



PROJECT SPECIFICATIONS FOR VARUN VIHAR YOJNA KAILASH KHAND

Demarcation of Plots

The demarcation of plots will be undertaken after the completion of all development works, including the construction of roads, drainage systems, water supply networks, sewerage infrastructure, and other essential amenities. Upon completion of the development activities, the plot boundaries will be clearly marked and demarcated in accordance with the approved layout plan to ensure proper identification, allocation, and utilization of individual plots.

Boundary Wall

No Boundary Wall is proposed.

Road Work

The road infrastructure within the project shall be developed in accordance with the sanctioned layout plan. The construction methodology includes earth filling, preparation of subgrade. The proposed road hierarchy comprises 30 m, 18 m, 12 m, and 9 m wide roads, ensuring smooth vehicular movement and efficient connectivity across the project area. Adequate pedestrian pathways have been incorporated along the road network to promote safe and convenient movement of residents and visitors.

Footpaths

Footpaths shall be developed with interlocking concrete paver blocks and will vary from 2.0 m to 4.0 m in width depending on the road hierarchy. Utility services such as electrical and communication lines shall be routed through the footpath corridor for efficient maintenance and management.

Water Supply Including Drinking Water Facilities

Water supply for the project shall be sourced through borewells, supported by Underground Water Tanks (UGTs) and Overhead Water Tanks (OHTs) for storage and

distribution. The water demand has been estimated based on a per capita consumption of 135 litres per day, with a total projected requirement of approximately 3,200 KLD. The water distribution network shall comprise pipelines ranging from 100 mm to 450 mm diameter, designed to meet the varying demand across different sectors of the township.

Sewer System

A comprehensive sewerage network shall be provided to efficiently collect and convey wastewater generated within the township. The sewerage system shall consist of RCC NP3 pipes with diameters ranging from 150 mm to 1000 mm, designed in accordance with the projected population and sewage load. Adequately spaced manholes and inspection chambers shall be provided throughout the network to ensure smooth operation and maintenance.

Drain

A 300 mm wide kerb channel drain is proposed along the roads to facilitate efficient collection of storm-water runoff. The drainage system shall be connected to the main underground storm-water drainage network, ensuring proper disposal of surface water and preventing water-logging within the township.

Parks

Parks shall be developed as per the sanctioned layout plan and designed as attractive recreational spaces for residents of all age groups. The parks shall include landscaped lawns, avenue plantations, ornamental shrubs, children's play areas, paved walking and jogging pathways, seating arrangements, open green spaces, and other amenities to promote community interaction, recreation, and a healthy lifestyle. Adequate lighting and landscaping features shall be incorporated to enhance safety, usability, and aesthetic appeal. To ensure security and proper maintenance, the parks shall be enclosed with a boundary consisting of a 1200 mm high masonry wall topped with a 600 mm high decorative grill, as per the approved design.

Tree Planting

Landscaping and tree plantation are proposed along roads, green belts, and within parks to enhance the township's aesthetic appeal, improve environmental quality, and create a sustainable and pleasant living environment for residents.

Design For Electric Supply Including Street Lighting

Electrical infrastructure, including street lighting along all roads, shall be developed to ensure adequate illumination, safety, and convenience for residents. The power requirement of the project shall be met through the proposed 33/11 kV Substation at Kailash Khand, which will serve both Kailash Khand and Kashi Khand. The distribution network has been planned to provide a reliable and efficient power supply throughout the development.

Treatment and Disposal System of Sewage and Sullage water

A Sewage Treatment Plant (STP) with an area of approximately 9,980 sq.m. (0.998 hectare) is proposed in Kashi Khand to cater to the wastewater treatment requirements of both Kailash Khand and Kashi Khand. The proposed STP shall have an initial treatment capacity of 20 MLD, with provision for future expansion up to 50 MLD. Adequate land has been earmarked to allow expansion of the STP site up to 2.5 hectares in future phases, ensuring that the wastewater treatment infrastructure can meet the long-term requirements of the township. The treated wastewater shall be reused for landscaping, horticulture, green belt irrigation, and other non-potable applications, promoting sustainable water management and conservation of freshwater resources.

Solid Waste Collection and Final Disposal

A comprehensive solid waste management system will be implemented to ensure a clean and hygienic environment within the project area. The solid waste generated by the projected population of 28,130 people in KailashaKand and Kashi Kand is estimated to be approximately 14.065 metric tons per day (TPD). Waste generated from residential, commercial, and common areas will be collected through an organized collection system and transported to designated municipal facilities. The collected waste will be processed and disposed of at authorized municipal disposal sites or treatment plants in accordance with applicable environmental regulations and municipal guidelines, ensuring effective waste management, environmental protection, and public health safety.

Water Conservation System

Rainwater harvesting pits shall be provided within designated parks to promote groundwater recharge and sustainable stormwater management. Each harvesting pit shall have a size of 8 m × 4 m × 4 m and shall be filled with suitable filtration media comprising boulders, gravel, and coarse sand to ensure effective percolation and filtration of rainwater.

Energy Management System Including Use of Renewable Energy

An energy-efficient street lighting system shall be implemented throughout the township using LED luminaires with low power consumption and high illumination efficiency. Sensor-based controls shall be incorporated to automatically operate street lights during low-light conditions and switch them off during daylight hours, thereby reducing energy consumption and promoting sustainable urban infrastructure.

Social Infrastructure and Other Public Amenities Including Public Health Services

The sanctioned layout incorporates adequate provisions for social infrastructure and public amenities, including community facilities, educational and recreational spaces, healthcare-related facilities, utility services, and other supporting infrastructure to meet the needs of the residents and ensure a well-planned urban environment.



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