

**DR. RAJENDRA PARASAD CENTRAL AGRICULTURAL UNIVERSITY
PUSA (SAMASTIPUR) – 848 125**

O. O. No. 45 / Estate Section, DRPCAU, Pusa, dated 14 /November, 2019
No. 2/Estt/Estate/ Security Money of Mole/Fixation of Rent/09/2018

-: OFFICE ORDER:-

On the recommendation of the Committee constituted vide O.O.No. 18, Memo No. 190, Estate, Dr.R.P.C.A.U., Pusa dated 26.05.2018 & In the partial modification of O.O. No. 21, Memo No. 180, Estate, Dr.R.P.C.A.U., Pus, dated 21.05.2019 for framing the rules of allotment of shops in the Shopping Centre at Pusa Campus on the representation of the shopkeepers duly approved by the Hon'ble Vice – Chancellor following Rules/ Regulation are will be applicable:-

1. The base licence fee for first floor and ground floor of the shopping centre will be decided on the floor area basis at the rate of Rs.15/- (Rupees Fifteen) per sq. feet and Rs.16.50 (Rupees Sixteen & pasie fifty) per seq. feet respectively. Accordingly, the base license fee for different shops will be as here under:-
 - (a) Rs.810.00 (Rupees eight hundred ten) only for shops no. 208, 209, 220, 221 and 222. (having area of about 54 sq feet) on Ist floor.
 - (b) Rs.891.00 (Rupees eight hundred ninety one) only for shops no. 101, 102, 103, 114, 115, 123, 124 and 125 (having area of about 54 sq. feet) on Ground Floor.
 - (c) Rs.2,550.00 (Rupees two thousand five hundred fifty) only for shops no. 202, 203, 204, 205, 206, 207, 210, 211, 212, 213, 214, 215, 216, 217, 218 and 219 (having area of about 170 sq. feet) on Ist Floor.
 - (d) Rs.2,805.00 (Rupees two thousand eight hundred five) only for shops no. 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 116, 117, 118, 119, 120 and 121 (having area of about 170 sq. feet) on Ground floor.
 - (e) Rs.5,850.00 (Rupees five thousand eight hundred fifty) only for shops no. 201 on First Floor and Rs.3,630.00 (three thousand six hundred thirty) only for shop no. 122 on Ground Floor.
2. The security money will be equivalent to the amount of license fee for twelve (12) months, as mentioned at para No. (1) above, for each shop.
3. The monthly license fee will be increased every year @ 10% of basic license fee agreed upon.
4. The actual shop keepers presently running their shops at Hospital Chowk will be allotted shops on priority, if they fulfill all the terms and conditions as decided by the University, on license fee and security money mentioned at para 1 and para 2 above.

P.T.O. 2/-

5. Out of the remaining shops, 5 shops at ground floor (2 shops with licence fee of Rs. 891 P.M. and 3 shops with license fee of Rs. 2805/- P.M.) and 5 shops at first floor (2 shops with license fee of Rs.810/-P.M. and 3 shops with license fee of Rs. 2550/- P.M.) will be allotted to intrersted staff wards, on the terms and conditions applicable to general allottees
6. For allotment of remaining shops, competitive bids will be invited from interested ente preneurs/businessmen as per the terms and condition mentioned in the tender document with the minimum license fee as detailed in para – 1.
7. The allotment of the shops will be as per the nature of business the applicant intends to carryout. The details of the classification of different types of business, size of the shop and minimum lincense fee are as detailed below:-

Sl. No.	Shop Number	Size (Sqm)	Purpose	Minimum License fee/rent (Rs.) per month
GROUND FLOOR				
1.	Shop No. 101	54 Sqft.	Auto repairing	Rs.891.00
2.	Shop No. 102	-do-	Auto repairing	Rs.891.00
3.	Shop No. 103	-do-	Mobile shop	Rs.891.00
4.	Shop No. 104	170 Sqft.	Hotel/Restaurant	Rs.2,805.00
5.	Shop No. 105	-do-	Confectionary	Rs.2,805.00
6.	Shop No.10 6	-do-	Confectionary	Rs.2,805.00
7.	Shop No.10 7	-do-	Medical Shop	Rs.2,805.00
8.	Shop No. 108	-do-	Medical Shop	Rs.2,805.00
9.	Shop No. 109	-do-	Agri Input	Rs.2,805.00
10.	Shop No. 110	-do-	Agril Input	Rs.2,805.00
11.	Shop No. 111	-do-	Electrical Goods	Rs.2,805.00
12.	Shop No. 112	-do-	General Store	Rs.2,805.00
13.	Shop No. 113	-do-	General Store	Rs.2,805.00
14.	Shop No. 114	54 Sqft.	Vegetable/Fruit	Rs.891.00
15.	Shop No. 115	-do-	Vegetable/Fruit	Rs.891.00
16.	Shop No. 116	170 Sqft.	Readymade Garment	Rs.2,805.00
17.	Shop No. 117	-do-	Medical Shop	Rs.2,805.00
18.	Shop No. 118	-do-	Medical Shop	Rs.2,805.00
19.	Shop No. 119	-do-	Stationery	Rs.2,805.00
20.	Shop No. 120	-do-	Stationery	Rs.2,805.00
21.	Shop No. 121	-do-	Milk Parler	Rs.2,805.00
22.	Shop No. 122	220 Sqft.	Hotel/Restaurant	Rs.3,630.00
23.	Shop No. 123	54 Sqft.	Mobile shop	Rs.891.00
24.	Shop No. 124	-do-	Pan shop	Rs.891.00
25.	Shop No. 125	-do-	Pan Shop	Rs.891.00

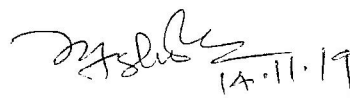
Sl. No.	Shop Number	Size (Sqm)	Purpose	Minimum License fee/rent (Rs.) per month
FIRST FLOOR				
1.	Shop No. 201	390 Sqft.	Hotel/Restaurant	Rs.5,850.00
2.	Shop No. 202	170 Sqft.	Office/Cyber café	Rs.2,550.00
3.	Shop No. 203	-do-	Office/Cyber café	Rs.2,550.00
4.	Shop No. 204	-do-	Office/Cyber café	Rs.2,550.00
5.	Shop No. 205	-do-	Office/ Cyber café	Rs.2,550.00
6.	Shop No. 206	-do-	Mens Saloon	Rs.2,550.00
7.	Shop No. 207	-do-	Mens Saloon	Rs.2,550.00
8.	Shop No. 208	54 Sqft.	Tailor	Rs.810.00
9.	Shop No. 209	-do-	Tailor	Rs.810.00
10.	Shop No. 210	170 Sqft.	Beauty Parlour	Rs.2,550.00
11.	Shop No. 211	-do-	Beauty Parlour	Rs.2,550.00
12.	Shop No. 212	-do-	Shoe Store	Rs.2,550.00
13.	Shop No. 213	-do-	Shoe Store	Rs.2,550.00
14.	Shop No. 214	-do-	Electrcial Goods	Rs.2,550.00
15.	Shop No. 215	-do-	General Store	Rs.2,550.00
16.	Shop No. 216	-do-	Gneral Store	Rs.2,550.00
17.	Shop No. 217	-do-	Vegetable /Fruit/Milk Parlour	Rs.2,550.00
18.	Shop No. 218	-do-	Vegetable /Fruit/Milk Parlour	Rs.2,550.00
19.	Shop No. 219	-do-	Hotel/Restaurant	Rs.2,550.00
20.	Shop No. 220	54 Sqft.	Open to any legal activity	Rs.810.00
21.	Shop No. 221	-do-	Confectionery	Rs.810.00
22.	Shop No. 222	-do-	Confectionery	Rs.810.00

Note:- The shops will be allotted to highest bid quoting bidder. The price bid lesser than Minimum license fee will not be considered.

8. Every allottee of the shops in the Shopping Complex will be required to get a legal electric connection from the concerned office and will not be allowed to use the electric connection of the Shopping Complex.
9. The licensee shall be bound to utilize the shop for the purpose for which it is licensed to him/her. The licensee shall not sublet the shop in any case. Incase of breach of these conditions the license will be cancelled and the security deposit will be forfeited.
10. The licensee shall have no tenacy rights in respect of the premises of the Dr.R.P.C.A.U. and the licensee shall not use the Dr.R.P.C.A.U. premises as his/her permanent office address.

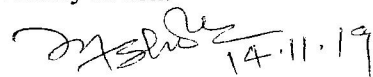
11. The restaurants/ hotels will not be allowed to use Coal/ Wood based cooking. The licensee will have to ensure use of gas stoves or electric appliances for cooking.
12. On allotment of shops and deposition of security money, the licensee will have to sign a bond of agreement with the University.

By order of the Hon'ble Vice – Chancellor,


14.11.19

Dy. Registrar (Establishment)
13/11/2019

Memo No 388 / Estate Section, DRPCAU, Pusa, dated 14 / November, 2019
Copy forwarded to All Deans/ All Directors/Registrar/ Dr. Rajendra Prasad Central Agricultural University, Bihar for information and necessary action.


14.11.19

Dy. Registrar (Establishment)
13/11/2019

Memo No 388 / Estate Section, DRPCAU, Pusa, dated 14 / November, 2019
Copy forwarded to Comptroller/Officer –in- Charge, Aris Cell/Estate Officer & Estate Inspectors, Dr. Rajendra Prasad Central Agricultural University, Pusa (Samastipur) Bihar for information and necessary action.


14.11.19

Dy. Registrar (Establishment)
13/11/2019

C.C. to the Secretary to the Vice – Chancellor, Dr. R. P. C. A. U., Pusa (Samastipur) Bihar – 848 125 for his kind information to Hon'ble Vice – Chancellor.