



# INDIAN RAILWAY WELFARE ORGANISATION (IRWO)

## RAIL VIHAR, BORKHEDA, KOTA (RERA REGISTRATION No. RAJ/P/2017/496)

UIT Approved SINGLE STOREY Row Houses & Independent Plots for sale  
**BOOKING OPEN FOR ALL INDIAN NATIONALS**

Rail Vihar Residential scheme having 149 Single Storied Dwelling unit of four types and 18 Plots

**Ready to Move in:** Type K-III-27, KIV-3BHK-4, KIVA-4BHK-1, Du's

**Near Completion Shall be Ready by March 2020:** Type K-IV-3BHK 6 No., K-IVA-4 BHK-1 No. Du's

Internal Roads, Water supply, sewerage, drainage and external electrification with solar street lights Completed. The Electric supply is provided by JVVNL/KEDL Kota.

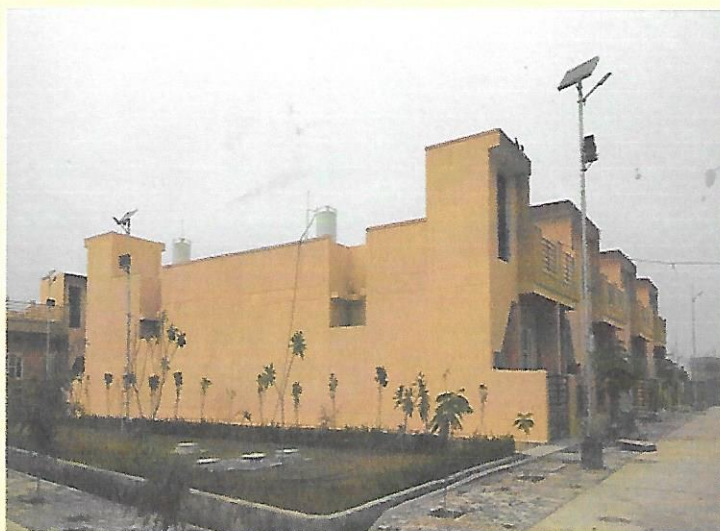
### DETAILS OF DWELLING UNITS AND PLOTS

Type	Approx. Plot Area Sft./Sqm	No of Units	App.Super area 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	36.17 +GST
K-III	1305/121.24	52	1008/93.68	Drawing cum Dining Room,3 Bed Rooms,Kitchen,3 Toilets & staircase to terrace	46.68 +GST
K-IV3 BHK	1715/159.33	40	1286/119.5	Drawing cum Dining Room,3 Bed Rooms,Kitchen,3 Toilets & staircase to terrace	60.31 +GST
K-IVA 4BHK	1715/159.33	44	1286/119.5	Drawing cum Dining Room,3 Bed Rooms+1 Study,Kitchen,4 Toilets & staircase to terrace	61.31 +GST
Plots	1715/159.33	18		Dwelling Units to be constructed of KIV-3BHK or 4 BHK	Rs.2160/sft. NO GST

IRWO Colony is extraordinarily open due to only 48% const. area for residential purpose and 52% for public utilities and services. A number of allottees have already occupied their dwelling units.

### SPECIAL FEATURES OF IRWO'S RAIL VIHAR AT KOTA

- 1 Rail vihar, Kota has big size Central Park in the colony.
- 2 IRWO has provided big community hall.
- 3 Complete structure is R.C.C framed design for double storied with earth quack resistant design.
- 4 IRWO has provided under ground sewerage system & Stand by water supply & electric supply for common services.
- 5 IRWO has provided Anti Termite Treatment, and roof water proofing treatment in houses.
- 6 **Location :** Rail Vihar is at a distance of 4 km. from Kota Jn., Railway Station.



### Head Office :

Shivaji (Minto) Bridge, Railway Complex, Behind Shankar Market) New Delhi-11001

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