



Ref. No.....

Dated.....

PROJECT SPECIFICATION

PROJECT : MADHWAS EMPYREAN

**Site at :GATANO.404PART,MAUZARAJIVNAGAR,MAUZAASADPUR QYAM
PER. & TER KOIL.,ALIGARH.**

1. General

The project shall be developed strictly in accordance with the approved layout plans, building plans, specifications, and conditions stipulated by the Competent Authority. All works shall comply with applicable National Building Code (NBC), local by-laws, environmental norms, and relevant IS codes.

2. Land Details

- Nature of land: Residential

3. Structural System

- Foundation: RCC foundation designed as per soil investigation report
- Superstructure: Reinforced Cement Concrete (RCC) framed structure
- Design standards: IS 456, IS 875, IS 1893 and other applicable IS codes
- Earthquake resistance: Designed for Seismic Zone as applicable to the project location

4. Walls and Masonry

- External walls: Brick masonry
- Internal partition walls: Brick masonry
- Mortar: Cement sand mortar of appropriate grade

5. Flooring

- Living / Dining / Bedrooms: Vitrified tiles
- Kitchen: Anti-skid ceramic tiles
- Toilets: Anti-skid ceramic tiles
- Balconies / Utility areas: Anti-skid ceramic tiles
- Staircases and common areas: Granite / Kota stone / vitrified tiles



Ref. No.

Dated.

6. Doors and Windows

- Main door: Hardwood / Engineered door with decorative finish
- Internal doors: Flush doors / Panel doors
- Door frames: Hardwood / RCC / Steel frames
- Windows: Aluminium / uPVC sliding windows
- Glazing: Clear glass / Toughened glass where required

7. Plaster and Finishes

- Internal walls: Cement plaster with putty finish
- External walls: Weather-proof exterior paint
- Ceiling: Cement plaster / POP finish

8. Painting

- Internal: Plastic emulsion paint
- External: Weather-resistant exterior paint
- Metal surfaces: Enamel paint

9. Kitchen

- Counter: Granite / equivalent stone with stainless steel sink
- Provision for: Water purifier and exhaust fan
- Wall tiles: Ceramic tiles up to 2 feet above counter

10. Toilets

- Sanitary fixtures: Branded white sanitary ware
- CP fittings: Branded chrome-plated fittings
- Wall tiles: Ceramic tiles up to door height
- Exhaust fan provision

11. Electrical Works

- Concealed copper wiring
- Modular switches
- Adequate power and light points
- Provision for AC in bedrooms and living area



Ref. No.

Dated.

- Power backup for common areas (as applicable)

12. Plumbing and Sanitation

- Water supply: CPVC / UPVC piping
- Sanitary piping: UPVC
- Overhead and underground water tanks
- Provision for rainwater harvesting

13. Fire Safety

- Fire-fighting system as per NBC norms
- Fire extinguishers in common areas
- Fire staircases and emergency exits as per approved plans

14. Elevators

- Lifts of reputed make (where applicable)
- Automatic passenger elevators

15. Common Areas

- Lobbies and corridors finished with vitrified tiles / granite
- Staircase with handrails
- Adequate lighting and ventilation

16. External Development

- Internal roads and pathways: As per approved layout
- Landscaping and green areas: As per sanctioned plan
- Boundary wall and entrance gate
- Street lighting: LED street lights as per layout
- Sewage treatment plant (STP): Provided as per norms

16A. Capacities and Dimensions of Development Works (Indicative)

Water Supply System

- Underground Water Tank (UGT): Capacity – 30 KL
- Overhead Water Tank (OHT): Capacity – 30 KL



Ref. No.....

Dated.....

- Domestic water pumps: Capacity – 3 HP
- **Fire Fighting System**
 - Fire water tank (UGT/OHT): Capacity – 30 KL
 - Fire pumps (Main/Jockey/Standby): Capacity – 50 HP each
 - Fire hydrant network: As per NBC norms
- **Sewage and Wastewater Management**
 - Sewage Treatment Plant (STP): Capacity – 40 KLD
 - Treated water reuse: For flushing / gardening
- **Electrical Infrastructure**
 - Transformer capacity: 350kVA (if applicable)
 - DG backup: 62.5 kVA for common areas (as applicable)
- **Roads and Circulation**
 - Internal road width: 8 meters (minimum)
 - Footpath width: 2 meters (where provided)
- **Street Lighting**
 - Street light pole height: 3.5 meters
 - Spacing between poles: 5 meters (approx.)
- **Rainwater Harvesting**
 - Number of recharge pits: 1 No.
 - Size of each pit: 4 m × 4 m × 5 m

17. Safety and Security

- CCTV surveillance in common areas (as applicable)
- Intercom / door phone provision (if proposed)
- CCTV surveillance in common areas (as applicable)
- Intercom / door phone provision (if proposed)

18. Sustainability Measures

- Rainwater harvesting system



Buoyant Buildtech Pvt. Ltd.

214, IInd Floor,
Alig Corporate Plaza,
Marris Road, Aligarh - 202001
Mob. : 8171781111, 9105000409
Ph. : 0571-3555972
e-mail : info@buoyantbuildtech.com
Website : www.buoyantbuildtech.com

Ref. No.....

Dated.....

- Energy-efficient lighting in common areas
- Waste management provisions

For Buoyant Buildtech Pvt. Ltd.


Managing Director