

**GOVERNMENT OF TELANGANA
ABSTRACT**

RULES – Telangana Bhu Bharati (Record of Rights in Land) Rules, 2025 – Notification – Orders – Issued.

REVENUE (LAND ADMINISTRATION – I) DEPARTMENT

G. O. Ms. No. 39

Dated: 14-04-2025

Read the following:

1. The Telangana Bhu Bharati (Record of Rights in Lands) Act, 2025 (Telangana Act No. 1 of 2025) published in Telangana Gazette Part IV-B Extraordinary, Dated 04-01-2025.
2. From the Chief Commissioner of Land Administration, Telangana, Hyderabad Letter No. ROR/2660082/2024, Dated 12-03-2025.

ORDER:

The following Notification shall be published in an Extraordinary issue of Telangana Gazettee Dated 14-04-2025 and the rules shall come into force with effect from 14-04-2025.

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 21 of the Telangana Bhu Bharati (Record of Rights in Land) Act, 2025 (Telangana Act No. 1 of 2025), the Government of Telangana hereby makes the Telangana Bhu Bharati (Record of Rights in Land) Rules, 2025 as under:-

RULES

Short Title, Extent and Commencement. 1. (1) These rules may be called “the Telangana Bhu Bharati (Record of Rights in Land) Rules, 2025”.

(2) They shall extend to all the areas where the Telangana Bhu Bharati (Record of Rights in Land) Act, 2025 (Telangana Act No.1 of 2025) is in force.

(3) They shall come into force on such date as the Government may, by notification, in the official gazette, appoint in this behalf and Government may appoint different dates for different rules.

Definitions.

2. In these rules, unless the context otherwise requires:-

(a) "Act" means the Telangana Bhu Bharati (Record of Rights in Land) Act, 2025 (Telangana Act No.1 of 2025);

FIRST APPEALS

Sl. No.	Provision under which impugned order is passed	Competent Authority	Appellate Authority	Period of limitation
(1)	(2)	(3)	(4)	(5)
1.	Orders passed under section 4 (5) or 4(6) of the Act	(i) Tahsildar	(i) Revenue Divisional Officer	30 days from the date of communication of the order
		(ii) Revenue Divisional Officer	(ii) District Collector	
		(iii) District Collector	(iii) Land Tribunal	
2.	(i) Orders passed under sections 5(5), 5(9), 7(2), 9(2) and 10(2) of the Act.	(i) Tahsildar	(i) Revenue Divisional Officer	60 days from the date of communication of the order
	(ii) Orders passed under sections 6(2) and 8(2)	(ii) Revenue Divisional Officer	(ii) District Collector	

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SECOND APPEALS

1	Orders passed under section 15(1), 15(3) and 15(6) of the Act	Revenue Divisional Officer	District Collector	30 days from the date of communication of the order
2.	Orders passed under section 15(2) and 15(6) of the Act	District Collector	Land Tribunal	30 days from the date of communication of the order

Revision / 15 (1) of the Act

Schedule - A
Competent Authorities

Competent Authorities			
S. No.	Type of Correction of ROR	Competent Authority	
		Market Value (in Rupees)	Authority
1.	Missing Entry – Survey Number	Below 5 Lakhs	Revenue Divisional Officer
		5 Lakhs and above	Collector
		Revenue Divisional Officer	
2.	Missing Entry – Digital Sign	Revenue Divisional Officer	
3.	Rectification – Correction of Extent of Land	Market Value (in Rupees)	Authority
		Below 5 Lakhs	Revenue Divisional Officer
		5 Lakhs and above	Collector
4.	Rectification – Correction of Nature of property	Collector	
5.	Rectification – Correction of Name	Existing Nature	Authority
		Patta	Revenue Divisional Officer
		Assigned	Collector
6.	Rectification – Notional Khata to Patta	Existing Nature	Authority
		House / Individual sites	Collector
		Notional other than House-sites	
7.	Rectification – Exclusion from CARD POB lands	Collector	
8.	Rectification – NALA to Agriculture	Revenue Divisional Officer	
9.	Part land sold in Sq. Yds.	Revenue Divisional Officer	
10.	Pending Mutation	Revenue Divisional Officer	
11.	Any other Miscellaneous	Collector or Any other authorized officer by the CCLA from time to time	

Note: Correction of Record of Rights (ROR) for Sl. No. 8, 9 & 10 pertains to the issues before commencement of “the Telangana Rights in Land and Pattadar Pass Books Act, 2020”.

NAVIN MITTAL
PRINCIPAL SECRETARY TO GOVERNMENT