

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

No. IPI/F-1(8)-3/2024/ **365**

Dated: 19<sup>th</sup> February, 2025

**OFFICE ORDER**

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

The Management of the Corporation has been pleased to accord approval for Administrative Sanction for development of new Industrial Area Bichoon, Unit office Jaipur (Rural) at an estimated cost of Rs.27540.92 lakh (rupees two hundred seventy five crore forty lakh and ninety two thousand) only, as per details given below: -

Particulars	Area in Hectare	Area in Acre
<b>Total Land under the scheme</b>		
Total Area under Scheme	191.323	472.75
<b>Saleable Land:</b>		
Industrial	125.960	311.24
Commercial	5.020	12.40
Residential	5.511	13.62
<b>Total Saleable area</b>	<b>136.491</b>	<b>337.26</b>
<b>Total Saleable area (In SQM )</b>		<b>1364910</b>

(Rs. in lakh)

S. No.	Particulars	Amount Inner	Amount Outer
<b>A.</b>	<b><u>Direct Charges</u></b>		
1	Compensation of land	4308.98	4308.98
2	Civil Works		8770.53
	(a) Survey & Demarcation	325.49	
	(b) Levelling of Land	1878.11	
	(c) Road & C.D. Works	3755.31	
	(d) Construction of Drains and approaches	1973.36	
	(e) Arboriculture	838.26	
3	Water Supply Scheme	584.28	584.28
4	Power Supply Scheme:-		814.24
	(a) Laying & Shifting of Power lines	355.65	
	(b) Street Lights	458.59	

**Signature valid**

Digitally signed by Anil Goyal  
Designation: Financial Advisor  
Date: 2025.02.18 12:02:04 IST  
Reason: Approved



5	Environment management plan	1785.54	1785.54
6	Provision for STP	3000.00	3000.00
7	Provision for Water Harvesting	800.00	800.00
8	Indirect Services	800.00	800.00
9	Provision for up-gradation of Infrastructure	1043.18	1043.18
	<b>Total (A)</b>	<b>21906.75</b>	<b>21906.75</b>
<b>B.</b>	<b>Indirect Charges</b>		
	(a) Overhead charges: -		
	i) 1% of compensation amount	43.09	43.09
	ii) 1% of Compensation amount for VAF	43.09	43.09
	iii) 1% of Compensation amount for SDF	43.09	43.09
	iv) 2% of Compensation amount for EDF	86.18	86.18
	v) 1% of total direct charges for Environment Protection Fund (EPF)	219.07	219.07
	vi) 1.5% of Capital Investment for CER	328.60	328.60
	vii) 10% on remaining	1759.78	1759.78
	viii) Interest on capital during construction period	3111.27	3111.27
	<b>Total (B)</b>	<b>5634.17</b>	<b>5634.17</b>
<b>C.</b>	<b>Total Development cost of the area (A+B)</b>	<b>27540.92</b>	<b>27540.92</b>

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

(Anju Goyal)  
Financial Advisor

Copy to:-

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

**Signature valid**

Digitally signed by Anju Goyal  
Designation: Financial Advisor  
Date: 2025.02.18 10:02:04 IST  
Reason: Approved