



51-2016

Telangana State Industrial Infrastructure  
Corporation Ltd.



	Panmaktha (V) Serilingampally (M) Ranga Reddy District from June 2014 to till date.	
4.	Details of successful bidders and L1, L2, L3 for each parcel of land in Sy.No.83/1 Raidurg Panmaktha (V) Serilingampally (M) Ranga Reddy District June 2014 to till date.	List is enclosed.
5.	Copies of allotment letters for the successful bidders Sy.No83/1 Raidurg Panmaktha (V) Serilingampally (M) Ranga Reddy District from June 2014 to till date.	Copies is enclosed.
6.	Copy of original approved layout of Hyderabad Knowledge City in Sy.No.83/1 Raidurg Panmaktha (V) Serilingampally (M) Ranga Reddy District along with approval letter.	Copy is enclosed.
7	Copy of the original revised layout of Hyderabad Knowledge City in Sy.No83/1 Raidurg Panmaktha (V) Serilingampally (M) Ranga Reddy District along with approval letter.	Copy is enclosed.
8	Copy of latest ITC Policy.	A copy of ICT Policy, 2010-2015 is enclosed. <del>13</del> ,
9	Copy of detailed projects report submitted by successful bidders for each parcel of land Sy.No83/1 Raidurg Panmaktha (V) Serilingampally (M) Ranga Reddy District as per ITC policy.	Not applicable.
10	Copy of environment clearance if obtained.	Not applicable.
11	Copy of possession certificates if issued.	Copies is enclosed.
12	Copy of latest land allotment rules / policy of TSIIC.	Allotment regulations and amendments from time to time are placed in the website. <a href="http://www.tsiic.telangana.gov.in">www.tsiic.telangana.gov.in</a>
13	Copy of procedure for rate fixation of land / Plots in Sy.No83/1 Raidurg Panmaktha (V) Serilingampally (M) Ranga Reddy District.	G.O.Ms. no.191 dated 07.10.2015 with regard to lands placed in E- Auction cum e- tender is enclosed.
14.	Copy of all G.O's Note file, Govt Memos, Orders, Correspondence letters and available information pertaining to allotment of land Sy.No83/1 Raidurg Panmaktha (V) Serilingampally (M) Ranga Reddy District from June 2014 to till date.	MOU in respect of M/s. IKEA india Pvt Ltd copies enclosed.

  
DESPATCHED

Encl: as above



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**TELANGANA STATE INDUSTRIAL INFRASTRUCTURE CORPORATION LIMITED**  
 (An Undertaking of Government of Telangana State)  
 5-9-58/B, Panisrama Bhavanam, 6th Floor, Bastheerbagh, Hyderabad - 5001004  
 India. Tel: +91-40-23233128. Website: www.tsic.telanganagov.in

TSIC on behalf of the Government of Telangana State invites bids for sale to the following land parcels through e-Auction cum e-Tender. The service provider for sale of lands is M/s.MSTC Ltd.  
 Date & Time of e-Auction cum e-Tender: 25-11-2015 from 12.00 NOON to 3.00 P.M

Sl. No.	LOT No.	Village, Mandal & District	Land Usage	Sy.No. & Block Ward No.	Extent (in Sq.yds)	Reserve/starting price per Sq.Yard (in Rupees)	E.M.D (in Lakhs)
1	2	Shaikpet(V), Shaikpet(M), Hyderabad(Dist)	Residential	403 G 9	1210	80,000	97.00
2	2	Shaikpet(V), Shaikpet(M), Hyderabad(Dist)	Residential	403/P F 9	1461	1,00,000	146.00
3	3	Shaikpet(V), Shaikpet(M), Hyderabad(Dist)	Residential	403/P F 9	1076	1,00,000	108.00
4	4	Hakim-pet(V), Shaikpet(M), Hyderabad(Dist)	Residential	102/1 2 12	3940	80,000	315.00
5	5	Shaikpet(V), Shaikpet(M), Hyderabad(Dist)	Residential	403 2 & 3 F 9	930	1,00,000	93.00
6	6	Shaikpet(V), Shaikpet(M), Hyderabad(Dist)	Commercial	403 6 & 1 M 11	184.2	1,00,000	18.00
7	7	Shaikpet(V), Shaikpet(M), Hyderabad(Dist)	Residential	7/5 C 13	552	75,000	41.00
8	8	Shaikpet(V), Shaikpet(M), Hyderabad(Dist)	Commercial	330&336 13 B 13	920	75,000	627.00
9	9	Shaikpet(V), Shaikpet(M), Hyderabad(Dist)	Residential	102/1 14/p A 12	6969	90,000	627.00
10	10	Shaikpet(V), Shaikpet(M), Hyderabad(Dist)	Residential	403 4/1 G 10	246	1,00,000	24.00
11	11	Kokapet(V), Rajendranagar(M), Rang Reddy(Dist)	Multi use	51	34848	12,397	432.00
12	12	Kokapet(V), Rajendranagar(M), Rang Reddy(Dist)	Residential	144	8591	12,397	106.00
13	13	Kokapet (Near Movie Towers (V), Rajendranagar(M), Rang Reddy(Dist)	Multi use	87	9196	12,397	114.00
14	14	Manikonda (V), Rajendranagar(M), Rang Reddy(Dist)	Residential	263	1573	25,000	39.00
15	15	Manikonda (V), Rang Reddy(Dist)	Residential	163	3553	24,555	54.36
16	16	Manikonda (V), Rajendranagar(M), Rang Reddy(Dist)	Residential	82	4114	22,500	92.00
17	17	Khairatuda (V), Seelaganapally(M), Rang Reddy(Dist)	Commercial	7/2	5445	30,992	169.00
18	18	Kancha Gachibowli(V), Seelaganapally(M), Rang Reddy(Dist)	Commercial-cum-Office	26/P	1573	75,000	178.00
19	19	Plot No. A1, Seelaganapally(M), Rang Reddy(Dist)	Commercial	83/1	6873	45,000	309.00
20	20	Plot No. A2, Seelaganapally(M), Rang Reddy(Dist)	Commercial	83/1	1597	45,000	72.00
21	21	Plot No. 1, Seelaganapally(M), Rang Reddy(Dist)	Multi use	83/1	24109	45,000	1085.00
22	22	Plot No. 1/5, Seelaganapally(M), Rang Reddy(Dist)	Multi use	83/1	6776	45,000	304.00
23	23	Plot No. 14, Seelaganapally(M), Rang Reddy(Dist)	Multi use	83/1	7163.20	45,000	322.00
24	24	Plot No. 14A, Seelaganapally(M), Rang Reddy(Dist)	Multi use	83/1	7211.60	45,000	324.00
25	25	Plot No. 17, Seelaganapally(M), Rang Reddy(Dist)	Multi use	83/1	7163.20	45,000	322.00
26	26	Plot No. 18, Seelaganapally(M), Rang Reddy(Dist)	Multi use	83/1	7163.20	45,000	322.00
27	27	Plot No. 18A, Seelaganapally(M), Rang Reddy(Dist)	Multi use	83/1	18827.60	45,000	850.00
28	28	Plot No. 19, Seelaganapally(M), Rang Reddy(Dist)	Multi use	83/1	53966	45,000	2400.00
29	29	Plot No. 28, Seelaganapally(M), Rang Reddy(Dist)	Multi use	83/1	18876	45,000	850.00
30	30	Plot No. 30/C, Seelaganapally(M), Rang Reddy(Dist)	Multi use	83/1	17666	45,000	900.00

For Further details of the land parcels, Terms and Conditions and detailed schedule begin to [www.mstccommerce.com](http://www.mstccommerce.com). Contact Person of M/s MSTC - D. Srinivas - 7093002799, Jinal Ahluar - 9391057727. Contact persons of TSIC : B.Nanda Kishore, Deputy Registrar - 8943278609 and G. Shiva Kumar, Tahsildar - 8498949007.

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GOVERNMENT OF TELANGANA  
ABSTRACT

GOVERNMENT LANDS – Disposal of Government land parcels which are not required for any public purpose and cannot be kept idle for encroachments located in various prime areas scattered throughout the State by open public auction – Procedural guidelines – Issued.

REVENUE (Assignment-I) DEPARTMENT

G.O.Ms.No.191

Dated:07-10-2015.  
Read the following:-

G.O.Ms.No.82, Rev (Assn.I) Dept., dated:16.06.2015.

**ORDER:-**

In continuation of the reference read above, the following procedural guidelines are hereby issued with regard to the disposal of Government land parcels by way of open auction:-

- 1) The land parcels identified by the respective District Collectors have to be auctioned by the TSIIC.
- 2) The Government will reimburse the expenditure incurred for auction of government land parcels to the TSIIC by way of administrative grant.
- 3) The TSIIC will propose the upset price to the Government for approval and Government will accord approval, duly consulting District Collectors, based on Registered sale transactions and suitable mark up there upon by TSIIC.
- 4) To follow e-auction cum e-tender model, only through Government agencies.
- 5) Bid Conditions including the time frame for payment of amount and forfeiture of the EMD so received, if not paid within the stipulated period to be specified.
- 6) Phase-wise approval of the land parcels for auction will be given by Government from time to time.

2. The District Collectors and Managing Director, TSIIC shall take necessary further action accordingly.

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

**B.R.MEENA**  
**PRINCIPAL SECRETARY TO GOVERNMENT**

To

All the District Collectors  
The Vice Chairman & Managing Director, TSIIC, Hyderabad  
Copy to :

The Special Chief Secretary & CCLA, TS., Hyderabad  
The Industries & Commerce Dept.  
The Finance Dept.  
The Law Department  
The PS to Additional Secretary to CM.  
The PS to Deputy CM(revenue)  
The PS to Chief Secretary.  
The PS to Principal Secretary(Revenue)

//FORWARDED BY ORDER//

*S. Ranga*  
SECTION OFFICER  
R.A.

05 03 15

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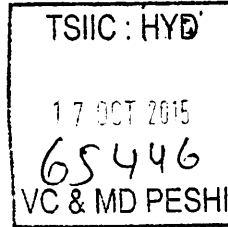
**GOVERNMENT OF TELANGANA  
REVENUE DEPARTMENT**

Office of the Collector,  
Ranga Reddy District.

**Lr. No.LC2/3507/2014**

**Dated: 16-10-2015**

To  
The DC & Tahsildars  
Serilingampally, Rajendranagar &  
Quthbullapur Mandals,  
Ranga Reddy District.



Sir,

*V. Imp*  
*DC ✓*  
*T (lands)*  
*pl. follow up*  
*EP*  
*15/10*  
*A)*  
*12/11/15*

Sub: Govt. lands – RR District – Disposal of Govt. land parcels which are not required for any public purpose and cannot be kept idle for encroachments located in various prime areas scattered throughout the state by open public auction – Procedural guidelines issued – Permission accorded to TSIIC – Proposals submitted – Further information called in respect of (11) land parcels – Reg.

- Ref:
1. GO Ms No. 82, Rev. (Assn.I) Dept, dt: 16.6.15.
  2. Prl. Secy. to Govt., Revenue (Assn) Memo No. 51/Assn.I(3)/15-1, dt: 21.7.2015.
  3. This office Lr. No. even dt: 5.8.15 addressed to CCLA.
  4. CCLA's ref No. Assn.I(1)/B1/457/15, dt: 24.8.15.
  5. G.O.Ms.No.191 Revenue (Assn-I) Dept, dt: 07-10-2015.
  6. Govt. Memo No.51/Assn.I(3)/2015-2, dt:07-10-2015.
  7. VC & MD, TSIIC Lr.No.191/TSIIC/Public Auction/ Lands/15, dt:13-10-2015.
  8. This office Lr. No. even dt: 15.10.2015 addressed to VC&MD, TSIIC.
  9. VC&MD, TSIIC Lr.No. 191/TSIIC/public auction/lands /2015, dt: 15.10.15.

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I invite your attention to the references cited, wherein the Government vide reference 5<sup>th</sup> cited, have issued following procedural guidelines with regard to the disposal of Government land parcels by way of open auction:

- 1) The land parcels identified by the respective District Collectors have to be auctioned by TSIIC
- 2) The Government will reimburse the expenditure incurred for auction of Govt land parcels to the TSIIC by way of administrative grant.

- (4)
- 3) The TSIIC will propose the upset price to the Government for approval and Government will accord approval, duly consulting District Collectors, based on registered sale transactions and suitable mark up there upon by TSIIC.
  - 4) To follow e-auction cum e-tender mode, only through Govt agencies.
  - 5) Bid conditions including the time frame for payment of amount and forfeiture of the EMD so received, if not paid within the stipulated period to be specified.
  - 6) Phase-wise approval of the land parcels for auction will be given by Government from time to time.

In the reference 6<sup>th</sup> cited, Government have permitted for disposal of Government land parcels (17) in Ranga Reddy District shown in Annexure-II (as mentioned below), which are not required for any public purpose and cannot be kept idle for encroachments located in various prime areas scattered by way of open auction and directed District Collector, Ranga Reddy District to take necessary action in the matter in terms of procedural guidelines issued in G.O.Ms.No.191 Revenue (Assn-I) Department, dt:07-10-2015.

(Annexure-II of the Government Memo. No. 51/Assn.1(3)/2015-2, dt:07-10-2015) is as follows:

SI No	Name of the District	Name of the Mandal	Location	Sy. No.	Extent in Sq.Yd	Extent in Acs-gts	Extent in Acs-gts	Probable cost (Rs. In crores
1	Ranga Reddy	Rajendranagar	Kokapet	91	32815.2	6.78	6.31	70
2	Ranga Reddy	Serilingampally	Khajaguda		6582.4	1.36	1.14	36
3	Ranga Reddy	Qutubullapur	Pet Basheerabagh (HMDA)	25/P	135520	28	28	280
4	Ranga Reddy	Serilingampally	Raidurg Plot No.1	TSIIC	24103.2	4.98	4.39	
5	Ranga Reddy	Serilingampally	Raidurg Plot No.28	TSIIC	1887	3.9	3.36	
6	Ranga Reddy	Serilingampally	Raidurg Amenities	TSIIC	9776.08	2.02	2.05	
7	Ranga Reddy	Serilingampally	Raidurg Plot No.8A, 88,9	TSIIC	43414.8	8.97	8.39	

(B)

	Ranga Reddy	Serilingampally	Raidurg Plot No.10A, 10B	TSIIC	19360	4	4	
	Ranga Reddy	Serilingampally	Raidurg Plot No.30C	TSIIC	17666	3.65	3.26	
10	Ranga Reddy	Serilingampally	Izzatnagar (HMDA)		145200	30	30	500
11	Ranga Reddy	Serilingampally	Khajaguda (Near Billiards and Snookers Assn)	7	5354	1.106	1.04	15.3
12	Ranga Reddy	Rajendranagar	Kokapet (Near Movier Towers)	87	9196	1.9	1.36	2.9
13	Ranga Reddy	Rajendranagar	Kokapet (Near ORR layout)	144	8591	1.775	1.31	12.88
14	Ranga Reddy	Rajendranagar	Manikonda ( A butting Panchayat colony)	82	4114	0.85	0.34	10.28
15	Ranga Reddy	Serilingampally	Kancha Gachibowli (Near DLF)	26	1100	0.325	0.13	4
16	Ranga Reddy	Rajendranagar	Manikonda (Near Sub stn)	263	1000	0.2	0.08	4
17	Ranga Reddy	Rajendranagar	Manikonda (In the Colony)	183	3000	0.625	0.25	7.5

Through the reference 7<sup>th</sup> cited, the VC&MD, TSIIC has informed that, according to the guidelines issued in G.O.Ms.No.191, the land parcels identified by the respective District Collectors have to be auctioned by the TSIIC. TSIIC has proposed to issue notification for e-auction in this regard on 20-10-2015 and requested to furnish the information on the above land parcels to the TSIIC by 15-10-2015, so as to submit proposals to the Government for fixation of upset price for approval and for taking necessary action to notify the lands to e-auction.

Accordingly vide reference 8<sup>th</sup> cited, reports on each parcel wise in the check list along with relevant enclosures furnished to TSIIC.

Further the VC&MD, TSIIC has requested to arrange to furnish the following further details in respect of (11) Govt. parcels, so as to prepare the upset price to the proposed E-Auction lands and to issue notification for E-Auction on 20.10.15 as per guidelines in GO Ms No. 191.

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②
- 1) Combined sketch duly showing transactions for the last (3) years
  - 2) Highest transactions took place in the vicinity
  - 3) Distance from transactions were done lands to proposed auctioned lands

Hence, in view of the above it is hereby requested to furnish the following information in respect of (11) land parcels to be auctioned, so as to send the same to TSIIC authorities for fixation of upset price to the proposed E-Auction lands.

- 1) Location of the land in case of Urban / Semi-urban
- 2) Nearest land mark for the proposed land
- 3) Present land use
- 4) Physical features / fixed boundaries of the proposed land
- 5) Sales statistics for the land (3) years
- 6) Upset price proposed by the Tahsildar / RDO keeping in view of local conditions.
- 7) Combined sketch duly showing transactions for the last (3) years
- 8) Highest transactions took place in the vicinity
- 9) Distance from transactions were done lands to proposed auctioned lands

Please furnish reports by 17.10.2015 without fail.

Yours faithfully  
Sd/-  
Dy. Collector & Law Officer,  
Ranga Reddy District.

// F.B.O //  
*A Reddy*  
Superintendent, Legal Cell Section,  
Collectorate, RR District.

Copy to the SGDC & RDO, Rajendranagar & Malkajgiri Divisions.

GOVERNMENT OF TEELANGANA  
[Revenue Department]

Office of the Collector,  
Hyderabad District.  
Dated: 15-10-2015

Lr.No:E5/3773/2014

To:  
The Tahsildar,  
Shaikpet Mandal.

Medam,



Sub: LANDS -Ranga Reddy and Hyderabad Districts - Disposal of Govt. land parcels which are not required for any public purpose and cannot be kept for encroachments located in various prime areas scattered throughout the State by open public auction - Permission accorded - Reg

Ref: 1.This Office Lr.No.E5/3773/2015 dated 7-8-2015 addressed to the Spl C.S. & C.C.L.A. T.S., Hyderabad  
2.Tahsildar, Shaikpet Lr.No.E/1169/2015 dt.6-8-2015  
3.Govt of TS., Revenue (Assn.I) Dept Memo No.51/Assn.I(3)/2015-2 dt. 7.10.2015  
4. TSIIC File No. 191/TSIIC/Public Auction/ Lands 15, Dt.: 13-10-2015

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Attention is invited to the reference 1<sup>st</sup> & 2<sup>nd</sup> cited. In the reference 3<sup>rd</sup> cited the Government has approved and permitted for disposal of (10) Govt. land parcels as per Annexure enclosed in open auction. (Copy enclosed)

Further, vide reference 4th cited the VC & MD, TSIIC, has requested to furnish the information on the following (18) points to notified lands to e-auction. (Copy enclosed):

1. Sy.No.
2. Exact Extent of the land proposed for auction.
3. Village.
4. Mandal.
5. District.
6. Location of the land in case of urban/semi urban.
7. Whether the land is free from all encumbrances/litigation free.
8. Nearest land mark for the proposed land.
9. Classification / Nature of the land.
10. Present Land use.
11. Zonal regulation applicable as per the master plan.
12. Location sketch and scrutinized sub division record.
13. Fixed boundaries of the land.
14. Basic value as per sub registrar office.
15. Prevailing Market value.
16. Sales statistics for the last 3 years.
17. Upset price proposed by the Dist. Collector keeping in view of local conditions.
18. Photographs of the land proposed.

Therefore it is requested to prepare the information requested by the VC & MD TSIIC, to furnish the same on or before 17-10-2015. Further a copy of map prepared in earlier occasion i.e. open auction conducted in the year 2005 is enclosed for guidance.

In this regard, I request you to furnish the above information for each Govt. land parcel at the earliest for taking further action into the matter.

**Please treat this matter as most urgent**

Encl : (As above)

Yours faithfully  
Sd/-  
For Collector  
Hyderabad District

//Attested//

*S. Srinivas*  
Superintendent

(Tahsildar Cadre)

Collectorate, Hyderabad Dist.

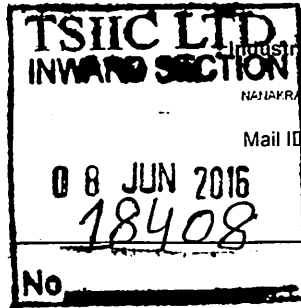
✓ Copy to the Vice Chairman & Managing Director, TSIIC, Hyderabad for favour of kind information. ~~R. Srinivas~~ *Bhawan*.

Copy to the Joint Sub-Registrar-1, RO Hyderabad (South) to provide sale statistics for last three years on the list provided by the Tahsildar, Shaikpet Mandal.

Copy to the R.D.O. Secunderabad for information and necessary action.



P. SRAVAN KUMAR  
ZONAL MANAGER I/C



TEL: 0471-2511111  
Industrial Infrastructure Corporation Ltd  
CYBERABAD ZONE, YSR BHAVAN  
IIC CENTRE, FINANCIAL DISTRICT  
NANAKRAJUGUDA, Hyderabad - 500 032. Phone: 23007200  
Mobile No : 9948220512.  
Mail ID : zm\_cyb@tsiic.telangana.gov.in

Lr.No.23/ZM/TSIIC/CBZ/2015-16/313

Date: 06.06.2016

To  
M/s. AUROBINDO PHARMA LIMITED,  
Reg. Office: Plot 2,  
Maitri Vihar, Ameerpet,  
Hyderabad - 500 038..

Sir,

Sub:-TSIIC Limited - Cyberabad Zone - Hyderabad Knowledge City, Raidurg -  
Allotment Plot No.30/C, land measuring 17666.00 Sq.Yards 3.65 Acres in Survey  
No.83/1 to M/s. Aurobindo Pharma Limited - Execution of Sale Deed  
Document - Communicated - Reg.

DC / T (clerk)  
A)  
9/6/16  
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With reference to subject cited, the original Sale Deed Document executed on 01.06.2016 and Registered vide Doc.No.7013/2016, Dated:01.06.2016 in the O/o Jt. Sub-Registrar Office, Moosapet, Ranga Reddy District, containing 09 sheets in respect of land measuring 17666.00 Sq.Yards/ 3.65 Acres allotted in favour of M/s Aurobindo Pharma Limited in Survey No.83/1 at Hyderabad Knowledge City, Raidurg (Panmaktha) Village, Serilingampally Mandal, Ranga Reddy District, is herewith enclosed.

Kindly acknowledge the receipt of the original Sale Deed by return of post.

Encl: Original Sale Deed,  
Doc. No.7013/2016, Dated:01.06.2016.

Yours faithfully,  
  
ZONAL MANAGER

Copy submitted to the Vice Chairman & Managing Director, TSIIC Limited for favour of information along with a copy of registered Sale Deed.

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