

**RAJASTHAN STATE INDUSTRIAL DEVELOPMENT AND INVESTMENT CORPORATION LIMITED, UDYOG BHAWAN, TILAK MARG, JAIPUR -05**

No. IPI/F-1(8)-3/2023/173

Dated: 29 September, 2023

**OFFICE ORDER**

**Sub: - Administrative sanction for development of new Industrial Area Kunjbiharipura, Tehsil-Phagi, Unit office Jaipur (Rural).**

The Infrastructure Development Committee of the Board of Directors, vide item no 06 of its meeting dated 21.09.2023 has been pleased to accord approval of Administrative Sanction for development of new Industrial Area Kunjbiharipura, Tehsil-Phagi, Unit office Jaipur (Rural) at an estimated cost of Rs.82836.39 lakh (rupees eight hundred twenty eight crore thirty six lakh and thirty nine thousand) only, as per details given below:-

	Area in Hectare	Area in Acre
<b>Total Land under scheme:</b>		
Total Area Under Scheme	491.04	1213.34
<b>Saleable Land :</b>		
Industrial	175.234	433.00
Commercial	8.35	20.63
Land Reserved for Khatedars	51.49	127.23
Total Saleable area	235.074	580.86
Less: Land in lieu land	51.49	127.23
<b>Net Salable area</b>	<b>183.584</b>	<b>453.63</b>
<b>Total Saleable area (In SQM )</b>		<b>1835940</b>

(Rs. in lakh)

S. No.	Particulars	Amount Inner	Amount Outer
<b>A.</b>	<b><u>Direct Charges</u></b>		
1	Compensation of land	23949.07	18903.22
	Less: Land in lieu of land	-5045.85	
2	<b><u>Civil Works</u></b>		21674.67
	(a) Survey & Demarcation	568.35	
	(b) Levelling land	450.23	
	(c) Road & C.D. Works	11139.10	
	(d) Construction Drain & Approaches	8482.72	
	(e) Arboriculture	1034.27	
3	Water Supply Scheme	3817.59	3817.59
4	Power Supply Scheme:-		1620.72
	(a) Laying & shifting of power lines	866.40	
	(b) Street Light	704.32	
	(c) provision for Photovoltaic Solar System for water pumps	50.00	
5	Provision for Development of land reserved for Khatedar in lieu of cash compensation	2000.00	2000.00
6	Environment Management Plan	2421.81	2421.81
7	Provision for Water Harvesting	1197.45	1197.45
8	Indirect Services	950.00	950.00
9	Provision for distribution of treated water from SRP Newta to Kunjbiharipura including distribution work	1996.54	1996.54
10	Provision for up-gradation of Infrastructure	2729.10	2729.10
	<b>Total (A)</b>	<b>57311.10</b>	<b>57311.10</b>

<b>B.</b>	<b>Indirect Charges</b>		
	(a) Overhead charges :-		
	i) 1% of compensation amount	239.49	239.49
	ii) 1% of Compensation amount for VAF	239.49	239.49
	iii) 1% of Compensation amount for SDF	239.49	239.49
	iv) 2% of Compensation amount for EDF	478.98	478.98
	v) 1% of total direct charges for Environment Protection Fund (EPF)	573.11	573.11
	vi) 10% on remaining	3840.79	3840.79
	vii) Interest on capital during construction period	19913.94	19913.94
	<b>Total (B)</b>	<b>25525.29</b>	<b>25525.29</b>
<b>C</b>	<b>Total Development cost of the area (A+B)</b>	<b>82836.39</b>	<b>82836.39</b>

**(Manish Shukla)**  
**Financial Advisor**

Copy to:-

1. Advisor (Infra) RIICO, Jaipur.
2. GM (Civil) RIICO, Jaipur.
3. Secretary, RIICO, Jaipur.
4. AGM (EM), RIICO, Jaipur.
5. SE (Power), RIICO, Jaipur.
6. DGM (IT), RIICO, Jaipur for uploading on RIICO website.
7. Unit Head, RIICO, Jaipur (Rural), for information & necessary action.

Copy also to:-

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