

....time for a
case study



Your project management
discussions relate to



.....a modern yet monumental
styled building..... .

Design Theme

The entire premises should have great landscaping with features like military-themed gardens, flagpoles, and pathways, all designed to evoke a sense of patriotism and valor.

- 1.Monumental Architecture:** Designed and planned in the lines of a monument. To symbolize the strength and importance of the institution. The façade shall be impressive.
- 2.Statues and Sculptures:** The building is to have various statues and sculptures of soldiers, war heroes, and military leaders in honor of Army.
- 3.National Symbols:** The building should use Indian flag, the Ashoka Chakra, and other emblems to reinforce the connection with the nation and its values.
- 4.Military Insignia:** The walls or gallery may incorporate military insignia, badges, and symbols associated with Army, its heritage and traditions.
- 5.War Memorials:** Plaques or memorials of fallen soldiers or those who sacrificed greatly shall be included.

Salient features

- Total area: 39 acres
- Total built up area: 15,44,083 sft
- Levels: 2B + GF + 7 (due to height restrictions)
- Architect: CP Kukreja Architects (CPKA)
- Occupancy: 6,000 (2,900 military, 3100 civil)
- Green building: GRIHA 5 rating
- Entry & Exit: 3 number of entry & exit points
- Parking: 4,000 vehicles
- Earthquake resistant building
- Preserves the top layer of all the land
- Sunken garden for impressive look
- Ceremonial walkway for events
- Separate 4 storied infrastructure complex
- Separate accommodation complex
- Central library
- Dharma Chakra at its top
- State of the art gymnasium
- Army artifacts

World's best 5 specific buildings

- Once completed, the Building in discussion will be among the world's top 5 best specific buildings:
 - 250 years old Buenavista Palace, Spain;
(architectural monument)
 - the 80-years old The Pentagon, the USA;
(Building, institution, and symbol)
 - the 70-years old General Staff Building, Russia;
(symbol of victory, Russia's victory over Napoleon's army)
 - 9-years old Hexagon, France.
(resembles France's geographical shape & houses Army, Navy, and Airforce)

ANTI BHAWAM शान्ति भाव

Manekshaw centre Guest Rooms

Air Force Auditorium Lawn 1

Taurus Station Canteen

Manekshaw Rd

Nanda Marg

Lal Marg

Shiv Marg

Mati Rd

CSD - WAC Canteen

Ayaz Path

St Mary's School

Gurjar Dairy Rd

ASMARA LINES अस्मारा लाईन्स

Overhead Water Tank

Air Force Golden Jubilee Institute

JHARERA VILLAGE झाररा गाँव

SUBROTO PARK सुब्रतो पार्क

HQ Western Air Command

Image © 2022 Maxar Technologies

Maxwell Rd

481 m

Google Earth





























Shaurya Path



Dharma Chhatrachhaya



Thal Sena Bhawan
New Delhi



Niti Path









Cost Benefit Analysis

Year	Annual Rent Rs. Crs	PV @ 6%	Discounted Rent Rs. Crs
1	113.0	0.943	106.63
2	113.0	0.890	100.59
3	113.0	0.840	94.90
4	113.0	0.792	89.53
5	113.0	0.747	84.46
6	113.0	0.705	79.68
7	113.0	0.665	75.17
8	113.0	0.627	70.91
9	113.0	0.592	66.90
10	113.0	0.558	63.11
Total Discounted Rents			832
Book Value at 10th			

- Office rents in the area Rs. 600 per sft per month.
- Still, least rent is adopted at Rs. 122/sft /month.
- Carpet area will be 80%, but considered only 50%.
- Without rent escalation, payback period is 10 years. With escalation it will be 6 years.
- At the end of 10th year, book value is Rs. 208 crs. Thereafter, the building has balance 40 years life.
- The freed up old office blocks will be able to generate revenue and that is additional benefit.

• Mandatory monitoring of consolidated

Contract Details

- Contract nature : EPC
- Put to tender : Rs. 810 crs
- Contracted cost : Rs. 833 crs
- Period : 27 months
- Contractor : ITI Cementation
- Started in : February 2023



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🕒 2 Min Read



Indian Army Head Quarters

Name :

Thal Sena Bhawan

Inauguration
in May 2025



Thank You

remembering

15.01.2025, Indian Army
Day

