

## **FAQ FOR DISPOSAL OF BUILT-UP MODULE IN FLATTED FACTORY COMPLEX**

**1. What is the Flatted Factory Complex?**

A Flatted Factory, in technical terms, refers to a multistoried industrial building designed to house multiple small-scale, non-polluting industrial units, each occupying a separate unit within the structure and sharing common infrastructure and services.

**2. Where Flatted Factory Complex are available in Rajasthan?**

Presently Flatted Factory Complex has been built-up at EPIP Sitapura, Jaipur which is available for allotment on license basis.

**3. How many modules are available for allotment in Flatted Factory Complex at EPIP Sitapura, Jaipur?**

In totality 33 modules are available for allotment on license basis in Flatted Factory Complex at EPIP Sitapura, Jaipur.

**4. What are the size of Modules at Flatted Factory Complex, EPIP Sitapura Jaipur?**

The sizes of modules available at Flatted Factory Complex EPIP Sitapura, Jaipur are as under:

- (i) **Ground Floor-** 3 modules are available. The sizes are 1250 sqft. 1260 sqft and 1330 sqft.
- (ii) **First Floor-** Total 10 modules are available, out of which 2 modules of size 1030 sqft and 6 modules are of size 1260 sqft and 2 modules are of size 1360 sqft.
- (iii) **Third Floor-** Total 10 modules are available, out of which 2 modules of size 1030 sqft and 6 modules are of size 1260 sqft and 2 modules are of size 1360 sqft.

**5. What are other facilities available at Flatted Factory Complex EPIP Sitapura, Jaipur?**

The other facilities available are space for Canteen-1365 sqft size, space for Bank premises 3100 sqft, Conference Hall 1350 sqft and Training Hall 1260 sqft & Office area 1560 sqft. Apart from above parking facility for 78 cars in the basement, 2 dedicated freight lifts and 2 passenger lifts, common toilets are provided in the building.

**6. What are the activities permitted at Flatted Factory Complex?**

In totality 30 modules (10 each at 1<sup>st</sup> 2<sup>nd</sup> and 3<sup>rd</sup> floor) are reserved for light weight, non-polluting Garment & Apparel units and 3 modules at ground floor are reserved for light weight non-polluting general industries.

**7. Is there any reservation of modules for SC/ST category, Women Entrepreneurs, Person with Benchmark Disabilities, Ex-Servicemen, Dependents of deceased armed forces personnel/Paramilitary Personnel?**

Yes, there is a reservation of built-up modules as per Rule 3(A)(i) of RIICO Disposal of Land Rules, 1979 and accordingly, following modules are reserved:

- (i) SC/ST – Module No. FF-07 and FF-10
- (ii) Women – Module No. SF-05 and TF-03
- (iii) Persons with benchmark Disabilities – Module No. TF-04
- (iv) Ex-Serviceman – Module No. FF-01

**8. Is there concession available in license fees for SC/ST category, Women Entrepreneurs, Person with Benchmark Disabilities, Ex-Servicemen, Dependents of deceased armed forces personnel/Paramilitary Personnel?**

No.

**9. What is the license period?**

The license period will be for a minimum period of one year and a maximum period of 7 years.

**10. What is the process of license extension?**

There is no provision of license extension.

**11. Who are eligible for getting allotment of Built-up modules at Flatted Factory Complex EPIP Sitapura, Jaipur?**

Only Micro Entrepreneurs registered under MSME policy will be eligible with turnover not more than Rs. 5 Crore.

**12. How can one apply for allotment of built-up module?**

The eligible applicant may apply on RIICO Website or <https://sso.rajasthan.gov.in>. where reserve price of all built-up modules available for allotment on license basis.

**13. What is the procedure of allotment of built-up module?**

The built-up module are to be disposed through e-auction/bidding.

**14. What is the EMD amount?**

The applicant will be required to pay EMD + applicable GST as mentioned in online auction portal.

**15. Does everyone get the plot who apply for allotment of built-up module ?**

No. The built-up module are to be disposed through e-auction/bidding.

**16. How do I know that module is reserved or un-reserved?**

When you see the list of module on website under details of modules columns, if any module is under reserve category, then there it will be shown e.g. reserved for SC/ST/Women/Benchmark Disabilities/ ex-servicemen otherwise plot is un-reserved.

**17. How do I know that I am the successful applicant?**

Letter of Offer to successful bidder for a particular module will be issued on SSO ID within 3 working days for acceptance and to deposit 100% license fee of 3 months (including 2 months license fees as security money) within 15 days from the issuance of Letter of Offer.

**18. In case I am un-successful, will my Earnest Money will be refunded?**

The EMD of the un-successful applicants will be refunded without any interest/cost/claim after the closure of the e-auction/ bidding.

**19. Can I apply for more than one module?**

One applicant shall be eligible for allotment of only one built-up module..

**20. What is the contact detail of concerned person for allotment of built-up module?**

You may visit [www.riico.co.in](http://www.riico.co.in) where the contact details of respective Unit Head are available under which the desired Industrial area is proposed.

**21. What would be the mode of payment of EMD?**

The EMD will be deposited online through RIICO payment gateway alongwith application.

**22. Can I cancel the application which is already submitted?**

No. Once you have submitted your application, it cannot be cancelled or reversed.

**23. Can I transfer the built-up module?**

No.

**24. What are the maintenance charges and when it is payable?**

Maintenance charge for common facility area, passengers & service lift, cleaning and maintenance of common area, Parking, security, lighting, common STP charges, water charges etc. in respect of the said premises shall be paid by the Licensee as determined by the licensor from time to time on per sqft of built-up area of module per month basis in advance alongwith monthly license fees.

**25. Can built-up module be mortgaged for availing loan from Bank or Financial Institutions?**

No, module can not be mortgaged by allottee for availing term loan from banks/ financial institutions.

**26. What are the documents required while filling application form?**

- Copy of PAN Card and AADHAR Card of the applicant;
- Brief about the Project;
- Copy of relevant certificate for entitlement in reserved category of module as per Rule 3(A) (iv) of RIICO Disposal of Land Rules,1979;
- Copy of Partnership deed alongwith registration certificate, in case of partnership firm;
- Copy of certification of incorporation of Company/LLP and memorandum & articles of association of the Company, in case of Company;
- Registration of micro entrepreneurs in MSME