

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

No. IPI/F-1(8)-3/2022/273

Dated: 29 September, 2022

**OFFICE ORDER**

**Sub: - Revision in administrative sanction for development of Industrial Area Salarpur, Unit office Bhiwadi-II**

The Management of the Corporation has been pleased to accord approval for Revision in Administrative Sanction for development of industrial area Salarpur, Unit office Bhiwadi-II, at an estimated cost of Rs.123555.67 lakh (rupees one thousand two hundred and thirty five crore fifty five lakh and sixty seven thousand) only, as per details given below:-

|                                                                                             | Gross Area in hect. | Net area under scheme (in hect.) | Area in Acre.  |
|---------------------------------------------------------------------------------------------|---------------------|----------------------------------|----------------|
| <b>Total Land under scheme:</b>                                                             |                     |                                  |                |
| As per Revenue Record                                                                       | 427.44              | 427.44                           | 1056.19        |
| As per Survey                                                                               | 423.53              | 423.53                           | 1046.53        |
| <b>Area under Scheme (423.531-20.373 Land allotted to Elcina excluded from this scheme)</b> | <b>403.16</b>       | <b>403.16</b>                    | <b>996.19</b>  |
| <b>Saleable Land :</b>                                                                      |                     |                                  |                |
| Industrial :                                                                                | 154.37              | 154.37                           | 381.43         |
| Commercial :                                                                                | 8.73                | 4.18                             | 10.32          |
| Less:- Land in lieu of land :                                                               | -4.55               |                                  |                |
| Residential/Group Housing Plots:                                                            | 33.84               | 15.64                            | 38.66          |
| Less:- Land in lieu of land :                                                               | -18.20              |                                  |                |
| Institutional :                                                                             | 0.62                | 0.62                             | 1.53           |
| <b>Net Area :</b>                                                                           |                     | <b>174.81</b>                    | <b>431.94</b>  |
| <b>Total Saleable Area (in SQM.)</b>                                                        |                     |                                  | <b>1748086</b> |

(Rs. in lakh)

| S. No. | Particulars                                       | Existing Admn. Sanction | Revised Admn. Sanction |
|--------|---------------------------------------------------|-------------------------|------------------------|
| A.     | <b><u>Direct Charges</u></b>                      |                         |                        |
|        | Compensation of land                              | 34090.39                | 33733.17               |
|        | Total compensation (42169.98+546.10+519.98+71.88) | 43307.94                |                        |
|        | less:- cost of land de-acquired                   | 185.00                  |                        |
|        | less: Land in lieu of land to Khatedars           | 8624.64                 |                        |
| 1.     | less:- cost of land deposited by DFCCIL           | 765.13                  |                        |
| 2.     | <b><u>Civil Works</u></b>                         |                         |                        |
|        | (a) Survey & Demarcation                          | 364.44                  | 330.14                 |
|        | (b) Construction of Road & C.D. works             | 5525.35                 | 5199.86                |
|        | (c) Levelling                                     | 1094.30                 | 981.52                 |
|        | (d) Construction of Drains and approaches         | 3015.97                 | 2445.79                |

*(Signature)*

|    |                                                     |                  |                  |
|----|-----------------------------------------------------|------------------|------------------|
|    | (e) Arboriculture                                   | 1236.02          | 257.30           |
| 3. | Water Supply Scheme                                 | 1372.00          | 1092.88          |
| 4  | Indirect Services                                   |                  |                  |
|    | (a) Fire Tender Service                             | 114.23           | 114.23           |
|    | (b) Provision for supportive service                | 1000.00          | 1000             |
| 5. | Power Supply Scheme :-                              |                  |                  |
|    | (a) Laying of power lines                           | 1168.80          | 1146.27          |
|    | (b) Street Light                                    | 490.05           | 582.15           |
| 6. | Environment Protection Plan                         |                  |                  |
|    | (a) Provision for EIA Study                         | 25.00            | 25.00            |
|    | (b) Construction of CETP & Provision for EMP        | 10000.00         | 10000.00         |
|    | (c) Construction of Solid Waste Management Plan     | 1200.00          | 1200.00          |
|    | (d) Effluent Conveyance System                      | 2280.00          | 2340.00          |
|    | (e) P&L of Re-circulation Network for Treated Water |                  | 2700.00          |
| 7. | Development of residential block                    | 6163.49          | 10170.25         |
| 8. | Provision for water Harvesting                      | 2113.30          | 2117.89          |
| 9. | Provision for Up-gradation of Infrastructure        | 10688.00         | 3771.82          |
|    | <b>Total (A)</b>                                    | <b>81941.34</b>  | <b>79208.27</b>  |
| B. | <b>Indirect Charges</b>                             |                  |                  |
|    | (a) Overhead and interest charges                   |                  |                  |
|    | i) 1% of compensation amount                        | 422.66           | 423.58           |
|    | ii) 1% of compensation amount for VAF               | 422.66           | 423.58           |
|    | iii) 1 % of compensation amount for SDF             | 422.66           | 423.58           |
|    | iv) 1% of Direct Cost of EPF                        | 819.41           | 792.08           |
|    | v) 2% of compensation amount for EDF                | 845.32           | 847.16           |
|    | vi) 10% on remaining                                | 4785.09          | 4547.51          |
|    | (b) Interest on capital during construction period  | 33274.29         | 36889.91         |
|    | <b>Total (B)</b>                                    | <b>40992.09</b>  | <b>44347.40</b>  |
| C  | <b>Total Development cost of the area (A+B)</b>     | <b>122933.43</b> | <b>123555.67</b> |

This is in supersession to this office order No. IPI/F-1(8)-3/2019/206 dated 27.08.2019 for Rs.122933.43 lakh.

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

*K.K. Gupta*  
29/09/2022  
(K.K. Gupta)  
Manager (F-IP&I)

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1. GM (Civil), RIICO, Jaipur.
2. SE (Power), RIICO, Jaipur.
3. DGM (Computer), RIICO, Jaipur for uploading on website.
4. Unit Head, RIICO, Bhiwadi-II, for information & necessary action.