# SPECIFICATIONS INCORPORATED IN PREPARATION OF DETAIL ESTIMATE OF PROPOSED EWS & LIG HOUSING (GROUND + 3 FLOORS) AT - KALESAR RESIDENTIAL SCHEME, SECTOR-11 FOR GORAKHPUR INDUSTRIAL DEVELOPMENT AUTHORITY, DISTT :- GORAKHPUR (U.P.)

## Structure

- RCC Framed Structure

## Flooring with Skirting

- Living/ Dining: Vitrified Tiles of size 600x600mm
- Bedroom/ Study Room: Vitrified Tiles of size 600x600mm
- Balconies: Kota Stone (25mm thick)
- Entrance Lobby: Kota Stone (25mm thick)
- Verandah/Corridor/ Common Area: Kota Stone (25mm thick)
- Terrace: Brick Coba Treatment

## Walls/ Ceiling

- External: Premium Acrylic Emulsion Smooth Exterior Paint
- Internal: Oil Bound Distemper

## Kitchen

- Flooring: Kota Stone (25mm thick)
- Wall Finishes: Ceramic Tiles up to 600mm height above the counter area &Oil Bound Distemper paint on balance area.
- Fitting: Granite counter withstainless steel single sink.

## W.C./ Bath

- Wall: Ceramic Glazed Tiles up to 2100 mm. height.
- Flooring: Anti-Skid Ceramic Tiles of size 300x300mm
- Fittings: ISI marked Indian type W.C. pan& Wash Basin in white colour with single lever PTMT fittings.

## Doors& Windows

- Main Door: MS Angle section chaukhatswith flush door.
- Internal Door: MS Angle sectionchaukhats with flush door.
- Windows:Pressed MS Z- section Windowswith grills.
- Cupboard Shutter: 19mm thick One side decorative and other side balancing lamination factory pressed BWP grade marine ply.
- Handle/ Tower bolts/ Sliding door bolts: Aluminium.

## Staircase (Landing & Steps)

- Flooring: Kota Stone (25mm thick)
- Railing: MS Railing

## Electrical

- Copper wiring in concealed conduits and Modular switches.
- TV Point in the Living room.
- Provision of Ceiling Fan and Exhaust fan, Provision for Inverter Line.
- Provision for AC, Washing Machine, Refrigerator and Water Heater.

## सेक्टर–11 आवासीय योजना में विद्युत सें संबंधित कार्यो का विवरणः–

- विद्युत आपूर्ति हेतु 2X10 एम0वी0ए0 क्षमता का एक अद्द 33/11 विद्युत उपकेन्द्र का प्राविधान किया गया है।
- विद्युत आपूर्ति हेतु वोल्टेज लेबल 11/0.4 के0वी0 630 के0वी0ए0 क्षमता के चार अद्द ट्रान्सफार्मर की स्थापना का प्राविधान किया गया है।
- आंतरिक मार्गो पर विद्युत आपूर्ति हेतु 4.69 किमी. मार्ग पर एल.टी. लाईन नेटवर्क का प्राविधान किया गया है।
- पथ–प्रकाश व्यवस्था हेतु आंतरिक मार्गो पर 185 अद्द आक्टागोनल पोल के साथ एल.ई.डी. स्ट्रीट लाईट एवं चौराहों पर 07 अद्द हाई मास्ट की स्थापना का प्राविधान किया गया है।

# गीडा सेक्टर–11 आवासीय योजना

गीडा सेक्टर–11 आवासीय योजना के अन्तर्गत कार्यदायी संस्था द्वारा तैयार किये गये ले–आऊट प्लान को प्राधिकारी बोर्ड की 60वीं बैठक के प्रस्ताव संख्या 60:12 पर प्राधिकारी द्वारा अनुमोदित किया गया है। नियोजन अनुभाग द्वारा प्रस्तुत अनुमोदित ले–आउट प्लान में प्लाटेड डेवलपमेन्ट के साथ ई0डब्लू0एस0 एवं एल0आई0जी0 के भवनो के निर्माण भी प्रस्तावित किया गया है। ले–आउट प्लान के अनुसार उक्त आवासीय योजना में प्लाटेड में 90 वर्गमी0 से 300 वर्गमी0 तक के कुल 350 भूखण्ड सृजित किये गये है, प्लाटेड यूनिट के साथ योजना में ई0डब्लू0एस0 एवं एल0आई0जी0 हेतु आरक्षित भूमि के परिसर में कुल 4675.00 वर्गमी क्षेत्रफल में (जी0+3) के तीन टावर भी विकसित किया जाना प्रस्तावित है। ई0डब्लू0एस0 हेतु 39.89 वर्गमी0 के 48 भवन एवं एल0आई0जी0 हेतु 47.96 वर्गमी0 के 48 भवन डिजाईन किये गये है। उक्त के अतिरिक्त कम्यूनिटी सेन्टर/क्लब, ओ0एच0टी0/रेन वाटर हारवेस्ट्रिग, व्यवसायिक काम्पलेक्स, पार्क, एवं शैक्षणिक सुविधाओं का भी प्राविधान किया गया है।

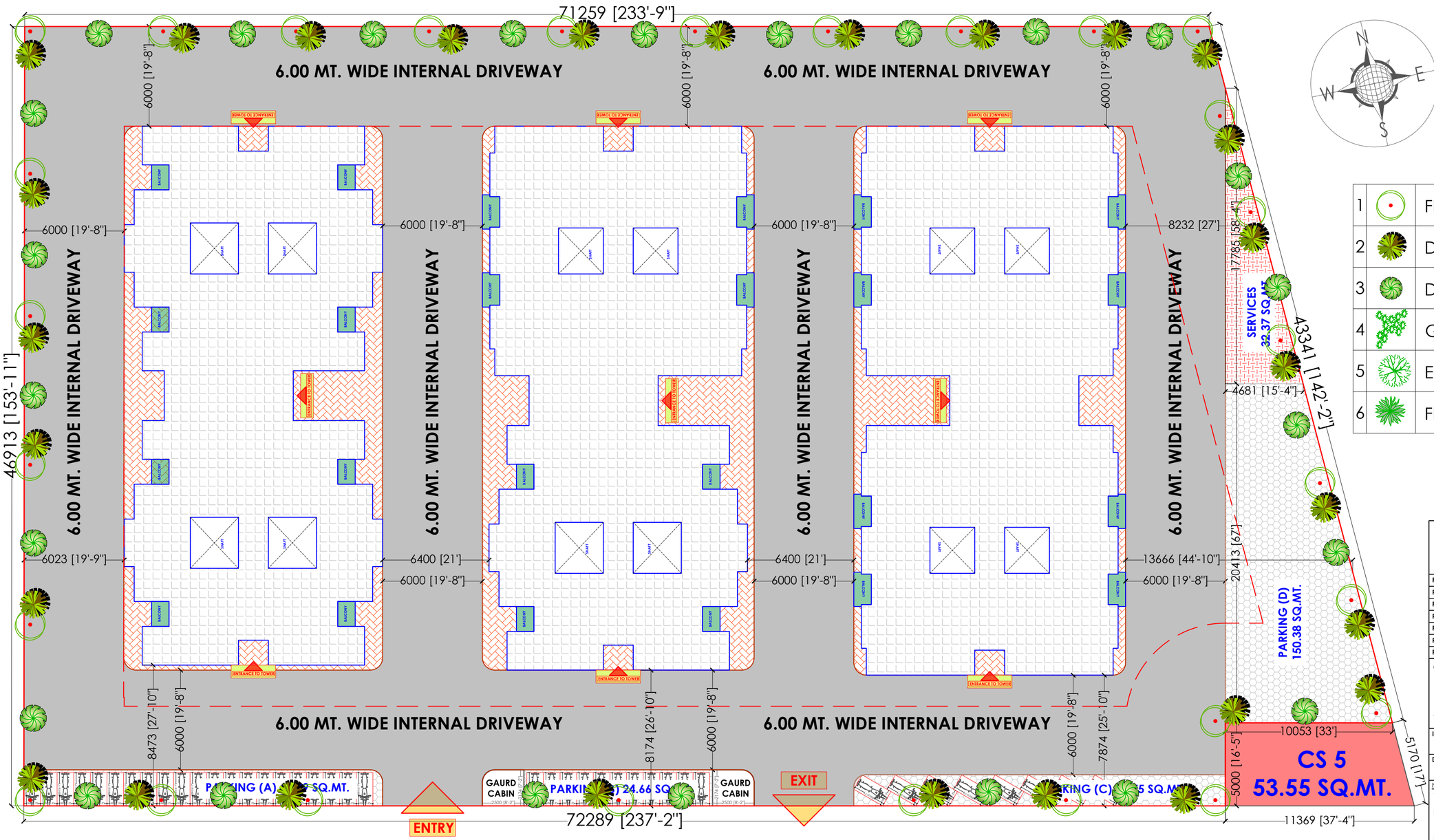
# DEVELOPMENT PLAN/ LANDSCAPE PLAN

NOTE:- PLEASE CHECK THE DRAWING IN CO-ORDINATION WITH STRUCTURAL DRAWINGS FOR TENDER/ EXECUTION/ BILLING PURPOSE/ SO THAT NO CONFUSION OR DEVIATION OCCURS WHILE WORKING.

**QUERIES-**

**1. WE ARE ASSUMING THE TOTAL PLOT AREA FOR EWS & LIG EXCLUDING COMMUNITY SHOP (CS5).**

**2. WE ARE ASSUMING COMMUNITY SHOP (CS5) HAVE HIS OWN SEPARATE BOUNDARY WALL.**




| | | |
|---|---|---|
| 1 | | FICUS BENJAMINA-2 |
| 2 | | DELONIX REGIA |
| 3 | | DELONIX REGIA-YELLOW |
| 4 | | GALPHIMIA GRACILIS |
| 5 | | EUPORBIA COTONIFOLIA |
| 6 | | FICUS PANDA BALL |

**PROJECT TITLE- PROPOSED EWS/LIG GROUP HOUSING FLATS, AT SECTOR-11, KALESAR, GORAKHPUR**

| REVISION NO. | DATE | REVISION |
|---|---|---|
| REV-01 | 05-04-2024 | |
| REV-02 | 05-04-2024 | |
| REV-03 | 22-04-2024 | |
| REV-04 | 04-05-2024 | |
| REV-05 | 08-05-2024 | |
| REV-06 | 14-05-2024 | RELOCATION OF CS5 |

CLIENT:-

**GORAKHPUR INDUSTRIAL DEVELOPMENT AUTHORITY (GIDA), GORAKHPUR**

| ISSUED BY:- | SCALE:- | DATE:- |
|---|---|---|
| NARENDRA RAI | | 14-05-2024 |
| **DESIGNED BY:-** | | **CHECKED BY:-** |
| ASHUTOSH MAURYA | | AR. AKASH KUMAR SINGH |

NOTE:-

1. SIZE OF COLUMN ARE SUBJECT TO FINALIZE OF STRUCTURE DRAWING BY STRUCTURE CONSULTANT.
2. ANY AMBIGUITY IN ARCHITECTURAL DRAWINGS SHOULD BE BROUGHT TO THE NOTICE OF THE ARCHITECT BEFORE EXECUTION OTHERWISE WE WILL NOT BE RESPONSIBLE FOR ANY MISTAKE.
3. THIS DRAWING IS THE PROPERTY OF ABSTRACT ARCHITECTURAL SERVICES AND ISSUED FOR THE SPECIFIC PROJECT MENTIONED THEREIN. THIS IS NOT TO COPIED OR USED FOR THE OTHER PROJECTS UNLESS EXPRESSLY PERMITTED BY THE ARCHITECT.
4. THIS DRAWING IS SUBMITTED TO GORAKHPUR INDUSTRIAL DEVELOPMENT AUTHORITY FOR FINAL APPROVAL AS PER CONDITIONS OF TENDER.
5. THE PLAN ARE MADE AS PER PREVAILING BUILDING BYE-LAWS AND EXPECT THE DEVELOPMENT AUTHORITY OFFICIAL TO CROSS CHECK THE SAME.


**ARCHITECTS:-**

**ABSTRACT**
**ARCHITECTURAL SERVICES**

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# DEVELOPMENT OF SECTOR-11 RESIDENTIAL SCHEME

## Development Works

| S.No. | Item | Description of Work |
|---|---|---|
| 1. | Demarcation of Scheme Boundary | Scheme boundary has been demarcated |
| 2. | Boundary Wall | There is Provision of boundary wall in the Project. |
| 3. | Road work | Cement concrete roads have been provisioned. |
| 4. | Water supply including drinking water facilities | Drinkable water shall be supplied through borewell (OHT). |
| 5. | Sewer System | Sewage Network as per design shall be set up. |
| 6. | Drain | Drains as per design shall be constructed. |
| 7. | Parks | Parks shall be developed in the scheme. |
| 8. | Tree Planting | Trees shall be planted on open spaces and parks |
| 9. | Design for Electric supply i/c street lighting | Electrical load as per sanctioned UPPCL Drawing with ESS work. |
| 10. | Treatment and disposal system of sewage and sludge water | Sewage will be treated in the sewer treatment plant (STP). |
| 11. | Solid waste management and disposal system. | Garbage collection centre have been provisioned. |
| 12. | Solid Waste Management and disposal system | Garbage collection centre have been provisioned. |
| 13. | Water conservation system | Rain water harvesting system will be developed. |
| 14. | Energy management system i/c use of renewable energy. | NA |
| 15. | Fire protection and fire safety system as necessary | Fire station has been provisioned and firefighting system will be established with water supply system. |
| 16. | Social Infrastructure and other public amenities i/c public health services | NA |
| 17. | Emergency evacuation services | NA |
| 18. | Other miscellaneous work | Entry gate, Strom water drain, utility duct, Pedestrian Track, signage landscaping & facilities, Play apparatus and others. |