

ANDHRA PRADESH INDUSTRIAL INFRASTRUCTURE CORPORATION LIMITED  
5-9-58/B, 6<sup>th</sup> floor, Parisrama Bhavan, Basheerbagh, Hyderabad-500 004.

Cir.No.404/AMW/2012

Date:5-10-2012

Sub: Allotment of land in Indl. Parks/SEZs to Scheduled  
Caste and Scheduled Tribe entrepreneurs on lease  
basis – Instructions issued – Regarding.

Ref: 1)GO Ms.No.102 Industries & Commerce (INF) Dept.,  
Dt.19.6.2012

2)Minutes of the 192<sup>nd</sup> APIIC Board meeting held on  
7.9.2012.

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In the GO 1<sup>st</sup> cited, the Government issued orders for allotment of land to the Scheduled Caste and Scheduled Tribe entrepreneurs on lease basis. APIIC Board in its 192<sup>nd</sup> meeting held on 7.9.2012, decided to implement the scheme w.e.f. 19.6.2012 and the guidelines are as follows:

**A)Reservation of plots**

- 1) 16.2% of plots to the Scheduled Caste entrepreneurs and 6% of plots to the Scheduled Tribe entrepreneurs shall be reserved in the layouts of Industrial Parks developed by APIIC and in the Industrial Parks developed for ancillary industries, except in the Industrial Parks wherein the land is acquired for big industries, single industrial unit, anchor industries, public sector undertakings like BDL, HPCL etc.,
- 2) Reservation shall be on the number of plots
- 3) Each layout is taken as a unit for reservation
- 4) In the existing Industrial Parks, priority of allotments will be considered till the required percentage of 16.2% plots to the SC entrepreneurs and 6% plots to the ST entrepreneurs is reached.
- 5) In the new Industrial Parks, the period of reservation is for 3 years and beyond 3 years, allotments to the SC and ST entrepreneurs shall be made on priority till the above requisite percentage, i.e., 16.2% to SC entrepreneurs and 6% to ST entrepreneurs is reached.
- 6) In the case of allotments in SEZs, the above specified reservation for SC and ST shall be for a period of 3 years.

**B)Allotment procedure and further follow up action**

- 1) The plots shall be allotted to the SC and ST entrepreneurs on lease basis for a period of 10 years.

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- 2) The lease rent shall be collected at Rs.100/- (Rupees hundred only) per annum per acre or part thereof.
- 3) The total cost of the allotment shall be land cost at prevailing rate as on date of allotment with applicable frontage charges. Cost of structure cost, if any, shall also include the total cost.
- 4) 33.33% rebate on land cost, subject to a maximum of Rs.10.00 lakhs, shall be extended to the SC and ST allottees, on the component of land cost excluding frontage charges and structure cost.
- 5) The allottee shall make initial payment of 25% of cost in the land cost as arrived at (4) above, within 90 days from the date of provisional allotment letter. Final allotment letter shall be issued within (3) days of payment of initial 25% land cost.
- 6) A moratorium period for 2 years, reckoned from the date of execution of Lease Deed/Lease Agreement, is allowed for payment of balance 75% land cost. During this moratorium period, the land cost instalment need not be collected.
- 7) Balance 75% land cost, including frontage charges and structure cost, shall be collected in (8) annual equated instalments comprising principal and interest components. The instalment comprises balance 75% land cost and interest @ 16% p.a. on the balance 75% land cost and applicable frontage charges.
- 8) Interest will be charged from 91<sup>st</sup> day of provisional allotment letter.
- 9) The allottees should execute and register lease agreement/lease deed and take possession of the plot/land within 30 days from the date of final allotment letter.
- 10) The project for which the land is allotted, should be implemented within (2) years from the date of taking physical possession of the plot/land, by the allottees.
- 11) The allotment from lease to outright sale will be converted
  - a) On payment of (8) annual instalments along with applicable interest
  - b) Project should be implemented and the unit should work for at least 6 years (total 2+6 years) with continuous production
  - c) There should not be any change in constitution (except within family members within the SC/ST promoters).
  - d) On conversion, sale agreement and sale deed will be executed and registered.
- 12) In case, the allottee wishes to foreclose payment of land cost before the stipulated time for conversion to outright sale, the project should have been implemented and the unit should be in continuous production for at least (6) years.

- 13) All other terms and conditions not specified, will be as per the APIIC Allotment Regulations.
- 14) Proforma provisional allotment letter, final allotment letter and Lease Agreement/Lease Deed will be communicated separately.

**C) Allotments in Special Economic Zones (SEZs)**

In the case of SEZs, the reservation of 16.2% plots to the Scheduled Caste entrepreneurs and 6% plots to the Scheduled Tribe entrepreneurs shall be for a period of 3 years and as the mode of allotment in SEZs is lease basis only, conversion to outright sale cannot be given. The lease rentals payable in SEZ allotments shall be additional to the annual instalments of lease premium. All other conditions of SEZ Act shall be applicable.

Sd/-  
VICE CHAIRMAN &  
MANAGING DIRECTOR

To  
All the Zonal Managers,  
All the Dy. Zonal Managers (AM) & Managers in Zonal/Sub-Zonal Offices.

Copy to: VC & MD Peshi/ED (S) Peshi / ED (D) Peshi, HO  
All the Officers in Head Office.  
All the concerned in AM Wing, Projects Wing & IPU Wing, HO.

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EXECUTIVE DIRECTOR (S)