

Speed Post with Ack. Due.

**GOVERNMENT OF TELANGANA
DIRECTORATE OF INDUSTRIES::HYDERABAD**

From The Public information Officer, O/o. The Director of Industries, Government of Telangana, Chirag Ali Lane, Hyderabad Ph No.040-23441666. Email.jtdir.ga.ind@s.telangana.gov.in.	To Sri Sanjay Kumar, S/o. Ramnivas, H.No.12-10-586/1/2,F-4, Satyadev Nilayam, Road No.2, Indra Nagar, Warasiguda, Secunderabad -500061.
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Lr. No. 37 / 2023 / 2159800 / 2159800 / FD, Dated. 16/9/2023.

Sir,

Sub: Establishment – RTI Act, 2005 – Department of Industries – Application of Sri Sanjay Kumar, S/o. Ramnivas, H.No.12-10-586/1/2,F-4, Satyadev Nilayam, Road No.2, Indra Nagar, Warasiguda, Secunderabad -500061 requested to furnish certain information under RTI Act, 2005 – Furnished - Regarding.

Ref: 1.RTI application dt.29.08.2023 of Sri Sanjay Kumar, S/o. Ramnivas, H.No.12-10-586/1/2,F-4, Satyadev Nilayam, Road No.2, Indra Nagar, Warasiguda, Secunderabad.
2. U.O. Note No.COI/FPIN/41/2022-INF-COI, Dated 12/09/2023 from the Joint Director (IP & INF), Central Office.

With reference to the RTI applications 1st cited, it is to inform that, as informed by the concerned programme officer of this office vide reference 2nd cited, the information sought under RTI Act,2005 is furnished hereunder.

S. No.	Information sought for	Reply
1	Government Memo no. 501/IP&INF/A1/2018. Dt. 29-08-2022.	Copy Enclosed
2	Government Memo no. 501/IP&INF/A1/2018. Dt. 02-02-2023.	Copy Enclosed
3	3) Letter No. 9/37 F/7018, dated 29-12-1952.	Not available. The information sought is more than 70 years old.
4	Press Notification was issued on 22-09-1994.	Copy Enclosed
5	Government vide Memo No. 15511/IF Cell/A1/2003 dated 03-02-2004.	Copy Enclosed

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GOVERNMENT OF TELANGANA
INDUSTRIES & COMMERCE (IP&INF) DEPARTMENT

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

Dated:29/08/2022

Sub:- Industries & Commerce Department - Proposal for Mobilization of Resource through three (3) industrial estates i.e. Cooperative Industrial Estate, Balanagar, Medchal-Malkajgiri District., Mini Industrial Estate Hafeezpet, Ranga Reddy District and Azamabad Industrial Area Azamabad, Hyderabad District-Reg.

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The attention of the Director of Industries, Hyderabad is invited to the subject cited. He is hereby instructed to take further necessary action on the following:

1. Categorization of units operating in the three Industrial estates into two categories.
 - a. Original allottees including legal heirs and units working.
 - b. Other.
2. Fixing the rates for these two categories of units as
 - a. Original allottees and units working: 100% of registration value
 - b. Others: 200% of Registration value
 - c. If feasible Government may consider still further enhancements/changes. Government will explore the Bombay model through which a portion of the land can be retained by the Government.
3. Allowing for change of land use from Industrial to other category duly collecting fee as per GHMC rates.
4. Nomination of the MD, TSIIIC as a nodal agency/ competent authority for extending free hold rights in all three industrial estates.
5. Allotting land to Ramnagar fish market in Azamabad Industrial estate and land for medical Centre mini industrial estate, Hafeezpet.
6. to take all the necessary steps for contesting the court cases with respect to Balanagar and Hafeezpet and amendment to Azamabad Industrial Act 1992 to allow free hold rights to all units.

JAYESH RANJAN
PRINCIPAL SECRETARY TO GOVERNMENT & CIP (FAC)

To

The Director of Industries, Hyderabad.
The Vice Chairman & Managing Director,
Telangana State Industrial Infrastructure Corporation Limited, Hyderabad.

Copy to:

The GA (Cabinet) Department.
The Industries & Commerce (IF CELL, L&B)Dept.,
PS to Minister for Industries & Commerce Department.
PS to Chief Secretary to Government
PS to Principal Secretary to Government, Ind & Com Dept.
SF/SC.

//FORWARDED::BY ORDER//

Mamika
SECTION OFFICER

1 ATTESTED 1

Hans
Dy. Director

Office of the Commissioner of Industries
Govt. of Telangana, Hyderabad.

SP (Inf, FR)
30/8/22

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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.

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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, TSIC Limited, Hyderabad

SF/SC.

//FORWARDED::BY ORDER//

Mamta
SECTION OFFICER

/ ATTESTED /

Handwritten Signature

Dy. Director

Office of the Commissioner of Industries
Govt. of Telangana, Hyderabad.

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GOVERNMENT OF ANDHRA PRADESH

Lr.No.13211/Dsk.25/94

Date:22/09/1994.

N O T I F I C A T I O N

The Azamabad Industrial Area (Termination and Regulation of leases) Act No.15 of 1992 published in the A.P.Gazettee on 03.06.1992 and it has come into force w.e.f. 11.07.1992. According to Section 3(1) of the Act, all leases or other arrangements made or entered into through a registered deed or otherwise in respect of all demised plots in the Azamabad Industrial Area, shall stand terminated on the appointed date and thereupon all sub-leases or any other arrangements whatever made by the person in occupation to hold possession of the demised plot shall stand annulled and every such demised plot shall vest in the Government free from all encumbrances and shall be used subsequently for industrial purpose only. According to section 23(a) and (b) of the Act no suit or other proceeding shall be maintained or continued in any court or before any authority for the continuance of the lease, sub-lease or other arrangement or for the lessee, sub-lessee or person in occupation staying on the demised plot and all such proceedings shall abate and no court shall enforce any decree or order directing the continuance of the lease, sub-lease or other arrangement to be in occupation of the demised plot.

Contd...P2/-

The Hon'ble High Court of Andhra Pradesh, Hyderabad while dismissing the writ petitions filed challenging the constitutional validity of the Act, in it's order pronounced on 18.08.1994 has upheld the constitutional validity of the Act.

All the persons who were in occupation of plots / portions of plots in Azamabad Industrial Area as on 11.07.1992 i.e., the date on which the Azamabad Industrial Area (Termination and Regulation of lease) Act No.15 of 1992 came into force and who have been using the said plots for industrial purpose and carrying on the industrial activity and who have not made application for grant of Fresh lease, are hereby informed to file their applications in the form prescribed vide Annexure to the Azamabad Industrial Area (Termination and Regulation Act) Act No.15 of 1992 Rules (See Rule 4(1) of the rules) in quadruplicate with the Commissioner of Industries (Competent Authority Azamabad Industrial Area), Chirana - All Lane, Hyderabad on or before 31.10.1994 for grant of fresh lease in accordance with the provisions of the Act. The Application forms can be obtained from the Centralised Documentation and Clearances Centre (CDCC), Office of the Commissioner of Industries, Hyderabad on payment of Rs.10/- on any working day during the office hours.

The Occupants who do not submit their application for fresh lease on or before the due date will be treated as un-authorized occupants and action will be initiated for their eviction as per sections 5(1), 6(1) and (2) and 7 of the Act.

Sd/-

(P.C. PARAKH)

COMMISSIONER OF INDUSTRIES &
COMPETENT AUTHORITY,
AZAMABAD INDUSTRIAL AREA:HYDERABAD.

11 ATTESTED 11

Handwritten signature

E. W. **Dy. Director**

Office of the Commissioner of Industries
Govt. of Telangana, Hyderabad.

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

Memo.No.15511/IF.Cell/A1/2003

Dated: 03-2-2004

Sub: Azamabad Industries Area, Hyderabad – Termination &
Regulation of leases – Amendment issued grant of
Freehold Rights – Certain further – Clarification – Reg.

Ref:1)G.O.Ms.No. 87, I & C(IF.Cell)Department dt: 20-2-2002.

2) Govt.Memo.No. 15511/IF.Cell/A1/2002, dt: 20-11-2003.

3) From the COI, Hyderabad Single File No. 13/1/2001/28,
Dt: 24-12-2003

The attention of the Commissioner of Industries, Hyderabad is invited to the references cited. After careful consideration of the proposal the following have been decided.

A) Fixation of lease terms if the occupant industrialist opt for fresh lease.

Though the Azamabad Industrial Amendment Act, 2002 provides for grant of fresh lease/ renewal of existing leases, Govt. has taken a conscious decision to encourage shifting of industries from Azamabad Industrial Area which is presently surrounded by thickly populated residential areas. In view of this it has been decided to advise the COI, Hyd. to first extend an opportunity for Industries to exercise their option for freehold-rights and shift from the Area. Depending on the response for opting for freehold-rights and shifting, COI may address the Govt. for consideration of terms and conditions for fresh lease/ renewal of lease.

B) Orders of concerned Departments on the other concessions issued vide Govt Memo

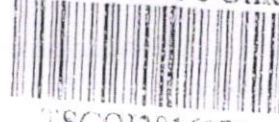
Decision of the Government contained in Memo. No. 15511/IF.Cell/A1/2003, dt: 20-11-2003 has been communicated to Revenue Department & MA & UD Department for issue of further necessary orders. As advised by MA & UD Department a copy of the Govt. Memo. has also been furnished to the S.O. & C.A., ULC.(Hyderabad) and Revenue. (ULC) Department.

C) Orders regarding collection of quit rent and premium:

Opinion of Law Department regarding fresh demand notices dated: 3-6-2002 issued by Commissioner of Industries, Hyderabad has already been communicated vide Memo. No. 15511/IF.Cell/A1/2002 dt: 17-3-2003.

Confid..2

Commissioner's Office



TSCOI2016171

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GOVERNMENT OF TELANGANA
INDUSTRIES & COMMERCE DEPARTMENT

Memo No. 2901/Prl.Secy/Inds./Peshi/2020

Date 29.01.2020

Sub: Joint inspection of Azamabad, Balangar and Hafeezpet Industrial Estates by
General Manager, District Industries Centres along with Officials of Revenue
Department – Reg.

The attention of General Managers of District Industries Centre of Hyderabad, Medchal-Malkajgiri and Ranga Reddy is invited to the subject cited regarding Joint Inspection of Azamabad, Balanagar and Hafeezpet Industrial Estates along with Officials of Revenue Department to ascertain status of utilization of the lands allotted to Industrial Units.

The District Collectors of Hyderabad (Azamabad Industrial Estate), Medchal-Malkajgiri (Balanagar Industrial Estate) and Ranga Reddy (Hafeezpet Industrial Estate) are requested to facilitate the joint inspection by issuing suitable instructions to the concerned Revenue Divisional Officers/ Tahsildars.

The proforma for conducting for joint inspection is enclosed herewith.

The Commissioner of Industries is requested to monitor the inspection and submit compliance report before 3rd February, 2020 to the Government.

Treat this on "TOP PRIORITY".

Lg Rpr

PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner of Industries, Govt. of Telangana, Hyderabad

The District Collector, Hyderabad District

The District Collector, Medchal Malkajgiri District

The District Collector, Ranga Reddy District

The General Manager, District Industries Centre, Hyderabad

The General Manager, District Industries Centre, Medchal-Malkajgiri

The General Manager, District Industries Centre, Ranga Reddy

4 ATTESTED

Copy to the Vice Chairman & Managing Director, T.S. Industrial Infrastructure Corporation Ltd.

Copy submitted to the Chief Secretary, Govt. of Telangana, Hyderabad for kind information.

Copy to the P.S. to the Hon'ble Minister for Industries & Commerce Dept.

Information.

Hmd
Dy. Director
Office of the Commissioner of Industries
Govt. of Telangana, Hyderabad.

PROFORMA FOR JOINT INSPECTION OF INDUSTRIAL AREA

ABSTRACT:	
Total Layout area (Extent in Acres)	
Net leased area	
Total Number of Plots	
Total Extent of Plots	
Total No of sheds (if any)	
Total extent for sheds Common Facilities	
Area Covered by Roads	
Other Area	

INFORMATION ABOUT INDIVIDUAL ALLOTMENTS

INFORMATION ABOUT INDIVIDUAL ALLOTMENTS														
Sl. No.	Year of allotment	Name of the company/allottee along with address	Plot No.	Extent in Sq.Meters	Present Occupier Details			Status of Land use				Present Line of Activity	Details of Direct employment	Remarks
					Original Allottee	Purchased	Lease (if yes Period)	Present usage		If Vacant (since when)				
								Extent used	Extent Vacant if any					
1	2	3	4	5	6	7	8	9	10	11	12	13	14	

Note:
 Column No.3: Details of original allottee
 Column No.7: Details of present occupier and lessee details, if any.

Representative of Revenue Department
 with official stamp

General Manager, District Industries Centre
 District
 with official stamp

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GOVERNMENT OF TELANGANA
INDUSTRIES & COMMERCE (IP&INF) DEPARTMENT

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

Dated:29/08/2022

Sub:- Industries & Commerce Department - Proposal for Mobilization of Resource through three (3) industrial estates i.e. Cooperative Industrial Estate, Balanagar, Medchal-Malkajgiri District., Mini Industrial Estate Hafeezpet, Ranga Reddy District and Azamabad Industrial Area Azamabad, Hyderabad District-Reg.

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JAYESH RANJAN
PRINCIPAL SECRETARY TO GOVERNMENT & CIP (FAC)

To
The Director of Industries, Hyderabad.
The Vice Chairman & Managing Director,
Telangana State Industrial Infrastructure Corporation Limited, Hyderabad.

Copy to:

The GA (Cabinet) Department.
The Industries & Commerce (IF CELL, L&B)Dept.,
PS to Minister for Industries & Commerce Department.
PS to Chief Secretary to Government
PS to Principal Secretary to Government, Ind & Com Dept.
SF/SC.

//FORWARDED::BY ORDER//

[Signature]
SECTION OFFICER

^ ATTESTED ^

*[Signature]***Dy. Director**

Office of the Commissioner of Industries
Govt. of Telangana, Hyderabad.

GOVERNMENT OF TELANGANA
Industries and Commerce Department.

Proceedings of the Principal Secretary, Industries & Commerce Department
Present: Sri Jayesh Ranjan, IAS

Proceeding No. 41/Prl. Secy. Peshi/2022;dt:14.10.2022

Sub: State Cell to handle all matters related to Azamabad, Balanagar and Hafeezpet Industrial Lease Lands – Reg.

Order:

It is hereby ordered for creation of a dedicated cell to handle all matters related to Azamabad, Balanagar and Hafeezpet Industrial Lease Lands to free Hold.

The following officers are drafted for the said purpose and they will operate from TSIIC Office. The VC&MD, TSIIC will do overall coordination.

- i) Sri Shiva Kumar, Spl. Dy. Collector, TSIIC.
- ii) Sri Rajeshwar Reddy, GM, DIC, Ranga Reddy District.
- iii) Mr. Khaleel, Joint Director, O/o Director of Industries.
- iv) Smt. Madhavi, ZM, TSIIC, Medchal – Malkajgiri District.

The above cell will look after the below tasks and ensure smooth process in a time bound manner.

- a) Obtaining consent from the units
- b) Service of Demand Notices
- c) Monitoring of payments
- d) Any dispute related to boundaries / extent / claims etc.,

These orders shall come into force with immediate effect.

Prl. Secretary to Government,
Industries and Commerce Department.

To
All Individuals as above.

Copy to:

The PS to Chief Secretary to Government.
The Director of Industries, Government of Telangana.
The VC&MD, TSIIC.

"ATTESTED"
Handwritten signature
Dy. Director
Office of the Commissioner of Industries
Govt. of Telangana, Hyderabad.