

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

No. IPI/F-1(8)-3/2024/221

Dated: 29<sup>th</sup> August, 2024

**OFFICE ORDER**

**Sub: Revision in Administrative Sanction for development of I/A Toonga Ph-I, Unit Office, Jaipur (South).**

The Management of the Corporation has been pleased to accord approval for Revision in Administrative Sanction for development of Industrial area Toonga Ph-I, Unit office Jaipur (South) at an estimated cost of Rs.6516.48 lakh (rupees sixty five crore sixteen lakh and forty eight thousand) only, as per details given below: -

Particulars	Area in Hectare	Area in Acre
Area under scheme	105.284	260.15
Area under Planning Ph.-I	45.174	111.62
<b>Saleable Land:</b>		
Industrial	24.897	61.520
Commercial	1.011	2.498
<b>Total Salable area</b>	<b>25.908</b>	<b>64.018</b>
<b>Total Saleable area (In Sqm)</b>		<b>259080</b>

Sr. No.	Particulars	(Rs. in lakh)	
		Existing Admn. Sanction	Revised A.S.
<b>A.</b>	<b><u>Direct Charges</u></b>		
1	Compensation of land	1617.95	1465.60
	<b>Add:</b> Provision for 10% premium of Pasture Land	0.00	145.98
2	Civil Works:-		
	(a) Survey & Demarcation	171.80	122.88
	(b) Levelling of Land	78.23	50.23
	(c) Construction of Road & C.D. Works	1164.00	1218.00
	(d) Construction of Drain and approaches	507.07	507.07
	(e) Arboriculture	135.74	222.59
3	Water Supply Scheme:-	450.00	479.40
4	Power Supply Scheme:-		
	(a) Laying & Shifting of Power Lines	308.47	423.03

	(b) Street Light	185.98	273.13
5	Indirect Services	10.00	10.00
6	Environment management plan		
	(a) Provision for EMP	20.00	103.64
7	Provision for Water Harvesting	80.90	80.58
8	Provision for up-gradation of infrastructure	236.51	255.11
	<b>Total (A)</b>	<b>4966.65</b>	<b>5357.24</b>
<b>B.</b>	<b>Indirect Charges</b>		
	(a) Overhead charges :-		
	i) 1% of compensation amount	16.18	16.12
	ii) 1% of Compensation amount for VAF	16.18	16.12
	iii) 1% of Compensation amount for SDF	16.18	16.12
	iv) 2% of Compensation amount for EDF	32.36	32.23
	v) 1% of total direct charges for Environment Protection Fund (EPF)	49.67	53.57
	vi) 10% on remaining	334.87	374.57
	(b) Interest on capital during construction period	617.61	650.51
	<b>Total (B)</b>	<b>1083.05</b>	<b>1159.24</b>
<b>C.</b>	<b>Total Development cost of the area (A+B)</b>	<b>6049.70</b>	<b>6516.48</b>

This is in supersession to office order No. IPI/F-1(8)-3/2021/325 dated 21.02.2022 for Rs.6049.70 lakh.

**This bears concurrence of Financial Advisor and approval of Managing Director.**

(Umesh Bhardwaj)  
Sr. Dy. General Manager (F-IP&I)

Copy to:-

1. Advisor (Infra), RIICO, Jaipur.
2. CGM (Civil), RIICO, Jaipur.
3. AGM (EM), RIICO, Jaipur.
4. DGM (F-IP&I), RIICO, Jaipur.
5. SE (Power), RIICO, Jaipur.
6. DGM (Computer), RIICO, Jaipur for uploading on website.
7. Unit Head, RIICO, Jaipur (South) for information & necessary action.

Document certified by UMESH  
BHARDWAJ <umesh@riico.co.in>  
Digitally Signed by UMESH  
BHARDWAJ  
Designation: Sr. Dy. General Manager  
Date :29-08-2024 05:41:21