

TELANGANA LAW MANUAL

Professional Book Edition – 2026

Comprehensive Reference on Telangana Land & Revenue Laws

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TABLE OF CONTENTS

- 1. Telangana Land Revenue Act – Structure & Key Provisions
- 2. Telangana Rights in Land & Pattadar Pass Books Act, 1971
- 3. Bhu Bharathi Act, 2025 – Modern Land Administration
- 4. Mutation & Revenue Record Procedures
- 5. Appeals & Revision Mechanism
- 6. Revenue Authorities & Jurisdictional Powers
- 7. Practical Notes for Legal Practitioners

1. Telangana Land Revenue Act – Structure & Key Provisions

The Telangana Land Revenue Act governs land administration, assessment, collection of revenue, and powers of revenue officers.

Key Areas:

- Maintenance of Record of Rights (ROR)
- Assessment and Collection of Land Revenue
- Powers of Tahsildar and Collector
- Appeals under Section 158
- Revisional Powers under Section 166-B

2. Telangana Rights in Land & Pattadar Pass Books Act, 1971

This Act regulates issuance of Pattadar Pass Books and Title Deeds.

Important Features:

- Recording of ownership and possession
- Issuance of Pattadar Pass Books
- Rectification of Revenue Entries
- Appeal & Revision Procedures

3. Bhu Bharathi Act, 2025 – Modern Land Administration

The Bhu Bharathi Act introduces digital transformation of land records.

Core Objectives:

- Transparent online mutation system
- Digitization of land data
- Time-bound grievance redressal
- Integration with Dharani portal

4. Mutation & Revenue Record Procedures

Mutation updates ownership in revenue records.

Grounds for Mutation:

- Sale Deed
- Gift Deed
- Succession / Inheritance
- Partition

Procedure:

- Application before Tahsildar
- Verification & Notice
- Entry in ROR & Pattadar Pass Book

5. Appeals & Revision Mechanism

Appeals lie before superior revenue authority.

Hierarchy:

- Tahsildar → RDO
- RDO → Collector
- Collector → Government

Revision under Section 166-B ensures supervisory control.

6. Revenue Authorities & Jurisdictional Powers

Tahsildar: Primary mutation authority.

Revenue Divisional Officer (RDO): Appellate authority.

Collector: Revisional authority.

Government: Final supervisory authority.

7. Practical Notes for Legal Practitioners

Always verify revenue entries with civil court decrees.

Revenue records do not confer title but reflect possession.

Limitation periods apply strictly in appeal matters.

Maintain documentary evidence for mutation claims.