



LANDSCAPE PLAN

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Development Work Plan and Project Specifications **“MADHAVAM” Residential Plotted Development Project** **Village Bhovapur, Ghaziabad, Uttar Pradesh**

I, **Shobhit Kansal**, Registered Engineer, have undertaken the assignment as Engineer for the project namely “**MADHAVAM**”, being developed by **M/s Earthwaves Developers Pvt. Ltd.** on land admeasuring **15,988.60 Sq.m.**, situated at **Khasra No. 385M & 386M, Village Bhovapur, Pargana Jalalabad, Tehsil & District Ghaziabad, Uttar Pradesh.**

The project comprises a residential plotted development consisting of **89 residential plots, one commercial plot and associated common infrastructure facilities**, proposed in accordance with the applicable regulations and development control norms of the **Ghaziabad Development Authority** and other competent authorities.

Based on the approved layout plan, project drawings, technical information furnished by the promoter and site inspections carried out during the course of assessment, the following specifications are proposed for various development works and common infrastructure facilities to be provided within the project.

1. Roads & Pavements

The internal road network comprises 9.00 m and 12.00 m wide roads planned for smooth vehicular circulation within the plotted development.

Roads shall be developed with suitable compacted subgrade, granular sub-base and base course layers. The finished road surface shall consist of 80 mm thick M-30 grade interlocking concrete paver blocks.

Road shoulders and pedestrian movement areas shall also be developed using interlocking pavers wherever required.

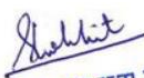
Road safety infrastructure shall include:

- Kerb stones
- Road signage
- Directional markings
- Speed calming measures as required

The road network shall be integrated with storm water drainage provisions for proper surface runoff management.

2. Water Supply System

The project shall be provided with an underground potable water distribution network designed to cater to the residential and commercial plots.


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Water infrastructure shall comprise:

- Underground Water Storage Tank (UGT) of approximately 100 KL capacity
- Distribution network through HDPE/PVC pipelines
- Pumping arrangement for maintaining adequate pressure
- Valves, chambers and associated fittings

The system shall be designed to meet the water demand of approximately 89 residential plots along with common facilities.

3. Sewerage System

A dedicated underground sewerage network shall be developed throughout the project.

The system shall include:

- Underground sewer lines
- Inspection chambers/manholes
- House connection provisions
- Gravity-based sewer network
- RCC/UPVC sewer pipes of suitable diameters

The network shall convey sewage to the central treatment facility.

4. Sewage Treatment Plant (STP)

An STP of approximately 80 KLD capacity shall be developed within the project.

The STP shall comprise:

- Collection chamber
- Equalization tank
- Biological treatment system
- Clarification arrangement
- Sludge handling system
- Treated water reuse arrangement

Treated water shall be utilized for landscaping and horticulture purposes wherever feasible.

5. Storm Water Drainage

The project shall be provided with a storm water drainage network to facilitate efficient disposal of surface runoff.

The system shall include:

- RCC/brick masonry drains
- Catch pits and collection chambers
- Adequate longitudinal slope
- Discharge arrangements connected to approved drainage systems

The drainage network shall prevent waterlogging during monsoon conditions.

6. Rain Water Harvesting

Rainwater harvesting facilities shall be developed within the project.

The system shall include:

- Recharge pits
- Filter media
- Collection arrangements
- Groundwater recharge facilities

Storm water runoff from roads, landscaped areas and other surfaces shall be directed towards recharge structures.

7. Electrical Infrastructure

The project shall be provided with an underground electrical distribution system.

The electrical infrastructure shall include:

- Electrical Substation / ESS
- Control panels
- Meter room
- Underground power cabling
- Service connection provisions
- Street lighting network

Provision for future telecom and internet services shall be kept wherever feasible.

8. Street Lighting

The project shall be provided with decorative and energy-efficient LED street lighting.

The system shall include:

- Approximately 50 street light poles
- Underground cabling
- Pole foundations
- Control panels
- Timer/automatic switching arrangements

Adequate illumination levels shall be maintained across roads and common areas.

9. Landscaping & Green Development

Green areas and landscaped zones shall be developed in accordance with approved layout plans.

The landscaping scope shall include:

- Tree plantation
- Lawn development
- Ornamental planting
- Landscape features
- Walkways and seating areas

Special landscaping shall also be undertaken in the HT corridor green area.

10. Community Facilities

A community building of approximately 187 sqm built-up area shall be developed within the project.

The facility shall comprise:

- Multipurpose/banquet hall
- Gymnasium
- Children's activity area
- Conference/meeting room
- Washroom facilities
- Associated circulation spaces

The facility shall be developed with premium quality finishes.

11. Entrance Plaza & Security Infrastructure

The project shall include a premium entrance plaza designed as a landmark feature of the development.

The entrance infrastructure shall comprise:

- Main entry/exit gate
- Guard room
- Security control area
- Architectural façade treatment
- Water feature
- Stone cladding and landscape elements

The project shall also be provided with CCTV-based security infrastructure at strategic locations.

12. Solid Waste Management

A designated garbage collection area shall be developed within the project.

The solid waste management system shall include:

- Waste collection point
- Segregation facilities
- Periodic disposal arrangements
- Maintenance access

Waste handling shall be carried out in accordance with local authority guidelines.

13. Boundary Wall & Site Development

The project site is being secured through a peripheral boundary wall with suitable foundations as part of the overall development works.

Site development works shall include:

- Earth filling and site grading
- Compaction and formation level preparation
- Boundary wall construction
- Plot demarcation
- Utility corridor development

Approximately 41,113 Cum of earth filling has been carried out/proposed as part of the site development works to achieve the required formation levels of the project.

The above specifications are indicative in nature and represent the proposed standards of infrastructure and development works for the project. Minor modifications, improvements, substitutions or changes may be made by the promoter during execution, subject to applicable approvals, engineering requirements and statutory regulations, without adversely affecting the overall quality and functionality of the proposed development.