

R-III

# INDIAN RAILWAY WELFARE ORGANISATION

Group Housing Scheme (2014)

## RAIL VIHAR, KOTA

3<sup>rd</sup> REOPENED SCHEME FROM 08-07-2016 onwards  
(ALLOTMENT IN MONTHLY BATCHES)

SCHEME ALSO OPENED FOR BLOOD RELATIONS OF IRWO MEMBERS; EMPLOYEES OF CENTRAL AND STATE GOVERNMENTS AND THEIR PSU; PERSONNEL OF ARMED FORCES AND EMPLOYEES OF NATIONALISED BANKS

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REGISTERED UNDER THE SOCIETIES REGISTRATION ACT XXI OF 1860

Rs. 200.00

### SALIENT FEATURES & TECHNICAL SPECIFICATIONS



JULY, 2016

TABLE - 1

Type	Approx. Plot Area in Sft/sqm	No. of Units	App Super area in Sft/sqm.	Accommodation	App Cost (Rs in Lakh)
K-II	1005 / 93.37	13	785/72.91	Drawing cum Dining Room, 2 Bed Rooms, Kitchen, 2 Toilets & staircase to terrace	30.7+EC +Service Tax
K-III	1305 / 121.24	52	1008/93.68	Drawing cum Dining Room, 3 Bed Rooms, Kitchen, 3 Toilets & staircase to terrace	39.9+EC +Service Tax
K-IV (3-BHK)	1715 / 159.33	08	1286/119.50	Drawing cum Dining Room, 3 Bed Rooms, Kitchen, 3 Toilets & staircase to terrace	52.3+EC +Service Tax
K-IVA (4BHK)	1715/159.33	94	1286/119.50	Drawing cum Dining Room, 3 Bed Rooms + 1 Study, Kitchen, 4 Toilets & staircase to terrace	53.3+EC +Service Tax
<b>Total</b>		<b>167</b>	<b>Units</b>		

- 1) EC denotes Equalization charges.
- 2) Service Tax shall be payable extra at prevalent rates.

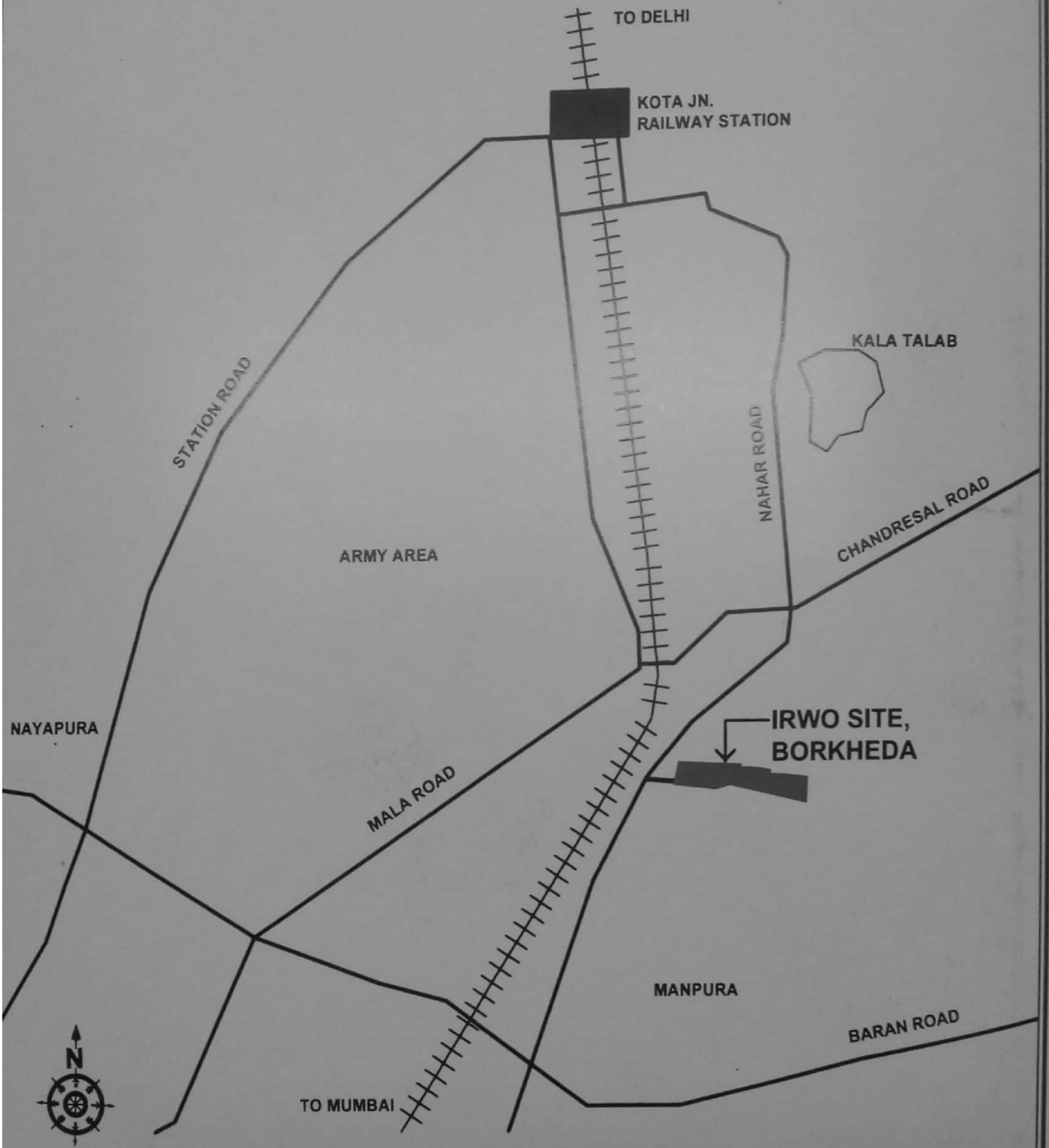
**NOTES :-**

1. The areas, construction and number of different types of dwelling units indicated above is based on acceptance and approval of Layout Plan by Urban Improvement Trust, Kota, and subject to adequate demand as well.
2. The normal expected escalation in construction cost has already been taken into consideration. However, any increase in cost due to escalation beyond estimated, alterations in design and specifications, or other unforeseen reasons, actual cost would be payable by the allottee.
3. The above costs do not include the cost of geysers, cupboards/ loft covers, fans, light fixtures, lamps etc. which will not be provided by IRWO.
4. The cost does not include transfer and other charges such as stamp duty, registration charges etc required under the local bye-laws at the time of transfer of lease of land and dwelling unit. Any such charges would be payable by allottees.
5. Layouts shown in the Annexure are as per finalization of drawings. No claim shall be entertained on account of any variations/ changes. The built-up areas of dwelling units indicated above are inclusive of walls, cantilevered cupboard space, and staircase.
6. Any enhancement in cost demanded by State Government due to additional stamp duty or any other reasons, shall also be payable by the allottees. The additional amount determined shall also be payable by the allottees within the period as specified by the concerned authorities.
7. Some plots may have additional area of land and additional construction area for which extra payment will be determined by IRWO. There shall be additional cost towards additional area of plot, additional construction area, corner plots, park(s) facing plots or any special feature attributed to specific plot/ dwelling unit, rates of which shall be as determined by IRWO.
8. For maximum efficiency of usage of land in a plot, the internal layout of units has been prepared considering compoundable deviations from sanctioned plans. Cost of regularization of deviations, based on rates notified vide UIT guidelines dated 06-06-2010, is included in overall cost of the Units. Any new or additional charges, if levied by U.I.T Kota, shall be added to the cost of the units.

RAIL VIHAR, KOTA,

IRWO

KEY PLAN



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