

## BRIEF NOTE ON INDUSTRIAL HOUSE SCHEME

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Government in G.O.Ms.No.161 of Health, Housing and Municipal Administrative Department dated 28.08.1961 issued revised rules for the allotment of houses constructed under the Subsidized Industrial Housing Scheme to the eligible workers, as the rules issued in 1959 are not exhaustive and do not contain some of the conditions subsequently prescribed by the Government of India. The said rules are mainly on the following aspects.

- i. Constitution of Managing Committee:- The Managing Committee constituted under the rules shall be determined by the number of houses to be allotted to each factory and the allotment to individuals shall be by the Commissioner of Labour under certain conditions.
- ii. Cancellation of allotment under certain conditions.
- iii. Procedure for recovery of rent in respect of the houses allotted to the workers.
- iv. Cancellation of allotment.

It was further ordered that the matters concerning interpretation of the above rules, the decision of the Commissioner of Labour shall be final and the Commissioner of Labour shall have the right to vary and to cancel or amend any of the above rules.

Government further issued certain clarifications vide Govt Memo No.1065 of LEN & TE(Lab.III) Department dated 23.10.1981 on the following issues.

- i. Subletting of a portion of his house by the allottee.

- ii. Regularization of unauthorized construction/encroachment.
- iii. Allotment to ineligible persons by relaxing the rules.
- iv. Protection and allotment open spaces in SIHS colonies.
- v. Allotment of quarters to dependents of deceased allottees.
- vi. Production of "No House Certificate"
- vii. Allotment of land in Chikkadpalli and Sanathnagar for construction of ESI Dispensaries.
- viii. Payment of municipal taxes by the allottees.

**Regularization & Fixation of Price for Excess Lands:**

Government vide G.O.Ms.No.67 of LET issued guidelines on regularization and registration of excess land occupied by the allottees and fixation of price there-for at different paces.

Government further issued orders on the proposals submitted by the Commissioner of Labour on Regularization & Fixation of Price for Excess Lands vide G.O.Ms.No.2, of LET & F (Lab.III) Department dated 31,01,2002.

**Constitution of Committee on allotment, encroachment of open lands etc.:**

Government vide G.O.Ms.No.12 of LET & F (Lab.III) Department dated 20.02.2008 issued orders constituting the Committee consisting of (1) Joint Collector concerned, (2) Joint Director ,MA & UD Department/Regional Deputy Director of Town Planning Department concerned (3) Deputy Commissioner of Labour concerned for conducting survey of all the Subsidized Industrial Housing Colonies in the State and to identify all encroachments/illegal structures/illegal occupants and furnish a report to Government within a period of (3) months.

1. Subsidised Industrial Housing Scheme Rules And Regulations vide G.O.MS.NO. 161, H.H.M.A.Dept,dt.28.8.1961	Procedure for allotment of tenements to the Industrial workers.	Eligibility to allot the quarter, Rental agreements, cancellations of Quarter, in case of violation of rules, under SIHS.
2. Subsidised Industrial Housing Scheme – Hire Purchase Regulations vide Go.MsNo. 597 LEN&TE, dt.27.8.1979 and Go.MsNo. 1152 LEN&TE, dt.6.10.1979	Lease – cum- sale agreement under – Hire Purchase Scheme.	Payment of Hire Purchase Instalments, and Transfer of Quarter in favour of allottee.
Instructions		
1. Registration of Quarters in favour of Legal heirs in case of death of original allottee through memo No.1065 dt.23.10.1981.	Procedures to be followed to transfer the quarters in favour of Successors / Legal heirs.	<p>Registration of quarters in favour of Legal heirs.</p> <p><b>Brief note on Subsidized Industrial Housing Scheme:-</b></p> <p>1. Go.Ms.No 161,dt 28.8.1961:- Government have framed Rules Subsidized Industrial Housing Scheme for allotment of tenements to the eligible Industrial workers. The houses constructed under the Scheme to the bonafide employees governed by the Factories Act, 1948 or Indian Mines Act, 1952. The wage limit is fixed for allotment of tenement not exceeding Rs.350/-PM under rental basis.</p> <p>2.G.O.Ms.No.597,dt.27.8.1979 :- Government have framed the regulations for sale of tenements constructed under Subsidized Industrial Housing Scheme in the state sector to the existing occupants as on 1.6.1970 and formats are prescribed to enter in to the Lease-Cum- sale agreement.</p> <p>3. G.O.Ms.No.1152, dt.6.10.1979:- Government have fixed the cost of the tenements constructed in twin cities which are offered under Hire Purchase scheme.</p> <p>4.. Memo No.1065, dt.23.10.1981 Government have issued detailed instructions on Registration of quarters along with encroachments, illegal occupants, and also allotment of Quarter to the dependants of the deceased allottees</p>