997.
3. G.O.Ms.No.46, General Administration (Ser. Wel) department, dated 24.1.2001.
4. From the General administration (Ser. Wel) Department, U.O.Note No.44907/Ser.wel/2000-166, dated 24.01.2003.
5. G.O.Ms.No.416, Revenue (Asn.I) Department, dated 18.03.2003.
6. G.O.Ms.No.242, Revenue (Asn-I) Department, dt. 28.02.2005.

ORDER:

In the G.O. sixth read above, orders were issued for creation of Land Bank to meet the housing and other Institutional requirements of the various sections of society. It was also ordered that separate orders would be issued pertaining to the methodology to be adopted for selecting the Housing Societies / Institutions for allotment and alienation of land out of land bank accordingly the following orders are issued:

APPROACH:

Government shall allot land for housing purpose and for institutional purpose. These two categories shall be dealt with separately. As far as housing is concerned, Government shall encourage allotment of land for house sites where the culture / feasibility of independent house exists. Land shall be allotted for construction of flats, wherever culture for flats is in existence. The decision as to allot the land for house plots /flats shall be decided based on the availability of land in the designated area.

In the Municipal Corporations of the State, Viz., Hyderabad, Warangal, Vijayawada, Guntur, Rajahmundry, Visakhapatnam, Kurnool and Nellore, Government may alienate lands preferably for construction of flats in view of the scarcity of land.

METHODOLOGY:

Land shall not be allotted in favour of individual beneficiary. The beneficiaries shall have to be formed into a group or Co-operative Society for availing the facility of allotment of land for a flat / house site. A Society or a group shall have a minimum of 12 eligible members. The applications for flat/ house site shall have to be made to the concerned Collector & District Magistrate. The Collectors in turn shall obtain necessary approval, for withdrawal and allotment

of land from out of Land Bank, from the Empowered Committee and Government. After approval of the Empowered committee and the Government, further action would be taken by the Collector to make the scheme operational.

ROLE OF COLLECTOR:

The Collector shall be the nodal authority to make the scheme operational and shall be competent to allot lands for housing purpose to Housing Society / Group at the rates stipulated, following the above outlined procedure. In so far as allotment of land to Institutions he shall submit proposals to the Empowered Committee for taking a decision in the matter.

AREA OF ALLOTMENT:

In so far as the Societies in which Judges, MPs, MLA, All India Services Officers of Andhra Pradesh cadre and Officers (natives of Andhra Pradesh) of other States cadres who worked with Government of Andhra Pradesh on deputation, Officers of the Government of Andhra Pradesh and Journalists, land shall be provided in the satellite towns (of Hyderabad and Ranga reddy Districts) to be developed by HUDA, APHB or other Urban Development Agency on cost basis.

The land situated in Prime locations of Hyderabad and Ranga Reddy Districts will henceforth be allotted only for Government organizations, public purposes or for institutional use. Government lands located within the proposed outer ring road will not be allotted for house sites either for group of individuals or co-operative housing societies.

CONVEYANCE TO INDIVIDUAL BY CO-OPERATIVE SOCIETY:

On alienation of the Government land, the Society or Group concerned in turn shall allot individual house sites /flats as the case may be to the individual members. The title of the plot or flat shall be conveyed to the members concerned by the Society through a registered sale deed.

RESPONSIBILITY AND TIME LIMIT FOR DEVELOPMENT OF LAYOUT:

Government land shall be alienated to the Co-operative House Building Society or Group without any development. It would be the responsibility of the Society / Group to develop the land and to provide infrastructure facilities such as roads, water supply electricity, drainage etc. The time limit fixed for completion of this process shall be one year from the date of alienation of the land, failing which the land shall be resumed by the Government.

CATEGORISATION FOR PRICING:

- i. MLAs, MPs, Judges of Supreme Court and High Court, All India Service Officers.
- ii. Accredited Journalists from recognized and registered newspapers.
- iii. State Government Employees and Panchayat Raj teachers working in the State of Andhra Pradesh.
- iv. Recognised National and International Sports persons and eminent persons in the field of Culture and Arts.
- v. Defence Employees, Central Government employees and employees of PSUs.

- vi. Widows of Kargil and other war heroes and extremist violence who are hailing from Andhra Pradesh.
- vii. Weaker Sections.
- viii. Institution – Educational / Charitable / Religious etc.

The land shall be allotted to the categories figuring at Sl.No.i to iv at the basic value of the land for category v and viii at prevailing market value; for category vi on free of cost and for category vii as per the policy of the Government in vogue. The acquired land shall be alienated on cost basis, which means that the actual cost paid to the landowners shall be fixed as cost of land.

CONDITIONS OF ALLOTMENT:

- i. The land shall be allotted in favour of societies / Groups. It shall be the responsibility of the Societies / Groups to ensure that its member are seeking allotment of land for the first time. All the members shall have to file an affidavit stating that he/she has not received the benefit of concessional allotment from Government earlier nor he/she was a member of any society group to which concessional allotment was made. He/she shall also give an undertaking that he/she not avail such facility in future.
- ii. The Societies shall complete the process of allotment of house sites within a period of six months from the date of alienation of the land.
- iii. A beneficiary, who is allotted a house site shall have to complete the house within a period of two (2) years from the date of allotment of house site by the Society / Group.
- iv. In case of flats, the Society shall be responsible for completion of construction of flats within a period of two (2) years from the date of alienation of land by the Government. This may be done directly or through any other agency agreed upon by members.
- v. Any beneficiary, who is allotted a house site / flat, shall not have any right to sell the same for a period of fifteen (15) years.
- vi. If the Society allots open spaces available in the layout or changes layout without approval from competent authority that approved the layout, the President, Secretary and other Office Bearers of the Society are liable for punitive action and changes made if any shall become null and void.
- vii. In Satellite townships being developed by various urban development agencies in Hyderabad and Ranga Reddy Districts, all categories of people such as Class IV, N.G.Os. who may not be in a position to invest so much for buying a plot shall be considered for allotment of house sites at an appropriate rate.

The conditions of allotment in respect of Government Employees shall be issued separately.

SIZE OF PLOTS / FLATS:

For the purpose of housing, the maximum size of the plot will be 500 Sq.yards and the minimum size of the plot, other than for weaker sections housing, shall be 100 Sq.yards. For the purpose of flats, the Empowered Committee shall decide the area depending upon the numbers of members of the Housing Society / Group. For allotting land to Institutions, the Empowered Committee shall make need based recommendations. The land for various categories is as follows:

Sl.No.	Category	Plot Size (Sq.yards)
1.	Supreme Court Judges, High Court Judges, MPs, MLAs, MLCs, All India Service Officers	500
2.	Government Employees	400 to 100
3.	Journalists	300

AGENCY FOR IMPLEMENTATION OF THE HOUSING PROJECT:

The Co-operative Society or Group are at liberty to decide as to whether they would like to build the houses themselves or they would like to avail the help of the organization like Andhra Pradesh Housing Board.

All the District Collectors, Spl. C.S. & Chief Commissioner of Land Administration, Secretary to Government, Housing Department, Secretary (Services) General Administration Department, Principal Secretary Finance Department and the designated Empowered Committee for Land Bank are requested to take necessary action accordingly.

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

**DR.V.P.JAUHARI,
SPECIAL CHIEF SECRETARY TO GOVERNMENT**

To
All District Collectors.
The Spl.C.S. & Chief Commissioner of Land Administration, A.P., Hyderabad.
All Heads of Departments.
All departments in secretariat.
The General Administration (Ser Wel) Department.

Copy to:

The Chairman, A.P. Secretariat Employees Co-ordination Committee, A.P.Secretariat, Hyderabad.
The Chairman. Joint Action Committee of Employees. Teachers & Workers. Andhra Pradesh, 5-9-1112, Chaitanya, Gunfoundry, Hyderabad -1.
The P.S. to Minister for Revenue.
The Spl. Secretary to Chief Minister.
The P.S. to Principal Secretary, Revenue Dept.
The P.S. to Principal Secretary, Finance Dept.
The P.S. to Principal Secretary, M.A. & U.D.Dept.
The P.S. to Secretary to Govt., Housing Dept.
The P.S. to Secretary (Services), G.A. (Ser) Dept.
SF/SC.

//FORWARDED:: BY ORDER//

SECTION OFFICER

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Lands – Allotment of Government lands for the purpose of house sites – Allotment of Government land to an extent of Ac.32.00 gts in Sy.No.332 at Nizampet Village, and to an extent of Ac 38.00 gts., in Sy.No.25/2 at pet Basheerabad Village in Quthubullapur Mandal, Ranga Reddy District, in favour of Jawaharlal Nehru Journalist House Building Society on payment of Basic Value – Orders – Issued.

REVENUE (ASSN.V) DEPARTMENT

G.O.Ms.No.424

Dated: 25th March, 2008
Read the following:

1. G.O.Ms.No.243 Revenue (Assn.I) Department, Date: 28-02-2005.
2. G.O.Ms.No.244 Revenue (Assn.I) Department, Date: 28-02-2005.
3. G.O.Ms.No.522 Revenue (Assn.V) Department., Dated: 04-05-2006.
4. G.O.Ms.No.1424 Revenue (Assn.V) Department., Dated: 28-09-2006.
5. W.P.No.13730/2006 filed by Sri. V.S.Bose & 2 others in A.P. High Court.
6. Order Dated: 8-10-2006 in W.P.No.13730/2006 of Hon'ble High Court of AP.

ORDER

In the G.O. first and second read above, the State Government have contemplated a policy for allotment of Government lands for Housing purposes to the Members of Parliament and A.P. State Legislature, High Court Judges, various categories of Officers / Employees, as well as working Journalists, as per the norms fixed therein on payment of basic value. It was also ordered that the land shall be allotted in favour of Societies / Groups and it shall be the responsibility of Societies / Groups to ensure that its members are seeking allotment of lands for the first time. The policy of Government is to allot Government land on concessional rates for house site purpose as one time welfare measure in service. The members who have received the benefit of concessional allotment from Government either directly or through any society to which land was allotted on concessional rate are not eligible under this scheme.

2. After detailed examination of the representations received from the Representatives of four estates viz Legislature, Judiciary, Executive and Media Persons for allotment of Government land for purpose of house sites, orders were issued in G.O.Ms.No.522 Revenue (Assn.V) Department, dt.4-5-2006, allotting the Government land to an extent of Ac.245-00 in certain villages of Ranga Reddy District to the following categories of persons for the purpose of house sites on payment of basic value of the land as follows:

Sl.No.	Category	Sy.No.	Village	Extent allotted Ac.Gts
1.	MPs/MLAs	276	Puppalaguda	72.00
2.	Judges (39) People of Eminence (126) Pre 1989 AIS (63)	149	Nanakramguda	38.00
3.	Post 1989 of AIS (170) serving AIS Officers other cadre with A.P. Nativity (working/worked on deputation in A.P.(22))	454/1	Puppalaguda	32.00
4.	Serving post 1989 AIS Officers (132)	132	Vattinagulapally	33.00
5.	Media persons as per professional seniority	332	Nizampet	32.00
6.	Media persons as per professional seniority	25/2	Pet-Basheerabag	38.00

3. The following conditions were also imposed for allotment of Government land to the members as noted in Para 2 above for the purpose of house sites:

- i. The flow of one time benefit is irrespective of his/her other private possessions to ensure equity and avoid discrimination.
- ii. Government reserves the right to alter size of the plot as per exigencies.
- iii. Members of categories Sl.No.2 to 6 who have not availed any benefit of allotment of land at concessional rate by Government either directly or through Society in the twin of Hyderabad, Secunderabad, Ranga Reddy or any other district are eligible to apply for the plot.
- iv. All sitting MLAs and sitting MPs will be given a plot provided they do not have any house or house site in Hyderabad and Secunderabad.
- v. An employee shall be eligible for only one time allotment of Government concessional house sites during his / her service.
- vi. The scheme will be applicable to only serving AIS Officers and the cut of date for eligibility of the officers should be 29-04-2006
- vii. if both husband / wife are employees, only one person is eligible.
- viii. The wife/ family members of AIS officers who died in harness prior to their retirement (including those who killed by Naxalites while on duty) and had not availed the facilities have allotment of house sites at concessional rates are also eligible.
- ix. no person who is allotted a plot shall alienate or transfer or otherwise dispose of the land using the instrument of the GPA within a period of 10 years from the date of allotment.

4. It was also ordered by Government that in the 3rd read above that the land shall be allotted to HUDA which in turn would develop the layouts in five blocks at respective locations allotted for house sites. Advance Possession shall be handed over to HUDA which will commence its work out of its own reserves to be reimbursed by each allottee. Each allottee will have to pay the actual cost of the plot i.e. Basic value plus cost of development as worked out by HUDA in three equal installment within period of six months from date of allotment.

5. Sri V.S.Bose and 2 others have filed a Public Interest Litigation in W.P.No.13730/2006 against the allotment of Government lands to four estates of Government through

G.O.Ms.No.522, Revenue (Asn.V) department, dt.4-5-2006. Hon'ble High Court in its interim orders dt.11-07-2006 in W.P.No.13730/230 issued directions restraining the respondents from taking any further action in accordance with G.O.Ms.No.522.

6. Hon'ble APHC has disposed off the W.P.No.13730/2006 through its order dt.08-10-2007 with the following direction:

“In the result, the writ petition is allowed and G.O.Ms.No.522, Dated.04-05-2006 is quashed insofar as it provides for allotment of land to individuals, who are not members of the societies / groups and who may have received the benefit of concessional allotment from the government earlier or as member of any society or group to which concessional allotment was made. G.O.Ms.No.1424, dt.28-09-2006 whereby the land has been earmarked for respondent No.4 is declared to be in consonance with the policy contained in G.O.Ms.No.243, dt.28-02-2005, subject to the rider that all restrictions contained in that G.O. will apply to the allotment of land by respondent No.4 to its members. The government will also do well to incorporate an additional restriction against the allotment of land to those who own house or house-site in their own name or in the name of their spouse or children and make the same applicable to the allotment made to respondent No.4 and all future allotments, which may be made in accordance with the policy enshrined in G.O.Ms.No.242, and 243, dt.28-02-2005.

7. Government after careful examination, have decided to accept and implement the orders of Hon'ble High Court for allotment of Government land in favour of Mutually Aided Co-operative Housing Society Ltd instead of individual members as per the norms fixed in the G.O. first read above.

8. Government have also examined in detail the observation made by the Hon'ble High Court and have decided that the allotment of house sites to the members through their societies shall be made in accordance with the policy enunciated in G.O.Ms.No.242, 243 and 244, Revenue (Assn.I) department, dt.28-02-2005.

9. In pursuance of the decisions taken in para 7 & 8 above, Government hereby order to allot the Government land to an extent of Ac.32.00 gts in Sy.No.332 at Nizampet Village, and to an extent of Ac 38.00 gts., in Sy.No.25/2 at Pet Basheerabad village in Qutubullapur Mandal, Ranga Reddy District, in favour of Jawaharlal Nehru Journalists House Building Society on payment of Basic Value of the land per acre existing as on 04-05-2006, for purpose of house sites with the following conditions:

- i. allotment of house sites to the members shall be in accordance with policy enunciated G.O.Ms.No.242, 243 and 244, Revenue (Assn.I) Department, dt.28-2-2005.
- ii. The members who got any allotment of land on concessional rate from Government either directly or through the Societies to which the Government land was allotted on concessional rate, are not eligible.
- iii. The land earmarked for working Journalists and Media persons shall be kept at the disposal of Commissioner I&PR for allotment to the Jawaharlal Nehru Journalists House Building Society, after formulating the guidelines,
- iv. In case both wife and husband are employed, only one member is eligible for allotment of land by the Society.

- v. The land shall be handed over to the Society by the District Collector, Ranga Reddy District on payment of cost of land in lumpsum.
 - vi. The development of the land shall be taken up by the Society on their own or they can engage any other development agencies duly following the Zonal regulations.
 - vii. Each member shall be eligible for 300 Sq.yards.
 - viii. No person who is allotted a plot shall alienate or transfer or otherwise dispose of the land using the instrument of GPA within a period of 10 years from the date of allotment.
 - ix. The Society shall be complete the process of allotment of House site within a period of 6 months from the date of alienation of land.
 - x. The member who is allotted a house site by the Society shall have complete the house within a period of two years from the date of alienation of the land by the Government.
 - xi. The member shall furnish to the Secretary of the Society a notarized affidavit on a Non-judicial Stamp paper worth Rs.10/- as shown in the proforma appended to this order.
10. A Committee comprising principal Secretary (Rev), Principal Secretary (Endowment) and Commissioner, I&PR, as Convener is constituted to verify and confirm the eligibility of the members of the Society. The Management of the Society shall furnish details of its members to the High Level Committee and get the clearance before distributing the house sites to its members.
11. The land allotted shall be kept at the disposal of the Commissioner, I&PR till the final approval of the members list by the Committee.
12. Orders issued in G.O.3rd read above, are modified to the above effect.
13. The Spl.CS & CCLA and Collector, Ranga Reddy District, shall take necessary action in the matter.

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

M. SAMUEL
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Spl.CS & CCLA Hyderabad
The Collector, Ranga Reddy District

Copy to

The President, Jawaharlal Nehru Journalists House Building Society (Through Collector, RRD)
The PS to Principal Secretary (MS)
SC/SFs

//FORWARDED BY ORDER//

SECTION OFFICER

29314/Asn.V(1)2006
Chenna 25-05-2008