



Project Status Update

"Site Progress Review (Phase -01)"

Date: 30th Aug' 2025

Presented by: Sharad Arora

CONTENT

- Infrastructure Overview
- Approvals
- Golf Course
- Villas/Suites Progress
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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

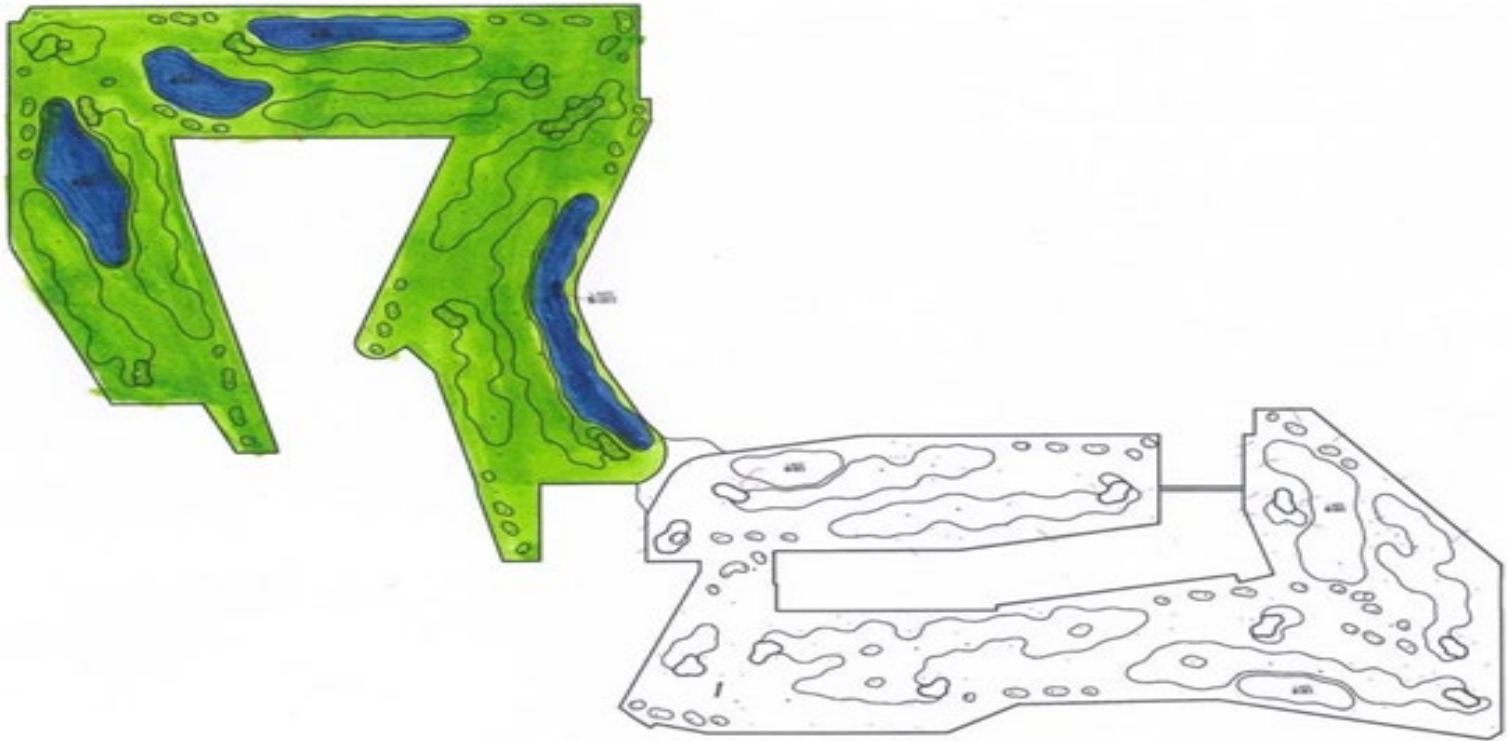
S.No.	APPROVALS	STATUS
1	Change of Land Use Certificate	270.51 acres- Granted
2	Zoning Plan for Phase -01 & 02	R-14 Approved
3	Layout Approval from Town and Country Planning Authority	R-14 Approved
4	Environmental Clearance Certificate	Applied: TOR received
5	Clearance from State Pollution Control Board	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



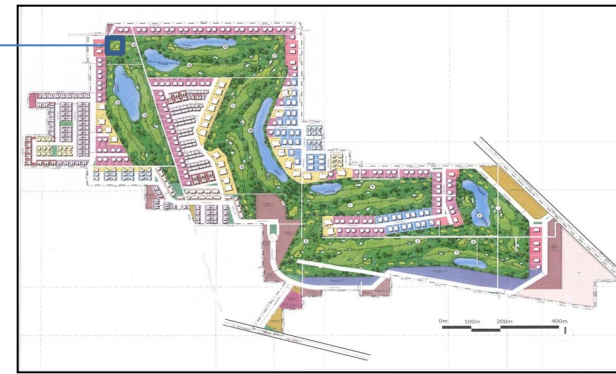
GOLF COURSE HOLE-11



GOLF COURSE HOLE-12



GOLF COURSE HOLE-13



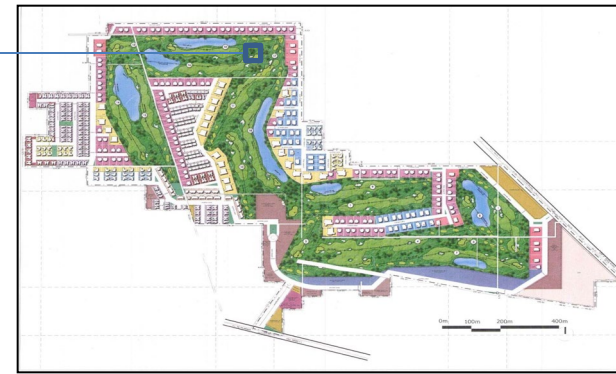
GOLF COURSE HOLE-14



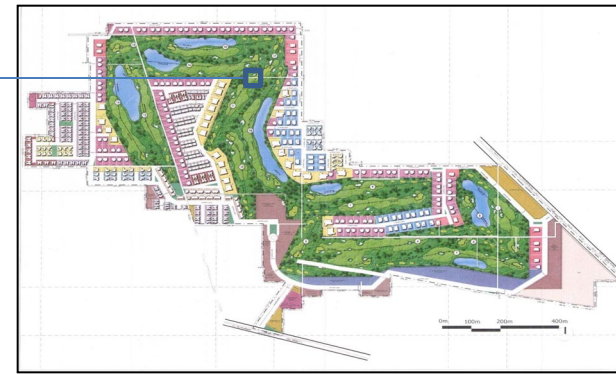
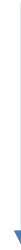
GOLF COURSE HOLE-15



GOLF COURSE HOLE-16



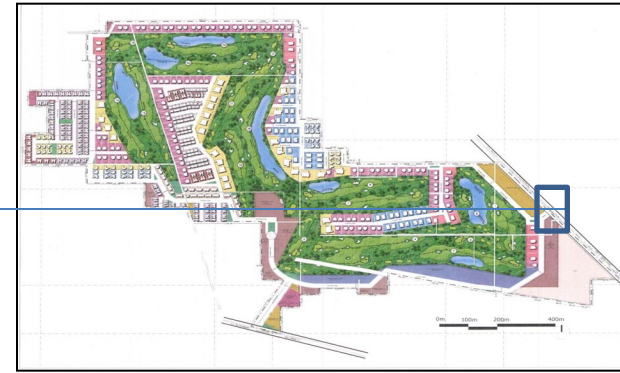
GOLF COURSE HOLE-17



GOLF COURSE HOLE-18

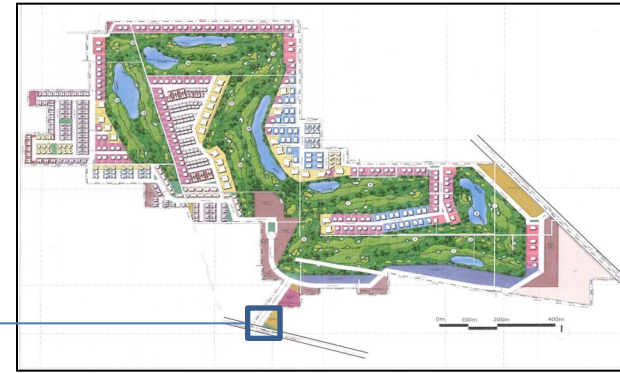


EASTERN GATE



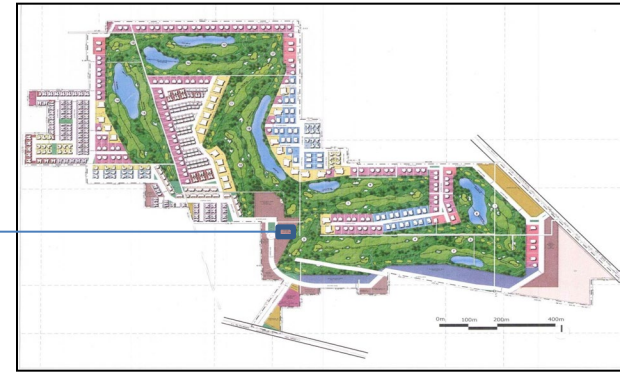
PAINTING, MAINTENANCE, AND UPKEEP WORK IN PROGRESS

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

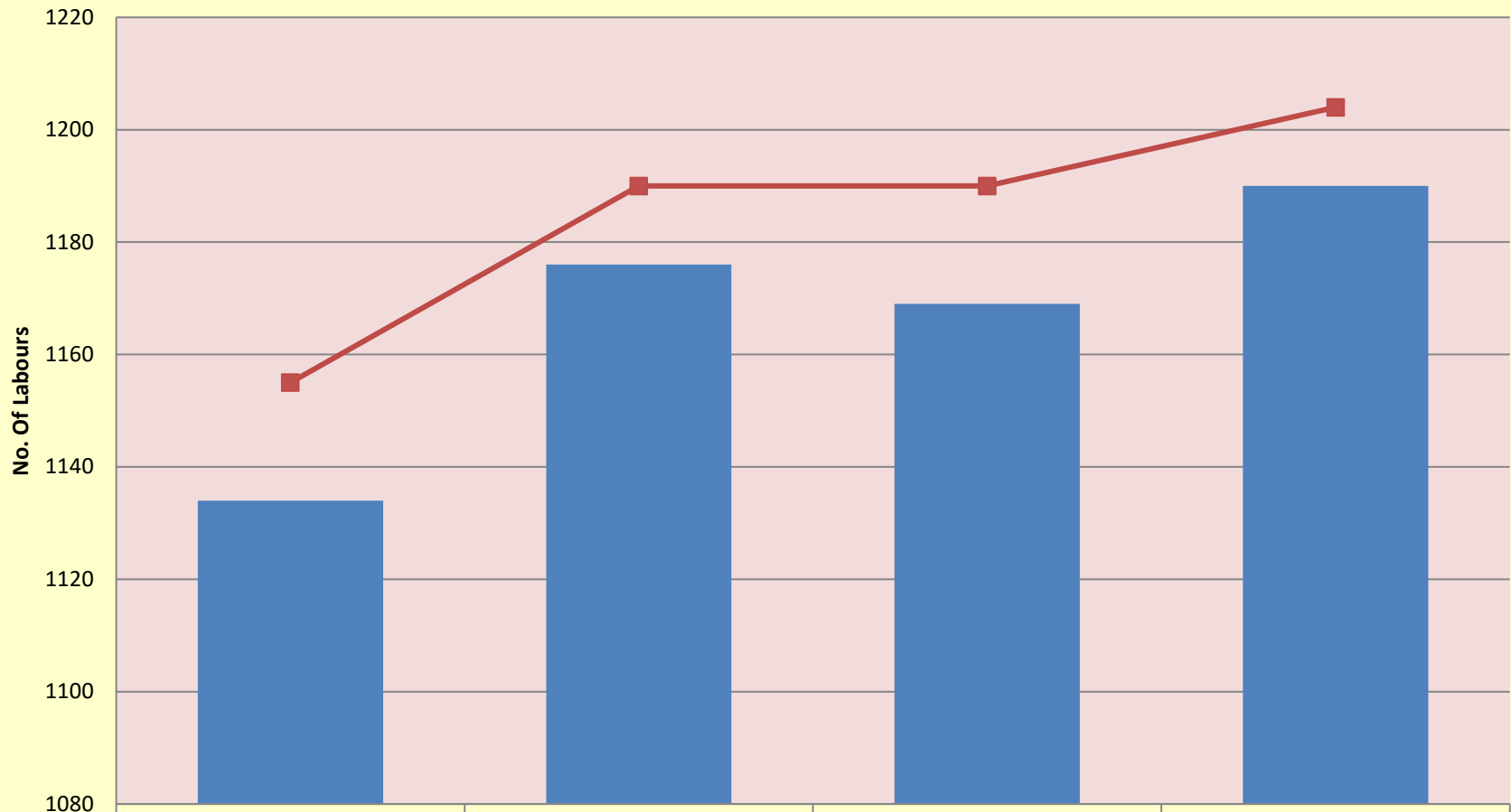
- **Internal Roads:**
85% completed. Final top layer and two roads are pending.
- **Domestic & Treated Water Supply Lines:**
91% pipeline laying completed.
- **Sewerage & Drainage Network:**
92% of the network laid.
- **Electrical Works:**
 - LT & HT cable laying: 86% completed
 - Street lighting installation: 95% completed
- **Plantation:**
The planned monsoon plantation is currently in progress.

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)	15	18	33
2	M/s DRDC INFRA (P) LTD.	Civil & Finishing Work	Imperial Suites - H (16units)	5	7	12
3	M/s Nimco Tiles	Civil & Finishing Work	Pine Bunglow - D (04units)	14	20	34
4	M/s Hasan Enterprises	MEP Work	Imperial Suites - H (28units) Pine Manor - A (01unit) Pine Bunglow - D (04units)	14	7	21
5	M/s GM Infra	Infra Work	PHASE-01	1	1	2
6	Department (MRPL)	Horticulture & Maintenance	Infra	15	26	41
		Golf Course		10	18	28
			G.Total	74	97	171

Labour Histogram

Labour Deployment - Imperial Golf Estate



■ Deployed

■ Desired

Week 1

Week 2

Week 3

Week 4

1134

1176

1169

1190

1155

1190

1190

1204

Activity Progress Chart

Progress Review Date : 30-08-2025

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	Internal B/W	H-8/13 & D15 D108	Cum	357.12	89.52	89.28	100%	0.24	44.64	
2	Door & Window Lintel	H-8/13	Cum	7.728	1.288	1.288	100%	0	1.288	
3	Internal Plaster	H-8/13 & D15 D108	Sqm	6033.69	450	430	96%	20	350	Due to labour shortage
4	RCC - Column & slab	H-8/13	Cum	186	48	48	100%	0	48	
5	Plumbing Work- cPVC	H-8-13 , H-30-37 & D	RM	1989.9	322.01	300.99	93%	21.02	343.03	
6	Plumbing Work- uPVC		RM	2284.92	524.36	501	96%	23.36	547.72	
7	Electrical Work- Wall Conduit		RM	4002.24	1122.48	1122.48	100%	0	1122.48	
8	Electrical Work- GI Box		Nos	2211	570	570	100%	0	570	
9	Berm Development- pkt-D	Infra	Sqm	17322	3850	3600	94%	250	4100	Due to rain
10	Plots Cleaning-PHASE-01		Sqm	146537.6	97961.6	41289.6	42%	56672	154633.6	

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



Development of On-Site Nursery for Future Plantation Activities



Roadside Plantation Maintenance Work in Progress



Grass Cutting and Remove Grass in Golf Area



Grass Cutting and maintenance of Golf Course



Timeline: Infrastructure Completion Plan

Sept'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

Nov'25 – Clubhouse Access Road

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 Casted & Slab Shuttering work in progress
- **Pine Bungalow: 04 units under construction**
 - 04 units slab cast & internal B/W in progress and Plaster 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 & B/Wall Work at advanced stage
 - 12 units – Electrical, Internal B/W work & Internal plaster and slab Casted
- 04 Pine Bungalow – Electrical & Plumbing work & B/W & External Plaster & B/Wall work
- 01 Pine manor - Internal Brick Work started

Electrical & Plumbing Works in Progress in Imperial Suits-H Units and Villas



W/Proofing coating and khurra packing in toilet sunken and balcony in Imperial suits –H-36& 37



External Putty Work in progress in imperial Suits- H-36-37



Slab Casting Works in Progress in Imperial Suits-H8-9 Units



Shuttering Works in Progress for FF slab in H10-11 Units



External Plaster work in progress in Villa D-15



External Plaster work in progress in Villa D-108



Boundary Wall work in progress in Villa D-16 & 108



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:** Potential reduction in labour productivity and availability due to seasonal disruptions.
- **Mitigation:** A buffer workforce has been strategically deployed during the monsoon season, as planned, to sustain progress 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 comprehensive **Monthly Progress Report** is being prepared to track development milestones and ensure alignment with project delivery timelines. The report is regularly shared with all stakeholders for their review and updates.

- **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 **Sept 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

We are continuously enhancing the golf course to provide a smoother, more refined, and inviting experience for players and visitors. In parallel, we are planning a series of high-profile events—building on the success of the PGTI tournament hosted in June—to further strengthen engagement and visibility. These initiatives are designed to:

- Enhance the brand prestige of Imperial Golf Estate
- Showcase project readiness and premium amenities
- Reinforce buyer and investor confidence

THANK YOU