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తెలంగాణ రాజపత్రము
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TELANGANA BILLS
TELANGANA LEGISLATIVE ASSEMBLY

The following Bill was introduced in the Telangana Legislative Assembly on 13th October, 2020.

L. A. BILL No. 20 OF 2020.

A BILL FURTHER TO AMEND THE TELANGANA AGRICULTURAL LAND (CONVERSION FOR NON AGRICULTURAL PURPOSES) ACT, 2006.

Be it enacted by the Legislature of the State of Telangana in the Seventy-first Year of the Republic of India as follows:-

1. (1) This Act may be called the Telangana Agricultural Land (Conversion for Non Agricultural purposes) (Amendment) Act, 2020.

Short title
and
commence-
ment.

[1]

B. 125(H)

(2) It shall come into force on such date as the Government may, by notification in the Telangana Gazette, appoint.

Amend-
ment of
section 2,
Act No. 3
of 2006.

2. In section 2 of the Telangana Agricultural Land (Conversion for Non Agricultural purposes) Act, 2006 (hereinafter referred to as the principal Act),-

(a) for clause (h), the following clause shall be substituted, namely:-

“(h) **“Tahsildar”** means the Tahsildar, in whose jurisdiction the agricultural land is situated;”;

(b) clause (i) shall be omitted;

(c) after clause (m), the following clauses shall be added, namely:-

Act 9 of
2020.

“(n) **“Dharani”** means the centralized digital platform as defined in sub-section (3) of section 2 of the Telangana Rights in Land and Pattadar Pass Book Act, 2020;

(o) **“Record of Rights”** means the records as defined in sub-section (12) section 2 of the Telangana Rights in Land and Pattadar Pass Book Act, 2020.”.

Amend-
ment of
section 3.

3. In section 3 of the principal Act,-

(1) for sub-sections (2), (3), (4), (5) and (6) and the proviso thereunder, the following sub-sections shall be substituted, namely:-

“(2) Any person who seeks conversion of the agricultural land for non-agricultural purposes, shall apply through the website prescribed for this purpose along with conversion tax as specified under section 4 and penalty of 50% there upon conversion tax, in case land has already been put for to Non Agricultural purpose without obtaining permission as required under sub-section (1), for allotting available date and time to attend before the competent authority. The

Competent Authority shall allot the date and time and maintain such particulars in register in prescribed format.

(3) The Person shall attend before the Competent Authority along with affidavit in the prescribed form and Pattadar Pass Book-cum-Title Deed on the date and time allotted. The person shall declare in the affidavit that the land for which conversion is sought does not come under the purview and not in violation of the Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973, the Telangana Assigned Lands (Prohibition of Transfers) Act, 1977 and the Telangana Scheduled Areas Land Transfer Regulation, 1959.

Act 1 of
1973.
Act 9 of
1977.
Regulation
I of 1959.

(4) In case the land sought for is in consonance with the entries in the Record of Rights available on Dharani and tax and penalty, if required, paid are adequate, the Competent Authority shall issue Conversion Permission. The Tahsildar shall instantly delete the extent of land from Record of Rights, records being prepared and maintained under the Telangana Rights in Land and Pattadar Pass Books Act, 2020.

Act 9 of
2020.

(5) Land so converted to Non Agricultural use shall be put to for such particular purpose, subject to obtaining all permissions, licenses etc., prescribed under the relevant Acts / Rules / Regulations.

(6) The land so converted shall instantly get electronically entered in to Non Agricultural Dharani portal and Non Agricultural immovable Property Pass Book issued, as prescribed.”.

(2) After sub-section (6), as so substituted, the following sub-section shall be added, namely:-

“(7) The assessment shall be fixed by the concerned Local Body”.

**Amend-
ment of
section 4.**

4. In section 4 of the principal Act,-

(1) in sub-section (1),-

(i) the words "or occupier" shall be omitted;

(ii) for the words "at the rate of 3% of the basic value of the land", the words "as per the rates prescribed by the Government from time to time" shall be substituted;

(iii) the proviso shall be omitted.

(2) sub-section (2) shall be omitted.

**Amend-
ment of
section 5.**

5. In section 5 of the principal Act, for the words "Revenue Divisional Officer", the word "Tahsildar" shall be substituted.

**Amend-
ment of
section 6.**

6. In section 6 of the principal Act, after sub-section (4), the following proviso shall be added, namely:-

"Provided that no penalty shall be levied on such land already put to Non Agricultural use, if any application for conversion is made within three (3) months from the date as may be notified by the Government."

**Amend-
ment of
section 8.**

7. In section 8 of the principal Act, for the words "Revenue Divisional Officer", the word "Tahsildar" shall be substituted.

STATEMENT OF OBJECTS AND REASONS

The Telangana Agricultural Land (Conversion for Non Agricultural purposes) Act, 2006 (Act No. 3 of 2006) was enacted for the purpose of conversion of land use from Agricultural to Non Agricultural purposes by way of collecting a one-time conversion tax.

The Telangana Rights in Land and Pattadar Pass Books Act, 2020 (Telangana Act No. 9 of 2020) is enacted with respect to Agricultural lands with certain major objectives such as, to maintain record of rights in electronic form, automatic acquisition of rights, immediately after transfer of property, increase transparency in Revenue Administration, evolve good practices to end corruption and to ensure hassle free revenue administration in the public interest.

Therefore, the Government have decided to amend the Telangana Agricultural Land (Conversion for Non Agricultural purposes) Act, 2006 (Act No.3 of 2006) with the following objectives:-

- (i) The filing of Application for conversion of Agricultural land for non Agricultural Purposes will be online.
- (ii) The entire process will also be online.
- (iii) The Conversion process will be seamless through the Dharani Portal.
- (iv) Upon Conversion, the Land will be instantly and automatically entered electronically into Dharani Non Agricultural portal.
- (v) This will increase transparency in Revenue Administration.
- (vi) It will also ensure hassle free revenue administration in the public interest and also evolve good practices to end corruption.

This Bill seeks to achieve the above objectives.

K. CHANDRASEKHAR RAO,
Chief Minister.

FINANCIAL MEMORANDUM

The Telangana Agricultural Land (Conversion for Non-Agricultural purposes) (Amendment) Bill, 2020 does not involve any recurring or non-recurring expenditure to the State exchequer.

K. CHANDRASEKHAR RAO,
Chief Minister.

MEMORANDUM REGARDING DELEGATED LEGISLATION

Clauses 1, 3, 4 and 6, authorizes the Government to issue Notifications or to make the Rules in respect of matters specified therein and generally to carry out the purposes of the Act and such notifications issued and rules so made which are intended to cover matters mostly of procedural in nature are to be laid on the Table of both the Houses of State Legislature and will be subject to any modifications made by the Legislature.

The above provisions of the Bill regarding delegated legislation are thus of normal type and are mainly intended to cover matters of procedure.

K. CHANDRASEKHAR RAO,
Chief Minister.

**MEMORANDUM UNDER RULE 95 OF THE RULES OF
PROCEDURE AND CONDUCT OF BUSINESS IN
THE TELANGANA LEGISLATIVE ASSEMBLY**

The Telangana Agricultural Land (Conversion for Non-Agricultural purposes) (Amendment) Bill, 2020 after it is passed by both the Houses of State Legislature may be submitted to the Governor for her assent under article 200 of the Constitution of India.

K. CHANDRASEKHAR RAO,
Chief Minister.

Dr. V. NARASIMHA CHARYULU,
Secretary to State Legislature.