

**A STANDARD OPERATING PROCEDURE (SOP)  
ON  
LAND DISPUTES AND LAND GRABBER SHEETS**

**GOVERNMENT OF TELANGANA  
(Police Department)**

Office of the  
Commissioner of Police,  
Hyderabad City.

**No.L&O/legal-2/135/2022**

**Date: 07-03-2022.**

**CIRCULAR MEMO**

Sub:- Standard Operating Procedure (SOP) – Guidelines to be followed by Police Officers while dealing with complaints, disputes and such other matters relating to immovable properties – Regarding.

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It is observed that a large number of persons are approaching Police Stations in connection with disputes and matters related to the land (Agricultural land, Non-Agricultural land, buildings and sites). Lot of complaints are being received by the Commissioner's Office against Police Officers, regarding their alleged over involvement in land disputes. Media is also focusing negatively against the Police Officers on such issues. It is pertinent to mention that in the absence of Standard Title Registration Scheme in the country, the land grabbers are getting the advantage of giving the entire issue as a case of civil nature and dimension at the cost of posing themselves as genuine aggrieved persons. For conduct of a fair enquiry and to avoid such false allegations, a Standard Operating Procedure (SOP) is prepared which will guide Investigating Officers on proper lines. 21 situations (or types) in which police officers can receive complaints about land disputes which have been identified, analyzed and compiled after detailed seminars and taking feedback from all stake holders like Police, Civil, Criminal & Revenue Law experts, are shown in the list attached herewith. Accordingly, the guidelines to be followed in all the said 21 situations have been hereby documented as SOP for the benefit of all Investigating Officers in Hyderabad City Police.

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A. The Main Objectives of this SOP:

The following are the main objectives of the present SOP:

1. To provide a standardized frame work set of instructions to Police officers who are dealing with land disputes.
2. To discourage the Police officers who are dealing with such cases from showing any undue favour to any given party in contravention of law.
3. To reaffirm the legal commitment of the Police department while dealing with such cases.

B. GENERAL SOP FOR ALL LAND DISPUTES:

1. While dealing with property disputes, there is every scope for making false allegations against the Police such that they are not dealing with the problem in accordance with law, etc.
2. While dealing with the property disputes, the concerned police officer shall summon both/all the parties to the dispute to be present before him/her at the same time with all required evidence with or without the presence of their Advocates/advisors, if any.
3. Once both/all the parties are with necessary evidence the enquiry officer/Police Officer concerned, has to examine and decide which party is right. There upon, if the concerned Police officer, finds existence of any criminal content, he/she shall register a case and inform the matter to the concerned DCP/CP.
4. In case where any opposite party fails to appear in spite of receiving summons, the matter may be finalized based on the merits of the case for taking further action as per the provisions of Cr.P.C.
5. During the enquiry if it is revealed that a wrong person is in the physical possession of disputed property, the person who is entitled for rightful possession should be asked to approach the appropriate Forum for recovery of possession of the property in accordance with Law. Thus, in other words, the Police shall not involve in matters of possession of immovable property on their own accord.
6. The possession of any party should not be disturbed solely by Police action under any circumstances.

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