

**(B) Sample FAQ regarding Policy for renting out spare built up space, Conference hall, Hostel Rooms, Playgrounds , Lecture halls & Call center & infrastructures at RTTC campus, Jaipur to be hosted on BSNL Website**

The following is the the very common set of FAQ ,which are mostly raised by the prospective customers before hiring the above infrastructure at RTTC.

**Q.1 which type of organizations are eligible as tenants under the policy?**

Answer. The Permitted class of organizations as the tenants is as under:-

- a) Central / State Government, Central/State Government Public Sector undertakings.
- b) Autonomous bodies, Semi-Government bodies running with the budgetary support of the Government.
- c) Scheduled Banks, both Governments owned as well as Private except the Cooperative Banks.
- d) International bodies, and
- e) Reputed Private Companies with annual turnover of not less than Rs.50 crores for leasing our buildings at State capitals and Rs.25 crores at other places.

**Q.2 Is there any exception in above condition regarding the classes of Organization?**

Answer. The vacant spaces shall not be rented out to other Telecom Service Providers for their Telecom operations.

**Q.3 What will be the rent for the space?**

Answer. The fair rent assessment and recommendation shall be got done by duly constituted in Fair rent assessment Committee (FRAC)

**Q.4 What will be lease period for the purpose?**

Answer. Spare-able capacity of building can be rented out upto a period of ten years. The lease period is proposed to be of 9 years consisting of 3 terms of 3 years each.

**Q.5 What will be the plan for rent revision ?**

Answer. The rent shall be revised after every 3 year and this revision shall be 15% of the last rent paid at the time of such revision.

**Q.6 Is any security deposits and advance rental to be deposited by the tenant organization for letting out the vacant space ?**

Answer. The tenant shall deposit interest free Security Deposit equivalent to 3 months rent and one month advance rent before taking possession.

**Q.7 Who will bear the lease registration/stamp duty charges ?**

Answer. The lease registration/stamp duty charges shall be borne by the tenant only.

**Q.8 Is there any other charge to be borne by the tenant ?**

Answer. Yes other charges to be borne by Tenant are:-

- i) Municipal Tax & water Charges proportionately for the area of occupation including any future revisions with retrospective date. Any other statutory tax or hike levied by the authority is to be borne by the tenant proportionately.
- ii) Electrical charges in respect of electricity consumed on actual basis in said premises in accordance with sub-meters installed including proportionate fixed charges shall be borne by the tenant. The cost of sub-meter including installation charges.
- iii) Service tax as applicable rates.

**Q.9 Is a tenant organization free to do any modifications, addition/alteration in the vacant**

**space thus occupied? If Yes then up to what extent?**

Answer. Only minor additions/alterations with system of temporary partitions as fitting fixtures etc. may be permitted to build by the tenant. Major structural changes shall be avoided and in case they are felt necessary in view of tenants specific requirements same will be permitted by the standing committee after accessing structural suitability and cost implications subjected to

standard lease-deed conditions.

**10. Before taking over of premises, am I suppose to do the normal maintenance/white washes/ colour wash etc.**

Answer. No. On first occupation BSNL shall hand over the space/premises after doing the normal maintenance. The periodical maintenance shall be done by BSNL.

**11. After the vacation of the premises, am I suppose to make good the premise as it was ?**

Answer. Yes. The occupant/tenant shall hand over the premise after making all damages good and after clearing the all liabilities.

**Specific questions for Conference hall**

**12. What type of facilities will be available in the conference hall ?**

Answer. The conference hall is equipped with :-

- i) Conference table with all-round seating capacity of 80 persons.
- ii) Audio visual facility.
- iii) Computer with broadband connectivity.
- iv) LCD projector for presentations.
- v) Landline telephone connection with fax facility.
- vi) Tea lounge.

**13. What will be the charges for hiring the conference hall ?**

Answer. The charges for different facilities shall be as under

- i) Conference Hall with Audio visual facility. Rs. 9100.00 Per day (for 10 hours )
- ii) Tea lounge Rs. 3100.00 Per day. Details can be seen on front page.

**14. What will be the arrangement for refreshment during the meetings?**

Answer. Fully furnished tea lounge is available on the same floor for the purpose. Other arrangements shall be on the part of the tenant.

**15. Will the conference hall be available on holidays?**

Answer : Normally such facility is available for 6 days a week basis. Arrangements can be done on holidays subject to prior permission & discussion with the designated committee for the purpose.

**16. Is there any concession in rate, if any?**

Answer: On bulk demand request may be considered by the competent authority.

**Specific questions for Hostel Rooms**

**17. For What purpose the hostel Rooms can be hired?**

Answer: - Accommodation of hostels may be used for an academic/training organization purpose  
, camp coaching & likewise.

**18. What will be the charges for the purpose ?**

Answer: - The charges will be:-

- (i) Tripple seated non A/C Rooms Rs.180 per day per participant(for 24 Hrs)
- (ii) Double seated A/C Rooms with attached toilet Rs.700 each room(for 24 Hrs)

**19. Will the mess facility be available ? If yes, then what will be charges for food ?**

Answer: - A full fledged dinning space & kitchen is available. The catering arrangement shall be done on the part of the tenant. Rent of Mess will be decided by the departmental committee

**Specific questions for Play Grounds**

**20. Which type of playgrounds are available for organizing sports ?**

Answer: - The playgrounds available for the purpose are:-

- (i) Football Ground
- (ii) Kabaddi Ground
- (iii) Volleyball Ground

(iv) Basketball Ground

(v) Badminton court

**21. Who will arrange the security for organizing games ?**

Answer: - Security Arrangement will be done by the organizing Deptt./PSU & permission will be sought from the local civic/law & order authority. Statutory charges if any levied by these authority shall be paid by the organizing deptt.

**Specific questions for Lecture Halls/Class Rooms**

**22. What type of infrastructure facilities are available in the classrooms/Lecture Halls?**

Answer: - There are two types classrooms as under

(i) The fully furnished Room (Non A/C 60 seated)

(ii) The fully furnished Room (Non A/C 40 seated) are equipped with all the gadgets for conducting classes like Projector etc.

**23. What will be the charges for the purpose ?**

Answer: - The charges will be:-

(i) The fully furnished Room charges (Non A/C 60 seat) RS. 1400.00 per day

(ii) The fully furnished Room charges (Non A/C 40 seat) RS. 950.00 per day.

(iii) Rent of AC class Rooms are to be decided by departmental committee.

**24. Whether ,there will be any rebate ,if continuous booking for long period is made ?**

Answer. Yes ,Rebate of 10% in rental charges is allowed for continuous booking of more than 3 days or More .

**25. Whether any benefit of seasonal booking is allowed ?**

Answer. Yes, on approval of competent authority ,this benefit can be extended to the customer .

**26. Whether, the generator charges shall be applicable ,if due to electric supply no generator is used ?**

Answer. No, generator charges are applicable only for the period running the generator .

**27. What shall be refund status of the booking amount, if booking has to be cancelled by tenant due to his own reasons ? ,**

Answer. If booking is cancelled seven days in advance then 40% of advanced booking amount shall be forfeited and balance shall be refunded else total advance booking amount shall be forfeited.

**28. What should be the minimum amount of booking?**

Answer : The minimum amount of booking is 25% of composite rate or higher as decided by DGM RTTC.

**29 . Up to what period the above notified rates shall remain applicable ?**

Ans . The Basic rental charges may be revised annually or at regular intervals as deems fit by the competent authority . .The extra rates for running generator are for a period of one year or if revision of diesel rates within 10 % of basic diesel rates (Basic rate is Rs. 55 /-per ltrs. ) . if diesel

rates exceed more than 10% .then generator charges enhanced by 10% for every 10% increase in basic diesel rates or part there of . Similarly, above rental rates may vary according to revision

of rates by JVVNL

**30. Whom shall I contact for further details ?**

Answer. These are illustrative queries, not an exhaustive one. For any query, one may contact:

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