

**Paper on**

**“Responsibility, Accountability &  
Achievement in the Process of distribution,  
and safeguarding the Dalit Land Rights  
(Legal & Administration)”**

**Land Cell**

# **Responsibility, Accountability & Achievement in the Process of distribution, and safeguarding the Dalit Land Rights (Legal & Administration)**

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## **1. Introduction:**

1.1 Agriculture is a way of life and the main stay of the people in India. Land is a basic livelihood in our rural sector. The unequal land distribution has created a kind of class of society in our villages. So the unequal distribution of land has created a lot of gap between the rich and the poor and further created independency on landlords.

1.2 Land is considered to be the most important productive asset and its possession is the prime indicator of status in rural India. More than three decades time has elapsed since the enactment of Land Reforms legislations in different States, paving the way for limiting the extent of land held by a person and the distribution of surplus land to poorer sections. It is pertinent here to examine the position and utilization of land by the poorer sections and whether it has brought out any significant changes in their livelihood. A vast majority of Scheduled Caste families eke out their livelihood from agriculture, mostly as agriculture labourers and some from farming operations.

1.3 With the above background, this paper seeks to bring out the impact of land distribution and safeguarding the land rights of dalits. In that context, it is pertinent to bring out a historical outlook on Land Survey and Settlement, current status of land records, transfer of property rights and loopholes and contradictions in Land Laws in Andhra Pradesh.

## **2. Land Survey and Settlement - A Historical Look**

2.1 The word ~~£~~Surveyqmeans a detailed investigation in order to gather particulars that will help us in any field of knowledge. Surveying is the technique and science of accurately determining the terrestrial or three dimensional space position of points and the distances and angles between them.

2.2 Survey is directly related to civilization. In fact, civilization started when men started to make a record of places and events. Historians say civilization started in Tigris-Euphrates valley. In fact, records of land surveys were located on clay tablets. The earliest records were located in Egypt about 5000 years ago. The land survey became necessary because of the NILE River which flooded its valley every year and washing of the agricultural land boundaries, which had to be re-established after floods.

2.3 In India, the land surveys for revenue purposes were made about 1000 years ago during the time of Raja-Raja the great, of Chola Empire in Tamil Nadu. The record of this survey is found inscribed on the North Wall of Raja Rajeshwari Temple in Tanjavur.

2.4 In North India, it was Shershah Suri who first gave a shape to methodical settlement of tenants based on a complete survey of lands. However, it was left to Akbar and his able Minister Todarmal to complete this task and bring in the Zareeb based survey which is still holding in almost all over the North India, and this process was extended to other areas from time to time. The British continued to operate the same system and all the Land records in U.P. today are based on this system. The same system was adopted by most of the native states and Rajasthan had the same system in vogue throughout the State. Of course, there were local variations which have continued till date. For instance, the length of Zareeb in the entire Eastern part of Rajasthan continues to be 132 feet whereas throughout most of the Western part, it has remained at

165 feet. The British, in India started Ryotwari settlement surveys in the Salem District of Ex-Madras Presidency during 1793-1798.

2.5 The object of all land surveying therefore is the determination of the boundaries and the relative position of the objects on any portion of the earth's surface with a view to the production of a pictorial representation of the tract and aims at producing a map with all the physical features such as rivers, tanks, streams, hills, roads, Railways, burial grounds, temples and a number of other items known technically as details and also contours.

2.6 The two types of Survey Systems are being adopted in the country which are called the topographical survey and cadastral survey. The topographical survey in the country is conducted by the Survey of India Organisation. The survey of India, the national survey and mapping organization of the country is the oldest scientific department of the Government of India. It was set up in 1767 and has evolved rich traditions over the years. Survey of India happens to be one of the oldest and most extensive mapping organisations in the world.

2.7 A cadastral survey is a Revenue survey on a large scale in which the boundaries, area and ownership of each individual holding are determined. The word Cadastral is derived from the latin word Capitastrum which was a Register of capita or units of holdings for the Roman land tax as also Poll-tax. So, the word Cadastral means a public register of the lands of a country for fiscal (taxation) purposes. The three essential elements of an efficient cadastral survey are a clear demarcation of boundaries of each parcel of land, related descriptive records and continuous updating of the maps and land records. The cadastral survey operations are conducted by the respective State Survey Departments.

2.8 There are always two distinguishable processes going on in a cadastral survey . the localization of boundary and measurement and mapping of it. The first is a legal process and the second a technical process. The duty of determining the boundaries and the extent of the holdings is done in the first instance by the Survey staff. The classification of the quality of the soil and the determination of the rate at which the land should be assessed are among the functions of the Settlement staff. The latter, which is the Diglot gives a descriptive account of specification of the fields shown in the Atlas.

### **3. System of Survey in Andhra Region:**

3.1 In Andhra Region, during the first surveys, different systems were adopted such as ----

- 1) Paimash; 2) Khasra; 3) Simple triangulation; 4) Plane table; 5) Block map; 6) Punganur System; 7) Diagonal and Offset method which is the latest.

The method of measurement of individual properties and holdings underwent several changes as the survey progressed. The several stages may be roughly classed as below:

(i)	The Khasra method	1858 - 1865
(ii)	Simple triangle method	1866 - 1877
(iii)	Triangle coupled with offsets when Bends were numerous	1878 - 1886
(iv)	Plane Table system	1887 - 1891
(v)	Block Map system	1892 - 1896
(vi)	Punganur system	1918 - 1920
(vii)	Diagonal & Offset system	Since 1900.

**Punganur System (1918 – 1920):** This system, as its name indicates, was first adopted in the Punganur Zamindari of Chittoor District and then followed in Repalli Taluk of Guntur District and Venkatagiri Zamindari of Nellore District.

**Diagonal and Offset System of Survey:** This is the latest method of survey in vogue. The main processes in a cadastral survey are location, demarcation, measurement, mapping and computation of area of the holdings and preparation of a Field Register or Land Register furnishing the relevant details of these holdings for taking up settlement work.

### **3.2 Legal basis :**

The survey operations were conducted upto 1897, under the provisions of Act XXVIII of 1860. Subsequently, another Act No. II of 1884 was passed for the maintenance of boundaries etc., An Act to amend the law relating to survey of lands and settlement of boundary disputes was brought out in 1897. Since the provisions embodied in this Act were found to be inadequate a new Act called the A.P. Survey & Boundaries Act 1923 was enacted. The survey operations are now being conducted as per the provisions of A.P. Survey and Boundaries Act, 1923.

## **4. System of Survey in Telangana Region**

4.1 Prior to 1875, collection of land revenue was not based on any proper scientific system. The task of collecting land revenue was allotted to contractors by calling for tenders and entering into a deed of contract called ~~Q~~owlnamaq and issuing a ~~S~~anadqin favour of the contractors. There were also cases where Government proposed to deal directly with the cultivators by appointing Taluqdars or Naibs and vesting with them not only with the powers of collection of land revenue but also police administration. Naibs appointed Chota Naibs,

Peshkars and other subordinates, Local Zamindars, Deshmukhs and Deshpandes took on sub-lease from Talukdars. Sir Salar Jung, the premier Statesman, took the first step of reform by arranging for the Survey and Settlement of lands in Hyderabad State. The Department of Survey and Settlement was organized in 1875.

4.2 One related to the practice in the North-West provinces, while the other was copied from the Deccan System. Moulvi Mehdi Ali, who was the first officer in charge of the Revenue Survey Department and also Secretary to Government, observed as follows: "The Deccan System was more suited to his country. While the introduction of the other system (North . West Provinces System) could not only be attended with serious consequences but would have revolutionized the whole system on which the administration of the land revenue was carried on. In Hyderabad, ryotwari system prevailed, while in North-West same as the Deccan System, had the authority of the experience of 30 years of good working and as conditions in Hyderabad approximated to those of Bombay, it could be safely accepted that the Deccan System (or the Bombay system) would be successful in Hyderabad also". In Hyderabad, it is the chain and cross staff method that has been employed for the survey of fields and villages.

4.3 Importance was given only to conduct a detailed survey of the revenue holdings for the purpose of fixing land revenue and in the process other Government Poramboke lands and waste lands which do not fetch land revenue were not surveyed in detail, in the sense that no independent plottable data was supplied, but they were mapped with the plotable data of all the adjoining patta lands for which detailed survey was conducted, and the areas of all such Government lands and other waste lands were computed by scaling off the measurements from the map.

#### **4.4 Legal basis :**

- The Bombay Survey System was adopted in Telangana Region prior to extension of A.P. Survey & Boundaries Act, 1923. The method adopted under this system is known as the chain and cross staff method.
- The Hyderabad Land Revenue Act, 1317 F (Act VIII of 1317 F) contains the provisions which constitute the legal basis of the Survey and Settlement of Villages.
- After re-organisation of States, Survey and Boundaries Act, 1923 in force in Andhra Region was extended to Telangana Region with effect from 1-8-1959 by the A.P. Survey and Boundaries (Extension & Amendment) Act, 1958.
- The survey operations in this region are now being conducted under the provisions of Andhra Pradesh Survey and Boundaries Act, 1923.

#### **5. Essential Principles of Settlement :**

5.1 The soil is divided into certain main classes according to their mechanical composition. There were 14 classes. Each class is divided into sorts with reference to its chemical composition. In the case of irrigated lands, the sorts are adjusted with reference to their facilities for irrigation owing to their proximity or otherwise to the irrigation source. Soils which have been to yield alike or very nearly so, are arranged in groups which are called तारामस As soils possess different productive powers when irrigated and dry, two scales of तारामस, one for wet and another for dry, are adopted.

## **5.2 Settlement in Andhra Area :**

5.2.1 The first beginnings of a regularly assessed Land Revenue may be traced to Akbar 1571 A.D. The land was assessed and classified and the value of the produce was taken as the average of the prices of the preceding 19 years. The Government share was taken as 1/3<sup>rd</sup> of the gross produce. The settlement was at first every year but later on once in ten years. Akbar's successors, however, were not scrupulous about this levy, so much so that in the later days before the British assumed sovereignty, the imposition of the revenue was arbitrary and the collection most iniquitous.

5.2.2 Several systems of settlement were tried in different Regions in India till 1817. The one common feature about all these systems is that they regarded the village as the Unit. Finally in 1817, the Court of Directors issued instructions for the introduction of the Ryotwari system of settlement. Under the ryotwari system, every registered holder of land is recognized as its proprietor and pays land revenue direct to Government. He is at liberty to sublet his property or to transfer it by gift, sale or mortgage. He cannot be ejected by Government so long as he pays the fixed assessment and has the option of annually increasing or diminishing his holding or of entirely abandoning it. The Settlement Department was constituted in 1856. The settlement of the ryotwari land is ordinarily made once in 30 years.

## **5.3 Settlement in Telangana Region :**

**5.3.1 Principles:-** Messrs. Gold Smith and Wingate were the two Officers who were connected with the Bombay system of survey and settlement. In their report, the principles followed for classification of soils were based on the following objectives.

The object ought to be achieved is the determination of the relative values of the fields in to which the land is divided during the process of measurement.

- The object sought to be achieved is the determination of the relative values of the fields into which the land is divided during the process of measurement.
- The circumstances that affect the values of fields in a village, where the climate is uniform, or their natural production capabilities, their situation with reference to the village site and source of irrigation such as tanks or canals etc., supply of water for irrigation and other facilities for agricultural operations.

With reference to the colour and texture of the soil (i.e.) Black Regad (Black cotton soil), Red Regad, Black Chalka and Red Chalka. The classification Regad has to be fixed on the basis of the depth of the soil and classification of Chalkas has to be fixed on the proportion of clay and sand. Therefore important factors in regard to the soil classification may be summed up as depth, colour and texture. In Telangana Region, there are 7 classes in the soil classification. The relative values of these classes are expressed in terms of annas such as 16, 15, 14, 11, 8, 5 and 3 annas. The dry lands are divided into two categories (i) Black cotton soil (Regad) and (ii) Chalka (Red.).

## **6. Maintenance of Land Records :**

### **Introduction :**

6.1 The history of land records is as old as the Indian civilization. It can be safely stated that the present system of preparing and maintaining land records originated from the Moghul period and reached its scientific form during the British rule. Most states have not done any survey or settlement operations after Independence.

Land is the essence of human civilization. It has been one of the most sought after possessions in developing countries such as ours wherein, the survivability, status etc., is linked to the extent of an individual's land property.

The importance of Land information cannot be overemphasized. Land records provide the basis for :

- Recognition of owner's title, boundaries & usage
- Collection of all land and property based levies, like Property Tax, Vacant Land Tax, Water Tax etc.,
- Planning by Government for developmental and welfare activities
- Database for various Government & non-government users

## **6.2 Maintenance of Land Records in Andhra Region :**

In Andhra Pradesh the creation and maintenance of records / information relating to land and property ownership is done under the auspices of three different entities such as Survey and Land Records Department, Revenue Department and the Registration Department.

The benefits of a good land administration system are manifold. They include guarantee of ownership / security of tenure, support for land property taxation, provision of security for credit, development and monitoring of land markets, protection of State lands, reduction of land disputes, facilitation of rural land reform, support for environmental management etc.

Land Administration procedures take off from the system of land records. The system of land records in Andhra Pradesh comprises of the following:

- i) Preparation of field (land holding) maps depicting measurements and boundaries of individual holdings and the compilation of village plans from this data:
- ii) Settlement of revenue assessment of each landholding basing on soil classification and conferment of title on the landholders; compilation of land registers showing title, tenure, extent, assessment etc.,
- iii) Creation of readily identifiable survey framework on ground, the maintenance of which is the responsibility of the landholders;
- iv) Updation of the parcel maps, village maps and land registers through prompt incorporation of new field boundaries and the corresponding titles;
- v) Redressal of grievances of the landholders through determination of obliterated boundaries, conflict resolution, enforcement of title security etc., and the prevention of land grabbing as also encroachment of government communal lands; and
- vi) Revision or large scale re-preparation of fresh land records if changes on ground are too numerous to keep pace with.

Land records render great service to the holders, particularly to the small and marginal farmers. They constitute basis for title security and protect the them from exploitation, litigation and deprivation of rights in land. By providing secure title, they enhance the self . pride of the poor farmers and provide them access to credit for improvement of land and enhancement of their socio-economic status.

The corner stone of the land records system is cadastral survey. Basic village level survey records are comprised of (i) the atlas of parcel maps called Field Measurement Book (FMB), (ii) the Village Plan and (iii) the Land Register. From these basic records, revenue accounts are prepared for every village and are annually updated.

- **Village Map** :- It is a key to the field Atlas (Field Measurement Book). It is intended mainly to act as an index to the Field Measurement Book so as to enable an inspecting officer to identify any field independently and to make sure that the correct field has been pointed out to him. It gives an idea of the relative position of survey fields, in otherwards the ~~the~~ <sup>the</sup> location of the survey fields. With the help of the village map, you are able to find out where a particular field is and to get to it.
- **Field Measurement Book (FMB)**:- It contains pictorial representation of the survey fields and sub-divisions recorded in the ~~the~~ <sup>the</sup> Register. A record of measurements of individual fields and sub-divisions is thus provided which will enable any inspecting officer to identify the boundaries whenever it is required for the investigation of disputed boundaries, for the detection of encroachments; for the measurement of further sub-divisions etc., It also enables the Revenue Officers to check the cultivation of each holding during azmoish and find out at a glance whether there is a palpable encroachment or not in any poramboke field. 3 copies are prepared by the Survey department. Original copy is preserved in State Archives, duplicate copy is supplied to Tahsildar office and triplicate copy is supplied to the Village functionary.
- **Printed Diglott or "A" Register/Sethwar Register**:. It is the authoritative record for the settlement and revenue particulars of every survey field and sub-division in the village. It forms the whole basis of the Revenue Administration. It gives the specification, tenure i.e., Government or Inam,

Dry, Wet, Unassessed or Poramboke, source of irrigation, class and sort of soil, taram, rate per acre, extent and assessment of each field and sub-division and lastly the name of the pattadar or registered holder. Reference to this record is necessary to ascertain the assessments on individual holdings and to dispose of cases of transfers of land from one head to another.

### **6.3 Maintenance of Land Records in Telangana Region :**

#### **Village map or Naksha**

It is a key to the field Atlas (Tippan). It is intended mainly to act as an index to the Tippan so as to enable an inspecting officer to identify any field independently and to make sure that the correct field has been pointed out to him. It gives an idea of the relative position of survey fields, in other words the ~~the~~ of the survey fields. With the help of the village map, you are able to find out where a particular field is and to get to it.

#### **Tippan Book:**

In the tippan, all the outlines of the number measured in the form of a rough sketch together with details of measurement of the field boundary lines (band map), base lines and offsets are noted. Measurements are noted in chains and annas. Boundary marks (i.e.) stones planted are also noted. Details such as foot path, cart tracks, trees, houses, wells, nalas, etc., are also marked approximately in the tippan sketch.

It contains pictorial representation of the survey fields and sub-divisions recorded in the Sethwar. A record of measurements of individual fields and sub-divisions is thus provided which will enable any inspecting officer to identify the boundaries whenever it is required for the investigation of disputed boundaries, for the

detection of encroachments; for the measurement of further sub-divisions etc., It also enables the Revenue Officers to check the cultivation of each holding during azmoish and find out at a glance whether there is a palpable encroachment or not in any poramboke field.

### **Wasool Baqui Register:**

This register is prepared Khatawise (Holdingwise) and in alphabetical order of the names of Pattadars. This is a register showing the correlation of old S. Nos. to the new S.Nos. Katawise. As such, it reveals any omissions or commissions (i.e.) omissions of not including any old S. No. in full or part in any of the new S. Nos. of the survey done or commission of wrong clubbing of Patta land with any Government land or lands with different classification etc. If this register is prepared correctly and every entry is thoroughly verified with reference to other records such as map, tippans, Pucca Book etc., by the inspecting Officers at all levels, any errors committed by the surveyors who did original work can be detected before finalizing the survey and settlement records and there will not be scope for any complaints from the Pattadars after the announcement of the Survey for rectification of settlement errors under Section 87 of the Hyderabad Land Revenue Act, 1317 Fasali.

### **Sethwar:**

It contains Survey Nos., area, assessment, source of irrigation, basing on the entries in Akarband Register. It also contains names of khatadars and Unsurveyed area such as village site, Naddi, Nala, Road, tank etc.,

It is the authoritative record for the settlement and revenue particulars of every survey field and sub-division in the village. It forms the whole basis of the Revenue Administration.

## **6.4 Records in District Land Records Office:**

The procedure for maintenance of land records followed in Telangana Region is different from the procedure followed in Andhra Region. Since three sets of record of measurements (called filed measurement book) were prepared in Andhra Region, original was preserved in State Archives office, duplicate and triplicate copies were supplied to the Taluk Office and the concerned village Karanam. All the post settlement changes were incorporated in the Taluk copy and the Village copy. But in Telangana Region only one copy of record of measurement (called Tippan book) was prepared and further they are also not plotted sketches but only rough sketches showing the measurements. Therefore this only copy has been preserved in the District Land Records Office and copies of the sketches have to be taken whenever they are required.

## **6.5 Current Status of Land Records :**

6.5.1 The present cadastral system was evolved by the British for purposes of Governance and revenue collection : Till 1905 the responsibility for revenue surveys was with Survey of India. There after the responsibility was transferred to the Provinces and now vests with the State Governments. The cadastral maps were required to be updated every 30 years. However, most of the states have not carried out any survey and settlement operations since independence and the land records are by and large out dated and do not reflect the ground realities with regard to ownership and possession. The accuracy of the original cadastral surveys, which were carried out based on the technology and accuracy standards relevant at that time, are wholly inadequate now due to rapid fragmentation of land parcels coupled with the rising land prices. The legal cover for the land owners is provided through a sale deed on stamp paper which becomes a legal document which can be invoked at the time of disputes and litigation. However it does not necessarily provide the guarantee to title.

## **Last 60 years:**

6.5.2 The experience of the last 60 years has not been very edifying. The field staff has become very insensitive and lax. On the other hand, the Survey skills have become more and more scarce. Of course, the maintenance of the Land Records is done in the same time-tested manner which was done in the age of Todarmal. While it was possible to keep all this going with the sheer weight of the State behind this activity as it was the mainstay of the State Revenues, the gradual erosion in the importance of land Revenue as the main source of the State finances has also meant that the focus on speedy settlement has blurred.

## **6.6 Conclusion :**

6.6.1 Over the years the manual survey technique has suffered both in quality as well as speed of execution. Moreover, with the increasing desensitization of the survey staff, it has become more a tool for exploitation of the farmers than the real surveys which had become virtually the bulwark of both the Mughal as well the British Administration. The element of expertise, efficiency and sincerity slowly vanished and gave way to a situation where declaration of settlement meant difficulties all-round. The current system of land information management in Andhra Pradesh suffers from a number of shortcomings. The updation of land records has been forgotten almost for the last two and half decades mostly due to changes taken place in the village level administration. Since the land revenue is no longer the main source of revenue to the Government, the importance of Land Records is also diminished or lost its significance. Due to defective Land Records, it is estimated that about 2% in rural areas, 5% in urban areas and 28% in semi-urban areas are affected by land disputes.

6.6.2 At National level, it was estimated by Mc. Kinsey Group (2001), that India's GDP growth rate should have been 10%, but it was about 5% (in 2001). The short-fall of remaining 5% is basically due to distortions in 3 sectors namely markets, product markets and Government owned enterprises. Decline in India's GDP growth rate due to unclear land titles was estimated to be 1.3% in Andhra Pradesh alone, loss of 1% GDP translates to Rs. 1300 crores (approximately) per annum.

6.6.3 The development and planning are being affected due to non-availability upto date land records. The land records are previously prepared for the purpose of land revenue collection. But in the present scenario, land records play vital role in the developmental and planning activities as land is the prime factor for any activity. The only solution is adopting new technology for building up the Land Records.

6.6.4 For meeting the situation, the Government have decided to introduce the Integrated Land Information System in all the districts in the State in G. O. Rt. No. 158 Revenue Department dated: 28-1-2005. In pursuance of it, a pilot project was sanctioned for Nizamabad District for conducting resurvey by using a modern technology i.e. aerial photogrammetric techniques. The Ariel Survey is in progress in that District. The implementation of the project will also be extended in the entire State in the next three years to come.

## **7. Transfer of Property during Independence :**

7.1 The concept of ownership was practically absent in Andhra as well as other parts of the country before British period. Sir Thomas Munro, writing in 1807, says "Nothing is plainer than that landed property has never existed in India except in the Malabar Coast". In the Punjab, "sale of land was unknown before the British conquest". Sir John Strachey wrote, "While our policy has been to encourage the growth of private property in land the former Governments hardly recognized the existence of such property". Elphinstone points out, "practically, the question is not

in whom the property resides, but what proportion of the produce is due to each party. Bennett in the Gonda Survey Report says, "There is yet no trace of private property, whether individual or communal. To quote Sir George Campbell, "We are too apt to forget that property in land as a transferable marketable commodity, absolutely owned and passing from hand to hand like any chattel, is not an ancient institution, but a modern development. After a lengthy discussion Baden Powell concludes. "Ownership is not in the soils, but in the shares of the produce and in the business of cultivation or of paying the revenue."

7.2 The British colonial administrators also introduced a system of registration of all land transactions relating to transfer of rights and title by private individuals. Since 1908 the Registration Department came to be added to the land administration.

7.3 After advent of Independence, the Government gave top priority to Land Reforms which included abolition of intermediaries, tenancy reforms, imposition of ceilings on landholdings, distribution of surplus land, allotment of Government land, consolidation of holdings and protection of lands of Scheduled castes and Tribes.

As a part of Land Reforms and Agrarian Reforms and to mitigate hardship to ryots and also to safeguard their precarious tenures, the State Government after independence brought out series of legislations. Important among them are:

- i. Andhra Pradesh (Andhra Area) Estates Land (Reduction of Rent) Act, 1947: The Major objective of this Act was to provide for reduction of rents payable by ryots in Estates approximately to the level of assessment levied on lands in Ryotwari areas in the neighbourhood.
- ii. The Andhra Pradesh Estates (Abolition and Conversion into Ryotwari) Act,

- 1948: It provided for the repeal of the permanent settlement, the acquisition of the rights of land holders in permanently settled and certain other estates in the province of Andhra area and the introduction of the Ryotwari settlement in such estates which includes grant of Ryotwari pattas to the actual cultivators, with alienable rights. %estate+ means a Zamindari or under tenure or an Inam Estate. This Act extends to the whole of the State of Andhra.
- iii. A.P. (T.A) Jagir Abolition Regulation 1949. It provided for abolition of Jagirs in Telangana area and rights to the ryots on par with Diwani rights.
  - iv. The Andhra Pradesh (Telangana Area) Tenancy and Agricultural Lands Act, 1950: The major objective of this Act is to confer ownership rights to the protected tenants. In addition to it, it envisages (i) Regulation of the relations of landlords and tenants of agricultural lands (ii) regulation of alienations of land (iii) prevention of excessive sub-division of agricultural holdings and (iv) provision for the legislation of co-operative farm and (v) empowering Government to assume in certain circumstances management of agricultural lands. It is said to be one of the best pieces of legislation in the Country.
  - v. The A.P. (T.A.) Abolition of Inams Act, 1955. It provided for abolition of all Inams and vesting the same in the State. The Act envisages registration of various kinds of tenants as occupants.
  - vi. The A.P. (A.A.) Inams (Abolition and Conversion into Ryotwari) Act, 1956. To abolish and convert certain Inam lands into Ryotwari lands which includes grant of ryotwari pattas to the cultivators. It extends to the whole of the State of Andhra.
  - vii. The A.P. (A.A.) Tenancy Act of 1956 provides for the payment of fair rent by

cultivating tenants and for fixing the minimum period of agricultural leases in the State.

- viii. The Andhra Pradesh Land Reforms (Ceiling on Agricultural Holdings) Act, 1973, which provides for a ceiling area of one standard holding ranging from 4.05 hectares (10 acres) to 10.93 hectares (about 27 acres) in the case of wetland and from 14-16 hectares (35 acres) to 21-85 hectares (54 acres) in the case of dry lands and allotment of Ceiling Surplus lands to the land less poor. According to reports available an extent of 5.85 lakh acres was distributed to 4.6 lakh beneficiaries under this Act. (Source Annual report 2004-05 Ministry of Rural Development, GOI & Velugu).
- ix. A.P. Scheduled Areas Ryotwari Settlement Regulation 1970. It provided for Ryotwari settlement of certain lands in the Scheduled Areas of Andhra area, granting Ryotwari pattas to the cultivators with alienable rights both in the estates and ryotwari area.

By virtue of the above legislations, the tillers acquired proprietary rights over the lands cultivated by them and the tenants have got security.

## **8. Land Distribution and Status of Dalit :**

8.1 India, being a country with predominantly rural economy, agricultural land plays a vital role in providing livelihood to the majority of rural population in this country. Out of the total work force in the Country 41% depend on agriculture and land related livelihoods in this country. In A.P. 70% of population depends on agriculture and land related activities for their livelihoods. Government of A.P., made efforts towards equitable distribution of lands. The largest body of Land Reforms legislation ever to have been passed in so short a period in any country was in post independent India.

8.2 In A.P. specifically, several legislations have been enacted for equitable distribution of land viz., the A.P. Land Reforms (Ceiling on Agricultural Holdings) Act, 1973, the A.P. (T.A.) Tenancy and Agricultural Lands Act, 1950, the A.P. (A.A.) Tenancy Act, 1956, the A.P. (T.A.) Abolition of Inams Act, 1955, the A.P. (A.A.) Inams (Abolition and Conversion into Ryotwari) Act, 1956 and the A.P. Occupants of Homesteads (Conferment of Ownership) Act, 1976, the A.P. Scheduled Areas Ryotwari Settlement Regulation (Reg. II of 1970) 1970, the A.P. Estates (Abolition and Conversion into Ryotwari) Act, 1948 etc.,

8.3 In addition to the implementation of the provisions of the above Acts, conferring rights to the tillers, the Government have taken up distribution of Government waste lands, ceiling surplus lands, Bhoodan lands and restoration of illegally alienated tribal lands to the original owners i.e., the Tribals in the Scheduled Areas. As a matter of fact, the policy of assignment of Government land to depressed classes started from 1892 and continued vigorously with certain periods of gaps, after independence also.

8.4 Assignment is grant of Government land for agriculture or house site purpose. Generally Government land and ceiling surplus land is assigned to eligible land less poor persons, whose annual income from all sources does not exceed Rs. 11,000 per annum and who owns an extent of land not more than 2½ acres of wet land or 5 acres of dry land and who has no other means of livelihood. Assigned land means a land assigned by the Government to the landless poor persons subject to the main condition of non-alienation. The assignment policy in Andhra Area is governed by B.S.O. 15 and orders issued in G.O. Ms. No. 1407 Revenue Department dated: 25-7-1958, G.O. Ms. No. 1725 Rev. Department dated 26-8-1959 and orders issued thereon, subsequently from time to time. The assignment policy in Telangana Area is governed by A.P. (T.A.) Land Revenue Act 1317 F. (Sections 53-A, 54, 54-A & 58-B in Chapter V) and orders issued in G.O. Ms. No. 1406 Revenue Department dated 25-7-1958

and G.O. Ms. No. 1724 Revenue Department dated 26-8-1959. Nevertheless, the rules governing such assignment of Government lands and conditions of the grant of Government lands in both the regions are the same.

## **8.5 Distribution of Lands :**

The Government of A.P. have launched a crash programme from 1-11-1969 for assignment of Government waste lands to the landless poor persons. The details of distribution of Government waste lands, ceiling surplus lands and Bhoodan lands from 1-11-1969 to till date are given below :

### **1. Assignment of Government land for agricultural purpose:**

An extent of 48,30,712 acres was assigned to 33,79,699 beneficiaries from the date of crash programme i.e., 1-11-1969 to till date. The district wise and & category wise break up of the lands assigned is given in Annexure . I.

### **2. Assignment of Ceiling Surplus Lands :**

Under this head, the total extent of land distributed till now is Ac. 5,85,670 to 4,58,271 beneficiaries. The district wise and category wise details of ceiling surplus lands distributed is given in Annexure . II.

### **3. Distribution of Bhoodan lands :**

So far 1,13,972 acres of land was distributed to 43,900 beneficiaries. The district wise breakup is given in Annexure . III.

The Government have taken up a massive programme from November, 2004 to develop the lands assigned under Comprehensive Land Development Project (Indira Prabha). The Government scheme of comprehensive Land

Development Project (CLDP) is a boon to the poor. Government has rightly directed the implementing authorities to take care of such lands, develop and provide minor irrigation facilities

## **8.6 Conclusion :**

The major factors impeding the effective use of land in the case of the assignees include the small size of holdings, lack of access to land development Programmes of the government and inadequate access to cheap credit and marketing. There is a need for strengthening the backward and forward linkages for cultivation so as to help the assignees to optimally utilize the land and derive higher yields and income. Focus should be laid on the provision of irrigation facilities on collective basis, provision of extension guidance with regard to suitability of crops and appropriate mix of crops, supply of good seeds and fertilizers at subsidised prices, adequate arrangements for storage, processing, marketing of agricultural produce, and remunerative prices.

Alongside the land development activities, there is also a need to encourage the assignees to take up allied activities such as dairying and sheep/goat rearing as there is considerable scope for growing fodder in the lands allotted to them so as to supplement result in sustained incomes for the poor, especially in drought prone areas and hence there is a need to identify complementary sources of income so as to make their livelihoods sustainable.

## **9. Status of Dalits :**

9.1 In the distant past, the dalits were forbidden to possess land on account of religiously sanctioned and socially enforced caste prescriptions. In the feudal times, dalits did not and could not have a place in the scheme of things set up by the rulers for a smoother and more profitable collection of taxes.

9.2 The policy of assignment of land to Dalits started from 1918 in every ryotwari villages in the Madras Presidency during the British Period. In 1919, a Special Officer was appointed to protect depressed classes and the officers started cooperative societies for the benefit of SCs. The Government waste lands and lands acquired were distributed particularly in North Arcot and Tiruchirapalli districts from 1924. From 1930 lands were distributed to the dalits by the Government in all the districts of Madras presidency.

9.3 The vast majority of SC families eke out their livelihoods from agriculture, mostly as agricultural labourers and some from farming operations. Allied occupations i.e., dairy, piggery, sheep and goat rearing, poultry etc., also provide livelihood to a substantial member of SCs.

9.4 The State of A.P. has nearly 1,23,39,496 SC population, which constitutes 16.2% of the total population of 7,62,10,007 as per 2001 census.

9.5 An analysis of distribution of Government waste lands proves that an extent of Ac. 10,15,424 was distributed to 7,84,217 SC beneficiaries out of a total extent of Ac. 48,30,712 distributed to 33,79,699 beneficiaries under the programme of distribution of Government lands. The land distributed to the SCs under the above programme represents only 21%. Under the programme of distribution of ceiling surplus land, an extent of Ac. 2,32,221 was distributed so far to 1,88,086 SC beneficiaries out of total extent of Ac. 5,85,670 distributed to 4,58,271 beneficiaries. The percentage of ceiling surplus lands distributed to SCs works out to 40% (Source: CCLA's Progress Report).

9.6 The comparison of average size of holdings by SCs in the years 1976-77 to 2000-2001 has significantly decreased from 1.19 hectare to 0.83 hec. (Source: Report on SC/ST land holdings, Directorate of Economics & Statistics Government of A.P.).

9.7 In spite of distribution of lands and organisation of crash programmes, 89% of dalits still remain land less or own small holdings of less than an acre.

9.8 It is thus clear that despite 60 years of efforts of Government and numerous legislations on land reforms, access of land to the socially excluded has not been improved.

## **10. Loopholes and Contradictions in Land Laws in A.P.**

### **Existing land laws : Any need to revise it**

10.1 It has been our experience that the land is the single most emotive issue which the rural folk, especially the poor in the rural areas of the State are very much concerned with. Agriculture remains the prime source of livelihood for 70% of the State's population who live in the rural areas and their income is mainly derived from Agriculture. Land is not only an economic and social asset but also psychological capital around which socio economic privileges and deprivations revolve. According to the booklet published by SERP on land some time back, approximately 46% of the households own less than ½ an acre of land each in the rural areas of the State and the pressure on land has been tremendous with the enormous increase in population.

10.2 There are about 210 laws relating to land enacted by the successive State Governments right from 1802. Some of them are still in force, others outlived their utility and have been repealed. Besides these laws, there are about 213 Board Standing Orders on different issues, mainly on Land Administration and related issues formulated by the Board of Revenue of the erstwhile composite State of Madras of which 55 Board Standing Orders have been repealed from time to time, as they are found to be redundant.

10.3 Till India attained Independence in the year 1947, the accent has been mainly on protection of Government lands and collection of land revenue which has been the main source of income for the Government and with this in view, the Laws were enacted.

10.4 Of course, there had been interventions, worth the name, made by the British Administration also to mitigate hardship to poor ryots and also to safeguard the precarious tenure of the intermediaries viz., Rajahs, Zamindars etc., by bringing out important legislations like :

1. The A.P. (A.A.) Permanent Settlement Regulation XXV of 1802 to convert the precarious tenure of intermediaries into permanent one and to vest the proprietary rights on Zamindars, subject to payment of peishkush.
2. The A.P. (A.A.) Estate Land Act, 1908, mainly to ensure permanent occupancy rights to the ryots. For the first time in the history of Land Administration, the Act defined very important terms like (a) Estate (b) Agriculture (c) ryot (d) Ryothi and (e) private land (f) Land holder (g) Rent etc. The definitions of these terms helped considerably in adjudicating the claims of land holders and the ryots. This is one of the important pieces of legislation of the composite Madras State, which had gone a long way in alleviating the sufferings of the poor ryots in the Estate areas.

10.5 With the dawn of the Independence and the advent of the Constitution of India, the focus of Land Administration shifted towards the poor. Keeping in view the Directive principles of State Policy enshrined in the Constitution, the State Government has brought out several welfare oriented legislations more particularly for eradication of rural poverty and for equitable distribution of the available Government land among the poorest of the poor. Of

these Acts, some are applicable to Andhra Region of the State and some to the Telangana Region. After the formation of the composite State of A.P. in the year 1956, Laws have been enacted which are applicable to the entire State and some Acts which were in force in Andhra Area only, had been extended to the Telangana Area of the State also. Some of the important Acts applicable to the entire State are discussed as under :

10.6 The salient features of the important Land Laws and the gaps and deficiencies in those legislations are discussed hereunder.

- (i) The A.P. (A.A.) Estates Land (Reduction of Rent) Act, 1947: The major objective of this Act was to provide for reduction of rents payable by ryots in Estates, approximately to the level of assessment levied on lands in ryotwari areas in the neighbourhood.
- (ii) The A.P. Estates (Abolition and Conversion into Ryotwari) Act, 1948: It provided mainly for Ryotwari Settlement in the Estates taken over by grant of Ryotwari pattas to the actual cultivators with alienable rights and abolition of the intermediaries by repealing the permanent settlement and acquiring the rights of the land holders. This is a landmark legislation brought out by the State Government for abolition of the exploitative Zamindari tenure system and the other States in the Country followed it. It extends to the whole of the Andhra Region. Out of the 11,141 estates 11,132 estates were abolished and taken over. The balance (9) estates are pending taking over due to boundary disputes (Source CCLA)
- (iii) The A.P. (T.A.) Jagir Abolition Regulation 1949: It provided for abolition of Jagirs in the Telangana Region and conferment of rights to the ryots i.e., the actual tillers on par with Diwani rights.

- (iv) The A.P. (T.A.) Tenancy and Agricultural Lands Act, 1950: The major objective of this Act is to confer ownership rights to the protected tenants in Telangana Region. In addition to it, it envisages (i) Regulation of the relations of land lords and tenants of agricultural lands (ii) regulation of alienations of lands (iii) prevention of excessive sub division of agricultural holdings (iv) provision for the legislation of cooperative farm and (v) empowering Government to assume in certain circumstances management of agricultural lands. It is said to be one of the most progressive legislations in the entire Country.

Under this Act, the ownership rights have been conferred to 1.07 lakh tenants, covering an extent of 5.95 lakh acres (Source CCLA).

- (v) The A.P. (T.A) Abolition of Inams Act, 1955: It provided for abolition of all Inams and vesting the same in the State. The Act envisages registration of certain Inamdars and various kinds of tenants as Occupiers on payment of a premium, with alienable rights.

Under this Act, 1,15,399 cultivators were benefited covering an extent of Acres 5,89,134 (Source CCLA)

**(vi) The A.P. (A.A.) Inams (Abolition and Conversion into Ryotwari) Act, 1956:**

The objective of this Act is to abolish and convert certain Inam lands into ryotwari which includes the grant of ryotwari pattas to the actual cultivators, with alienable rights. By virtue of the amendment made in 1975, all communal lands shall vest with the Government, free of all encumbrances.

Under this Act, 2,14,491 cultivators were benefited covering an extent of 14,53,530 acres.

As in the case of Telangana region, there are several cases of Inam lands in Andhra Region also still pending abolition and conversion into ryotwari.

**(vii) The A.P. (A.A.) Tenancy Act, 1956**

It provides for the payment of fair rent by cultivating tenants and for fixing the minimum period of agricultural leases in the Andhra Region. The work is now being attended to by the Judiciary from 1980 onwards.

The problem with regard to tenancy more particularly in the Andhra Region and to some extent in the Telangana Region is that the tenancies are by and large oral and the names of the tenants are not generally recorded in the Pahani / Adangal. Owing to this position, it becomes difficult for establishing the rights of the tenants. In view of this position, the tenants have no access to the institutional credit facilities.

**(viii) The A.P. Scheduled Areas Land Transfer Regulation 1970 (Reg. I of 1970):**

With a view to safeguarding the traditions, customs and land rights of the Scheduled Tribes in the Scheduled Areas, certain important Regulations were made during the post independence period, invoking the provisions contained in para 5(2) of the Fifth Schedule to the Constitution of India. Reg. I of 1970 is the most prominent among them. This Regulation stipulates that any transfer of immovable property situated in the Scheduled Area either from the Scheduled tribe to a non-tribal and from a non-tribal to a non-tribal is null and void unless such transfer is made to a member of Scheduled Tribe or a Cooperative Society of STs. In case of any contravention, the Agent or the prescribed officer i.e., the

Spl. Dy. Collector, TW, shall decree ejectment and restore the land back to the Tribal. This Regulation had been extended to the Telangana Region of the State through the A.P. Scheduled Areas Laws (Extension and Amendment) Regulation 1963.

An extent of about 94,312 acres tribal land alienated has so far been restored to the Tribals under this Regulation (Source Director of Tribal Welfare)

Prior to this Regulation, several transfers of land from the Tribals to Non-tribals took place in the Scheduled Areas under the guise of permission from the Agent to Government. All such cases may have to be got reopened by giving retrospective effect to this Regulation from 1917 in the Andhra Region and from 1963 in the Telangana Region.

The limitation period prescribed for filing appeals under the LTR may also be relaxed in order to take up appeals now to protect the interests, of the tribals.

There are also umpteen number of cases relating to the Tribals pending in the High Court and other courts. A special concerted effort should be made for disposal of the cases, if necessary, by appointing a Special Government Pleader for attending to all such cases.

**(ix) The A.P. Scheduled Areas Ryotwari Settlement Regulation 1970 (Reg. II of 1970):**

This Regulation, also made under 5<sup>th</sup> Schedule of the Constitution of India, provides for Ryotwari settlement of certain lands in the Schedule Areas of the Andhra Region, granting ryotwari pattas to the actual cultivators with alienable rights both in the Estate and ryotwari areas.

In this Regulation, there is also a provision for grant of ryotwari pattas to Non-Tribals in the Scheduled Areas in case they are in occupation of the lands for atleast 8 (eight) years prior to the notified date. But, such occupation shall not be in violation of the provisions of LTR 1 of 1970. In certain cases, ryotwari pattas were granted to some Non-Tribals in the Scheduled Areas. In all such cases, a review is to be taken up to see as to whether there is any violation of LTR. A provision may be made in the Regulation for facilitating such review.

Some appeals are still pending in various Courts under this Regulation. Special concerted action is required to be taken for speedy disposal of all appeals so that all the bonafide occupants get proprietary rights in the lands.

**(x) The A.P. Rights in Land and Pattadar Pass Books Act, 1971:**

The main objective of this Act is to make the entries in the Pattadar Pass Books and Title Deeds acceptable evidence of title to the property on the security of which loans are proposed to be raised for the convenience of the farmers, without insisting on the production of extracts of Revenue records, encumbrance certificate or any other document.

Record of rights means recording the rights and interests of the ryot in the lands. It does not confer pattadari rights on any person for any land. It records the pattadari or other rights accrued to a person.

With the advent of this Act, the change of registry in land holdings is to be effected under this Act only and the changes are to be carried out in the village Revenue records, after final publication of ROR.

The Act, interalia, provides for rectification of defects, regularisation of unregistered sale transactions and for revision to the Collector on the orders of the Recording Authority, Tahsildar and the RDO.

There are several instances where the Banks and other Credit Agencies have not been accepting the Pattadar Pass Books and Title Deeds as an acceptable evidence of title for the purpose of giving loans on the premise that the same were not prepared correctly. Cases of fraud are also noticed in certain cases. Thus, the purpose of enacting this Law has not been achieved as expected. Hence, it is necessary that the deficiencies have to be got over.

**(xi) The A.P. Land Reforms (Ceiling on Agricultural Holdings) Act, 1973:**

The most important step in the field of Land Reforms taken in the State was to impose a ceiling on agricultural land holdings. This Act can be said to be culmination of land reforms in the State.

Before this enactment, huge land holdings were in the hands of a few people resulting in extraordinary concentration of wealth detrimental to the common good of the poor people engaged in agriculture. The Act aims at ameliorating the conditions of the poor agriculturists and curbing the feudal tendencies of the landlords, by taking over the ceiling surplus land and distributing the same among the landless poor. The Act gives effect to certain Directive Principles of State Policy and it is effective from 1-1-1975.

For the purpose of this Act, ~~ceiling area~~ in the case of a family unit, consisting of not more than five members, means an extent of land equal to one standard holding. In the case of a family unit consisting of more than five members, land equal to one standard holding plus one fifth of standard holding for every additional member, not exceeding two standard holdings. Standard holding, in the case of family unit consisting of not more than (5) five members ranges from 10 to 27 acres in respect of wet lands and from 35 to 54 acres in respect of dry lands, based on the classification of lands. Every person whose holding on the notified date exceeds the above limits shall within thirty days from

the notified date furnish a declaration to the Tribunal i.e., the RDO. The Tribunal has to conduct enquiry and pass orders, determining whether the person (declarant) holds land in excess of the ceiling area and if so the excess area. Person holding land in excess of the ceiling limit is liable to surrender the land held in excess and the Tribunal has to approve the surrender.

The ceiling surplus land surrendered and vested in the Government are to be allotted for house sites for agricultural labourers etc., or transferred to weaker sections for agricultural purposes (atleast half of the total extent to SCs and STs and not less than two thirds of balance extent of ceiling surplus land to the BCs). The maximum extent of ceiling surplus land to be allotted for agricultural purpose is Rs. 2.50 of wet or acres 5.00 and for house sites, five cents, in each case.

Under this Act, an extent of 5,85,670 acres of ceiling surplus land has been allotted to 4,58,271 beneficiaries (Source . CCLA).

The provisions of this Act were observed more in breach subverting the same by way of filing wrongful declarations, suppressing the land holdings and by way of benami transactions etc., In some cases the lands which are not fit for cultivation were also surrendered, which involves fraud and collusion. It is necessary that all such cases are reviewed and reopened. There is no such provision in the Act. It may be considered to make a suitable provision in the Act.

~~W~~et land+means not only the land registered as such in the land revenue accounts of the Government but also includes land not registered as wet which has been included in the Ayacut of any Government source of irrigation and lands irrigated by water drawn from any Government source of irrigation in any four fasalies within a continuous period of six fasalies before the specified period. There are several instances where the lands though not registered as wet were localized and included in the command area of the irrigation sources. In all such cases, a thorough verification of the Adangals / Pahanies and water rate

accounts is to be got done, so that the land owners may be required to file fresh declarations, owing to alteration in the classification of land. This facilitates surrender of additional ceiling surplus land by the declarants as the standard holdings to be retained by them would become less for eventual allotment to the land less poor.

Apart from the above, there is a provision in the Act, requiring every person presenting a document of alienation of land before the Registering Officer to furnish a declaration to the effect that the holding of the transferor does not exceed the ceiling area. The Registering Officer, soon after registering the document sends a copy of the declaration to the RDO, concerned. The RDO has to verify the veracity of the declaration and in case it is found that the transaction is in contravention of the Act, it shall become null and void. By and large, such cases are not being verified. It may be got done compulsorily.

### **10.7 Conclusion :**

In all the land laws, there is half hearted attempt as they had many loopholes. These loopholes helped the vested interest groups to take shelter under the judiciary in order to distort land reforms implementation.

The Land Reform programmes were started with a great enthusiasm in early 1950s with an aim to make more rational use of scarce land resource with equity and to provide access to land to the poor, but failed on several counts. Despite enactment of several Land Reforms Laws, the fate of the poor man remains the same due to failure in implementation to the desired level. The Planning Commission Task Force headed by Sri P.S. Appu mentions the following as the principal reasons for poor implementation of land reforms . lack of political will, absence of pressure from below because the poor peasants are passive, unorganized and inarticulate, Luke - warm, and often apathetic attitude of the bureaucracy, absence of up to date land records and legal hurdles in the way of implementation of land reforms.

One should remember an important aspect here that still the land issue is an unresolved social contradiction in the rural area of the State. It is expected of the Government machinery to take necessary administrative initiative to resolve this problem within the constitutional frame, if not history will take its turn and find an appropriate solution outside the frame of the Constitution.

## Annexure - I

### ASSIGNMENT OF GOVERNMENT LANDS IN A.P STATE SINCE THE BEGINNING OF THE SCHEME i.e., FROM 1.11.69 to TILL TODATE (Extent in Acres)

S.No	Name of the District	S.C.s		S.T.s		B.C.s		OTHERS		TOTAL	
		No.	Extent	No.	Extent	No.	Extent	No.	Extent	No.	Extent
1	2	3	4	5	6	7	8	9	10	11	12
1	Srikakulam	19325	15689.47	25324	21159.34	19158	15279.06	25297	20791.95	89104	72919.82
2	Vizianagaram	19412	22978.45	24757	30515.67	19083	22076.29	24601	30127.68	87853	105698.09
3	Visakapatnam	24323	34653.76	34838	55183.01	24319	33958.21	33253	47561.08	116733	171356.06
4	East - Godavari	15450	12431.01	20686	20301.43	13805	11235.02	20379	16608.17	70320	60575.63
5	West	15662	19886.79	18764	24857.27	13357	17241.58	19944	26738.82	67727	88724.46
6	Krishna	19489	19912.87	23720	24439.97	18206	19189.13	25728	27276.8	87143	90818.77
7	Guntur	21228	21236.68	26405	20400.2	19011	14877.45	28572	22292.90	95216	78807.23
8	Kurnool	17460	25857.59	21247	31498	16461	24966.44	22856	33859.97	78024	116182
9	Nellore	64745	100337.72	74291	117921.75	57595	89756.18	78907	126735.08	275538	434750.73
10	Cuddapa	29322	53215.5	34355	63017.83	26778	49131.8	39298	72575.26	129753	237940.39
11	Prakasham	46055	71292.81	55930	87136.31	41321	64778.45	60967	40730.52	204273	263938.09
12	Chittoor	63244	86642.64	79014	109261.09	57128	78670.91	84790	117026.69	284182	391601.33
13	Anantapur	53870	137311.61	67187	171846.88	50826	129325.09	72703	185741.51	244586	624225.09
14	Adilabad	19763	48877.4	27147	69515.06	18201	45223.78	25674	65115.43	90782	228731.67
15	Karimnagar	35036	25681.07	40989	30264.85	30919	22973.79	43651	32280.19	150595	111199.9
16	Nizamabad	33195	37488.65	41671	49006.16	30854	35196.95	44000	49575.14	149720	171266.9
17	Khamamm	28791	59223.28	41794	79377.57	25379	53585.7	38124	79949.72	134088	272136.27
18	Warangal	39155	39212.27	49275	49368.25	35998	35935.51	52173	52296.68	176601	176812.71
19	Mahabubnagar	29529	48206.07	35889	59630.66	27611	45120.01	38124	63361.07	131153	216317.81

20	Ranga Reddy	16530	15947.46	20701	19758.12	15205	14727.78	22122	21052.7	74558	71486.06
21	Nalgonda	38962	37896.33	44291	44484.18	34497	34010.37	45539	45397.14	163289	161788.02
22	Medak	36472	54494.53	44697	67895.47	34023	50460.81	48584	73564.51	163776	246415.32
23	Hyderabad	-	-	-	-	-	-	-	-	-	-
	<b>Total</b>	<b>687018</b>	<b>988473.96</b>	<b>852972</b>	<b>1246839.07</b>	<b>629735</b>	<b>907720.31</b>	<b>895286</b>	<b>1250659.01</b>	<b>3065014</b>	<b>4393692.35</b>
	1st & 2nd Phase	75282	-	54932	-	82919	-	28002		241135	325639
	3rd Phase	21917	26950.78	16127	30261.78	26554	37447.17	8952	16707.12	73550	111380.86
	<b>Grand Total</b>	<b>784217</b>	<b>1015424.74</b>	<b>924031</b>	<b>1277100.85</b>	<b>739208</b>	<b>945167.48</b>	<b>932240</b>	<b>1267366.13</b>	<b>3379699</b>	<b>4830712.21</b>

Source: Progress Report of Chief Commissioner Land Administration, AP, Hyderabad

## Annexure - II

### ASSIGNMENT OF CEILING SURPLUS LANDS IN A.P STATE FROM 1-1-1975 TO TILL TODATE (Extent in Acres)

Name of the District	S.C.s Beneficiaries	Extent	S.T.s Beneficiaries	Extent	B.C.s & Others Beneficiaries	Extent	Total No. of beneficiaries	Total Extent distributed (in Acres)
Adilabad	6456	12477.75	7237	20590.90	7202	15429.04	20895	48497.69
Anantapur	12044	25360.06	1660	4060	12831	27400.81	26535	56820.87
Chittoor	4209	4266.44	1132	1192.60	3218	2808.4	8559	8267.44
Kadapa	3521	3277.16	635	495.79	1717	1547.34	5873	5320.29
East Godavari	9604	5168.75	2066	3307.23	10178	5709.39	21848	14185.37
Guntur	6497	3321.82	2790	1708.80	3946	2177.92	13233	7208.54
Karimnagar	16002	12058.21	2188	3371.91	14789	14939.29	32979	30369.41
Khammam	3134	2045.61	8885	24089.13	3065	3350.78	15084	29485.52
Krishna	16138	6435.57	7507	2443.94	8591	3967.06	32236	12846.57
Kurnool	19351	33482.32	1115	1784.63	17672	25674.99	38138	60941.94
Mahaboobnagar	9762	17860.89	2325	5649.33	11332	20794.54	23419	44304.76
Medak	1364	19264.05	2125	3609.76	15850	20944.64	19339	43818.45
Nalgonda	10735	12800.02	3434	4549.12	13511	16005.21	27680	33354.35
Nellore	23424	26809.19	10470	12289.72	14299	16848.52	48193	55947.43
Nizamabad	4791	5472.21	1005	1278.20	4961	6138.78	10757	12889.19
Prakasham	7976	7917.86	2577	2040.52	8068	5908.9	18621	15867.28
Ranga Reddy	7198	12326.14	2478	5429.94	10763	15765.92	20439	33522.00
Srikakulam	5688	3365.49	2226	1736.12	6885	3077.91	14799	8179.52
Visakapatnam	2796	3790.63	2121	3783.16	3749	2981.55	8666	10555.34
Vizianagaram	2391	2028.3	1534	1814.32	3459	2575.69	7384	6418.31
Warangal	9190	8391.65	8170	13987.32	15250	16374.18	32610	38753.15
West Godavari	5815	4301.13	642	780.03	4527	3035.74	10984	8116.90
<b>Total</b>	<b>188086</b>	<b>232221.25</b>	<b>74322</b>	<b>119992.47</b>	<b>195863.00</b>	<b>233456.60</b>	<b>458271.00</b>	<b>585670.32</b>

Source: Progress Report of Chief Commissioner Land Administration, AP, Hyderabad

**Annexure - III**  
**DISTRIBUTION OF BHOODAN LANDS IN**  
**ANDHRA PRADESH STATE**

S.No	Name of the District	LANDS DISTRIBUTED SO FAR	
		No. of Beneficiaries	Extent in Acres
1	2	3	4
1	Srikakulam	2649	11244.00
2	Vizianagaram	597	354.55
3	Visakapatnam	1948	4286.42
4	East - Godavari	3354	7173.05
5	West - Godavari	10367	29621.33
6	Krishna	821	1674.21
7	Guntur	5912	20071.23
8	Kurnool	632	1353.43
9	Nellore	5944	12723.69
10	Cuddapa	5638	11987.10
11	Prakasham	1790	2164.26
12	Chittoor	780	1121.93
13	Anantapur	925	3737.15
14	Adilabad	44	142.49
15	Karimnagar	1414	3702.89
16	Nizamabad	443	1692.38
17	Khamamm	1	2.50
18	Warangal	56	185.73
19	Mahabubnagar	1	4.00
20	Ranga Reddy	56	162.00
21	Nalgonda	22	62.14
22	Medak	506	506.34
23	Hyderabad	-	-
	<b>Total</b>	<b>43900</b>	<b>113972.92</b>

Source: Progress Report of Chief Commissioner Land Administration, AP, Hyderabad

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