

Udhyam vihar (FAQs)

About Udhyam vihar

Q. 1. What is Udhyam vihar?

Ans. UDHYAM VIHAR Industrial Infrastructure Corporation Ltd. is a private undertaking. It aims to create state-of-the-art infrastructure facilities for industrial development.

Q. 2. Who are the promoters?

Ans. UDHYAM VIHAR Industrial Infrastructure Corporation Ltd. is promoted by “Technoculture Building Centre Pvt. Ltd.” – a residential projects construction company which owns the brand name “VASTU VIHAR”. The visionary behind Technoculture Group is Mr. Vinay Tiwary, an engineering graduate by education and has worked as an advisor to World Bank and Prime Minister Empowered Committee on infrastructure development in 90s. A proud recipient of Visvesvaraya Award and Bharat Nirman Ratna Award.

Q. 3. Udhyam vihar mission & vision?

Ans. UV mision is – To create a conducive atmosphere for industrial growth in the underdeveloped states by setting up a world class and environment friendly infrastructure for micro and small enterprises in the form of industrial areas at affordable lowest costs. Providing end-to-end services to entrepreneurs from land acquisition to commissioning of projects to finally ensuring raw material availability and selling final products to end consumers at possible lowest costs.

Its vision is - To contribute significantly in wealth creation and building a vibrant and prosperous India and become the world’s most valuable company by facilitating sustainable development and prosperity of under developed.

Q. 4. Outline the project details?

Ans.- UV twin model of industrial infrastructure development is – multistory industrial park and mega industrial park. Multistory industrial park houses light machineries required industries like readymade garments, light plastics, leather, IT industries like KPO, BPO etc. In mega industrial park, developed land would be allotted here and construction would be done as per requirement of the entrepreneur.

Q. 5. At which place you are launching?

Ans. In a phase wise manner it would be launched to 11 locations in financial year 2012 – 13. These places include Hajipur, Sonapur, Muzzafarpur, Patna, Arrah, Gaya, Nalanda, Samastipur, Darbhanga, Khagaria and Bhagalpur.

Q. 6. Is it is govt. or Private company?

Ans. It’s a private limited company.

Q. 7. If private, your registration & incorporation details?

Ans. This company is registered under Companies Act 1956.

Q. 8. Are Your Project govt. approved?

Ans. Yes, all our projects strictly follow state and central governments rules and regulations related to area development, construction, pollution, water and electricity supply etc and also helps the individual industries in getting speedy approvals from the respective departments and authorities.

Q. 9. How is it different from govt. agencies (BIADA)

Ans. Two basic differences are – UDHYAM VIHAR provides the land/built-up area on outright basis while BIADA provides on lease-in basis. Secondly, BIADA don't provide captive power plant for uninterrupted electricity supply while UDHYAM VIHAR is setting up captive power plant for electricity supply.

Q. 10. What about its linkages and acceptability in trade bodies?

Ans. UDHYAM VIHAR (Technoculture Building Centre Pvt. Ltd.) is member of Bihar Industries Association and is in the process of acquiring membership of CII.

Land & Location

Q. 1. What is the minimum area of allotment or plot size?

Ans. Minimum area for allotment is 2400 sqft.

Q. 2. Is there any cap on allotment size?

Ans . No, its open and depends on project size and availability.

Q. 3. How far are your projects from nearest four lane road, Railways station, & state capital (PATNA)

Ans. Nearest project from Patna is at Hajipur, approximately 20 km away from centre of Patna. In Patna district, our project is at Bihta – Bikram road, approximately 40 km

Q. 4. What type of basic infrastructure you will provide?

Ans. Basic infrastructure includes, land leveling to average flood level, plot boundary, project boundary, drainage system, internal roads, internal road electricity, sewage treatment plant, effluent treatment plant, and Captive Power Plant installation for 24X7 power supply.

Q. 5. Can you design & construct the building as per our requirement?

Ans. Yes, however, all the extra goods and other resources would be charged extra

Q. 6. What are the breath /measurement of internal road?

Ans. Its 40 feet.

Q. 7. What about parking area?

Ans. In Hajipur Multistory Multiproduct UDHYAM VIHAR, free open parking would be provided, while covered parking would be charged additionally. In all mega industrial UDHYAM VIHAR, parking could be done in respective plots.

Q. 8. What is the warehousing & cold storages capacity?

Ans. Dry warehousing capacity proposed is 5000 MTs and equal quantity capacity proposed for cold storage also.

Q. 9. What will be the charges for warehouses?

Ans. Charges would be as per Bihar government guidelines.

Q. 10. Will you lease or register the plot?

Ans. Plots in mega industrial parks would be registered in clients / company name. While BIADA provides it on lease-in basis.

Q. 11. What about terrace uses in Hajipur Multistory Multiproduct UDHYAM VIHAR?

Ans. Any commercial use would attract fee as decided by the managing authority.

Q. 12. When will I get land possession?

Ans. Land possession would be provided within 24 months of land registration. While built-up area in Hajipur Multistory Multiproduct UDHYAM VIHAR, possession of built area would be given in 12 months of registration.

Q. 13. What will be the legalities in case of project delayed?

Ans. The company would compensate the delay as per rules mentioned in agreement paper.

Q. 14. Can the respective customers construct shade themselves as per their requirement?

Ans. Yes.

Q. 15. Rate and area in multistory is carpet or build-up?

Ans. Updated rate chart is uploaded on website.

Finance

Q. 1. What is rate of your property?

Ans. Currently we are providing developed land at Rs250/sqft. and built up space at Hajipur multistory industrial park at Rs1100 per sqft.

Q. 2. What is the mode of payment?

Ans. We accept cash, cheque and draft. EMI facility is also provided to industrialists.

Q. 3. Whether bank finance is possible or not?

Ans. We assist in getting bank finance from nationalized as well as private banks on your projects in UDHYAM VIHAR.

Q. 4. Price variation if we want to increase our payment duration?

Ans. The only variation would be increased interest rate.

Q. 5. Do you have tie-ups with any financial institutions?

Ans. We are in the process of signing formal MoU with many financial institutions for providing hassle free and convenient loan facilities for industries being set-up in UDHYAM VIHAR.

Q. 6. What is the rate of interest on financing?

Ans. Rate of interest depends on various factors like bank borrowing cost, applicant's repayment capacity, project viability etc.

Q. 7. Is it possible to get back land registration fee back after SIPB approval of the project?

Ans. Yes. As per government guidelines, land registered before SIPB approval would get back registration charges once units come in production phase.

Q. 8. What is the minimum amount of registration/ booking?

Ans. Registration fee is Rs 10000 and booking charge is 25% of total cost including registration fee.

Q. 9. Is there any concession if full amount is paid in advance?

Ans. Yes, there will be concession of 4% of total cost of your plot or built-up area, if full payment is done at the time of booking.

Training

Q. 1. Will you provide training or help in getting training?

Ans. UDHYAM VIHAR in association with state and central government training institutes like BSFC, KVIC and MSME will provide different types of training to entrepreneurs.

Q. 2. What will be cost of training?

Ans. Training cost will be borne by the entrepreneur and UDHYAM VIHAR.

Q. 3. What is the place & duration of training?

Ans. Training duration will vary between one week to two months depending on the subject matter and knowledge and experience of the entrepreneurs.

Q. 4. Who are your trainer?

Ans. All the trainers either from government institutes or visiting faculty are expert of their subject matter with good academics and work experience to impart practical training.

Q. 5. Is your training certified, if yes by whom?

Ans. Since our training is in conjugation with different government agencies, certificate issued is jointly by UDHYAM VIHAR and government institutes.

Q. 6. Do you provide trained staff and manpower for industries established in UDHYAM VIHAR premises?

Ans. Yes, we assist in getting the trained man power from our industrial training institutes.

Q. 7. Are going to charge for providing us trained men power?

Ans. There is no charge for assistance in trained man power from industrial training institutes.