

**THE ANDHRA PRADESH (ANDHRA AREA) INAMS (ABOLITION
AND CONVERSION INTO RYOTWARI) ACT, 1956
&
THE ANDHRA PRADESH (ANDHRA AREA) INAMS
(ABOLITION AND CONVERSION INTO RYOTWARI) RULES, 1957**

By

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OBJECTIVES

- **As part of Agrarian Reforms**
- **Estate Abolition Act covers only such villages / part of the villages (Khandrigs/ Hamlets)**
- **To benefit the Inamdars, Institutions and Tenants in Inam / Zamindari / Rytwari villages .**
- **Amended vide Act 20 of 1975**
 - **to protect the permanent Occupancy Rights of Tenants**
 - **by virtue of any custom or usage having the force of Law etc.**
 - **to provide the vesting of Communal Lands in the Government**
 - **to treat purchasers of Inam lands in good faith .**
 - **to confer Revisionary powers on the Board of Revenue .**

ITEMS TO BE COVERED

- **“IMPORTANT DEFINITIONS**
- **“DETERMINATION OF INAM LANDS**
- **CONVERSION OF INAM LANDS IN TO RYOTWARI LANDS : IN INAM VILLAGES**
- **REINSTATEMENT OF TENANTS WHO WERE IN OCCUPATION AS ON 07.01.1948**
- **DETERMINATION OF 1/3 SHARE OF INAMDAR**
- **“RIGHT OF PERMANENT OCCUPANCY TO TENANTS IN INAM LANDS HELD BY INSTITUTION**
- **ISSUE OF RYOTWARI PATTAs IN RYOTWARI OR ZAMINDARI VILLAGES**
- **APPELLATE, REVISION, AUTHORITY**
- **OTHER ITEMS**

IMPORTANT DEFINITIONS

- **“Inam land”** means any land in respect of which the grant in inam has been made, confirmed or recognized by the Government. **Sec.2(c)**
- **“Inam village”** means a village designated as such in the Revenue Accounts of the Government. **Sec.2(d)**
- **“Institution”** means a religious, a charitable or an educational institution. **Sec.2(e)**
- **“Revenue Court”** means the Court of the Revenue Divisional Officer having jurisdiction over the area in which the inam lands are situated. **Sec.2(g)**

IMPORTANT DEFINITIONS

- **“Ryotwari village”**-a village designated as such in the Revenue accounts of the Government. **Sec.2(b)**
- **“Zamindari village”** means a village designated as such in the revenue accounts to the Government, and includes a village so designated immediately before it was notified and taken over by the Government under the Madras Estates (Abolition and Conversion into Ryotwari Act, 1948 (Madras Act XXVI of 1948. **Sec.2(k)**

DETERMINATION OF INAM LANDS

- Tahsildar / Inam D.T publishes a notice under **Sec 3(2)**.
- The notice is in **Form . I** **Rule 3 (2)**.
- All the S.Nos, extents related to Inam lands are published.
- It is specified in the notice that it is for deciding
 - i. Whether the land is an **Inam land**
 - ii. Whether such Inam land is in **Ryotwari, Zamindari or Inam village**.
 - iii. Whether such Inam land is held by any **institution**..
- Interested persons / Institutions to file claims in 30 days.

DETERMINATION OF INAM LANDS -contd

- The notice shall be published in the village chavadi – affixed in conspicuous place – by beat of tom tom in the village – Notice Board of Tahsildar – in the office of Panchayat / Municipality.
Rule – 3(3), 3(4)
- Notice shall also be served on all interested persons / Institutions.
Rule 3(5)
- Reasonable opportunity shall be given for adducing evidence by interested persons
- The decisions of Tahsildar are published in Form-II

DETERMINATION OF INAM LANDS -contd

- All details of Inam land – Institutional or not – Dry / Wet – communal land – are covered.
- The land in all survey numbers referred as communal / poramboke land, vests with Government. Sec.2A
- Who ever, aggrieved by the decision of Tahsildar /Inam D.T. may file Appeal in Revenue court within 60 days. Sec.3(4)
- Appellate authority can not take up suo-moto Appeal.
- Once appeals are disposed Form-II is published in District gazette. Rule 3(7)

CONVERSION OF INAM LANDS IN TO RYOTWARI LANDS : IN INAM VILLAGES

- The application for issue of Ryotwari patta be filed in writing.
- No specific Form.
- held by Institutions on the date of commencement of the Act, institution is entitled for Ryotwari patta. Sec.4(2)
- If tenant is there, in case of institution land, he will have only permanent occupancy right.
- If held by Inamdar, not by Institution, Ryotwari patta is given to the tenant for $\frac{2}{3}$ extent and $\frac{1}{3}$ to the Inamdar in Inam village Sec.4(2)

CONVERSION OF INAM LANDS IN RYOTWARI LANDS : IN INAM VILLAGES --contd

- Whether the tenant is in occupation or not as on the date of commencement of the Act, it is sufficient if declared to have been in possession on **07.01.1948**.
- The tenant shall be declared to be in position as on **07.01.1948** by the Revenue Court. **Sec.5(3)**

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REINSTATEMENT OF TENANTS WHO WERE IN OCCUPATION AS ON 07.01.1948

- The tenant has to make an application to Revenue Court.
Sec.5 & Rule 4
- Application in Form-III.
Rule 4(1)
- Application has to be made within **3 months** from the date of publication in Form-II in district Gezettee.
Rule 4(2)
- Notice in Form-IV be issued to tenant and Inamdar to attend and to adduce evidence.
Rule 4(2)
- Revenue Court passes order for Re-conveyance, with certain conditions of payment of amounts due, if any, to Inamdar by the tenant.
Sec.5(3)

CONVERSION OF INAM LANDS IN TO RYOTWARI LANDS : IN INAM VILLAGES --contd

- The Tahsildar either Suo-moto or on application issues notice to the concerned as regards to issue of Ryotwari patta. **Sec.(7) **
- Details of land, address of the applicant etc., have to be furnished. **Rule 5(1)**
- Notices to be issued in **Form-V** and served on all concerned. **Rule 5(2)**
- It shall be decided as regards to entitlement of Tenants – and Inamdars. **Rule (6)**

DETERMINATION OF 1/3 SHARE OF INAMDAR

- The tenant and Inamdar may file a joint statement.
- Tahsildar issues notice in Form-VI for filing Joint Statement.
- If Joint statement is not filed, Inamdar applies to decide the Share.
- Tahsildar shall issue notices in Form-VII to Inamdar and tenant to attend the enquiry..
- After hearing to both of the Inamdar and Tenants and if they do not come to an agreement, Tahsildar has to decide the 1/3 Share.
- While deciding, the fertility of the land and market value of the land are taken in to consideration.
- Ryotwari patta is issued in Form-VIII. Rule (7)

RIGHT OF PERMANENT OCCUPANCY TO TENANTS IN INAM LANDS HELD BY INSTITUTION

- If a tenant was there as on 01.07.1948, he is entitled for permanent occupancy. **Sec.8(1)**
- It is heritable and transferable.
- Institution can evict such tenant, if fails to pay the rent or uses the land in any manner which materially impairs the value. **Sec.8(2)**
- For eviction of a tenant, management of institution has to file application before the Tahsildar. **Sec.9**

RIGHT OF PERMANENT OCCUPANCY TO TENANTS IN INAM LANDS HELD BY INSTITUTION -- contd

- A notice is **Form-IX** to be served the tenant, enclosing a copy of application filed by Inamdar ie Institution . **Rule 9(3)**
- Tahsildar to Pass specific order.
- Details of land and grounds for eviction shall be specified.
Rule 9(1)
- Once tenant is evicted, it has to leased out once again.
Sec.10

ISSUE OF RYOTWARI PATTAS IN RYOTWARI OR ZAMINDARI VILLAGES

- Normally only Inamdars are entitled.
- But a tenant who possessed the right of permanent occupancy in the land by virtue of any custom or usage having the force of law or any judgment, he is entitled as per with tenants in case of Inam land in Inam villages.
- Even if Ryotwari patta was given to Inamdar, before amendment in the year 1975, the tenant continues to possess such permanent Occupancy rights .
- Procedure for making application and issue of Ryotwari patta are same as in case of Inam villages.

APPELLATE, REVISION, AUTHORITY

➤ Appeal: lies to Revenue Court on orders passed by Tahsildar under different sections.

1. Sec.3 (3) – deciding the matter of Inam land.
2. Sec.7 – grant of Ryotwari patta or Rejection of Ryotwari patta in Inam village / Zamindari village / Rythwari village.
3. Sec.6 – Determination of 1/3 share of Inamdar.
4. Sec.8 – Right of permanent occupancy of tenant in case institution lands.
5. Sec.9 – Eviction of tenants from Institution land.

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APPELLATE, REVISION, AUTHORITY

6 Sec.10 A – Grant of Ryotwari patta in Zamindari villages and Ryotwari villages.

- Appeal lies to the **Collector** on the order passed by Revenue Court under **Section - 5** (Reinstatement of tenant in to possession in Inam villages).
- Revision lies with Board of Revenue (C.C.L.A.--Commission of Appeals) on any order passed by Revenue Court / Tahsildar / Collectors - either Suo-moto or on filing an application. **Sec.14 A**

OTHER ITEMS

- **Purchasers (purchase be before Amendment Act 2 of 1975 –20.06.1975.)are also entitled for Ryotwari patta, except in case of Institution land. Sec.10-B**
- **Purchase may be from Inamdar or tenant.**
- **Final in Form-XII. Rule 11**
- **Assessment was collected as per Andhra Pradesh (A.A.) Inams (Assessment Act , 1955 till Rytwaripattas were issued .**

Thank You