

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 Ltd.) a Govt. of India Enterprise (A Navratna CPSE) 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 Govt. Departments/PSUs/Banks/ Insurance Companies/Autonomous Bodies for their requirement of office space in the proposed additional two blocks of Office Building which are likely to be completed in 2 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 constructed one Office Building Block (East) having total built up area 55058 Sqft in the year 2019 and at present 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. HUDCO had obtained the Building Permission for one Office Building Block (East) (Ground + Four Floors). 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



Front view with Green Area of the Office Building



Side View of the Office Building



Now, HUDCO Ltd. intends to construct additional two blocks of Office Building (West & Middle) having around 1,11,080 Sqft tentative area to be rented out. The office space is proposed to be rented out **on long term rental basis** only to Central/State Govt. Departments / PSUs / Banks / Insurance Companies. / Autonomous Bodies. HUDCO Ltd. is in the process to obtain approval for construction of proposed building blocks from the Local Authority i.e. Ahmedabad Municipal Corporation and simultaneously, the construction will commence soon.

The details of Block wise and Floor-wise tentative area are as follows:

<i>Note: 1 Sqmt = 10.764 Sqft</i>				
Floor	Tentative Area to be Rented out			
	West Block		Middle Block	
	Area in Sqmt	Area in Sqft	Area in Sqmt	Area in Sqft
Ground	561.14	6040.11	530.24	5707.50
First	561.14	6040.11	530.24	5707.50
Second	561.14	6040.11	749.57	8068.37
Third	561.14	6040.11	749.57	8068.37
Fourth	637.49	6861.94	749.57	8068.37
Fifth	-		881.57	9489.22
Sixth	-		881.57	9489.22
Seventh	-		1009.57	10867.01
Eighth	-		603.65	6497.69
Ninth	-		751.98	8094.31
Total	2882.05	31022.39	7437.53	80057.57
Area (In Sqmt)	10319.58			
Area (In Sqft)	111079.96			

Note: The above floor areas are subject to approval of the local authority.

The building blocks would be well planned with proper ventilation and natural light and would be **GRIHA 3 star rated**. 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 for Physically Disabled persons
Flooring	:	Vitrified Tile Flooring
Lifts	:	As per requirements (20 Passengers and 13 Passengers)
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 (Double Basement)
Electrification	:	Complete Electrification works in Core areas including light & fans and Basic Electrical works in remaining areas with provision of floor-wise Distribution Boards with sub-meters.
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.

Connectivity of HUDCO Bhawan from major places in Ahmedabad/Gandhinagar

Sr No	Important places/Places of significance	Distance
1	Sardar Vallabhbhai Patel International Airport (Ahmedabad Airport)	11 KM
2	Ahmedabad Railway Station	6 KM
3	Commerce Six Road Metro Station, Navrangpura	0.5 KM
4	Gujarat Vidhan Sabha, Gandhinagar	25 KM

Other information:

- Prospective Central/State Govt. Departments/PSUs/Banks/ Insurance Companies / Autonomous Bodies are required to forward their Expression of Interest (Eoi) for their requirement of office space as per prescribed Format at **Annexure-1**.
- HUDCO would be allotting the office space on long term rental basis with an option to extend the period of tenancy for a further term as per mutually agreed terms.

- c. The agencies giving EOI now, have flexibility to choose the floor of their choice and may be offered discount on prevailing rent depending on floors/size of the area committed.
- d. The prospective agency may visit 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 Atikur Rahaman, AGM(P), Mobile – 92052 10768
 - (ii) Shri Harshad Parekh, AGM(IT/Admn.), Mobile – 94273 18643
- e. The Eoi should be superscribed as **“Expression of Interest for requirement of Office Space on long term rental basis”**, on or before the last date 10.11.2025 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

**Regional Chief
HUDCO Regional Office,
Ahmedabad**

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