



**TELANGANA STATE – INDUSTRIAL
INFRASTRUCTURE CORPORATION LIMITED**

Circular No.1798/TSIIC/LAC/98-214

Dt.26-06-2015

Sub:-TSIIC IALA – Regularisation / Demolition of the illegal constructions – Assessment / Levy / Demand/ and Collection of Property Tax for the Buildings unauthorisedly constructed in Industrial Parks – Instructions issued – Reg.

Ref:- 1.Circular No.1798/APIIC/LAC/98-118, dt.13.8.2004 of VC & MD

2.AP Gazette Part – IV B extraordinary published by Authority vide no.52, dt.15.12.2007.

3.Circular No.1798/APIIC/LAC/98-170, dt.3.10.2008 of CMD.

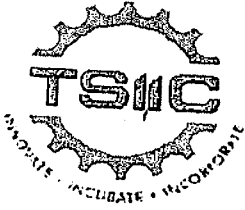
4.AP Gazette Part – IV B extraordinary published by Authority Act No.15, dt.16.07.2013.

Vide reference 3rd cited, all the ZMs/IALA Commissioners in the state were informed to list out the cases of buildings constructed / re-constructed or structures raised unauthorisedly in the Industrial Parks falling under Municipalities & Municipal Corporations under their jurisdiction and take action to levy & collect property tax with a penalty duly following sub-section 220 sub section (3) of HMC Act, 1955 by Act No.(9) of 2008 w.e.f.15.12.2007 enhancing penalty on unauthorised construction to twenty five percent i.e.25% of property tax till such unauthorised constructions are demolished or otherwise regularised.

Vide reference 4th cited, APM Act, 1965 and GHMC Act, 1955 was amended by Act No 15 of 2013 w.e.f 5.8.2013. In GHMC Act 1955 section 220 of the Act by omitting sub-section (3) of and adding new section 220-A and in APM Act 1965 in section 85, sub section 5 further amended duly stipulating that where a building is constructed or reconstructed, or some structures are raised unauthorisedly, it shall be competent to the assessing authority to levy property tax on such building or structure with a penalty as specified hereunder till such unauthorised construction is demolished or regularized without prejudice to any proceedings which may be instituted in respect of such unauthorised construction. A separate receipt for the penalty levied and collected shall be issued.

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Regd. Office: " Parisrama Bhavanam", 6th Floor, 5-9-58/B, Fatah Maidan Road, Hyd-4



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| a) | Upto ten percent violation of permissible setbacks only in respect of floors permitted in a sanctioned plan | Twenty five percent of property tax as penalty |
| b) | More than ten percent violation of permissible setbacks only in respect of floors permitted in a sanctioned plan | Fifty percent of property tax as penalty |
| c) | Unauthorised floors over the permitted floors in a sanctioned plan | Hundred percent of property tax as penalty |
| d) | Total unauthorised construction | Hundred percent of property tax as penalty |

It is further provided in section 220-A of GHMC Act, 1955 that such levy and collection of penalty shall not be construed as regularisation of such unauthorised construction or reconstruction.

In this connection, the Zonal Managers / Dy.Zonal Managers / Managers & Commisisoners in the state are hereby advised to take action accordingly to levy & collection of property tax in the Industrial Parks falling under Municipalities / Municipal Corporations under their jurisdiction with penalty as aforesaid till such unauthorised constructions are demolished or regularised.

They are also advised to place a copy of this circular in the ensuing Managing Committee Meeting of the Service Societies for information.


VICE CHAIRMAN &
MANAGING DIRECTOR

To
The Chief Engineer / ZMs/ DZMs/Managers & Commissioners of TSIIC IALA
Copy to all the Zonal Managers
Copy to all the officers in Head office.

Regd. Office: " Parisrama Bhavanam", 6th Floor, 5-9-58/B, Fatah Maidan Road, Hyd-4