



**The Telangana Agriculture Land (Conversion for Non-Agricultural Purposes)  
(Amendment) Act, 2020**

Act 19 of 2020

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No. 19] HYDERABAD, FRIDAY, OCTOBER 16, 2020.

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**TELANGANA ACTS, ORDINANCES AND  
REGULATIONS ETC.**

The following Act of the Telangana Legislature, received the assent of the Governor on the 15th October, 2020 and the said assent is hereby first published on the 16th October, 2020 in the Telangana Gazette for general information:—

**ACT No. 19 OF 2020.**

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

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

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

Short title  
and  
commence-  
ment.

[1]

A. 130 (RSN)

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

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

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

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

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

(b) clause (i) shall be omitted;

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

Act 9 of  
2020.

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

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

Amend-  
ment of  
section 3.

3. In section 3 of the principal Act,-

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

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

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

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

Act 1 of  
1973.

Act 9 of  
1977.

Regulation  
I of 1959.

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

Act 9 of  
2020.

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

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

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

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



Amend-  
ment of  
section 4.

4. In section 4 of the principal Act,-

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

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

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

(iii) the proviso shall be omitted.

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

Amend-  
ment of  
section 5.

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

Amend-  
ment of  
section 6.

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

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

Amend-  
ment of  
section 8.

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

**A. SANTHOSH REDDY,**

Secretary to Government,

Legal Affairs, Legislative Affairs & Justice,

Law Department.