

PROJECT SPECIFICATION OF Krishna Villas

**Khasra No. 158A and 158B in Dehtora, Muauza
Mohhamadpur & Demerged Land C-2, Shastripuram
Yojna, AGRA UTTAR-PRADESH**

1. PROJECT INFORMATION

a. Project Name: KRISHNA VALLEY

Project type: - RESIDENTIAL (Plots and Villas)



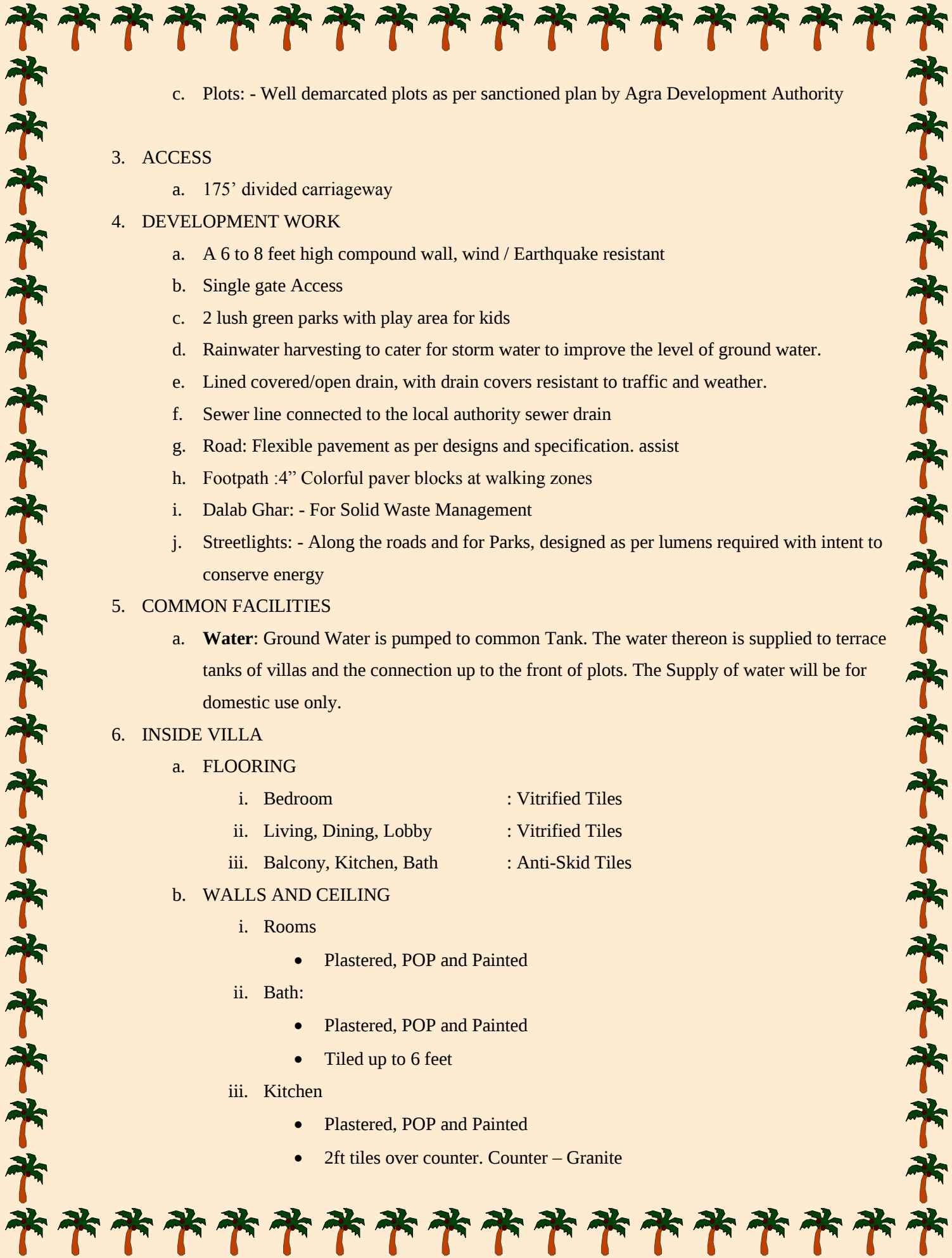
b. Within 1 Km: -

- i. Carchit Properties
- ii. Opposite EPIP
- iii. Shastipuram X-ing 1.5 Km

c. Project Coordinator: Rakesh Kohli, Mobile No. 9319105376 Email: againfraplanners@gmail.com

2. Villa & Plot

- a. G+1 Load Bearing Structures of Villa, Elegant and ventilated designs.
- b. 28 units are being developed as Villa at the start of project. Rest will/may be added-on in future

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- c. Plots: - Well demarcated plots as per sanctioned plan by Agra Development Authority

3. ACCESS

- a. 175' divided carriageway

4. DEVELOPMENT WORK

- a. A 6 to 8 feet high compound wall, wind / Earthquake resistant
- b. Single gate Access
- c. 2 lush green parks with play area for kids
- d. Rainwater harvesting to cater for storm water to improve the level of ground water.
- e. Lined covered/open drain, with drain covers resistant to traffic and weather.
- f. Sewer line connected to the local authority sewer drain
- g. Road: Flexible pavement as per designs and specification. assist
- h. Footpath :4" Colorful paver blocks at walking zones
- i. Dalab Ghar: - For Solid Waste Management
- j. Streetlights: - Along the roads and for Parks, designed as per lumens required with intent to conserve energy

5. COMMON FACILITIES

- a. **Water:** Ground Water is pumped to common Tank. The water thereon is supplied to terrace tanks of villas and the connection up to the front of plots. The Supply of water will be for domestic use only.

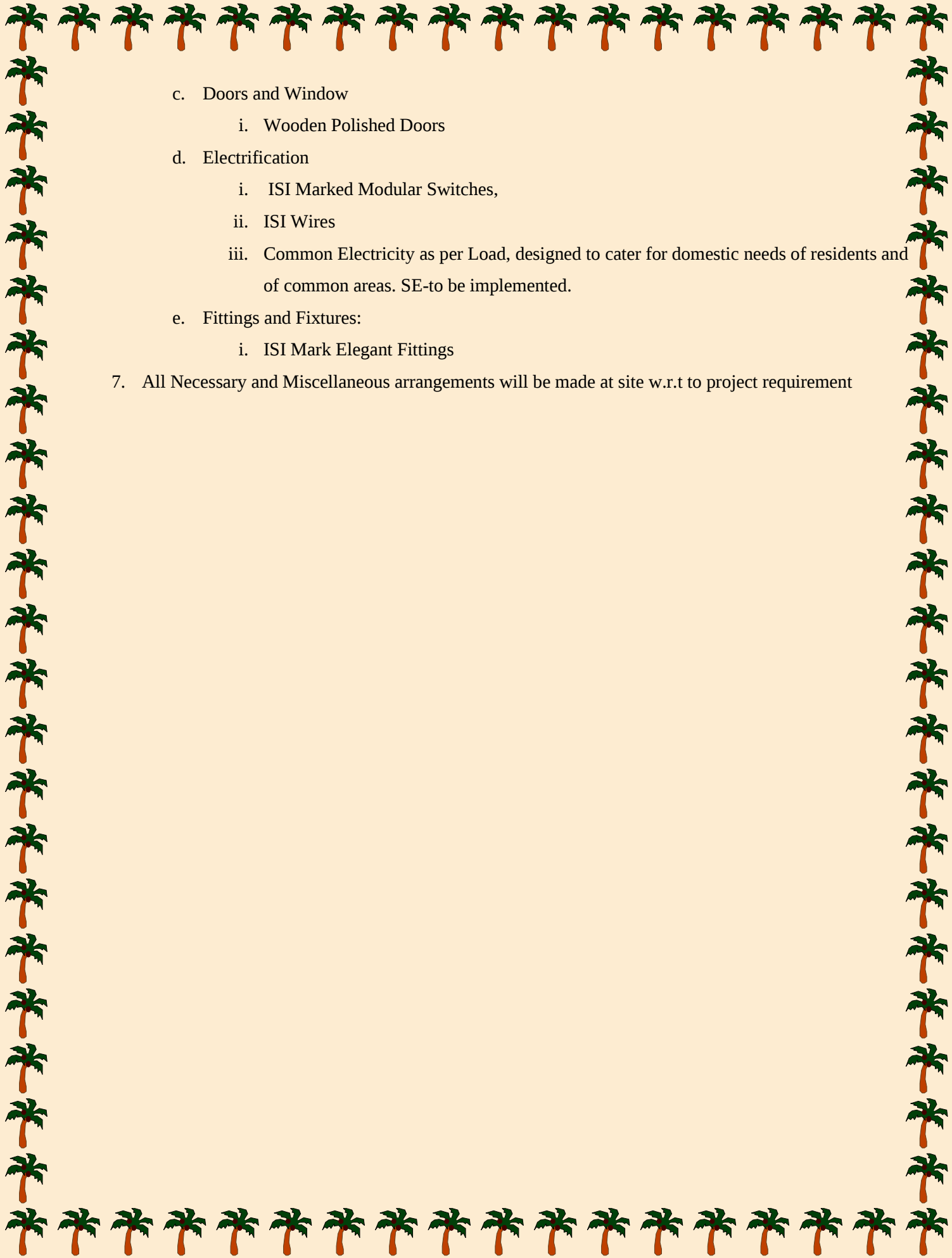
6. INSIDE VILLA

a. FLOORING

- i. Bedroom : Vitrified Tiles
- ii. Living, Dining, Lobby : Vitrified Tiles
- iii. Balcony, Kitchen, Bath : Anti-Skid Tiles

b. WALLS AND CEILING

- i. Rooms
 - Plastered, POP and Painted
- ii. Bath:
 - Plastered, POP and Painted
 - Tiled up to 6 feet
- iii. Kitchen
 - Plastered, POP and Painted
 - 2ft tiles over counter. Counter – Granite

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- A decorative border of palm trees surrounds the text. The border consists of a single row of palm trees along the top and bottom edges, and two vertical columns of palm trees along the left and right edges. Each palm tree is green with a brown trunk.
- c. Doors and Window
 - i. Wooden Polished Doors
 - d. Electrification
 - i. ISI Marked Modular Switches,
 - ii. ISI Wires
 - iii. Common Electricity as per Load, designed to cater for domestic needs of residents and of common areas. SE-to be implemented.
 - e. Fittings and Fixtures:
 - i. ISI Mark Elegant Fittings
7. All Necessary and Miscellaneous arrangements will be made at site w.r.t to project requirement