

PROJECT SPECIFICATION OF Bhawna City Phase-2

**Located on Parts of Khasra No. 148, 152/1, 171(P) & 152/2
at Mauja Mohhamadpur, Lohamandi Ward, Agra**

1. PROJECT INFORMATION

a. Project Name: Bhawna City

Project type: - RESIDENTIAL



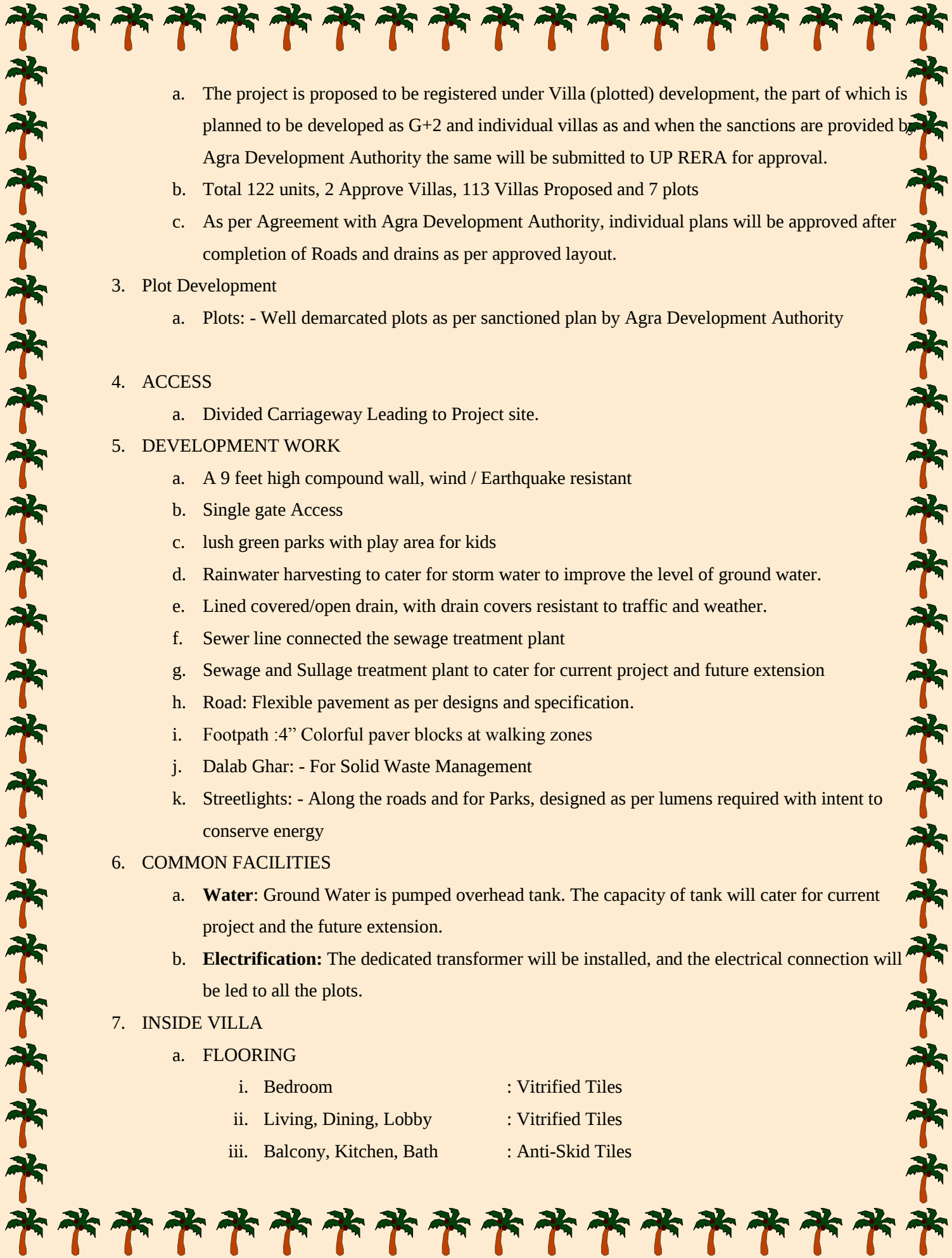
b. Within 1 Km: -

i. Gayatri Public School

ii. Delhi Public School

c. Project Coordinator: Ashish Kumar, Mobile No. 8449900031 Email: bsbaghel123@gmail.com

2. Project Sanction: The Project is Approved by Agra Development Authority under sanctioned map No. Plotted Resi development / Plotted Housing/01081/ADA/LD/20-21/1127/27032021, sanctioned on 20th Dec 2021 with validity of 5 years.

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- a. The project is proposed to be registered under Villa (plotted) development, the part of which is planned to be developed as G+2 and individual villas as and when the sanctions are provided by Agra Development Authority the same will be submitted to UP RERA for approval.
 - b. Total 122 units, 2 Approve Villas, 113 Villas Proposed and 7 plots
 - c. As per Agreement with Agra Development Authority, individual plans will be approved after completion of Roads and drains as per approved layout.
 3. Plot Development
 - a. Plots: - Well demarcated plots as per sanctioned plan by Agra Development Authority
 4. ACCESS
 - a. Divided Carriageway Leading to Project site.
 5. DEVELOPMENT WORK
 - a. A 9 feet high compound wall, wind / Earthquake resistant
 - b. Single gate Access
 - c. 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 the sewage treatment plant
 - g. Sewage and Sullage treatment plant to cater for current project and future extension
 - h. Road: Flexible pavement as per designs and specification.
 - i. Footpath :4" Colorful paver blocks at walking zones
 - j. Dalab Ghar: - For Solid Waste Management
 - k. Streetlights: - Along the roads and for Parks, designed as per lumens required with intent to conserve energy
 6. COMMON FACILITIES
 - a. **Water:** Ground Water is pumped overhead tank. The capacity of tank will cater for current project and the future extension.
 - b. **Electrification:** The dedicated transformer will be installed, and the electrical connection will be led to all the plots.
 7. 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

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

8. All Necessary and Miscellaneous arrangements will be made at site w.r.t to project requirement

Note: The above specification may change in discussion with Allottee.

Bhawna Housing Pvt. Limited

7/37, Jawahar Nagar,

Bye Pass Road, Agra -282002