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GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Labour Department - Subsidized Industrial Housing Scheme (SIHS) - Regularisation of excess land occupied by the allottees and fixation of price thereof at different slabs - Orders - Issued.

LABOUR EMPLOYMENT TRAINING AND FACTORIES (LAB.III) DEPARTMENT

G.O.Ms.No.2. ✓

Dt. 31-01-2002.

Read the following:-

- 1) G.O.Ms.No.67, Labour Employment Training and Factories (Lab.III) Department, Dt.28-11-2000.
- 2) From the Commissioner of Labour, Andhra Pradesh, Hyderabad, Lr.No.H1/8535/2000, Dt.22-10-2001.

ORDER:-

In the reference 2nd read above the Commissioner of Labour has reported that during the meeting held in the chambers of the Hon'ble Minister for Labour and Employment on 8-3-2001 with the MLAs of Musheerabad and Sanathnagar and also representatives of the industrial housing colonies located in the Twin cities, it has been clarified that in the first instance, the cases of those occupied excess lands over and above their entitlement, and in whose favour registration is yet to be done, will be considered first as per the provisions of G.O. Ms.No.67, Labour Employment Training and Factories (Lab.III) Department, Dt.28.11.2000 and the question of those who occupied excess lands after getting their quarters registered shall be considered suitably later. Based on the representations received from the MLAs of Musheerabad and Sanathnagar and the Association members of the Industrial housing colonies in the Twin Cities, a point for consideration has come up about the extension of provisions of G.O.Ms.No.67 to already registered quarters where the registered allottees have encroached vacant spaces for a long time and who have requested for regularization of such encroachments. This point has come up further for consideration concerning the registered quarters, particularly in view of the directions given by the Hon'ble High Court of Andhra Pradesh in case of SRT Quarter No.9 at Jawaharnagar (Chikkadpally) in WPMP No.8500/2001, dt. 24-04-2001.

2) The Hon'ble High Court of Andhra Pradesh in WPMP No.8500/2001, dt.24-4-2001 has directed the Commissioner of Labour to consider the case of allottee of SRT Quarter No.9 Jawaharnagar [Chikkadpally] which is a registered quarter for allotment of 50 sq. yards of excess land in terms of G.O.Ms.No.67. Keeping in view the direction of the Andhra Pradesh High Court a uniform policy decision is required to be taken in the matter.

3) As the G.O.Ms.No.67 was essentially meant for un-registered quarters who have encroached excess areas and it was a time bound order, in the sense that the Commissioner of Labour was given six months period to complete the verification and regularization the question now for consideration is about the extension of the provisions of G.O.Ms.No.67, to the already registered quarters keeping in view the long occupation in cases of genuine occupation of unobjectionable excess areas over and above the allotted areas to the registered

allottees, and also keeping in view the future requirements of such lands for common public purposes, the following proposals of the Commissioner of Labour are considered:-

- (i) the excess lands occupied by the registered SRT Quarters not exceeding 150 sq.yards may be regularized and sold to the encroacher/allottee, provided;
 - [a] the land encroached should not belong to the other allottee and that it shall not cause any inconvenience or detriment to the neighbours;
 - [b] 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
 - [c] that the land does not fall in the road margins or roads.
- (ii) in case the encroached land falls under the item 1, as mentioned above, it will be reported to the Municipal Corporation of Hyderabad who shall take steps to evict the encroacher and demolish the constructions, if any, built on the said land;
- (iii) the unobjectionable excess lands may be regularized by sale at appropriate rate, in three different slabs by fixing different rates for each slab i.e.,
 - a] 1 to 50 sq.yards
 - b] 51 to 100 sq.yards
 - c] 101 to 150 sq.yards.
- (iv) as per the provisions of G.O.Ms.No.67, dt. 28.11.2000 the excess land occupied by the allottees of the registered SRT quarters at various industrial housing colonies, the rates mentioned below against each slab, subject to the conditions mentioned in item No.1 above may be followed:

Slab Rate at which the site may be registered

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|----------------------------|---|
| 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. |

- (v) the slab rates under the above three categories may be extended only to the original allottees of the SRT Quarters and their legal heirs.

- (vi) in cases where registered SRT Quarters which were subsequently sold by the registered allottees and the present occupier is not the original allottee, any encroachment, which is found unobjectionable as per conditions mentioned in Item [1] above, may be allotted to the purchaser of the SRT Quarter on the prevailing registration market value of the land as prevalent in the area.
- (vii) in case of the purchaser of SRT Quarter happens to be an industrial worker or genuine poor person, the Commissioner of Labour shall be authorized to register excess area in such quarters on the same terms and conditions and as per the concessions provided in Item No. (iv) above as in the case of original allottees.
- (viii) to authorize the Commissioner of Labour to constitute a committee officers with the following:-

S/No.	Designation of the Officer	Name of the Department.
1.	Deputy Commissioner of Labour/ Assistant Commissioner of Labour.	Labour Department.
2.	Revenue Divisional Officer/ Mandal Revenue Officer	Revenue Department
3.	Deputy Municipal Commissioner, Municipal Corporation of Hyderabad / Assistant City Planner/ Town Planning Officer of Municipality.	Municipal Administration Department.

to take up survey and verification of the excess land occupied by the allottees of registered quarters, and where such applications have been received by the Commissioner of Labour requesting for regularization of excess areas.

4) Accordingly, Government after careful consideration hereby accept the proposal of the Commissioner of Labour at para 3 above. The Commissioner of Labour is further requested to complete the above exercise within six months.

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

B. DANAM
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Labour, Andhra Pradesh, Hyderabad.
and Deputy Commissioners of Labour in the State.
The Inspector General, Registration and Stamps,
Andhra Pradesh, Hyderabad.
The Collectors of the Districts, where the Industrial
Housing Schemes are implemented.
The Commissioner, Municipal Corporation of Hyderabad,
Hyderabad and other Commissioners of Corporations/
Municipalities having the Industrial Housing.
Copy to the Revenue Department.
Copy to the Municipal Administration and Urban Development
Department.
Sf/Sc

//FORWARDED BY ORDER//