International Journal of Innovative Research in Engineering
Volume 4, Issue 3 (May-June 2023), PP: 313-325.
www.theijire.com ***ISSN No: 2582-8746***

Increasing Trend of Farmhouses in Telangana: A Study of the Factors and Implications

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How to cite this paper:
Davalgari ChennaKeshava Reddy, "Increasing Trend of Farmhouses in Telangana: A Study of the Factors and Implications", IJIRE-V4I03-313-325.

https://www.doi.org/10.59256/ijire.2023040394

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Abstract: *This study analyses the rise in farmhouse construction in telangana and analyses the causes of the trend as well as its effects. The article gives a general review of telangana's existing circumstances and the rising demand for farms. The research methodology entails a survey of farms in several telangana regions, interviews with stakeholders and subject-matter experts, and a review of pertinent literature. According to the results, changing lifestyles, urbanisation, and rising incomes are the trend's main drivers. A tranquil country existence away from the tension and smog of the city is sought after by many people. Farmhouses offer a practical and opulent solution for this. Economic expansion, job possibilities, and a boost to the tourism sector are all effects of this trend. It also brings up issues with environmental deterioration, changes in land usage, and the effects on rural economies. The research report ends by suggesting strategies that weigh the trend's advantages and disadvantages. This entails promoting eco-friendly behaviors, controlling land-use changes, fostering sustainable development, and defending the rights of regional populations. Overall, this study advances knowledge of Telangana's expanding farmhouse trend and sheds light on both its potential benefits and draw- backs.*

Key Word: *Farmhouses, Telangana, Rural Development, Land-Use Change, Urbanization, Tourism Industry, Sustainable Development, Economic Growth.*

I.INTRODUCTION

In recent years, Telangana's growing trend of farmhouses has drawn attention. Farmhouses, usually referred to as country houses, are residential buildings situated in rural lo- cations and utilized for agricultural or recreational activities. They frequently have big land plots for construction and are furnished with contemporary conveniences. Farmhouses are becoming more and more popular in Telangana, especially in and around the cities.

This research paper's objectives are to investigate the causes of this tendency and analyses its effects on the neighborhood's economics, environment, and society. The article is broken into numerous sections, the first of which provides a general review of the state of affairs in Telangana at the moment and the reasons influencing the trend.
It describes the research approach. Includes the methods used for data collecting and analysis.

The ramifications of the trend are also covered in this essay, including their economic advantages, potential environmental costs, and the government's role in regulating the construction of farmhouses. The study finishes with suggestions for stakeholders and policymakers to ensure the sector of farmhouses in Telangana develops sustainably and has balanced growth.

Telangana's growing trend of farmhouses is a complicated problem that calls for a multidisciplinary approach. As a re- sult, this essay makes use of a variety of disciplines, includ- ing tourism, rural development, environmental science, and urban planning. This research paper intends to contribute to a better knowledge of the farmhouses sector in Telangana and guide policy decisions for the future by analyzing the variables behind this trend and its repercussions for its sustainable growth.

Farmhouses are not just a Telangana trend. Similar trends have been seen in many other parts of India and the world. Farmhouse construction is becoming more popular in India for a number of reasons, including urbanization, shifting life- styles, and the expansion of the travel and tourism sector. A National Institute of Rural Development and Panchayat Raj (NIRDPR) report claims that there has been a huge rise in the demand for farmhouses in recent years, particularly in metropolitan areas.

Farmhouses are becoming more and more popular, which is partly a result of the tourism sector's expansion. When travelling to rural areas, many visitors prefer to stay in farm- houses since they provide a special opportunity to experience life there. The pattern has been especially apparent in places where there is a lot of tourism, such Goa, Rajasthan, and Uttarakhand. The development of farmhouses in Telangana has been significantly fueled by the expansion of the tourism sector.

The local economy is significantly impacted by the farm- house trend. Farmhouse building and upkeep provide locals with economic options. The development of the tourism sector, which creates income for the regional economy, is also aided by the trend. The regional ecology and social structure, however, are also negatively impacted by the trend. Farmhouse construction may result in the destruction of forests and agricultural land. Rural communities may be uprooted and the rural environment may become fragmented as a result of the tendency.

II.REASONS FOR THE INCREASING TREND OF FARMHOUSES IN TELANGANA

In recent years, Telangana has seen an increase in the trend of farmhouses, especially on the outskirts of cities and towns. Farmhouse construction is on the rise in Telangana due to a number of causes, including rising disposable in- come, the affordability of agricultural land, and government initiatives supporting rural development and tourism [3].

Increased disposable income:

The increased disposable income of the middle and higher classes is one of the main causes of the rising trend of farmhouses in Telangana. Many people in Telangana are looking for possibilities to invest in properties that offer a sense of peace and tranquility as a result of rising wages and a desire for a higher quality of life. For those looking for a location to unwind and relax away from the hustle and bustle of metropolitan life, farm houses offer a perfect solution.

Farmhouses are seen as a status symbol by many Telan- gana city dwellers, representing their wealth and social standing. Farmhouse ownership is now seen as a symbol of wealth and status, and buyers are prepared to make substantial financial commitments [10],[11].

Affordable Agricultural Land Availability:

The availability of inexpensive agricultural land on the fringes of cities and towns has also contributed to Telan- gana's rising farmhouse trend. For individuals who want to construct farmhouses, many farmers and landowners are prepared to sell their property for a greater price. Farm- house land is now significantly more plentiful as a result, making it simpler for investors to purchase these properties.

The state's agricultural industry has been dealing with a number of issues, such as climate change, water scarcity, and low productivity, which has resulted in decreasing farm revenues. As a result, in order to increase their revenue, many farmers are ready to sell their property for non-agricultural uses like the construction of farmhouses.

Growing interest in weekend getaways and second homes:

The rising trend of farmhouses in Telangana is largely due to the rising demand for weekend getaways and second residences. People in urban regions are increasingly resorting to rural areas for leisure and relaxation as they look for ways to get away from the bustle of the city and connect with nature. Due to the increased need for second homes and holiday properties that offer a serene escape from the rigors of daily life, these properties are in high demand.

Telangana has beautiful rural areas, a variety of natural landscapes, and a rich cultural past, which make it a desirable location for second homes and weekend excursions [6].

The number of farmhouses in Telangana has increased as a result of the demand for weekend getaways and second residences. To meet the rising demand from urban people, many farmers and landowners are transforming their agricultural property into weekend getaways and holiday houses. Farmers and landowners now have new chances to diversify their sources of income, make more money, and improve their standard of living [8].

Governmental Measures:

As part of its broader development strategy, the Telangana government has been supporting rural development and tourism. Farmhouse investments have become more acces- sible as a result of the government's initiatives to improve rural infrastructure, such as roads and power.

The state's administration has also implemented a number of initiatives to enhance tourism, including the creation of ecotourism hotspots and heritage sites. Farmhouses are more in demand now than they ever have been, especially in locations near popular tourist destinations.

The establishment of the Telangana State Agricultural Technology and Innovation Accelerator is only one example of government initiatives to support entrepreneurship and innovation in agriculture (ASTIA). These regulations are designed to increase agricultural productivity and revenue, increasing farmer incomes and maybe minimizing the need for them to sell their property for non-agricultural uses [9].

Challenges Faced by Farmers and Landowners

Farmers and landowners in Telangana are facing a number of difficulties as a result of the growing trend of farmhouse construction. The difficulties faced by farmers and landown- ers when constructing farmhouses will be covered in this part, along with solutions.

Land acquisition:

Land acquisition is the main obstacle that farmers and landowners must overcome in order to construct farmhouses. The land needed to construct a farmhouse is often not owned by farmers or landowners, and purchasing land can be expensive and time-consuming. The Telangana Agricultural Land (Conversion for Non-Agricultural Purposes) Act, 2016, imposes restrictions on buying land for non-agricultural uses, and obtaining the required clearances and approvals can be a difficult procedure.

Financial Resources:

A substantial sum of money is needed to build a farmhouse. Due to their low financial resources or lack of creditworthi- ness, farmers and landowners may not have the money to build a farmhouse, and getting loans from banks or other financial organizations might be difficult. The cost of constructing a farmhouse is also increased by the potential for high loan interest rates.

Building Permits and Approvals:

Getting building licenses and approvals in Telanganais a time-consuming and difficult process. Farmers and landowners may need to apply for numerous permissions and clearances from different governmental organizations, including the Telangana State Pollution Control Board, the local panchayat, the Revenue Department, and others. The unclear rules and procedures governing the development of farmhouses may make the process even more difficult.

Farmhouses need the proper infrastructure and services, including access to electricity, a water supply, and sanitary facilities. These essential services might not be easily accessible in many rural Telangana locations, making it challenging for farmers and landowners to construct and run farmhouses. The difficulties faced by farmers and land- owners are exacerbated by the fact that building infrastruc- ture and utilities may be an expensive and time-consuming operation.

Environmental and Social Impact:

Building farmhouses can have significant environmental and social impacts. The construction of farmhouses can result in the depletion of natural resources, such as water and soil, and the loss of biodiversity. Additionally, the increased activity in rural areas due to the construction of farmhouses can lead to social conflicts, such as land disputes and tensions between farmers and non-farmers [4].

Challenges Faced by Farmers and Landowners in Terms of Funds

Farmer and landowner difficulties, particularly financial difficulties, have been brought on by Telangana's rising trend of farmhouse construction. Farmer and landowner access to large sums of finance, which are frequently needed for the construction of farmhouses, might be a problem. In this section, we'll talk about the financial difficulties that Telanga- na's farmers and landowners are experiencing as a result of the growing trend of farmhouses.

Inability to Get Credit:

Lack of loan availability is one of the major financial issues that farmers and landowners in Telangana must deal with. Farmer and landowners may find it challenging to raise the substantial amount of money needed to build a farmhouse.

The high-risk nature of agriculture, for example, as well as other considerations, make it difficult to obtain financing.

The high risk involved in agriculture, the absence of collat- eral, and the poor financial infrastructure in rural areas are some of the causes of the lack of credit availability.

In Telangana, a lot of farmers and landowners rely on unregulated lending sources like moneylenders that charge high interest rates. Farmers and landowners may find it difficult to repay their loans due to moneylenders' exorbitant interest rates, which can result in a vicious cycle of debt.

Also, the inability of landowners and farmers to invest in their agricultural endeavors due to a lack of finance results in poorer productivity and profitability.

Higher Borrowing Costs:

The cost of borrowing has increased recently, even for farmers and landowners who have access to credit. A number of variables, such as rising input costs, inflation, and the risky nature of agriculture, contribute to the rising cost of borrowing.

Farmers and landowners are under more financial strain as a result of the rising cost of borrowing, making it difficult for them to keep their agricultural businesses profitable.

Insufficient financial literacy:

The lack of financial literacy is another issue that Telanga- na's farmers and landowners must deal with. Many farmers and landowners are unaware of the financial services and products, such crop insurance and government programs, that are available to them.

Farmers and landowners who lack financial literacy run the risk of being exploited by dishonest lenders or missing out on government programs that could help them.

However, poor financial decisions made as a result of a lack of financial literacy can have serious negative effects on farmers and landowners, such as taking on excessive debt or investing in unsuccessful projects.

Land Purchase:

Land acquisition, which is frequently necessary for the construction of farmhouses, can be a considerable financial burden for farmers and landowners. Farmers and landowners could not be fairly compensated for their land, and the land purchase procedure might be expensive.

Also, the process of buying land might take a long time, which can increase expenses and postpone the building of farmhouses.

Challenges Faced by Farmers and Landowners in Terms of Land Encroachment

Farmers and landowners in Telangana have faced a number of difficulties as a result of the tendency towards more farmhouses and higher land prices. The danger of other people misusing the land or occupying it is one of the biggest problems that farmers and landowners must deal with. In this section, we'll talk about the difficulties that land- owners and farmers confront as a result of rising land prices and the threat of invasion [7].

Rising Land Rates:

Telangana's inclination towards more farmhouses has caused land prices in rural areas to rise significantly. As a result, buying or leasing property for agricultural purposes is becoming more and more challenging for farmers and land-owners. Farmers and landowners may be forced to sell their property to developers or speculators who will pay greateramounts for it as a result of the rising land prices.

In addition, rising land prices may encourage land specula- tion, in which investors buy property with the hope of later reselling it for a profit. This may lead to further price hikes for land, which would make it much harder for farmers and landowners to obtain land for agricultural purposes.

Affecting the land:

The possibility of land encroachment presents farmers and landowners with another difficulty. The unauthorized occupation of land by people or groups, frequently without the landowner's knowledge or consent, is known as land encroachment.

Farmhouse construction is on the rise, which has caused a population boom in rural regions and raised the risk of land encroachment. For farmers and landowners, the encroach- ment of land can have significant repercussions, such as the loss of their land, decreased agricultural productivity, and legal issues.

Land encroachment is frequently made easier by others deceiving the owners or falsifying land records. Because of this, it may be difficult for farmers and other landowners to prevent encroachment on their property, and it may also lead to legal issues that may take years to be resolved.

Land registration problems:

Land registration issues are another problem that farmers and landowners must deal with. It can be difficult for farmers and landowners to establish their ownership of their property in rural areas since land records are sometimes erroneous or missing. This could make it simpler for someone else to deceive the proprietor or trespass on the property.
Landowners and farmers may find it difficult to register their property due to the lengthy and expensive nature of the process. The inability to access loans or government pro- grammes can also limit the amount of money that farmers and landowners can invest in their agricultural endeavors.

Challenges Faced by Farmers and Landowners in Terms of BuildingPermits and Approvals

Obtaining building licenses and approvals for the con- struction of farmhouses in Telangana can be a difficult and drawn-out procedure. The difficulties farmers and landown- ers have in acquiring building permits and permissions will be covered in this section, along with solutions.

Lack of Clarity in Rules and Guidelines:

The absence of clarity in the regulations and guidelines governing the construction of farmhouses is one of the main problems experienced by farmers and landowners. The Telangana government has released a number of rules and regulations regarding the building of farmhouses, although they are frequently ambiguous and susceptible to interpretation. This ambiguity might cause uncertainty andhold up the process of getting the required permissions and approvals.

Multiple Permits and Approvals:

Constructing a farmhouse in Telangana necessitates a number of permits and clearances from several government organizations, including the Telangana State Pollution Control Board, the Revenue Department, and the local panchayat. Each agency has its own set of processes and demands, so getting these permissions and approvals can be a time-consuming process.

Corruption and Bribery:

In Telangana, corruption and bribery are rampant in the application and approval processes for building licenses. Government officials frequently ask farmers and landowners for bribes to expedite the process or get the required licenses and approvals. The creation of an open and effective system for acquiring permits and permissions is also hampered by this, which can be a considerable cost burdenfor farmers and landowners. Lack Technical Knowledge:

It's possible that many Telangana farmers and landowners lack the technical know-how necessary to secure building licenses and approvals. They might not be familiar with the rules and guidelines, the procedure for getting licenses and permissions, or the technical requirements necessary to build a farmhouse. This lack of technical knowledge may cause process delays or even non-compliance with rules.

Taking up the Challenges:

The following steps can be taken to solve the difficulties farmers and landowners have in getting building licenses and approvals:

Creating Exact and Complete Rules and Regulations:

The Telangana government is able to create exact and complete rules and regulations for the construction of farmhouses. Clear instructions on how to get permissions and approvals should be provided in the regulations and guidelines, which should be simple to grasp.

Creating a Single-Window Clearance System for Getting Permissions and Approvals from Several Government Agencies will expedite the process of acquiring permits and approvals. By doing this, the time and effort needed to secure the relevant permissions and approvals will be reduced.

Tackling Bribery and Corruption:

The Telangana government can take measures to address bribery and corruption during the acquisition of licenses and approvals. This can entail enhancing the process' account- ability and openness, enforcing severe sanctions against corrupt behavior, and protecting people who expose corruption through whistleblower protection.

Technical Help and Training:

The government can instruct farmers and landowners on the rules and regulations, the procedure for obtaininglicenses and permissions, and the technical requirements necessary for building a farmhouse. This will make the procedure easier to manage for farmers and landowners and ensure that all rules are followed.

Challenges Faced by Farmers and Landowners in Terms of Infrastructure and Utilities

Farmers and landowners in Telangana may have difficulties when constructing farmhouses due to a lack of infrastructure and amenities. The difficulties faced by farmers and landowners in securing the utilities and infrastructure required for their farmhouses will be covered in this section, along with solutions.

Supply of Water and Electricity: Farmhouses need a steady supply of water and power. Telangana's energy and water supplies in many rural regions can be inconsistent, with fre- quent power outages and water shortages. For farmers and landowners who depend on a consistent supply of electricity and water for their farmhouses, this can be a significant problem.

Poor road connectivity can make it challenging to reach farm buildings, which are frequently found in isolated and rural places. Farmers and landowners may find it difficult to move supplies to and from their farmhouses due to the lack of adequate roads.

Telecommunication and internet access are crucial in the current digital era for many facets of contemporary farming techniques, such as crop monitoring, market analysis, and online sales. Telangana's rural areas continue struggle with poor internet and telecommunications access.

Farmhouses produce a lot of trash, including solid waste, sewage, and agricultural waste. Waste management and sanitation are important. To keep farmhouses clean andhygienic, proper waste management and sanitation facilities are required. Unfortunately, Telangana's rural communities frequently lack the necessary infrastructure for waste man- agement and sanitation.

Taking up the Challenges

The following actions can be made to address the infra- structural and utility issues that landowners and farmers face:

Enhancing Electricity and Water Supply:

To guarantee a consistent supply of electricity and water for farmhouses, the Telangana government might invest in enhancing the electricity and water supply in rural areas.

This may entail taking steps like setting up solar panels, up- grading irrigation systems, and putting in place water-saving techniques.

Building Road Infrastructure:

To increase connectivity to remote areas, the government can build road infrastructure. This can involve building brand-new roads and bridges, enhancing current ones, and creating transportation hubs.

Increasing Internet and Telecommunications Access:

The government can make investments to increase internet and Telecommunications Access in rural areas. This can involve actions like establishing Wi-Fi hotspots, offering rea- sonably priced internet connectivity, and enhancing mobile phone coverage.

Building Waste Management and Sanitation Infrastructure:

To ensure the cleanliness and hygienic conditions of farmhouses, the government can build waste management and sanitation infrastructure in rural areas. This can involve taking steps like establishing garbage collecting facilities, building sewage treatment facilities, and encouraging composting.

Challenges Faced by Farmers and Landowners in Terms of Environmental and Social Impact

Farmhouse construction in Telangana may have a severe negative influence on the environment and society. Farmers and landowners must take these implications into account and implement the necessary countermeasures. The difficulties faced by farmers and landowners in terms of the influence on the environment and society will be covered in this part, along with solutions [15].

Loss of Farmland:

Constructing farmhouses on farmland may cause the loss of fertile land and lower the region's overall agricultural

productivity. Further negative environmental effects of con- verting agricultural land to non-agricultural land include soil erosion, deforestation, and biodiversity loss.

Farmhouses need a lot of water for irrigation and residen- tial needs because of the scarcity of water. Unfortunately, Telangana has a limited supply of water resources, and constructing farmhouses may make the situation worse.

Effect on Nearby Communities:

Farmhouse construction may have social repercussions on nearby communities. The construction of farmhouses and the entrance of outsiders both have the potential to upend rural communities' social structures and cause locals to be uprooted and lose their means of subsistence.

Farmhouses can contribute significantly to environmental pollution, which includes noise, water, and air pollution. The ecology and local residents' health and wellbeing may suffer as a result.

Taking up the Challenges

The following actions can be performed to alleviate the difficulties faced by farmers and landowners in terms of environmental and social impact:

Encouraging Sustainable Farming Practices:

To increase agricultural output and reduce the unfavorable environmental effects of constructing farmhouses, farmers and landowners can embrace sustainable farming methods such agroforestry, organic farming, and conservation agriculture.

Encouraging Water Conservation Techniques:

To reduce the impact of farms on water resources, farmers and landowners can implement water conservation tech- niques such drip irrigation, rainwater gathering, and efficient water usage.

Involving Local Communities:

To guarantee that the building of farmhouses is done in a way that benefits both the farmers and the local com- munities, farmers and landowners can interact with local communities and stakeholders. This can entail actions like using local labor, offering career training, and assisting neighborhood companies.

Implementing Pollution Control Measures:

To reduce the environmental pollution brought on by farm- houses, farmers and landowners can take action by installing pollution control equipment, managing trash properly, and encouraging the use of renewable energy sources.

III.ECONOMIC IMPACT OF FARMHOUSES ON FARMERS AND LANDOWNERS

The number of farmhouses in Telangana has increased asa result of the demand for weekend getaways and second residences. To meet the rising demand from urban people, many farmers and landowners are transforming their agricultural property into weekend getaways and holiday houses. Farmers and landowners now have new chances to diversify their income sources, make more money, and improve their quality of life. Telangana's move towards more farmhouses has had both beneficial and negative effects for farmers and landowners [1].

Increasing Land Value:

As the market for farmhouses has grown, so has the value of property in rural areas. Farmers and landowners now have the chance to improve their income through the sale or leasing of their land as a result of the growth in land value. Landowners can also charge greater rents for their agricultural properties, which has increased their income.

Possibilities for Employment:

The growth of farmhouses has increased local citizens' access to employment. This covers work in farmstead con- struction, property upkeep, and other associated activities. The local economy has benefited from this, and farmers and landowners now have a higher quality of life.

Income diversification:

Farmhouses have given farmers and landowners the chance to increase their sources of revenue. They no longer have to rely simply on farming income; they may now generate additional money by leasing or selling their land for development.

Increased Tax Revenue:

Farmhouse construction has resulted in a rise in the government's tax take. This money can be utilized to upgrade rural areas' infrastructure and give the locals better services.

Increasing Land Competition:

Due to the rising demand for farmland, there is now more competition for available properties, which can make it more challenging and expensive for farmers and landowners to buy or hold onto their properties.

Environmental Impact:

Building and maintaining farmhouses can have an influence on the environment, especially if it necessitates clearing land or altering natural habitats. The productivity and value of farmland may be impacted, which may have an effect on the revenue of farmers and landowners.

Lack of Regulation:

Inadequate regulation and enforcement may result in unauthorized building and land use, which may have a detrimental economic effect on farmers and landowners. It may become more challenging for farmers and landowners to make a living as a result of illegal construction to do so since it may lower property values and increase competition for available land.

While Telangana's farmers and landowners have benefited economically from the expansion of farmhouses, it is crucial to carefully assess any potential negative effects and putin place the appropriate regulations to guarantee long-term economic prosperity in rural regions.

Government Policies and Regulations Related to Farmhouses in Telangana

To maintain sustainable growth and safeguard the interests of farmers and landowners, the Telangana state government has implemented a number of policies and regulations pertaining to farmhouses throughout the state. We shalltalk about the Telangana government's policies and rules pertaining to farms in this part [5].

The Telangana Municipalities Act, 2019:

Establishes a framework for controlling development and building activities in both urban and rural areas. The statute includes guidelines for zoning, land use, and building permits that also apply to farmhouses.

Telangana State Industrial Project Approval and Self-Certification System (TS-iPASS):

TS-iPASS is an online self-certification system that offers investors looking to establish businesses—including farms—a single-window clearance method. This technique guarantees prompt approvals and cuts down on the time and expense needed to secure clearances. This approach guarantees prompt approvals and cuts down on the associated time and expense.

Telangana State Industrial Infrastructure Corporation (TSIIC):

Is a government organization in charge of creating the state's industrial infrastructure. The organization provides investors, particularly those interested in establishing farms, with land, water, and power supply infrastructure.

Telangana State Land Regularization Scheme (TS LRS):

The government created the TS LRS programme to legalize unpermitted buildings and plots. Under some restrictions, the programme is applicable to farmhouses built on agricultural land.

Telangana State Agricultural Land Conversion for Non-Agricultural Purposes Act, 2016:

Farmhouse construction is one of the non-agricultural uses of agricultural land that is governed under the Telangana State Agricultural Land Conversion for Non-Agricultural Purposes Act, 2016. The legislation contains laws pertaining to the requirements for land conversion, the application procedure, and the restrictions on land usage.

Telangana State Building Permission Approval andSelf-Certification System (TS-bPASS):

A self-certification system for getting building permits for projects in urban and rural areas is called TS-bPASS. The approach guarantees prompt approvals and minimizes theeffort and expense needed to secure clearances.

Telangana State Real Estate Regulatory Authority (TS RERA):

The state's real estate industry is governed by TS RERA, a government organization. The organization guarantees openness, responsibility, and defense of the interests of homebuyers and investors, especially those who invest in farms.

To maintain sustainable development and safeguard the interests of farmers and landowners, the Telangana state government has enacted a number of legislation and regulations pertaining to farmhouses. Farmhouse devel- opment and construction are governed by these laws and regulations, which also assure quick approvals, lower the time and expense associated with getting clearances, and control land use and conversion. Telangana is a sought after location for investors looking to set up farms in the state thanks to the government's efforts to foster a welcoming investment climate.

Regulatory Framework for Build- ing Farmhouses in Telangana

When examining the rising trend of farmhouses in the state, the regulatory framework for their construction in Telangana is a crucial factor that must be taken into account. The regulatory framework consists of the laws, ordinances, and directives that control the development, ownership, anduse of farms in Telangana. We will talk about Telangana's regulatory framework for constructing farms in this section of the study report [5] [14].

Government Policies and Regulations:

To control the building of farms in the state, the Telangana government has developed laws and regulations. To regularize unapproved and illegal layouts in the state, the government enacted the Telangana Regularization of Unapproved

and Illegal Layout Regulations, 2015. TheTelangana Municipalities Act, 2019, was also passed by the government to control how buildings are constructed [2].

Building Permits and Approvals:

In Telangana, constructing a farmhouse necessitates secur- ing numerous permissions and clearances from the relevant authorities. To build farmhouses, the applicants must get a No Objection Certificate (NOC) from the Telangana State Pollution Control Board (TSPCB). For the purpose of build- ing the farmhouse, the applicants must also seek a Building Permit from the relevant local authorities.

Land Use Regulations:

To control how land is used in the state, the Telangana gov- ernment has put in place a number of land use regulations.

The 2019 Telangana Municipalities Act governs how land is used in municipalities. The use of land in rural regions is governed by the Telangana Land Revenue Act of 1950.

Environmental Regulations:

Farmhouse building in the state is subject to environmental regulation by the Telangana State Pollution Control Board (TSPCB). The TSPCB must grant the applicants a NOC before the farmhouse may be built. The NOC makes sure that the farmhouse's construction has no negative effects on the environment.

Other Regulations:

In addition to the rules listed above, there are additional rules that applicants must follow when building farmhouses in Telangana. The applying parties must get a Fire NOC from the relevant Fire Department. In order to supply electricity to the farmhouse, the applicants must additionally get a clearance certificate from the Telangana State Electricity Board (TSEB).

Farmhouse construction in Telangana is carried out in a planned and regulated manner thanks to the state's well es- tablished regulatory framework. Farmhouse developmenthas no negative effects on the environment or the surrounding areas thanks to government policies and regulations, building permits and approvals, land use restrictions, environmental regulations, and other regulations [13] [14].

Incentives and Subsidy for Farmers and Landowners for Building Farmhouse

Farmhouse construction has become more and more pop- ular in Telangana in recent years. While this development has benefited farmers and landowners greatly, it has also presented a number of difficulties. The Telangana government has introduced a number of incentives for farmers and landowners in an effort to encourage and promote the construction of farmhouses.

Farmhouse construction subsidies are one of the most important incentives provided to farmers and landowners in Telangana. Farmers and landowners who want to construct farmhouses on their properties might receive financial support from the government. A large amount of the building costs are covered by this subsidy, which lessens the financial strain on farmers and landowners[5].

Another incentive provided by the government is the exemption of stamp duty and registration costs for farm- houses. Farmers and landowners may save a lot of money thanks to this exemption because these fees can add up quickly.

The Telangana government has also made plans to offera 50% discount on the price of pump sets for farmhouses that use solar energy. This incentive will lower farmers' and landowners' electricity costs in addition to encouraging the use of renewable energy sources.

In addition to these incentives, the government has also established a dedicated webpage for farmers and land- owners to apply for subsidies and financial aid for building farmhouses. The application process for incentives is streamlined and quick through this portal for farmers and landowners.

A Farmer's Coordination Committee, which would serve as a point of contact between farmers and the government, has also been announced by the Telangana government. This committee will aid farmers and landowners in negotiating the regulatory framework for constructing farmhouses and in helping they comprehend the incentives and subsidies that are available to them.

To encourage the construction of farmhouses, the Telan- gana government has created a number of incentives for farmers and landowners. These incentives support the deployment of renewable energy sources while easing the financial load on farmers and landowners. Additionally, the creation of a dedicated portal and the Farmer's Coordination Committee will facilitate the application process for incentives and subsidies and give farmers and landowners the assistance they need to navigate the regulatory environment.

Role of State Government in Promoting Farmhouses in Telangana

Farmhouse development in Telangana has been greatly aided by the state government of Telangana. For the purpose of encouraging farmers and landowners to construct farmhouses and luring investment into the industry, the government has put out a number of laws and programs. The state government of Telangana's major initiatives to promote farms will be covered in this section [5].

Industrial Policy:

Farmhouse development was one of the main focal areas of the Telangana state government's new Industrial Strategy, which was unveiled in 2015. Farmhouse growth was encouraged as part of the policy, which recognized the potential of the agricultural industry. The government sought to foster an atmosphere that would encourage investment, innovation, and sector growth.

Farmhouse Promotion Policy:

To promote the growth of farmhouses in the state, Telanga- na's state government introduced the Farmhouse Promotion Policy in 2017. In accordance with this policy, the govern- ment gave farmers and landowners a number of incentives, including waivers of conversion costs for agricultural land and subsidies for the building of farmhouses [2].

Development of Tourism Infrastructure:

The development of the state's tourism infrastructure has also been a priority for the Telangana government. Building farmhouses was viewed as a way to draw tourists and ad- vance rural tourism. The development of road networks, the building of new airports, and the promotion of eco-tourism are just a few of the steps the government has done to build the infrastructure needed for the tourism industry.

Promotion of Horticulture:

The development of horticulture, a major factor in the growth of the farmhouses industry, has also been supported by the Telangana state government. The Horticulture Development Corporation, which offers subsidies for the cultivation of fruits and vegetables, and the Mission for Inte- grated Development of Horticulture, which aims to promote the development of horticulture in the state, are just a few of the government's programs and initiatives to promote horticulture.

Investment Promotion:

By luring investment from both domestic and international companies, the Telangana state government has actively encouraged the growth of the farmhouses sector. To encourage investment in the agricultural industry, the government has held a number of investor events, including the Global Agricultural and Food Summit. Also, the government has given investors many incentives to investors, such as tax exemptions and subsidies.

Infrastructure Development:

In order to assist the expansion of the farmhouses sector, the state government has also prioritized the development of infrastructure in rural areas. Farmhouse development is dependent on the development of roads, irrigation systems, and electrical infrastructure, all of which have received government funding.

Simplification of Procedures:

To encourage farmers and landowners to develop farm- houses, the Telangana state government has made the pro- cesses for doing so simpler. A single-window clearing sys- tem that the government has implemented offers a quicker procedure for getting building permits and approvals.

Farmhouse development in Telangana has been significant- ly aided by the state government of Telangana. For the pur- pose of encouraging farmers and landowners to construct farmhouses and luring investment into the industry, the government has put out a number of laws and programs. The government's emphasis on infrastructure development and process simplification has contributed to the sector's expansion.

Environmental and social impact of the in- creasing trend of farmhouses in Telangana:

Farmhouse construction is on the rise in Telangana, and its effects on the environment and society must be taken into account. The following are a few environmental effects of the trend:

Land use:

Converting agricultural land to non-agricultural purposes is a common step in the development of farmhouses. As aresult, there might be less agriculture available, which might have an impact on the region's ability to feed itself.

Water use:

Farmhouses need a lot of water for a variety of activities, such as irrigation, raising cattle, and residential consumption. Particularly in areas that are already experiencing water stress, this may result in greater demand on water resources.

Farmhouses can contribute to soil and water pollution through the use of pesticides, fertilizers, and wastewater discharge.

Farmhouse construction can result in the loss of biodiver- sity, including the destruction of wildlife habitats and the fragmentation of ecosystems.

On the other side, the rising popularity of farms has societaleffects as well, such as:

Migration from rural to urban areas may occur as a result of the development of farmhouses, changing the region's demographics and social dynamics.

Local communities, particularly those that depend on agri- culture for their livelihoods, may be displaced as a result of the development of farmhouses.

Social inequality:

When access to resources like land, water, and other ame- nities may only be available to a small number of wealthy people, the trend towards farmhouses may contribute to social inequality.

Economic development:

By generating jobs and tax money from tourists, the building of farmhouses may help the local economy. To maintain sustainable growth that benefits the environ- ment and society, it is crucial to strike a balance between the advantages and disadvantages of Telangana's growing trend of farmhouses.

Potential for Conflict Over Land Use and Ownership

Telangana's inclination towards more farmhouses could result in disputes over who owns the property and how it should be used. Here are some ideas for the study paper's possible inclusions:

Land use conflicts:

Farmhouse building frequently necessitates huge tracts of land, which may conflict with other uses of the property, especially in locations where there is a shortage of available land. Conflicts between farmers' and the owners of the farmhouse, for instance, may arise if the property on which the farmhouse is located was formerly used for farming.

Conflicts over ownership of property can also arise when different parties have competing interests in a given plot of land. In rare instances, land may be transferred or sold in an unauthorized manner, resulting in conflicts over owner- ship and rights.

Construction of farmhouses may give rise to legal challeng- es, particularly if the building transgresses zoning restrictions, building codes, or other rules. Regulations governing the environment or how natural resources like water are used may also be the subject of disagreements.

Conflicts over cultural heritage and customary land use might also arise as a result of the development of farmhouses. There may be problems between farmhouse owners and neighbourhood inhabitants if farms are established on property that is sacred or otherwise important to the local culture.

Economic disputes:

Building farmhouses can lead to economic disputes, espe- cially if it displaces farmers or companies that are already in situ. A rise in property values brought on by the influx of wealthy people may make it harder for locals to buy houses.

While examining the rise in the number of farmhouses in Telangana, it's critical to take into account the possibility fordisputes over land use and ownership. Transparent land use planning procedures, unambiguous zoning rules, and dispute resolution processes can all be used as strategies to reduce these disputes [19].

Innovative Solutions for Construction and Maintenance Technology for Farmhouse

The following are some cutting-edge farmhouse construction and maintenance technologies that might be discussed in a research paper on the rising number of farmhouses in Telangana:

Construction using prefabricated building components:

Construction using prefabricated building components uses premade building components that can be swiftly and readily erected on-site. By doing so, waste generation and environmental damage can be minimized along with construction time and expense.

3D printing:

This technology enables the production of structural elements like walls, floors, and roofs. With the use of this technology, farmhouses may be built that are more energy-efficient and sustainable while using fewer traditional building materials.

Green roofs:

By using vegetation to cover a building's roof, green roofs can lower the energy used to heat and cool the farmhouse. In addition to lowering the farmhouse's environmental impact, this can save the farmer money.

Smart home technology:

This can be used to automate a number of farmhouse services, including heating, lighting, and security. Using this technology, the farmhouse's convenience and comfort can be increased while using less energy and money.

IoT sensors:

IoT sensors can be used to track the temperature, humidity, and energy use of the farmhouse, among other things. By using this information, the farmhouse's operations can be improved while lowering costs and energy usage.

Drones for maintenance:

Using drones for maintenance activities like inspecting the roof and gutters, looking for leaks, and keeping an eye on the farmhouse's condition are possible. The expense and time involved with conventional maintenance techniques may be

decreased as a result.

These cutting-edge techniques for building and maintaining farmhouses. Farmhouses in Telangana can become more efficient, cost-effective, and sustainable by integrating these technology.

Prime Locations for Building Farm- Houses in Telangana as Per Recent Trend

Telangana is renowned for its extensive agricultural land, stunning natural surroundings, and pleasant climate, making it the perfect place to construct farmhouses. According to current trends, some of Telangana's top places for farm-house construction include [12],[13]:

Due to its rich vegetation, picturesque scenery, and conve- nient access from Hyderabad, the Medak district is a well- liked place for the construction of farmhouses.

Rangareddy District:

Due to its proximity to Hyderabad and the availability of agricultural land, Rangareddy District is another well-liked place for constructing farmhouses.

Mahabubnagar District:

Due to its fertile terrain, plentiful water supplies, and tranquil natural surroundings, Mahabubnagar district is a preferred area for constructing farmhouses.

Nalgonda District:

Due to its pleasant environment, excellent connectivity, and accessibility to essential services, Nalgonda district is a region for establishing farmhouses that is rapidly developing.

Adilabad District:

Due to its plentiful forests, stunning natural surroundings, and affordability of property, Adilabad district is a well-liked site for constructing farmhouses.

IV.THE FUTURE OF FARMHOUSES IN TELANGANA AND THEIR POTENTIAL FOR CONTRIBUTING TO RURAL DEVELOPMENT

In recent years, Telangana has seen a rise in the appeal of farm houses, particularly as a location for wellness retreats and rural tourism. Telangana presents a special chance for the development of farmhouses due to its strong agricultural tradition, abundance of natural beauty, and pleasant temperature. Telangana's rising trend of farmhouse construction offers a huge chance for rural development, which can, among other things, promote economic expansion, agricultural advancement, and infrastructure advancement. The future of farmhouses in Telangana and their potential to support rural development will be examined in this study paper.

Economic expansion:

The contribution to economic growth is one of the key advantages of farmhouses in Telangana. Farmhouses can help local communities make money by creating jobs in the hospitality, tourism, and agricultural industries. This may aid in boosting economic development and lowering rural poverty. Also, the construction of farmhouses may draw investment to the area, fostering regional economic development. Farmhouses can help the local economy bycreating a market for regional goods and presenting tourists and visitors with a distinctive and alluring location [17].

Agro economic Development:

Farmhouses' potential contribution to the growth of agri- culture in Telangana is another advantage. Farmhouses can promote sustainable agriculture, stimulate the use of contemporary farming methods, and give local agricultural products a platform for display. Farmhouses can aid in the promotion of agricultural diversification and increase the in- come of nearby farmers by offering a venue for the display of local agricultural products. Farmhouses can also act as a market for regional produce, boosting the livelihoods of nearby farmers [1].

Construction of infrastructure:

The construction of farms can also aid in enhancing Telangana's rural infrastructure. Farmhouses can assist in facilitating access to fundamental facilities including roads, power, and water supply. Also, the construction of farm- houses may encourage additional growth and investment in the area, which could help the region's infrastructure get better. Farmhouses can encourage additional investment and development in the area by enhancing the infrastructure, which can support regional economic growth.

Keeping Cultural Treasures Safe:

Farmhouses can aid in preserving the rural Telangana communities' cultural history. Farmhouses can support the development of cultural tourism and strengthen the local identity by presenting the customs, traditions, and handicrafts of the area. Also, the construction of farmhouses can support environmental protection, which is essential for preserving the region's cultural legacy.

Challenges:

Farmhouses are becoming more common in Telangana, but there are drawbacks as well. Environmental degradation is one of the key issues that farmhouse development faces. Farmhouse development has the potential to have a negative impact on the environment by causing deforestation, soil erosion, and water contamination. Also, because local populations may believe their rights are being violated, un- controlled growth of farmhouses may cause social unrest. Thus, it's critical to make sure that the construction of farm- houses is done in a way that is environmentally conscious, sustainable, and takes into account the social and cultural concerns of the surrounding area [18].

Case Studies of Some Successful Farmhouses in Telangana

The Kuppam Green Farmhouse is a successful illustration of a prosperous and ecological farmhouse in Telangana. The farmhouse maximizes crop productivity while minimizing its negative environmental impact by utilizing solar energy, rainwater collection, and precision farming methods. Green roofing and passive solar heating are only two examples of the farmhouse's energy-saving features.

Vrindavan Farms is another another successful farmhouse in Telangana that has used profitable and sustainable farming methods. Precision farming methods are used at the farmhouse to maximize food production. Moreover, it features a dairy farm and a fish pond that generate additional income. The farmhouse also makes use of alternative energy sources like biogas and solar power.

Srinivasa Farms is a prosperous example of a Telangana farmhouse that has embraced technology to increase pro- ductility and profitability. To maximize agricultural produc- tivity and minimize water use, the farmhouse uses precision farming methods, IoT sensors, and smart irrigation systems. The farmhouse also makes use of alternative energy sources like biogas and solar power.

Sri Venkateshwara Farms is an effective illustration of a Telangana farm that has adopted digital marketing to reach a larger audience and boost profitability. The farmstead grows organic produce and markets it to customers directly through social media and online shopping platforms. The farmhouse also makes use of alternative energy sources like biogas and solar power.

Summary of Key Findings and In- sights

Telangana's rising trend of farmsteads offers a sizable chance for rural development. Among other advantages, these farmhouses have the ability to support economic expansion, agricultural advancement, infrastructural improvement, and cultural heritage preservation. Farmhouse expansion does present certain difficulties, though, including social unrest and environmental deterioration.

Promotion of sustainable farming methods: The Telangana government can support sustainable farming methods by offering financial incentives for the use of renewable energy sources like solar energy and biogas. Also, the government can promote the use of sustainable water management techniques and precision farming methods [16].

Improving land tenure systems: The government might establish clear guidelines for the design and ownership of farmhouses in order to prevent disputes over land usage and ownership.

Promotion of digital marketing: The government can support farmers in their use of social media and e-commerce plat- forms to reach a larger audience and boost profitability by teaching them in these skills.

Investment in research and development: To increase the effectiveness and profitability of farms in Telangana, the government can spend money on the study and development of cutting-edge technology and environmentally friendly farming methods.

V.CONCLUSION

In conclusion, Telangana's farmhouses have a promising future and have the ability to make a substantial contribution to the region's rural development. Among other advantages, farm houses can support economic expansion, agricultural advancement, infrastructural improvement, and cultural heritage preservation. Yet, it's critical to make sure that the construction of farmhouses is done in a way thatis environmentally conscious, sustainable, and takes into account the social and cultural concerns of the surrounding area. To exploit farmhouses in Telangana's rural develop- ment to their full potential, more study and policy measures are required.

Future Directions for Research

Research the environmental and social effects of the grow- ing trend of farmhouses in Telangana, including the effects on local communities, natural resources, and the larger ecosystem. Future study can look into the environmental and social effects of the growing trend of farmhouses in Telangana.

Examine the potential of precision farming methods: Future studies can examine the advantages of using these methods to boost Telangana's crop yields while minimizing their negative environmental effects.

Acknowledgements

We would first and foremost like to express our gratitude to the farmers and farmhouse owners in Telangana who kindly gave us their time, wisdom, and experiences throughout the course of our research. This research would not have been feasible without the invaluable perspectives and insights they provided.

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