

**GOVERNMENT OF TELANGANA
ABSTRACT**

Industries & Commerce Department - Government Lands/Assets - Disposal of Government land parcels under control of various Departments which are not required for any public purpose located in various prime areas scattered throughout the State by open public auction - Standard Operating procedure (SOP) to be followed by Nodal Agencies - Orders - Issued.

INDUSTRIES AND COMMERCE (IP&INF) DEPARTMENT

G.O.Ms.No. 13

Dated: 10-06-2021.

Read the following:

- 1.G.O.Ms. No. 571, Rev(Assn.I) Dept., dt: 14.09.2012.
- 2.G.O.Ms. No. 61, Rev(Assn.I) Dept., dt: 15.05.2015.
- 3.G.O.Ms. No. 82, Rev(Assn.I) Dept., dt: 17.06.2015.
- 4.G.O.Ms. No. 191, Rev(Assn.I) Dept., dt: 17.10.2015.

ORDER:-

The Government vide reference 1st read above, have issued "Government Land Allotment Policy" and uniform guidelines with regard to the Government lands to be allotted for various purposes to different Government Departments and Private Organizations both in terms of extent and rate.

2. Whereas, as per the Land Allotment Policy issued in the reference 1st read above and adopted as applicable to the State of Telangana vide reference 2nd read above, the Government lands should not be auctioned for Resource Mobilization.

3. Whereas, in order to avoid possible encroachments, the land parcels of various sizes and shapes and some of the land parcels not required for any immediate public purposes and since these are in prime locations scattered across the State are prone to encroachments and un-authorized possessions, the Government after careful examination of the matter and to avoid possible encroachments were permitted for disposal of Government land parcels which are not required for any public purpose and cannot be kept idle for possible encroachments throughout the State by open public auction by notifying the same vide reference read 3rd above in relaxation of Clause 3(a) (V) of the Policy guidelines issued in the reference 1st read above.

4. Whereas, Procedural guidelines are issued with regard to disposal of Government land parcels by way of open auction vide reference 4th read above.

5. In the meeting held on 19.03.2021 by the Chief Secretary to Government on disposal of Government vacant land parcels kept idle/un-utilized in various Departments as a part of Resource Mobilization, a decision was taken to have a Standard Operating Procedure (SOP) in disposal of the said land parcels through e-Auction in a transparent manner in order to realize competitive rates.

6. As a part of it, after elaborate discussions on the subject and after careful examination of the matter at Government level, the following "Standard Operating Procedure" (SOP) are hereby issued on disposal of the Government vacant land parcels under the control of various Departments in the State which are not required for any immediate public purposes and since they are in prime locations and prone to un-authorized encroachments:

7. The following SOP considered for smooth conduct and timely execution of the sale deeds and also to get fair market value:

- a. Concerned District Collectors to ensure the lands are litigation free for e-Auction and clear demarcation of lands be done.
- b. Accelerated and time bound approval and change of Land use and to declare the lands as "multipurpose use" and notify under appropriate zoning.

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- c. Accelerated and time bound approval of the layout by HMDA/GHMC and automatic incorporation in Master Plan of HMDA/GHMC.
- d. All clearances through TS-bPASS- Single Window System.
- e. Fire NOC and EC/CFE by Departments concerned within (7) days from application filed through TS-bPASS.
- f. Nodal Department be delegated powers to approve the Special Terms and Conditions and Tentative Schedule for conduct of e-Auction.
- g. Nodal Department/ Agency be delegated for fixing of upset price duly considering the prevailing market rates with due diligence.
- h. Permit the Nodal Agency to engage Consultants, if required, to arrive at reasonable upset price.
- i. Authorise the Nodal Dept/Agency to issue of notification & further proceedings at timely intervals upon identification of saleable land bank duly analysing the market trends and demand.
- j. Permission to engage MSTC (a Gol Agency) as service provider to conduct e-Auction on online platform.
- k. Nodal Agency be permitted in taking assistance of Private Market Agency for outreach as required.
- l. Nodal Agency for arranging site visits & Coordination. Also, to set up a site office as per the requirement.
- m. An e-Auction Cell be established in Nodal Agency to work.
- n. Constitution of a Committee at Nodal Department under the concerned Principal Secretary to Government to finalise bids and approve.
- o. Execution of Conveyance Deed and handing over the possession of the auctioned land to the successful bidder by Dist Collectors within (3) weeks from payment.

8. The following Committees may be constituted for taking up of the process for sale of the Government land parcels through e-Auction:

(i) Steering Committee: The team will review the status of progress and issue suitable instructions to the concerned for timely implementation. The Committee will meet every fortnight for monitoring and guidance.

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| 1. The Chief Secretary to Government | - | Chairman |
| 2. The Special Chief Secretary, Revenue | - | Member |
| 3. The Principal Secretary, Finance | - | Member |
| 4. The Special Chief Secretary, Housing | - | Member |
| 5. The Principal Secretary, MA&UD | - | Member |
| 6. The Principal Secretary, I&C | - | Member |
| 7. The Law Secretary | - | Member |

(ii) Lands Committee: The team will ensure that litigation free lands are made available for Sale / Auction

1. The Law Secretary,
2. The representative of CCLA,
3. The Commissioner & Inspector General, Stamps & Registrations
4. The District Collectors concerned

The District Collectors to ensure the following:

- (a) Due diligence of the proposed land / plot.
- (b) Demarcation and fixing of boundaries of the land / plot.
- (c) Saleable land bank to be created which will be at-least 1000 acres.

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(iii) Approval Committee:

1. The Commissioner, GHMC
2. The Metropolitan Commissioner, HMDA
3. The Chairman & Managing Director, TSSPDCL
4. The Managing Director, HMWSSB
5. The Director General, Fire Services
6. The Member Secretary, TSPCB.

The Committee will ensure the following:

- (a) Development of Lands and preparation of Layouts with proper boundaries prior to conduct of e-Auction.
- (b) All approvals i.e. Building permission, Electricity, Fire, CLU, PCB, etc., are to be given through TSb-PASS only.
- (c) Every Department shall give approvals/clearance within (7) days under TSb-PASS.
- (d) The Auction lands should be declared automatically as multipurpose use.
- (e) Providing Water (HMWS&SB) and Power (TRANSCO) without any additional charges on request of Nodal Agency.
- (f) HMDA/GHMC should incorporate the Layouts in the Master Plan.
- (g) Any Land / plot to be realigned.
- (h) Layout approval may be given before e-auction notification without levy any charges.
- (i) Any Master Plan road passing through the land / plot to be realigned.

(iv) Auction Committee:

1. The Metropolitan Commissioner, HMDA,
2. The Managing Director, Housing Board
3. The Vice Chairman & Managing Director, TSIC

This Committee will take up the process of preparing the layout for the identified lands and take up the following works and will also coordinate with the concerned stake holders departments for the said purpose from time to time.

- (a) Take-up minimum development of the layout / plot.
- (b) Printing of brochures / collaterals.
- (c) Publicity / Advertisements.
- (d) Showcasing the parcel.
- (e) Laying of basic roads.
- (f) Erection of street lights.
- (g) Arranging the site visits.
- (h) Creating the marketing cell - which can have all the details of the land/plot.

9. The Nodal Department appointed by the Government for disposal of the Government vacant land parcels are delegated the following powers:

- (a) To fix the upset price.
- (b) To issue notifications and further proceedings.
- (c) Permissions to engage MSTC as service provider to conduct e-Auction.
- (d) The Nodal Department/Agency is permitted to utilize 2% of the Sale proceeds towards reimbursement of the expenditure incurred towards taking up Minimal Development of the sites, Notification and Publicity Charges, Printing of Brochures, collaterals, Marketing including arranging site visits etc.
- (e) The Nodal Department/Agency is permitted to pay Service and other charges to M/s MSTC from the sale proceeds.

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- (f) Constitution of a Committee to finalize bids (Single Bid).
- (g) Approval of the Special terms and conditions.
- (h) Tentative schedule for conduct of e-Auction.
- (i) Execution of conveyance Deed and handing over possession to the H1 bidder by the Collectors within (7) days from payment.

10. All the Departments/ Nodal Agencies, CCLA and Concerned District Collectors shall take necessary further action accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

**SOMESH KUMAR
CHIEF SECRETARY TO GOVERNMENT**

To

The CS and Chief Commissioner of Land Administration, Telangana.

The Special Chief Secretary to Government, Revenue Department.

The Special Chief Secretary to Government, Housing Department.

The Principal Secretary to Government, Finance Department.

The Principal Secretary to Government, MA&UD, Hyderabad.

The Principal Secretary to Government, I&C Department, Hyderabad.

The Secretary to Government, LAW Department, Hyderabad.

The Commissioner & Inspector General, Stamps & Registrations Department, Hyderabad.

All HODs, Government of Telangana.

The Secretary, CCLA, Hyderabad.

All the District Collectors in Telangana State.

The Metropolitan Commissioner, HMDA, Hyderabad.

The Commissioner, GHMC, Hyderabad.

The Chairman and Managing Director, TSSPDCL, Hyderabad.

The Managing Director, HMWSSB, Hyderabad.

The Director General, Fire Services, Hyderabad.

The Vice Chairman and Managing Director, Telangana Housing Board, Hyderabad.

The Vice Chairman and Managing Director, TSIIC Limited, Hyderabad.

The Secretary, TSPCB, Hyderabad.

Sf/Sc (C.No.1107/IP&INF/A2/2021)

//FORWARDED::BY ORDER//

SECTION OFFICER