

TELANGANA STATE INDUSTRIAL INFRASTRUCTURE
CORPORATION LTD.

(A Government of Telangana Undertaking)

CIRCULAR



Circular.No.6/AMW/TSIIC /2015

Date: 08.01.2016

Sub: TSIIC LTD – Objective criteria for evaluating applications received by TSIIC for allotment of land in Industrial Parks / SEZs – Certain instructions – Issued- Reg. Ref: Allotment Regulations 2012.

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The procedure for evaluation of applications received by the Corporation for allotment of land in Industrial Parks / SEZs in terms of its eligibility by the State Level Allotment Committee and the time lines to be followed by Zonal Managers in issuing required approvals as prescribed are herewith communicated.

Objective criteria for evaluation of application:

- a) The proposed project should be economically viable.
- b) The nature of manufacturing activity should be permissible in that area .
- c) In case of more than 2 applications received for the same plot of land, the criteria of investment, employment potential and line of activity while clearing the application will be examined, thereafter finalizing the allotment process will be done giving preference to woman entrepreneur, SC-ST, socially and physically backward applicant and exarmy personnel.
- d) The application will also be viewed from the angle of raw material used for the proposed industry and it would be examined that the raw material used in the industry shall not contribute to the adverse affect on the natural resources and shall not impact the environment, (such as drawing of ground water etc.)
- e) Experience of the entrepreneur in the same or related line of activity is an added advantage.

Cont -2

- f) Justification of land- The size of the plot applied for should be in tune with the extent of utilization of land for the production activity, factory building and plant and machinery or any expansion need in the near future.
- g) The proposed project should have the potential to create direct and indirect local employment.
- h) For red category industries (high pollution levels), there should be a green belt in 33% of the total plot area and parking space should be 10% of the total area or 22% of the built up area. For orange and green category industries, there should be a green belt of 10-15% of the total plot area. For projects with manufacture of explosive nature, the building to building space and building to road should be more. The road width should also be in accordance with the proposed manufacturing activity. The unit shall maintain buffer zone around the factory building as envisaged in the act and shall obtain and submit necessary documentation .

Timelines for processing of an application for land allotment

Process	Timeline
Scrutiny & Process of applications by the SubCommittee/ State Level Allotment Committee (TSIIC Board Decision)	Every week (on Friday). In case of holiday, the meeting will be convened on the next working day.
Release of Provisional allotment letter	Within 7 days of decision on allotment (Citizen's Charter)
Issue of final allotment	Within 7 days of receipt of entire land cost (Citizen's Charter)
Execution & Registration of Agreement for Sale	Within 21 days on receipt of documents in the prescribed form (Citizen's Charter)
Handing over of physical possession of the land	Within (1) day after registration of Sale Agreement (Citizen's Charter)

All Zonal Managers are hereby requested to follow the above circular instructions scrupulously .

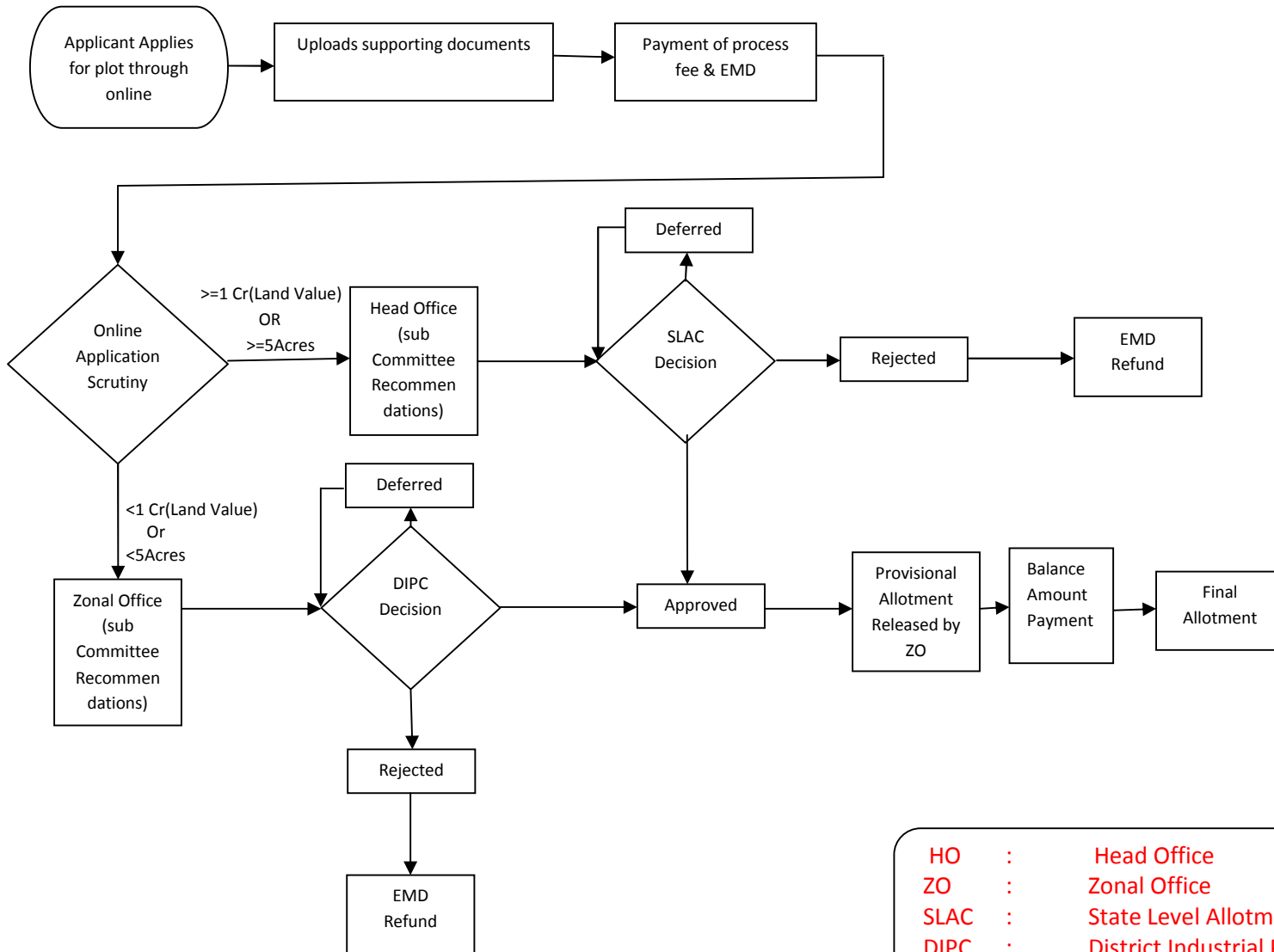
Sd/-
VICE CHAIRMAN
& MANAGING DIRECTOR.

//Attested//

M. S. B. S.

GENERAL MANAGER (AM)

Land Allotment Flow Chart



HO : Head Office
ZO : Zonal Office
SLAC : State Level Allotment Committee
DIPC : District Industrial Promotion Committee

Annexure – VI
TIME LIMITS - ESTABLISHMENT

	Approval	Department	Time Limits
1	NOC from Gram Panchayat	Panchayat Raj Department	10 days
2	a) NOC from Polluting Angle For Green Category units *	District Industries Centre	1 day
	b) CFE – Green Category*	TSPCB (Consent for Establishment)	7days
	c) CFE – Orange Category*	TSPCB	14 days
	d) CFE – Red Category*	TSPCB	21 days (not requiring clearance from Central Government)
	* PI Check your category by clicking this link http://tspcb.cgg.gov.in/Pages/Category.aspx For M/c value less than Rs.5.00 Crore District Industries Centre will issue NOC		
3	Power Feasibility & Estimate a) Upto 33KVA connection	DISCOMs (TSSPDCL OR TSNPDCL) & TSTRANSCO	2 days for feasibility 10 days for estimate
	b) Above 33KVA connection		25 days
4	Factory Plans Approval	Factories Department	7 days
5	Plot Allotment	TSIIC	14 Days
6	Land Alienation	CCLA	30 Days
7	Change of Land use	CCLA - under NALA Act	14 days
8	Change of Land use	HMDA** and KUDA**	30 days
	** PI Check whether unit location falls under HMDA purview : link http://www.hmda.gov.in/Downloads/HMDAListoVillages.pdf		
9	Industrial Building Plan Approval	DT&CP/IALA/ HMDA/KUDA	7 days for DT&CP, IALA 14 Days for HMDA/KUDA
10	Provisional FIRE NOC	Fire Services Department	7 days for Buildings less than 15 Mts. height 14 days for Buildings more than 15 Mts. height
11	Permission to draw water (Bore well permission)	Ground Water Department	14 Days
12	Feasibility of Water Supply	HMWW&SB	14 days
13	VAT Registration	Commercial Taxes Department	1 day in Hyderabad 3 days in Districts

14	Approval of the Layout and Building Plans	HMDA / TSIIC / MA &UD/ PR & RD	14 days
15	License to store RS, DS	Excise Department	14 days
16	Firm Registration	Registration and Stamps Department	7 days

TIME LIMITS FOR OPERATION

	Clearance	Department	Time Limits
1	a) CFO – Green Category*	TSPCB (Consent for Operation)	7days
	b) CFO – Orange Category*	TSPCB	14 days
	c) CFO – Red Category*	TSPCB	21 days (not requiring Central government clearances)
* PI Check your category by clicking this link http://tspcb.cgg.gov.in/Pages/Category.aspx			
2	Factory Licence	Factories Department	7 days
3	Fire Occupancy Certificate	Fire Services Department	7 days for Buildings less than 15 Mts. height 14 days for Buildings more than 15 Mts. Height
4	Electrical Drawing Approval	Chief Electrical Inspectorate	14 days
5	Boiler Registration	Boilers Department	14 days
6	Drug License	Drugs Control Administration	14 days