

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

No. IPI/F-1(8)-3/2022/१३०

Dated: 24 March, 2023

OFFICE ORDER

Sub: - Administrative Sanction for Development of Industrial Area Tholai, Unit office Jaipur (Rural).

The Management of the Corporation has been pleased to accord approval for Administrative Sanction for development of new Industrial Area, Tholai , Unit office Jaipur (Rural) at an estimated cost of Rs.5017.55 lakh (rupees fifty crore seventeen lakh and fifty five thousand) only, as per details given below:-

	Area in Hectare	Area in Acre
Total Land under scheme:		
Total Area Under Scheme	48.210	119.13
Area under Planning	48.210	119.13
Saleable Land :		
Industrial	25.153	62.15
Commercial	0.957	2.36
Total Saleable area	26.11	64.517
Total Saleable area (In SQM)		261100

S.No	Particulars	(Rs.in lakh)	
		Amount Inner	Amount Outer
A.	<u>Direct Charges</u>		
1	Compensation of land	818.88	900.77
	Add: Provision for 10% Premium of Pasture Land	81.89	
2	Civil Works :		1727.35
	(a) Survey & Demarcation	97.71	
	(b) Levelling	68.99	
	(c) Road & C.D. Works	742.74	
	(d) Construction of Drain & Approaches	652.10	
	(e) Arboriculture	165.81	
3	Water Supply Scheme	284.55	284.55
4	Power Supply Scheme :		333.24
	(a)Laying & shifting of power lines	170.73	
	(b)Street Light	162.51	
5	Indirect Services	298.32	298.32
6	Environment management plan:		160.00
	(a) Provision for EMP	160.00	
7	Provision for Water Harvesting	191.31	191.31
8	Provision for up-gradation of Infrastructure	194.78	194.78
	Total (A)	4090.32	4090.32



B.	Indirect Charges		
	(a) Overhead charges :		
	i) 1% of Compensation amount	9.01	9.01
	ii) 1% of Compensation amount for VAF	9.01	9.01
	iii) 1% of Compensation amount for SDF	9.01	9.01
	iv) 2% of Compensation amount for EDF	18.02	18.02
	v) 1% of total direct charges for Environment Protection Fund (EPF)	40.90	40.90
	vi) 10% on remaining	318.95	318.95
	(b) Interest on capital during construction period	522.33	522.33
	Total (B)	927.23	927.23
C.	Total Development cost of the area (A+B)	5017.55	5017.55

This bears the approval of Managing Director & Chairman Sir. The Ex-Post-Facto approval will be obtained in forthcoming IDC.



(Manish Shukla)
Financial Advisor

Copy to:-

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