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తెలంగాణ రాజపత్రము
THE TELANGANA GAZETTE
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No. 6] HYDERABAD, MONDAY, SEPTEMBER 12, 2022.

TELANGANA BILLS
TELANGANA LEGISLATIVE ASSEMBLY

The following Bill was introduced in the Telangana
Legislative Assembly on 12th September, 2022.

L. A. BILL No. 6 OF 2022.

A BILL TO AMEND THE AZAMABAD INDUSTRIAL AREA
(TERMINATION AND REGULATION OF LEASES)
ACT, 1992.

BE it enacted by the Legislature of the State of
Telangana in the Seventy-third Year of the Republic of India
as follows:-

1. (1) This Act may be called the Azamabad
Industrial Area (Termination and Regulation of Leases)
(Amendment) Act, 2022.

Short title
and
commence-
ment.

[1]

B. 62-1 (DA)

(2) It shall come into force on such date as the State Government may, by notification in the Telangana Gazette, appoint.

Amend-
ment of
Short
Title.
(Act No.
15 of 1992)

2. In the Azamabad Industrial Area (Termination and Regulation of Leases) Act, 1992. (hereinafter referred to as the Principal Act), for the existing short title, the following shall be substituted, namely,-

"This Act may be called the Azamabad Industrial Area (Termination of Leases and Regulation of Land by way of Sale/Free Hold Rights) Act, 1992."

Amend-
ment of
Section 3.

3. In the Principal Act, in section 3,-

(1). in sub-section (1),-

(i) In clause (a), for the words "which after due enquiry attract one or more of the ground for cancellation of lease as specified in clause (b)", the words "shall be terminated" shall be substituted;

(ii) Clause (b) along with the Explanation thereunder shall be deleted;

(2) for sub-section (2), the following shall be substituted, namely,-

"(2) All the plots in the Azamabad Industrial Area shall be categorised as follows:-

Category-I : Originally allotted and running unit

Category-II : Others"

(3) for sub-section(3), the following shall be substituted, namely,-

"(3) The person in occupation shall be extended free hold rights at the rates mentioned as below. -

Category-I : 100% of the Registration Value

Category-II : 200% of the Registration Value."

4. In the Principal Act, in Section 4, -

Amend-
ment of
Section 4.

(1) in sub-section (1), for the words "a fresh lease", the words "free hold rights" shall be substituted.

(2) for sub-section (2) the following shall be substituted, namely, -

"(2) On receipt of the application under sub-section (1), the Competent Authority may, after satisfying that the applicant has actually been using the demised plot for any establishment and the said applicant is deserved to grant of free hold rights on such terms and conditions, as may be prescribed."

Amend-
ment of
Section 5.

5. In the Principal Act, in section 5, in sub-section (1), -

(1) for the words "under clause (a) and (b) of sub-section (1) of section (3)", the words "under clause (a) of sub-section (1) of section (3)" shall be substituted;

(2) for the words "fresh lease", occurred twice, the words "free hold rights" shall be substituted.

6. In the Principal Act, in section 21, in sub-section (2), -

Amend-
ment of
Section
21.

(1) for clause (c), the following shall be substituted, namely, -

"(c) Specifying the Competent Authority to enter into fresh free hold right agreements and the manner for such agreements."

(2) clause (e) shall be deleted.

STATEMENT OF OBJECTS AND REASONS

Azamabad Industrial Area, Azamabad (AIA), Hyderabad District operate from land that was leased from Government. The existing leases or other arrangements made or entered into in respect of the demised plots in the Azamabad Industrial Area was terminated by the Azamabad Industrial Area (Termination and Regulation of Leases) Act, 1992 (Act 15 of 1992).

Keeping in view of the large number of residential constructions have come up in the surroundings and many of the Units have stopped functioning while new Units who have diversified to service business other activities. Therefore, it was felt necessary to safeguard the interests of all the persons in occupation of the plots and monetize the valuable lands in the heart of Hyderabad city.

To achieve the above object, it has been decided to amend the Azamabad Industrial Area (Termination and Regulation of Leases) Act, 1992 to undertake suitable Legislation.

The Bill seeks to give effect to the above decisions.

K. TARA KAMA RAO,
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Electronics & Communications,
Municipal Administration &
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