



NALSAR
University of Law
Hyderabad

The LAND

CENTRE FOR TRIBAL & LAND RIGHTS (CTRLR)



RYTHU ZAMABANDI

Updation of Land Records and Resolving Land Problems through Community-driven Process Involving Local Youth under the Supervision of Landowners - Eight Villages Pilot

Page No.5

I
N
S
I
D
E

A New State, A New Beginning: Improving Land Governance

Sadabinama Regulation; A Land Mark Initiatives

Review of Land Laws of Telangana

Land Initiatives of State Government

About Centre for Tribal and Land Rights (CTRLR)

Workshops, Meetings and Training



PATRON AND ADVISOR
Prof. (Dr.) Faizan Mustafa
Vice-Chancellor, NALSAR

CHIEF EDITOR
Prof. (Dr.) V. Balakista Reddy
Professor of Law, Registrar and
Head, Centre for Tribal and Land Rights (CTLR)
NALSAR

EDITOR
M. Sunil Kumar
Adjunct Professor & Advisor
Centre for Tribal and Land Rights (CTLR)
National Director (Land Laws & Policies), Landesa

ASSOCIATE EDITOR
K. Shiva Charan
Research Associate, CTLR

Centre for Tribal and Land Rights (CTLR)
NALSAR University of Law,
Post Box No. 1, Justice City, Shameerpet, R.R.
District, Hyderabad - 500101, TS.
Tel : +91 40 23498444
Fax : +91 40 23498385
www.nalsar.ac.in

Concept, Design & Printed by
NG Solutions
Tel : +91 9490044535

(for Private Circulation Only)
NALSAR University of Law
Established under the AP Act 34 of 1998.

NALSAR University of Law, Hyderabad was established by Act 34 of 1998 with the primary objective of producing professionally competent, technically sound and socially relevant lawyers and to ensure that the students graduating from NALSAR are not mere legal technicians but serve as an instrument of social reforms and development. This is exactly what NALSAR yearns to achieve through its concept of 'academic social responsibility'. In this regard, I take immense pleasure in introducing 'The Land', newsletter of the Centre for Tribal and Land Rights (CTLR), NALSAR which places on record the University's contribution in improving land governance and securing land rights for the poor and needy as part our academic social responsibility. In particular, it will highlight the legislative drafting, research studies, legal empowerment and legal aid activities, conferences, workshops and consultations conducted by CTLR.

CTLR has undertaken several activities including assisting the State Governments of Telangana, Andhra Pradesh and Government of India in drafting land legislations; trained about one thousand paralegals who helped in resolving more than one million land problems of the poor; provided training to various stakeholders working on land (revenue, forest and tribal welfare officials); and undertaken several legal literacy initiatives. CTLR in collaboration with Landesa and Legal Services Authority established a first-of-its kind Land Rights Clinic at the premises of Warangal District Court, Telangana State. Until now, the Clinic provided legal advice to about 1000 persons with land problems and helped them in getting their land problems resolved, organized land legal literacy programmes in about thirty villages and about ten thousand rural people reached through the legal awareness meetings organized in the villages. About 4000 various stakeholders including paralegal volunteers, SHG women, Anganwadi workers, students, police officers, revenue officers, Advocates, media persons and members of civil society organisations were trained on land matters.



The University's paralegal training programme is one of its kind through which it has trained more than 500 paralegals who in turn have resolved more than a million land disputes of people in the states of Andhra Pradesh and Telangana. CTLR in collaboration with Landesa undertaken a unique community-driven land records updation pilot which helped in making a tribal village free from land problems and about 250 SC and ST families got patta in five pilot villages. We have also heard the perspectives of more than two thousand revenue officials and other stakeholders through ten district and four state level consultation as part of the efforts to suggest improvements to existing land laws.

Our heartfelt thanks to Prof (Dr) Faizan Mustafa, Vice Chancellor, NALSAR for his constant encouragement, support and guidance. CTLR is also thankful to Government of Telangana, Government of India, NITI Ayog, Landesa/RDI, land team of SERP, Legal Services Authority, revue officers, students, faculty and all other who helped, supported and contributed to CTLR.

A handwritten signature in blue ink, appearing to read 'V. Balakista Reddy'.

Prof. Dr. V. Balakista Reddy
Chief Editor

Centre for Tribal and Land Rights (CTLR)

NALSAR established Centre for Tribal and Land Rights (CTLR) which has undertaken several activities including assisting the State of Telangana, Andhra Pradesh and Government of India in drafting land legislations; trained about one thousand paralegals who helped in resolving more than one million land problems of the poor; provided training to various stakeholders working on land (revenue, forest and tribal welfare officials); and undertaken several legal literacy initiatives.

Centre for Tribal and Land Rights, NALSAR University of Law established a first-of-its kind Land Rights Centre at the premises of Warangal District Court, Telangana State. The Centre was established to provide free legal services to the poor on land matters. The Land Rights Legal Aid Clinic has been successfully running since last four years and innovatively supporting various categories of beneficiaries approaching the Clinic. In last four years, the Clinic provided legal advice to about 1000 persons with land problems and helped them in getting their land problems resolved. Land Rights Legal Aid Clinic with the support of District Legal Services Authority organized land legal literacy programmes in about thirty villages in Warangal District and created awareness on land rights, records and procedures for getting the land problems resolved. Until now, about ten thousand rural people reached through the legal awareness meetings organized in the villages. Land Rights Legal Aid Clinic with the support of District Legal Services Authority organized training programmes on land matters to various stakeholders including paralegal volunteers, SHG women, Anganwadi workers, students, police officers, revenue officers, Advocates, media persons and members of civil society organisations. About 4000 people trained until now through the Land Clinic in Warangal District.

In continuation of the efforts of the Land Rights Legal Aid Clinic, Village Clinics were established in six villages covering six mandals under three sub-divisions with large Scheduled Caste and Scheduled Tribe population for focused interventions on land dispute resolution and legal empowerment of the poor. Six paralegals and 18 community resource persons were selected, trained and positioned to resolve land problems and spread legal awareness in villages. And two Advocates were hired to provide support to the team. Each of these personnel was trained through intensive field-based sessions and a one week course at NALSAR University of Law. Designed and tested methods and formats for identifying land problems at the village level using a multi-dimensional approach involving household surveys, physical inventory of land, land records verification and participatory rural appraisal in the project villages. In the six selected villages, the team identified a total of 3712 land cases, problems or disputes. Designed and tested techniques and materials to spread legal awareness among villagers and empower them on land matters. Legal awareness training is given to 440 people (including 360 women) in the six villages and provided legal empowerment training to 180 rural youth. Out of the identified cases, thus far, the centres helped to file about 800 applications and resolved 200 land cases. One tribal village became land problems free with our efforts. The team is working on resolving the remaining land cases. The community-driven land records updation undertaken in these six villages was appreciated by the state government and Government of India. We are now implementing a two village pilot in Suryapet District in collaboration with district administration.



A New State, a New Beginning...

Improving Land Governance and Providing Secured Rights to Land in Telangana State

The formation of a new State is a historic event. It is also an opportunity. It has created new hopes. Fulfilling the people's aspirations, under the visionary leadership of Hon'ble Chief Minister Shri K Chandrashekar Rao, Government of Telangana State has taken up several initiatives in last three years to improve land governance in the state and providing secured rights on land. More than six lakh small and marginal farmers got patta to the land they have purchased through unregistered sale transactions (sada bainama); about ten thousand landless Scheduled Caste families got up to three acres of land; re-survey of all lands which is not done in last more than seventy years is about to begin; all the land records made accessible to people through the "maabhoomi" web portal; land laws enforced in Telangana reviewed and adopted; and a special drive to update the land records and to resolve the land problems in all the villages just began.

Telangana has a rich history linked to land reforms movement in the country starting from having the first village to have donated land under Bhoodan to having promulgated some of the most progressive land legislations of the country. However, secured land rights continue to be a major area of concern. The vast majority of rural households in Telangana suffer from a drastically inadequate relationship with the land on which their well-being and livelihood depends. Majority of landowners have insecure, undocumented or inadequately documented land rights.



Major land problems

Insecure land rights: At least forty percent of farmers (about 20 lakh households) have insecure, undocumented or inadequately documented land rights in Telangana;

➤ **Land Records:** Majority of entries in all the land records do not reflect the field reality. Many times, names of the pattadars and cultivators are not entered in revenue records. Further, there are many errors / mistakes / discrepancies in the revenue records. People are facing many hardships due to non-update land records. They are being deprived of many benefits due to them as farmers;

➤ **Survey:** The major bottleneck in resolving any land problem and the root cause for

many land problems is the lack of proper survey and survey records. Law requires that re-survey should be done after every 30 years but the last survey in Telangana was done in 1940's. Most of the survey records (village maps and tippans) are in brittle condition;

➤ **Land Administration:** Revenue department which deals with land administration has neither the time nor the required capacities for administering land. There is acute shortage of revenue staff at all levels. Thousands of land petitions are pending in various revenue offices;

➤ **Landlessness:** Various studies suggest that about fifty percent of rural households in Telangana are



landless. This means that about 25 lakh rural households have no land to cultivate. Majority of them belong to Scheduled Castes, Scheduled Tribes and other marginalized groups;

- **Homelessness:** It's estimated that about 6 lakh rural households in Telangana are both landless and houseless. They could not even take the benefits under rural housing programmes as they do not have land to build their houses;
- **Land Problems/Disputes:** There are at least 100 to 200 land problems in every village;
- **Land Alienation:** Significant percentage of land assigned to the landless poor and lands of tribals in Scheduled Areas is alienated;
- **Tenants:** Tenants lack identity as farmers and thus deprived of all benefits due to farmers.

Some more step for improving land governance

- * **Community driven land records updation:** a special drive should be undertaken involving local youth under the supervision of landowners to update land records in all 10869 revenue villages. At the cost of ninety rupees per land owner land records can be updated and land rights kits can be given to all the land owners in period of six months.
- * **Telangana Land Revenue Code:** Enact Telangana Land Revenue Code replacing all existing land laws.
- * **Community based land paralegal programme:** Restart the Land Unit in SERP and Land Centres in District Head Quarters. Establish Centres in new

districts. The paralegals helped more than ten lakh poor families in getting their land problems resolved during 2006 – 2012.

- * **Resurvey:** undertaking comprehensive land survey across state
- * **Strengthening Land Administration:** taking measures to strengthen land administration. The State Government should recruit sufficient number of revenue staff at all levels, build their capacities and make them accountable on land matters. Establish Land Academy to undertake the capacity building activities.

- * **Legal Support:** Create legal support mechanisms for the revenue administration. Strengthen Centre for Tribal and Land Rights at NALSAR University of law to act as legal resource, undertake research and provide trainings to all the stakeholders. The Centre can also act as Strategic Performance Improvement Unit for the land administration department and can undertake innovative pilots to improve land governance.



Land in possession, patta in the hand and name in the records is must for having secure right over land and accessing the benefits due to farmers. The steps being taken by State Government coupled with the suggested measures can significantly improve the situation and secure land rights to every land owner.

M. Sunil Kumar

RYTHU ZAMABANDI

Updation of Land Records and Resolving Land Problems through Community-driven Process Involving Local Youth under the Supervision of Landowners - Eight Villages pilot



Up-to-date land records and clear land titles are the pre-requisite for economic development and optimum utilization of the land by its owners. Land records which do not reflect the field reality, unclear or undocumented land titles lead to land disputes hampering the growth and development. Unfortunately, land records are archaic and in most cases do not reflect the ground realities. Many times, names of the pattadars and cultivators are not entered in revenue records. People are facing many hardships due to non-update land records. As a result, majority of the land owners have insecure and unclear rights over the land. They are unable to get any benefits due to them as farmers including crop loans, crop insurance and input subsidies.

Government of India is making efforts to modernize management of land records, minimize scope of land disputes, enhance transparency in the land records maintenance system, and facilitate moving eventually towards guaranteed conclusive titles to immovable properties in the country. Digital India Land Records

Modernization Programme (DILRMP) is launched by the Government of India to usher in a system of updated land records, automated and automatic mutation, integration between textual and spatial records, inter-connectivity between revenue and registration, to replace the present deeds registration and presumptive title system with that of conclusive titling with title guarantee. Government of Telangana taking steps to update the land records and make them available online. Further, the state government also took a decision to undertake re-survey.

Why better land records?

- **Economic Development:** Up-to-date land records and clear land titles are the pre-requisite for economic development and optimum utilization of the land by its owners.
- **Reducing Land Litigation:** Land records which do not reflect the field reality, unclear or undocumented land titles lead to land disputes



hampering the growth and development

- Reducing Crime: land disputes are the root cause for most of the criminal cases
- Ensuring Benefits to Farmers: better land records ensures providing input subsidies, crop insurance, crop damages, Institutional Credit and other benefits to eligible farmers.
- Ease of Doing Business: better land records is one of the critical element for better ranking in ease of doing business

2%	Rural Land in Litigation
28%	Peri-urban Land in Litigation
12%	Murders due to Land Disputes
1.3%	GDP loss due to Land Problems
100 - 200	Land Problems per village
40% - 50%	Land owners have insecure land rights
60% - 70%	Petitions to District Magistrates are regarding Land Problems
66%	Cases in Civil Courts are land disputes
80 thousand crores	Annual expenditure by litigants in both civil and criminal cases (cost incurred to attend court and loss of wages. This does not include court cost and lawyers fee)

Rs.139.75 Cr and released Rs. 83 Crores.

Lack of requisite community involvement was identified as a major challenge during the recent review of the National Land Records Modernisation Programme. NALSAR University of Law made efforts to address this gap by making local youth play a significant role in updation of land records and identify and

Earlier NRLMP scheme has been re-named as Digital India Land Records Modernisation Programme (DILRMP). In order to ensure economics of scale in the implementation of centrally sponsored schemes, the DILRMP has been restructured as Central Sector Scheme, and from financial 2016-17 it would be 100% funded by the Central Government. DILRMP is expected to be completed by 2021 with a cost of RS.11000 crores. Government of Telangana requested an amount of Rs. 256.49 crores in 2014-15. GoI sanctioned

resolve the land problems. The effective participation of the community with the involvement of local youth can significantly contribute in making the land records mirror the ground reality and resolving land problems.

Community-driven Land Records Updation pilot in 8 villages

Centre for Tribal and Land Rights (CTLR), NALSAR University of Law and Landesa with the support of Legal Services Authority established a first-of-its kind Land Rights Centre at the premises of Warangal District Court and also two Sub-District



Level Land Centres in Warangal district of Telangana. The Centres are established to provide free legal services to the poor on land matters. As part of the Centres initiatives, a pilot is undertaken in 6 villages of old Warangal district (now in Mahabubabad and Jangaon Districts) and later in 2 villages of Suryapet district to identify and resolve land problems. The below is process undertaken in the pilot:

Preparatory work: Selected 3 village youth as Community Resource Persons; Selection of Paralegals; obtained copies of land records; Training to Community Resource Persons and Paralegals at NALSAR University of Law; Village meetings to explain the pilot; Preparing and printing the required format.

Door-to-door survey: Community Resource Persons visited every household in the pilot villages and collected the information pertaining to the details of land owner and land problems in the prescribed format by talking to the persons in every household and verifying the available land documents;

Details from land records: Collected information from important land records including 1B, pahani, setwar, khasra pahani, village map, tippan, assignment register, inam register and government land register in the prescribed formats;

Visit to land: Community Resource Persons visited every parcel of the land in the pilot villages to obtain information in the prescribed formats from the persons cultivating the land and the neighboring farmers, and also prepared a rough sketch of the land parcel

Data correlation: Data collected from household survey, land records and field verification is correlated and list of land problems are prepared and entries in land records which needs updation identified

Discussion in gram sabha: Data discussed in gram sabhas

Updating Land records and Resolving land problems: Correlated information and the list of land problems are submitted to the revenue authorities.



Steps taken to get the land records updated based on the information obtained. Community Resource Persons under the supervision and guidance of Paralegals filed applications before the concerned revenue authorities. Organised Gram Sabhas and Village Courts and resolved land problems and updated land records.

Impact of the Pilot

All land problems identified in 8 villages – majority of 1282 landowners have land problems. A tribal village (Puttalabhupati) became free from land problems. Land Records updated. 73 tribal families received land records kits containing PPB, TD, Phani, IB,



Proceedings copy and tippan. They have got about 22 L crop loan from the local bank. 50 SC families in Gopalagiri (village with predominant SC population) got pattas. 60 families in Kannayapally received pattas



Scaling Across the State:

- Selection and training of 33 thousand village youth (3 per revenue village)
- Taking the services of land team in SERP - 145 Paralegals; 125 community surveyors, 10 legal coordinators
- Constituting village teams with VRO, Resource Persons and SERP team
- Providing copies of land records and required formats to the teams
- Starting the drive in one village in each of 584 Mandals in the first phase
- In all the revenue villages in the second phase
- House Hold Survey, Land inventory, verification of land records by the teams
- Analyzing the data and identifying land ownerwise land problems
- Marking the entries in Pahani and 1B which needs updation
- Grama Sabhas to discuss the data and displaying the information in the villages
- Resolving land problems and updating land records
- Giving land records kits to farmers



Cost and Benefits

With Rs. 90 per land owner; Rs. 46,000 per village; and Rs. 49.71 crores for the state -

- ✓ Real picture of land ownership and cultivation on ground can be obtained
- ✓ Discrepancies in land records and landowner wise land problems will be identified
- ✓ Land records will be updated and land problems will be resolved.
- ✓ About 33 thousand rural youth will get 100 days employment
- ✓ Farmers will get access to land records
- ✓ Improved awareness on land records, laws and procedures
- ✓ Re-survey of agricultural lands becomes easy

Updating Land Records, Resolving Land Problems And Securing Clear Land Titles Through The Community-Driven Process Involving Local Youth

Up-to-date land records and clear land titles are the prerequisites for economic development and optimum utilization of the land by investors.

Land records which do not reflect the field reality, neither an unambiguous land titles lead to land disputes hampering the growth and development.

Government of Telangana taking steps to update the land records and make them available online (<http://www.telangana.gov.in>). Further, the state government also took decision to undertake re-survey.

A community-driven process of verification of land records and ground-checking undertaken on a pilot basis by Landesa and NALAA is providing valuable learnings.

Selection and Training of Local Youth | **Household Survey** | **Local Records Verification** | **Field Verification** | **Analysis of the Information** | **Updating Land Records & Resolving Problems**

'పట్టా' ఉంటేనే ప్రభుత్వ పథకాలు

పట్టా లేకుండా ప్రభుత్వ పథకాలను అందుకోవడం కష్టం.

పట్టా ఉంటేనే ప్రభుత్వ పథకాలను అందుకోవడం సులభం.

పట్టా ఉంటేనే ప్రభుత్వ పథకాలను అందుకోవడం సులభం.

పట్టా ఉంటేనే ప్రభుత్వ పథకాలను అందుకోవడం సులభం.

పట్టా ఉంటేనే ప్రభుత్వ పథకాలను అందుకోవడం సులభం.

'పట్టా' ఉంటేనే ప్రభుత్వ పథకాలు

పట్టా ఉంటేనే ప్రభుత్వ పథకాలను అందుకోవడం సులభం.

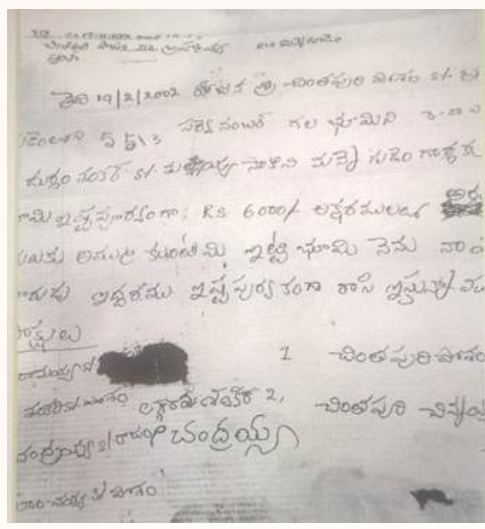
పట్టా ఉంటేనే ప్రభుత్వ పథకాలను అందుకోవడం సులభం.

పట్టా ఉంటేనే ప్రభుత్వ పథకాలను అందుకోవడం సులభం.

పట్టా ఉంటేనే ప్రభుత్వ పథకాలను అందుకోవడం సులభం.

పట్టా ఉంటేనే ప్రభుత్వ పథకాలను అందుకోవడం సులభం.

Sadabainama Regularisation : A Landmark Initiative of Telangana State Government



Government of Telangana State taken up a landmark initiative extending the date for filling applications to regularize the land purchased through sada bainama (un-registered sales). There are about a million small and marginal farmers who are cultivating the land purchased through sada bainama and without having patta. Section 5-A of the AP Rights in Land Pattadar Pass Books Act, 1971 as amended in 2000 provides for regularization of sada bainama entered before 31st December 2000 and applied within the date prescribed by the Government. The last date for filling applications expired in March 2009.

Telangana State Government issued orders extending the date for filling applications until 22nd June 2016. Further, the cut-off date of sada binama extended from 31st December 2000 to 2nd June 2014 (the date of Telangana state formation). 11.19 lakh small and



marginal farmers filled application for regularization of sada bainama and 6.11 lakh of them got patta until date.

Centre for Tribal and Land Rights (CTLR) prepared a book on sada bainama regularization and circulated to all the concerned (Collectors, Joint Collectors, RDOs, Tahsildars and media). The book contains - 1) process of regularizing sada bainama; 2) FAQs; 3) actions to be taken by revenue officers; 4) needed steps by the applicant; 5) High Court Decisions on sada bainama regularization; and 6) provided copies of all the relevant forms and documents.

We have also provided training on sada bainama regularization to revenue officials in several districts including the old districts of Mahabubnagar, Warangal, Karimnagar and Nalgonda.





Review of Land Laws inforce in Telangana State

Telangana has a rich history linked to land reforms movement in the country starting from having the first village to have donated land under Bhoodan to having promulgated some of the most progressive land legislations of the country. There are about two hundred laws and rules including amendments in the undivided state of Andhra Pradesh. These include laws which are only applicable to Telangana, laws which are applicable only to Andhra and laws which are applicable to entire undivided state of Andhra Pradesh. Many laws which are enacted in Telangana before it was merged with Andhra Pradesh were either repealed or amended or modified during last several decades.

The Andhra Pradesh Reorganisation Act, 2014 mandates adoptions and modifications of all the laws made before the Telangana State came in to existence within a period of two years. Section 101 of the Act states that "For the purpose of facilitating the application in relation to the State of Andhra Pradesh or the State of Telangana of any law made before the appointed day, the appropriate Government may, before the expiration of two years from that day, by order, make such adaptations and modifications of the law, whether by way of repeal or amendment, as may be necessary or expedient, and thereupon every such law shall have effect subject to the adaptations and modifications so made until altered, repealed or amended by a competent Legislature or other competent authority".

The Andhra Pradesh Reorganisation Act, 2014 mandates adoptions and modifications of all the laws made before the Telangana State came in to existence within a period of two years. Section 101 of the Act states that "For the purpose of facilitating the application in relation to the State of Andhra Pradesh or the State of Telangana of any law made before the appointed day, the appropriate Government may, before the expiration of two years from that day, by order, make such adaptations and modifications of the law, whether by way of repeal or amendment, as may be necessary or expedient, and thereupon every such law shall have effect subject to the adaptations and modifications so made until altered, repealed or amended by a competent Legislature or other competent authority".

The State Government of Telangana issued orders vide G.O.RT.No. 470 dated 01-10-2015 for review of land laws in the state of Telangana with the assistance of NALSAR University of Law and Landesa. In

pursuance of the Government Order (Rt No. 470 dt. 1/10/2015), CGG entered into an MoU with NALSAR University of Law on November 24, 2015.

112 Land Laws in Telangana

A plethora of land laws are in force in the state, and most of them are even not known to people who are responsible for administering them. NALSAR and Landesa initially identified around 65 land legislations in force in the state. However, upon detailed research and wider consultations, the team identified 112 enactments including amendment Acts.

NALSAR and Landesa constituted team of legal experts to review the land laws inforce in the State of Telangana. More than a dozen consultations were held at NALSAR with various stakeholders to seek suggestions on the needed changes in the laws. The team reviewed the recommendations of various important land committees' reports including the KRR Land Committee report, Girglani Committee report and reports from Nizam period. The team has gathered the relevant materials and reviewed all the 112 identified land laws and conducted series of brainstorming sessions with experts ranging from academia to litigators, to NGOs (who are working at the ground level) to judges to common people and also bureaucrats who brought in various perspectives, shared their invaluable experiences. These consultations helped in identifying various challenges faced by the existing legislation framework and deliberations took place on finding solutions to tackle them. We have also sought to gather feedback from specific categories of traditionally underrepresented persons, including women and members of Scheduled Tribes in order to better understand their perspectives on the existing laws.

Stakeholders Consultation at District and State Level

On January 30, 2016, a One-Day Workshop on Land Laws of Telangana: Women Perspectives was held at NALSAR University of Law to understand the challenges in securing access to land rights from the perspectives of women. The workshop saw representation from different NGOs, professors, women forum representatives, senior journalists, Revenue Officials and Centre for Good Governance representatives. It was unanimously agreed that one of the major reasons for failure in securing access to land rights was lack of awareness about the laws





governing land administration and vast illiteracy prevalent amongst women especially those belonging to the backward class.

The second consultative workshop on Lands Laws of Telangana: Tribal Perspective was held at NALSAR on February 6, 2016 to understand the challenges in securing access to land rights from the perspectives of tribal section of the society. Like the first workshop, this workshop also witnessed diverse representation from various sections of the society.

The third workshop on 'Land Governance in Tribal Areas : Issues and Perspectives ' was held at NALSAR on May 18, 2017. Shri. Azmeera Chandu Lal, Hon'ble Minister for Tribal Welfare said that the Tribals in Telangana suffer from inaccurate land records and insecure rights to land. It is important to update all the land records and provide secure rights to tribals on the lands which they are cultivating. Hon'ble Minister Visited the CTLR, NALSAR and appreciated the models and materials developed. He also appreciated CTLR's efforts in reviewing the land legislations with a special focus on rights of the tribals.

The fourth workshop on 'Land Administration in Telangana: Opportunities and Issues' was held at

NALSAR on June 8, 2017. Paralegals, Legal Coordinators, Advocates, Community resource persons who are working on Land issues for more than a decade participated and provided their inputs.

We have organised district level stakeholders consultations in ten districts with collaboration of Landesa and the district administration. The meetings were held at the district headquarters with an objective to discuss and understand different perspectives and aspirations of the people, and receive inputs on needed changes in existing laws. A broad range of stakeholders and experts from the Revenue department, farmer groups, civil society organizations, women's federations, academia, and other interest groups participated in the consultations.

Report Submitted to Government:

A note on all the land laws prepared taking into account the perspectives of various stakeholders - women, tribal, poor, landowners, land administrators and considering best land governance models. The report has been submitted to the Government in the first week of May 2016.



State Level Workshop on woman and Land Rights



State Level Workshop on Tribal Land Rights





State Consultation on Land Rights



State Consultation on Tribal Land Rights



District Consultation at Warangal



District Consultation at Kothagudem





District Consultation at Suryapet



District Consultation at Kamareddy



District Consultation at Adilabad



District Consultation at Jangoan





District Consultation at Mahabubabad



District Consultation at Vikarabad



District Consultation at Karimnagar



District Consultation at Nagar Karnool



Land Initiatives of Telangana

Sada Bainama Regularisation

On 3rd June 2016, Telangana State Government issued orders extending the date for filing applications to regularize the sada bainama until 15th June 2016. This date is further extended until 22-06-2016. All the Small and marginal farmers who have purchased agricultural land not exceeding five acres in rural areas on or before 02-06-2014 are eligible to apply. Government exempted the stamp duty and the registration fee for the first time to regularize sada bainama.

As a result of the State Government's decision, about six lakh small and marginal farmers who have purchased agricultural land in rural areas before 2nd June 2014 through unregistered documents (sada bainama) got patta without paying any fee.

Three acres land to landless Scheduled Caste families

State Government of Telangana has launched a new scheme of land purchase for the poor Schedule Caste families who are dependent on agriculture. The



Scheduled Castes constitute about 15.44% in the State of Telangana. There are about 11.92 lakhs Scheduled Castes households in the State of which 9.2 lakhs are residing in the rural areas. Most of them continue to survive as agricultural labourers and they suffer from social discrimination and untouchability. With a view to empowering and assuring them dignity of living, the Government of Telangana envisaged the scheme of Land Purchase for the landless poor Schedule Castes families. The entire cost of registration fee, stamp duty and other incidental expenses will be

borne by the Government. Until now, about ten thousand Schedule Caste families were given up to three acres of land under this scheme.

Re-survey

The Government of Telangana took a decision to undertake a comprehensive survey of all lands in the State. The major bottleneck in resolving any land problem and the root cause for many land problems is the lack of proper survey and survey records. Law requires that re-survey should be done after every 30 years but the last survey in Telangana was done in 1940's. Most of the survey records (village maps and tippans) are in brittle condition. The State Government requested the Government of India to grant Rs 600 crore for conducting a comprehensive land survey in the State. Government of Telangana requested an amount of Rs. 256.49 crores in 2014-15 from Government of India under the Land Records Modernisation Programme.. GoI sanctioned Rs.139.75 Cr and released Rs. 83 Crores.

Review of Land Laws

The State Government of Telangana issued orders vide [G.O.RT.No. 470](#) dated 01-10-2015 for review of land laws in the state of Telangana with the assistance of NALSAR University of Law and Landesa. In pursuance of the Government Order, NALSAR and Landesa reviewed the land laws in force in Telangana and submitted a report

GOVERNMENT OF TELANGANA ABSTRACT

Review of Land Laws in the State of Telangana – Proposals of Director General, Centre for Good Governance for review of Land Laws - Orders-Issued.

REVENUE (Assignment-I) DEPARTMENT

G.O.RT.No. 470

Dated: 01/10/2015

Read:

From the Director General, CGG D.O.Ir.No.CGG/KNV-GOV/PRM/04/LL/2015-16, dated.01.08.2015.

ORDER

In the circumstances reported by the Director General, Centre for Good Governance in the reference read above, Government after careful examination hereby accept the proposal of the Director General, Centre for Good Governance for review of land laws in the State of Telangana with the assistance of NALSAR and LANDESA and the estimated



Land Centre Warangal



Centre for Tribal and Land Rights, NALSAR University of Law and Landesa established a first-of-its kind Land Rights Centre at the premises of Warangal District Court, Telangana State. The Centre was established to provide free legal services to the poor on land matters. The Land Rights Legal Aid Clinic has been successfully running since last four years and innovatively supporting various categories of beneficiaries approaching the Clinic. In last four years, the Clinic provided legal advice to about 1000 persons with land problems and helped them in getting their land problems resolved. Land Rights Legal Aid Clinic with the support of District Legal Services Authority organized land legal literacy programmes in about thirty villages in Warangal District and created

awareness on land rights, records and procedures for getting the land problems resolved. Until now, about ten thousand rural people reached through the legal awareness meetings organized in the villages. Land Rights Legal Aid Clinic with the support of District Legal Services Authority organized training programmes on land matters to various stakeholders including paralegal volunteers, SHG women, Anganwadi workers, students, police officers, revenue officers, Advocates, media persons and members of civil society organisations. About 4000 people trained until now through the Land Clinic in Warangal District.



Workshops & Meetings

One Day Workshop on Agricultural Land Leasing Laws and The Need for Improvements for Telangana state on 30th Novemeber, 2016.



One day workshop on “Agricultural land leasing laws and the need for improvements” was organized by CTLR, NALSAR in collaboration with Landesa on 30th November, 2016 at NALSAR while inaugurating the Sri Mohamood Ali, Hon'ble Deputy Chief Minister, Revenue, Relief & Rehabilitation, ULC, Stamps & Registration, Government of Telangana said that “There is greater need to build the capacities of Revenue Staff, correcting the land records and digitization,” Dr. T. Haque, Chairman, Land Policy Cell, NITI Aayog, New Delhi, Prof. (Dr.) FaizanMustafa, Vice Chancellor, NALSAR University of Law, Prof. (Dr.) V. Balakista Reddy, Registrar, Mr. Sunil Kumar Landesa and others have participated.

Work Shop on Agriculture Land Leasing Laws and Need for Improvements held at Acharya Nagarjuna University on 23rd November 2016.



Hon'ble Vice Chancellor Sri Prof (Dr) A. Rajendra Prasad: Inaugurated the Workshop on Agriculture Land Leasing Laws and Need for Improvements on 23rd November 2016. Dr. Tajmul Haque, Chairman, Land Policy Cell, NITI Aayog. Explained how land leasing system existed from before Independence to present days in various parts of the country. Sri. Anil Chandra Punita, IAS (CCLA) emphasized few practical issues with regard to land leasing and land reforms. Dr. Chakra Pani (Rtd IAS) APHRD Director opined that leasing is primarily is related to an ability of tenant to able to get institutional practice. Mr. Sunil, National Director, Landesa. Said that though we have Tenacy Act and Laws, These laws are not useful for farmers (Tenants) and Land Owners. Prof (Dr) V. Balakista Reddy, Registrar, NALSAR University of Law highlighted the various activities undertaken by CTLR. This workshop attended by Farmers, Licensed Cultivators, RDOs, Tahsildars, Deputy Collectors, Advocates etc.,

CTLR Conducted Workshop on “Land Related Legal Services Needs of Poor: Experiences, Expectations and Innovations” from March 19- 20, 2016.



CTLR, NALSAR University of Law in collaboration with Landesa organised a two-day workshop on 'Land Related Legal Services Needs of Poor: Experiences, Expectations and Innovations' on March 19-20, 2016. Hon'ble Mr. Justice Dilip B. Bhosale, Acting Chief Justice, High Court of Judicature at Hyderabad & Chancellor, NALSAR

University of Law, said that now land is becoming a very precious resource in India and the size of per capita holding is drastically going down, in such a situation land dispute proves costly to the poor and the marginalized. Hon'ble Mr. Justice Anil R. Dave, Judge, Supreme Court of India lauded the efforts of the Paralegals and said they are doing a job of conscientious teachers to the poor and the marginalized. Hon'ble Justice Dipak Misra, Judge, Supreme Court of India called the Paralegal workers as a 'working force' in favor of the marginalized. He emphasized the importance of people give to the landed property as a source of livelihood. He further said such property must be undisputed. Hon'ble Mr. Justice N.V. Ramana, Judge, Supreme Court of India appreciated the work done by CTLR, NALSAR and Landesa. He appreciated the instruction material prepared by NALSAR and Landesa. Judges, Deputy Collectors, RDOs, Tahsildars, Paralegals, District Legal Coordinators, Advocates, Academicians, Research Associates, Tribal Villagers, Farmers, Licensed Cultivators, Women Representatives, Students and Faculty of NALSAR participated.

One Day Consultation Meeting with State Revenue Officer's Association on Land Administration in Telangana: Opportunities and Issues held at NALSAR on 17-7-2017"

On 17th of July of 2017, under the flagship of Centre for Tribal and Land Rights of NALSAR University of Law organized a one day consultation meeting with State Revenue Officer's Association. Professor (Dr) V. Balakista Reddy, Registrar of NALSAR University of Law heartily welcomed the Officials of Revenue Department and Inaugurated Program. He narrated the activities of Centre for Tribal and Land Rights and its Aims and Objects of Establishment. Mr. Sunil Kumar, National Director, Landesa emphasized on the importance of Resurvey and Modernization of Land and Revenue Records. He opined Gujarat and Karnataka practices can be taken as model states to improve ease of business and transparency in land records. The Revenue officials focused on the problems related to webland corrections, computer operations in dealing with revenue records. Revenue Officials opined that there is need for establishment of Revenue Academy in order to

equip the Revenue Officials with the existing Rules and Laws on Revenue and Land. This Academy will also provide as a forum for discussing the problems in implementation of Revenue and Land Legislations and also a training facilitator from VRO level to District Collector on Revenue related matters.

ONE DAY TRAINING PROGRAMME FOR FOREST OFFICERS ON LAND LAWS AND LITIGATION

The Centre for Tribal and Land Rights, NALSAR. in collaboration with Telangana State Forest Academy organized a One-Day Training Programme on 21st December 2016, for the Forest Officers working in the Telangana State for enhancing the knowledge on land and forest laws, court procedures and ways to protect the forest and forest rights of the people. While inaugurating the program by Shri Swarna Subba Rao, Surveyor General of India, shared his experience in the field of Survey and Forest Lands.

FOREIGN DELEGATES VISITED CTLR, NALSAR



On February 18, 2017, Ms. Maren Christensen, Senior Vice President of Intellectual Property Laws Counsel at Universal Studios in Los Angeles and Ms. Alessandra Silvestro, Vice President, Legal and Public Policy at Time Warner Incorporation at the Brussels visited CTLR, NALSAR and interacted with the Faculty and Students about various projects undertaken by NALSAR more particularly about the works undertaken by Centre for Tribal and Land Rights (CTLR), NALSAR in collaboration with Landesa, Hyderabad.

Ms. Maren Christensen and Ms. Alessandra Silvestro highly appreciated the efforts and the role playing as part of Academic Social Responsibilities by Centre for Tribal and Land Rights (CTLR), NALSAR University of Law and felt that this is a wonderful model worth replicating every where in the globe. They also said that they will do everything possible to support these initiatives as they see these models as path breaking in providing secure rights to the poor.

Interaction on Community Driven Land Records Updation Model With Representatives of Rural Development Department from 13 Countries, on 16th December, 2016.



The delegates from Srilanka, Bhutan, Mayanmar, Afghanistan, Indonesia, Russia, Ghana, Tanzania, Fizi, Timor, West African Countries, Nigeria and Sudan countries representatives who are working for Rural Development Departments of respective countries have participated and were impressed with the models developed by CTLR, NALSAR and Landesa.

NALGONDA District's Revenue Officials Training Program

On October 7th 2015 NALSAR University of Law in collaboration with Landesa/RDI has conducted one-day training session for VROs on "Maintaining of proper land records - Revenue laws. While addressing the gathering Sri Anantha Padmanabha swami, the District Judge of Nalgonda highlighted the importance of maintaining proper land records, issuing of proper pattadar passbooks, title deeds and other records will provide instant justice to the

farmers. Later on District Collector of Nalgonda Sri. P. Satyanarayana Reddy thanked the CTLR for conducting training and sensitization programs which will enhance the skills and knowledge of Revenue Officials.

CTLR in News

The collage features several news items:

- భూ సంస్కరణలతోనే వ్యవసాయాభివృద్ధి**: Discusses the role of land record updates in agricultural development.
- సమావేశంలో మాజీలకుసుమలాల క్లిష్టరీతి**: Reports on a meeting where the late K. Kusumala Devi's concerns were addressed.
- భూ రికార్డుల పై అవగాహన కల్గిఉండాలి**: Emphasizes the need for awareness about land records among the public.
- సాగుకు యోగ్యమయ్యే భూమి ఇవ్వాలి**: Focuses on providing suitable land for irrigation.



CTLR in News

భూపరిపాలనలో పారదర్శకత ఉండాలి ఎస్టీల భూసమస్యల పరిష్కారానికి చర్యలు



నల్లూరులో మాజీ ముఖ్యమంత్రి జిల్లా కలెక్టర్ ప్రీతిమీనా



పాలనాస్థానం లోని సమావేశం



నల్లూరులో మాజీ ముఖ్యమంత్రి జిల్లా కలెక్టర్ ప్రీతిమీనా

సమావేశాల్లో ఆయా :

దేశంలో అధిక శాతం ప్రజలకు ఉపాధినిచ్చే వ్యవసాయ రంగం భూపరిపాలనపై ఆధారపడి ఉంది. భూపరిపాలనలో ఏమాత్రం పారదర్శకత లేకుంటే ఆ ప్రజలకు సమాధానం పంపించడం జిల్లా కలెక్టర్ ద్వారా ప్రీతిమీనా ఆశాభావం.

- జిల్లా కలెక్టర్ ద్వారా ప్రీతిమీనా
- తెలంగాణలో భూపరిపాలన ప్రజల భాగస్వామ్యం పై సదస్సు

జిల్లా కలెక్టర్ ప్రీతిమీనా ఆయా సమావేశాల్లో భూపరిపాలనపై ప్రజల భాగస్వామ్యం పై సదస్సును నిర్వహించారు. ఈ సందర్భంగా భూపరిపాలనపై ప్రజల భాగస్వామ్యం పై సదస్సును నిర్వహించారు. ఈ సందర్భంగా భూపరిపాలనపై ప్రజల భాగస్వామ్యం పై సదస్సును నిర్వహించారు.

భూ పరిపాలన-సమస్యలపై నల్లూరులో సంప్రదింపుల కార్యక్రమం

కామీటీ : రాష్ట్రంలో ఉన్న భూ పరిపాలన- అవకాశాలు, భూ సమస్యలపై కామీటీకి నల్లూరు జిల్లాలోని విద్యార్థులచే గురువారం రాష్ట్ర స్థాయి సంప్రదింపుల కార్యక్రమాన్ని నిర్వహించారు. విద్యార్థులచే గురువారం రాష్ట్ర స్థాయి సంప్రదింపుల కార్యక్రమాన్ని నిర్వహించారు. విద్యార్థులచే గురువారం రాష్ట్ర స్థాయి సంప్రదింపుల కార్యక్రమాన్ని నిర్వహించారు.

జిల్లాలో భూ సమస్యల పరిష్కారం

- కలెక్టర్ సురేంద్రమోహన్
- భూ సమస్యలపై తహసీల్దార్లు, అధికారులు, సర్పంచిలు, న్యాయాధికారులు
- పాల్గొన్న నల్లూరు యూనివర్సిటీ రిజిస్ట్రార్



సూర్యాపేటలో భూ సమస్యలపై జరిగిన సమావేశం

శ్రీ సర్వేతోనే భూ సమస్యల పరిష్కారం

- ➔ నల్లూరు, ల్యాండ్ సెన్సిటివ్ సమాకారంతో భూ సమస్యల పరిష్కారానికి కృషి
- ➔ పేద రైతులకు సహాయం చేసేందుకు లీగల్ సెల్ ఏర్పాటు
- ➔ జిల్లా కలెక్టర్ దివ్య దేవరాజన్

కలెక్టరేట్లో జరిగిన 'భూపరిపాలన- ప్రజల భాగస్వామ్యం' అనే అంశంపై విస్తృతంగా చర్చ జరిగింది. ఈ సందర్భంగా భూ సమస్యలపై ప్రజల భాగస్వామ్యం పై సదస్సును నిర్వహించారు.



భూ సమస్యల పరిష్కారానికి చర్యలు

- కలెక్టర్ అమలినాథ్
- భూ పరిపాలన- ప్రజల భాగస్వామ్యం పై సదస్సు
- మాజీ ముఖ్యమంత్రి జిల్లా కలెక్టర్ అమలినాథ్



నల్లూరులో భూ సమస్యలపై జరిగిన సమావేశం

భూ చట్టాలను సమర్థవంతంగా అమలు చేయాలి



నల్లూరులో భూ సమస్యలపై జరిగిన సమావేశం

రైతుల సమస్యల తీర్పుదాం

భూ సమస్యలపై జిల్లా కలెక్టర్ దివ్య దేవరాజన్, నల్లూరు జిల్లా కలెక్టరేట్లో జరిగిన సమావేశంలో భూ సమస్యలపై ప్రజల భాగస్వామ్యం పై సదస్సును నిర్వహించారు. ఈ సందర్భంగా భూ సమస్యలపై ప్రజల భాగస్వామ్యం పై సదస్సును నిర్వహించారు.



నల్లూరులో భూ సమస్యలపై జరిగిన సమావేశం

శాశ్వత పరిష్కారం



Hon'ble **Chief Minister Shri K. CHANDRASHEKAR RAO** keenly observing the land material developed by CTLR, NALSAR University of Law, Hyderabad



Hon'ble **Minister for Tribal Welfare Shri A. Chandulal** in CTLR, NALSAR University of Law, Hyderabad



Hon'ble **Dy. Chief Minister Shri Md. Mahmood Ali** speaking at a workshop on Land Leasing Laws at NALSAR



**Centre for Tribal and Land Rights (CTLR)
NALSAR University of Law**

Justice City, Shameerpet, Medchal District, Hyderabad - 500101, TS.
Ph.: 040 - 234982xxx Email : registrar@nalsar.ac.in
Website : www.nalsar.ac.in