

# GSM INFRATECH

REAL ESTATE DEVELOPERS & PROMOTERS

## PROJECT SPECIFICATION

### Project Details

Project Name: Bansuri Orchid – Residential Plots & Villas

Location: Mauza Kalwari, Shahganj, Agra

File No.: ADA/LD/24-25/1424

### 1. Development Work Specifications

#### 1.1 Road Network & Construction

Road Widths:

- 45.00 m wide Bodla–Bichpuri Road
- 12.00 m, 9.00 m & 7.50 m internal roads
- 3.00 m pedestrian pathway

Construction:

- 200 mm PQC (M-30)
- 150 mm DLC
- 150–200 mm GSB
- Kerbstones & covered drains

#### 1.2 Sewerage System & Municipal Disposal

- 200 mm diameter PVC sewer line
- RCC manholes & inspection chambers
- Full connectivity to Municipal Sewer Line

#### 1.3 Water Supply System

- 5 Nos. × 24 HP pumps
- HDPE/UPVC pipelines
- UGR with fire reserve

#### 1.4 Storm Water & Rainwater Harvesting

- RWH pits (1000 L capacity each)
- Gravel and sand filtration
- Complete storm water drainage network

#### 1.5 Electrical Infrastructure

Transformer Capacity:

- 2 Nos. × 400 kVA transformers (Total: 800 kVA)

Additional:

- LED street lighting
- Underground/ Overhead electrical cabling
- Earthing pits



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## 1.6 Solid Waste Management

- 3 Garbage Collection Centers (14.96, 20.96 & 15.00 sq.m)
- Segregated wet & dry waste bins

## 1.7 Parks & Open Green Areas

Park Area Required: 4,797.03 sq.m

Park Area Provided: 4,800.68 sq.m

Park 1: 2,543.87 sq.m

Park 2: 2,256.81 sq.m

Facilities: Landscaping, pathways, benches, lights, kids play area, trees

## 2. Villa Specifications

### 2.1 Structure

- RCC frame structure/ Load Bearing Structure
- 150–230 mm external walls
- 115 mm internal walls

### 2.2 Flooring

- Vitrified tiles in main areas
- Anti-skid tiles in kitchen, toilets and balconies

### 2.3 Doors & Windows

- Wooden
- Flush internal doors
- Aluminum/UPVC windows

### 2.4 Kitchen

- Granite countertop
- Stainless steel sink

### 2.5 Bathrooms

- ISI marked Sanitary wares
- Geyser & exhaust provision

### 2.6 Electrical

- Concealed copper wiring
- Modular switches
- AC and inverter wiring



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## 2.8 Plumbing


- CPVC internal piping
- UPVC external piping

## 3. Community & Support Facilities

- Club House: 315.68 sq.m
- Shops: 757.06, 581.81, 107.57 & 216.03 sq.m
- Public Toilet: 8.28 sq.m
- Garbage centers: 3 units
- Transformer Yard: 2 × 400 kVA

## 4. Project Summary

- Total Residential Plots: 158
- Net Land Area: 34,980.22 sq.m
- Complete township infrastructure with CC roads, water supply, sewer, RWH, electrical & commercial amenities

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