



TELANGANA STATE INDUSTRIAL INFRASTRUCTURE CORPORATION LIMITED

(A Government of Telangana undertaking)

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Website: www.tsiic.telangana.gov.in

SALE OF GOVT. LANDS AT KHANAMET

(e-AUCTION)

FREQUENTLY ASKED QUESTIONS (FAQs)

No. 9621/TSIIC/AUCTION/KHANAMET/PH-I/2021

Background:

Government of Telangana has appointed TSIIC as the Nodal Agency, vide G.O.Ms.No. 191 Revenue (Assignment-I) Dept., dt. 17.10.2015 for disposal of Vacant Government Land Parcels identified by the District Collectors, which are not required for public purpose and cannot kept idle. In this regard, TSIIC, on behalf of Government of Telangana, has invited bids through e-AUCTION for sale of Govt. lands (**on As is where is Basis**) identified at **Sy.No.41/14 of Khanamet (V), Serilingampally (M), Ranga Reddy district**. There are Five (5) land parcels totalling to **14.91 acres** available for sale through e-AUCTION platform of M/s. MSTC Limited (a GOI Agency).

Pre-Bid Meeting:

As per the schedule of the notification issued by TSIIC, pre-bid meeting was conducted on 26.06.2021 at 11.30 AM under the Chairmanship of VC&MD, TSIIC at Board Room, TSIIC Head Office, Hyderabad. Prospective bidders attended in person as well through virtual mode (VC). During the pre-bid meeting, VC&MD, TSIIC explained the key features of the sale process, land parcels available for e-AUCTION in detail. M/s MSTC representatives also made a presentation on the e-AUCTION platform, registration process and key aspects of online bidding on the scheduled date as per the Notification. The clarifications sought by the prospective bidders were provided during the meeting. The responses are as below.

S.No	Query	Answer
1	What is the classification of the Lands?	Government Lands
2	Where are these land parcels located?	Sy. No 41/14, Khanamet (v), Serilingampally (M), Ranga Reddy District
3	Who is the custodian of the land?	District Collector, Ranga Reddy District
4	Is the land free from all encumbrances?	Yes
	How clear is the land title? [looking back the history of LANCO faced issue with Waqf Board though possession was taken	100% clear title

S.No	Query	Answer
	by APIIC at that time]	
5	Are these lands/plots clearly demarcated?	Yes
6	Who is the competent Authority to execute the Conveyance/Sale deed?	District Collector, Ranga Reddy District
7	Are these lands as per the latest Master Plan (Zonal Development Plan) or any changes in coming future?	Accelerated and time bound Layout approval by HMDA/GHMC - Automatic incorporation in Master Plan of HMDA/GHMC.
8	Is the layout approved by competent authority?	Yes
9	What is the permissible landuse?	Mixed use
10	Availability of power supply	33/11 kV Substation being constructed within the layout. Existing 33/11 kV substation near NIA.
11	Availability of water supply	HMWS&SB – Madhapur Reservoir (4.5 km)
12	Do these plots have approach road?	Yes
13	Prior to handing over of possession, site development will be done?	As-is where is basis
14	What is the permissible height of buildings? Do we have the benefit of unlimited FSI?	686.90 m (MSL) As per applicable development control regulations and AAI limits
15	Does it require approval from Mines Department for clearance of excavated rock debris?	Yes
	Need special permission for controlled Blasting at site?	Yes
16	Who is the Authority to issue Building permissions?	GHMC under TS-bPASS
17	Does the land purchasers will have flexibility of getting permissions through single window? [e.g., for RERA, HMWS&SB, Occupancy Certificate issuance etc.,]	Yes
18	Need to allocate land for sufficient fire stations to be placed at the vicinity will become more populated in near future	Nearest Fire station is at Madhapur (3 km approx.)
19	Will there be any exemption from Stamp Duty & Taxation benefits?	As per prevailing GoTS policies. Purchaser shall pay the applicable fees.
20	All the clearances will be issued before (or) at the time of Sale/Conveyance deed execution?	Selected bidder has to apply under TS-bPASS (for Building plan approval etc.) TSIIC will provide zoning, layout related clearances.
21	When will the infrastructure completed?	Access roads are already laid
22	What is mode of payment of EMD (DD?)	To be paid online at MSTC portal, at

S.No	Query	Answer
		the time of registration.
23	Bid increment need to made plot wise or total plots?	To be made plot-wise
24	Refund of EMD to the un-successful bidders	Will be made within 7 working days. Bidder need to submit EMD refund request at MSTC e - AUCTION planform.
25	Any software to be installed to participate in e-AUCUTION?	No. Prospective bidder needs to participate through MSTC online portal (web browser) during the scheduled e-AUCTION period.
26	When the Consortium of bidders participate in the e-AUCTION, sale deeds will be executed separately for each consortium member?	No.
27	Can TSIIC clear the construction debris/dump in land parcels and handover the cleared plots?	No. Plots are on As is where is basis only. Selected bidder has to make such arrangements based on their development plan.
28	Can TSIIC show the dump site(s) for disposal of construction debris/dump in land parcels?	No.

Dated: 01.07.2021

VICE CHAIRMAN & MANAGING DIRECTOR

Hyderabad