

RAJASTHAN STATE INDUSTRIAL DEVELOPMENT AND INVESTMENT CORPORATION LIMITED:UDYOG BHAWAN:TILAK MARG: JAIPUR -5

No. IPI/F-1(8)-3/2021/ 325

Dated: 2) February, 2022

OFFICE ORDER

Sub: - Administration sanction for Development of I/A Toonga Ph-I, Jaipur (South).

The Infrastructure Development Committee of the Board of Directors, vide item no. 11 of its meeting dated 27.01.2022 has been pleased to accord ex-post-facto approval for Administrative Sanction for development of new Industrial Area Toonga Ph-I, Jaipur Unit Office Jaipur (South) at an estimated cost of Rs.6049.70 lakh (rupees six thousand forty nine lakh and seventy thousand) only, as per details given below:-

	Area in Hect.	Area in Acre.
<u>Total Land under scheme:</u>		
As per Revenue Record	113.720	281.00
As per Physical Survey	105.284	260.15
Area under Planning Ph-I	49.618	122.60
Salable Land :		
Industrial	26.607	65.74
Commercial	1.512	3.74
Total Salable area	28.119	69.48
Total Salable area (In SQM)		281190

S.No	Particulars	Amount Inner	Amount Outer
A.	<u>Direct Charges</u>		
1	Compensation of land	1617.95	1617.95
2	<u>Civil Works</u>		2056.84
	(a) Survey & Demarcation	171.80	
	(b) Leveling Works	78.23	
	(c) Construction of Road & C.D. Works	1164.00	
	(d) Construction of Drains and Approach	507.07	
	(e) Arboriculture	135.74	
3	Water Supply Scheme	450.00	450.00
4	Power Supply Scheme :-		494.45
	(a) Laying & shifting of power lines	308.47	
	(b) Street Light	185.98	
5	Environment management plan		20.00
	(a) Provision for EMP	20.00	
6	Indirect Services	10.00	10.00
7	Provision for Water Harvesting @ 5%	80.90	80.90
8	Provision for up-gradation of Infrastructure (@ 5% on total direct charges from s.no.1 to 7)	236.51	236.51
	Total (A)	4966.65	4966.65



B.	Indirect Charges		
	(a) Overhead charges :-		
	i) 1% of compensation amount	16.18	16.18
	ii) 1% of Compensation amount for VAF	16.18	16.18
	iii) 1% of Compensation amount for SDF	16.18	16.18
	iv) 2% of Compensation amount for EDF	32.36	32.36
	v) 1% of total direct charges for Environment Protection Fund (EPF)	49.67	49.67
	vi) 10% on remaining (s. no. 2 to 8)	334.87	334.87
	(b) Interest on capital during construction period*	617.61	617.61
	Total (B)	1083.05	1083.05
C.	Total Development cost of the area (A+B)	6049.70	6049.70

This is in supersession to this office order IPI/F-1(8)-3/2021/276 dated 14.12.2021 for Rs.6049.70 lakh.



(Ashok Pathak)
Financial Advisor

Copy to:-

1. Advisor (Infra) RIICO, Jaipur
2. CGM (F), RIICO, Jaipur
3. GM (Civil)/EM, RIICO, Jaipur
4. Secretary, RIICO, Jaipur
5. SE (Power), RIICO, Jaipur
6. DGM, Computer, RIICO, Jaipur
7. Unit Head, RIICO, Jaipur (South) for information & necessary action

Copy also to:-

1. Sr. PS to MD for kind information please.
2. PS to ED for kind information please.