

**Office of the Commissioner and Inspector General of
Registration and Stamps, Telangana, Hyderabad.**

Memo. No. G2/257/2019,

Dated: 26/08/2020

Sub: Registration and Stamps Department – Prohibition of registration of unauthorised plots and buildings – Certain instructions issued - Regarding.

Ref: 1. The Telangana Municipalities Act, 2019
2. The Telangana Panchayat Raj Act, 2018
3. Commissioner, GHMC, Lr. No. B/1545/TPS/CCP/HO/GHMC/2016-20, dated: 24.08.2020.

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It is the objective of the state government to ensure planned development in the state. Various statutes and rules have been made with safeguards to see that the above objective is achieved. The Telangana Municipalities Act, 2019 and the Telangana Panchayat Raj Act, 2018 provide for safeguards against registration of unapproved plot, sub-divisions, buildings and structures, etc.

2. The relevant provisions of the above mentioned acts and other relevant rules are as follows:

i. Section 172(16) of the Telangana Municipalities Act, 2019 stipulates that “*No new plot or sub-division shall be registered by Registration Authority unless it is approved by the authority as per the provisions of the Act.*”

ii. Section 178(3) of the Telangana Municipalities Act, 2019 stipulates that “*The Registration Authority shall not register any building or structure or part of the building without the production of sanctioned plan approved by the municipality.*”

iii. Section 113(8) of the Telangana Panchayat Raj Act, 2018 mandates

that “No piece of land for building purposes shall be sold by any owner or developer which is not a part of an approved layout: Provided that it shall not be applicable to plots of land in Grama Kantam having an existing building.”

iv. Under Rule 13 (C) of Telangana Regularisation of Unapproved and Illegal Layout Rules, 2015 [G.O.Ms.No.151, MAUD Dept, dated 02.11.2015] (Failure to come forward for regularisation of unapproved layouts/plots) it has been specified that “Such unapproved layouts shall be recorded in the prohibitory properties of the Registration Department and no sale / disposal or transactions shall be allowed in such sites.”

v. Rule 26 (h) of Common Building Rules [G.O.Ms.No.168, MAUD Dept, dated 07.04.2012] stipulates that “The Registration authority shall register only the permitted built up area as per the sanctioned plan and only upon producing and filing a copy of such sanctioned building plan. On the registration document it should be clearly mentioned that the registration is in accordance with the sanctioned building plan in respect of setbacks and number of floors.”

3. In order to enforce the above statutory and rule positions, the following instructions are issued in respect of registration of open plots or structures in any Panchayat, Municipality or Municipal Corporation including GHMC:

- i. **Plot in approved/authorised layouts only shall be registered.** Only the plots in layouts approved as per law by the competent authority and plots which are regularised under LRS (Layout regularisation Scheme) schemes issued by the Government from time to time can be registered. Plots in unauthorised layouts shall not be registered even though the same plot was registered earlier.
- ii. **Authorised Structures only shall be registered.** Houses, buildings, apartments (flats) or any structures shall be registered only if they have the approval/permission from the competent authority and on the registered document it should be clearly mentioned that the registration is in accordance with the sanctioned building plan.

Registering authority shall not register any part of a building or structure beyond the approved sanctioned plan. Earlier registration of the structure will not make it registerable now. The structures which have proceedings under BRS (Building Regularisation Scheme)/ BPS (Building Penalisation Scheme) schemes issued by the Government from time to time can be registered. However, existing buildings in Grama Kantam can be registered as per provisions of Telangana Panchayat Raj Act, 2018.

4. Persons seeking registration of properties shall be asked by the Registering Authority to produce relevant sanction orders/approvals from the competent authority at the time of presentation of the documents.

5. The above instructions are issued for strict compliance and shall come into force with immediate effect. Any violation of instructions shall invite stringent disciplinary action.

T CHIRANJEEVULU

Commissioner and Inspector General of
Registration and Stamps, Telangana, Hyderabad

To

All the Deputy Inspectors General in the State

All the District Registrars in the State

All the Sub-Registrars in the State

Copy to:

Special Chief Secretary to Government, Revenue (Registration) Department

Principal Secretary to Government, MA&UD Department

Secretary to Government, Panchayat Raj and Rural Development

Director, MA&UD Department

Commissioner, GHMC