PROJECT SPECIFICATIONS – DEVELOPMENT WORKS

1. General

The project comprises development of a **residential plotted colony** including internal roads, drainage, sewerage, water supply, electrification, landscaping, and allied infrastructure works, as per the **approved/revised layout plan** and applicable local development regulations.

All works shall be executed in accordance with approved drawings, technical specifications, and directions of the Engineer-in-Charge.

2. Site Development & Earthwork

- Clearing and grubbing of site including removal of vegetation, debris, and unsuitable material.
- Site leveling and grading to achieve required formation levels as per layout and road profiles.
- Cutting and filling to be carried out with proper compaction in layers.
- Disposal of surplus excavated material at approved locations.
- Finished ground levels shall ensure proper drainage and no water stagnation.

3. Roads & Pavements

3.1 Internal Roads

- Roads laid as per approved road hierarchy and widths shown in layout.
- Typical pavement composition:
  - **Compacted sub-grade** with minimum CBR as per design.
  - **Granular Sub Base (GSB)** in layers, compacted to required density.
  - **Wet Mix Macadam (WMM)** / base course.
  - **Cement Concrete Road (PQC/RCC)** or **Bituminous layers**, as approved.

3.2 Kerbs & Shoulders

- Precast or cast-in-situ concrete kerbs along roads.
- Earthen or paved shoulders where required.

4. Storm Water Drainage

- Surface drainage system designed to safely carry runoff from roads and open areas.

- Proper slope, catch pits, and outfall connections provided.
- Gratings and covers to be heavy-duty and traffic-worthy.

5. Sewerage System

- Underground sewer network laid as per approved sewer layout.
- RCC / PVC pipes conforming to IS standards.
- Manholes at required intervals with RCC covers.
- Sewer network connected to **STP / Municipal sewer** as approved.
- Proper slope and testing for leakage before commissioning.

6. Water Supply System

- Underground water distribution network for plots and common facilities.
- HDPE / PVC pipes conforming to IS standards.
- Valves, chambers, and fittings provided at required locations.
- Connection to overhead tank / municipal supply as approved.
- Testing for pressure and leakage prior to commissioning.

7. Electrical Works & Street Lighting

- Street lighting poles installed along roads at approved spacing.
- LED street light fixtures with energy-efficient luminaires.
- Power supply from approved transformer capacity.

8. Parks, Open Spaces & Landscaping

- Development of parks and green areas as marked in layout.
- Earth filling, fine grading, and lawn development.
- Plantation of trees, shrubs, and ground cover.
- Walking paths, seating, and basic park amenities where specified.
- Provision for irrigation and maintenance.

9. Boundary & Security (If Applicable)

- Peripheral boundary wall / fencing as per approved drawings.
- Entry gate(s) with security cabin if specified.
- Signage and plot demarcation markers.

10. Plot Development

- Demarcation of individual plots with permanent markers.
- Access provided from internal roads.

11. Quality Control

- All materials shall be tested as per relevant IS Codes.
- Compaction tests, concrete cube tests, and pipe tests shall be conducted.

12. Safety & Environmental Measures

- All construction activities to follow safety norms.
- Dust suppression and waste management during construction.
- No obstruction to natural drainage.
- Compliance with local environmental regulations.