



Proposed Redevelopment - IMA HQ

Land Area	2,094 sqm	
Ground Coverage @ 30%	628 sqm ~ 6,761.95 sft	6878 sft
FAR @ 120	2,512.8 sqm ~ 27,047.80 sft	26,285 sft

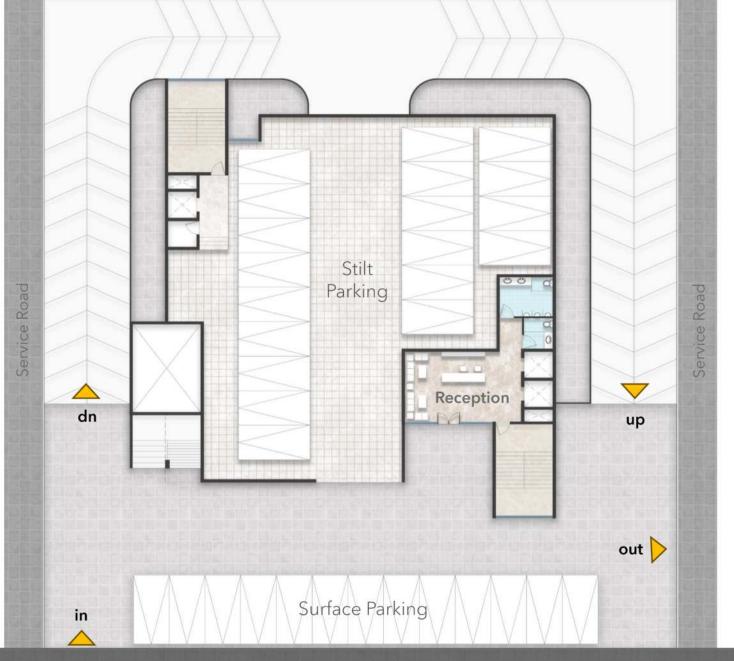
Floor No	Existing BUA	Existing Use	Proposed BUA	Proposed Use		Proposed Height of Floors	
Terrace	0	NIL	6000 sft	Area under Solar - Non-FAR, Allowed above permissible building height			3 m
Sixth	3337 sft	Guest Rooms	8040 sft	Guest Rooms			3.5 m
Fifth	0	NIL	8040 sft	Service Floor - Non-FAR			2.7 m
Fourth	3390 sft	Guest Rooms	8040 sft	Leasable Space			4 m
Third	3918 sft	Leasable Space	8040 sft	Seminar Room/ Leasable Space			4 m
Second	5518 sft	Canteen	5900 sft	Store	Auditorium	Cafeteria	4 m
First	8515 sft	IMA Offices + Auditorium	8040 sft	Green Room		Pre- Function	4.2 m
Ground	8165 sft	IMA Office + Leasable Space	8040 sft	Stilt (Parking) Non - FAR			3.5 m
Basement	0	NIL	10,400 sft	Basement (Parking + Services) Non -FAR			6 m
TOTAL		32,843 sft	70,540 sft				25.9 m



Site Plan

- Plot Area: 2094sqm
- Total Parking: 82 cars
- Structure Design to provide for future addition of 2 floors

Vikas Minar



Income Tax Office



Basement Plan

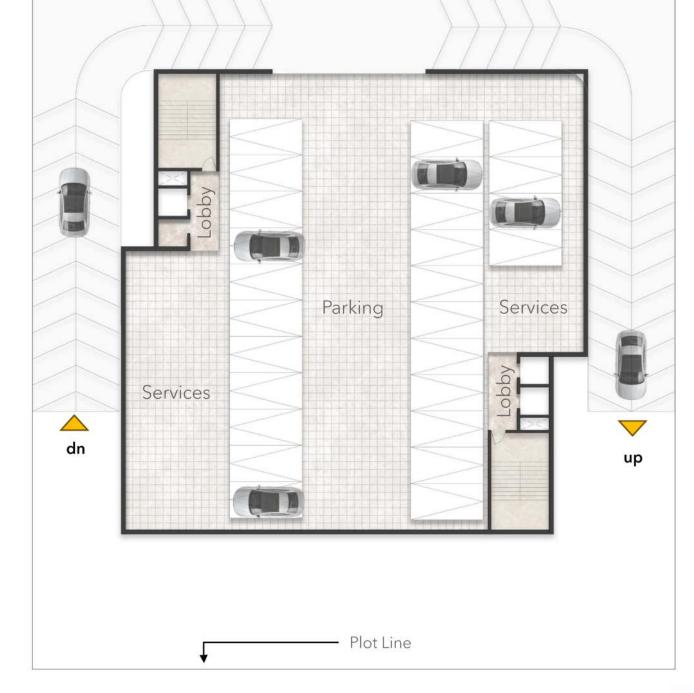
Basement BUA: 10,400 sft

Free of FAR*

Parking: 37 cars (22 cars in stack)

Service areas as per requirement







Ground Floor Plan

Stilt BUA: 8040 sft Free of FAR*

Reception

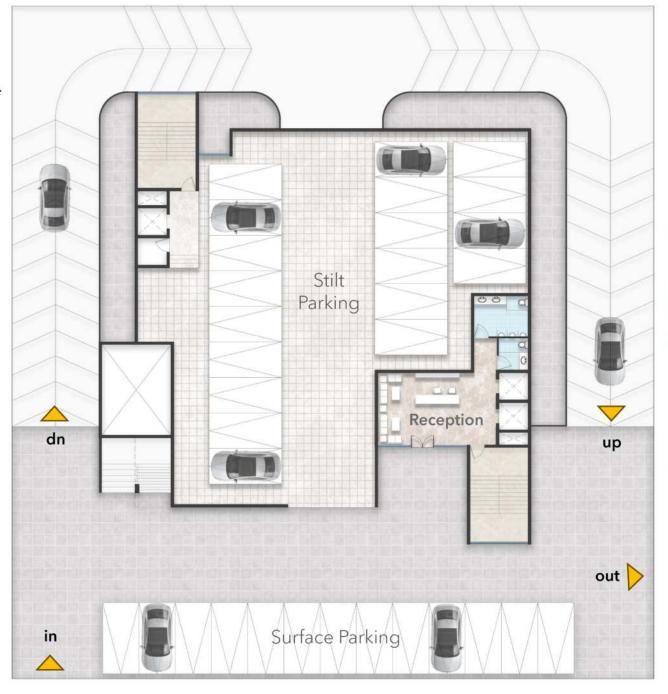
Parking: 45 cars

Stilt: 19 cars

Surface Stack Parking: 26 Cars













First Floor

BUA: 8040 sft

Auditorium: 204 - 250 pax

~2660 sft

Green Rooms ~ 215 sft each

Pre function ~ 1500 sft

Media Room ~ 20 pax ~ 640 sft











Second Floor

BUA: 5900 sft

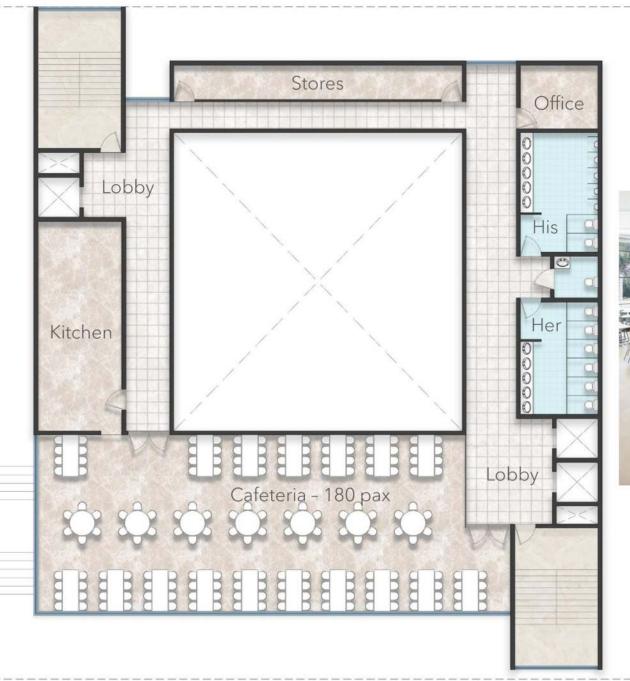
Cafeteria: 186 pax ~ 1970 sft

■ Kitchen ~ 440 sft

Leasing Office: ~ 122 sft

■ Stores ~ 250 sft









Third Floor

BUA: 8040 sft

- Seminar Room:
 - a) 90 pax ~ 753 sft
 - b) 150 pax ~ 1315 sft
 - c) 290 pax*
- Pre function ~ 1020 sft
- Space for Rent ~ 2500 sft







Fourth Floor

BUA: 8040 sft

Space for Lease

Carpet Area ~ 6125 sft
Excluding lifts, stairs, toilets and lobbies









Fifth Floor

BUA: 8040 sft

Service floor free from FAR*

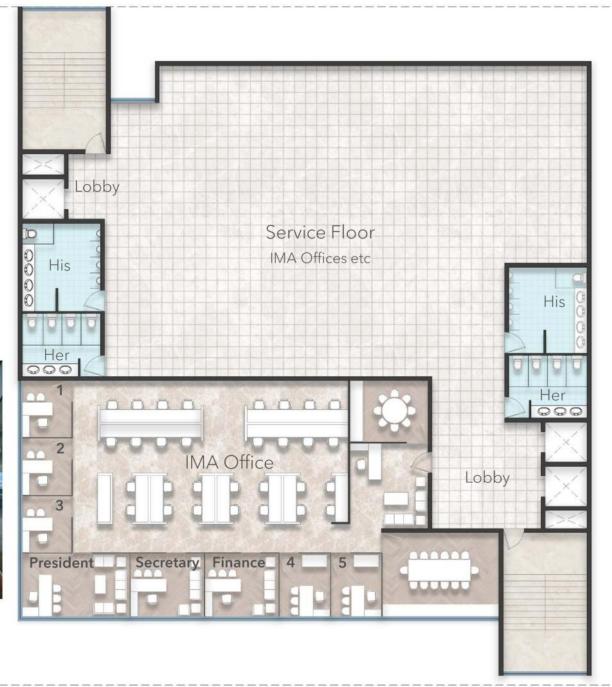
Height 2.7 m

Space for IMA

Carpet Area ~ 6125 sft

Excluding lifts, stairs, toilets and lobbies





- IMA Office ~ 2490 sft
 - President Office ~ 165 sft
 - Secretary Office ~ 115 sft
 - Treasurer Office ~ 115 sft
 - Cabin 5 no ~ 70 75 sft
 - 8 seat meeting room
 - 14 pax board room
 - 30 workstations
 - Reception & Waiting
- Balance Carpet Area
 - ~ 3635 sft



Sixth Floor

BUA: 8040 sft each

11 no Guest Rooms ~ 247 sft each

■ 3 no Suites ~ 462 sft

Common Lounge ~ 540 sft

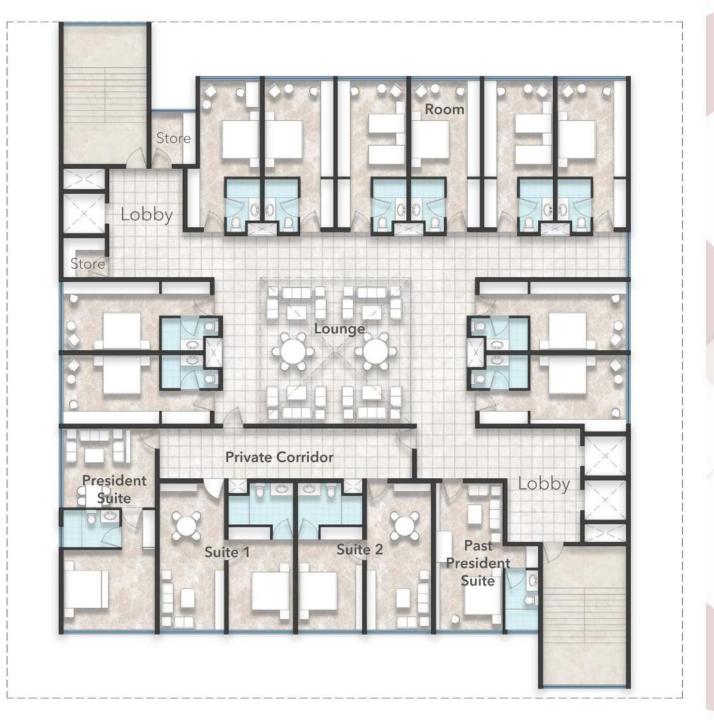












Seventh Floor

BUA: ~ 5460 - 6000 sft

- Space under Solar Truss
- Free from FAR
- Member's Lounge
- 13 feet wide Terraces









Façade Approaches

Concrete, Glass & Metal



KHVatec HQ, Seoul



Independence Square, Beruit



Edificios, Mexico



Façade Approaches

Glass & Metal









GMP HQ, Hamburg

Vira, Iran





