























## 6.9 **Modification**

- 6.9.1** Tenants should propose a full height masonry wall on boundary line, for the units with no existing boundary wall on site.
- 6.9.2** Tenants can demolish/modify the existing masonry walls built within the given unit as per their design. However, should not demolish any structural elements or masonry walls on unit frontage.
- 6.9.3** The tenant should be responsible for any damages occurred to the property and/or its users in installing / modifying any component of the unit.

## 6.10 **Drawing Requirements**

Unit design drawings should be submitted to Urbanco for design approval with the following requirements:

### **6.10.1 STAGE – 1**

1. A Title Block with following information must be given on each page.
  - a. Tenant/company name, commercial unit number and given usage  
(Eg: shop, clinic, service centre etc)
  - b. Drawing title, scale, revision no. and date
2. As-built plan
3. Demolition plan (if there are any demolitions proposed)
4. Proposed floor plans (space labels, floor finished levels, furniture layout and dimensions should be given)
5. Exterior & interior elevations (with finished materials, business name board shown)
6. Minimum 1 section through the unit with floor finished levels and dimensions.
7. Door and window schedule (Specify materials, colour, dimensions)
8. Material / Product specifications.

9. Structural drawings, if any such modifications are proposed (should be signed by a Certified Structural Engineer).
10. Schematic services drawings.
  - a. Proposed plumbing layouts. (Fresh water, grey water & WC pipe layout)
  - b. Ventilation layout (AC/ exhaust location should be marked on drawings)
  - c. Electrical layout and electrical load calculation (if required)
  - d. Electrical load calculations should be submitted for the units which use high voltage, such as (but not limited to) supermarkets, cafe's, restaurants etc., signed by a registered professional in relevant authorities.
11. 3D rendering (if requires)

#### **6.10.2 STAGE – 2**

Following drawings can be submitted after agreement signing and prior to applying for 'Building usage for commercial use' permit.

1. Detail services drawings fit to guidelines set by relevant authorities and approved by them (if approval is required by the relevant authorities).
  - a. Electrical, power, lighting, plumbing layouts, ventilation layouts, CCTV and any other building services layout incorporated within the unit.
2. MNDF Approved firefighting layout, site checked and approved letter by MNDF.

## 7. Disclaimer

HDC reserves the right to evaluate and impose conditions not covered in these guidelines in response to specific design or usage depending on merits. HDC reserves the right to modify or withdraw any part of this guideline and to make such other and further changes as deemed necessary for the operation of the commercial area and these guidelines will be binding upon each tenant.

## 8. Review

A review period of 1 year (Annually) or as required will be practiced during which HDC shall review the contents of the guideline for its relevance and accuracy and fitness for purpose of the assigned commercial units.

## 9. Annexures

*No Annexures attached*