

## PROJECT SPECIFICATION – G R VILLAS

**Project Location:** Khasra No. 1492 (Part), Mauja Bainpur, Agra

**Project Type:** Residential (Plots and Villas)

### 1. PROJECT INFORMATION

- **Project Name:** G R Villas
- **Type:** Residential Villas & Plots
- **Site Location:** Kh. No. 1492 (Part), Mauja Bainpur, Agra
- **Accessibility:**
  - Connected through existing motorable road
  - Nearby Schools & Market Areas
- **Project Layout:**
  - Villas with Simplex/Duplex load-bearing structural system
  - Properly demarcated plotted development as per sanctioned layout
  - Total Residential Units: *As per approved map*
  - Ample ventilation & natural lighting in villa designs

### 2. SITE ACCESS & INFRASTRUCTURE

- **Access Road:** Motorable access road connecting -
- **Compound Wall:**
  - 6 to 8 ft high boundary wall
  - Wind and earthquake-resistant
- **Entrance Gate:** Single controlled entry gate for security

### 3. DEVELOPMENT WORKS

#### 3.1 Roads

- **Internal Roads:**
  - Flexible/Rigid pavement/ Paver Blocks
  - Width as per approved plan (12m , 9m 7.5m)
- **Footpaths:**
  - Paver block footpaths (approx. 4" thickness)
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#### 3.2 Drainage System

- Lined covered/open drains
- Precast drain covers, traffic & weather-resistant

### **3.3 Sewerage System**

- Underground sewer line network
- Connection provided up to each plot/villa door point

### **3.4 Water Supply**

- Groundwater extracted and stored in common overhead tank
- Water supply extended up to villa terrace tanks / plot front point
- Water intended for domestic usage
- Main Pipe 100 mm connection pipe 25mm

### **3.5 Rainwater Harvesting**

- Rainwater harvesting pits provided as per design
- System designed to improve local groundwater table

### **3.6 Electrification**

- ISI-marked modular switches & wiring
- Designed load as per domestic requirement
- Common area lighting provision

### **3.7 Solid Waste Management**

- **Dalab Ghar:** Solid waste holding and disposal arrangement

### **3.8 Street Lighting**

- Pole-mounted streetlights along internal roads & parks
- Energy-efficient luminaires

## **4. COMMON FACILITIES**

- Lush green park
- Internal road lighting
- Drainage & sewer networks
- Water supply infrastructure

## **5. VILLA SPECIFICATIONS**

### **5.1 Flooring**

- Bedrooms: Vitrified tiles
- Living/Dining/Lobby: Vitrified tiles

- Kitchen/Bathrooms/Balcony: Anti-skid ceramic tiles

## **5.2 Walls & Ceiling**

- **Rooms:** POP punning & paint finish
- **Kitchen:**
  - Tiles up to 2 ft above counter
  - Granite countertop
- **Bathroom:**
  - Tiles up to 6 ft height
  - POP/paint above tile level

## **5.3 Doors & Windows**

- Main & internal doors: Wooden polished doors
- Windows: Aluminium/UPVC frames with glass shutters

## **5.4 Electrical Works**

- ISI-marked copper wiring
- Modular switches
- MCB-controlled distribution panel

## **5.5 Fixtures & Fittings**

- ISI-marked sanitaryware and CP fittings
- Adequate plumbing arrangements as per villa layout

## **6. NOTES**

- All works will conform to relevant BIS standards
- Minor changes may occur based on site conditions and engineering requirements
- The specifications mentioned are general and may vary as per unit type and sanctioned drawing