



The Andhra Pradesh Agricultural Land (Conversion for Non Agricultural Purposes) (Repeal) Act, 2025

Act No. 20 of 2025

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THE ANDHRA PRADESH GAZETTE

PART IV-B EXTRAORDINARY

PUBLISHED BY AUTHORITY

No. 20] AMARAVATI, FRIDAY, 24th OCTOBER, 2025.

ANDHRA PRADESH ACTS, ORDINANCES AND REGULATIONS Etc.,

The following Act of the Andhra Pradesh Legislature received the assent of the Governor on the 15th October, 2025 and the said assent is hereby first published on the 24th October, 2025 in the Andhra Pradesh Gazette for general information :

ACT No. 20 of 2025

AN ACT TO REPEAL THE ANDHRA PRADESH AGRICULTURAL LAND (CONVERSION FOR NON AGRICULTURAL PURPOSES) ACT, 2006 (ACT NO.3 OF 2006).

Be it enacted by the Legislature of the State of Andhra Pradesh in the Seventy-sixth Year of the Republic of India as follows : -

- (1) This Act may be called the Andhra Pradesh Agricultural Land (Conversion for Non Agricultural Purposes) (Repeal) Act, 2025. Short Title and commencement.

(2) It shall be deemed to have come into force from 3rd September, 2025.
- The Andhra Pradesh Agricultural Land (Conversion for Non Agricultural Purposes) Act, 2006 (hereinafter referred to as the Principal Act) is hereby repealed except to the extent hereinafter saved. Repeal of Act 3 of 2006.
- On repeal of the Principal Act,- Savings and transitional provisions.

(1) General Savings: Any action taken or anything duly done or suffered under the repealed Act shall, insofar as it is not inconsistent

with the provisions of any other law for the time being in force, be deemed to have been taken or done under the corresponding provisions of that law and shall continue to be in force accordingly, unless and until superseded or modified by any action taken or anything done under such other law. The repeal shall not affect any right, obligation, or liability acquired, accrued, or incurred under the repealed Act. The repeal shall not affect any investigation, legal proceeding, or remedy in respect of any such right, obligation, liability, penalty, forfeiture, or punishment as aforesaid, and any such investigation, legal proceeding, or remedy may be instituted, continued, or enforced, and any such penalty, forfeiture, or punishment may be imposed as if this Act had not been enacted. Any rules made or notifications issued under the repealed Act and in force immediately before the commencement of this Act shall, to the extent that they are not inconsistent with the provisions of any other applicable law, continue to be in force until they are superseded or rescinded by any rules or notifications made or issued under such other law. Any assessment, levy, or collection of conversion tax, penalty, or other dues initiated or made under the repealed Act shall continue to be valid and may be completed or recovered in accordance with the provisions of the repealed Act, as if this Act had not been enacted.

(2) Pending Applications:

- (i) All applications for conversion of agricultural land for non agricultural purposes made under the repealed Act and pending immediately before the commencement of this Act shall be dealt with and disposed of in accordance with the provisions of the repealed Act, as if this Act had not been enacted.
- (ii) Notwithstanding anything contained in the repealed Act or any rules made thereunder, all unauthorized layouts shall stand validly converted for non agricultural purposes under the repealed Act, subject to the payment of the conversion tax on the basic value of the land that was in force during the respective period of the unauthorized layout, without the imposition of any penalty or interest. However, this provision shall remain in force for a period of one year from the date of commencement of this Act. Nothing in this clause shall exempt or safeguard such defaulters from the initiation of proceedings under the Andhra Pradesh Revenue

Recovery Act, 1864 (Act No.II of 1864), for the recovery of the
aforementioned dues.

4. (1) If any difficulty arises in giving effect to the provisions of this Act, the State Government may, by order, do anything not inconsistent with the provisions of this Act as may appear to it to be necessary or expedient for removing the difficulty:

Power to remove
difficulties.

Provided that no such order shall be made after the expiry of two years from the date of commencement of this Act.

(2) Every order made under the sub-section (1) shall be laid, as soon as may be after it is made, before each House of Legislature.

5. (1) The Andhra Pradesh Agricultural Land (Conversion for Non Agricultural Purposes) (Repeal) Ordinance, 2025 is hereby repealed.

Repeal and
savings.

(2) Notwithstanding such repeal anything done or any action taken under the said Ordinance shall be deemed to have been done or taken under this Act.

Ordinance
No.5 of 2025.

GOTTAPU PRATIBHA DEVI,
Secretary to Government,
Legal and Legislative Affairs & Justice,
Law Department.

STATEMENT OF OBJECTS AND REASONS

The Andhra Pradesh Non Agricultural Lands Assessment Act, 1963 (Act No. 14 of 1963) was enacted to establish a legal framework for the levy of assessment on lands that are not used for agricultural purposes within the State of Andhra Pradesh.

The Andhra Pradesh Non Agricultural Lands Assessment Act, 1963 (Act No. 14 of 1963) was repealed and the Andhra Pradesh Agricultural Land (Conversion for Non Agricultural Purposes) Act, 2006 (Act No. 3 of 2006) was enacted to regulate the conversion of agricultural land to non agricultural purposes and for matters connected therewith.

However, with the passage of time and in light of the present circumstances, it has been observed that the regulatory framework for land development, including the development of agricultural land, is substantially addressed by various local authorities and urban development authorities under their respective statutes, such as the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016. These authorities are already empowered to regulate land use and levy development charges, leading to a redundancy in the simultaneous regulation of agricultural land conversion under the said Act, 2006.

In line with the Government's policy to promote 'speed of Doing Business', the process of seeking conversion under the said Act, 2006 has been perceived as cumbersome and involving unnecessary procedural complexities. The prevailing administrative processes and the need for a more citizen-centric approach necessitate the simplification of regulatory mechanisms.

Considering the above, the Government has decided that the continuation of the Andhra Pradesh Agricultural Land (Conversion for Non Agricultural Purposes) Act, 2006 is no longer relevant or necessary and that its repeal is a crucial step towards promoting good governance. This repeal will avoid duplication of regulatory functions and facilitate a more efficient and simplified process for land development within the framework of other existing laws while ensuring the protection of actions already taken and pending matters, and also making certain transitory provisions for pending matters and unauthorized layout.

Accordingly, it has been decided to repeal the Andhra Pradesh Agricultural Land (Conversion for Non Agricultural Purposes) Act, 2006 (Act No. 3 of 2006)

As the Legislature of the State of Andhra Pradesh is not therein session, having been prorogued, and it has been decided to give effect to the above decision immediately, the Andhra Pradesh Agricultural Land (Conversion for Non Agricultural Purposes) (Repeal) Ordinance, 2025 [Ordinance No.5 of 2025] was promulgated by the Governor on 1st September, 2025, which was published in Andhra Pradesh Gazette dated 3rd September, 2025.

GOTTAPU PRATIBHA DEVI,
Secretary to Government,
Legal and Legislative Affairs & Justice,
Law Department.