



**CCLA's, D.O. Lr.No.LRI(1)/441-C/2015, dated:08.03.2018**

Dear

Sub: Revenue Department Land Conversion change in procedure – launch of New Service in Mee - Seva – Reg.

- Ref: 1. The A.P. Agricultural Land (Conversion for Non-Agricultural Purposes) Act, 2006  
2. Act No.13 of 2018 – Amendment to A.P. Agricultural Land (Conversion for Non-agricultural Purposes) Act, 2006.  
3. G.O.Ms.No.98 Revenue (DA &LR) Department, dated: 19.02.2018.

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It is to inform that the regular process for Land conversion from Agricultural Land to Non-Agricultural land is being followed as per the procedure given under the A.P. Agricultural Land Conversion for Non-Agricultural Purposes Act, 2006. To encourage the entrepreneur and to reduce the time in disposing Land Conversion applications, the Government of A.P have changed the procedure and simplified the mechanism of application for the Land Conversion by making an amendment to the Act in the ref 2<sup>nd</sup> cited. As per the new procedure, the Government have issued the revised Rules vide ref no. 3.

As per the new procedure, the following steps are to be taken:-

**Step1:-** The applicant has to calculate the OTC Tax amount required to be paid as Conversion fee @2% of Basic Value of proposed land in Vijayawada Municipal Corporation & Visakhapatnam Municipal Corporation and @3% of basic value in all other areas. He has to take the details of basic value from the web site of Registration Department – [registration.ap.gov.in](http://registration.ap.gov.in). The information can also be taken by applicants from the office of the Sub Registrar.

Step2:- The applicant has to pay the OTC Tax to the Government either by paying challan in the OTC head of account 0035-101-01-001 or by paying the amount in the online gateway (which will be provided shortly). After paying the OTC tax, the applicant has to 'obtain the 'challan copy' or 'e-Payment Receipt'

Step3:- A new Mee Seva service is launched under category A on 06.03.2018 with title " Land Conversion New (G.O.No.98)." The availability of such service is communicated to all MeeSeva centres by Director ESD office. The applicant has to file application under this service and shall mandatorily submit the intimation of payment in Annexure – A (as per G.O.Ms.98 Revenue (DA & LR) Department, dt: 19.02.2018) and photo copy of challan or e-payment receipt in the Mee Seva Centre. (A draft Annexure – A is attached for perusal).

Step4:- The MeeSeva operator on successful payment of user charges (Rs 25) will generate a "Receipt of Intimation of payment for Land Conversion" across the counter and will provide it to applicants and no separate orders of RDO are required. (The draft format of "Receipt of Intimation" is provided to ESD office and the receipt will be automatically generated in electronic format along with facsimile signature of concerned RDO/Sub Collector.)

Step5:- After obtaining such receipt, the applicant is entitled to convert the Agricultural Land immediately into specified Non-Agricultural Purpose. However, this conversion is subject to conditions mentioned in G.O.Ms.No.98 Revenue (DA&LR) Department, dt: 19.02 2018.

Step6:- As per Rule 6 of A.P. Agricultural Land (Conversion for Non-Agricultural Purposes) Rules, 2018. "The Competent Authority or any other officer authorized by him shall have power to enter upon, inspect, measure the land and do such other act or acts as are necessary for verification of the area applied for conversion and deficit payment of conversion tax under the Act, lands prohibited for conversion and to ascertain about the title of the land after the above procedure duly giving advance notice to the applicant".



::3::

Step7:- Aggrieved person shall have the right to file complaint to CCLA & Spl. C. S as per Rule 8 of G.O.Ms.No.98. Revenue (DA&LR) Department, dt: 19.02.2018, especially in case of deceitful conversion to protect the interest of Government.

Step 8:- The District Collector concerned shall review every three months on the use of lands so converted and check whether converted lands are used for intended purpose. The District Collector has to submit the Quarterly report in Annexure – C format of G.O.Ms.No.98 – preferably by April 5<sup>th</sup>, July 5<sup>th</sup>, Oct 5<sup>th</sup> and Jan 5<sup>th</sup> for every respective quarter.(The annexure is attached).

In this regard, it is requested to instruct Revenue Officials (Preferably Tahsildar or Dy.Tahsildar) to visit all MeeSeva centers in their jurisdiction and to check the functionality of the new service and submit their report to District Collector. Please suggest improvements, if any. Since there is a need to give wide publicity, on this new service for the benefit of public, industrialists / entrepreneurs etc, the District Collectors are requested to take up a special publicity campaign on this new service to ensure smooth functioning of new Land Conversion procedure.

This may be treated as '**MOST IMPORTANT**'.

Yours sincerely  
Sd/-  
(ANIL CHANDRA PUNETHA)

To,  
All the Collectors in the State.(w.e)  
Copy to the Spl. C.S Revenue (DA & LR) Department, A.P. Secretariat Velagapudi.  
Copy to the Spl. C.S to Hon'ble CM, AP, Secretariat, Velagapudi.  
Copy to the Commissioner Industries, Mutyalampadu, Vijayawada.  
Copy to the V.C & Managing Director, APIIC, Vijayawada.  
Copy to the Commissioner Panchayat Raj.  
Copy to the Commissioner Municipal Administration.  
Copy to the Commissioner & Inspector General, Stamps & Registration Department, A.P. Vijayawada.  
Copy to the All Joint collectors /RDOs/Tahsildars (by email).  
Copy to the Peshi of CCLA & Spl.C.S.  
Copy to the Peshi of Secretary to CCLA.  
Copy to the Peshi of Addl.Secretary to CCLA.  
Copy to the PD CMRO, O/o the CCLA.  
Copy to the SIO, NIC, Vijayawada.  
Copy to the Director ESD, A.P.

  
(ANIL CHANDRA PUNETHA)



ఆంధ్రప్రదేశ్ రాజపత్రము  
THE ANDHRA PRADESH GAZETTE  
PART IV-B EXTRAORDINARY  
PUBLISHED BY AUTHORITY

No. 13]

AMARAVATI, FRIDAY, JANUARY 12, 2017.

ANDHRA PRADESH ACTS, ORDINANCES AND  
REGULATIONS Etc.,

The following Act of the Andhra Pradesh Legislature received the assent of the Governor on the 11<sup>th</sup> January, 2018 and the said assent is hereby first published on the 12<sup>th</sup> January, 2018 in the Andhra Pradesh Gazette for general information :-

ACT No. 13 of 2018

AN ACT FURTHER TO AMEND THE ANDHRA PRADESH  
AGRICULTURAL LAND (CONVERSION FOR NON- AGRICULTURAL  
PURPOSES) ACT, 2006.

Be it enacted by the Legislature of the State of Andhra Pradesh in the Sixty-eighth year of the Republic of India, as follows:-

1. (1) This Act may be called the Andhra Pradesh Agricultural Land (Conversion for Non-Agricultural Purposes) (Amendment) Act, 2017. Short title and commencement.  
(2) It shall come into force on such date as the State Government may, by notification, appoint.
2. In the Andhra Pradesh Agricultural Land (Conversion for Non-Agricultural Purposes) Act, 2006 (herein after referred to as the Principal Act), in section 3,- Amendment of section 3, A.P. Act No. 3 of 2006.
  - (1) in sub-section (1), for the words, "permission of the Competent authority", the words "payment of Conversion Tax to Government", shall be substituted.
  - (2) for sub-section (2), the following shall be substituted, namely,-  
“(2) An intimation of payment of Conversion Tax along with a copy of the challan/receipt shall be sent to the Competent authority. Such intimation shall be sufficient proof for payment of Conversion Tax and no separate order shall be required to be passed by Competent authority in the matter except where proceedings are initiated for deficit payment of Conversion Tax.”.

(3) In sub-section (3), for the expression, "sub-section (2)", the expression, "sub-sections (1) and (2)", shall be substituted.

(4) sub-section (6) along with the proviso, shall be omitted.

Amendment of section 4.

3. In section 4 of the Principal Act,-

(1) in sub-section (1), for the expression, "9%", the expression "3%" shall be substituted.

(2) in the proviso to sub-section (1), the words, "Greater Hyderabad Municipal Corporation," shall be omitted and for the expression, "5%", the expression, "2%" shall be substituted.

Amendment of section 5.

4. In section 5 of the Principal Act, for the words, "order, in respect of the lands situated within his territorial jurisdiction, conversion of land use from agricultural purpose to non-agricultural purpose" the words, "issue notice under sub-section (3) of section 3 and impose fine under sub-section (2) of section 6.", shall be substituted.

Amendment of section 6.

5. In sub-section (1) of section 6 of the Principal Act, for the words, "obtaining permission", the words, "Payment of Conversion Tax", shall be substituted.

Amendment of section 7

6. In section 7 of the Principal Act, after item (f), the following item, shall be added, namely,-

"(g) Lands allotted to the Andhra Pradesh Industrial Infrastructure Corporation (APIIC)."

DUPPALA VENKATARAMANA,  
Secretary to Government,  
Legal and Legislative Affairs & Justice,  
Law Department.



**GOVERNMENT OF ANDHRA PRADESH  
ABSTRACT**

THE A.P AGRICULTURAL LAND (CONVERSION FOR NON-AGRICULTURAL  
PURPOSES) RULES, 2018.

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**REVENUE (DA&LR) DEPARTMENT**

**G.O.MS.No. 98**

**Dated: 19-02-2018**

**ORDER:**

The following notification will be published in the Andhra Pradesh Gazette:

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of Section -14 of the Andhra Pradesh Agricultural Land (Conversion for Non-Agricultural Purposes) Act, 2006 (A.P. Act No. 3 of 2006) as subsequently amended and in supersession of the Andhra Pradesh Agricultural Land (Conversion for Non-Agricultural Purposes) Rules, 2006, the Government hereby make the following rules, namely:

**1.Short title:-** These rules may be called the Andhra Pradesh Agricultural Land (Conversion for Non-Agricultural purposes) Rules, 2018.

**2. Definition:-** In these rules, unless the context otherwise requires:-

- (a) "*Act*" means the Andhra Pradesh Agricultural Land (Conversion for Non -Agricultural purposes) Act, 2006 as subsequently amended.
- (b) "*Basic value*" means the land value entered in the Basic value register notified by Government from time to time and maintained by the Sub- Registrar.
- (c) "*Competent authority*" means Sub-Collector / Revenue Divisional Officer of the Revenue Division or any other officer authorised by the Government.

**3. Procedure for conversion:--**

(i) The Owner of the land, desiring conversion of Agricultural land for Non-Agricultural purposes, shall pay requisite One Time Conversion tax in any Mee-seva centre through online system duly filling all details in Form given in **Annexure-A** where upon **Annexure-A** would be transmitted online to the concerned Tahsildar as well as to Competent authority for further changes in the revenue record that the land is converted as non-agricultural land.

(ii) Notices for payment of deficit One Time Conversion tax, shall be issued by the Competent authority in form at **Annexure-'B'**.

(iii) If any person desires to ascertain the basic value, such person shall apply to the Competent Authority for furnishing of such basic value for such Survey No., Area etc., and the competent authority shall furnish such information within three days from the date of receipt of application.

**4. Conversion:** On payment of requisite One Time Conversion tax, the Land stands converted and can be used for non-agricultural purpose by the declarant.

5. **In case of Lands allotted to APIIC:** In the case of lands allotted to the Andhra Pradesh Industrial Infrastructure Corporation Limited, the lands stand converted to Non-Agricultural purpose. The Andhra Pradesh Industrial Infrastructure Corporation Limited shall issue Certificate to individual Industrial Units that the lands allotted to them are converted for Non - Agricultural purpose.

6. **Powers of Competent authority / Tahsildar for inspection etc:-** The Competent authority or any other officer authorized by him shall have power to enter upon, inspect, measure the land and do such other act or acts as are necessary for verification of the area applied for conversion and deficit payment of conversion tax under the Act, lands prohibited for conversion and to ascertain about the title of the land after the above procedure duly giving advance notice to the applicant.

7. **Review of use of lands converted for Non-Agricultural purposes:-** The District Collector concerned shall review every three months the use of the lands so converted and check whether converted lands are used for intended purpose and make quarterly report to the Government and the Special Chief Secretary and Chief Commissioner of Land Administration in the form at Annexure 'C'.

8. **Powers of Spl .C.S & CCLA :-**

Any aggrieved person can file complaint before the Special Chief Secretary & Chief Commissioner of Land Administration, who should cause enquiry especially on issues of deceitful conversion of prohibited lands, under payment, non payment of fee etc., and redress the grievance/complaint at the earliest. Such enquiry and corrective measures can be taken by the Special Chief Secretary & Chief Commissioner of Land Administration Suo-motu also to protect the interests of the Government. The Special Chief Secretary & Chief Commissioner of Land Administration shall also direct the Competent authority to file Criminal case against the wrong doer/offender, if situation so warrants. The Special Chief Secretary & Chief Commissioner of Land Administration shall send quarterly reports to the Government on the complaints/grievances received and action taken on them in the form at Annexure 'D'.

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

**Dr.MANMOHAN SINGH**  
**SPECIAL CHIEF SECRETARY TO GOVERNMENT**

To  
The Commissioner, Printing Stationery,  
A P., Vijayawada.  
(with a request to supply 100 copies of the notification)  
The Special Chief Secretary & Chief Commissioner of Land Administration,  
A .P., Vijayawada.  
The Collector & District Magistrate of all (13) districts  
in the State of A .P. (Through the CCLA )

Copy to:  
The P.S to Spl . C.S to Hon'ble C.M  
The OSD to Hon'ble Dy.C.M., Revenue.  
The P.S to Spl. C.S, Rev (Lands) Dept.  
The P.S to Secretary to Govt., Law Dept.  
All the Departments of the Secretariat  
SC/SF

//FORWARDED::BY ORDER//

SECTION OFFICER



**ANNEXURE-A**

**INTIMATION OF PAYMENT OF ONE TIME CONVERSION TAX & DECLARATION BY LAND OWNER.**

(See Rule 3(i))

To  
The Competent Authority  
Division.....  
District.....

Sir,

Sub:-A.P. Agricultural Land (Conversion for non-agricultural purposes) Act, 2006 (Act 3/2006) as Amended subsequently ..... Village, .....district - Sy.No. ....Ext ..... Conversion of Agricultural land to Non-Agricultural Purpose - Regarding.  
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I.....S/o.....  
..... R/o .....Aadhar No..... submit that I am the Pattadar of Agricultural lands in Survey No ..... of ..... Village ..... Mandal ..... District to an extent of Acs... /Cts... I would like to convert Agricultural land specified in the Schedule into Non-Agricultural purpose.

I enclose herewith a copy of receipt bearing No..... dated..... for Rs..... (Rs..... only) paid to the Government @ .....% basic value of the land towards conversion fee.

I hereby declare that the lands mentioned above are neither covered by any litigation/ court cases/encroachment nor these lands are assigned lands/ ULC Surplus land/ Agricultural Ceiling Surplus Land/ Tank bed lands/ Govt. Lands / forest lands / endowment lands and the land applied is as per master plan and such other land use restrictions by local bodies / authorities.

Further I, declare that Conversion of Agricultural Land to Non-Agricultural purpose will not have any effect on title of Lands whatsoever.

I would be liable for penal action as per law for any wrong declaration in **Annexure - A**

Yours faithfully

( )

**SCHEDULE**

Sl No.	Village, Mandal & District	Sy.No	Total extent (Sy.No. wise conversion sought)	Extent for which permission for conversion	Remarks
(1)	(2)	(3)	(4)	(5)	(6)

**Dr.MANMOHAN SINGH  
SPECIAL CHIEF SECRETARY TO GOVERNMENT**



**ANNEXURE-B**

**NOTICE FOR DEFICIT PAYMENT OF ONE TIME CONVERSION TAX.**

(See Rule 3(ii))

Office of the Competent Authority.....  
DISTRICT.....

Dated:.....

NOTICE

Sub:-

Ref:- Your declaration dated.

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Sri.....S/o.....  
..... is hereby informed that as per your declaration referred to above,  
you have paid One Time Conversion tax of Rs..... But, the basic value of  
the land as on the date of declaration for conversion is Rs...../ per  
acre. The total conversion tax works out to Rs..... Hence, there is a deficit  
conversion tax amounting to Rs. ....

Therefore, you are directed to remit the deficit amount of Rs.....  
(Rs..... only) towards conversion tax to Non-  
Agricultural purpose within fifteen (15) days from the date of receipt of this  
notice. If, you fail to remit this deficit amount, your land in question will not be  
treated as converted for non-agricultural purposes.

Competent Authority

To  
Sri.....S/o.....  
R/o.....  
Copy to the Tahsildar .....(M).... Dist.....

**Dr.MANMOHAN SINGH**  
**SPECIAL CHIEF SECRETARY TO GOVERNMENT**

**ANNEXURE-C**

**QUARTERLY REPORT OF DISTRICT COLLECTOR ON USE OF LANDS  
CONVERTED FOR NON-AGRICULTURAL PURPOSES.**

(See rule - 7)

Sl.No	Name of the land owner	Details of the land converted for Non-Agricultural purpose such as Name of the village, Sy.No., Extent, etc.,	Intended Purpose for conversion	Present status of land so converted
(1)	(2)	(3)	(4)	(5)

(Signature)

DISTRICT COLLECTOR

To  
The Special Chief Secretary & Chief Commissioner of Land Administration,  
A .P., Vijayawada.

Copy to:  
The Special Chief Secretary to Government, Revenue (Lands ) Dept.  
Govt. of A.P

**Dr.MANMOHAN SINGH**  
**SPECIAL CHIEF SECRETARY TO GOVERNMENT**



**ANNEXURE-D**

**QUARTERLY REPORT OF SPL.C.S & CCLA ON COMPLAINTS/GRIEVANCES**

(See Rule - 8)

Sl.No	Name of the Complainant	Details of the Complaint/grievance	Action taken on the Complaint/grievance	Any other remarks
(1)	(2)	(3)	(4)	(5)

Signature

CCLA & Spl. CS.

To  
The Special Chief Secretary to Government, Revenue (Lands ) Dept.  
A.P. Secretariat.

**Dr.MANMOHAN SINGH**  
**SPECIAL CHIEF SECRETARY TO GOVERNMENT**





## ANNEXURE- A

**INTIMATION OF PAYMENT OF ONE TIME CONVERSION TAX & DECLARATION BY  
LAND OWNER.  
(See Rule 3(i))**

To  
The Competent Authority  
Division: మదనపల్లి  
District: చిత్తూరు

Sir,

**Sub:-** A.P. Agricultural Land(Conversion for non-agricultural purposes)Act,2006 (Act3/2006) as Amended subsequently - చింతలపాలెం Village చిత్తూరు District - Sy.No. 22/22, Ext 0.05, Conversion of Agricultural land to Non-Agricultural Purpose-Regarding.

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I Vantari Muni Krishnalah, S/O Late Vantari Venkatrayulu , R/O 101,101,Chittoor ,Yerpedu,VENKATAPURAM ,517620 Aadhar No 261733519553 submit that I am the Pattadar of Agricultural lands in Survey No 22/22, of చింతలపాలెం village చిత్తూరు Mandal, చిత్తూరు District to an extent Acs /Cts 0.11 I would like to convert Agricultural land specified in the Schedule into Non-Agricultural purpose..

I enclose herewith a copy of receipt bearing No 12673490 Dt: 26/02/2018 , for Rs: 56000 /- (Rs Fifty Six Thousand Only) paid to the Government @ 3 % basic value of the land toward Conversion fee.

I hereby declare that the lands mentioned above are neither covered by any litigation/ court cases/encroachment nor these lands are assigned lands/ ULC Surplus land/ Agricultural Ceiling Surplus Land/ Tank bed lands/ Govt. Lands / forest lands / endowment lands and the land applied is as per master plan and such other land use restrictions by local bodies / authorities.

Further I, declare that Conversion of Agricultural Land to Non- Agricultural purpose will not have any effect on title of Lands whatsoever.

I would be liable for penal action as per law for any wrong declaration in **Annexure - A**

**SCHEDULE**

S.No	Village,Mandal,District	Sy.No.	Katha No	Land Nature	Land Classifaction	Total extent	Area (in Units)	Extent for which permission for conversion granted	Area (in Units)	Pattadhar Name	Remarks
1	చిత్తూరు,చిత్తూరు,చింతలపాలెం	22/22	1051	పల్లె	భూమి	0.1100	acres	0.05	acres	వ.వ.వ.వ.వ.వ.వ.	Residential

Yours faithfully

(\_\_\_\_\_)