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GOVERNMENT OF ANDHRA PRADESH  
ABSTRACT

Subsidized Industrial Housing Scheme - Regularisation and Registration of excess land Occupied by the Allottees and Fixation of Price therefor at different places- Orders-Issued.

LABOUR EMPLOYMENT TRAINING AND FACTORIES (LAB. III) DEPARTMENT

G.O.Ms.No.67.

Dt.28-11-2000.

Read the following:-

1. From Dr. K.Laxman, MLA, Musheerabad Constituency, Hyderabad Lr.A1/749/2000, dt.3-8-2000.
2. From the Commissioner of Labour, Hyderabad, Lr.No.H1/8535/2000/ dt.17-10-2000.

ORDER:

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During the years 1965-1970 subsidized Industrial Housing Scheme was implemented by constructing SRT and TRT quarters (2776 Nos.) for industrial workers at Jawaharnagar, Chikkadapally, Zamisthanpur, Musheerabad, Vidyanagar, Sithaphalmandi, Sanathnagar areas of the Twin Cities, and at other places in the State. The value of the quarters was long back fixed and they were offered on hire purchase, fixing the instalments to be paid. Many of the allottees paid the total value of the houses and got them registered in their name. But in some cases the houses could not be registered for various reasons viz., either the allottees have unauthorizedly encroached excess land more than allotted to them or sometimes they encroached into common places causing inconvenience to the other residents and also due to court cases. The subject matter of fixing of value for the excess land and regularising the same on certain terms and conditions was under consideration for quite some time.

2. Meetings were convened on 22-7-2000 and 18-8-2000 by Minister (L & E) and the issue discussed with all the concerned including the representatives of Unions of Industrial Housing. It was felt that the only hitch holding up registrations was the sale of extra land encroached by the resident-allottees over and above their entitlement viz., 150 sq.yds for SRT and 188 sq.yds. for TRT houses and therefore a reasonable rate could be fixed for regularising and registering the same, keeping in view:

- 1) that the land is in industrial worker's area
- 2) that generally industrial workers are very poor and therefore Government implemented the scheme of subsidized Housing for them, and that

3) the excess land was under the encroachment of the allottees for very long time i.e. for more than 20-25 years.

3. Finally, it was decided that the excess land not exceeding 150 sq.yards may be regularised and sold to the encroacher-allottee provided:

- 1 the land encroached does not belong to the other allottee and that it does not cause any inconvenience or detriment to the neighbours;

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2. that the land encroached does not belong to the Municipality which might have been earmarked for community purposes such as open spaces, parks etc. and
3. that the land does not fall in the road margins or roads.

4. It was also decided that if the land falls under the above category it will be reported to the Municipal Corporation of Hyderabad who shall take steps to evict the encroacher and demolish the structure, if any, built on such land. It was further decided that the excess land may be regularised by sale at appropriate rate, in three different slabs, fixing different rate for each slab:

- (a) 1 to 50 sq. yards.
- (b) 51 to 100 sq. yards.
- (c) 101 to 150 sq. yards.

5. Accordingly, Government, after careful consideration, hereby order that the excess land occupied by the allottees at various Industrial Housing Colonies in the state may be regularised at the rates mentioned against each slab as follows, subject to the conditions mentioned in para 3 above.

| Slab                             | Rate at which the site may be registered           |
|----------------------------------|--|
| (1)                              | (2)  |
| a) upto 50 sq. yards             | 15% of the prevailing Registration/ Market value.  |
| b) between 51 -100 sq. yards.--- | 30% of the prevailing Registration/ Market value.  |
| c) Above 100 sq.yards. ---       | 100% of the prevailing Registration/ Market value. |

6. The Commissioner of Labour is requested to take further action and complete the job of regularisation and registration of the excess land including the pending houses within six months without seeking further clarification from any source. The Commissioner of Labour will take assistance from a committee of officers consisting of

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|--------------------------------|---|---------------------|
| 1. Assistant Commissioner /    | } | having jurisdiction |
| Deputy Commissioner of Labour  |   |                     |
| 2. Revenue Divisional Officer/ | } | over the area       |
| Mandal Revenue Officer         |   |                     |
| 3. Assistant City Planner      | } |                     |

to inspect the excess land and decide whether it satisfies the conditions laid down in para (3) of this order.

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- (BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

PRINCIPAL SECRETARY TO GOVERNMENT

The Commissioner of Labour, Andhra Pradesh, Hyderabad  
and Deputy Commissioners of Labour in the State.  
The Inspector General, Registration and Stamps, A.P. Hyderabad.  
The Collectors of the districts, where the Industrial Housing Schemes  
are implemented.

Copy to the Revenue Department,  
Copy to the Municipal Administration and Urban Development  
Department.

//forwarded by order//

SECTION OFFICER