



Project Status Update

"Site Progress Review (Phase -01)"

Date: 30th June 2025

Presented by: Sharad Arora

CONTENT

- Infrastructure Overview
- Approvals
- Golf Course
- Villas/Suites Progress
- Current Work Status
- Future Plans
- Completion Timelines

Management Note : - Many works mentioned in this Review Committee Report are voluntary upgradations and enhancements and beyond what was agreed in the resolution plan. Hence, discretion is of the management to make any changes or entire removal of such additions and are not bound to the same.

MASTER PLAN- R14



Note : - Version R15 of the master plan is to be drafted, finalised and submitted in due course to accommodate addition of land following modifications to the master layout plan to include new components such as a Driving Range, Hotel, Sports Academy, Club House (much bigger than earlier), Health Spa, Multi-speciality Hospital, Senior Living Accommodation, Retail + F&B, Helipad, Larger School and associated developments – all of internationally acceptable sizes, subject to revised business plan and approvals.

Approvals

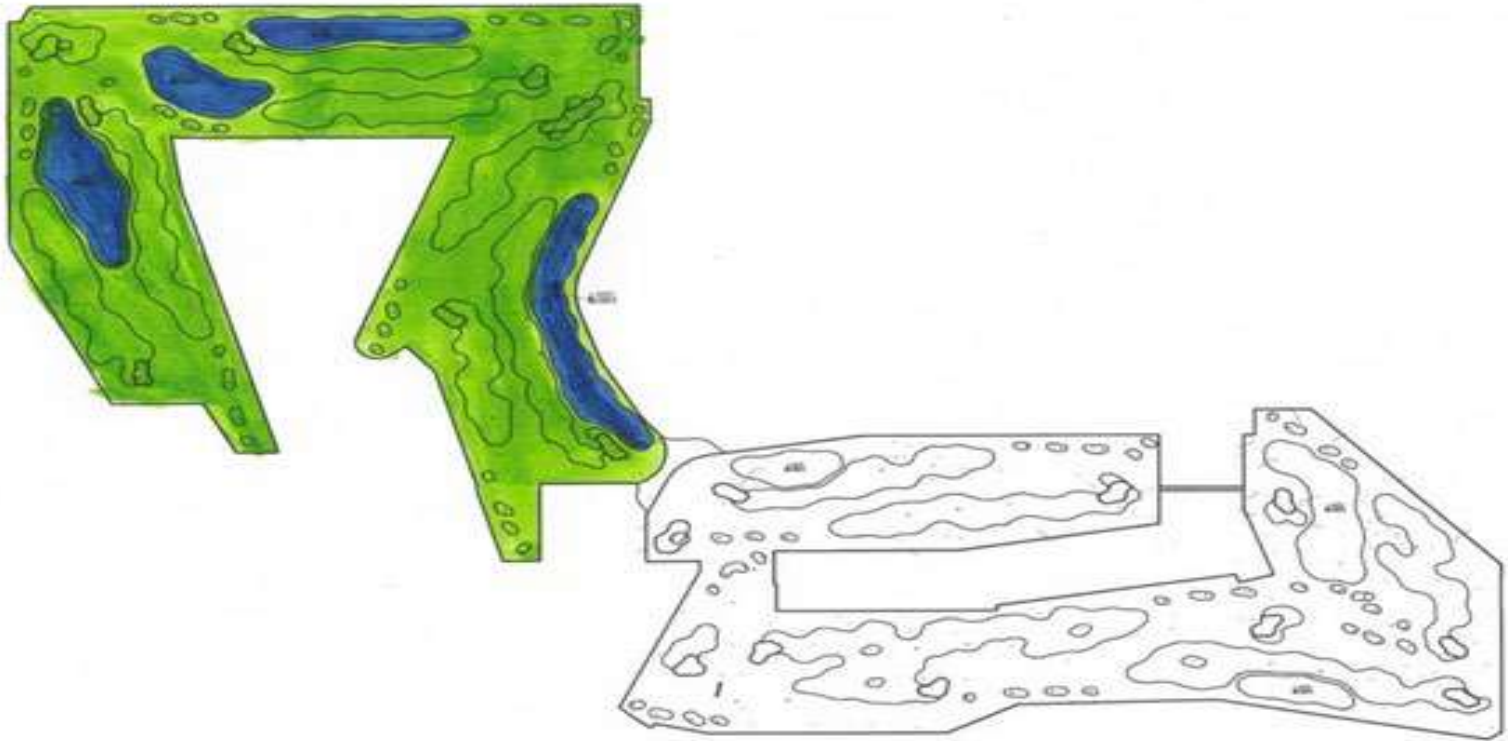
S.No.	APPROVALS	STATUS
1	Change of Land Use Certificate	270.51 acres- Granted
2	Zoning Plan for Phase -01 & 02	R-14 Approved
3	Layout Approval from Town and Country Planning Authority	R-14 Approved
4	Environmental Clearance Certificate	Applied: TOR received
5	Clearance from State Pollution Control Board	Applicable after Revised EC
6	NOC from Irrigation Department	Applied
7	NOC from Forest Department	Not Applicable
8	NOC from Mining Department	Not Applicable
9	Approved Building Plan Phase -01 & 02	H Series
10	RERA Registration	PBRERA – LDH45 – PR0166 - Valid
11	Partial Completion certificate received from GLADA	Ref No. 614, dt. 25.7.17

GOLF COURSE STATUS

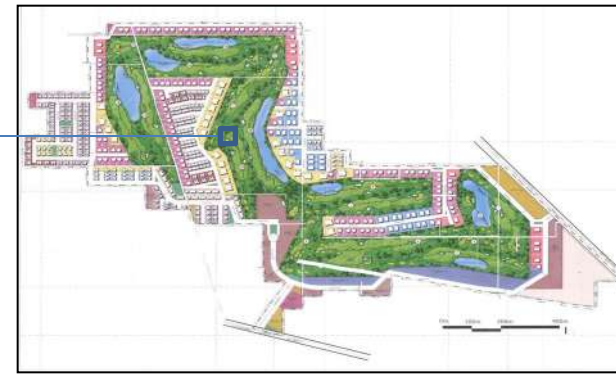
CONSTRUCTION OF GOLF COURSE (9+9=18 HOLES)

COMPLETED HOLES -10,11,12,13,14,15,16,17,18

TO BE COMPLETED – 01,02,03,04,05,06,07,08,09,



GOLF COURSE HOLE-10



GOLF COURSE HOLE-11



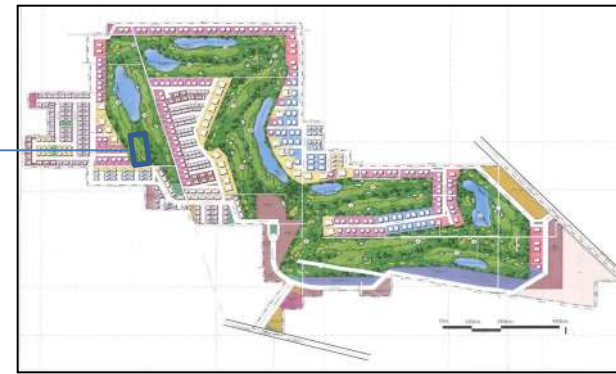
GOLF COURSE HOLE-12



GOLF COURSE HOLE-13



GOLF COURSE HOLE-14



GOLF COURSE HOLE-15



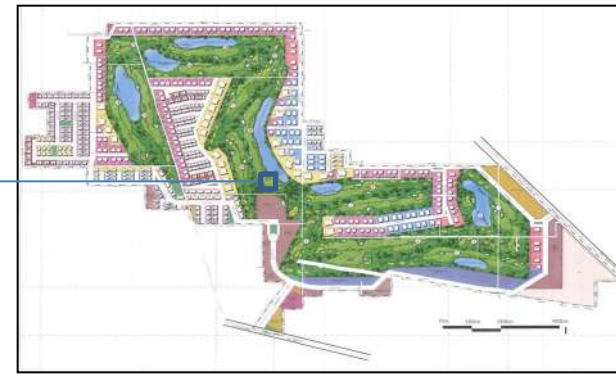
GOLF COURSE HOLE-16



GOLF COURSE HOLE-17



GOLF COURSE HOLE-18

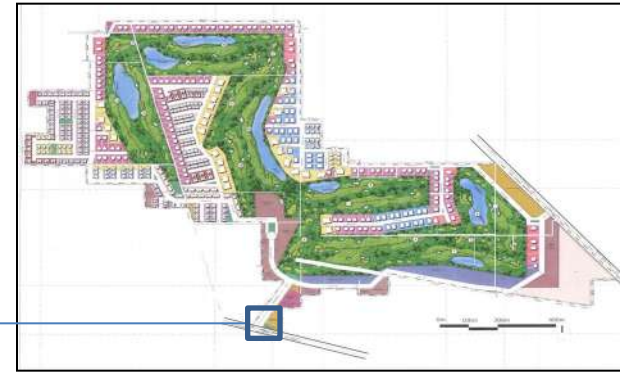


EASTERN GATE



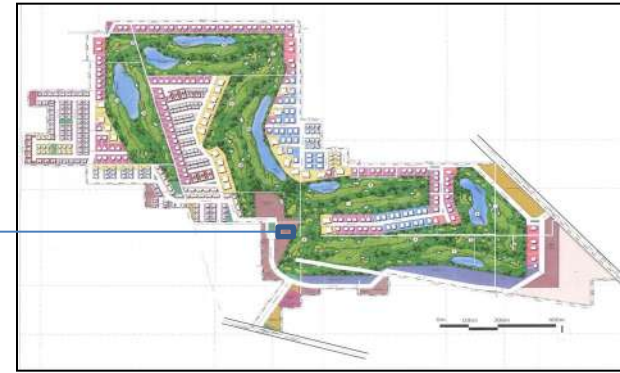
PAINTING, MAINTENANCE, AND UPKEEP WORK IN PROGRESS

SOUTHERN GATE



PAINTING, MAINTENANCE, AND UPKEEP WORK IN PROGRESS

TEMPORARY CLUB HOUSE



INTERIOR MODIFICATIONS AND FINISHING WORKS IN PROGRESS

Road & Road-Side Plantation



MASTER PLAN EXECUTION

As per version R-14 of the Master Plan, the following assets were designed for the Imperial Golf Estate.

- a) Residential Luxury Villas & Plots
- b) Golf Course
- c) Group Housing
- d) E.W.S Housing
- e) Commercial
- f) Institutional
- g) Amenities
- h) Green Areas

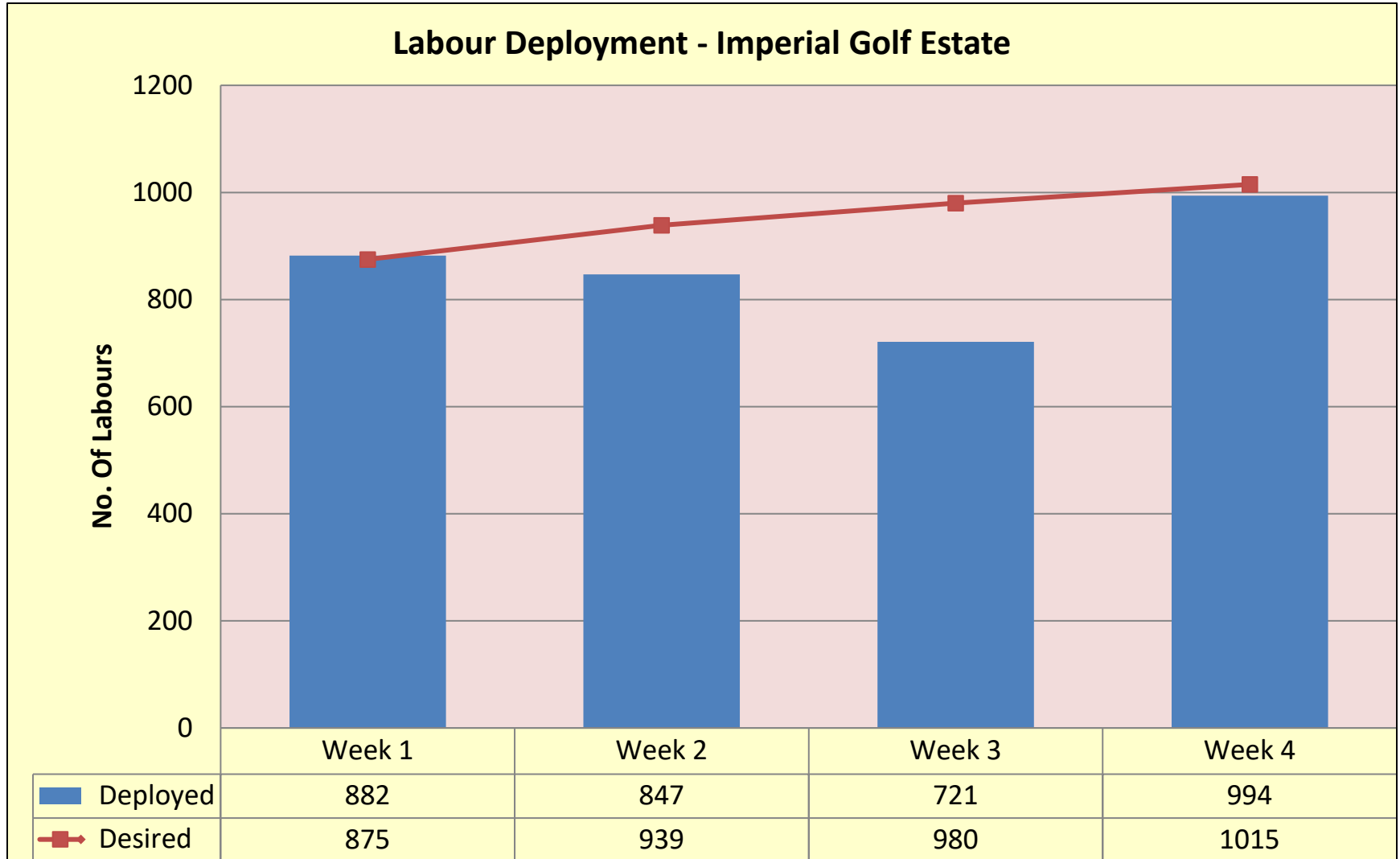
Infrastructure Work Progress Summary – Phase 01

- **Internal Roads:**
85% completed. Final top layer and two roads are pending.
- **Domestic & Treated Water Supply Lines:**
91% pipeline laying completed.
- **Sewerage & Drainage Network:**
92% of the network laid.
- **Electrical Works:**
 - LT & HT cable laying: 86% completed
 - Street lighting installation: 95% completed
- **Plantation:**
Monsoon plantation planning has been initiated.

Manpower & Contracts

S.No.	Contractors	Nature of Work	Awarded projects	Skiled	Unskiled	Total
1	M/s Royal Associates	Civil & Finishing Work	Imperial Suites - H (12units) Pine Manor - A (01unit)	7	17	24
2	M/s DRDC INFRA (P) LTD.	Civil & Finishing Work	Imperial Suites - H (16units)	7	8	15
3	M/s Nimco Tiles	Civil & Finishing Work	Pine Bunglow - D (04units)	5	7	12
4	M/s Hasan Enterprises	MEP Work	Imperial Suites - H (28units) Pine Manor - A (01unit)	12	6	18
5	M/s GM Infra	Infra Work	PHASE-01	5	4	9
6	Department (MRPL)	Horticulture & Maintenance	Infra	15	22	37
		Golf Course		10	17	27
			G.Total	61	81	142

Labour Histogram



Activity Progress Chart

Progress Review Date : 25-06-2025

PLANNED V/S ACHIEVED

S.No.	Activities	Location	Unit	Total Qty.	Planned	Achieved	% age Achieved	Shortfall	Planned for Next Month	Remarks / Reason For Shortfall
1	Excavation for Platform/ Balcony	H-8/13	Cum	120	120	120	100%			
2	Internal B/W	H-8/13	Cum	357.12	178.56	170	95%	8.56	8.56	
3	Door & Window Lintel	H-8/13	Cum	7.728	3.864	3.542	92%	0.322		
4	Internal Plaster	H-8/13 & D	Sqm	6033.69	350	214	61%	136		Due to labour shortage
5	RCC - Column & slab	H-8/13	Cum	186	-	-	-	-	45	
6	Plumbing Work- cPVC	H-8-13 , H-30-37 & D	RM	1989.9	241.2	180.99	75%	60.21	301.41	
7	Plumbing Work- uPVC		RM	2284.92	415.44	345	83%	70.44	485.88	
8	Electrical Work- Wall Conduit		RM	4002.24	848.96	727.68	86%	121.28	970.24	
9	Electrical Work- GI Box		Nos	2211	469	402	86%	67	536	
10	Berm Development- pkt-D	Infra	Sqm	17322	3000	2100	70%	900	3900	Due to rain
11	Plots Cleaning-PHASE-01		Sqm	146537.6	61529.6	21049.6	34%	40480	102009.6	

Infrastructure – Work in Progress

- Berm Development & Plots cleaning
- Cleaning & repairing work of Sewer line
- Cleaning & repairing work of Storm line
- Repairing & Testing of DWS & TWS line
- Nursery development for plants
- Meggering & continuity check of Ext. Electrical Work
- Maintain plantation of road-side

Pocket D – Earth Berm Formation and Plot Readiness Works in Progress



Cleaning and Repair Works of Sewerage and Stormwater Lines in Progress



Repair and Testing of Domestic Water Supply (DWS) and Treated Water Supply (TWS) Lines in Progress



Development of On-Site Nursery for Future Plantation Activities



Measuring and continuity checks underway for external electrical infrastructure



Roadside Plantation Maintenance Work in Progress



Timeline: Infrastructure Completion Plan

July'25 – Clubhouse Access Road

Aug'25 – Draft Master Plan R15

Oct'25 – Final Sewer & Street Lights

Nov'25 – Final Road Tarring & Landscaping

Nov'25 – UGR & STP Completion

Nov'25 – Total Infrastructure Completion

Villas & Suites – Current Status

- Imperial Suites: 28 units under construction
 - 16 units at interior finishing stage
 - 12 units GF Slab Cast & internal B/W Completed & plaster in progress & FF Column Casting in progress
- Pine Bungalow: 04 units under construction
 - 04 units slab cast & internal B/W in progress
- Pine Manor: 01 unit under construction
 - 01 unit GF Slab Cast & internal B/W in progress

Villas & Suites – Work in Progress

- Imperial Suites :
 - 16 units - Electrical, Plumbing & ext. putty work at advanced stage
 - 12 units – Electrical, Internal B/W work & Internal plaster
- 04 Pine Bungalow – Electrical & Plumbing work
- 01 Pine manor - Internal Brick Work started

Electrical Installation Works in Progress in H Units and Villas



Plumbing Works in Progress in H Units and Villas



Repair Works in Progress in H Units



External Putty Application in Progress in H Units



Sub-Structure PCC and Internal Plastering Works in Progress in H Units



Villas & Suites – Future Plan Timeline

- Imperial Suites Superstructure: Scheduled to be completed by Oct'25
- Internal Finishing, Fittings, Switch & Sockets: Scheduled to be completed by Nov'25
- Imperial Suites: Scheduled to be completed by Dec'25
- Imperial Villas: Scheduled to be completed by Dec' 25
- Imperial Lots/Plots: Scheduled to be handed over by Dec' 25

Key Risks & Mitigation

1. Delayed Installment Payments (Customer Dues)

- **Risk:** Non-receipt of timely payments from multiple units impacted project cash flow and delayed execution timelines.
- **Mitigation:** The company infused internal funds to maintain project momentum and ensure continuity of critical activities.

2. Labour Availability During Monsoon

- **Risk:** Anticipated reduction in labour productivity and availability due to seasonal disruptions.
- **Mitigation:** Deployment of a buffer workforce is planned to sustain work pace and minimize delays.

3. Material Delivery Delays

- **Risk:** Delays in procurement of long-lead materials could impact execution schedules.
- **Mitigation:** Pre-ordering of key materials has been initiated; catalogues and samples are being reviewed for timely architect approval.

4. Suite Structure Schedule Delays

- **Risk:** Potential delay in structural progress due to resource constraints in formwork and steel supply.
- **Mitigation:** Additional shuttering sets have been mobilized; reinforcement steel has been procured, with fixing and placement activities commenced.

Next Steps & Site Visit Plan

1. Monthly Progress Monitoring

- A **detailed Monthly Progress Report** will be prepared to track development milestones and align with project delivery timelines.

2. Weekly Checklist-Based Review

- **Weekly review meetings** with contractors will include a **checklist-based monitoring system** to ensure timely execution of activities and early detection of potential delays.

3. Focus Areas for Immediate Attention

- **Finishing Quality:** Enhanced supervision to ensure workmanship standards.
- **Schedule Adherence:** Continuous tracking to minimize slippage.
- **Plot Cleaning and Formation:** Systematic cleaning and preparation of plots.
- **Plot Stone Fixing:** Installation of plot boundary markers to improve visibility and help buyers easily identify their property location on-site.

4. Upcoming Review

- **Next Internal Progress Review:** Scheduled for **July 2025**.

5. Site Visit Protocol for Homebuyers

- Homebuyers may schedule **site visits with the Projects Team** by sending an email **at least 2 working days in advance**.
- This protocol ensures **safe, transparent, and well-guided site inspections** and helps avoid operational disruption or oversight.

Additional Efforts

The **Professional Golf Tour of India (PGTI)** successfully hosted the **PGTI NexGen Tournament** at the **Imperial Golf Estate**, Ludhiana, Punjab, from **June 16–19, 2025**. This prestigious event marked the **debut of professional golf in Ludhiana**, reinforcing the city's emergence as a destination for elite sporting events. The tournament was part of the PGTI NexGen season and featured a prize purse of **INR 20 lakh**.

Key Details:

- Tournament:** PGTI NexGen
- Location:** The Imperial Golf Estate, Ludhiana, Punjab
- Dates:** June 16-19, 2025
- Prize Money:** ₹ 20 lakh
- Format:** 3 rounds (54 holes), with a cut after (36 holes) 2 rounds
- Field:** 72 professional players
- Significance:** First-ever PGTI event in Ludhiana
- Course Design:** By internationally renowned **Nicklaus Design**

Golf Tournament



Day - 1

Golf Tournament



Golf Tournament



Golf Tournament



Day - 4

Special Initiative: Hosting the PGTI Golf Tournament

- Imperial Golf Estate had the privilege of hosting the prestigious PGTI NexGen Golf Tournament.
- This marked the debut of professional golf in Ludhiana, reinforcing the estate's positioning as a luxury lifestyle destination.

Significance of the Event

- First PGTI tournament in Ludhiana
- Enhances brand prestige of Imperial Golf Estate
- Showcases project readiness and premium amenities
- Strengthens buyer and investor confidence

THANK You