

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

No. IPI/F-1(8)-3/2025/35

Dated: 24th April, 2025

OFFICE ORDER

Sub: - Downward Revision in Administrative Sanction for development of I/A Gajner, Unit Office Bikaner.

The Management of the Corporation has been pleased to accord approval for Downward Revision in Administrative Sanction for development of Industrial area Gajner, Unit Office Bikaner at an estimated cost of Rs.21450.43 lakh (rupees two hundred fourteen crore fifty lakh and forty three thousand) only, as per details given below:-

Particulars	Gross Area In Hectare	Ceramic Park	Area allotted in lieu of land compensati on in Hect.	Net Area in Hectare for Industrial Area Gajner	Gajner (Area in Acre.
Total Land under scheme:					
Area as per lay out plan	417.42	91.89		325.53	804.37
Salable Land					
Industrial	227.88	81.66	15.18	131.05	323.83
Commercial	17.93	0.00	3.79	14.14	34.93
Total Salable Area	245.82	81.66	18.97	145.19	358.76
Total Salable Area (In SQM)					1451902

(Rs. in lakh)

Sr. No.	Particulars	Existing Admn. Sanction	Revised A.S.
A.	<u>Direct Charges</u>		
1	Compensation of land	20.63	15.11
	Add: Provision for compensation for railway land	1.86	0.00
	Total Compensation	22.49	15.11
2	Civil Works :-		
	(a) Survey & Demarcation	208.39	162.51
	(b) Construction of Road & C.D. Works	5954.72	4643.83
	(c) Construction of Drains & Approaches	5450.14	4250.33
	(d) Arboriculture	522.18	461.78
3	Development of Khatedar Block		432.76
4	Water Supply Scheme		200.86
4	Power Supply Scheme :-		
	(a) Power Supply	22.00	321.30
	(b) Street Light	717.45	559.51

Signature valid

Digitally signed by Anil Goyal

Designation: Financial Advisor

Date: 2025.04.23 18:25:52 IST

Reason: Approved



5	Environment management plan		
	(a) Setting up of STP	175.00	136.48
	(b) Laying of internal effluent conveyance	1000.00	779.86
	(c) Recirculation Pipe line	600.00	467.91
	(d) Development of Land Fill Site	300.00	233.96
	(e) Environmental monitoring	25.00	19.50
	(f) Provision of CTE/CTO/EC	50.00	38.99
	(g) Provision of EIA study	30.00	23.40
6	Indirect Services	405.00	315.84
7	Provision for Water Harvesting	1.12	7.80
8	Provision for up-gradation of infrastructure	1066.51	853.59
	Total (A)	22396.66	17925.32
B.	<u>Indirect Charges</u>		
	(a) Overhead charges :-		
	i) 1% of Compensation amount	0.22	0.15
	ii) 1% of Compensation amount for VAF	0.22	0.15
	iii) 1% of Compensation amount for SDF	0.22	0.15
	iv) 2% of Compensation amount for EDF	0.45	0.30
	v) 1% of total direct charges for Environment Protection Fund (EPF)	223.97	179.25
	vi) 10% on remaining	2237.42	1791.02
	(b) Interest on capital during construction period	1938.01	1554.09
	Total (B)	4400.51	3525.11
C.	Total Development cost of the area (A+B)	26797.17	21450.43

This is in supersession to this office order No. IPI/F-1(8)-3/2020/641 Dated 22.01.2021 for Rs.26797.17 lakh.

This bears approval of Managing Director.

(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. STP, RIICO, Jaipur.
7. SE (Power), RIICO, Jaipur.
8. DGM (IT), RIICO, Jaipur for uploading on RIICO website
9. Unit Head, RIICO, Bikaner for information

Signature valid

Digitally signed by Anju Goyal
Designation: Financial Advisor
Date: 2025.04.23 12:25:52 IST
Reason: Approval