

Development Work Plan for "ALPHA SKY VILLAS"

Project Location: Khasra / Plot No. 1182, 1183, 1159, 1160, Village Sunrakh, Vrindavan, Tehsil Mathura, District Mathura, UP

Project Area: 5600 sq. mt.

Developer: M/s Hare Krishna Orchid

Coordinates: Latitude 77.666855, Longitude 27.557708

Construction Commencement Date: 30-11-2025

Expected Project Completion Date: 15-10-2030

1. Project Overview

"ALPHA SKY VILLAS" is a premium residential development project comprising flats, landscaped gardens, internal roads, and community amenities, developed with modern construction standards and sustainable practices.

2. Objectives

- Complete flats construction and infrastructure within the planned timeline.
- Maintain high-quality standards and safety compliance.
- Ensure timely regulatory approvals and inspections.

3. Project Phases & Timeline

Phase	Activity	Start Date	End Date	Remarks
Phase 1	Site Preparation & Clearance	30-11-2025	31-03-2026	Boundary marking, clearing debris
Phase 2	Earthwork & Foundation	01-05-2026	30-06-2026	Excavation, RCC foundations, piling
Phase	Structural Work	01-10-	30-09-	Columns, beams, slabs,

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Phase	Activity	Start Date	End Date	Remarks
3		2026	2028	walls
Phase 4	Roofing & Masonry	01-10-2027	31-03-2029	Roof installation, brickwork, plastering
Phase 5	Electrical, Plumbing & HVAC	01-04-2028	30-06-2029	Wiring, water pipelines, HVAC ducts
Phase 6	Flooring, Painting & Interiors	01-10-2028	30-09-2029	Tiles, paint, interior finishes
Phase 7	External Development & Landscaping	01-04-2029	31-03-2030	Landscaping, boundary walls, roads
Phase 8	Inspection, Regulatory Approvals & Handover	01-10-2030	15-10-2030	Final inspection, approval, possession

4. Resource Planning

- **Manpower:** Project managers, site engineers, skilled laborers, safety officers
- **Machinery:** Excavators, cranes, concrete mixers, scaffolding
- **Materials:** Cement, steel, bricks, tiles, plumbing & electrical supplies
- **Quality Control:** Regular inspections, material testing, IS code adherence

5. Risk Management

- Weather-related delays: Schedule buffer included
- Material shortages: Tie-ups with multiple suppliers
- Labor issues: Contingency labor contracts
- Regulatory delays: Pre-approval of permits and inspections

6. Financial Milestones

Milestone	Percentage of Completion	Expected Date
Site Preparation & Foundation	10%	30-09-2026
Structural Completion	35%	30-09-2028

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Milestone	Percentage of Completion	Expected Date
Roof & Masonry Completion	55%	31-03-2029
Finishing Works	80%	31-03-2029
External Development & Landscaping	95%	30-09-2030
Project Completion & Handover	100%	15-10-2030

7. Certification

We hereby certify that construction work has commenced as of **30-11-2025** and will be executed according to approved plans, adhering to quality, safety, and regulatory standards.

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