

✓ AZAMABAD INDUSTRIES ASSOCIATION

✓ Hony. Secretary,
G.L. Sanghi.

✓ 1-8-582, Industrial Area,
Azamabad,
Hyderabad-500 020.
Dt. 8-8-'85.

To

The Secretary,
Small Scale Industries Dept.,
Govt. of Andhra Pradesh,
HYDERABAD.

Sir,

Sub: Steep increase in the quit rent of plots in
Industrial Area, Azamabad, Hyderabad - Reg.

Last week a notice has been received by our members that under G.O.Ms.No.1022/IF-Cell/84-1 dt.19-12-'84, the quit rent has been increased from Rs.50/- per acre to Rs.14,000/- per acre which, you will agree, is very much unjustified. One of the conditions of the lease for leases executed after 1960-62 seems to be that while the lease amount is fixed in the agreement, yet the agreement also provides for an increase in the quit rent by the Govt. which obviously means leaps and bounds but a reasonable increase may be effected by them and that too not discriminatory and shall be applicable to all with mutual consent.

But now we find that the rates are increased by about 400 times. You are very well aware that these plots were given in 1935/40 to develop the area as an industrial area and most of us have suffered very badly till about 1970, and it is only after 1970/72 that the area has slowly revised and become really an industrial area. All the past forty years, we have suffered and suffered very much and now merely detrimental but suicidal for most of the small units that exist.

These plots are not transferable nor saleable and we have to use it only for running our own industry. If you look into all these conditions, you will find that there is no possibility of any flexibility for the occupier of the plots to increase his revenues.

Some years back, some of us had approached the Govt. for the sale of the plots with all the rights in the land, but we understand the Govt. did not favour it and perhaps the fact is also that most of the small occupiers did not have the money to pay also. And therefore we would very much request the Govt. to review the situation and reduce the quit rent to the original as existing in our agreement. Kindly note that we are also paying municipal tax and non-agricultural tax also which by itself amounts to more than Rs.5000/- to Rs.7000/- per acre per year.

We also request that the Govt. may think in terms of selling these plots to the owners at a reasonable price and/or for a clause as substitute wherein if the Govt. proposes to impose restrictions on the sale of the plot and if at all an occupier wants to sell it to any other industrial unit for the use of industry etc., then Govt. may collect certain reasonable amount both from the buyer and the seller towards the same which will compensate the Govt. much more and save the old users from financial difficulties etc.

Thanking you and hope that our grievance will be soon redressed.

Yours faithfully,

Sd/- G.L. Sanghi
Hony. Secretary

- c.c. to: 1) Commissioner of Industries, Chirag Ali Lane, Hyderabad for immediate action please.
2) General Manager, Industries Dept., D/C., Musheerabad, Hyderabad, for information and immediate action.

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