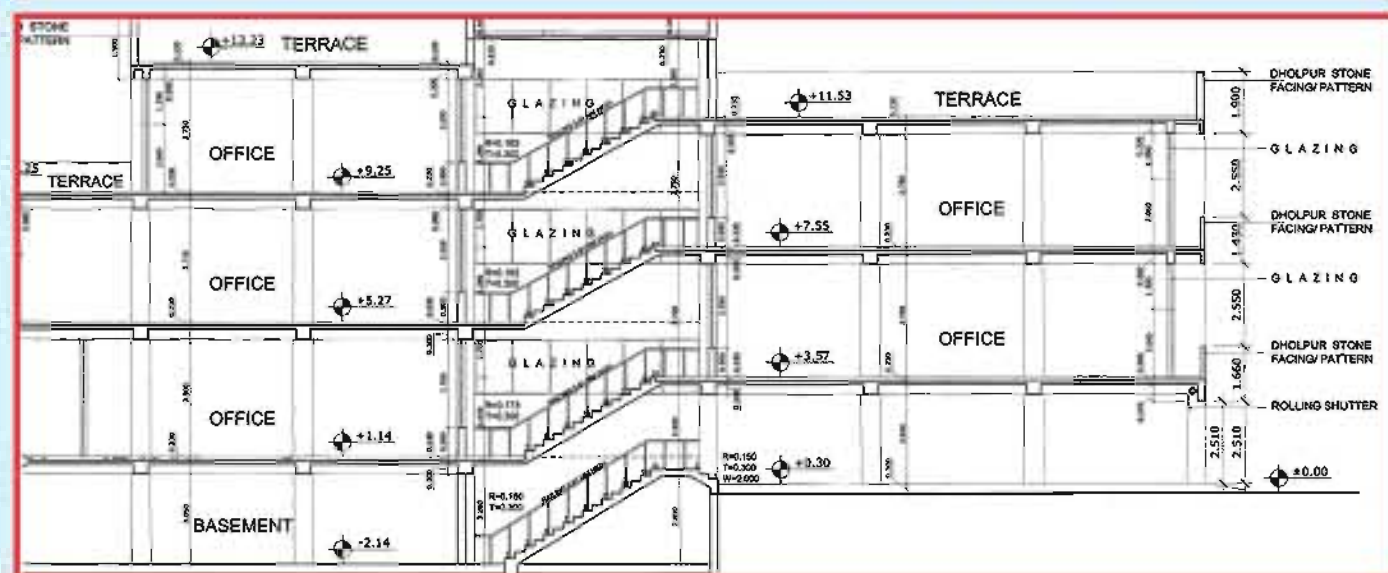


## 4Bay Plot, Sector - 32 Gurgaon

- Plot Size : 1079Sqm (26m X 41.5m)
- Cost of plot as per the present market rates : Rs. 20 crores (Approx.)
- The estimated cost of construction : Rs. 1400/- per sft (Rs. 15,000 per sqm)

### DETAILS OF PLOT

Floor	Total Construction Area
Basement Floor	429.33 sqm
Ground Floor	854.82 sqm
First Floor	838.24 sqm
Second Floor	708.24 sqm
<b>Total</b>	<b>2830.63 Sqm (30,500sft)</b>



4BAY PLOT SECTIONAL ELEVATION

### SCOPE OF WORK

- RCC framed structure complete with outer walls
- Aluminium doors and windows;
- Flooring having Vitrified floor tiles;
- Front and back walls having Glass windows;
- External Sewerage work;
- Water supply including over head tank and under ground water tank and water supply pumps;
- External Electric Work including sub-station, transformer and DG set etc.;
- Internal Electric Works;
- Fire fighting works including pumps;
- Air conditioning shaft;
- Provision for Lift;
- Rain water harvesting structure;

### INVITATION

- CBIP seeks JV collaboration to finance construction of buildings on these plots
- CBIP also invites proposals for leasing of both the buildings
- Interested parties are requested to submit their proposals for leasing/joint Venture

### BASIS FOR LEASING / JOINT VENTURE

#### A. Leasing

The interested parties may send their proposal giving the following information.

- Period of leasing preferably up to 10 years only.
- Rent per Sqft (Sqm)
- Security advance preferably equivalent to one year rental value
- Incremental increase in rentals with periodicity of 2-3 years
- Electricity, water and other such charges to be borne by the lessee

#### B. Joint Venture (JV)

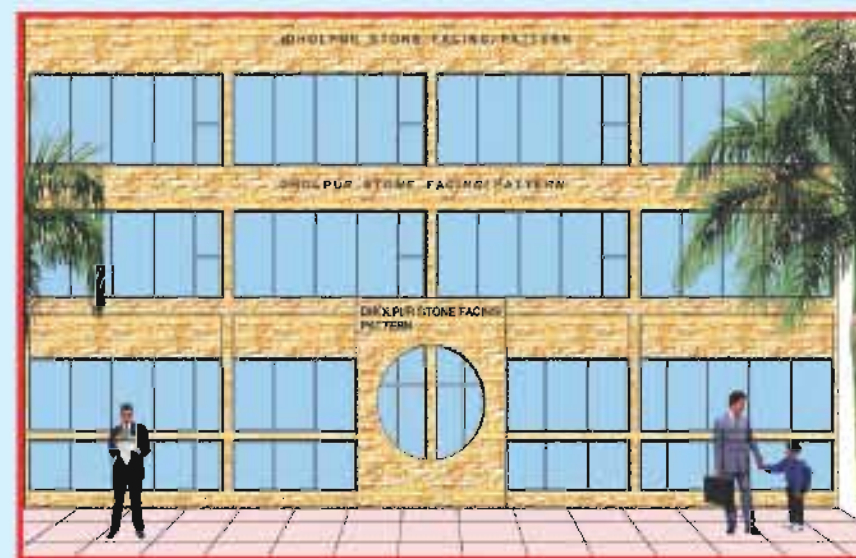
- Cost of construction to be borne by JV partner of CBIP (to be adjusted against rent)
- JV on 51% of CBIP and 49% of other partner
- Period of JV about 10 to 15 years from the date of completion
- Building may be fully/partly utilized by other JV partner

**Note :** The terms and conditions mentioned above are negotiable.

## Invitation for Leasing/Joint Venture for Two CBIP Buildings in Institutional Area, Sector 32 Gurgaon



Plot No. 21



4Bay Plot



## Central Board of Irrigation & Power

Malcha Marg, Chanakyapuri, New 110 021  
 Phone : 011 26115984/26116567/26876229 Fax : 011-26116347  
 E-mail : cbip@cbip.org; Web : www.cbip.org  
 Contact Person :  
 N.K. Bhatia, Joint Adviser - 9868883260

## CENTRAL BOARD OF IRRIGATION & POWER

### ABOUT CBIP

The Central Board of Irrigation & Power (CBIP), a Premier Institution has been rendering dedicated services to professional organizations, engineers and individuals in the country and abroad for the last 83 years resulting in accelerated development of Water Resources, Power and Renewable Energy Sectors. The main objective of CBIP is to disseminate technical knowledge through various modes, e.g., publication of journals, manuals, technical reports, guidelines, organizing conferences/seminars and training programmes etc.

### DEVELOPMENT OF 2 NO. INSTITUTIONAL PLOTS

CBIP has purchased two institutional plots measuring ½ acre (2135 sqm) and ¼ acre (1079 sqm) from HUDA in sector 32 Gurgaon for establishing a Training Institute for imparting training to professionals so as to meet the growing requirement of trained technical professionals in the country.

- Both the plots have been allotted by HUDA on FREE HOLD basis
- Construction on plot no. 21 is in progress
- Construction on 4Bay plot to start shortly
- Reputed architect M/s Kothri Associates has been engaged
- Reputed contractor M/s Sarthak Contracts Pvt. Ltd., has been engaged

### LOCATION OF PLOTS

- Excellently located in Sector-32 Gurgaon
- 10 Minutes drive from IGI Airport.
- 3 km from Metro Station Sector 44
- 3 km from IFFCO Chowk and adjacent to Rajeev Chowk

### SPECIAL FEATURES OF PLOTS

#### A. Plot No. 21

- Within ½ Km from NH8
- Three Side Open
- Two side roads each 18m wide and third 6m wide
- Surrounded by beautiful Corporate buildings
- Parking Facilities for 64 cars

#### B. Plot - 4 Bay

- Facing NH 8 • Two side open • Front and Back roads each 18m wide • Parking Facilities Available

### IMPORTANT CORPORATES AROUND CBIP PLOTS

#### A. Plot No. 21

NHAI; GVK Industries; SPML; Punj Lyod; Apeejay Management Institute; Haryana Financial Corporation; Hans Air Ways Services; The Tribune Trust Chandigarh

#### B. Plot - 4 Bay

Usha International; RanBaxy; Adani Power; NIIT



CBIP Building, Malcha Marg, Chanakyapuri, New Delhi



Location Map Sector 32, Gurgaon

## Plot No. 21 Sector - 32 Gurgaon

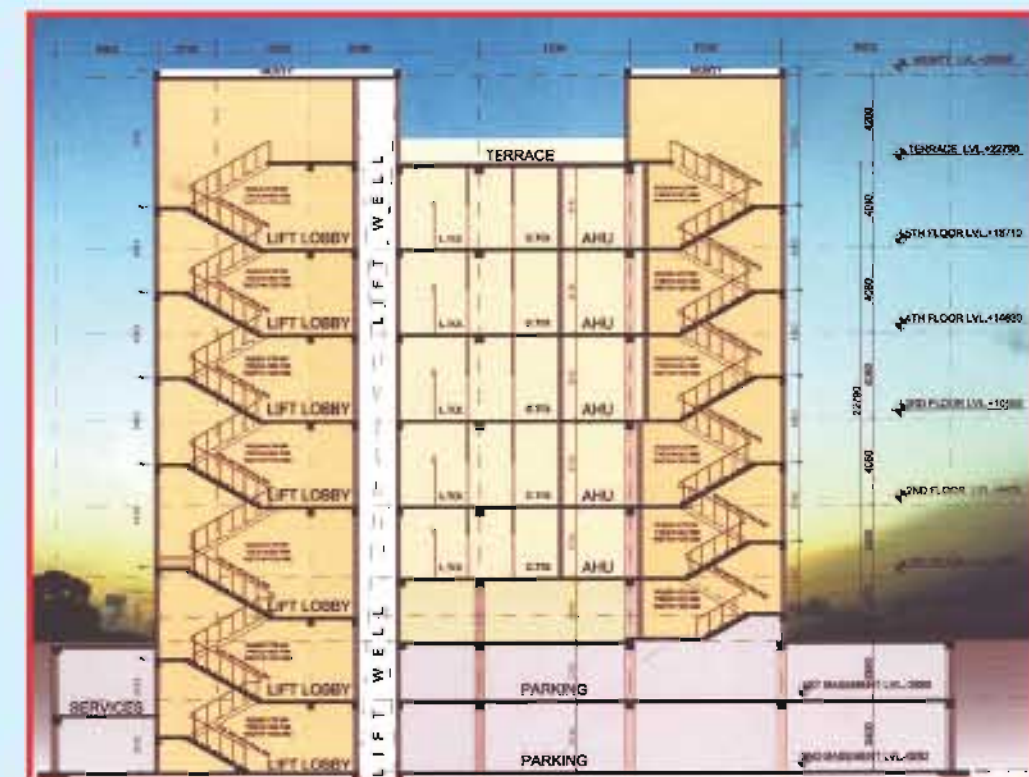
- Plot Size : 2135 sqm (35m X 61m)
- Cost of plot as per the present market rates : Rs. 40 crores (Approx.)
- Estimated cost of construction : Rs. 1850/- per sft (Rs. 19,900 per sqm)

### Details of Plot

Floor	Total Construction Area
First Basement	954.40 sqm
Second Basement	954.40 sqm
Ground Floor	704.24 sqm
First Floor	642.91 sqm
Second Floor	642.91 sqm
Third Floor	642.91 sqm
Fourth Floor	642.91 sqm
Fifth Floor	483.60 sqm
<b>Total</b>	<b>5668.28 sqm ( 61000 sft)</b>

### SCOPE OF WORKS

- RCC framed structure complete with outer walls;
- Aluminium doors and windows;
- Flooring having Vitrified floor tiles;
- Boundary/Compound wall;
- Internal Path;
- External Sewerage work;
- External Electric Works including sub-station, transformer and DG set etc.;
- Water supply including over head tank and under ground water tank and water supply pumps;
- Internal Electric Works;
- Fire fighting works including pumps;
- Lift (2 Nos);
- Air conditioning shaft
- Rain water harvesting structure;



Sectional Elevation of Building on Plot No. 21