



Sub: Renting out of Investment Bldg. on plot INS-16, Sector-14, Vasundhara, Ghaziabad

As desired the basic input on the above cited subject are as under:

1. The subject building is built to have 3 stars Green building rating from 'GRIHA' and comprise of single basement + ground floor + 7 upper floors. There is provision of total 220 nos. covered & open car parking space in the premise (80 nos. in basement, 20 nos. in stilt floor at ground and 120 nos. in open area around the building).
2. Cafeteria in rear side of building i.e. in Non Tower Area, having an open space of approx 101.90 Sqm enclosed within the internal partition walls. Cafeteria is also facing to Green space area of approx. 796.00 Sqm within the premise.
3. Ground floor total carpet area is 346.11 Sqm, which includes reception area 106.80 Sqm at main entrance to the building. Plz refer sketch attached herewith. Out of total carpet area at ground floor, further space of approx 139.00 Sqm may be spared for office use by giving access to upper floors' tenants through staircase & lifts.
4. First floor total carpet area is 698.97 Sqm, which may further be divided in two parts as approx 221.00 Sqm at front and rest approx 477.97 Sqm in rear part of building with independent access to tenants through staircase & lifts.
5. The carpet area of Second floor to Sixth floor is identical i.e. 1168.33 Sqm, which may further be divided in two equal parts as approx 584.16 Sqm at front and in rear part of building with independent access to tenants through staircase & lifts. Moreover, there is also scope for provision of additional toilets in both front & rear parts of each floor.
6. The carpet area of Seventh floor is 1157.97 Sqm, which may further be divided in two equal parts as approx 578.98 Sqm at front and in rear part of building with independent access to tenants through staircase & lifts. Moreover, there is also scope for provision of additional toilets in both front & rear parts of each floor.
7. The subject building comprises of 04 nos. 16 passengers capacity lifts along with three nos. staircases at suitable locations on floor enabling trouble free access to tenants. If any floor is considered for division in two parts then each part shall be having provision of 02 nos. 16 passengers' lifts along with one no. independent staircase and one no. common staircase to use with other part.
8. There are provision of two sets of toilets on each floor except at ground floor comprises of one for gents, one for ladies and one for handicapped at suitable locations enabling independent access to each set of toilet for the tenants, if floor is divided in two parts.
9. There are provisions of two sets of pantry on each floor except at ground floor, which may be independently used by two tenants on each floor i.e. from Ist to VII floor, if floor is divided in two parts.
10. There is ample Green space of approx 992.37 Sqm within the premise.