

**RAJASTHAN STATE INDUSTRIAL DEVELOPMENT
& INVESTMENT CORPORATION LIMITED
UDYOG BHAWAN, TILAK MARG, JAIPUR**

No.: U(25)/IDC/2KX/ 3546

Dated: 26 February, 2010

OFFICE ORDER

Sub:(i) Downward revision in Administrative Sanction (AS) and development charges (DC) of Industrial Area, Ramchandrapura, Jaipur.(Sitapura Extn.).

(ii) Revision in the provisions related to the deductions from the deposits of the allottee on account of surrender of plots in industrial areas.

An agenda item on the subject matter was placed before the Infrastructure Development Committee of the Board of Directors (IDC) vide item (31) of its meeting held on 10.2.2010. The Committee has accorded following approvals in the matter:

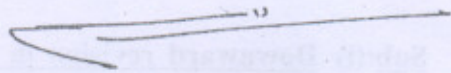
- (i) Downward revision of the Administrative Sanction for development of industrial area, Ramchandrapura (Sitapura- Extension) from Rs.59,646.84 lacs to Rs.48,333.16 lacs, by deferring/deleting the existing 15% provision for up-gradation of infrastructure and recasting the estimates for the development works. Accordingly, revised estimated development cost of the industrial area will be as per details enclosed as Annexure 'A' to this office order.
- (ii) Consequent upon approving the downward revision in the Administrative Sanction as above the IDC also re-fix the rate of development charges of the area at Rs.4500/- per sqm.

Further to the above specific approvals, the IDC also accorded for following general approvals:

- (a) In order to dissuade surrender of land / plot, the Committee has decided to increase the deductions to be made from the deposits of the development charges on account of surrender of allotted plots to be made now in the industrial areas. Accordingly, the deductions would be made as under:

Sl. No.	Particulars	Amount of deduction
1.	Saturated industrial areas:	Nil
2.	Un-saturated industrial areas:	
	(i) in case surrender is made within one year of allotment:	20% of the net cost of the plot/land (development charges).
	(ii) in case surrender is made after one year of allotment:	10% of the net cost of the plot/land (development charges).

(b) The above mentioned deductions related to surrender of land / plot will apply to the surrender cases of the industrial areas located in NCR Region also and accordingly the existing provisions related to surrender of plots in the NCR region will get revised. Moreover, the above mentioned revised provisions for deductions shall also be uniformly applicable on industrial, residential, commercial, institutional and land allotment for other purposes.



(Lalit Kumar Gupta)
Advisor (Infra)

**Revised Cost Sheet for development of Industrial Area,
Ramchandrapura (Sitapura Extn.)**

- Total area under scheme: 496.45 Acres
- Saleable Area: 310.77 Acres

Rs in Lacs

S.No		Existing Admn. Sanction	Revised Admn. Sanction
A.	Direct Charges		
1.	Compensation of Land	26528.11	26528.11
2.	Civil Works		
	(a) Survey and Demarcation	2264.79	1979.11
	(b) Demarcation wall around commercial plots	77.82	43.33
	(c) Construction of Road & CD Works	5786.04	4430.48
	(d) Construction of Drains & approaches	1888.34	1594.86
	(e) Arboriculture	261.94	176.39
3.	Water Supply Scheme	960.17	644.10
4.	Power Supply Scheme		
	(a) Laying of Power Lines	1034.57	300.00
	(b) Street Light	269.22	269.22
5.	Indirect Services	150.00	150.00
6.	Provision for Water Harvesting	1396.93	1396.93
7.	Provision for up-gradation of infrastructure	6092.69	nil
	Sub Total	46710.62	37512.53
B.	Indirect Charges		
	(a) Over Head Charges:		
	(i) 1% of Compensation amount	279.38	279.38
	(ii) 10% on remaining direct charges	2018.25	1098.44
	(b) Village Amenities Fund (VAF) 1% of compensation amount	279.38	279.38
	(c) Skill Development Fund (SDF) 1% of compensation amount	279.38	279.38
	(d) External Dev. Fund (EDF) 2% of Compensation amount	558.77	558.77
	(e) Interest on capital investment during the construction period	9521.04	8325.28
C.	Total revised development cost of the area.	59646.82	48333.16

- Interest on Capital =

$$\begin{aligned}
 \text{Compensation } 26528.11 \times 13/100 \times 2 &= 6897.31 \\
 \text{On remaining development expenditure} = 10984.42 \times 13/100 \times 23 + 1/2 \times 1/12 &= 1427.97 \\
 &= \underline{8325.28}
 \end{aligned}$$