



BHU BHARATI AT DISTRICT LEVEL

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Collector & DM

Bhadradri Kothagudem

LAND ADMINISTRATION

Important factor of production – any sector/economic activity

Primary produce, Process, Package, Transport, Housing, Trade, Commerce, Recreation

Sale, gift, inherit(succession/partition), assign, lease, mortgage, develop(layouts/plots)

Location is key factor in driving value

Value escalation brings new set of issues

Role clarity and honest implementation of rules is the only solution

THEORY

History and evolution:

Board of Revenue, Board Standing Orders, Commissioners Act 1977(CCLA,CCT, CE) and so on

<https://www.mcrhrdi.gov.in/IAS2013/PPTs/Evo.Revenue.pdf>

Revenue Administration:

Village accounts, RoR Act, Revenue Recovery Act, Assignment, Acquisition, Executive Magistracy, Protocol, Essential commodities Act

<https://www.mcrhrdi.gov.in/images/publications/Reading%20Material/Revenue%20Administration.pdf>

HISTORY CAPSULE

Colonial era

- AP – Ryotwari system(Madras Presidency)
 - Govt surveyed, numbered, assessed tax based on soil quality
 - Some pockets u/ Permanent settlement(Zamindari system)
- TG – Nizam's Hyderabad State
 - Jagirdari – large tracts granted to nobles collecting revenue
 - Sarf-e-khas – Nizam's own crown lands
 - Land records in Urdu – Khasra(record of rights), pahani(land inspection report)
 - The Hyderabad Land Revenue Act, 1317 Fasli (Telangana) – patwari(accountant), mali patel(revenue collector), police patel(law and order), pahani(primary record of rights)
 - Sethwar(original settlement register), Tippan/FMB(pictorial map of sy no.), Village map/Naksha
 - Khasra pahani(1954), Sessala(1955-58), Pahani-shera(remarks), tikka/kitta(location/name), gairan, ban charai, mhaisura, poramboke, shikam
 - Wasool baqui(comparison of Sy no.s before and after 1950s), Faisal patti(final tax paid annually after remissions for say drought), eksal laoni, laoni izafa(sanction), shivai jamadar, kharij khata, bila dakhla

HISTORY CAPSULE

Post independence

- Land to the tiller – land reform, social justice
 - Abolition of middlemen – Jagir abolition Act 1949, Zamindari abolition Act
 - Assignment to landless poor GO Ms1406 dt 25-7-1958(non alienation conditions)
 - Land Ceiling Acts 1961 and 1973
- Protecting the vulnerable
 - The AP Scheduled Areas Land Transfer Regulation (1 of 1970): Commonly known as LTR 1/70
 - The AP Assigned Lands (Prohibition of Transfers) Act, 1977
 - 1985 – Abolition of hereditary villager officer system – replaced by VROs
- Transparency efforts
 - The ROR Act (Record of Rights in Land Act, 1971/1989) – a legal register of who owns what – 1994 update
 - 2002 Village Development Officer and Village Assistant Revenue merged into Panchayat Secretary (given mandate of maintaining revenue records), demerged in 2007-8
 - Computerisation of records – Meeseva, Webland
 - LRUP Land record updation program(2017-18) – T land – Special Tribunals – Dharani Act 2020 ; VROs abolished
- Bhu Bharati – new chapter – Act, Rules, Re-survey, Land parcel numbering, Functionaries, Online system

PRACTICE

Petitions and representations

- Land record issue – corrections(extent, sy no, name, classification), removal from prohibited list
- Survey issue – wants to know Sy no. boundary, wants field boundaries marked(f-line petition)
- Forest issue – boundary issue, classification issue, encroachments
- Disputes – between family members, between neighbors, between persons, with Departments
- Government land protection – community lands, water bodies, roads, institutional lands(dept, endowment, wakf)

Files – requests to expedite

Legal notices – need to get facts and take necessary action

Writ Petitions – need to file counters

Contempt cases – need to file counters

RTI applications – need to process, pre-empt by displaying information

Hon'ble Commissions for SC, ST, Human Rights, Lokayukta – need to answer/appear

BHU BHARATI

Act and Rules

Decentralisation and Appeal provision

Accountability for Govt lands

GPOs at village level

Re survey, cadastral survey, survey equipment, gramakantam mapping

Bhudhaar, Licensed Surveyors

Online system operated by Government entity

Streamlining of online modules and workflow

BHU BHARATI ACT

Telangana Bhu Bharati (Record of Rights in Land) Act, 2025

Section 4 : Preparation and Maintenance of Record of Rights in all lands

- Recording Authority, Owner, Pattadar, Occupants, Mortgagees
- Re survey/survey – u/ Telangana survey and boundaries Act 1923 or Telangana Land Revenue Act, 1317F
- Physical copies at intervals , application for rectification, lawful possessor can apply for record entry

Section 5 : Registration and mutation in case of sale, gift, mortgage, exchange and partition

- Immediate change in record after registration, extract of change made part of registered document

Section 6 : Regularisation of un-registered transactions

- Small or marginal farmer, transaction before 2-6-2014, evidencing possession of >12 yrs, application submitted between 12-10-2020 to 10-11-2020

BHU BHARATI ACT

Telangana Bhu Bharati (Record of Rights in Land) Act, 2025

Section 7 : Mutation in case of Will and Succession

- Joint statement of legal heirs, survey/sub-division map, notice to all interested, consider every objection, enquiry, order

Section 8 : Mutation in other cases

- Court orders, any other means, opportunity to make representation, notices to interested persons, objections, enquiry, order

Section 9 : Bhudhaar

- Every land parcel, shape and coordinates of corner points, ownership, Bhudhaar cards

Section 10 : Pattadar passbook - Title deed

- Owners may apply for re-issue of PPB-TD, on payment of fees prescribed, electronic entries of loan encumbrances, unrecovered loans and Revenue Recovery

BHU BHARATI ACT

Telangana Bhu Bharati (Record of Rights in Land) Act, 2025

Section 11 : Presumption of correctness of entries in Record of Rights - Until proved otherwise

Section 12 : Copies of Record of Rights – certified copies given on applying and paying fees

Section 13 : Entry in Village Accounts(electronically) and Survey records(as many sub-divisions as required) – as per Sec 4,5,6,7,8 of Act

Section 14 : Land Tribunals

Section 15 : Appeal

Section 16 : Revision

Section 17 : Powers of Recording, Appeal and Revision Authorities(CPC1908)

BHU BHARATI RULES

Telangana Bhu Bharati (Record of Rights in Land) Rules, 2025 - GO Ms 39 Rev(LA-1)dt 14-4-2025

Salient features :

Procedures

Responsibilities, Timelines, Fees prescribed

Appeals – competent authority, appellate authority, limitation period

Legal aid and assistance to poor

Schedule A – Type of Correction of ROR and Competent Authority based on nature/market value

Schedule B – fees to be paid

MODULES

S.No	Module Name	Total Applications Pending	Below 60 days	Above 60 days	Tahsildar		RDO		Additional Collector		Collector		
					Below 60 days	Above 60 days	Below 60 days	Above 60 days	Below 60 days	Above 60 days	Below 60 days	Above 60 days	
1	Application for NRI PPB	548	81	467	66	339	15	128	0	0	0	0	
5 →	2	Court Case Intimation	5018	2383	2635	1204	919	1179	1716	0	0	0	0
6 →	3	Court Case PPB	3068	804	2264	628	1150	176	1113	0	1	0	0
<u>1</u> →	4	Data Correction	58073	11132	46941	8558	20153	1773	11916	545	6808	256	8063
	5	GPA/Executed GPA	277	80	197	0	0	0	0	0	0	0	0
<u>2</u> →	6	Grievance prohibited Property	23426	3761	19665	2389	4632	803	4121	267	6896	302	4016
	7	House Sites	169	3	166	3	37	0	53	0	76	0	0
	8	Khata Merging	155	54	101	54	101	0	0	0	0	0	0
	9	Land Matter Grievance	443	0	443	0	443	0	0	0	0	0	0
	10	NALA wo PPB	1876	606	1270	443	688	163	578	0	0	0	4
	11	Organisation PPB	1	0	1	0	0	0	1	0	0	0	0
<u>4</u> →	12	Pending Mutation	6479	1643	4836	1341	2940	302	1864	0	32	0	0
<u>3</u> →	13	Succession	7467	1957	5510	1609	3457	348	2053	0	0	0	0
	14	Urban Lands	263	0	263	0	56	0	43	0	47	0	117
		Grand Total	1,07,263	22,504	84,759	16,295	34,915	4,759	23,586	812	13,860	558	12,200

PDC

- Name
- Land nature
- Land classification
- Manner in which acquired
- Extent
- Missing sy no.
- Transfer from NK to Patta
- Land type
- NALA to Agri
- Digital sign

VARIOUS ACTS/RULES

Indian Easements Act 1882

Bhoodan and Gramdan Act, 1965

Enemy Property Act 1968 - regulates properties in India owned by Pakistani and Chinese nationals who migrated during conflicts, vesting them in the Custodian of Enemy Property for India (under MHA)

Inam Act : Occupancy Rights Certificate – crucial date 1 Nov 1973

Endowment Act and rules(NOC, pantulu/purohitulu), Wakf Act and rules(mutawalli)

Telangana Escheats and Bona Vacantia Act, 1974

Assignment to ex service men, political sufferers, freedom fighters – NOC

Water Land and Trees Act WALTA 2002

GO 571 Land alienation/allotment policy

Land Acquisition 1894 → RFC 2013 Act, NH Act

GO Ms 520 GAD dt 1-7-2013 on Protocol

CrPC now BNSS (Sec 107,144, 145, 146,147, 148 of the then CrPC)

<https://khammam.telangana.gov.in/gos/>

FUNDAMENTAL PRINCIPLES

What does applicant have to say, what do other parties have to say – Nature justice

What does rule say – Law

What has been done in such matters previously in this jurisdiction - Precedence

What has been done in similar matters elsewhere – Case law

Any problem related to land matter may be sorted out getting following together:

- Documents of applicant – deed/certificate/old passbook, maps, receipts, agreements, record extracts
- Old survey record/survey related documents
- Old revenue record – pahanis, registers
- Online record as on date
- Field possession
- Any pending or decided court matters

TOOLS FOR TASKS

Spreadsheets – track parameters/status

Note/Keep – note down important points

Calendar – for court cases, reminders on important matters

Putting the right person at right place at right time

Authority to be maintained(Tahsildars), but work to be encouraged(subordinates)

Camp mode campaigns – gather and stay on task till completion

Pressure alone often does not work – need to monitor and guide

Utilise DeGS, Sand management society, LA interest funds to support and strengthen

శ్రీలం పరం భూషణం

Stakeholders

- Public representatives
- Public
- Press
- Seniors
- Subordinates

అందరు అంత చేస్తున్నప్పుడు, కొంత ...
సొంత కోసం కూడా ...
నేను చెప్పిన వినవా?
మంచి పోస్టింగ్ కావాలంటే...

Activities

- Ceremonial
- Coordination
- Core
- Courts
- Choice

నిజాయతీగా బ్రతకడం అంటే...
కొత్తగా వచ్చినావ్ కదా...
అంత సాఫ్ట్ గా ఉంటే...
మీలాంటి ఆఫీసర్ ఎప్పుడు...

Qualities

- Industrious
- Efficient
- Honest
- Humble
- Accessible