KAMAL VIHAR
Town Development Scheme -04
CHHATTISGARH

Chhattisgarh State was formed in 2000 after carving out from Madhya Pradesh. It is centrally located in India with just four hours drive from Nagpur.

With a population of 2.25 Million, the State is serving as a major business center for the neighbouring six States i.e. Maharashtra, Andhra Pradesh, Madhya Pradesh, Uttar Pradesh, Odissa & Jharkhand.

The State is known for supply of cheapest electricity and uninterrupted Power (Zero Power - cut State) in India. Many Small and Medium Scale Enterprises which contribute towards Country’s development are present in the State.

With the availability of land and knowledge workers at comparatively low cost, the State offers significant opportunities for infrastructure development through private sector participation.

RAIPUR PANORAMA

“Raipur - Poised to become Best City in the Country”

Chhattisgarh Government is committed towards enhancing the lifestyle of the citizens with Socio Economic Reforms & Good Governance. To build Raipur as a Smart city, the Chhattisgarh Government is developing one of the largest Town Development schemes in the country known as “Kamal Vihar” encompassing the Smart Facilities.

The Capital City, Raipur is an important Commercial destination for Clothes, Jewellery, Steel, Cement and Minerals. It serves as a regional hub for variety of Agricultural & Forest products.

GDP of Raipur:


As per advance estimate, the Gross State Domestic Product at current price is likely to increase to Rs. 1,75,961 cr. in the year 2013-14 from Rs. 1,53,621 cr. as estimated for the year 2012-13. The GSDP is estimated to grow at a rate of 14.5% on YoY basis. In this period, it is expected that the Industry sector (Secondary sector and mining sector) will increase by 13% and Service sector 19%.

Raipur, being the Capital City and major contributor to GSDP, it is believed that the City’s GDP will also grow at par with the State growth rate.
Steady Increase in Annual Plan Size: 4 times in 7 Years

Increase in Government Spending over the last Eight Years

Population:

The population of Raipur has increased at a decadal growth rate of about 2.05% which is on par with the National growth rate. With 36.5% Urban Population, Raipur is one of the fastest growing urban cities in India. It is expected that the Raipur will have 50% Urban population by 2020.
Increase in Population Spending over the last Six Years

Commercial:
In a very short span Four major Malls – cum– Multiplexes, have been built in Raipur. Besides having a largest cloth market, Raipur houses many commercial giants.

The need for commercial space is growing on par with the growth in the urban population.

Education:
In the field of education, Raipur has a literacy rate of 75.6% which is above the National rate. Prominent National Level Institutes in the field of Management, Engineering, Law and Agriculture such as IIM Raipur, NIT, AIIMS, Aayush Medical University, Hidayatullah National Law University, Indira Gandhi Agricultural University have already established at Raipur.

![Literacy Rate in 2014](image)

Need for Schools in Raipur:
There are around 45 Prominent schools in Raipur catering to around an estimated 50000 Children belonging to 4-16 years old. It is estimated that Raipur child population will grow at a rate on par with the State population growth rate. Thus it is believed that schools would need to be built for catering the needs of around another 40000 children belonging to 4-16 years over the next five to six years.

Service Industry:
Three National Airlines operate daily connecting Raipur with other major Indian cities. There are around 12 State and National Banks operating in Raipur. In IT industry, major giants like M Phasis, Nextenders India Pvt Limited have already commenced operations in Raipur.
There are many Engineering and Management consultants who have also commenced operations in Raipur. Major Multinationals like LEA International Ltd, AEGIS Consulting Engineers Ltd. are operating in Raipur.

**Need for Offices in Raipur:**

With a dramatic growth in urban population and infrastructure development in the city, it is believed that the requirement for offices in the service industry in Raipur will grow at a dramatic pace.

In Automobile Industry, Auto brands have their exclusive outlets in city, which showcase purchasing power like Jaguar, BMW, Mercedes & Audi outlets.

**Health Industry in Raipur:**

Raipur has five major hospitals which include

1) Narayana Hrudalaya MMI  
2) Ramakrishna CARE  
3) Fortis Escorts  
4) Medishine Hospitals  
5) AIIMS
PEST ANALYSIS

Political, Economical, Social and Technological (PEST) Analysis is provided to scan the current situation and benefits of investing in Raipur.

➢ Political

- Chhattisgarh has a track record of Stable government since 2002 (12 Years).
- Stable government for the next four years
- State Government has very promising tax laws
- Tax incentives for Micro, Small and Medium Services enterprises for example Exemption of Electricity Duty, Exemption of Stamp Duty

➢ Economy

- GSDP has grown at rate of 14.5% on YOY basis over the past two years.
- To endeavour significant investments, Government of Chhattisgarh has provided efficient policies such as Industrial policy, IT and ITES Policy, Education and Health Policy. You can download the policies online or Contact us for an electronic copy.

➢ Social

Chhattisgarh Government is determined

- To ensure adequacy of health infrastructure and health systems and to develop Human resources for health care.
- To ensure universal access to comprehensive primary health care
- To ensure equity in delivery of quality health care services.

➢ Technology

Chhattisgarh Government is determined

- Developing ECO system for Knowledge Economy in Chhattisgarh
- Promoting Chhattisgarh as an Investment Destination
- Very Lucrative and efficient service sector policy particularly IT and ITES policy.
Need For Town Development Scheme -04 (Kamal Vihar):

The State of Chhattisgarh was carved out of the erstwhile State of Madhya Pradesh on 1st November 2000 with Raipur as its capital. A new capital city “Naya Raipur” is also being developed about 15 kms from the existing Raipur city.

The new city is envisaged as the administrative and institutional capital of the State. However, the setting up of a new satellite city “Naya Raipur” in the vicinity of existing Raipur has not been able to restrict the growing demands of a rapidly increasing urban population in Raipur.

It was reported that the Raipur Urban Area is experiencing population growth rates higher than the State. In the next two decades it is expected to touch 1.5 million. Most of the growth is expected to take place outside the RMC area in the urban agglomeration.

To address the challenges that are faced with the increased urban agglomeration, Raipur Development Authority (RDA) in association with other government agencies has initiated many schemes that necessitate integrated planning, development and service delivery.

Among the many schemes, RDA has undertaken a major initiative of implementing the Raipur Development Plan 2021 (Development Plan 2021) by undertaking Town Development Scheme - 4 that relates to integrate planning.

Town Development Scheme - 4, also referred to as the KAMAL VIHAR, is a Town Development Scheme drawn in accordance with the Chhattisgarh Nagar Tatha Gram Nivesh Adhiniyam 1973, and the Raipur Development Plan 2021(Punarvilokit), [RDP, 2021].

The proposed Town Development Scheme- 4 (Kamal Vihar) is located approximately in the ‘south by south-east region’ of the city planning area. The scheme area is located between the Old and the New Dhamtari roads (NH-43).
KAMAL VIHAR - Overview

It is considered as one of the largest Town Development Schemes (TDS) in the Country. The Project site is located just 5Kms from Heart of the city (Jai Stambh), 9 Kms from Vivekananda Airport and Railway Station.

ACCOLADES

- Kamal Vihar was accredited with “HUDCO Design Award 2012-13” by Housing and Urban Development Corporation Limited, New Delhi under New Eco City Category of New & Developed Cities.
KAMAL VIHAR – Unique Selling Proportions

Kamal Vihar which is spread across an area of 1600 Acres encompasses Smart Facilities.

Key Feature includes but are not Limited to:

- Wider Road Network
- Water Fronts
- Lakes, Gardens
- Fully Computerized Water Supply Network with Hydro-Pneumatic system for 24x7 Supply
- Underground Storm Water Network
- Sewerage Network
- Sewerage Treatment Plant (STP)
- Electrical Infrastructure including Solar Lighting and underground supply network
- Underground Tele-communication and data cable network.
- Plug n Play Connections for each plot. Plot owners neither need to exavate seperately nor have to seek approvals for water, power, seweage connections. Only Power meter need to be fixed by the plot owner.
- With under ground utilities the benefits are :
  - Hassle Free Maintenance
  - All utilities are underground that not only improves safety but also provides aesthetically pleasant view of the entire township.
  - No hanging of overhead wires, No open transformers on the Streets, No need to excavate the Road.
  - No water logging on roads due to well desinged Storm Sewers and Kerb inlets. As a result there will be damage to roads and mosquito breeding.
Cost Savings and Benefits:

- With the provision of Plug and Play connections and raised plinth level, there are substantial savings to the plot owner.

- **The State of Art design provides Safe, Secured and Eco Friendly environment for a happy and hassle free living.**

Currently, 70% of Development works are completed at Kamal Vihar Scheme.

CBD – Central Business District, one of the biggest attractions of the city will be developed in 8.02 hectare (19.81 acres). It’s going to be the first CBD of the Capital. Apart from this, Commercial activities will also be developed along with the Major Road (Ring Road – 75 M) and 15 residential sectors of the scheme.

What We Have to Offer

Kamal Vihar is planned as per the guidelines of Town and Country Planning Act of Chhattisgarh and as per the Raipur Master plan 2021. Kamal Vihar comprises plots belonging to various land uses such Residential, Commercial, Health, Education, Public and Semi Public. The table below indicates the range of plots belonging to different land uses that are available for sale at this point of time.

Details of Sale of Plots at Kamal Vihar:

<table>
<thead>
<tr>
<th>Plot Type</th>
<th>Plots Size Range (Sq. ft.)</th>
<th>Price (Rs. Per Sq.ft.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial Plots (Free Hold)</td>
<td>8945-65875</td>
<td>Rs. 2088/-</td>
</tr>
<tr>
<td>Public &amp; Semi Public Plots (Free Hold)</td>
<td>562-9222</td>
<td>Rs. 1948/-</td>
</tr>
<tr>
<td>Health Plots (Free Hold)</td>
<td>10755-54847</td>
<td>Rs. 1392/-</td>
</tr>
<tr>
<td>Educational Plots (Free Hold)</td>
<td>8609-97146</td>
<td>Rs. 696/-</td>
</tr>
<tr>
<td>Residential (Lease Hold/Free Hold)</td>
<td>540-3800</td>
<td>Rs. 1335/- (Lease Hold) 1615/- (Free Hold)</td>
</tr>
</tbody>
</table>
Details of Residential Plots Sold and Available for Sale

- Total Residential Plots at Kamal Vihar: 1001 NO.s
- Residential Plots available for Sale: 597 No’s.

Residential Plots Details below 2750 Sqft

- Sold: 224
- Available: 338

Residential Plots Details above 2750 Sqft:

- Sold: 66
- Available: 373

Total Plots Available for Sale: 597
Details of Commercial Plots Sold and Available for Sale

Sector Level Commercial

- Total Sector Commercial Plots at Kamal Vihar: 14 NO.s
- Scheme level Plots sold till July 2014: 1 Nos.
- Scheme level Plots available for Sale: 13 No’s.

Scheme Level Commercial

- Total Sector Commercial Plots at Kamal Vihar: 07 NO.s
- Scheme level Plots available for Sale: 07 No’s.

Sector Level Commercial All Plots Details

- Sold: 1, Available: 13

Sector Level Commercial All Plots Details

- Sold: 0, Available: 7
**Details of Public and Semi Public Plots (PSP) Sold and Available for Sale**

**Sector Level PSP**
- Total Sector PSP Plots at Kamal Vihar: 42 No’s.
- Sector level PSP Plots sold till July 2014: 10 No’s.
- Sector level PSP Plots available for Sale: 32 No’s.

**Scheme Level Commercial**
- Total Sector PSP Plots at Kamal Vihar: 01 No’s.
- Scheme level PSP Plots available for Sale: 01 No’s.

**Sector level PSP Plots Details**
- Sold: 10
- Available: 32

**Scheme level PSP Plots Details**
Details of Education plots Sold and Available for Sale

- Total Education Plots at Kamal Vihar: 11 No’s.
- Education Plots sold till July 2014: 02 No’s.
- Education Plots available for Sale: 09 No’s.

Education Plots Details:

Details of Health plots Sold and Available for Sale

- Total Health Plots at Kamal Vihar: 12 No’s.
- Health Plots Available for Sale: 12 No’s.

Health Plots Details:
Transparent Sale of Plots through Lottery Management System:

Sale of plots are conducted by two methods namely 1) Tender and 2) Lottery. For more details on sale process and Lottery Management System, please visit our web site.

Prices:

- Prices for Plots are in **Rs/Square Feet**.
- Better Location Plots have extra charge as shown in the below table.

<table>
<thead>
<tr>
<th>Plots Rate (Rs/Sq.Ft)</th>
<th>Lease Hold</th>
<th>Free Hold</th>
<th>Corner</th>
<th>Garden</th>
<th>Road</th>
<th>Corner Garden</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>1335</td>
<td>1615.35</td>
<td>133.5</td>
<td>66.75</td>
<td>26.7</td>
<td>173.55</td>
</tr>
<tr>
<td>Sector Level PSP</td>
<td>-</td>
<td>1948</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Scheme Level PSP</td>
<td>-</td>
<td>1670</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Sector Level Commercial</td>
<td>-</td>
<td>2088</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Scheme Level Commercial</td>
<td>-</td>
<td>2435</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Health</td>
<td>-</td>
<td>1392</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Education</td>
<td>-</td>
<td>696</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>
Brief Note on the Amenities at KAMAL VIHAR

World Class Infrastructure

Roads

Scheme Level - 75 meter wide 6 lane Major Ring Roads. Other roads will be 45, 30 & 24 meter wide lane with footpath, street light, cycle track, service corridor & green corridor. Designed for congestion free traffic with provision of Rotaries and signalised intersections.

75 M Road Connecting State Highway and National Highway 43. (Actual Picture)

45 M Road Connecting State Highway and National Highway 43. (Actual Picture)
Sector Level - 18 & 21 Meter wide, 2 lane Roads with footpath, street light, service corridor, green corridor and underground drainage. Other roads will be 9 & 7.5 meter with footpath, street light and green corridor.

30 M Road passing between Sector 7 and 8 (Actual Picture)

Sector Level Roads Provided With Solar Street Lights (Actual Picture)
Plug and Play Connection for Utilities

The Plot owner would not require excavating the land for connecting the household utilities. A provision is made at each plot by the Raipur Development Authority such that the owner could just plug the utilities to the already laid underground utilities.

Provisions of Different (Plug n Play) Utilities Provided at a Plot.

Water Supply

24x7 Computerized Water Supply through Hydro Pneumatic System. Supply of Drinking water to all plots at a uniform pressure. Provision of State of Art Instrumentation.
**Drainage**

Hume piped underground sewer & storm water drainage parallel to the Roads. No water submerging on roads during rains.

**Sewarage Treatment Plant (STP)**

Eco friendly Sewerage Treatment Plant based on Advanced Technology with underground sewerage line. The recycled water from the plant to be used for watering gardens.

**Proposed Sewage Treatment Plant**
Electricity


Generators of required capacities are provided at site for uninterrupted power supply.

Telecommunication

Underground Pipeline for Telephone and other communications. Facilities common for all the plots.

Garden & Playground

Provision of 256.83 acre (103.98 hectare) area in front of lake for Recreation facilities.

A class picnic spot and water sports facility to be developed under PPT model in 235 acres (95 hectare).

- 95.15 acres (37.15 hectare) land for gardens and play grounds
- 62.81 acres (37.15 hectare) land reserved for City Park
- Total green area will be 28.23% of the scheme.
COMMERCIAL FACILITIES

(Scheme Level)

- Construction of Central Business District in 19.81 acres (8.02 hectare)
- 4.95 acres (2 hectares) area for commercial activities on the ring road beside service road

(Sector level)

- Plots for construction of commercial premises to cater to daily needs of the people.
- 14.40 acres (5.83 hectare) reserved for such commercial premises.
PUBLIC & SEMI PUBLIC FACILITIES

15.71 ACRES (6.36 hectare) at the scheme level and 20.16 acre (8.16 hectare) land at the sector level are being developed for public and semi public usage. It will have basic citizen services like education, health, office buildings, cultural centres, banks, post offices etc.
TESTIMONIALS

“The Infrastructure built at Kamal Vihar is really marvellous”, the provision of underground utilities makes the site aesthetically good and safe. “The infrastructure provided is really World Class” ……..Delhi Development Authority.

“Delegates from Afghan Government visited Kamal Vihar, to understand concept of Town Development scheme, which in turn shall be applied for Re-development of New Capital city of Kabul”.

“I have no hesitation in saying that R.D.A. has been helpful and straight forward in the dealings. Right from the date of first agreement and up to the point of handing over the plot, I enjoyed the courteous approach from RDA staff at the corporate office as well as on site. I would like to place on record, my appreciation for being continuously informed of the progress of the project through letters. I am sure this kind of customer focus will give an extra edge”

K. Vishweshwar Rao, A-82E, Sector 11A, Kamal Vihar, Raipur

“Dealing with RDA was a dream experience. What I liked about RDA, is enumerated in following brief points:

- Very clear cut understanding of the details
- Very patiently solving all our doubts and questions
- Offering solutions for all our difficulties
- Not giving any false promises
- Using very good quality material in infrastructure development
- Transparency in executing the entire official transaction
- Always available to help even after registry is over and we took the possession

Given a choice, I will always prefer Raipur Development Authority when I will look for a new plot in future.”

Dr. Human Prasad Sinha, C-34, Sector 4, Kamal Vihar, Raipur

Raipur Development Authority has recently completed focused development of our plot at Kamal Vihar. We were very pleased with the way the project progressed. We would certainly want Raipur Development Authority to build for us again.

Pawan Kumar Jeewani, A-69, Sector 6, D-61, Sector 1, Kamal Vihar, Raipur
**Additional Information:**

What can be Constructed in Commercial and PSP plots:

The below table is indicative only. The plot owner shall get the approval from the concerned competent officer.

**Land use (As Per Town & Country Planning Department)**

<table>
<thead>
<tr>
<th>S.No.</th>
<th>Land Use</th>
<th>Accepted Land Use within Planning Area</th>
<th>Accepted Land Use by Competent Officer</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Commercial</td>
<td>All Commercial Activities which includes facilitated shops, neighbourhood shopping centre, local commercial centre, commercial office, theatres, hotel, nursing home, health clinic, religious places, public services and facility, petrol/gas filling and service station, departmental store, bank, weekly markets, park and playgrounds, police station/post, parking places, bus-stop, post-office, telephone exchange</td>
<td>Rest house, Wedding Place, Training Institute conducted in one room, community hall, cultural centre, exhibition centre, arts centre, museum, music, dance and play training centre, library, laboratory, office/flat/financial institute related with commercial activity, commercial hostel, bus terminal, service industry mentioned in Commercial zone R-2</td>
</tr>
</tbody>
</table>
## Land use (As Per Town & Country Planning Department)

<table>
<thead>
<tr>
<th>S.No.</th>
<th>Land Use</th>
<th>Accepted Land Use within Planning Area</th>
<th>Accepted Land Use by Competent Officer</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Public and Semi-Public</td>
<td>Central and state offices, semi-government and other offices, commercial offices, public undertaking, usage related with government office, medical hospital, herbal hospital, health centre, nursing home, clinic, general and specific hospital, medical laboratories, libraries, museum, cultural centre, auditorium, police post, art gallery, social/religious and cultural exhibition centre, Educational Institutes viz. University, College &amp; Special educational institute, Nursery, Primary, Middle and High School, Art Gallery, Technical Institute, Research Centres</td>
<td>Rest-House, Petrol pump &amp; Gas Filling Station, Public Utility Rest House, Circuit House, Motor-Garage and workshop, Restaurant, Playgrounds, Welfare Centre, Open Air-Theatre, Bank, Hostel, Water-Supply and Sewage treatment plant, Service Centre, Railway Station/Yard, Bus &amp; Truck Stop, Helipad, Repair Shops, Training Centre, Electric Crematorium, Star Hotels, Multiplex, Cinema &amp; Radio Broadcasting, Wireless Centre, Telecom Centre, Television Centre, Jail, Weigh-Bridge</td>
</tr>
</tbody>
</table>

### FAR Information

The below table is indicative only

#### FAR and Ground Coverage for Commercial/Public-Semi Public

<table>
<thead>
<tr>
<th>FAR</th>
<th>Ground Coverage</th>
<th>AREA OF PLOT</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.50</td>
<td>60%</td>
<td>&lt;=150 SqM</td>
</tr>
<tr>
<td>1.50</td>
<td>50%</td>
<td>&lt;=500 SqM</td>
</tr>
<tr>
<td>1.75</td>
<td>40%</td>
<td>&lt;=1000 SqM</td>
</tr>
<tr>
<td>2.00</td>
<td>35%</td>
<td>&lt;=1500 SqM</td>
</tr>
<tr>
<td>2.50</td>
<td>30%</td>
<td>&gt;1500 SqM</td>
</tr>
</tbody>
</table>
**Project Organisation Structure:**

The project is managed under the guidance of Chief Executive Officer, Raipur Development Authority. The day to day Project Management is delivered by a well qualified and dedicated team which is headed by the Chief Engineer, Raipur Development Authority. The Chief Engineer is supported by the following Teams

<table>
<thead>
<tr>
<th>Role</th>
<th>Name of the Firm</th>
<th>Firms Responsibility in the Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Projects Support Consultants</td>
<td>LEA Associates South Asia Pvt. Limited, New Delhi</td>
<td>Support services related to Engineering Procurement, Financial and Marketing Issues</td>
</tr>
<tr>
<td>Technical Consultants</td>
<td>BUILDKRAFFT Engineering and Architecture, Raipur</td>
<td>Design and Periodic Supervision Services</td>
</tr>
<tr>
<td>Project Management Consultant</td>
<td>WAPCOS Ltd. New Delhi</td>
<td>Overall Project Management</td>
</tr>
<tr>
<td>Charted Accountant</td>
<td>ADB Associates, Raipur, CG</td>
<td>Project Financing</td>
</tr>
<tr>
<td>Contractor</td>
<td>Larsen and Toubro Ltd. Mumbai</td>
<td>Main Contractor involved in Construction of Project Infrastructure</td>
</tr>
<tr>
<td></td>
<td>Barbrik Projects Ltd, Raipur, CG.</td>
<td>Contractor involved in construction of 75 M Wide Major Road</td>
</tr>
</tbody>
</table>
**Project Details:**

**Project Cost:**

The estimated cost of the project at current prices is around Rs. 1100 Crs.

**Project Schedule:**

Currently, 70% of works are completed. The project is scheduled for completion at end of 2015.
**Contact Details:**

The following persons are available 24 X 7 for any assistance related to Kamal Vihar

<table>
<thead>
<tr>
<th>Name of the Officer</th>
<th>Mobile or Landline No.</th>
<th>Purpose</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mr. Sandeep Tiwari</td>
<td>07773099888</td>
<td>General Enquires</td>
</tr>
<tr>
<td>Mr. Tejpal Singh</td>
<td>09302809125</td>
<td>General Enquires</td>
</tr>
<tr>
<td>Ms. Arpita Ghosal</td>
<td>09644008878 or 0771 2535188</td>
<td>General Enquires</td>
</tr>
<tr>
<td>Mr. M.S. Pandey</td>
<td>09302809139</td>
<td>Site Visit</td>
</tr>
<tr>
<td>Mr. Devangan</td>
<td>09302809113</td>
<td>Site Visit</td>
</tr>
</tbody>
</table>

You may Email us at: [info.rdaraipur@gmail.com](mailto:info.rdaraipur@gmail.com)

For more details and regular updates please visit us at: [www.rdaraipur.com](http://www.rdaraipur.com)