

GH-22 DESIGN GUIDELINES		
S.No		Owners Scope
1		Owner can appoint there own architect.
2		Owner had full flexibility for developing their plan.
3		Owner shall get the map approved from the competent authority.
4		Owner shall start the construction of the villa within 24 months after offer of possession by the developer and complete it within two years .

		Developers Scope
1	Sewage	Main hole near plot for connection external sewer pipes with individual plot.
2	Water Supply	Fresh Water shall be provided by the developer .
3	plumbing	Ring line till owners plot for connection external plumbing with individual plot.
4	electrical	Feeder pillar near plot for connection external electrical with individual plot dist.
5	STP	developer will provide STP with the line upto villa front.
6	UGTank	common UG tank is in developer scope.
7	DG	Common DG is in developer scope.
8	Internal road	All internal road development will be from developer side.
9	External green	All External green are in the scope of developer.
10	Front of the plot	Front boundary wall and plantation should be as per developer design input.

	Element under control	Control Guidelines for the elements
1	Building Height and Ground Coverage	1.Building Envelope should be within permissible limit of the existing bye-laws. 2.Height of the building should be as per the developer design.
2	Boundary Wall	The height and the material of the boundary wall should be as per the developers design.
3	Entrance Gate	Placement and the design of the entrance gate should be as per the developer design.
4	Plinth Level	The Plinth level should be 450 mm above the road level.
5	Floor Level	Finish Floor Level (FFL) should be 3600 mm for every floor.
6	AC outdoor unit/Dish antenna	Any outdoor units/Dish antenna on front façade are not allowed.
7	Overhead Water Tank	Overhead water tank should be screened/concealed within Mumty/Parapet or by any other design element.
8	Colour	External colour of the building and exposed architectural elements should be as per the Developer Design.