

Chapter V

Land Revenue

5.1 Tax Administration

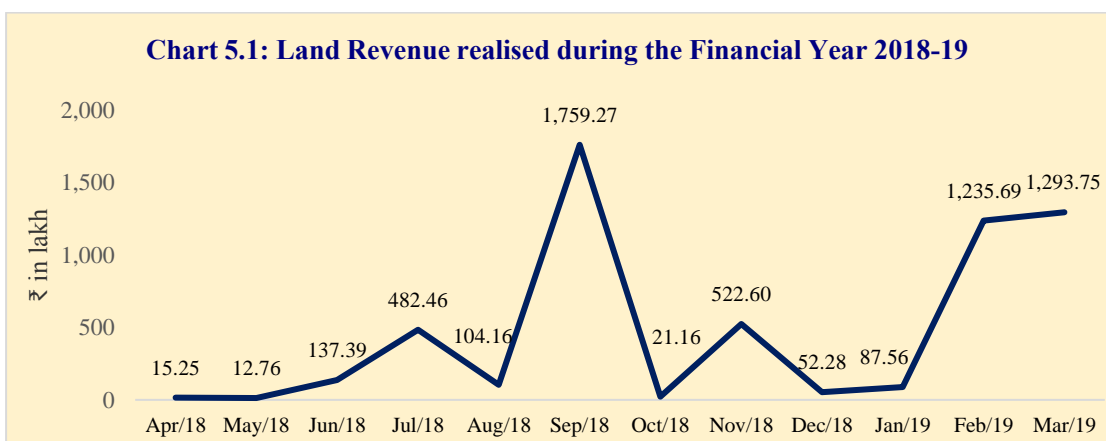
Land Revenue Department is responsible for alienation, acquisition and conversion of lands and for collecting revenue arising thereon. It is responsible for maintenance, updation and protection of land revenue records. The Department also decides on policy matters and administers several Acts and rules pertaining to land and civil administration in the State.

Principal Secretary (Revenue) is in-charge of the Land Revenue Department at the apex level. The Chief Commissioner of Land Administration (CCLA) is responsible for administration of Revenue Board's Standing Orders (BSO), The Andhra Pradesh Water Tax Act, 1988, The Andhra Pradesh Irrigation, Utilisation and Command Area Development Act, 1984, The Andhra Pradesh Agricultural Land (Conversion for Non-agricultural Purposes) Act, 2006 and orders issued thereunder. At the district level, the Collectors of each of the 13 districts of the State are responsible for administration of land revenue. The organogram of land administration is given alongside.

Figure-5.1: Organogram



The total receipts from land revenue during 2018-19 were ₹57 crore¹. There was a wide variation in the monthly receipts of land revenue during the year with September 2018 accounting for the highest receipts (due to transfer of ₹9.37 crore by Mee Seva²) and April 2018, the lowest receipts as can be seen from the Chart given below.



¹ Source: Finance Accounts of Government of Andhra Pradesh for 2018-19.

² Mee Seva is an agency authorised for collecting Government money.

5.2 Results of Audit

Test check of the records of 28 offices of the Land Revenue department during the year 2018-19 revealed underassessment of tax and other irregularities involving ₹19.12 crore in 53 cases, which fall under the following categories:

Table 5.1: Results of Audit

Sl. No.	Category	(₹ in crore)	
		No. of cases	Amount
1	Non-finalisation of alienation	4	14.41
2	Short collection of conversion fee	5	0.31
3	Non-collection of interest on water tax	18	0.34
4	Non-levy of water tax	3	0.32
5	Others	23	3.74
Total		53	19.12

During the year 2018-19, the department accepted under assessments and other deficiencies of ₹31.98 lakh in 25 cases.

An illustrative case involving ₹3.08 crore in Land Revenue department is discussed in the succeeding paragraph.

5.3 Non-realisation of cost of alienation of land

Advance possession of land was given and alienation proposals were not finalised /approved even after a period of 5 to 19 years of handing over the possession of these lands. This has resulted in non-realisation of ₹3.08 crore towards cost of land

As per Revenue Board's Standing Order (BSO) No. 24, alienation of Government land to a company, institution or private individuals for any public purpose will normally be on collection of its market value and subject to the terms and conditions prescribed in the BSO. The BSO allows the competent authorities to permit possession of the land in advance by the applicant in the event of any emergent circumstances pending formal approval of the alienation proposal.

Scrutiny (June and July 2018) of records of offices³ of two Tahsildars revealed that competent authorities had given advance possession of 52.88 acres of land to five organisations⁴ for construction of Electric Sub-stations, Industrial Park, House sites, Community Hall and Cold storage during the period between May 1999 and July 2016. While advance possession of land was given, alienation proposals were not finalised /approved even after a period of 5 to 19 years of handing over the possession of these lands. This has resulted in non-realisation of ₹3.08 crore towards cost of land.

³ Anandapuram and Peddapuram.

⁴ Ac 3.29 cts to AP Industrial Infrastructure Corporation (APIIC), Ac 0.60 cts to AP Eastern Power Distribution Company Ltd., (APEPDCL), Ac 46.69 (13.05+33.64) cts to Visakhapatnam Urban Development Authority (VUDA), Ac 0.30 cts to Mandal Parishad, Ac 2.00 cts Girijan Cooperative Cooperation Ltd., (GCC Ltd.).

In response, Tahsildar, Peddapuram, replied that (July 2018) market value of the land had to be fixed by the District Collector. The reply of the Tahsildar is not correct since market values are available with the Registration Department and the market values obtained from Registrars by Revenue Department were available in the records produced to Audit. Tahsildar, Anandapuram, replied that the matter would be taken to the notice of RDO and Audit intimated.

The matter was referred to Department (August 2019) and to the Government (November 2019 and January 2020). Their reply has not been received (December 2020).