

# VATIKA BUILDCON PVT. LTD.

## PROJECT SPECIFICATION – ROYALE VILLAS

**Project Location:** PART OF KHASRA NO.- 155,156,157(PART) SITUATED ATMAUZA-CHAMAROU LI, DISTT-AGRA.

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

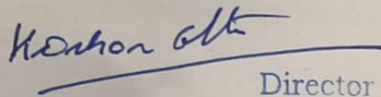
### 1. PROJECT INFORMATION

- **Project Name:** Royale Villas
- **Type:** Residential Villas & Plots
- **Site Location:** KHASRA NO.- 155,156,157(PART) SITUATED ATMAUZA-CHAMAROU LI,
- **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

For Vatika Buildcon Pvt. Ltd.

  
Director

Reg. Address : Shop No. S-1,S-2,S-3,S-4 Second Floor, Property No. 25,25A,25B,25C,25D  
Situ ated At G R Square, Kunj Nagar, Mauza Basai Mustkil, Fatehabad Road Agra-282001

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## 3. DEVELOPMENT WORKS

### 3.1 Roads

- **Internal Roads:**
  - Flexible Road
  - Width as per approved plan (12m , 10.67m)
- **Footpaths:**
  - Paver block footpaths (approx. 4" thickness)

### 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

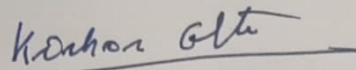
### 3.5 Rainwater Harvesting

- 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

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## 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

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*Kenhor Alta*

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## 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

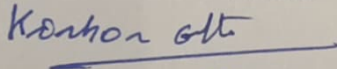
## 6. NOTES

- 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

For

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