

PROJECT SPECIFICATION AND DETAILS

PROJECT NAME: INDUS VALLEY

ADDRESS OF PROJECT: SITUATED ON KH.NO. 262/1 , NAGLA AK-KHE, MAUZA PATHOLI, AGRA.

PROMOTER: INDUS BUILDZONE PRIVATE LIMITED

PERMIT NO.: Plotted Resi development / Plotted Housing/03839/ADA/LD/22-23/1231/27122022.Dated:
25-11-2023

PROJECT TYPE: RESIDENTIAL

PROJECT SPECIFICATION

The brief of activities and the corresponding specification to be developed in the project are tabulated below.

Sr. No	Activity	Description
1	Demarcation of Plots	The plots will be demarcated as per the approved layout. The exact demarcations will be followed for the development of roads, Parking and parks as per the approved map. The alignment of the (Villa) will be same as approved.
2	Boundary Wall	Boundary wall up to 2.43 meter. height on the four sides of the plot shall be provided with 230 mm high brick and plaster wall.
3	Roads	The roads will be developed to the width as per approved map. The wearing course as approved by the engineer will be laid over the compacted granular layer. The compaction of subgrade with specified earth will be done. Paver Block
4	Footpath	Footpaths will be of all-black interlocking pavers.
5	Water Supply Including Drinking Water Facilities	The potable ground water as approved by ADA will be pumped and stored before being supplied to each individual unit and the necessary locations of the project such a park and Satsang Hall.
6	Sewer System	The main sewer line has been designed as per norms and partially lay on the roadside. The sewer will be collected through a soil pipeline arrangement, and bends and inspection chambers leading to the stage water treatment plant (STP) of the Project. The pipe size will be as per design and norms
7	Drain	An underground system using the uPVC (SN-4) and masonry chambers sewer pipes. Rainwater shall be collected in drains having a minimum width of 150mm connected to the underground cement concrete pipeline.
8	Parks	Lush green big park (Total area- 669.86 sq. mtr.) will be provided and maintained. The parks will have facilities as sitting area.
9	Tree Planting	The tree planting has been designed as per authority guidelines/ approved drawings. The trees will be planted at all suitable locations of the project and along the boundary walls. The tree selection, flora, and vegetation shall be as per the climatic

		conditions. Trees will be planted in a manner to ensure that there is no hindrance in the services/usage of the Project.
10	Design For Electric Supply Including Street Lighting	The design has been done as per UP electricity board guidelines and shall be provided with the necessary switch gear etc. for distributing the electricity at LT voltage. Electricity supply will be from Dakshinanchal Electricity Board.
11	Community Buildings	N.A
12	Treatment and Disposal System of Sewage and Sullage water	300 KLD STP as per norms shall be provided.
13	Solid Waste Management and Disposal System	Solid waste is to be collected from individual units and stored in the garbage room. The garbage collection center of 15sq.m will be constructed as per approval
14	Water Conservation System	Rainwater system to be provided through 1 no. of rainwater harvesting pits of size 100 KHL each.
15	Energy Management System Including Use of Renewable Energy	Not Applicable
16	Fire Protection and Fire Safety System	Not Applicable
17	Social Infrastructure and Other Public Amenities Including Public Health Services	Not Applicable
18	Emergency Evacuation Services	Not Applicable
19	Other Miscellaneous Work	As per project requirements

SPECIFICATIONS	FOR VILLAS
STRUCTURE	
Foundation	R.C.C. framed structure with DPC & earthquake resistance.
Superstructure	Brick work in cement mortar 1:6 with first class bricks . 9" AND 4.5" INCH WALLS
Roof	Beam/ Slab/ Columns in R.C.C. M-20 mix

TOILETS/ BATHROOMS/ WC	
Flooring	Anti-skied ceramic/ vitrified tiles
Doors	Wooden frames, phenol bonded flush door of good quality.
Windows/ Ventilator	Wood frames, wooden glazed shutters with 4mm thick sheet glass
Fixtures and Fittings	Branded sanitary ware and CP fittings.
Walls	Tiles cladding up to height of 2.1m
LIVING ROOM/ BDROOMS	
Flooring	Tiled
Doors	Granite Framed.
Windows	Wooden frames, phenol bonded flush door of good quality.
KITCHEN	
Flooring	Wood frames, wooden glazed shutters with 4mm thick sheet glass.
Doors	Internal and external finish with good quality paint.
Windows	
Walls	Tiled
Sink	Granite Frame Vitrified tiles
OTHER	
Electrical	Wooden frames, phenol bonded flush door of good quality.
Staircase	Wood frames, wooden glazed shutters with 4mm thick sheet glass. Ceramic tiles 0.6m above counter rest in good quality paint. Stainless steel sink. Copper wiring in concealed conduits of standard quality. Stairs finished with granite stone with stainless steel railing.

Note: The minor Changes in specification for the betterment of project and basis availability of material may happen.