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**THE TELANGANA GAZETTE**  
**PART IV-A EXTRAORDINARY**  
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No. 6] HYDERABAD, MONDAY, SEPTEMBER 12, 2022.

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**TELANGANA BILLS**  
**TELANGANA LEGISLATIVE ASSEMBLY**

The following Bill was introduced in the Telangana Legislative Assembly on 12th September, 2022.

**L. A. BILL No. 6 OF 2022.**

**A BILL TO AMEND THE AZAMABAD INDUSTRIAL AREA  
(TERMINATION AND REGULATION OF LEASES)  
ACT, 1992.**

BE it enacted by the Legislature of the State of Telangana in the Seventy-third Year of the Republic of India as follows:-

1. (1) This Act may be called the Azamabad Industrial Area (Termination and Regulation of Leases) (Amendment) Act, 2022.

Short title  
and  
commence-  
ment.

[1]

B. 62-1 (DA)

(2) It shall come into force on such date as the State Government may, by notification in the Telangana Gazette, appoint.

Amend-  
ment of  
Short  
Title.  
(Act No.  
15 of 1992)

2. In the Azamabad Industrial Area (Termination and Regulation of Leases) Act, 1992, (hereinafter referred to as the Principal Act), for the existing short title, the following shall be substituted, namely,-

“This Act may be called the Azamabad Industrial Area (Termination of Leases and Regulation of Land by way of Sale/Free Hold Rights) Act, 1992.”

Amend-  
ment of  
Section 3.

3. In the Principal Act, in section 3,-

(1) in sub-section (1),-

(i) In clause (a), for the words “which after due enquiry attract one or more of the ground for cancellation of lease as specified in clause (b)”, the words “shall be terminated” shall be substituted;

(ii) Clause (b) along with the Explanation thereunder shall be deleted;

(2) for sub-section (2), the following shall be substituted, namely,-

“(2) All the plots in the Azamabad Industrial Area shall be categorised as follows:-

Category-I : Originally allotted and running unit  
Category-II : Others”

(3) for sub-section(3), the following shall be substituted, namely,-

“(3) The person in occupation shall be extended free hold rights at the rates mentioned as below:-

Category-I : 100% of the Registration Value  
Category-II : 200% of the Registration Value.”

4. In the Principal Act, in Section 4,- Amend-  
ment of  
Section 4.
- (1) in sub-section (1), for the words "a fresh lease", the words "free hold rights" shall be substituted.
- (2) for sub-section (2), the following shall be substituted, namely,-
- “(2) On receipt of the application under sub-section (1), the Competent Authority may, after satisfying that the applicant has actually been using the demised plot for any establishment and the said applicant is deserved to grant of free hold rights on such terms and conditions, as may be prescribed.”
5. In the Principal Act, in section 5, in sub-section (1),-- Amend-  
ment of  
Section 5.
- (1) for the words "under clause (a) and (b) of sub-section (1) of section (3)", the words "under clause (a) of sub-section (1) of section (3)" shall be substituted;
- (2) for the words "fresh lease", occurred twice, the words "free hold rights" shall be substituted.
6. In the Principal Act, in section 21, in sub-section (2),- Amend-  
ment of  
Section  
21.
- (1) for clause (c), the following shall be substituted, namely,-
- “(c) Specifying the Competent Authority to enter into fresh free hold right agreements and the manner for such agreements.”
- (2) clause (e) shall be deleted.

**STATEMENT OF OBJECTS AND REASONS**

Azamabad Industrial Area, Azamabad (AIA), Hyderabad District operate from land that was leased from Government. The existing leases or other arrangements made or entered into in respect of the demised plots in the Azamabad Industrial Area was terminated by the Azamabad Industrial Area (Termination and Regulation of Leases) Act, 1992 (Act 15 of 1992).

Keeping in view of the large number of residential constructions have come up in the surroundings and many of the Units have stopped functioning while new Units who have diversified to service business other activities. Therefore, it was felt necessary to safeguard the interests of all the persons in occupation of the plots and monetize the valuable lands in the heart of Hyderabad city.

To achieve the above object, it has been decided to amend the Azamabad Industrial Area (Termination and Regulation of Leases) Act, 1992 to undertake suitable Legislation.

The Bill seeks to give effect to the above decisions.

**K. TARA KAMA RAO,**  
Minister for Information Technology,  
Electronics & Communications,  
Municipal Administration &  
Urban Development, Industries &  
Commerce.

**MEMORANDUM REGARDING DELEGATED LEGISLATION**

Clauses 1(2) and 6(1) of the Bill authorizes the Government to issue notifications or to make rules in respect of matters specified therein and generally to carry out the purposes of the Act. All such rules so made or notifications issued which are intended to cover matters mostly of procedural in nature are to be laid on the table of the State Legislature and will be subject to any modifications made by the State Legislature.

The above provisions of the Bill regarding the delegated legislation are thus of normal type and are mainly intended to cover matters of procedure.

**K. TARAKA RAMA RAO,**  
Minister for Information Technology,  
Electronics & Communications,  
Municipal Administration &  
Urban Development, Industries &  
Commerce.

**MEMORANDUM UNDER RULE 95 OF THE RULES OF  
PROCEDURE AND CONDUCT OF BUSINESS IN THE  
TELANGANA LEGISLATIVE ASSEMBLY.**

The Azamabad Industrial Area (Termination and Regulation of Leases) (Amendment) Bill, 2022, after it is passed by both the Houses of the State Legislature, may be reserved by the Governor for the consideration and assent of the President of India under article 254(2) of the Constitution of India.

**K. TARAKA RAMA RAO,**  
Minister for Information Technology,  
Electronics & Communications,  
Municipal Administration &  
Urban Development, Industries &  
Commerce.

**Dr. V. NARASIMHA CHARYULU,**  
Secretary to State Legislature.