

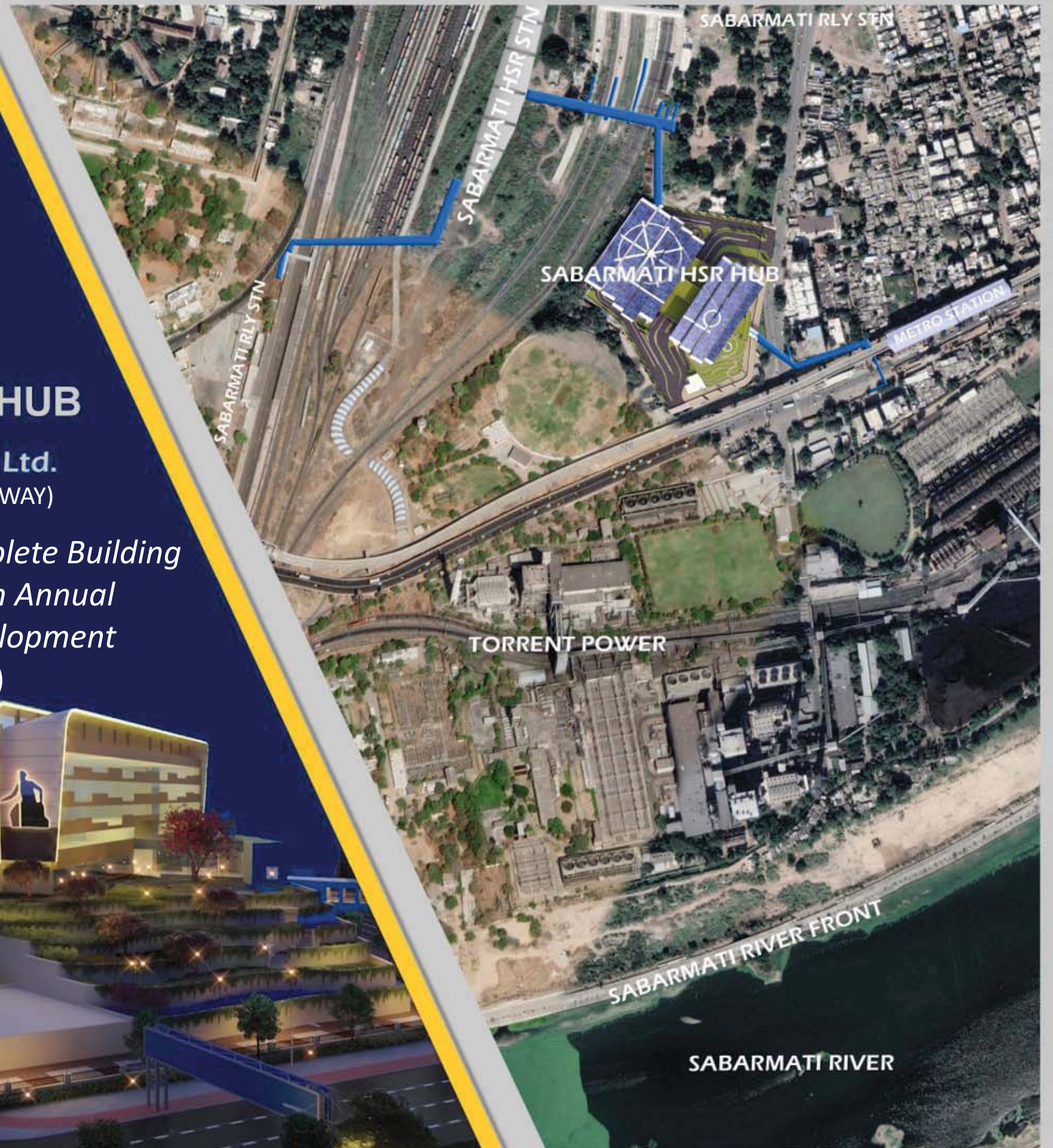


# SABARMATI

## MULTI-MODAL TRANSPORT HUB

National High Speed Rail Corporation Ltd.  
(CONNECTING BULLET TRAIN, METRO & INDIAN RAILWAY)

*(NHSRCL Intends to Lease out the Complete Building to Suitable and Eligible Bidder based on Annual Lease Payment Model for Further Development including Operation and Maintenance.)*







PRESENTING THE  
SABARMATI MULTI-MODAL  
TRANSPORT HUB.

THE ONLY HIGH RISE  
COMMERCIAL BUILDING  
WITH ULTRA MODERN AND  
ICONIC FACADE THAT WILL  
MAKE YOU FASCINATE.

IT IS TIME FOR YOU TO  
TAKE THE NEXT STEP.

(CONNECTING BULLET TRAIN, METRO & INDIAN RAILWAY)







SABARMATI ASHRAM  
05 MINS

MOTERA STADIUM  
05 MINS

AKSHARDHAM  
30 MINS

GIFT CITY  
30 MINS

SCIENCE CITY  
25 MINS

RIVER FRONT  
10 MINS

ADALAJ STEPWELL  
20 MINS

KANKARIA LAKE  
25 MINS

HSR STATION  
03 MINS

AIRPORT  
15 MINS

RAILWAY STATION  
03 MINS

METRO STATION  
03 MINS

BRTS STAND  
02 MINS

NEW RANIP BUS STAND  
05 MINS

RTO CIRCLE  
05 MINS

S.G. HIGHWAY  
14 MINS

SABARMATI MULTI-MODAL  
TRANSPORT HUB

Salient Features of Sabarmati Multi-Modal Transport HUB	
Detail of building	Sabarmati HUB Building (Block-A & Block-B)
Basement to 2 <sup>nd</sup> Floor(Four floor)	Dedicated for Parking (1300 Nos approx.)
3 <sup>rd</sup> Floor	Both Blocks are connecting at 3 <sup>rd</sup> floor / Concourse level with seamless entry inside. Passenger movement area including provision for shops, eateries etc
Block A	Building B+G+9 – Commercial Floor Space
Block B	Building B+G+7 – Hotel / Commercial Floor Space
<i>The Building connects various modes of Transportation viz. AEC Metro Station, Sabarmati BRT Station, Indian Railway Sabarmati Station and Future Bullet Train Station through Skywalks.</i>	
Main road	8.87M having different entry & exit.
Parking facility	1300 Nos approx. (Including Disabled Parking)
CCTV	IP based CCTV System
Utilities	Lifts (13 Nos with capacity of min. 16 Passengers)
	Escalator (6 Nos)
	HVAC – Central Cooling System (Only in Block A)
	STP (300 KLD Capacity)
	WTP (12000 LPH Capacity)
	Fire Protection System
	Building Management System

Floor wise details of Sabarmati HUB Building		
	Building - A	Building - B
Basement	Parking	Parking
Ground Floor	Car Drop, General Lobby and Parking	General Lobby and Parking
First Floor	Two & Three-wheeler Drop and Parking	Parking
Second Floor	Parking & General Lobby.	General Lobby and Parking
Third Floor	Concourse (Waiting area), Retail shops, Food Courts, Utility service & Toilets (Gents & Ladies) (For Leasing)	
Fourth Floor	Commercial Space for Leasing	Hotel / Commercial Space for Leasing
Fifth Floor		
Sixth Floor		
Seventh Floor		
Eighth Floor	NHSRCL Office	NA
Ninth Floor		

*Note: NHSRCL Intends to Lease out the Complete Building to Suitable and Eligible Bidder based on Annual Lease Payment Model for Further Development including Operation and Maintenance.*

AREA STATEMENT OF SABARMATI HUB BUILDING (in Sq. Ft.)										
FLOOR	Usage	Block-A			Block-B			Block-A + Block-B		
		Builtup Area	Common Utilities	Super Builtup Area	Builtup Area	Common Utilities	Super Builtup Area	Builtup Area	Common Utilities	Super Builtup Area
3rd Floor	Concourse	47,706	95,013	1,42,719	-	-	-	47,706	95,013	1,42,719
4th Floor	Commercial / Hotel	60,396	9,117	69,513	46,855	3,272	50,127	1,07,251	12,389	1,19,641
5th Floor		55,219	9,117	64,336	38,739	2,799	41,538	93,958	11,916	1,05,874
6th Floor		55,219	9,117	64,336	38,739	2,799	41,538	93,958	11,916	1,05,874
7th Floor		55,219	9,117	64,336	38,739	2,799	41,538	93,958	11,916	1,05,874
TOTAL		2,73,758	1,31,481	4,05,239	1,63,073	11,668	1,74,741	4,36,831	1,43,149	5,79,980

***Note: Area under Common Utilities include <sup>\*</sup>Staircase, Lift Lobbies, AHU rooms, Electrical rooms and other utility service rooms***

Parking Details		
FLOOR	Area Sft	No. of Parking
Basement	1,68,466	502
Ground Floor	92,430	276
1st Floor	81,289	235
2nd Floor	94,453	287
TOTAL	4,36,638	1300

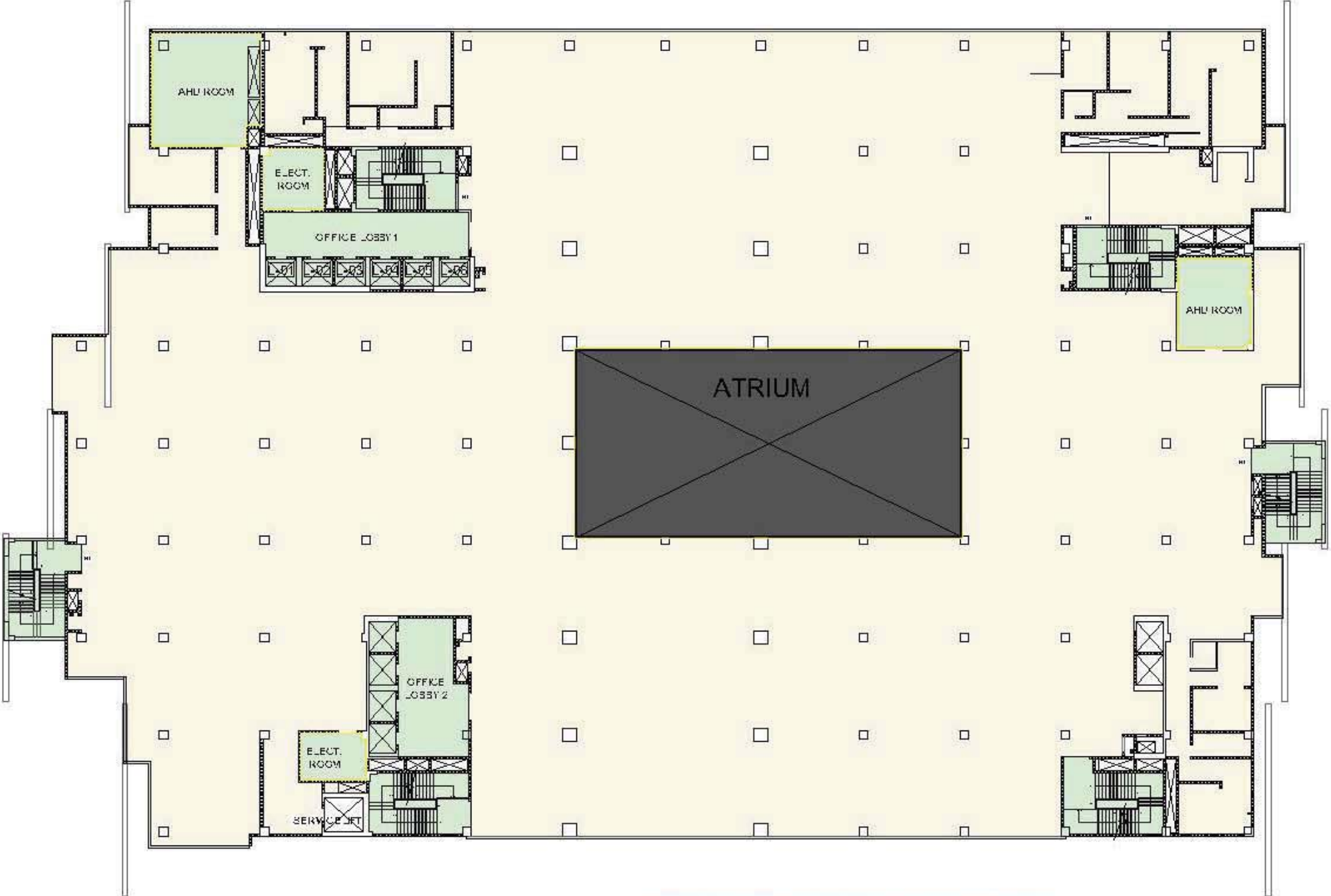
Other Areas	
Description	Area (Sft)
Step Garden	32,432
4th Floor Garden	22,873
7th Floor Garden	5,382
TOTAL AREA	60,687



TYPICAL 3<sup>rd</sup> FLOOR CONCOURSE PLAN.



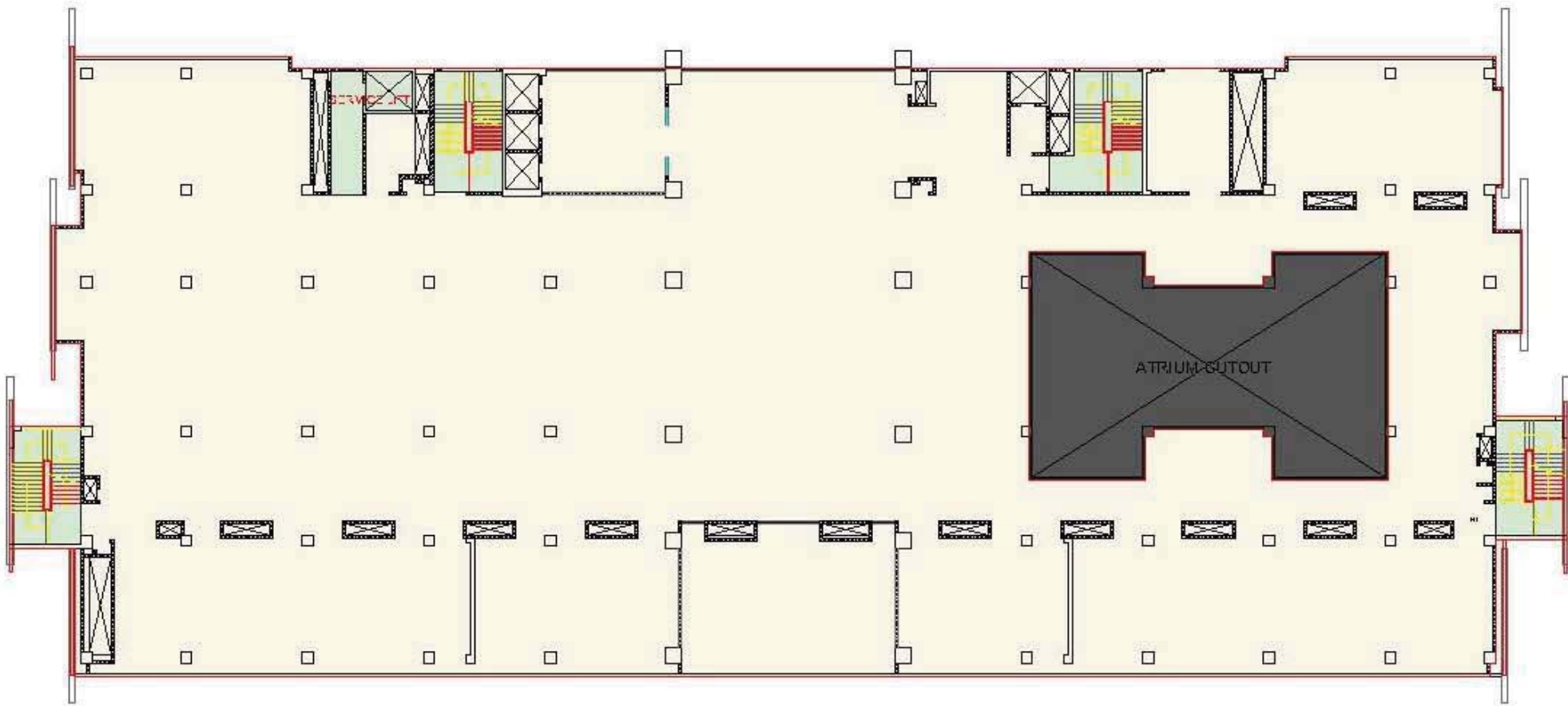
# TYPICAL FLOOR PLAN (4<sup>th</sup> to 7<sup>th</sup> Floor)


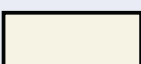


BLOCK A TYPICAL FLOOR PLAN



# TYPICAL FLOOR PLAN (4<sup>th</sup> to 7<sup>th</sup> Floor)



	COMMON AREA
	BUILTUP AREA FOR LEASING

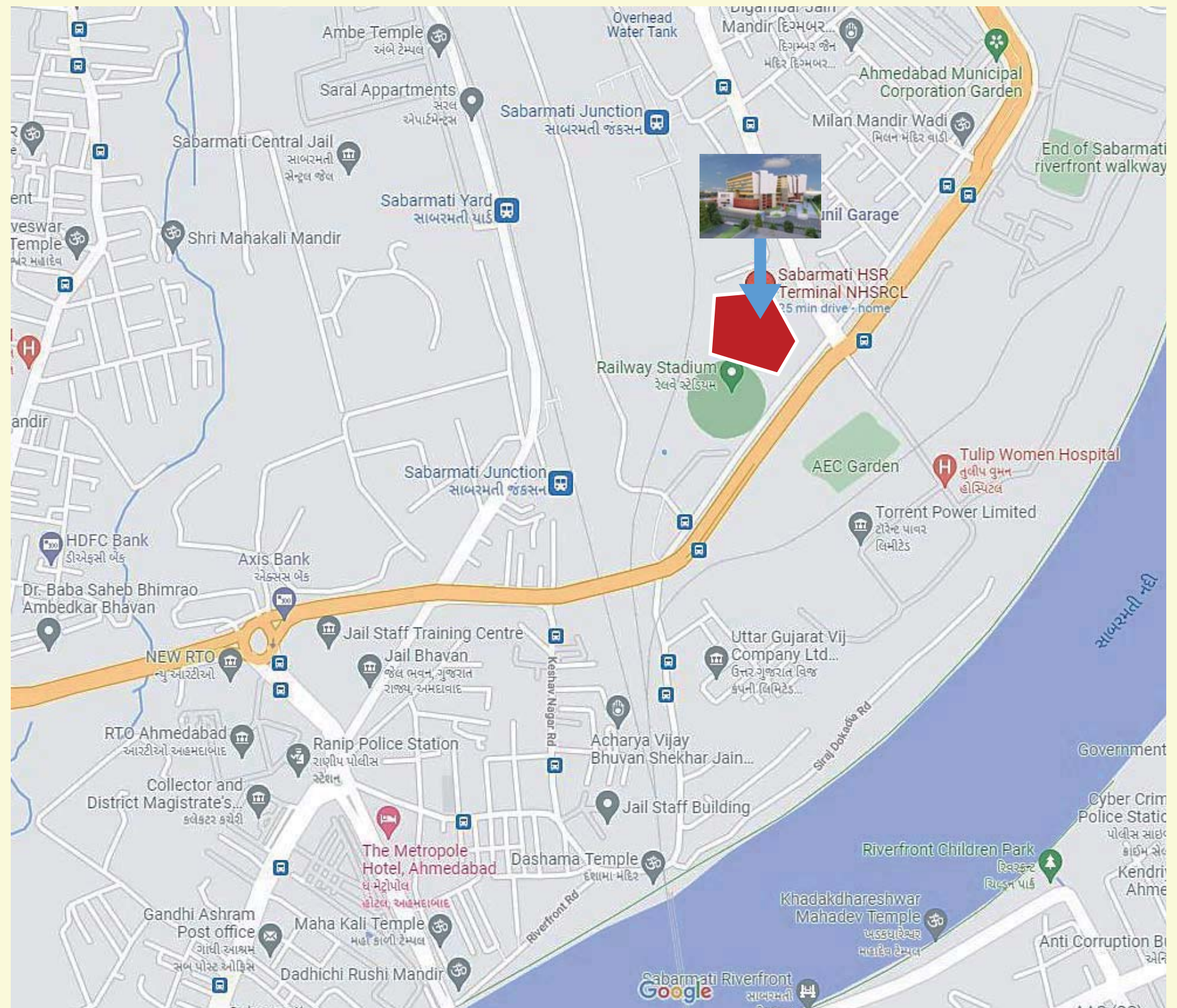
BUILTUP AREA	3,599 SQM
COMMON AREA	260 SQM
TOTAL AREA	3,859 SQM

BLOCK B TYPICAL FLOOR PLAN



# SPECIFICATIONS

- ❑ Earthquake resistance R.C.C. frame structure.
- ❑ Green Building **Gold** Rank BY IGBC (INDIAN GREEN BUILDING COUNCIL).
- ❑ Building connectivity with the Metro station, Both Sabarmati railway station, HSR Station & BRT station.
- ❑ Optimum utilization of water through recycling.
- ❑ Electricity generation by using Solar panels.



KEY PLAN



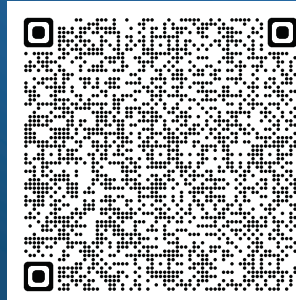


#### **SITE ADDRESS:**

SABARMATI  
MULTI-MODAL TRANSPORT HUB,  
RAM NAGAR,  
SABARMATI,  
AHMEDABAD,  
GUJARAT- 380005

#### **CORPORATE ADDRESS:**

- 1) NHSRCL  
3<sup>rd</sup> FLOOR,  
RIVERFRONT HOUSE,  
BETWEEN GANDHI & NEHRUBRIDGE,  
RIVERFRONT (WEST), AHMEDABAD,  
GUJARAT- 380009.
- 2) NHSRCL  
2<sup>nd</sup> FLOOR,  
ASIA BHAWAN, ROAD NO-205  
SEC-09, DWARKA,  
New Delhi -110077



#### **FOR CONTACT:**

**dgmciiv1.adi@nhsrcl.**

**in**

**M : +91 9879480106**

**NHSRCL WEB SITE:**  
<https://www.nhsrcl.in>

LOCATION IN GOOGLE MAP

# National High Speed Rail Corporation Ltd. (MAHSR PROJECT)

