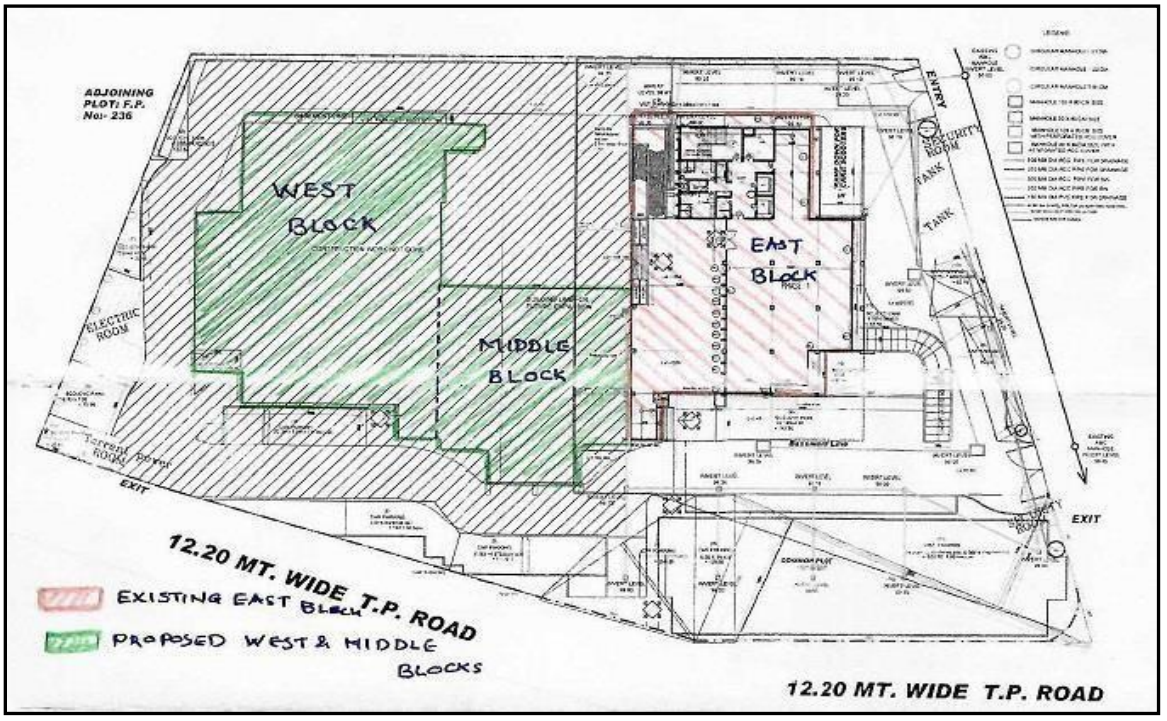
Sub: Notice Inviting Expression of Interest (EoI) for requirement of office space at HUDCO Bhawan, Ishwar Bhuvan Road, Navrangpura, Ahmedabad – reg.

Housing and Urban Development Corporation Ltd., (HUDCO) a Govt. of India Enterprise with its Registered Office at HUDCO Bhawan, India Habitat Centre, Lodhi Road, New Delhi – 110 003 having its Regional Office at 2nd Floor, HUDCO Bhawan, Ishwar Bhuvan Road, Navrangpura, Ahmedabad – 380 009 invites Expression of Interest (EoI) from Central/State Departments/PSUs/Banks/ Insurance Companies for their requirement of office space in the proposed Office Building to be completed within 3 years.

HUDCO is having a plot of 8120.20 sq.mt. acquired from Ahmedabad Municipal Corporation on lease basis for 99 years and the Lease Agreement was signed on 18.10.2011. HUDCO had obtained the Building Permission for construction of East Block (Ground + Four Floors), Middle Block (Ground plus 9 Floors) and West Block (Ground + Four Floors). The construction of East Block (total rentable area 37,336 sq.ft.) has already been completed and fully occupied by reputed Institutions namely (1) Director General of Foreign Trade **(DGFT)**, (2) **Customs** Department, (3) Foreign Regional Registration Office (**FRRO**), (4) Central G.S.T. & Central Excise, Gandhinagar (**CGST**) on rental basis including HUDCO Regional Office, Ahmedabad. The constructed premises is being maintained by HUDCO and the tenants are being charged on pro-rata basis.



Layout Plan

HUDCO OFFICE BUILDING
AT AHMEDABAD



HOUSING AND URBAN DEVELOPMENT CORPORATION LIMITED

Front view with Green Area of the Office Building





Side View of the Office Building

The layout plan and building plans have been approved by Ahmedabad Municipal Corporation and would be got revalidated before commencement of the construction. The copies of the approved layout plan and building plans are attached herewith.

The details of tentative Block wise and Floor-wise area for proposed office space are as follows:

				Note: 1 Sqmt = 10.7639 Sqft
Floor	**Tentative Area to be Rented out**			
	West Block		**Middle Block**	
	Area in Sqmt	**Area in Sqft**	**Area in Sqmt**	**Area in Sqft**
Ground	624.16	6718.4	724.83	7802.00
First	565.73	6089.46	580.83	6252.00
Second	693.14	7460.89	587.71	6326.05
Third	744.46	8013.29	587.71	6326.05
Fourth	825.36	8884.09	587.71	6326.05
Fifth	-		936.05	10075.55
Sixth	-		860.89	9266.53
Seventh	-		985.28	10605.46
Eighth	-		574.28	6181.49
Ninth	-		700.04	7535.16
Total	**3452.85**	**37166.133**	**7125.33**	**76696.347**
Area (In Sqmt)	**10578.18**			
Area (In Sqft)	**113862.5**			

The areas mentioned above are tentative only and may vary at the time of construction and upon re-validation of approved Building Plans by the Local Authority.

Broad Specification:

The building blocks would be well planned with full ventilation and natural light and would be constructed taking into account all environment friendly measures such as green area, rain water harvesting, utilization of LEDs for parking lights, boundary wall lights and passages, etc. The Broad specification for the proposed Office Building would be as follows:

Building	:	RCC Frame Structure having Ground plus 4 Floors in West Block and Ground plus 9 Floors in Middle Block.
Entry Area	:	Ramps with Railing to be provided for Physically Disabled persons

Flooring	:	Vitrified Tile Flooring
Lifts	:	As per requirements
Air conditioning	:	Centralized HVAC system with adequate Tonnage capacity with provision of AC ducting at entrance of
		each floor and provision of AHU in each floor.
Toilet Facilities	:	Toilet facilities for Gents, Ladies and Physically Disabled persons on each floor
Parking Area	:	Adequate parking space will be provided
Electrification	:	Complete Electrification works in Core areas and Basic Electrical works in remaining areas with provision of floorwise Distribution Boards with sub-meters provided
Water Supply arrangements	:	Common water supply arrangements to all occupants with Underground and Overhead Tanks facilities with adequate storage capacity.
Fire Safety Measures	:	Fire Fighting installations in all floors and provision for water storage capacity with required pumps
Other Facilities	:	Internal Road Works, Landscaping works, Rain Water Harvesting Systems and Streetlights, RO plants etc.

The specifications mentioned above are tentative only and may vary at the time of construction.

Other information:

a. Prospective Central/State Departments/PSUs/Banks/ Insurance Companies have to submit their Expression of Interest (EoI) for their requirement of office space as per prescribed Format at **Annexure - 1**

b. HUDCO would be allotting the office space initially for 3 years on rental basis with an option to extend the period of tenancy for a further term as per mutually agreed terms.

c. This is an expression of interest and does not guarantee any allotment or bind HUDCO to lease out the office space.

d. The prospective agency may visit our HUDCO Regional Office Ahmedabad at 2nd Floor, HUDCO Bhawan, Ishwar Bhuvan Road, Navrangpura, Ahmedabad – 380 009 during any working day (Monday to Friday) from 11.00 AM to 5.00 PM. The following officials from HUDCO, Ahmedabad Regional Office can be contacted:

(i) Shri Vimal Kumar Sharma, JGM(P), Mobile – 92278 84424 (ii) Shri Vipul Zinzuwadia, JGM(P), Mobile – 99799 36465

e. The EoI should be superscribed as **"Expression of Interest for requirement of HUDCO Office Space on rental basis"**, on or before the last date 24.05.2024 and to be sent to the following address:

The Regional Chief
Housing and Urban Development Corporation Ltd.,
Ahmedabad Regional Office
2nd Floor, HUDCO Bhawan, Ishwar Bhuvan Road, Navrangpura,
Ahmedabad, Gujarat – 380 009

For and on behalf of HUDCO Regional Chief

ANNEXURE-1

FORMAT FOR EXPRESSION OF INTEREST

EXPRESSION OF INTEREST FOR REQUIREMENT OF OFFICE SPACE TO BE DEVELOPED BY HUDCO AT HUDCO BHAWAN, ISHWAR BHUVAN ROAD, NAVRANGPURA, AHMEDABAD – 380 009

(Adjacent to present HUDCO Regional Office, Ahmedabad building)

1.	NAME AND ADDRESS OF THE PROSPECTIVE AGENCY	
2	AREA REQUIREMENT (IN SQ.FT.) (Kindly note that full floor space to be indicated)	
3	PREFERERD FLOOR NO. AND BLOCK .	

AUTHORISED SIGNATORY WITH DESIGNATION/SEAL



Built up area	USERS	MALES	FEMALES	REQ. WC	REQ. Urinals	PROVIDED WC	PROVIDED Urinals
14616	2924						
GROUND FLOOR 2433.668	487	244	243	9.7	6.9	12	9
FIRST FLOOR 1994.15	399	200	199	8.0	6.0	12	9
SECOND FLOOR 1994.15	399	200	199	8.0	6.0	12	9
THIRD FLOOR 2086.36	418	209	209	8.3	6.2	12	9
FOURTH FLOOR 2274.29	455	228	227	9.1	6.5	12	9
FIFTH FLOOR 936.05	188	94	94	3.7	4.0	4	4
SIXTH FLOOR 860.885	173	87	86	3.4	4.0	4	4
SEVENTH FLOOR 985.278	198	99	99	3.9	4.0	4	4
EIGHTH FLOOR 574.28	115	58	57	2.3	3.0	4	3
NINTH FLOOR 700.04	141	71	70	2.8	3.0	4	3
				59	50	80	63

PARKING AREA TABLE

Total Utilised FSI Area = 3351.94 Sqmt

Required Parking Area @ 30% = 3351.94 Sqmt x 0.30 = 1005.58 Sqmt

PARKING AREA STATEMENT

Required Parking Vehicle	Required Parking	Provided Parking: Basement	Open Space + Margin	Total	Area in %
50% CAR Parking	502.79	675.70	-	675.70	67.20%
30% Other's Parking	301.67	217.78	435.79	653.57	65.00%
20% VISITOR'S Parking	201.12	-	879.16	879.16	87.43%
TOTAL	1005.58	893.48	1314.95	2208.43	
Percentage (%)	100%		219.62%		

CAR PARKING AREA (Area in Sqmt)

Basement	(1) 34.92 x 8.45 x 3 =	676.70

SCOOTER / OTHER'S PARKING AREA

Basement	(1) 29.95 x 6.00 =	179.70
	(2) 6.60 x 5.77 =	38.08
	Total Area in Basement	217.78
Ground Floor	(7) (8.93 x 7.96) + (13.05x5.07x0.50) =	104.07
	(8) 4.658 x14.437 x 0.50 =	33.62
	(9) 32.126 x 4.45 =	142.96
	(14) (6.37+2.52)/2 x 6.00 =	26.67
	(15) 5.50 x 2.75 =	15.41
	(16) 13.48 x 6.20 =	83.58
	(17) 5.50 x 5.68 x 0.50 =	15.62
	Total Area in Ground Floor	435.79
		653.57

VISITOR'S PARKING

Ground Floor	(11) (18.206+15.954)/2x49.974 = 853.65-9.95 =	843.60
	(12) 11.856 x 1.50 =	17.78
	(13) 11.856 x 1.50 =	17.78
		879.16

Preliminary Submission Layout Plan Showing Office Building on HUDCO Plot Final Plot No. 235/P (South),TPS No. 13, Memnagari III, Vaned Final, New Ismeer Bhawan, Navrangpura Ahmedabad
Area = 8120.20 SQ.M.

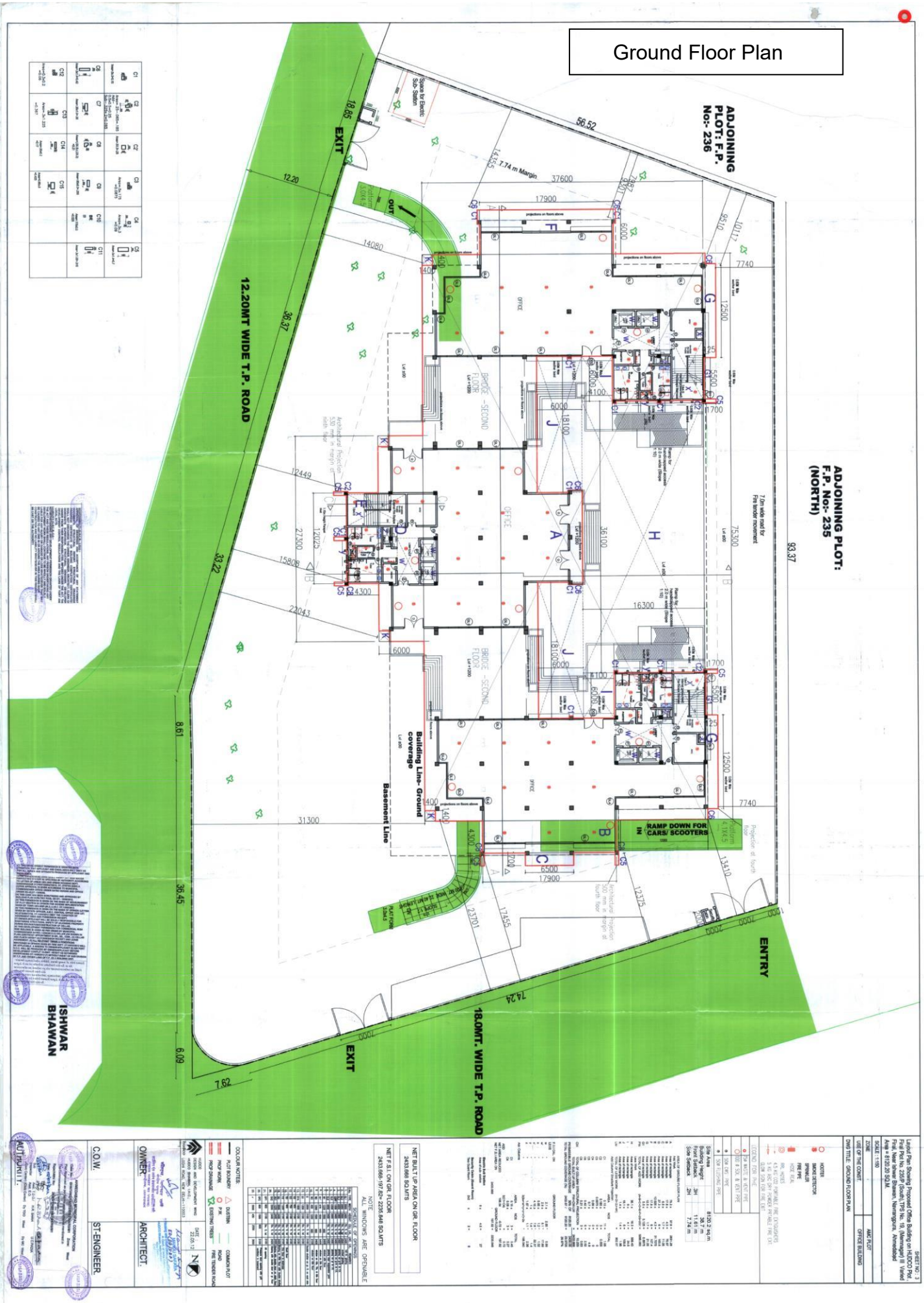
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ZONE: ANC/PLOT
USE OF THE CONST.: OFFICE SPACE
DWG TITLE: LAYOUT PLAN

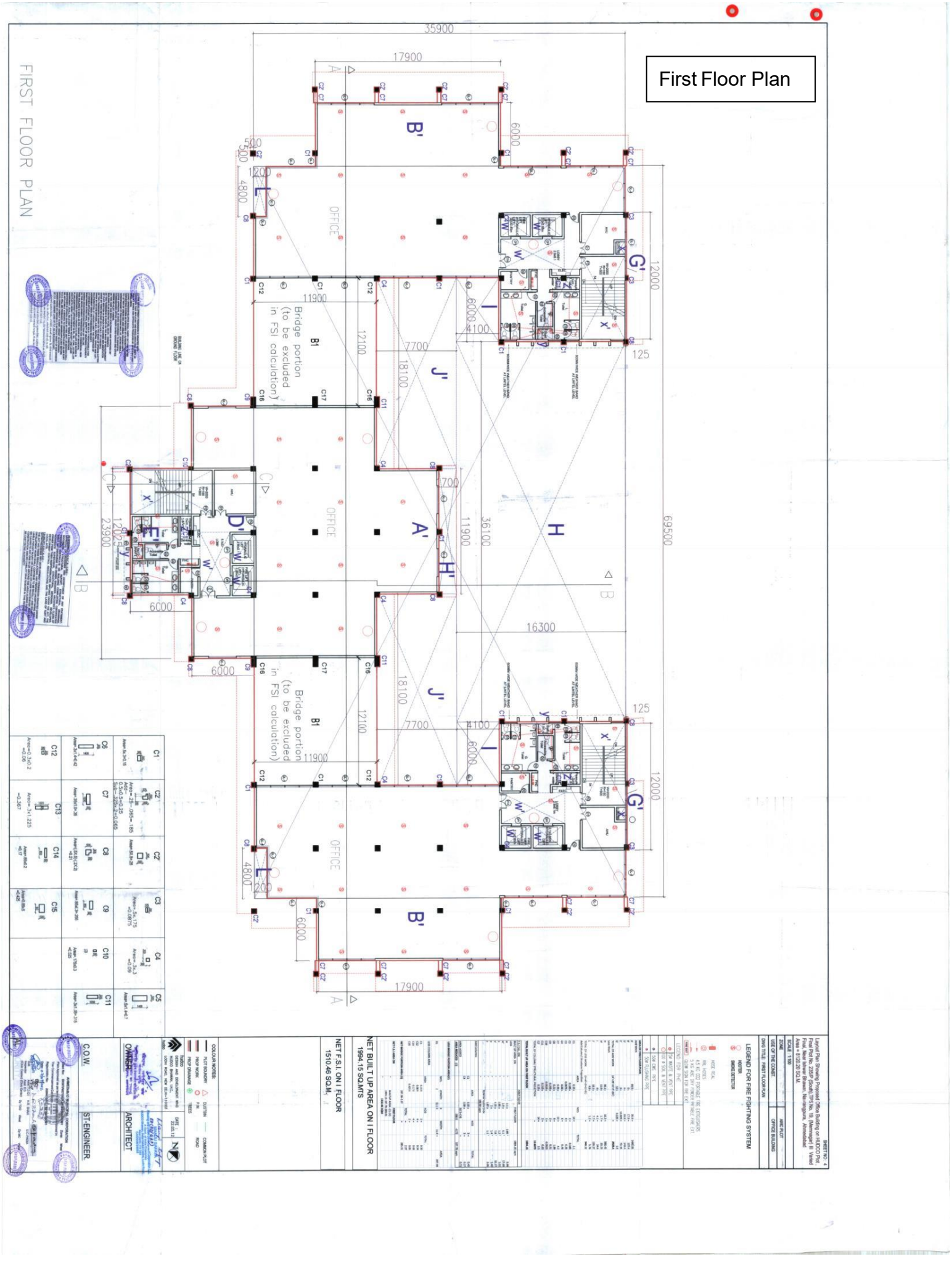
SR NO.	FLOOR	BUILT UP AREA AS PER APPROVED PLAN (SQ.MT.)	BUILT UP AREA AS PER COMPLETION PLAN (SQ.MT.)
1	BUILT UP AREA ON BASEMENT	3276.29	
2	BUILT UP AREA ON GR. FLOOR	3433.67	
3	BUILT UP AREA ON ST FLOOR	1994.15	
4	BUILT UP AREA ON 2ND FLOOR	1994.15	
5	BUILT UP AREA ON 3RD FLOOR	2086.36	
6	BUILT UP AREA ON 4TH FLOOR	2274.29	
7	BUILT UP AREA ON 5TH FLOOR	936.05	
8	BUILT UP AREA ON 6TH FLOOR	860.89	
9	BUILT UP AREA ON 7TH FLOOR	985.28	
10	BUILT UP AREA ON 8TH FLOOR	574.28	
11	BUILT UP AREA ON 9TH FLOOR	700.04	
12	BUILT UP AREA OF STAIR Cabin	37.56	
13	BUILT UP AREA OF PUMP	13.72	
14	BUILT UP AREA ON M.T.	54.90	
15	BUILT UP AREA OF SECURITY CABIN	9.00	
16	BUILT UP AREA OF POWER TORRENT ROOM	19.80	
17	TOTAL	19302.79	

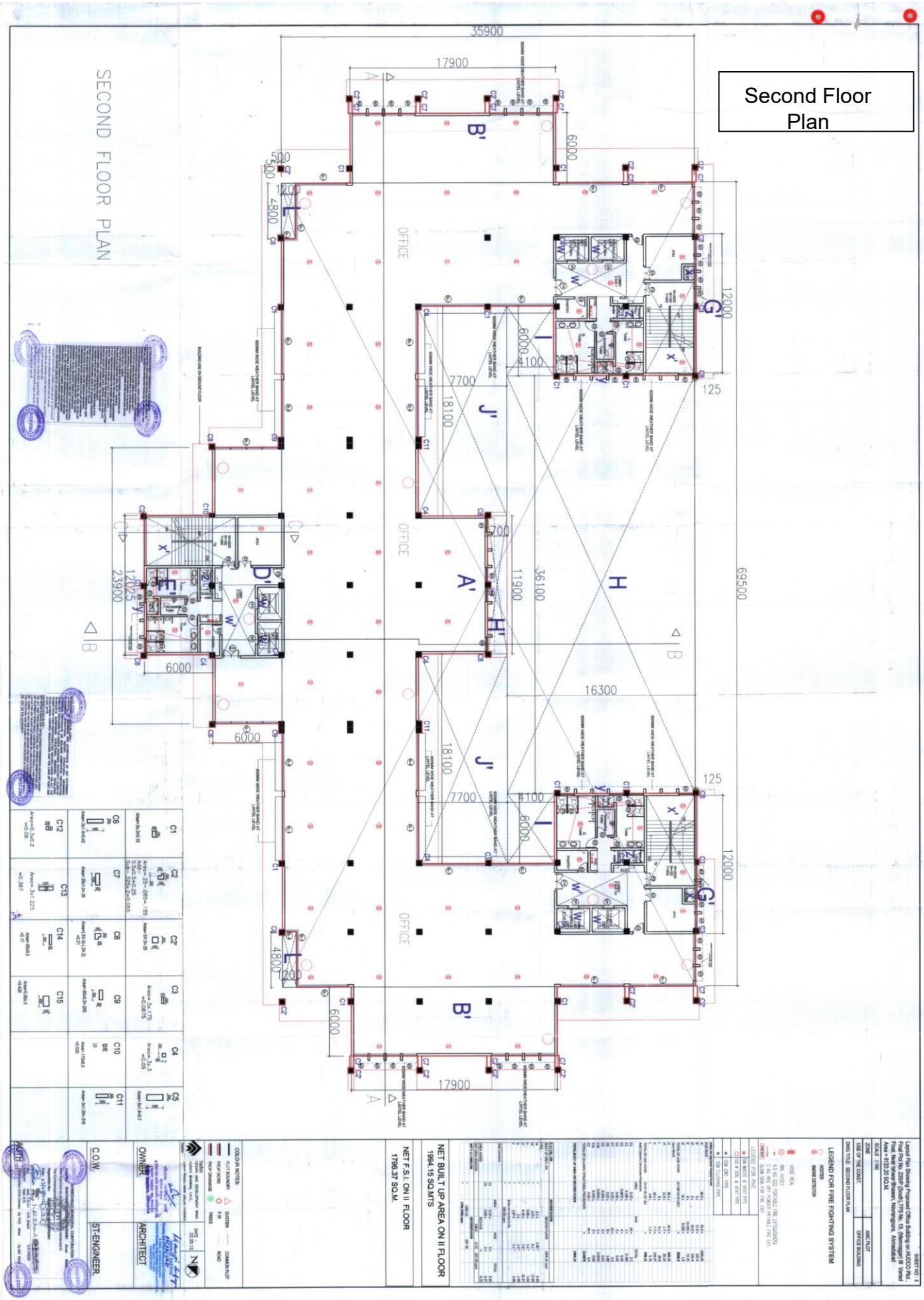
F.S.I. AREA STATEMENT

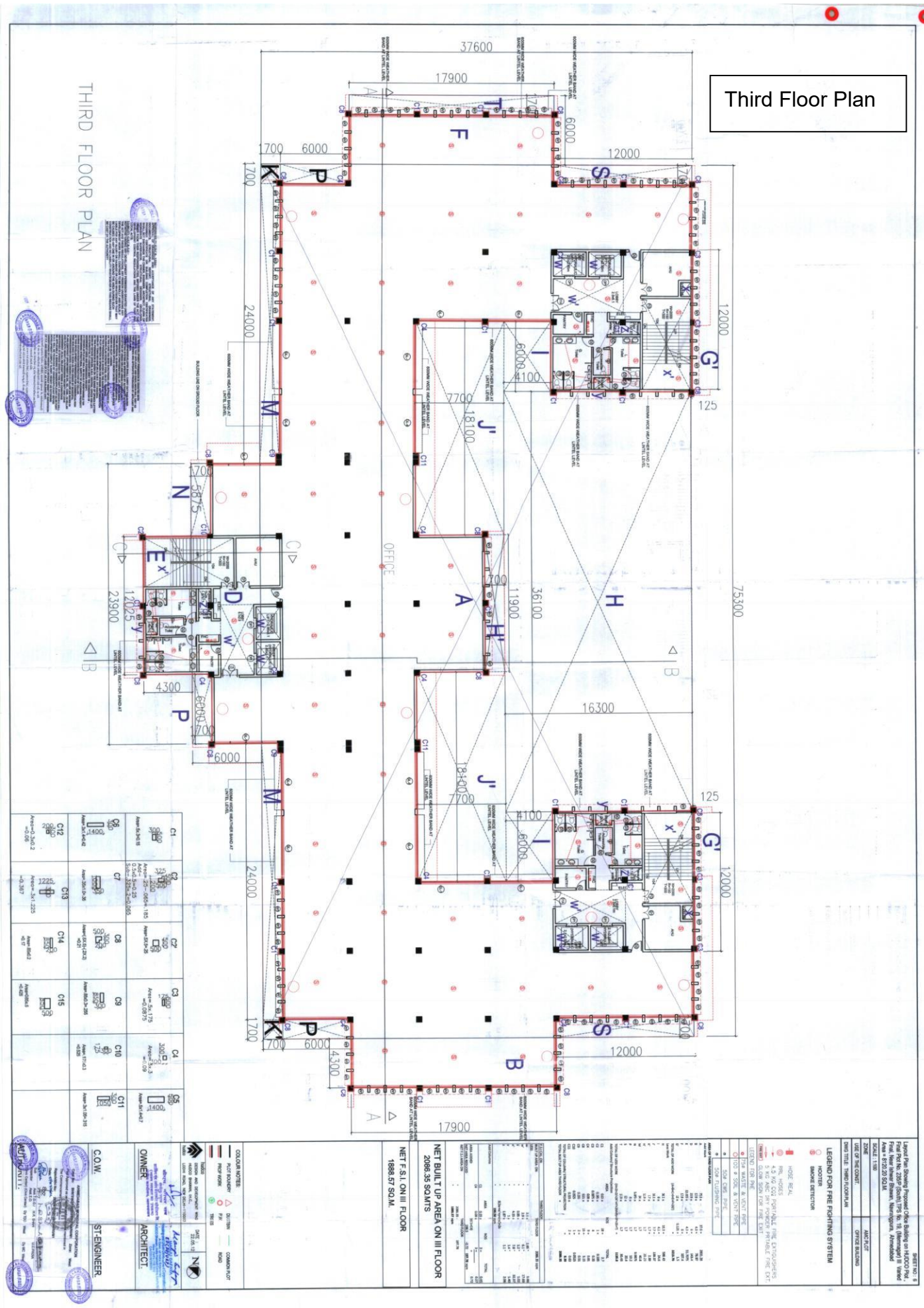
SR.NO.	FLOOR	F.S.I. AREA AS PER APPROVED PLAN (SQ.MT.)	F.S.I. AREA AS PER COMPLETION PLAN (SQ.MT.)
1	F.S.I. AREA ON BASEMENT	107.42	
2	F.S.I. AREA ON GR. FLOOR	2256.66	
3	F.S.I. AREA ON ST FLOOR	1310.44	
4	F.S.I. AREA ON 2ND FLOOR	1796.37	
5	F.S.I. AREA ON 3RD FLOOR	1896.37	
6	F.S.I. AREA ON 4TH FLOOR	2276.47	
7	F.S.I. AREA ON 5TH FLOOR	936.05	
8	F.S.I. AREA ON 6TH FLOOR	785.85	
9	F.S.I. AREA ON 7TH FLOOR	920.57	
10	F.S.I. AREA OF STAIR CABIN	255.77	
11	F.S.I. AREA ON 8TH FLOOR	574.28	
	TOTAL F.S.I. AREA	13881.74	

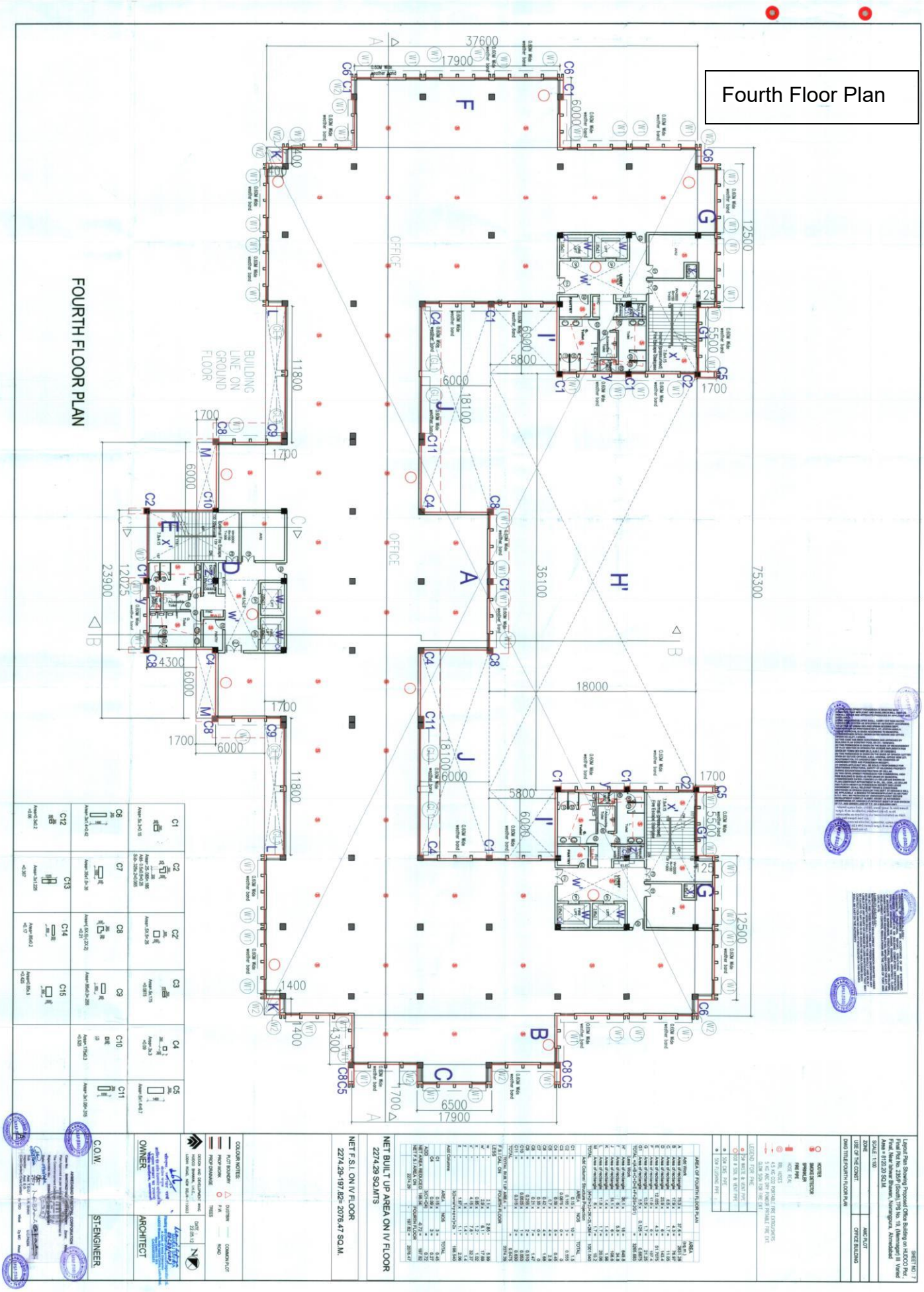
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PLOT BOUNDRY
DUSTBIN
COMMON PLOT
PROP. WORK
P/B
ROAD
PROP. DRAINAGE

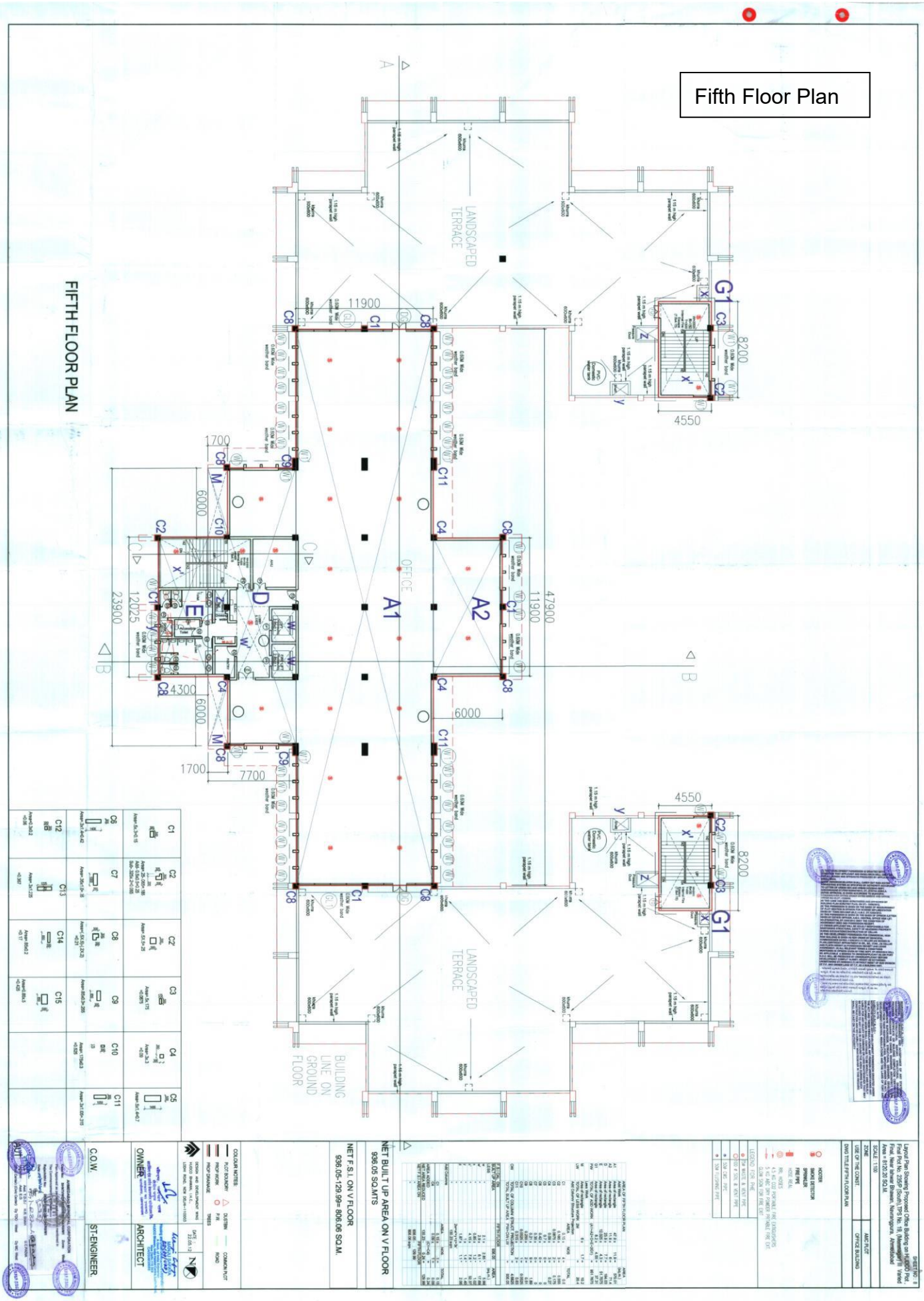

Ground Floor Plan
ADJOINING PLOT: F.P. No:- 236
ADJOINING PLOT: F.P. No:- 235 (NORTH)
12.20MT WIDE T.P. ROAD
18.0MT. WIDE T.P. ROAD
EXIT
ENTRY
ISHWAR BHAWAN
Building Line- Ground coverage
Basement Line
RAMP DOWN FOR CARS/ SCOOTERS
7.0m wide road for Fire brider movement
BRIDGE - SECOND FLOOR
OFFICE
Space for Electric Sub-Station
7.74 m Margin
NET BUILT UP AREA ON GR. FLOOR
2433.066 SQ.MTS
NET F.S.I. ON GR. FLOOR
2433.066 / 97.ACR= 2235.848 SQ.MTS
ALL WINDOWS ARE OPENABLE
OWNER
ARCHITECT.
C.O.W.
ST-ENGINEER.


First Floor Plan
FIRST FLOOR PLAN
35900
17900
69500
OFFICE
Bridge portion (to be excluded in FSI calculation)
B'
J'
A'
H
H'
G'
I
B1
LEGEND FOR FIRE FIGHTING SYSTEM
NET BUILT UP AREA ON I FLOOR
1994.15 SQ.MTS
NET F.S.I. ON I FLOOR
1510.46 SQ.M.
OWNER
ARCHITECT
C.O.W.
ST-ENGINEER

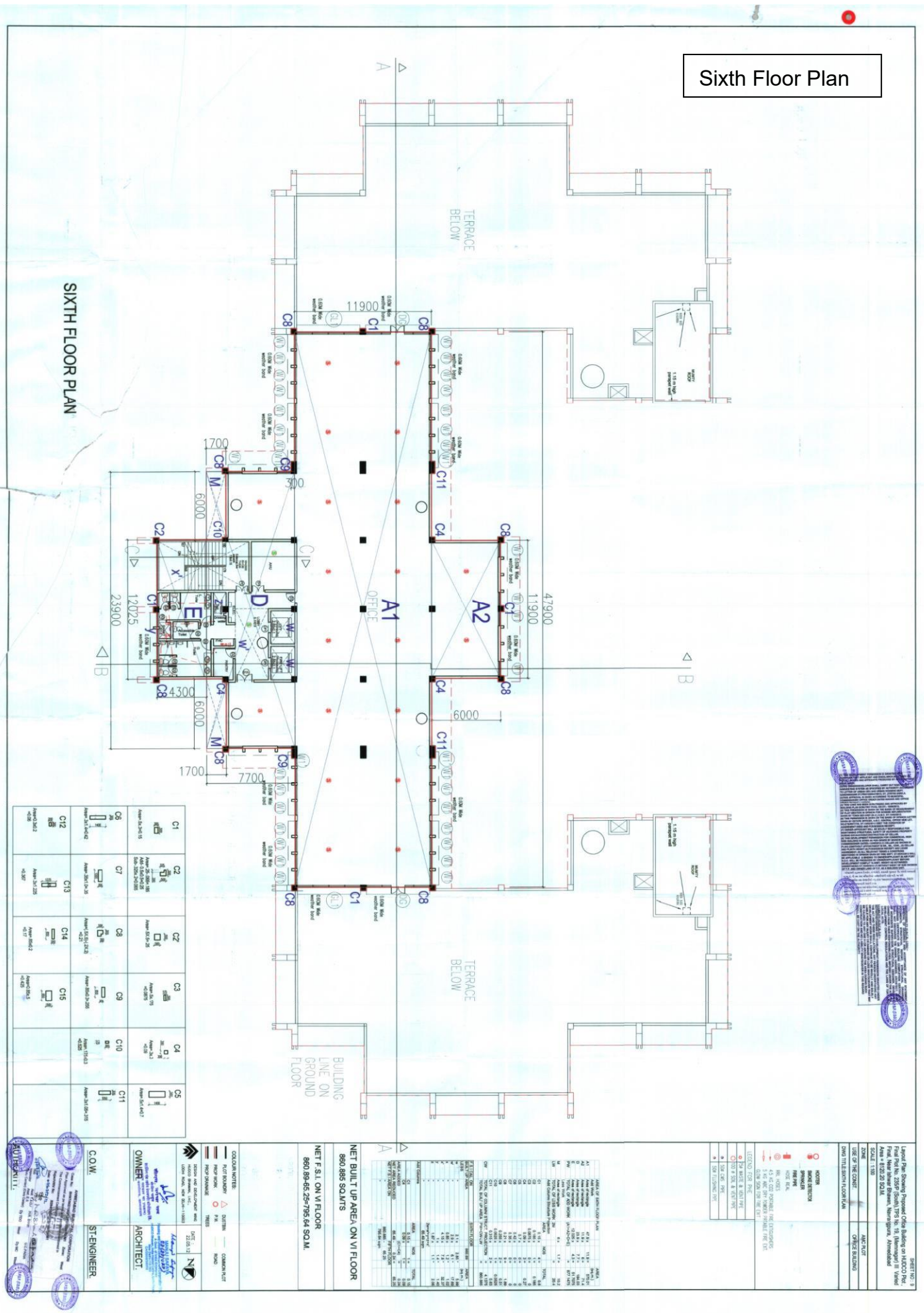

Second Floor Plan
SECOND FLOOR PLAN
35900
17900
69500
OFFICE
LEGEND FOR FIRE FIGHTING SYSTEM
NET BUILT UP AREA ON II FLOOR
1994.15 SQ.MTS
NET F.S.I. ON II FLOOR
1796.37 SQ.M.
OWNER
ARCHITECT
ST-ENGINEER
C.O.W


Third Floor Plan
THIRD FLOOR PLAN
37600
17900
12000
24000
75300
16300
11900
36100
18100
OFFICE
NET BUILT UP AREA ON III FLOOR
2086.35 SQ.MTS
NET F.S.I. ON III FLOOR
1888.57 SQ.M.
OWNER
ARCHITECT
ST-ENGINEER
C.O.W.

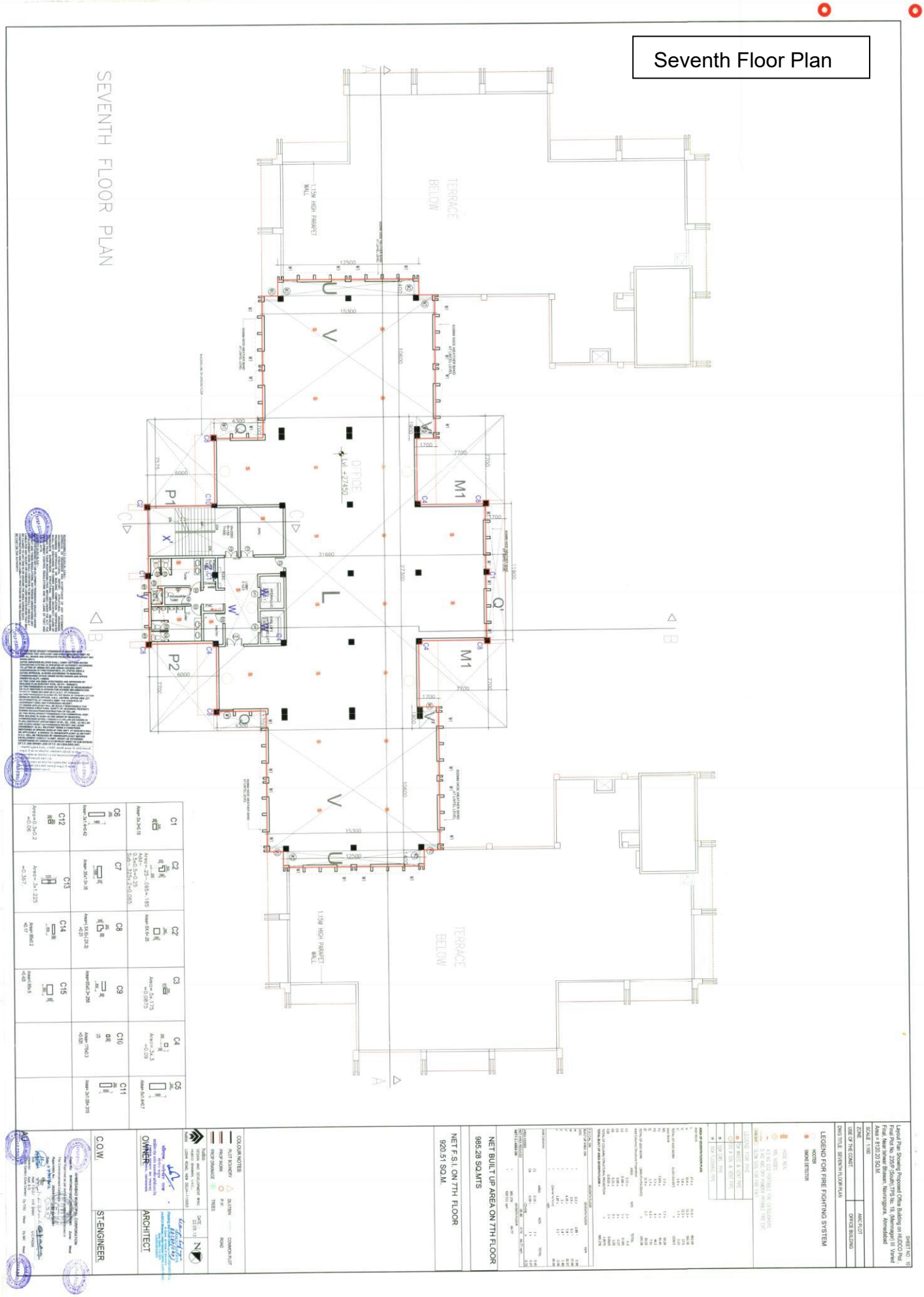

Fourth Floor Plan
FOURTH FLOOR PLAN
OFFICE
BUILDING LINE ON GROUND FLOOR
NET BUILT UP AREA ON IV FLOOR
2274.29 SQ.MTS
NET F.S.I. ON IV FLOOR
2274.29-197.82= 2076.47 SQ.M.
OWNER
ARCHITECT
C.O.W.
ST.ENGINEER


Fifth Floor Plan
FIFTH FLOOR PLAN
LANDSCAPED TERRACE
OFFICE
A1
A2
BUILDING LINE ON GROUND FLOOR
11900
8200
4550
47900
6000
1700
7700
23900
12025
4300
NET BUILT UP AREA ON V FLOOR
936.05 SQ.MTS
NET F.S.I. ON V FLOOR
936.05-129.99= 806.06 SQ.MTS
OWNER
ARCHITECT
C.O.W.
ST-ENGINEER

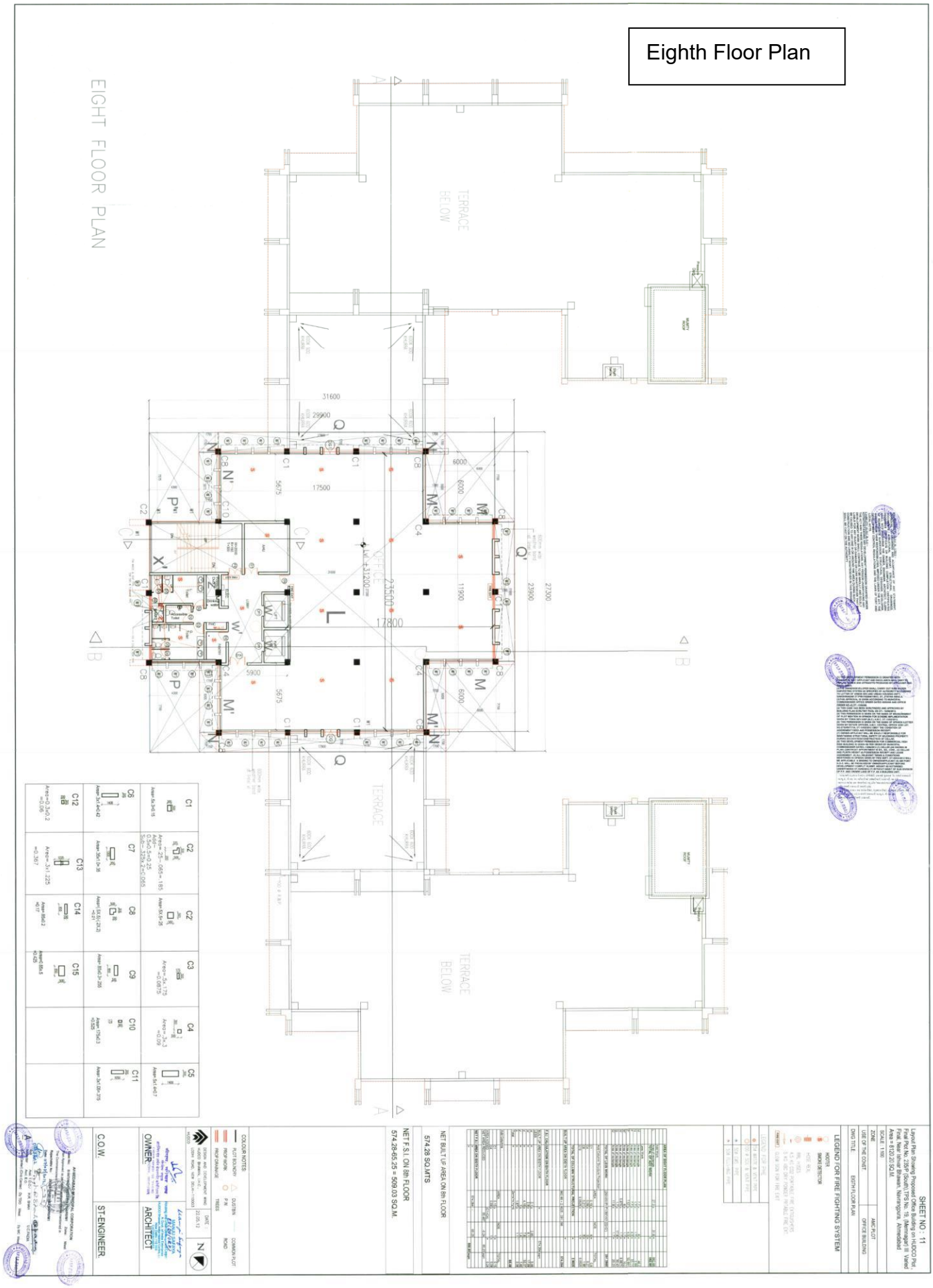
Sixth Floor Plan



Seventh Floor Plan



Eighth Floor Plan



Ninth Floor Plan

