

TELANGANA STATE INDUSTRIAL INFRASTRUCTURE CORPORATION LIMITED
(A Government of Telangana State Undertaking)

Circular.no.8/AMW/Sub-division of plots/2017

Dt:13/03/2017

Sub: Approval of Sub-division of plots in Industrial Parks / SEZs –
Additional Instructions on the collection of sub-division charges –
Issued – Reg.

Ref: 1. Circular.No.13827/APIIC/LAC/94-198 dated 19/03/2013 of
VC&MD.

2. Minutes of the 11th Board meeting of TSIIC held on 02/02/2017.

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In the circular 1st cited, guidelines were issued for approval of sub-division of plots where Sale deeds have been registered by the Corporation after implementation of the projects. However, at the request of financial institutions, Corporation is registering Sale deed in favour of the allottees before /during implementation of projects. Some of these entrepreneurs are attempting to sell their land in full or in part to the third parties without implementing their projects and without obtaining prior approval of the Corporation.

The third parties who have purchased these lands from the original allottees through valid registered Sale deeds are approaching TSIIC for approval of sub-division and for mutation of the property in TSIIC IALA records respectively. This issue has been examined by the Board in detail and decision has been taken to approve sub-divisions as per the following guidelines.

1. In cases where Sale deed is registered in favour of the allottee entrepreneurs before implementation of project and the entrepreneur sold the land to the third parties **without implementation of the project** as single piece or by subdividing the land into smaller plots without obtaining prior written approval of this Corporation and where, the original allottee / Purchaser(s) approaches TSIIC at a later date seeking approval of mutation of name or approval of sub-division as the case may be, a process fee equivalent to 15% of the prevailing land cost shall be collected from the original allottee/Purchaser in addition to sub-division charges if any since the original allottee failed to implement the project as agreed and failed to

obtain prior written approval of sub-division from the Corporation.

The Zonal Managers shall submit sub-division proposals to the Chief Engineer with complete information on the present status of the unit, stage of implementation, utilization of land by the original allottee along with the details of industrial activities proposed by third parties in a definite time period.

2. In cases where the allottee entrepreneurs who have implemented the project in the allotted land utilizing it as per the terms & conditions of allotment/Agreement for sale of land and obtained sale deed from the Corporation and who wish to sell the land to others by sub-dividing it shall obtain prior written approval of sub-division of the Corporation by making payment of necessary process fee.
3. The cases wherein the registered owner of the plot/plots sells the land without taking approval of sub-division and seeks approval orders subsequently, in all such cases approval of sub-division shall be considered by collecting process fee equivalent to 10% of the prevailing land cost in addition to the applicable amount of sub-division charges.

All Zonal Managers are requested to follow above guidelines before approval of sub-divisions in addition to complying with the guidelines issued in the circular 1st cited with immediate effect.


Vice Chairman & Managing Director

To

1. All Zonal Managers / Commissioners, IALA
2. The Chief Engineer, Head office.
3. The Chief General Manager (AM), Head office.
4. The Consultant (AM), Head office.
5. The Consultant (Projects), Head office.
6. The General Manager (LAC), Head office.
7. The General Manager (law), Head office.
8. The Manager (Finance), Head office.

Copy to Chairman Peshi/ VC&MD Peshi