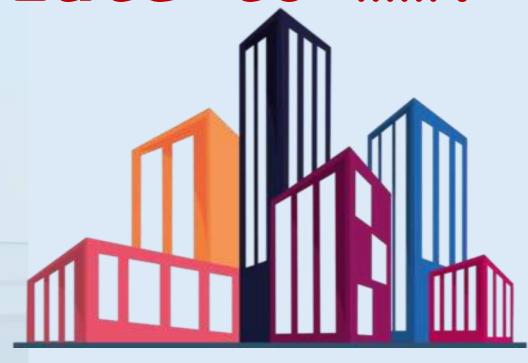


Your project management discussions relate to



....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

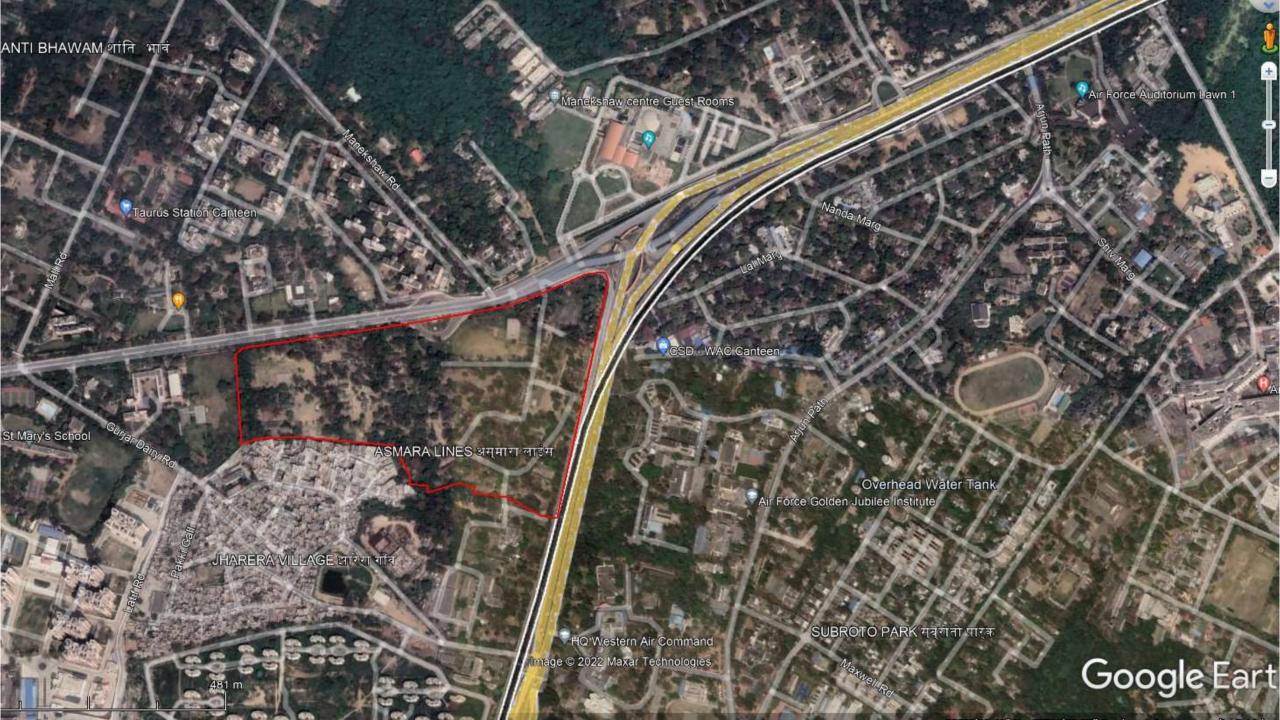
- Total area: 39 acres
- Total built up area: 15,44,083 sft.
- Levels: 2B + GF + 7 (due to height restrictions)
- Architect: CP Kukreja Architects (CPKA)
- Occupancy: 6,000 (2,900 military, 3100 civil)
- Green building: GRIHA 5 rating
- Entry & Exit: 3 number of entry & exit points
- Parking: 4,000 vehicles

- 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)









































Cost Benefit Analysis

| | | | Discounted |
|--------------------|-------------|-------|------------|
| Yea | Annual Rent | PV @ | Rent Rs. |
| r | Rs. Crs | 6% | 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.

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

ITD Cementation gains on bagging Rs 833 crore Order For Building
833 crore order for building Army
Headquarters in Delhi





Indian Army
Head
Quarters

Name:
Thal Sena
Bhawan

Inauguration in May 2025



