

## **PROJECT SPECIFICATIONS**

Vyomkesh Avasiye Yojna is the first ever Residential Township to be developed by Rampur Development Authority (RDA). It is proposed on Rampur- Nainital Bypass Road making it well-connected with the nearby major cities like Bareilly, Moradabad and Nainital, having various specifications like-

1. The layout is proposed on 50.06 hectares of the township covering the villages Tashka, Barhpura Sharqi, Pahadi and Bhamrawwa of Tehsil Sadar, Rampur. Entire 50.06 hectares of land vests with Rampur Development Authority, free from all encumbrances except the land is mortgaged as collateral with SBI for loan availed for financing the project.
2. The title of the area of the land proposed in the layout lies with Rampur Development Authority vide sale deeds.
3. The title of Gram-Sabha lands eg. Chakroads/ narua/ gool have also been transferred in favour of Rampur Development Authority through exchange by competent Court with the other lands of RDA. The name of RDA has also been mutated in the revenue records.
4. The proposed layout of the township has been approved by the competent authority i.e Board of Rampur Development Authority vide approval dated 01.09.2025.
5. The proposed township is a gated residential project having Boundary wall of brick work and columns of 3m height along the three sides of the Yojna.
6. A total of 1289 Residential plots of various sizes like 72 sqm, 112.5 sqm, 162 sqm, 200 sqm, 288 sqm, 450 sqm, 800 sqm and 1000 sqm are being provided to accommodate various sections of society.
7. A total of 130 Commercial plots of various sizes like 12 sqm, 50 sqm, 64 sqm, 108 sqm, 112.5 sqm, 450 sqm and 606.28 sqm are being provided to cater the projected population of the township.
8. Parks of various sizes and greenbelts along the appropriate roads have been planned throughout the site to provide recreational facilities, totaling it to 15 percent of the proposed project area. Plantation of various species of trees will be done.
9. Bituminous roads of 7.5m, 9m, 12m, 18m and 30m are proposed to be built with GSB, WMM, DBM and SDBC/BC as well as footpaths with interlocking paver blocks are proposed.
10. Water supply including drinking water facilities: OHTs are proposed in the Yojna including water line with 160mm/140mm/110mm/25mm diameter HDPE pipes including valve chamber and water connection for every plot.
11. Sewer system- Sewerage system with NP2 pipes of diameter 300mm and NP3 pipes of diameter 400mm/600mm are proposed including sewer connection for every plot/unit. Manholes of rectangular/circular shape are proposed for every 30m or at change of gradient, direction/bend, diameter and at all junctions.
12. Drain- drains of various size by using precast /reinforced Cement Concrete are proposed to be built.
13. Design For Electric Supply Including Street Lighting- Provision of street lighting will be done. Electricity supply shall be provided and electric connection shall be taken from electric poles. Electric substation shall be built in Yojna.
14. Community Buildings: Sports cum Community Centre is proposed in the Yojna.

15. Social Infrastructure: Hospitals/Health Centres, Educational Institutions, Police Station, Parks, Community and Commercial Centres have been proposed as per bye-laws.
16. Solid waste management: Waste collection points have been provided throughout the site to facilitate efficient solid waste management.
17. Sewage treatment: Well- planned sewerage system has been proposed for the site.

The proposed layout has been prepared in consonance with the provisions of UP Model Building Bye-laws 2025.