

COPY OF:

GOVERNMENT OF ANDHRA PRADESH,
A D S T R A C T.

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Integrated Subsidised Housing Scheme for Industrial Workers and Economically Weaker Sections of Community - Regulations for Allotment of tenements and premises under the Government of India Subsidised Industrial Housing Scheme for Industrial Workers in Andhra Pradesh on leave-cum-sale basis - Regulations - Issued.

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LABOUR, EMPLOYMENT, NUTRITION AND TECHNICAL EDUCATION (LAB. III)
DEPARTMENT.

Dated: 27-8-1979.

G.O.Ms.No.597.

1. G.O.Ms.No.121, Housing Dated: 19-11-65.
2. G.O.Ms.No.416, Housing, dated: 7-8-1971 of Planning and Co-operation Department (Housing).
3. From the Commissioner of Labour, Letter No.H1/40973/69, dated: 14-7-75.
4. From the Commissioner of Labour, Letter No.H1/40973/69, dated: 26-7-77.
5. From the Commissioner of Labour, Letter No.H1/40973/69, dated: 21-2-1979.

O R D E R:

In the G.Os. first and second read above, Government issued orders for the sale of houses constructed under Subsidised Industrial Housing Scheme in State Sector in the twin cities of Hyderabad and Secunderabad and Warangal to the existing occupants on Hire Purchase basis.

2. In pursuance of the above orders, Government of Andhra Pradesh hereby make the Regulations as specified in the Annexure to this order for allotment of tenements and premises constructed under the Government of India Subsidised Housing Scheme for Industrial workers and economically weaker Sections of Community) on lease-cum-sale basis in Andhra Pradesh State.

The Director of Printing, Stationery and Stores, Purchase, Hyderabad is requested to publish these Regulations in the Andhra Pradesh Gazette.

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

Sd. R.V. KRISHNAN,
Secretary to Government.

To
The Commissioner of Labour, A.P.Hyderabad.

// True Copy //

M. V. Balakrishna
ADMINISTRATIVE OFFICER,
INDUSTRIAL HOUSING,

OFFICE OF THE COMMISSIONER OF LABOUR,
ANDHRA PRADESH:
HYDERABAD.

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A N N E X U R E.

Short title.

These Regulations may be called the Andhra Pradesh Subsidised Industrial Housing Scheme (Allotment of Tenements on Lease-cum-Sale) Regulations, 1979.

Definitions:-

In these Regulations unless there is anything repugnant in the subject or context, the Commissioner of Labour, Andhra Pradesh shall be the competent authority for allotment, eviction and other matters incidental thereto; and

- (a) "allottee" means the person to whom a flat, house, quarter or tenement (or premises) is allotted under these Regulations and includes his legal heirs established by an affidavit executed by the said legal heirs on stamped paper (Non-Judicial) of the value of rupees four and paise fifty, duly verified by the Magistrate or Deputy Collector, having jurisdiction or by a Civil Court decree where the Commissioner of Labour deems such decree is necessary, declaring him or her to be the legal heir of the deceased allottee against the person disputing the fact;
- (b) "Allotment" means allotment of a flat, house, quarter or tenement on lease-cum-sale under these regulations.
- (c) "Applicant" means the person, who has applied for allotment of a flat, house, quarter or tenement constructed under the Subsidised Industrial Housing Scheme, to the Commissioner under these regulations;
- (d) "Block" means a connected group of flats.
- (e) "Commissioner" means the Commissioner of Labour and includes any other Officer who is authorised by the Government to exercise any of the powers or discharge any of the duties of the Commissioner of Labour under these regulations.
- (f) "deposit" means an amount payable by the allottee as may be fixed by the Commissioner of Labour for a flat, house, quarter or tenement under regulation 6(1);
- (g) "eligible person" means the person who is eligible for allotment of a flat, house, quarter or tenement under the Subsidised Industrial Housing Scheme and includes a person who is in valid occupation of a flat, house, quarter or tenement at the time of allotment on hire purchase;
- (h) "Family" means family of the allottee consisting of husband, wife and children and shall include parents, brothers and sisters as are ordinarily living with the allottee as dependents;
- (i) "Flat" means a portion of the building which can be delineated with definite outline on plan and which can be definitely marked on site and which is a dwelling unit and can be allotted as such under these regulations.
- (j) "Form" means form appended to these regulations.
- (k) "Government" means the Government of Andhra Pradesh.
- (l) "Hire-Purchase System" means a system in which a participant takes steps to secure rights in a property under the Scheme referred to in these regulations by payment of hire purchase deposit and also specified number of equated instalments spread over a period of specified number of years during which he remains in a tenement on terms and conditions under these regulations, ceases to be a tenant and becomes an owner on payment of all dues.

- (m) "House" means a subsidised Industrial Housing tenement and its premises set apart for residential purposes and includes an independent flat.
- (n) "Income" means the annual income of a person.
- (o) "Instalment" means the annual instalment payable by an allottee under these regulations and includes rent and deposit for the flat, house, quarter or tenement leased to the allottee.
- (p) "Quarter" means a dwelling unit earmarked either as single-room tenement or two-room tenement constructed under Government of India Subsidised Housing Scheme for the Industrial workers.
- (q) "Regulation" means a regulation of the Andhra Pradesh Subsidised Industrial Housing Scheme (Allotment of Tenements on Lease-cum-sale) Regulations, 1979.
- (r) "Sale price" means the sale price of the flat, house, quarter or tenement as may be fixed by the Commissioner under these regulations.
- (s) "Scheme" means the Subsidised Housing Scheme for Industrial Workers formulated by the Government of India and as amended from time to time.
- (t) "Tenement" means a house constructed for dwelling purpose under the Government of India Subsidised Industrial Housing Scheme.

Competent authority: 3. The Commissioner may offer with the prior sanction of the Government, any or all the houses constructed under the

for allotment on hire purchase basis: Scheme for allotment on hire-purchase. The houses allotted under these regulations shall be deemed to have been leased out to the allottee until the lease is terminated and the house is conveyed in the name of the allottee in accordance with these regulations.

Non-Eligibility for allotment: 4. No allotment shall be made —
(a) if the occupant owns a building/flat for residential purpose in his/her name or in the name of his wife or her husband as the case may be, or in the name of his or her minor children or any of the family members.
(b) if he is not an eligible person.

Sale price: 5. The sale price will be fixed by the Commissioner with the approval of the Government. While fixing the price, the current market value of the land and building will be taken into consideration. Normal depreciation will, however, be allowed to be deducted if the sale of the quarter/flat is decided after years of construction. The allottee shall be bound to accept the sale price so fixed and cannot question the said price.

Deposit: 6.(1) The allottee should deposit 1/10th of the sale price within one month from the date of the allotment by the Commissioner failing which, he would forfeit his right for allotment of the house;

Provided that the Commissioner may, on a request made in writing by an allottee, grant extension of time for a maximum period of four months from the date of allotment in exceptional and deserving cases which should be rare:

(2) the balance of the sale price shall be payable in 20 equal instalments together with interest at such rate including penal interest as may be fixed by the Government from time to time;

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the realities:

(3) such amount as may be fixed by the Commissioner shall cover payment of municipal and other taxes on the property for the period of payment of sale price.

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7. The allottee shall pay the first annual instalment together with interest payable under rule 6(2) and execute and register at his own cost the Lease-cum-Sale agreement with the Government in Form-I within ninety days from the date of receipt of allotment order. The allotment shall not take effect unless the lease-cum-sale agreement in Form-I is executed and registered by the allottee at his own cost.

Cancellation of
allotment:-

8. If the allottee fails to pay the deposit and first annual instalment, execute and register the agreement within the period specified in regulations 7, the allotment shall be cancelled:

Provided that the Commissioner, may in his discretion grant extension of time for payment of the first annual instalment and execution will not exceed the period contemplated under regulations 6(1) above.

Tentative
fixation of
instalment:

9. If for any reason the final sale price cannot be fixed at the time of allotment, the Commissioner may fix the instalment tentatively, subject to revision after the price is finally fixed.

Transfer of
owner-ship:

10. The ownership of the house will be transferred in the name of allottee on payment of entire sale price subject to the condition that no such transfer will be effected until the expiry of five years from the date of allotment of the house under the Hire Purchase Scheme. The expenses on account of stamp duty, registration fee and any other incidental charges, shall be borne by the allottee.

11. No new construction shall be taken up without the prior permission of the Commissioner and the concerned Municipal authority till the entire cost of the flat is paid to the Government together with the interest accrued thereon;

Provided that even after the allottee becomes the owner of the flat no new construction shall be taken up without the specific consent of the owner of the upper flat or lower flat, as the case may be.

Space for
common purpose:

12. The space reserved for common purpose such as foot path, roads, playgrounds, parks, etc., and also the land around the block shall belong to the Government.

13. The stair case room and passage leading to first floor shall be the common property of the allottees of the flats of first floor and shall not be used for any other purpose without the consent of the Commissioner till flats are completely transferred and registered in the name of the allottees.

14. The allottees of the ground floor flats shall have no right to use stair case room and land set apart as approaches to the block for the purpose of passage to the allottees of first floor flats.

Stair case-room

Inspection of
water and
Drainage mains:

15. "Water and Drainage" mains shall belong to the Government and any person authorised by the Commissioner shall have the right to enter the premises to inspect, connect, alter or repair any water main or drainage passing through the premises of the allottees.

Maintenance of
Common property
of first floor:

15. (i) The Stair case room and passage leading to first floor shall be the common property of the allottees of the flats of first floor.

(ii) The common expenses for maintenance of common items of house property have to be met by the allottees of the flats of the first floor equally among them.

Violation of
Regulations:

16. If any allottee violates these regulations or conditions of hire purchase, even after the outright sale of flats, the allotment shall be liable to be cancelled. On cancellation of the allotment, he or his nominee(s) heir(s) or assignee(s) shall, subject to the regulations, handover vacant possession of the flat to the Commissioner who shall refund the amount deposited, either in one lumpsum or in instalment, but not the interest deposited with the Government and shall also refund the amount contained in the Hire-Purchase instalments towards payment of capital less depreciation of the flat at the rate of 2% per annum on the capital, less any other amount which may be due from the allottee towards the interest or other dues on account of the house as may be determined by the Commissioner.

Date of commence-
ment of Regulations:-

17. (1) These regulations shall be deemed to have come into force with effect from the 1st June, 1973.

(2) Any allotment made shall be deemed to be made under these regulations and the allottees under the said regulations shall execute the agreement in Form appended to these regulations within a period of one month from the date of receipt of notice from the Commissioner. Failure to comply with this requirement will entail cancellation of the allotment.

// True Copy //

M. Ch. Lalitwan
ADMINISTRATIVE OFFICER,
INDUSTRIAL HOUSING,
OFFICE OF THE COMMISSIONER OF LABOUR:
AIDTA, PAKISTAN:HYDERABAD.

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GOMNO. 785 dt 16-11-1978

GOVERNMENT OF ANDHRA PRADESH
ACT

INTEGRATED SUBSIDIZED HOUSING SCHEME FOR Industrial
Workers and Economically Weaker Sections of Community -
Sale of houses built for Industrial Workers in the
Districts on Hire Purchase Basis - Orders - Issued.

LABOUR, EMPLOYMENT, NUTRITION AND TECHNICAL EDUCATION
(LABOUR.III) DEPARTMENT.

G.O.Ms. No. 285.

Dated the 15th November, 1978,
Read the following:

1. Government Memo. No. 4741-D2/65-5, Housing dt: 11-4-1966 of H.H. & M.A. Department.
2. G.O.Ms. No. 125, Housing Dt. 5-9-1959 of Health, Housing & Municipal Administration Department.
3. From the Government of India, Letter No. N-14024/17/77-H1, dt: 9.2.1978.
4. From the Commissioner of Labour, Letter No. H1/17625/78, dt: 13-6-1978.

ORDER :-

In the reference first and second read above, Government issued orders for disposing of the houses constructed under Subsidised Industrial Housing Scheme in Warangal and Twin cities of Hyderabad and Secunderabad to the occupants of the Industrial Workers on Hire Purchase basis, subject to certain conditions stipulated therein.

2. The Associations of several Industrial Colonies in the districts wherein Government constructed quarters for the Industrial Workers under Subsidised Industrial Housing Scheme prior to 1969, have made representations to the Government for the sale of the houses on Hire Purchase basis to the occupants, as was done in the case of twin cities and Warangal.

3. In the reference third read above, Government of India have permitted the State Governments to transfer the tenements built under Subsidised Housing Scheme for Industrial Workers and Economically Weaker Sections of Community (Previously known as Subsidised Industrial Housing Scheme for Industrial Workers) subject to certain conditions stipulated therein.

4. After careful consideration, Government have decided to transfer the tenements constructed under Subsidised Industrial Housing Scheme at 1. Vijayawada 2. Visakhapatnam 3. Rajahmundry 4. Sirpurkagaznagar 5. Ghatkesar 6. Nizamabad 7. Cemantnagar (Kumool District) 8. Adoni 9. Cuntur 10. Gudue and 11. Nandyal to the existing occupants on Hire Purchase basis, subject to the following conditions as stipulated by the Government of India:-

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8. An ad-hoc rebate of 20% of the original cost may be allowed in fixing out the sale price.
 - b. All arrears of rent and other dues will be cleared by the purchaser before the transfer is effected.
 - c. The Sale should either be an outright one or by recovery of 30% of the original cost in lumpsum at the time of transfer and the remaining 50% in suitable instalments with interest at the rate which the State Government is paying for the Central Government Loans.
 - d. If a purchaser cannot pay even 30% of the original cost in lumpsum, he may be permitted to make payments in equated instalments over a period of 15 years with interest at a rate which the State Government is liable to pay on the loan from the Central Government. The interest will be charged from the date of allotment of quarter to the tenants as;
 - e. Resale of a tenement should be prohibited for 10 years from the date of sale and if the purchaser wants permission for resale within 10 years, the State Government will have the right to make a pre-emptive purchase.
 - f. Liability for the payment of taxes from the date of sale onwards will be that of the purchaser as also for the repair and maintenance of the tenement.

5. The Commissioner of Labour is requested to fix the provisional sale price of the tenements keeping in view the above conditions stipulated by the Government of India and take immediate action to allot the houses to the existing occupants of these tenements on Hire Purchase basis adopting the rules inforce subject to their agreeing to abide strictly by all the conditions laid down.

6. No retrospective effect to this allotment should be given (i.e.) rents paid or due by the tenants prior to the date of this order should not be adjusted against Hire-Purchase instalments.

7. As from the date of this order, no amount should be spent on maintenance of the building unless the tenant gives in writing that he does not wish to take the building on Hire Purchase.

8. The Commissioner of Labour is also requested to furnish the detailed particulars regarding the cost of land and the tenements contracted at various places in the districts to Government at an early date, so as to issue separate orders fixing the final sale price.

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9. This order issues with the concurrence of Finance and Planning (Expt. E&SW.) Department - vide their U.O. No. 2391/1451/R/79, dt^r 15-11-1979.

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

To : G. R. NAIR
Secretary to Government.

The Commissioner of Labour, Hyd. (10 copies)
The Pay and Accounts Officer, Hyd.
The Accountant General, A.P., Hyderabad.
Copy to All Deputy Commissioners of Labour through the
Commissioner of Labour, Hyderabad.

" Secretary to Government of India, Ministry of
Works and Housing, New Delhi.
" H.M.A. & U.D. Dept.
" Finance & Planning (Expt. E&SW.) Dept.
" S.F./S.Cs.

/ TRUE COPY /

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF NEW YORK
G. R. NAIN
Secretary to Governor.

3. This order issues with the concurrence of Finance
No. 2391/1451-A/1979, dated 15-12-1979 - vide their U.O.

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The Committee of Labour H.A. (to complete)
The Peasants' and Workers' Committees of Districts
carry out their functions in great detail, A.P., H.A., etc.
The Committee of Labour H.A. (to complete)

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GOVERNMENT OF ANDHRA PRADESH
ABSTRACT.

Industrial Subsidised Housing Scheme for Industrial workers and Economically weaker Sections of Community - Sale of houses built for Industrial Workers in the Districts on hire-purchase basis Sale Price of the tenements - fixed - Orders - Issued.

LABOUR EMPLOYMENT NUTRITION & TECHNICAL EDUCATION(LAB.III)
DEPARTMENT.

G.O.Ms. No. 293

Dated: 29-11-1983.

Read the following:-

- 1) From the Government of India, Ministry of Works and Housing, New Delhi letter No.14024/17/77-Hl, dt. 9-2-1978.
- 2) G.O.Ms.No.785,L.S.N&T.R.(Lab.III)Department, Dt. 16-11-1979.
- 3) From the Commissioner of Labour, Lr.No.H3/17625/78, dt.20-4-1981.
- 4) From the Commissioner of Labour, Lr.No.H1/17625/78, dt. 7-9-1981.
- 5) From the Commissioner of Labour, Letter No.H3/17625/78, dt. 11-9-1981.
- 6) From the Commissioner of Labour, Letter No. H3/17625/78, dt. 20.5.1982.
- 7) From the Commissioner of Labour, Letter No. H3/17625/78, dt.3-7-1982.
- 8) Government memo.No.1799/Lab.III/79-19, dt. 16-8-1983.
- 9) From the Commissioner of Labour, Lr.No.H3/17625/78, dt.9-9-83.

O R D E R:

In the letter first read above, Government of India have permitted the State Governments to transfer the tenements built under Integrated Subsidised Housing Scheme for Industrial Workers and Economically weaker Sections of community (previously known as Subsidised Industrial Housing Scheme for Industrial Workers) to the existing occupants, subject to certain conditions stipulated therein.

2) Accordingly orders were issued in the G.O. second read above stating that the tenements constructed under Subsidised Industrial housing scheme at (1) Vijayawada, (2) Visakhapatnam (3) Rajahmundry (4) Sirpurkagaznagar (5) Bhadravathi (6) Nizamabad (7) Cementnagar (Kurnool Dist.) (8) Adoni (9) Guntur (10)udur and 11) Handyal be transferred to the existing occupants on hire-purchase basis, subject to the following conditions as stipulated by the Government of India:

- a) An adhoc rebate of 20% of the original cost may be allowed in working out the sale price;

- (a) All arrears of rent and other dues will be cleared by the purchaser before the transfer is effected;
- (b) The sale should either be an outright one or by recovery of 30% of the original cost in lumpsum at the time of transfer and the remaining 50% in suitable instalments with interest at the rate which the State Government is paying for the Central Government loans.
- (c) If a purchaser cannot pay even 30% of the original cost in lumpsum, he may be permitted to make payments in equated instalments over a period of 15 years with interest at a rate which the State Government is liable to pay on the loan from the Central Government. The interest will be charged from the date of allotment of quarters to the tenants.
- (d) Resale of a tenements should be prohibited for 10 years from the date of sale and if the purchaser wants permission for resale within 10 years, the State Government will have the right to make a pre-emptive purchase.
- (e) Liability for the payment of taxes from the date of sale onwards will be that of the purchaser as also for the repair and maintenance of the tenement.
- 3) The Commissioner of Labour has submitted proposals in the letters 3rd to 7th read above in respect of the sale price of the tenements constructed under the Subsidised Industrial Housing Scheme in the above places except Sirpurkagaznagar in consultation with the concerned collectors and the Chief Engineer(R&B).
- 4) After careful consideration of the said proposals of the Commissioner of Labour, Government hereby fix the sale price of the tenements as indicated in the annexure to this order.
- 5) The provisional allotment of the tenements to the existing occupants on hire purchase basis shall take effect from 16-11-1979 i.e. from the date of issue of the G.O.Ms.No.785, Labour, Employment, Nutrition and Technical Education (Lab.III) Department, Dt.16-11-1979.
- 6) Rents paid or due by the occupants prior to the date of issue of orders in G.O. second read above should not be adjusted against the hire Purchase instalments.
- 7) In respect of the maintenance of the tenements, the orders issued in G.O. second read above will hold good.

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8) The Government direct that the Commissioner of Labour shall take action accordingly.

9) This order issues with the concurrence of Finance & Planning (Fin.Expr.S.W.) Department, vide their U.O.No. 763/393/AI/83, Dated 23-5-1983.

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

N.RAGHAVA
SECRETARY TO GOVERNMENT.

To
The Commissioner of Labour, Hyderabad (10 copies).
The Pay and Accounts Officer, Hyderabad.
The Accountant General, Andhra Pradesh, Hyderabad.
Copy to all Deputy Commissioners of Labour through
the Commissioner of Labour, Hyderabad.
Copy to the Secretary to Government of India, Ministry
of Works, and Housing, NEW DELHI.
Copy to the Housing Municipal Administration and Urban
Development Department, E&
Copy to the Finance & Planning (Expr.S.W.) Department.

// Forwarded by order //

B. Venkateswaran
SECTION OFFICER

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