

# BOARD'S STANDING ORDERS

By

**B.Ramaiah, I.A.S.,**

**Secretary to Vigilance Commissioner**

**VIGILANCE COMMISSION A . P**

# ITEMS COVERED

- **What are Board Standing Orders**
- **Board of Revenue as existing in Andhra and Telangana Regions**
- **Abolishment of Board of Revenue**
- **Whether BSOs are statutory in nature or not**
- **BSOs in brief- related to various subjects**

# WHAT ARE BOARD STANDING ORDERS

- **Orders ,issued by Board of Revenue when it was in existence, are BSOs**
- **They concern with fixation of assessment, disposal of land ,collection of L R , remissions, irrigation facilities , maintenance of Revenue records, survey of land, acquisition of land etc .**
- **They concern with all sorts of revenues**

# WHAT ARE BOARD STANDING ORDERS

- **They cover Inams, public works , public health , public servants who function under the control of Board of Revenue**
- **They cover various miscellaneous aspects such as state pensions registration of documents, weights and measures etc**
- **In Telangana Area the issues covered in BSOs are covered in AP (TA)Land Revenue Act 1317F etc**

# BOARD OF REVENUE

- **As on today the hierarchy of Government official machinery consists of three/four strata**
- **The first is at Secretariat level –Each department headed by Spl. C S/ Principal Secretary/Secretary, with Chief Secretary as over all head.**
- **Heads of Departments – offices located at Head Quarters.**
- **Regional offices ( This strata is not there in case of all departments)**

# BOARD OF REVENUE

- **The Board of Revenue** ,a cluster of heads of the departments- comprising of five members -dealing with the Land Revenue ,Excise , commercial Taxes, stamps ,civil supplies and other ancillary subjects such as land reforms, irrigation, ayacut development , and relief etc. was in existence up to 1977.
- In Andhra area, the origin dates back to 20.06.1786.
- Duties and responsibilities are well defined in **A P (Andhra area) Board of Revenue Regulation 1803-** implements several revenue enactments-recommends to Govt. on additional Revenue sources –supervises the function of revenue offices

## BOARD OF REVENUE --- contd

- power to exercise certain Judiciary functions was also there up to 1803
- In Telangana area, it was constituted under Hyderabad Board of Regulation 1358 Fasli- three members, one designated as Senior member.
- Board of Revenue functioning in Andhra area was entrusted with the functions of Board under Hyderabad Board of Regulation 1358 Fasli –G O 1250 Rev Dep dated 03-07-1957

## BOARD OF REVENUE --- contd

- Five members in the Board-the first member was the Chairman
- The board had to meet twice a week
- There was division of work- certain subjects such as implementation of Acts and bills was taken care of by the board as a whole
- Minimum 3 members be present - subjects like licence for the use of Land and Building
- Minimum 2 members be present- subjects like Conduct of Gazetted Officers etc.
- — 1<sup>st</sup> member -: Land Revenue & Tribal welfare , 2<sup>nd</sup> member -- Survey and settlement - 3<sup>rd</sup> member Commercial Taxes - 4<sup>th</sup> member Excise, Civil Supplies- 5<sup>th</sup> member- Irrigation and Ayacut development.



# ABOLISHION OF BOARD OF REVENUE

- Revenue and police departments were prominent during British Rule
- Once number of developmental departments come up, the importance of Revenue department / Board of Revenue dwindled
- Govt. abolished Board of Revenue and appointed five Commissioners - GO.Ms.No.97 Revenue (Z) dated 31-01-1977 . ---- the basis is report of One Man Committee headed by Sri S R Kaiwar I C S (retd.)
- Commissioner of Land Revenue ,Commissioner of Survey, Settlements and land Records , Commissioner of Land Reforms and Urban Ceilings, Commissioner of Commercial Taxes and Commissioner of Excise and Civil Supplies

# NATURE OF BSOs AND PRESENT STATUS

- **BSOs comprise rules framed by the Board with the statutory authority, Government orders ,orders issued by the Board with the approval of the Government and very often with prior sanction of the Govt. and the minutes of the meetings**
- **So they are statutory in nature and have the force of law / are Executive instructions**
- **Some are deleted**
- **Most of them lost relevance due to vast expansion and being dealt by a number of departments-significant changes.**
- **But a good number are still relevant and procedures laid down in them need to be followed**
- **Any reference to Board in BSOs as on today concerns to the corresponding Commissioner**

## **BSOs ----- ASSESSMENT ON LAND**

- **BSOs 1 to 14 are concerned**
- **BSOs 3,9,10, 13 and 14 –deleted**
- **Assessment has been fixed during settlement.**
- **Soils divided in to 14 classes - mechanical composition**
- **Each class in to 5 sorts**
- **Net Returns in grain value determined- value as per average of 20 Non – famine years – cultivation charges, transportation charges , vicissitudes of season etc are considered- half of net value is fixed as assessment- land of similar grain value assigned with Taram**

➤ There are altogether 14 classes.

<b>Series</b>	<b>Classes</b>
<b>1. Alluvial</b>	<b>I. Alluvial clay</b> <b>II. Alluvial loam</b>
<b>2. Regar</b>	<b>III. Regar clay</b> <b>IV. Regar loam</b> <b>V. Regar sand</b>
<b>3. Red ferruginous</b>	<b>VI. Red clay</b> <b>VII. Red loam</b> <b>VIII. Red sand</b>
<b>4. White and Grey calcareous</b>	<b>IX. Clay</b> <b>X. Loam</b> <b>XI. Sand</b>
<b>5. Arenaceous</b>	<b>XII. Clay</b> <b>XIII. Loam</b> <b>XIV. Sand</b>

➤ Each class is in turn divided in to 5 sorts - Best, Good, Ordinary, Inferior, Worst.

## **BSOs ----- ASSESSMENT ON LAND --contd**

- **Assessment has no relevance as on date as far as revenue of the Govt. –L R exempted from collection**
- **Only Water Tax as per Act 11/1988 is relevant as on date**
- **But the assessments fixed are significant in implementation of AP Land Reforms( COAH) Act 1973-Land Acquisition etc**
- **The instructions on charging and collection of assessment / water rate through light on the system of Revenue Administration**

# BSOs -----ASSESSMENT ON LAND --contd

## BSO - 1- RATES OF ASSESSMENT

- Assessment shall be on land and not on the crop
- Lands classified as WET , DRY and MANAVARI
- Manavari lands – wet crops grown with rain water or with water in swamp lands
- Cultivating with water from DORUVU wells-wells on the banks of irrigation sources –water drawn in to the wells- land to be treated as dry - additionally 1/4<sup>th</sup> or 1/8<sup>th</sup> of water cess to be levied on dry lands

## BSO - 4- Water Cess on Dry Lands

- Wet crops grown in land classified as Dry using water from Government Sources- water Cess to be collected in addition to land assessment.

## BSOs ----- ASSESSMENT ON LAND --contd

- Use of water may be by direct flow water or by cross-bunding
- Uniform water cess /rates have been fixed for each project and source
- The water cess is progressively increased-  $1/5^{\text{th}}$  in first year – full in fifth year.
- If water is raised by mechanical contrivances, water cess is reduced by  $1/4^{\text{th}}$
- Crop stands for more than 6 months –water cess charged if taken for six months
- Water cess is charged on exact area cultivated using water , but not total area
- No charge, when seedbeds are wetted
- Only one rate when two cuttings are made

## **BSOs ----- ASSESSMENT ON LAND --contd**

- **Written sanction from collector / S E Public Works Department be obtained to use water for land classified as dry**

### **BSO -5- Water Cess on Second Crop in Single crop wet land**

- **Half of first crop for the second crop**
- **No charge for 3<sup>rd</sup> crop**
- **Full rate even dry crop is grown as first crop using water-if dry crop is grown as second crop in single wet land - the least of dry rate of similar rate or 1/2 of first crop wet rate is charged.**
- **In case of land assigned to Institutions in lieu of Tasdic allowance – second crop rate is collected from tenants**
- **Deduction of 1/4<sup>th</sup> is given in first and second crop when water is lifted.**



## BSOs ----- ASSESSMENT ON LAND --contd

### BSO -5A- Irrigation after the normal cultivation season

- Single crop wet land may be cultivated at any period during the Fasli- short fall of water – Assessment is collected-Govt not responsible
- Duffassal crop cultivated in single crop wet land in the same Fasli- 1 ½ of single wet assessment
- Duffassal crop cultivated in single wet crop land
  - if harvested in next fasli- single wet assessment in each Fasli if no other crop cultivated in both Faslis-
    - one single crop grown in one of the Faslis besides Duffasal crop spreading 2 years- normal rate in one year and 1 ½ in another fasli
  - single wet crop in both faslis besides Duffasal crop spreading in 2 faslis-single wet assessment in one year and twice in second year

# BSOs ----- ASSESSMENT ON LAND --contd

## BSO -6- Private wells

- The assessment is not enhanced when water from private well is used in case of wet lands.
- Wells to be registered by Karanam
- No water cess -if dry land irrigated with water from private well
- Single wet crop land second crop with water from private well – no water cess for second crop
- Assessment/ water cess when water from private wells is used as detailed below in case of wet land

Classification	First crop	Second crop	Assessment payable
Single crop wet	Sufficient water received	Sufficient water <b>not</b> received	Single wet assessment
	Sufficient water <b>not</b> received	Sufficient water received	DO
	Sufficient water <b>not</b> received	Sufficient water <b>not</b> received	Single dry rate
Double wet crop	Sufficient water <b>not</b> received	Sufficient water <b>not</b> received	DO
	Sufficient water received	Sufficient water <b>not</b> received	Single crop wet or 2/3rd of double wet
	Sufficient water <b>not</b> received	Sufficient water received	DO

## **BSOs ----- ASSESSMENT ON LAND --contd**

### **BSO -7 Use of water for irrigation in works not controlled by Govt.**

- **No water cess when rain water is retained and used**
- **Water from minor streams which provide water for a few days can be utilised- no water cess**
- **When desires to use water by through private works/ channel , permission to be obtained- permission is granted if water can be spared and owners of other land through which channel proposed passes through accord permission .**
- **Private projects may be encouraged by collectors with concessional water cess for specific period.**

# BSOs ----- ASSESSMENT ON LAND --contd

## BSO -8 Private repair of ruined and rainfed Govt tanks

- A Tank is treated as ruined when area irrigated area less than 25% for 5 years
- Authorities competent to permit are collector/ Board as per the assessment under the tank - only when Govt does not intend to repair
- Amount required for repairs, assessment received if repaired , average area cultivated , cost of repairs etc are taken in to consideration
- Special rate of assessment to be payable –is enhanced at the time of resettlement on par with assessment on other lands.
- Repair include removal of silt

## BSOs -----Subject wise

### BSO -11A Licence for use of water from Government sources for the domestic or industrial purposes

- Permission / Licence can be granted for domestic use ,industrial purposes, for generation of Electricity
- Water from rivers , other natural sources or projects may be permitted
- Collectors/ S E Irrigation are competent to issue license for domestic purpose/ industrial use
- Government is competent authority for according permission to use water power generation. Application to be made C E – processed through collector and Board
- Royalty has to be paid- depends as per the purpose, mode of drawl, quantity drawn and whether re-circulated or not
- Government issues orders from time to time as regards to rates of Royalty

# BSOs ----- JAMABANDI

## BSO 12

- Detailed scrutiny of village and Taluk accounts
- Officers by whom JB to be held , stations at which to be held, time of completion, instructions to JB Officers, scrutiny work of revenue officials , scrutiny of Darkhast registers , village statistical registers etc are covered
- Integrated village accounts are introduced
- Even today the methods are followed with necessary changes in check memos etc
- As on today, the land shall be accounted- levy ,collection and proper remittance of water tax- proper maintenance of records etc are to be covered.

# BSOs ----- DISPOSAL OF LAND

## -----BSO 15

- 
- Categories of land-available/ not available for assignment are discussed
- Assessed and un-assessed waste land , if not entered in P O B –available for assignment
- Land less poor, Siva-jamadar (in continuous possession from preceding Fasli), consideration of the share in land held by joint family, criteria to be fulfilled to consider as political sufferers, Ex – Service men ,Co-operative societies, priority in selection of beneficiaries -are extensively covered.,
- Assignment of following Land is prohibited
  - Reserved land –land required for special purposes – entered in Prohibitory Order Book- Collector is competent to withdraw
  - One chain to be set a part adjacent to roads , banks of irrigation works, the width of margin to be left is 30 links in case of distributaries or minor drains
  - Poramboke lands

----- contd

## **BSOs ----- DISPOSAL OF LAND ---contd**

- Land adjoined to reserved or unreserved forest bloc forest of one square mile or more and not in occupation for 18 months with out consulting DFO
- Land containing topes , valuable trees
- Land within cantonment limits ,with in 200 yards from aerodrome, with in 100 yards from high water mark of sea ( now as per CRZ norms), 40 chains from railway line
- Transfer of land from one head to other- poramboke to poramboke- to assessed /ayan
- Assignment policy is drastically changed – the Procedure is still as per BSO
- No prescribed form for application
- A1 Notice to be published-beat of tom –tom- village chavadi- in the vicinity of land- signature of two elders are taken

**----- contd**



## **BSOs ----- DISPOSAL OF LAND ---contd**

- **A-Memorandum to be prepared - details of applicant – particulars of land applied including surroundings – income- land held by applicant- Whether Right of way is necessary – date of publication of A1 Notice are furnished by Karanam**
- **The R I to record statements of the VRO and the applicant**
- **The Tahsildar to pass orders in A- Memorandum**
- **Patta issued in D Form**
- **Appeals – Revision BSO 15(18)-Collector 3 years- Board any time if fraud / mistake of fact /misrepresentation of fact—the authority of Board delegated to Collector- G O 912 Rev (B) Dept. dated 2-8-1985**

**----- contd**

## **BSOs ----- DISPOSAL OF LAND ---contd**

- **BSO 15A deals with temporary occupation of Govt land for agricultural purposes- detailed procedure –rent collected – issued in the Form in Appendix - X A**
- **Disposal of Tank bed lands- BSO16- When no ayacut is there –new source comes in to existence- with permission of Govt.- by way conducting auction**
- **BSO 17 deals with cowls- Authorities collector/ board with prior permission of Govt.- yearly clearance –rights of mining etc reserved to Govt.-no compensation is paid for developments taken up**
- **BSO 19A deals with grant of land for cattle/dairy farms**
- **BSO 21 deals with assignment of House sites in rural and urban areas-procedure-registers to be maintained . Special guidelines are issued**

**----- contd**

# BSOs ----- DISPOSAL OF LAND ---contd

➤ **BSO 22 deals with disposal of land and buildings held by departments- procedure of sale-allotment of buildings-inter departmental transfers- Collector is competent-consent of HOD of concerned department to be obtained**

➤ **BSO 23 deals with transfer of land and building between Central and State Government-procedure-authorities competent-market value to be paid- are specified**

**----- title disputes between central –state GOVERNMENTS- Supreme court-Article- 131**

# BSOs ---- ALIENATION OF LAND

## BSO 24

- Alienation to persons, local bodies and institutions- Public purpose-Religious, educational and other purposes
- Competent Authorities-Market value-tree value-form of application etc are specified.

### Conditions

- must be used for the specific public purpose
- not to be alienated
- Certain rights reserved to Govt.
- Compensation to buildings etc paid/not paid
- Similar conditions even when land is acquired at the cost of person/ institution.

## BSOs ----- Other issues related to land

- **BSO 24 –A** deals with grant of land / building for Non – Agricultural purpose-procedure – competent authorities-charges in case of recreation , trade ,circus, touring cinemas, levying of pipelines etc- charging **ground rent** in lieu of assessment is dealt with
- **BSO 26** deals with un-authorized occupation of Govt. land-objectionable /unobjectionable-petty encroachments-roads etc vested with **local bodies** –responsibilities of local body/revenue dept Encroachments in **railway lands,temple lands-** are specified - **Different Acts came in to force-** (Endowments Act deals with Endowment land )
- **BSO 26A** deals with exchange of land- permissible when the course of river etc changes-straightening of channel/path way- When extents are small -extension of village site-procedure-**Relinquishment---Assignment-authorities competent-** cancellation of exchange .

**Contd---**

# BSOs --- related to **TREES**

- **BSO 18** deals with scattered trees and topes- tree patta in Appendix –XI
- **BSO 18A** deals with auction of trees- upset price fixed –not to be indicated- Notice of sale of trees in Appendix XIA and XI B
- **BSO 18B** deals with Avenue trees- protection is the responsibility of village officer -neglect are punished
- **BSO 19** deals with grant of land for private or public topes- Form of cowl for Private Topes in Appendix XII, Public Topes in Appendix XIII
- **BSO 19 B** deals with grant of license for planting trees on land not available for assignment. – Form of licence in in Appendix XIV

## BSOs ----- Other issues related to land

- **BSO 31** deals with Registry of holdings- voluntary action of holders- court decrees-successions-procedure given- As on today as per ROR in case of patta lands
- **BSO 33** deals with Relinquishment of Ryotwari holding- in writing -before season-accessibility-land held jointly not acceptable -competent authorities to accept
- **BSO 34** deals with Guardians for minors-appointed by Will or Instrument- appointed or declared by courts-other guardians

# BSOs ----- SURVEY RELATED ASPECTS

- **BSO 34 A** deals with Maintenance of Revenue records-survey marks  
-FMBs –village map-village registers showing particulars of the description , classification and tenure of each survey number and sub-division number
- **BSO 34 B** deals with correction of errors in survey and demarcation
- **BSO 34 D** deals with effecting changes in the revenue accounts as a result of Resurvey ,supplemental survey with out restricting to settlement



## BSOs ----- COLLECTION OF REVENUE

- BSO 35 -51 . BSO 38,,50,51 deleted
- Writing off of irrecoverable arrears- BSO 39- erroneously included, wrongly charged on lands acquired by Govt, demands un-discharged after sale of the property of defaulter etc - authorities competent-writing off to be intimated to the defaulter
- Revenue Recovery Act – distraint of movables / attachment of immovables- arrest of the defaulter / surety – procedure is dealt with
- **BOUGHT IN LANDS** - BSO 45 – when the value being realised in auction of land is less , officer authorised to purchase the land to participate in auction -50% of the value or the arrears due ,least of the two- not to be assigned –put for resale at the earliest opportunity –leased year wise- not to original defaulter unless arrears with interest paid in reasonable time.

# BSOs -----Subject wise

## INAMS- BSO 52 -65 . -

- Be familiar with -THE ANDHRA PRADESH (ANDHRA AREA) INAMS (ABOLITION AND CONVERSION INTO RYOTWARI) ACT, 1956

## YEOMIAHS AND STATE PENSIONS

- BSO 66-73 , BSO 69 deleted .
- Yemahs are pensions granted for service and for subsistence –for rendering service such as performing worship in mosques etc .

## PUBLIC ENDOWMENTS----IRRIGATION AND OTHER PUBLIC WORKS

- BSO 74-78 ----- BSO 79 - 89

## BSOs -----Subject wise ...

Subject	BSO Nos	BSOs Deleted
Irrigation & other public works	79 to 89	83
Acquisition of land	90,91	
Govt. law suits	92 to 98	
Sanitation, festivals cattle diseases, Registration of births & Deaths Cholera and other epidemics . Vaccination , Medical attendance Medical /certificate	99 to 106	104
Precautions against Cholera,	107 to 113	107,108, 109,109A 111,112, 113
Village Officers	145 to 157	145 to 157
Revenue enquiry under Regn. IX/1822	158	

## BSOs -----Subject wise

Subject	BSo Nos	BSos deleted
Office routine	159 to 180	159 to 180
Treasury, financial & contingencies	181 to 191	181 to 186
Stationery	192	
District Gazettes, old district records district printing work	193, 194, 195	
Forest Panchayats	195A	195A
Reward for destruction of wild animal	196	
Escheats & Unclaimed property	197	
Registration of Documents to which Govt. are apart.	199	
Changes in villages, taluk or district limits	201	

## BSOs -----Subject wise

Subject	BSO Nos	BSOs deleted
Preservation of GTS stations and bench marks	202	
Tombs and monuments	203	
Weights and measures	204	
Impounded cattle	205	
Govt. translators	206	
Reports on draft Acts	207	
Floods	209	
Wandering gangs of Asiatic foreigners	210	
Fisheries	211	
Agricultural pests and diseases	213	

***Thank You***