

Kyle
19/11/08

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Azamabad Industrial Area (Termination & Regulation of Leases) (Amendment) Act No.1 of 2000 - Conversion of lease hold rights into freehold rights in Azamabad Industrial Area - Land price - Fixation of market value as on 17-02-2000 i.e., the date of enactment of Act - Orders - Issued.

INDUSTRIES & COMMERCE (IF CELL) DEPARTMENT

G.O.Ms.No. 285

Dated 24-10-2008.

Read the following:-

- 1) From the Commissioner of Industries, Lr.No.28/2/2001/0028 0028/ID, dt.10-10-2002 & Lr.No.13/2/2001/0028/PD, Dt.19-09-2008.
- 2) Memo No.15511/IF Cell/A1/2003, dt.22-11-2003.
- 3) From the Commissioner of Industries, Lr.No.13/1/2008 028/028/Suppl. Dt.30-01-2008.
- 4) Govt. memo No.3336/IF Cell/A1/2008 dt.14-08-2008 and 26-08-2008.
- 5) From the Commissioner of Industries, letter No. Lr.No.13/1/2008/0020/0020, dt.29-08-2008 & 06-09-2008
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In the reference 1st read above, the Commissioner of Industries has requested the Government to issue necessary orders fixing market value at which the land can be offered to the lessees of Azamabad Industrial Area, Hyderabad as the Azamabad Industrial Area (Termination & Regulation of Leases) (Amendment) Act 1 of 2000 provides for the occupant industrialists to opt for free hold rights.

2) In the reference 2nd read above, Government issued orders indicating that the price of land as on the date of enactment (i.e. 17-02-2000) may be taken into consideration for granting free hold rights, converting lease hold rights into free hold rights in Azamabad Industrial Area, Hyderabad.

3) In the reference 3rd read above, the Commissioner of Industries has reported that, Government in the memo 2nd read above, have decided that the price of land for granting free hold rights converting lease hold rights into free hold rights as on the date of enactment made in February, 2000 may be taken into consideration; but, did not fix the specific market value to be adopted. He has therefore again requested, the Government to issue necessary orders for fixing of market value at which the land can be offered to the eligible industries of Azamabad Industrial Area, Hyderabad on free hold basis in terms of the Azamabad Industrial Area (Termination and Regulation of leases) Act, 1992 and as amended by Act No.1 of 2000.

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4) In the circumstances reported by the Commissioner of Industries in the references 3rd and 5th read above, the matter has been examined in detail and after careful consideration, Government have decided to reiterate its earlier order vide reference 2nd read above and further order that the price of land is fixed based on the Market Value prevailing as on 17-02-2000 (i.e, the date of the enactment of Act No.1 of 2000); for granting free hold rights converting the lease hold rights into free hold rights in Azamabad Industrial Area. The Commissioner of Industries is directed to collect the market value at the rates prevailing as on 17-02-2000 as indicated in his letter dated 06-09-2008 which are based on the information furnished by the Sub-Registrar, Chikakadpally, Hyderabad together with Fixed Deposit Rate with simple interest from 01-01-2005 to till the date of payment of the land price.

5) The Commissioner of Industries is directed to take further necessary action in the matter.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

B. SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT & CIP

To
The Commissioner of Industries, Andhra Pradesh, Hyderabad.

Copy to:

The Revenue (Registration) Department.
The Finance Department.
The Addl. Secretary to C.M.
OSD to Minister (Finance).
PS to Minister (Major Industries)
PS to Chief Secretary to Govt.,
PS to Prl. Secretary to Govt., & CIP, Ind. & Com Deptt.
SF/SC (C.No.3336/IF Cell/A1/2008)

//Forwarded :: By Order//

Government of Andhra Pradesh
Industries & Commerce (IF.Cell) Department

15511/IF.Cell/A1/2003

Dated:22-11-2003.

Sub: Azamabad Industrial Area, Hyderabad – Azamabad Industrial
Area Termination & Regulation of leases – Amendment issued
Grant of freehold rights – Clarification issued.

Ref: From the Commissioner of Industries, Hyderabad
Lr.No.28/2/2001/0028/0028/ID, dated: 10-10-2002.

2. From the Commissioner of Industries, Hyderabad
Lr.No.13//1/2001/0028/0021/ID, dt. 19-09-2003.

The attention of the Commissioner of Industries, Hyderabad is invited to the references cited and he is informed that the Government have decided that the price of the land for granting free hold rights, converting lease hold rights into freehold rights as on the date of an enactment made in February 2000 may be taken into consideration as indicated in his letter 2nd cited. In regarding to the Demand Notice issued by the Commissioner of Industries he is requested to withdraw the demand notification issued by him after date of new enactment came into effect as the same are without authority and require revision.

2. The Commnr of Ind. also informed that the Govt. have decided to grant following concessions for extending the freehold rights in the Industrial Area of Azamabad.

- (I) According freehold rights duly exempting from payment of fees as applicable for this purpose.
- (II) Exemption from payment of fees for land use conversion under relevant Act and Rules.
- (III) Exemption from the provisions of the Urban Land ceiling Act and waiver Of fees payable for according such exemption.
- (IV) Preference in allotment of APIIC land and 15-20% rebate on land Cost in case of relocation in APIIC areas.

3. The Commissioner of Industries, Hyderabad is requested to take necessary action in the matter. He is also requested to obtain the prior approval of concerned Department, before processing the case.

K.V. RAO
PRINCIPAL SECRETARY TO GOVERNMENT AND
COMMISSIONER FOR INDUSTRIAL PROMOTION

To
The Commissioner of Industries, Hyderabad.

// forwarded :: by order //

T.P. Ananda Rao
SECTION OFFICER

for

GOVERNMENT OF TELANAGANA
INDUSTRIES AND COMMERCE (IP&INF) DEPARTMENT

Memo No.501/IP&INF/A1/2018

Dated:02.02.2023

Sub: Industries & Commerce Department - Proposal for Mobilization of Resource through three Industrial Estates i.e., Cooperative Industrial Estate, Balanagar, Medchal Malkajgiri District, Mini Industrial Estate Hafeezpet, Ranga Reddy District and Azamabad Industrial Estate, Azamabad, Hyderabad District - Reg.

Ref:- Govt. Memo No.501/IP&INF/A1/2018,dt. 29.08.2022.

In partial modification of the orders issued vide reference cited, the Category-A is re-classified as Original allottee and their Legal heirs (as per Joint Inspection reports) fulfilling any of the following criteria:

- i) The unit is working
- ii) The unit is not working
- iii) Plot is vacant
- iv) Units are closed due to non-renewal of CFO by Pollution Control Board.

2. The Nodal Officer, State Cell is directed to take necessary action in this regard.

JAYESH RANJAN
PRINCIPAL SECRETARY TO GOVERNMENT & CIP (FAC)

To

The Nodal Officer, State Cell.

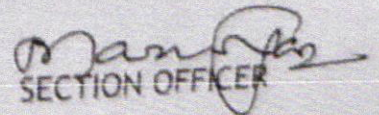
Copy to:

~~The~~ Director of Industries, Hyderabad.

The VC&MD, TSIIC Limited, Hyderabad

SF/SC.

//FORWARDED::BY ORDER//


SECTION OFFICER