



Cir.No.198445/TSIIC/LAC/2014/241

Dt:11.09.2017

Sub: TSIIC-LAC-Approval of Sub-Division of Plot / Land in Industrial Parks-
Revised Guidelines-Issued-Reg.

Ref: 1. Cir.No.198445/APIIC/LAC/2014-203, Dt: 27.01.2014.

2. IOM NO.CE-I/APIIC/Sub-division/GNL/16/2013, Dt: 03.08.2013.

3. Cir.No.8/AMW/Sub-division of plots/2017, dt.13.3.2017 of VC&MD,
HO.

4. IOM NO.SW/TSIIC/BM/13/2017-02, dt.23.8.2017 of M(F), HO.

Vide references cited, guidelines were issued for approval of Sub-Division of plots in Industrial Parks, where sale deeds have been registered by the Corporation after implementation of the projects. Vide reference 3rd & 4th cited, this issue was placed in the 11th & 13th Board Meeting held on 02.02.2017 & 18.8.2017 and approved the sub-divisions. However, it was felt necessary to review further and modifications made.

During the review of the requests of sub divisions, it is observed that the corporation has registered the sale deeds in favour of certain allottee companies before implementation of the project as per the regulations existing then, on the request of the company/ financial institutions etc; and some of these allottees have sold their Plots/Lands without implementing the projects.

The Third Party purchasers, who have purchased these plots through a valid sale deed are approaching the Corporation/TSIIC-IALAs for approval of sub division / mutation of the plots before implementation of the project. This will also enable utilization of portions of larger plots that have been kept vacant in the existing Industrial parks. The subdivision fee collected can be utilised to meet the additional load on infrastructure services due to subdivision of plots.

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Therefore, this issue has been placed before the 13th board meeting of TSIIC held on 18.08.2017 for an overall review and framing of guidelines.

In view of the above, the following revised guidelines are issued for sub-division of plots.

1. a. The plot/land after Sub-division should be utilized for Industrial purpose only for which the industrial Park has been proposed.
b. Sub-division of non industrial plots shall be considered on case to case basis duly adopting the rules herein.
2. Extension of time should be obtained from the corporation as per the prevailing EoT circular in case of allottees who have obtained sale deed before implementation.
3. No sub division of plot/land shall be allowed before sale deed in favour of the original allottee.
4. The Sub-Division of Plot/land should be done as per the norms of DTCP/UDA and the same shall not disturb the approved layout pattern of the Industrial Park and there shall be no provision for laying of any additional road. In an exceptional case, if any new road is proposed, it should be as per DTCP norms, subject to the applicant bearing the cost of such road and allied infrastructure. The ownership of road will be vested with TSIIC only.
5. The plot area after Sub-Division shall not be less than the 450 sq.mts (minimum plot area) and as per the G.Os prevailing as on the date of Sub-Division. The minimum area shall not be less than 150 sqmts in case of Autonagars.
6. No mutation shall be allowed before approval of the sub-division.
7. Any change in line of activity by the purchaser should be approved by the corporation.
8. No change of land use (non industrial use) shall be permitted.
9. All dues payable to TSIIC or TSIIC – IALA shall be collected for considering the subdivision proposal.

(Contd..3)



10. The Zonal Managers should submit the proposals for subdivision to Chief Engineer duly ensuring that the proposals are in conformity to the circular instructions along with:
 1. Filled in check slip
 2. Site Plan
 3. Sub division plan showing the arrangement of sub divided plots having
 - i) Means of access to the individual sub divided plots
 - ii) Means of obtaining water supply and sewerage disposal
 - iii) Proof of ownership of land to be sub-divided
11. Existing structure should have building permit.
12. There shall be no violation of building rules in construction of existing building.
13. Building setbacks shall be maintained for subdivided plots both for existing and proposed building.
14. The application for subdivision of plots shall be accompanied by NOC for subdivision of plot from concerned Banks / Financial Institutions in case they have availed financial assistance.
15. Fee structure for subdivision is as per the Annexure-I.

All instructions contained in these guidelines supersede all earlier instructions on the concerned subject.

Encl: Annexures-I to IV


Vice Chairman & Managing Director

To
All Zonal Managers, TSIIC Ltd.,
All IALA Commissioners / Executive Officers,
All the Officers in Head Office.

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Annexure - I

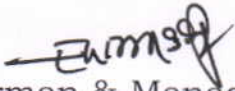
FEE STRUCTURE FOR SUB DIVISION IN TSIIC – Industrial Parks

Sl.No.	Particulars	DTCP / UDA charges	Sub-division fee @ #	Penalty @ #	Service Tax
1	Sale deed registered after implementation of project				
	a. Prior approval before subdivision	as per norms	5%	NA	as applicable
	b. Without prior approval of subdivision	as per norms	5%	5%	as applicable
2	Sale deed registered before implementation of project	as per norms	5%	10%	as applicable
3	Subdivision of Plots allotted at Subsidized rate	In addition to the above the amount of subsidy along with interest @18% shall be paid by the applicant.			

Note:

@: The fee is on percentage of prevailing land cost in the Industrial Park for the entire plot area.

#: In case of land located out side Industrial Parks the fee is on percentage of Market value or prevailing land cost in the adjacent Industrial Park which ever is higher.


Vice Chairman & Managing Director

Annexure - II

CHECK SLIP

(To be submitted by Zonal Manager along with plot sub-division proposals to Head Office)

S.No	Description	Submitted	
1	Requisition from applicant	Enclosed	Not enclosed
2	Whether the project implemented by the original allottee	Yes	No
3	Whether the sale deed executed in favour of original allottee	Yes	No
4	Copy of approved layout plan duly marking the plot proposed for sub-division	Enclosed	Not enclosed
5	Site plan of plot proposed for sub-division duly indicating the sub-divisions with dimensions, areas, boundaries (Schedule) drawn in appropriate scale and signed by the applicants and counter signed by the Zonal Manager in triplicate	Enclosed	Not enclosed
6	Areas of each sub-divided plot after sub-division	As per sub-division site plan furnished	
		i)Part- A ...	
		ii)Part- B ...	
		iii)Part- C ...	
	Total		
7	Total area of plot prior to sub division as per TSIIC documents. (Total area under '6' & '7' shall be equal)		
8	Title flow documents of all the applicants in case the original allottee has sold the plot without obtaining prior approval from TSIIC	Enclosed	Not enclosed

ZONAL MANAGER

Annexure - III

TELANGANA INDUSTRIAL INFRASTRUCTURE CORPORATION LIMITED
INDUSTRIAL AREA LOCAL AUTHORITY
Application For Obtaining Sub-Division Of Plots

A Applicant Particulars:

1. Name of the Applicant	
2. Father's / Husband Name	
3. Postal Address of the Applicant	
4. Contact No.	
5. Mail ID.	
6. PTI No.	

B Purchase Particulars:

1. Address of the Premises seeking sub-division of property	
2. Name & Address of the existing property owner (Seller)	
3. Date of the purchase of the premises	
4. Document Details	Gift Deed Regd Sale Deed Partition deed will Deed
5. In case of Death	Death Certificate / Succession Certificate / Legal Heir Certificate

C Property Particulars:

Details of property for which the applicant seeking sub-division of property	
1. Name of the IP/ District	
2. Plot No.	
3. Sy. No.	
4. Plot Area	
5. Constructed Area.	
6. Yearly Amount of Tax	
7. Property Tax Paid up to	
8. Receipt No & Date	
9. Name of the existing property owner	
10. Purpose of allotment issued by TSIIC	

11. Whether unit is implemented or Not	
12. Details of Sale Deed executed/ Registered by TSIIC in favour of existing property owner	
13. Whether the land was purchase from original allottee or not. a. From whom the land was purchased b. Details of Sale Deed c. Existing line of Activity	
14. Areas of each sub-divided plot after	As per sub-division As per link documents Site plan furnished i)Part-A ii) Part -B..... iii)Part-C..... <hr/> Total

ZONAL MANAGER

Annexure - IV

Documents to be furnished:

- i. Attested copies of property documents and Link documents
- ii. Latest Encumbrance Certificate
- iii. Non-Judicial stamp paper for Rs.20/- for each copy of document
- iv. Undertaking on Notarized Affidavit cum indemnity bond on Rs.50/- stamp paper
- v. Up to date Tax Receipt
- vi. Copy of Death Certificate / Succession Certificate / Leal Heir Certificate
- vii. Sub-division fee (as per local body rates adopted)
- viii. SSI Part-I and Part-II Certificate.
- ix. Latest Receipt of Service Society Membership fee in case Service Society is existing

Application undertaking

I / We hereby declare that all the information mentioned above is true to my knowledge. In case of and discrepancies I will be held responsible. Hence, I request you to transfer the property in my name basing on the documentary evidences.

Applicant signature