

# **PROJECT SPECIFICATION OF Rajdarbar Spaces Phase-3 AT KHASARA NO-83,89 MAUZA CHAUHATANA AGRA**

## **1. PROJECT INFORMATION**

- a. Project Name: Raj Darbar Spaces Phase-3  
Project type: - RESIDENTIAL (Plots and Villas)
- b. Within 1 Km: -
  - i. Bichpuri Railway Station
  - ii. Multiple Schools
  - iii. 12m Wide Access Road

c. Project Coordinator:

## **2. Villa & Plot**

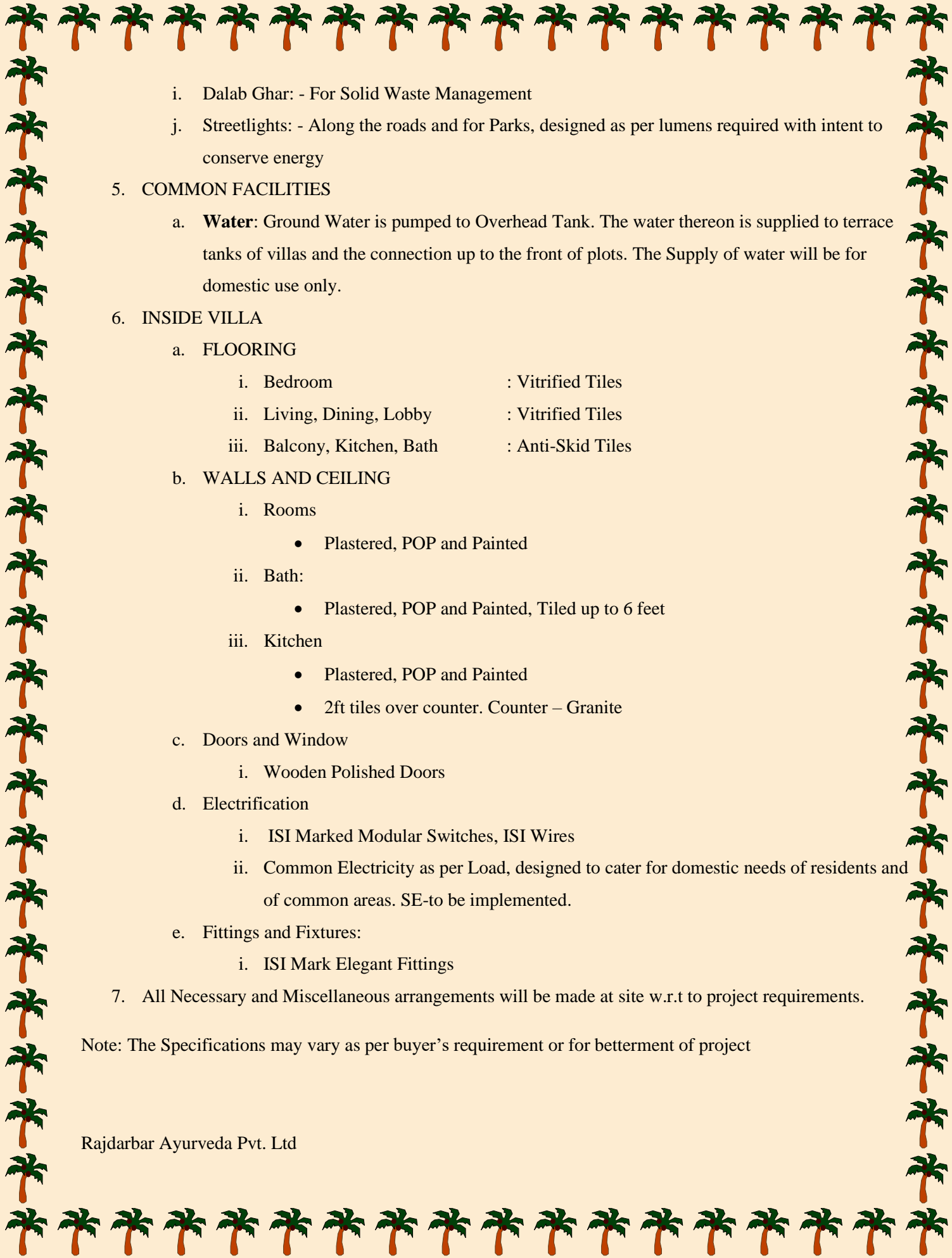
- a. Load Bearing Structures of Villa, Elegant and ventilated designs.
- b. The proposed 10 units are being developed as Villa at the start of the project. Additional Villas/Residential units may be added in future to be added in future.
- c. Plots: - Well demarcated plots as per sanctioned plan by Agra Development Authority

## **3. ACCESS**

- a. 12m wide carriageway

## **4. DEVELOPMENT WORK**

- a. A 6 to 8 feet high compound wall, wind / Earthquake resistant
- b. Single gate Access
- c. lush green parks with play area for kids
- d. Rainwater harvesting caters 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 STP.
- g. Road: 7.5 and 9m wide road.
- h. Footpath :4" Colorful paver blocks at walking zones

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- 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 Overhead 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

##### c. Doors and Window

- i. Wooden Polished Doors

##### d. Electrification

- i. ISI Marked Modular Switches, ISI Wires
- ii. 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 requirements.

Note: The Specifications may vary as per buyer's requirement or for betterment of project

Rajdarbar Ayurveda Pvt. Ltd