

Shop No.: G-1 & G-2 Ground Floor, Block-E-11/8. Prateek Centre, Sanjay Place, Agra-2

PROJECT SPECIFICATION - KANHA HOMES

Date :

Ref. No. **Project Location:**

Khasra No. 48, Mauza Patholi, Shahganj Ward, District Agra

Project Type:

Affordable Residential Plotted Development

1. PROJECT INFORMATION

Project Name: Kanha Homes

Type: Plotted Development

No. of Residential Plots - 45

Sector Shopping - 1 (203.19 Sq.m)

Convenient Shop - 1 (73.59 Sqm)

Kiosk - 1 (36.039 Sqm)

Site Location:

Part of Khasra No. 48, Mauza Patholi, Shahganj Ward, District Agra.

Accessibility:

- Connected through existing motorable road
- Easy access to nearby residential and commercial areas

Project Layout:

- Properly demarcated residential plots as per sanctioned layout plan
- Provision of internal roads, drainage network, sewer system and water supply
- Adequate open space and park area provided
- Common infrastructure planned for overall development

Total Residential Plots:

45 As per approved layout plan.

2. SITE ACCESS & INFRASTRUCTURE

Access Road

The project is connected through an existing motorable access road providing entry to the site.

For Shri Giriraj Infra Planner LLP



Authorised Partner

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Compound Wall

Ref No.: Boundary wall around the project perimeter.

Date :

- Height approx. **6 to 8 feet**.
- Constructed using brick masonry with plaster finish.

Entrance Gate

- Main entry gate provided for controlled access.
- Security cabin provision near entrance.

3. DEVELOPMENT WORKS

3.1 Roads

Internal roads will be constructed as **Rigid pavement roads**.

Typical Road Construction Layers:

- Compacted subgrade
- Granular Sub Base (GSB)
- CC- Layer

Road Widths

- 12 m wide internal road
- 9 m / 7.5 m secondary internal roads
- 6 m internal streets

Footpaths

- Paver block footpaths along selected road stretches
- Approximate thickness: **80-100 mm**

3.2 Drainage System

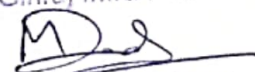
Storm water drainage system will be provided along internal roads.

- Lined open / covered drains
- Brick masonry or RCC drains
- Precast RCC drain covers provided at necessary locations
- Designed to safely carry storm water flow

3.3 Sewerage System

- Underground sewer network provided throughout the project
- Sewer connection provided up to each plot boundary
- Manholes provided at regular intervals for inspection and maintenance
- System designed as per engineering standards.
- Capacity of STP : 40 KLD

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3.4 Water Supply

Ref. No. Water-supply system will include:

Date :

- Underground water storage tank of capacity : >75000 l
- Pumping arrangement with Pump of Capacity : 3 Pumps of 3 HP
- Distribution pipeline network

Pipe Details

- Main distribution line: approx. 100 mm dia
- Plot connection line: approx. 25 mm dia

Water supply will be provided up to the **plot boundary point**.

3.5 Rainwater Harvesting

Rainwater harvesting pits will be constructed within the project.

Purpose:

- Recharge groundwater
- Reduce storm water runoff
- Improve local water table
- Capacity of RWH : 10000 L

Design will follow **standard recharge pit design**.

3.6 Electrification

Electrical infrastructure will include:

- Underground or overhead distribution system
- ISI-marked copper wiring and accessories
- Transformer of Capacity : 100kVA
- Common area lighting network

3.7 Solid Waste Management

Provision of **Dalab Ghar / waste collection point** for temporary solid waste storage.

Waste disposal will be managed through local municipal system.

3.8 Street Lighting

Street lighting will be installed along internal roads.

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- Ref. No.:..... Pole-mounted LED street lights
- Energy efficient luminaires
 - Adequate spacing for proper illumination

Date :

4. COMMON FACILITIES

Common amenities within the project include:

- Landscaped green park area
- Internal road network
- Drainage and sewer infrastructure
- Water supply system
- Street lighting network
- Solid waste collection facility

5. PLOT DEVELOPMENT PROVISIONS

Each plot will be provided with the following basic infrastructure:

- Road access
- Water supply point near plot boundary
- Sewer connection provision
- Drainage network connectivity
- Electricity distribution provision

Plots will be **clearly demarcated as per approved layout plan.**

6. NOTES

- All construction works will conform to relevant **BIS / IS standards.**
- Minor changes may occur based on **site conditions or engineering requirements.**
- The specifications mentioned above are **general development specifications for the project infrastructure.**
- Development works will be executed in accordance with **approved plans and applicable regulations.**

For Shri Giriraj Infra Planner LLP

For


Giriraj Infraplanner LLP
(Promoter)

Authorised Partner