

**GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
LOK SABHA
UNSTARRED QUESTION NO. 3195
ANSWERED ON AUGUST 06, 2026**

UNDOCUMENTED HABITATIONS ON PRIVATE OWNED LANDS

NO. 3195 DR. C N MANJUNATH:

Will the Minister of HOUSING and URBAN AFFAIRS be pleased to state:

- (a) whether the Government is aware that several undocumented habitations have emerged on privately owned lands adjoining village boundaries (Gramathana) over the decades due to population growth, if so, the details thereof;**
- (b) whether the Government has taken note that many families residing in such areas have built houses on privately purchased plots but are unable to obtain ownership documents or recognition from Gram Panchayats, if so, the details thereof;**
- (c) whether the Government proposes to treat such adjacent lands as deemed converted for residential use and extend regularisation benefits, in continuation of Government Circular No. 08 CCRV 2022 dated 08.11.2022, if so, the details thereof;**
- (d) whether the Government has issued any directions to the 'Gram Panchayats' to treat these buildings as regular properties and issue Form 11(A) for tax assessment purposes, if so, the details thereof; and**
- (e) the steps proposed by the Government to ensure lawful ownership rights for these residents to access institutional credit and avoid exploitation by private moneylenders?**

**ANSWER
THE MINISTER OF STATE IN THE
MINISTRY OF HOUSING AND URBAN AFFAIRS
(SHRI TOKHAN SAHU)**

(a) to (e): As per entry 18 of List II-State List of the Seventh Schedule of the Constitution, "Land, that is to say, rights in or over land, land tenures including the relation of landlord and tenant, and the collection of rents; transfer and alienation of agricultural land; land improvement and

agricultural loans; colonization" is a State subject. Moreover, as per entry 35 of the above said List, "Works, lands and buildings vested in or in the possession of the State" is in purview of respective states. Accordingly, Land administration, maintenance of land records, land use conversion, regularization of properties, and levy of property tax by Gram Panchayats are matters under the jurisdiction of the respective State Governments and are governed by the provisions of the relevant State Acts, Rules and policies.

In regard to the habitation areas adjoining the notified village inhabited (abadi) developed over time due to population growth and changing settlement patterns, it is stated that the identification, recognition and regularization of such habitations, wherever permissible, are undertaken by the concerned State Governments in accordance with the applicable State laws and policies.

No directions have been issued by the Ministry of Panchayati Raj to Gram Panchayats to treat buildings situated on such lands as regular properties or to issue any State-specific property tax assessment forms, including Form 11(A). Such matters fall within the jurisdiction of the respective State Governments.

The Ministry of Panchayati Raj continues to support States/UTs in strengthening rural property records through the SVAMITVA Scheme, thereby enabling recognized property owners to obtain documented property rights, facilitating improved access to institutional credit, reducing property-related disputes, and promoting better rural governance. Any extension of such benefits to additional habitations or categories of land would be subject to the provisions of the applicable State laws and policies. As per data compiled in coordination with State Level Bankers' Committees (SLBCs), approximately 11,000 loans amounting to ₹1,713 crore have been sanctioned using SVAMITVA property cards as collateral.
