

The Mudhol Land Holdings Company Pvt. Ltd.

#506 City Point, 17 Boat Club Road, Pune 411 001. India. T/F+91 20 66032727

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PARTICULARS	BUILDING
NAME OF PROJECT	CYBERNEX--SYSTEMS EVOLVING BUSINESS www.cybernex.in
I. GENERAL	
1. Address	F.P. 399, Shankarseth Road, Pune.
2. Development Size (sq ft)	50000 Sq.ft
3. Office or Mixed Use	Office / IT Space
4. Developer / Owner	The Mudhol Land Holdings Co. Pvt. Ltd. #506 City Point, 17 Boat Club Road, Pune 411001. India. T/F +9120 66032727.
II. DEVELOPMENT DETAILS	
1. Grade	A
2. No. of Storeys	Lower Ground+ Podium + 7 Seven Storeys
3. Area per Storey	As given below
4. Floorwise break up of area	
Lower Ground Floor	6000 Sq.ft Approx
Upper Ground Floor	6000 Sq.ft Approx
First Floor	6300 Sq.ft.Approx
Second Floor	7320 Sq.ft.Approx
Third Floor	7320 Sq.ft.Approx
Fourth Floor	7320 Sq.ft.Approx
Fifth Floor	7320 Sq.ft.Approx
Sixth Floor	7320 Sq.ft.Approx
Seventh Floor	3285 Sq.ft + Terrace Approx
5. Carpet to Built up ratio	90%
6. Year of Construction	2006 - 2007
7. DG Back up	YES
8. Elevators	YES
9. HVAC	-- NA --
10. Electricity Power	YES
11. Optical Fibre Connectivity	YES (By Vendors)
III. LOCATION DYNAMICS	
1. Micromarket	CBD Location- A mixed development of Retail, Lesuire, Residential & Commercial.
2. Size of Micromarket (sq ft)	NA
3. Prominent occupiers in the vicinity	Residential - 75%, Commercial - 25%
4. Distance from Domestic/ International Airport	10 Km (Lohagaon Airport)
5. Restaurants	YES
6. Shops	YES
7. Hotels	YES
8. Taxi Stand	YES
9. Public transport facilities	YES
10. Access Road Width (Availability of car parking on the Road)	100 FT MAIN ROAD & PROPOSED 36 FT SIDE ACCESS.
IV. BASE BUILDING	
1. Structure	RCC FRAMED STRUCTURE WITH POST TENSIONING
2. Column Span	VARIABLES FROM 1.5M TO 9.0M
3. Cladding	YES
4. Double Glazing	YES
5. Location of Car Parking	LOWER GROUND + PODIUM
6. Floor Height	
i) Raised floor to suspended ceiling	2.4M
ii) Floor to underside of slab	3.15M
iii) Ceiling to underside of slab	0.75M
iv) Ceiling to underside of beam	BEAMLESS
7. Floor Loading	
i) Typical	600kg / sq meter
ii) Heavy	850 kg / m ²
8. Lifts	

i) Passenger lifts	SCHINDLER MAKE
No. of lifts	2
Capacity per lift	15 PASSENGERS
Weight capacity	1020 Kg.
ii) Service Lifts	PROPOSED
No. of lifts	1
Capacity per lift	-- NA --
Weight capacity	-- NA --
iii) No. of Firemans lift	-- NA --
9. Security System	
CCTV	-- NA --
Manned security desk	YES
Touch door alarm	YES (EMERGENCY EXIT)
Proximity card to entrance lobby & lifts	-- NA --
10. Pantry	-- NA --
Wet pantry provided	
Wet pantry allowed in space	
Water supply location	
Water drainage locations	
11. Toilets	
Male	YES
Female	YES
Executive Male	YES
Executive Female	YES
12. Floor Trunking	
Type	CONCEALED
Raised floor/height	NO
Raised floor permitted	PROVISION ON HUB ROOM
Ceiling height adequate to add raised floor	YES
Chasing slab permitted depth	FLOOR SCREED IS TO BE DONE IN COORDINATION WITH RACING
13. Sewerage Treatment Plant	MUNICIPAL SEWER AVAILABLE
14. Landscaping around the building (area in sft.)	YES
Soft	-- NA --
Hard	-- NA --
V. BASE BUILDING SERVICES	
1. Electrical Provisions	
Building power supply	YES
Electrical room on floor	YES
Electrical capacity per floor	12 WATTS PER SQ.FT (FLOOR AREA) AS AVERAGE
Additional power availability	YES
Emergency power, building	YES (UPS / INVERTER)
Emergency power, tenants exclusive use	YES (EMERGENCY LIGHTING & UPS / INVERTER)
Redundancy in Emergency power provision	YES (CENTRAL REDUNDANT SOURCE)
Scalability in Emergency power provision	YES
D.G. Specs	500 KVA x 2 No.
DG Operating Hours	24 x 7
2. HVAC	
Type of HVAC system	--NA--
Number of zones	--NA--
Normal hours of operation	--NA--
24 hour AC available?	--NA--
Possible for tenant to install independent system?	--NA--
Chilled or Cooled water tap off	--NA--
Location of split unit restricted?	--NA--
Space to locate remote condensing unit	--NA--
Is there parallel redundant capacity for chillers?	--NA--
Is there scalability for chilling system	--NA--
Others	--NA--
AC tonnage capacity per 1000 sq.ft.	--NA--

3. Information Technology	
Fibre-optic cables?	YES (BY VENDOR)
No. of Vendors (Names)	4 (STPI/BSNL/RELIANCE/TATA INDICOM)
No. of telephone lines per floor	YES (PROVISION OF 4 LINE PER FLOOR)
Number & type of data lines per floor	YES (PROVISION OF 4 LINE PER FLOOR)
LAN buss	YES (PROVISION OF 4 LINE PER FLOOR 1, PRI & 1 ISDN & REDUNDANT)
Satellite dish access	YES
- Facility for separate telecoms exchange	NO
- Separate riser duct for datacoms & telecom	YES
- Vertical distribution for LAN, fibers, data	YES
- Comms earthing for computer loads	YES
- Dedicated riser for comms earthing	YES
- Space for Satellite dish	YES
- SCV, MATV system	NO
4. Fire Bureau	
Details of sprinkler system	NA
Availability of hose reel	YES
Details of smoke detection system	YES
Availability of Public Address system	YES
Availability of pressurised staircases	YES
Details of	
i) Diesel Pump	--NA--
ii) Sprinkler pump	--NA--
iii) Hydrant pump	7.5HP x 2
iv) Jockey pump	7.5HP x 1
If only in common areas Can the existing system be tapped for internal office fire safety systems	YES
5. Water Tank Capacity	
Over head water tank	55,000 Ltr
Under ground tank total	2,25,000 Ltr
i) Fire tank	75,000 Ltr
ii) Domestic tank	35,000 Ltr
iii) Flushing tank	61,000 Ltr
iv) Raw water	30,000 Ltr
6. Finishes	
Main Lobby	GRANITE / MARBLE
Elevator lobbies	GRANITE / MARBLE
Toilet Male/Female(per 1000sft.of BUA)	1 TOILET
Toilet Executive	NA
Fire/Common corridor	KOTA
7. Handover Condition	
Floors	COMMON AREA (GRANITE/ITALIAN MARBLE / VITRIFIED TILES FINISH)
Perimeter	ALONG WITH INTERIOR WORKS
Doors	FIRE RESISTANT DOORS AT STAIRCASE
Ceiling system	POST TENSIONED SLAB, FORM FINISH
HVAC distribution	NA
Lighting system	POWER SUPPLY AT FLOOR LEVEL, ELECTRIC ROOM PROVIDED
Fire System	WET RISERS & HOSE REEL AT EVERY FLOOR
Blinds	NA
Others	DOUBLE GLAZED UNIT TOUGHENED GLASS AS FAÇADE & DIESEL GENERATOR BACKUP
8. Parking Ratio	
Cost Additional	1 Car + 2 Scooters / 1500 sq ft Rs.1500/ Car and Rs.500 for 2 Wheeler
VI. LEGAL	
1. Building sanction plans	YES
2. Title verification	YES
3. No encumbrance verification	NO
4. Availability of completion certificate	YES
5. Built-up area verification	YES
6. Occupation Certificate	YES
7. FIRE NOC	YES