

PROCEEDINGS OF THE COMPETENT AUTHORITY AND REVENUE DIVISIONAL  
OFFICER, RAJENDRANAGAR DIVISION, RANGA REDDY DISTRICT.

PRESENTED BY: SRINIVAS

No.C1/1639/2018

Dated: 28-08-2018

Sub:- Conversion of Land - Rajendranagar Division - Gandipet Mandal-  
Manikonda Jagir Village - Sy.Nos.185, 186, 195 & 196- Plot Nos.22-A,  
23-A, 38-A & 39-A - Total Extent 717 Sq.Yards - Request for  
conversion of Agriculture Land to Non- Agriculture Land - Proposals  
- Orders - Issued.

- Ref:- 1) GO.Ms.No.1537 Revenue (Land Revenue) Dated:19-10-2006.  
2) GO.Ms.No.396 Revenue (Land Revenue) Dated:19-06-2012  
3) GO.Ms.No.4 Revenue (Land matters) Dept, dt:05-01-2016  
4) A/o. Ms. Kasir Fatima W/o M.Y. Anwar R/o H.No.8-2-268/C/11,  
Banjara Hills, Road No.3, Hyderabad through Meeseva  
No.LCR021800059757, dt:30-06-2018  
5) Tahsildar, Gandipet (M) Lr.No.D/836/2018, dt:16-07-2018.  
6) This office Notice No.even dt:03-08-2018

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**ORDER**

Ms. Kasir Fatima W/o M.Y. Anwar R/o Hyderabad has filed an application through Meeseva Application No. LCR021800059757, dt:30-06-2018 by for conversion of land agriculture to non-agricultural purpose in respect of Sy.Nos.185, 186, 195 & 196 in Plot Nos.22-A, 23-A, 38-A & 39-A total extent adm.717 Sq.Yards situated at Manikonda Jagir Village of Gandipet Mandal for the purpose of Non-Agricultural. Further the applicant has produced the Xerox copies of executed a Regd. Sale Deed Doc.No. 5084/1995, dated:30-03-1995 of SRO, Serilingampally, proper to prove their title over the land. The request of the applicant is found to be consistent with the provisions of the Act.

The report submitted by the Tahsildar, Gandipet Mandal has been examined with reference to the records and documents produced and found that schedule land is open plot covered by (8) pillars, the land is converted into plot in respect of land in Sy.Nos.185, 186, 195 & 196 in Plot Nos.22-A, 23-A, 38-A & 39-A total extent adm.717 Sq.Yards (hence, U/s 6 of A.P Agricultural land (conversion for Non-agriculture) Act, 2006 it is a fit a case to impose the penalty for the extent adm. 717 Sq.Yards. The fine of 50% of cost on the total amount of the market value for the said extent adm.717 Sq.Yards is calculated as detailed below;

|                                                                 |                           |
|-----------------------------------------------------------------|---------------------------|
| Market value as per SRO records                                 | : Rs.12,000/- per Sq.Yard |
| Extent 717 Sq.Yards                                             | : Rs 86,04,000/-          |
| For the 717 Sq.Yards @ 3%                                       | : Rs.2,58,120/-           |
| For the adm.717 Sq.Yards @ 50% Penalty<br>on the conversion fee | : Rs.1,29,060/-           |
| Total amount to be paid for the extent adm.717 Sq.Yards         | : Rs.3,87,180/-           |

The petitioner in the name of Ms. Kasir Fatima W/o M.Y. Anwar R/o Hyderabad has filed an application along with original challan bearing No.4215, dt 24.08-2018 for Rs.3,87,180/- requesting to issue conversion proceedings in respect of the subject lands situated at Manikonda Jagir Village, Gandipet Mandal.

Hence, permission is hereby accorded for conversion of the Agriculture land into Non- agriculture purpose on the following terms and conditions.

- 1) The permission is issued on the request of the applicant and he /she is solely responsible for the contents made in the application.
- 2) The grant of permission cannot be construed that the contents of the application are ratified or confirmed by the authorities under the Act
- 3) The permission confirms that the conversion fee has been paid under the Act, in respect of above agricultural lands for the limited purpose of conversion into non-agricultural purpose.
- 4) It does not confer any right, title or ownership to the applicant over the above agricultural lands.
- 5) This permission does not preclude or restrict any authority or authorities or any person or persons or any individual or individuals or others, collectively or severally, for initiating any action or proceedings under any law for the time being in force.
- 6) The conversion fee paid will not be returned or adjusted otherwise under any circumstance.
- 7) The authorities are not responsible for any incidental or consequential actions or any loss occurred to anybody or caused otherwise due to or arising out of such permission granted on any false declaration, claim or deposition made by the applicant.
- 8) The authorities reserve the right to cancel the permission if it is found that the permission is obtained by fraud, misrepresentation or by mistake of fact.

  
Revenue Divisional Officer  
Rajendran, District R.P. Dist.  
Manikonda Division, R.P. Dist.

**SCHEDULE**

| Sl. No | Village & Mandal District                           | Name of the Company                           | Sy.No                                                          | Total Extent (Sy.No wise) Ac. Gts | Extent of which permission granted Ac.Gts | Remarks                                                                                                                                                                                                                                                    |
|--------|-----------------------------------------------------|-----------------------------------------------|----------------------------------------------------------------|-----------------------------------|-------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1      | Manikonda Jagir Village, Gandipet Mandal, R.R.Dist. | Ms. Kasir Fatima W/o M.Y. Anwar R/o Hyderabad | Sy.Nos.185, 186, 195 & 196 in Plot Nos.22-A, 23-A, 38-A & 39-A | 717 Sq.Yards                      | 717 Sq.Yards                              | The Applicant has remitted a sum of Rs.3,87,180/- through Challan No.4215, dt.24-08-2018 at S.B.I. Rajendranagar Branch @ 3% on the basic value towards conversion fee Rs.2,58,120/- including 50% of penalty Rs.1,29,060/- totally comes to Rs.3,87,180/- |
|        |                                                     |                                               | <b>Total</b>                                                   | <b>717 Sq.Yards</b>               | <b>717 Sq.Yards</b>                       |                                                                                                                                                                                                                                                            |
|        |                                                     |                                               |                                                                |                                   |                                           |                                                                                                                                                                                                                                                            |

  
 Revenue Divisional Officer  
 Rajendranagar Division R.R. Dist.  
 Rajendranagar Division R.R. Dist.

To  
 Ms. Kasir Fatima W/o M.Y. Anwar R/o H.No.8-2-268/C/11, Banjara Hills, Road  
 No.3, Hyderabad

Copy to the Tahsildar, Gandipet Mandal for taking necessary action.

**GOVERNMENT OF TELANGANA  
REVENUE DEPARTMENT**

Office of the  
Revenue Divisional Officer,  
Rajendranagar Division, R.R. Dist.

No.C1/1639/2018

Dated:03-08-2018

**NOTICE**

Sub:- Conversion of Land - Rajendranagar Division - Gandipet Mandal-  
Manikonda Jagir Village - Sy.Nos.185, 186, 195 & 196- Plot Nos.22-A,  
23-A, 38-A & 39-A - Total Extent 717 Sq.Yards - Request for  
conversion of Agriculture Land to Non- Agriculture Land - Proposals  
received - Reg.

- Ref:- 1) GO.Ms.No.1537 Revenue (Land Revenue) Dated:19-10-2006.  
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4) A/o. Ms. Kasir Fatima W/o M.Y. Anwar R/o H.No.8-2-268/C/11,  
Banjara Hills, Road No.3, Hyderabad through Meeseva  
No.LCR021800059757, dt:30-06-2018  
5) Tahsildar, Gandipet (M) Lr.No.D/836/2018, dt:16-07-2018.

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The petitioner filed through Meeseva Application No. LCR021800059757, dt:30-06-2018 by Ms. Kasir Fatima W/o M.Y. Anwar R/o Hyderabad for conversion of land agriculture to non-agricultural purpose in respect of Sy.Nos.185, 186, 195 & 196 in Plot Nos.22-A, 23-A, 38-A & 39-A total extent adm.717 Sq.Yards situated at Manikonda Jagir Village of Gandipet Mandal.

The Tahsildar, Gandipet Mandal has submitted a report stating that the land in Sy.Nos.185, 186, 195 & 196 situated at Manikonda Jagir Village, Gandipet Mandal, is classified as Patta and recorded in the name of different individuals as pattedars of the schedule land.

Subsequent, pattedars Smt. Kondakal Chandramma W/o Late K. Shiva Reddy & (12) others executed a Regd. Sale Deed Doc.No.5084/1995, dated:30-03-1995 in favour of the present applicant herein Ms. Kasir Fatima W/o M.Y. Anwar in respect of land in Plot Nos.22-A, 23-A, 38-A & 39-A to an extent of 937 Sq.Yards in Sy.Nos. 185 186, 195 & 196 situated at Manikonda Jagiri Village. Out of which the applicant has sold away an extent of 220 Sq.Yards and requested for conversion of land to the balance extent of 717 Sq.Yards.

The Tahsildar, Gandipet Mandal while submitting the information in the prescribed proforma has reported that on ground the subject lands is concerned, the schedule land is open plot covered by (8) pillars and the applicant is intending for conversion of the land for non-agriculture for construction purpose and the said land stands patta and is not affected in FTL and not covered by the G O Ms.No 111.

There are no court cases pending over the subject lands. The basic value as per SRO records is Rs 12,000/- per Sq.Yard and recommended for issue of conversion proceedings in favour of the Owner i.e., Ms. Kasir Fatima W/o M.Y. Anwar.

The report submitted by the Tahsildar, Gandipet Mandal has been examined with reference to the records and documents produced and found that schedule land is open plot covered by (8) pillars, the land is converted into plot in respect of land in Sy Nos 185, 186, 195 & 196 in Plot Nos.22-A, 23-A, 38-A & 39-A total extent adm 717 Sq.Yards (hence, U/s 6 of A.P Agricultural land (conversion for Non-agriculture) Act, 2006 it is a fit a case to impose the penalty for the extent adm. 717 Sq.Yards. The fine of 50% of cost on the total amount of the market value for the said extent adm.717 Sq.Yards is calculated as detailed below;

|                                                                |                           |
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| Market value as per SRO records                                | : Rs.12,000/- per Sq.Yard |
| Extent 717 Sq.Yards                                            | : Rs.86,04,000/-          |
| For the 717 Sq.Yards @ 3%                                      | : Rs.2,58,120/-           |
| For the adm.717 Sq.Yards @ 50% Penalty on the conversion fee   | : Rs.1,29,060/-           |
| <b>Total amount to be paid for the extent adm.717 Sq.Yards</b> | <b>: Rs.3,87,180/-</b>    |

The fee prescribed under Section 4, a notice shall be issued by the competent authority to the applicant within (30) days of the receipt of application intimating him the deficit amount.

Therefore the petitioners are hereby directed to remit the above amount of Rs.3,87,180/- (Rupees Three lakh eighty seven thousand one hundred and eighty only) in STO, Rajendranagar branch in the following head of account, and furnish the details along with original challan to this office for further course of action accordingly.

#### HEAD OF ACCOUNT

|         |                                                            |
|---------|------------------------------------------------------------|
| 0035    | - Taxes on immovable property other than agricultural land |
| MH 101  | - Ordinary collections                                     |
| 11 (01) | - Receipt under the T.S.Non-agricultural lands assessments |
| GJ2     | - Non- urban area                                          |

DDO Code : 2307-2302-002

Sd/-

Revenue Divisional Officer  
Rajendranagar Division, R. R. Dist

/ Attested/  


Divisional Administrative Officer  
Rajendranagar Division, R. R. Dist

To  
Ms Kasir Fatima W/o M.Y. Anwar R/o H.No.8-2-268/C/11, Banjara Hills, Road  
No 3, Hyderabad

|                                                                                                                                                                                                                                                      |                                                                  |                                                                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                      |                                                                  | అసలు ప్రతి/ORIGINAL                                                                                     |
| DDO No. <span style="border: 1px solid black; padding: 2px;">1015</span>                                                                                                                                                                             |                                                                  | Treasury/PAO Code <span style="border: 1px solid black; padding: 2px;">2307</span>                      |
| ఖాతా సంఖ్య / Account No. <span style="border: 1px solid black; padding: 2px;">61215</span>                                                                                                                                                           |                                                                  |                                                                                                         |
| పెద్ద పద్య<br>Major Head                                                                                                                                                                                                                             | <span style="border: 1px solid black; padding: 2px;">0035</span> |                                                                                                         |
| ఉప పెద్ద పద్య<br>Sub-Major Head                                                                                                                                                                                                                      | <span style="border: 1px solid black; padding: 2px;">- -</span>  |                                                                                                         |
| రెవ్యూ పద్య<br>Minor Head                                                                                                                                                                                                                            | <span style="border: 1px solid black; padding: 2px;">001</span>  |                                                                                                         |
| సామూహిక ఉపపద్య<br>Group Sub Head                                                                                                                                                                                                                     | <span style="border: 1px solid black; padding: 2px;">- -</span>  |                                                                                                         |
| ఉప పద్య<br>Sub-Head                                                                                                                                                                                                                                  | <span style="border: 1px solid black; padding: 2px;">01</span>   |                                                                                                         |
| సవివరమైన పద్య<br>Detailed Head                                                                                                                                                                                                                       | <span style="border: 1px solid black; padding: 2px;">002</span>  |                                                                                                         |
| ఉప సవివరమైన పద్య<br>Sub-Detailed Head                                                                                                                                                                                                                | <span style="border: 1px solid black; padding: 2px;"> </span>    |                                                                                                         |
| Non plan=0<br>Plan=0                                                                                                                                                                                                                                 | Charge=0<br>Vote=0                                               | Contingency Fund MH<br>Service Major Head <span style="border: 1px solid black; padding: 2px;"> </span> |
| మొత్తం రూ. / Amount Rs <span style="border: 1px solid black; padding: 2px;">3,87,180/-</span><br>అక్షరాలా / in words Rupees <span style="border: 1px solid black; padding: 2px;">Three lakh eighty seven thousand one hundred and eighty only</span> |                                                                  |                                                                                                         |
| జమచేయు వారి పేరు, చిరునామా / Remitter's Name & Address <span style="border: 1px solid black; padding: 2px;">Manikonda Jagir (V)<br/>(M) Gandi Pet Plot No 22-A-23-A-38-A-39-A</span>                                                                 |                                                                  |                                                                                                         |
| దేని విషయము పైకి జమ చేయబడినది / Purpose for which the amount is deposited <span style="border: 1px solid black; padding: 2px;">Kasir Fatima<br/>H.Y. Award</span>                                                                                    |                                                                  |                                                                                                         |
| DDO Code <span style="border: 1px solid black; padding: 2px;">2307 - 2302 - 002</span>                                                                                                                                                               |                                                                  |                                                                                                         |
| తేది / Dated <span style="border: 1px solid black; padding: 2px;">24 AUG 2018</span>                                                                                                                                                                 |                                                                  | Head of Account verified <span style="border: 1px solid black; padding: 2px;"> </span>                  |
| జమచేయు వారి సంతకం / Signature of the Remitter <span style="border: 1px solid black; padding: 2px;">K. Fatima</span>                                                                                                                                  |                                                                  | స్టాంపు / Stamp <span style="border: 1px solid black; padding: 2px;"> </span>                           |
| అక్షరాలా రూ. మొట్టమొదటి / Received Rs <span style="border: 1px solid black; padding: 2px;"> </span>                                                                                                                                                  |                                                                  |                                                                                                         |
| వగైరగా దీనిని జమ/చెల్లించరాదు / by cash. D/D / Account Credit / Cheque / Bank Branch Code <span style="border: 1px solid black; padding: 2px;"> </span>                                                                                              |                                                                  |                                                                                                         |
| NBST / Bank Seal                                                                                                                                                                                                                                     |                                                                  | Note: Separate challan should be used for each detailed head                                            |