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TELANGANA BILLS
TELANGANA LEGISLATIVE ASSEMBLY

The following Bill was introduced in the Telangana Legislative Assembly on 9th September, 2020.

L. A. BILL No. 9 OF 2020.

A BILL FURTHER TO AMEND THE GREATER HYDERABAD MUNICIPAL CORPORATION ACT, 1955 AND THE TELANGANA MUNICIPALITIES ACT, 2019.

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 Municipal Laws (Amendment) Act, 2020.

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

Short title
and
commence-
ment.

[1]

B. 52-1 (H)

Amendment of the Greater Hyderabad Municipal Corporation Act 1955. Act No. II of 1956.

2. In the Greater Hyderabad Municipal Corporation Act, 1955,-

(1) For section 207, the following section shall be substituted, namely,-

<p>“Mutation through online mode in Dharani Portal</p>	<p>207. (1) Sub-Registrar who is effecting the transfer by way of sale, gift, mortgage, partition or exchange or succession under a registered document shall do the Mutation through online mode in Dharani Portal.</p>
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Explanation: For the purposes of this section “Dharani” means the digital platform created and maintained for the purposes of Record of Rights.

(2) Sub-Registrar shall be authorized to allot Property Tax Identification Number (PTIN) whenever un-assessed property is transferred and transfer of PTIN whenever assessed property is transacted.

(3) Sub-Registrar shall be authorized to allot Vacant Land Tax Number (VLTN) whenever transfer of un-assessed Vacant Lands happen and transfer of VLTN whenever assessed Vacant Lands happen.

(4) Sub-Registrar shall effect Mutation duly collecting Mutation fee as prescribed.”.

(2) For section 208, the following section shall be substituted, namely,-

<p>“Bar on transfer of title.</p>	<p>208. No transfer of title through Registration/Succession shall happen unless the seller produces no due certificate or upto date payment receipts of Property Tax, Water Charges and Electricity dues.</p>
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3. In the Telangana Municipalities Act, 2019,-

Amendment
of the
Telangana
Municipa-
lities Act
2019.
Act 11
of 2019.

(1) In section 104, in sub-section (2), the following clauses together with explanation shall be added at the end, namely,-

“(a) at the time of transfer of property by way of sale, gift, mortgage, partition or exchange or succession under a registered document, the Sub-Registrar shall take no due certificate or upto date payment receipts of Property Tax, Water Charges and Electricity Charges and take up registration;

(b) on registration, Sub-Registrar shall provide the mutation certificate to transferee through online mode in Dharani Portal;

(c) Sub-Registrar is authorized to allot PTIN and VLTN whenever un-assessed property is transferred and transfer of PTIN and VLTN whenever assessed property is transferred;

(d) Sub-Registrar shall effect the Mutation by way of sale, gift, mortgage, partition or exchange or succession under a registered document duly collecting the mutation fee as prescribed.

Explanation: For the purposes of this section “Dharani” means the digital platform created and maintained for the purposes of Record of Rights.

(2) In Schedule-I,-

(a) under the heading “XV RANGA REDDY”, after Sl.No.54, the following shall be inserted in the respective columns, namely,-

Sl.No.	Name of the District	Name of the Municipality	Number of Wards
(1)	(2)	(3)	(4)
“54 (a)		Kothur (by merging Kothur and Thimmapur Gram Panchayats)	12”

(b) under the heading "XXIV SANGAREDDY", in the Tellapur Municipality at Sl.No.104, in column (3), the words "including the Survey Nos.475 to 482 of Monmole Village of Ramachandrapuram Mandal of GHMC limits" shall be added.

(3) In Schedule-II, against Sl.No.5, in column (3), for the word "Khammam" substituted the following, namely,-
"Khammam (excluding the villages of Peddathanda, Polepalli (Rajiv Gruhakalpa, Sainagar Colony, Bhadradi Colony, 4th Class Colony and PHC Colony), Edulapuram, Chinna Venkatagiri, Gurralapadu and Gudimalla)".

(4) In Schedule-III, against Sl.No.10, in column (3), for the existing paragraph, the following shall be substituted, namely,-

"On registration, application gets online transfer from Registration Department to Municipality and shall issue mutation certificate in online mode in Dharani portal instantly at SRO level".

STATEMENT OF OBJECTS AND REASONS

The District Collector, Ranga Reddy has submitted proposals to constitute Kothur Municipality by merging Kothur and Thimmapur Gram Panchayats as they have acquired urban characteristics.

The District Collector, Sangareddy has requested to include Sy.Nos.475 to 482 of Manmole (v), Ramachandrapuram Mandal into Teallapur municipality, since the above survey numbers falling under Manmole Revenue Villages is just 3 Kms away from Tellapur Municipality and 9 Kms from Ramachandrapuram town which is now in GHMC limits.

The District Collector, Khammam has recommended to exclude following 10 villages from the Khammam Municipal Corporation as they are naturally bifurcated from Khammam Municipal Corporation by Munneru River and some villages are far away from the Corporation and also the main occupation of the public in those villages is Agriculture:-

(1) Peddathanda, (2) Polepalli (Rajiv Gruhakalpa), (3) Polepalli (Sainagar Colony), (4).Polepalli (Bhadradri colony),(5).Polepalli (4th class colony),(6).Polepalli (PHC colony) (7) Edulapuram, (8). Chinna Venkatagiri, (9) Gurralapadu and (10) Gudimalla.

As such, suitable amendments are proposed to Schedule II of the Telangana Municipalities Act, 2019.

Further the Government, for the purpose of issue of Mutation Certificate to transferee on instant basis at Sub-Registrar level the following amendment is proposed in Schedule III of the Act:-

“On registration, application gets online transfer from Registration Department to Municipality and shall issue mutation certificate in online mode in Dharani portal instantly at Sub Registrar level”.

As per section 104 of the Telangana Municipalities Act, 2019, whenever any property is registered for transfer the name of person shall be transferred in the property tax record on instant basis.

It is proposed for collection of various dues of Property Tax, Water Charges and Electricity dues at the time of registration and to authorize the Sub-Registrar, to allot PTIN / VLTN number, for the purposes of assessment and to issue of Mutation certificate.

To achieve the above objects, suitable amendments were proposed to the Telangana Municipalities Act, 2019.

Further, sections 207 and 208 of the Greater Hyderabad Municipal Corporation Act, 1955 provides the procedure for transfer of Title of a property for the purpose of collection of various Property Taxes.

The existing procedure prescribed in the provisions of section 207 and 208 of GHMC Act are cumbersome and outdated and causing inordinate delay in affecting title of transfer.

To achieve the goals prescribed in Ease of Doing Business by Government of India, to avoid citizens to roam around the GHMC Offices time and again, to curb and avoid the corrupt practices during the course of title of transfer and to improve the collection of property tax and vacant land tax, suitable amendments were proposed to the said provisions.

The Government after careful consideration of the proposals decided to amend the Greater Hyderabad Municipal Corporation Act, 1955, and the Telangana Municipalities Act, 2019 suitably.

This bill seeks to give effect to the above decisions.

K. TARAKARAMA RAO,

Minister for Information Technology,
Electronics & Communications,
Municipal Administration & Urban
Development, Industries & Commerce.

MEMORANDUM REGARDING DELEGATED LEGISLATION

Clauses 1(2), 2 and 3 of the Bill authorizes the Government to issue notifications or to make rules in respect of matters specified therein and generally to carry out the purposes of Act. All such rules so made or notifications issued which are intended to cover matters mostly of procedural in nature are to be laid on the table of the State Legislature and will be subject to any modifications made by the State Legislature.

The above provisions of the Bill regarding delegated legislation are thus of normal type and are mainly intended to cover matters of procedure.

K. TARA KARAMA RAO,

Minister for Information Technology,
Electronics & Communications,
Municipal Administration & Urban
Development, Industries & Commerce.

**MEMORANDUM UNDER RULE 95 OF THE RULES OF
PROCEDURE AND THE CONDUCT OF BUSINESS IN
THE TELANGANA LEGISLATIVE ASSEMBLY.**

The Telangana Municipal Laws (Amendment) Bill, 2020, after it is passed by the State Legislature may be submitted to the Governor for her assent under article 200 of the Constitution of India.

K. TARAKA RAMARAO,

Minister for Information Technology,
Electronics & Communications,
Municipal Administration & Urban
Development, Industries & Commerce.

Dr. V. NARASIMHA CHARYULU,

Secretary to State Legislature.