

**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:

**Short title and
Commencement.**

1. (1) This Act may be called the Azamabad Industrial Area
(Termination and Regulation of Leases) (Amendment) Act, 2022.
(2) It shall come into force on such date as the State
Government may, by notification in the Telangana Gazette,
appoint.

**Amendment
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."

**Amendment
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."

**Amendment
of Section 4.**

4. In the Principal Act, in 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."

**Amendment
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.

**Amendment of
Section 21.**

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

(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.TARAKA RAMA RAO
MINISTER FOR INFORMATION TECHNOLOGY,
ELECTRONICS & COMMUNICATIONS, M.A & U.D AND
INDUSTRIES & COMMERCE

MEMORANDUM REGARDING DELEGATED LEGISLATION.

Clauses 1(2) and 6(1) of the Bill authorizes the Government to issue notifications or to make rules in respect of matters specified therein and generally to carry out the purposes of the Act. All such rules so made or notifications issued which are intended to cover matters mostly of procedural in nature are to be laid on the table of the State Legislature and will be subject to any modifications made by the State Legislature.

The above provisions of the Bill regarding the delegated legislation are thus of normal type and are mainly intended to cover matters of procedure.

K.TARAKA RAMA RAO
MINISTER FOR INFORMATION TECHNOLOGY,
ELECTRONICS & COMMUNICATIONS, M.A & U.D AND
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**MEMORANDUM UNDER RULE 95 OF THE RULES OF PROCEDURE
AND CONDUCT OF BUSINESS IN THE TELANGANA LEGISLATIVE
ASSEMBLY.**

The Azamabad Industrial Area (Termination and Regulation of Leases) (Amendment) Bill, 2022, after it is passed by both the Houses of the State Legislature, may be reserved by the Governor for the consideration and assent of the President of India under article 254(2) of the Constitution of India.

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MINISTER FOR INFORMATION TECHNOLOGY,
ELECTRONICS & COMMUNICATIONS, M.A & U.D AND
INDUSTRIES & COMMERCE