



M.P. INDUSTRIAL DEVELOPMENT CORPORATION LTD.,
REGIONAL OFFICE, INDORE

(A Govt. Of Madhya Pradesh Undertaking)

NOTICE INVITING
EXPRESSION OF INTEREST (EOI)

THE EXECUTIVE DIRECTOR
M.P. INDUSTRIAL DEVELOPMENT CORPORATION LTD.,
REGIONAL OFFICE, INDORE (MP)
(A Govt. of Madhya. Pradesh undertaking)
101, FIRST FLOOR, "ATULYA IT PARK",
NEAR CRYSTAL IT PARK, KHANDWA ROAD, INDORE (M.P.)
Phone: 0731-2970611, 2971311, 2974363 Fax : 0731-2972629
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M.P. INDUSTRIAL DEVELOPMENT CORPORATION
Ltd., INDORE

Regional office : 101, First Floor, Atulya IT park,
Khandwa road, Indore (MP)

No. MPIDC/R.O./IND/Tech/2023/11106

Date : 06.10.23

NOTICE INVITING EXPRESSION OF INTEREST (EOI)

MP Industrial Development Corporation, R.O. Indore is developing an IT Park for IT Professionals who are in search of office at appropriate place. A built-up space of nearly 104354 Sq.mtr. is proposed to be created adjacent to Crystal I.T. Park, Indore including I.T. offices, Commercial space and Hotel which will give a new dimension to them. Area reserved for IT offices : 44628 sqmt., Commercial space : 3082 sqmt. and Hotel space : 7795 sqmt.

Detailed Concept Note, prescribed format for EOI and other details can be seen and downloaded from website of MPIDC, www.invest.mp.gov.in. The interested person may submit EOI on the website www.invest.mp.gov.in within 30 days of publication of this NIT.

Executive Engineer

CONCEPT NOTE FOR EXPRESSION OF INTEREST (EOI)

Regarding assessment of built-up space for IT PARK 3



1. Strategic location of site with high FAR permissible 2.50



Brief statistics of the project -

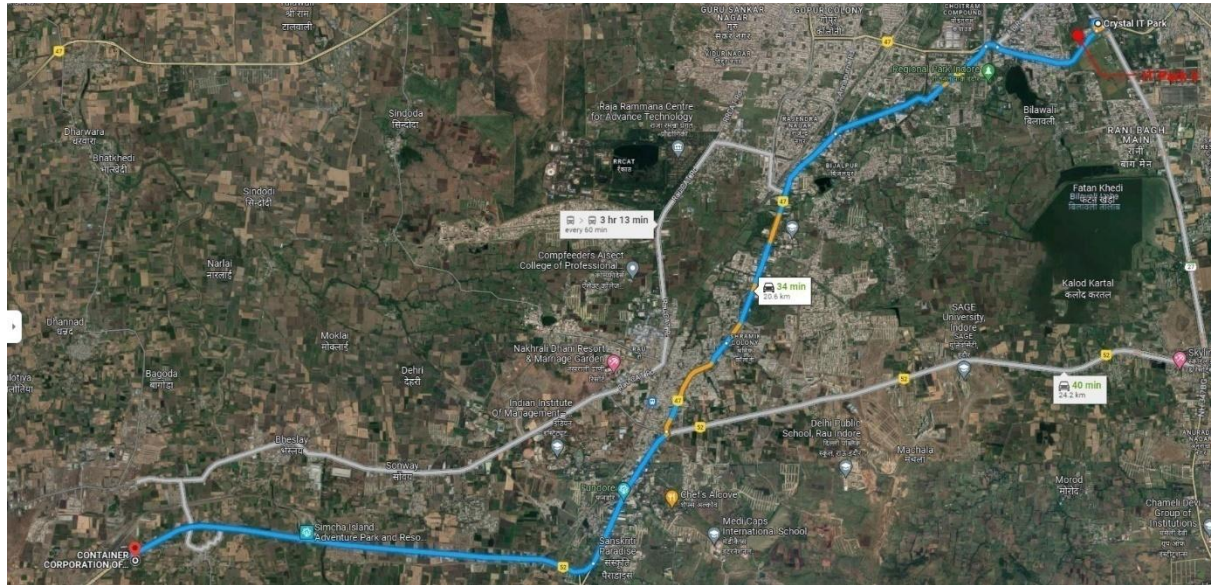
Project Name	Proposed IT Park-3 (High Rise Building) Ring Road, Indore
Project Cost	Rs. 501.38 Crores i/c GST
Project Duration	30 Months
Plot Area	23840.85 SQ.M.
F.A.R Area	2.50
Ground Coverage	9422.00 SQ. M. (40%)
Slab Area	104354.00 SQ.M.
No. of Floors	2B+Ground+19 floors (HT. 72.15 Mtr. – Excluded Service Floor /7 th Floor)
Parking	Total No. of Car Parking – 950 Nos.
Podium	Commercial and Restaurant (HT. 4.05 Mtr.)
Data Centre	2 nd and 3 rd Floor (HT. 4.05 Mtr.)
Service Floor	7 th Floor (HT. 3.0 Mtr.)
Office Block	Total No. of Office Blocks- 48 Nos. 20 Nos. of Office Blocks- 4 th , 5 th , 6 th , 8 th & 9 th Floor (HT. 3.75 Mtr.) 24 Nos. of Office Blocks – 10 th to 17 th Floor (HT. 3.75 Mtr.) 04 Nos. of Office Blocks – 18 th & 19 th Floor (HT. 3.75 Mtr.)
Service Core	Total No. of Core - 03 Nos. 01 Core – 5 Nos. Passenger Lifts, 01 No. Service Lifts, Staircase, Electrical Room, ELV Room and Restrooms (Male & Females)
Lifts	Total No. of Lifts – 21 Nos. Main Building: Total No. of Capsule Lift – 09 Nos. (20 Pax. Each) Total No. of Normal Lift – 06 Nos. (20 Pax. Each) Total No. of Service Lift – 03 Nos. Hotel: Total No. of Normal Lift - 02 Nos. (13 Pax. Each) Total No. of Service Lift - 01 Nos.
Hotel	No. of Floors - 1B+Ground +7 Floors (HT. - 3.75 Mtr.) Total Area – 7593 SQ. M. Total No. of Rooms – 57 Nos.
Type of Construction	R.C.C Framed Structure in M-35 Grade of Concrete having depth of Excavation 12 Mtr. Including 2 Basements + Ground Floor + 19 Floors.
Boundary Wall & Entrance Gate	Total Boundary Wall Length 730 Mtr. RCC framed structure, with masonry and exposed concrete finish with Integrated design of entrance gate with MS shutter
Internal Circulation (Road)	Total Road length-730 m, width 7.5m; PQCM-40; Paver Blocks 80mm Thick around the building.
STP	250 KLD Capacity, MBBR Based Technology
Landscape	Plantations, shrubs, plants, hedge sand trees etc.
Plumbing	Plumbing system RCC underground water Tank-450KLD & RCC over head water - 165 KLD, Water Treatment System, Premium range Sanitary Fixture, with disabled friendly toilets, Storm water drainage, rainwater Harvesting pits
Fire Fighting	Fire water storage tank capacity 200 KLD, Fire pumping system, Sprinkler system, 2 or 4 way fire brigade connection, Fire extinguishers
Electrical Internal	Total Load- 8681 KW Point wiring, Circuit wiring, Telephone wiring, Cabling, TAG blocks,

	EPABX, Computer data cabling, Network Switches, Cabling, 10KVA 01 UPS, 20 KVA 02 UPS suitable for 30 Minutes backup, Providing Integrated Lighting protection System.
Electrical External	33KVH TV CB Panel, Distribution Transformer 33/0. 415 KV, 4no. 2500 KVA 33/.415 KV 4000A 4P COOPER Sandwich Busduct 120KA, 6x1500kva DG set, LT Panels, DB's and Earthing, Street Lighting System, Solar System.
Fire and Safety Work	Addressable Fire Alarm System, public address audio system, CCTV System, Access Control System.
BMS	BMS architectural control system is connected to all service systems for efficiency with BMS software
HVAC	<p>Calculated cooling load-2590 TR Diversified AC Cooling load 2130 TR, Water Cooled Chillers - 5 nos. 400 TR Each</p> <p>Pump: - 5 Nos. Chilled Water Pumps + 5 Nos. VFD Operated Secondary chilled Water Pumps, 5 Nos. Condenser Water Pumps</p> <p>Cooling Tower: - 5 Nos. VFD Operated cooling tower for Data center chilled water air conditioning system proposed - 3 nos. 150 TR Air cooled screw chiller with multiple compressors. Pump: - 3 Nos. VFD Operated Primary chilled Water Pumps,</p> <p>VRV- 7 nos. with 26 HP each capacity for hotel purpose.</p>
Miscellaneous	Operation and Maintenance for 3years after one year defect liability period.

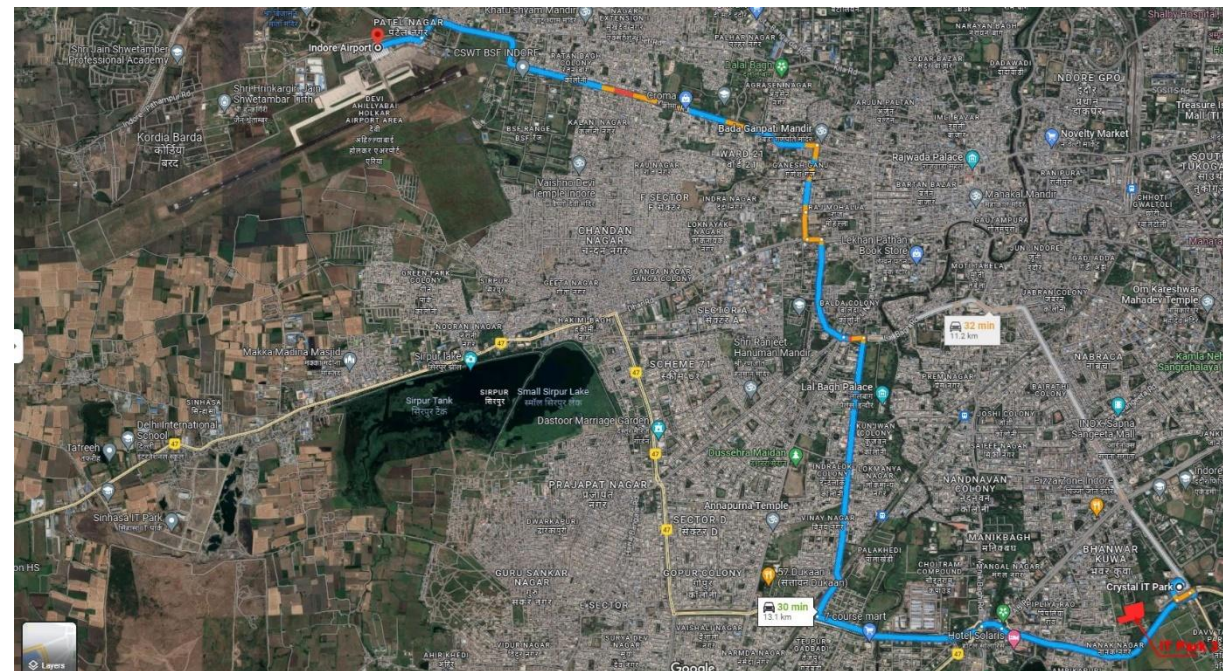


IT PARK- 3, INDORE (MADHYA PRADESH)

IT PARK 3 CONTEXT / LOCATION / APPROACH:



IT PARK 3 FORM MMLP, INDORE



IT PARK 3 FORM DEVI AHILYABAI HOLKAR AIRPORT, INDORE

IT PARK 3 CONTEXT / LOCATION / APPROACH:



3D VIEWS: ENTRANCE TO IT PARK-3



← 45 M WIDE APPROACH TO IT PARK -3 FROM RING ROAD →

FRONT VIEW:



IEWS:



ENTRANCE GATE:



BRIEF STATISTICS:

- Project Cost - Rs. 501.38 Crores inclusive GST
- Project Duration - 30 Months
- Plot Area - 23840.85 SQ.M. (5.89 Acres)
- FAR Area - 2.50
- Building Height - 75 MTR
- Ground Coverage - 9422.00 SQ.M. (40%)
- Slab Area - 104354.00 SQ. M.
- No. of Floors - G+19+2 Basements
- Parking - 950 NOS. (Cars)
- Podium - Commercial & Restaurant
- 2nd & 3rd Floor - Data Centre
- 7th Floor - Service Floor
- 4th to 19th Floor - Office Spaces (48 NOS.)
- Lifts - 18 NOS.

BRIEF STATISTICS (Cont.):

- Type of Construction**
 - **R.C.C. Framed Structure in M-35 Grade, PT Slabs for large spans & designed for Seismic Zone-III**
- STP**
 - **Water Recycling System as per NBC Code**
- Plumbing**
 - **Dual Plumbing System**
- Electrical**
 - **Controlled & monitoring System**
- Fire and Safety Work**
 - **CCTV, Addressable Fire Alarm System & Access Control**
- BMS**
 - **Fully Controlled BMS System**
- HVAC**
 - **Water Cooled Chiller, Air Cooled Chiller & VRV System**

IT PARK- 3 AREA SUMMARY:

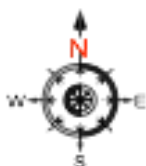
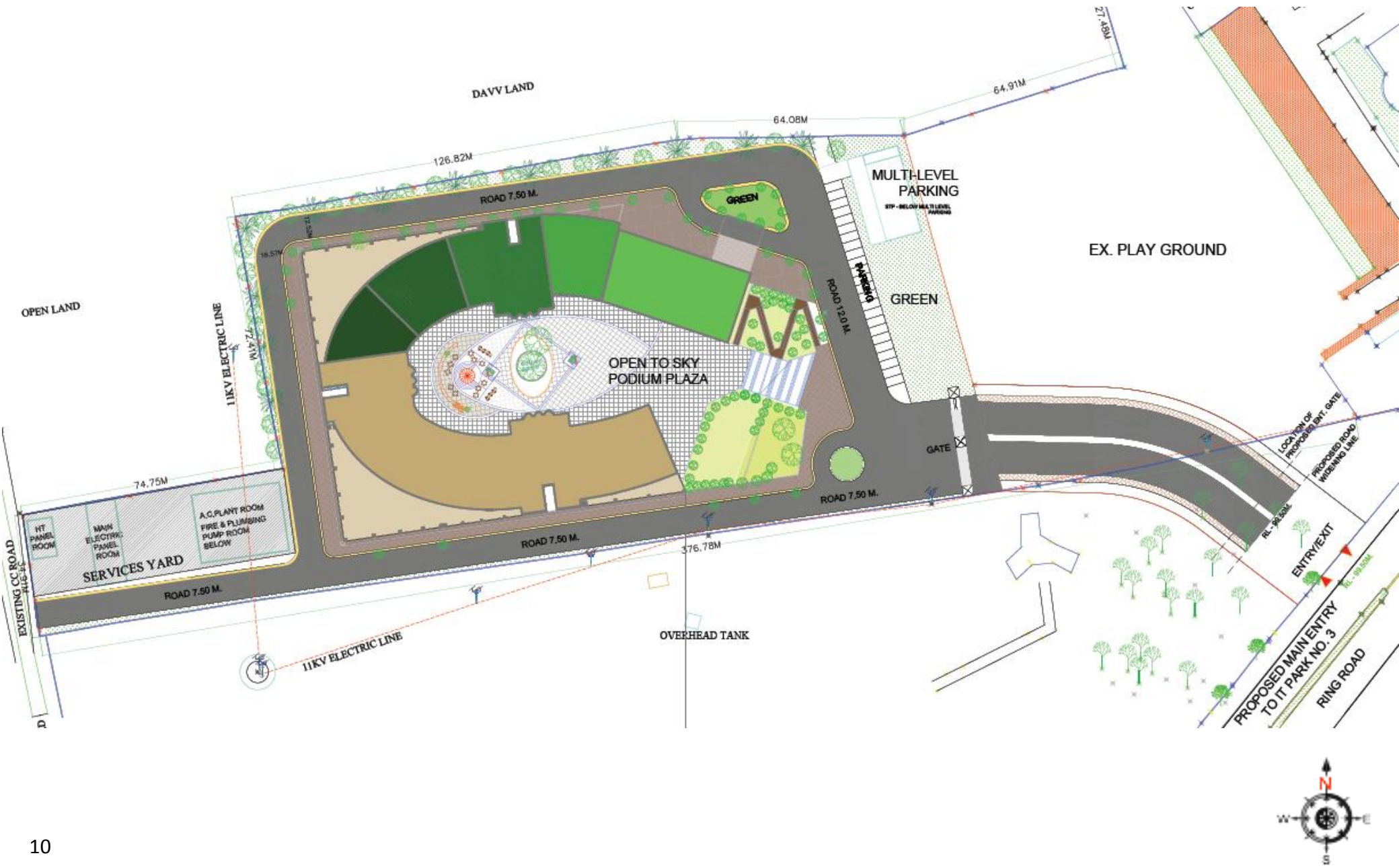
AREA STATEMENT

- Total Plot Area - 23840.85 SQ.M. (5.89 Acres)
- Construction Area - 104354.00 SQ.M.
- FAR Area - 60600.00 SQ.M.
- Saleable Area - 64065.00 SQ.M.

AREA BREAK-UP STATEMENT

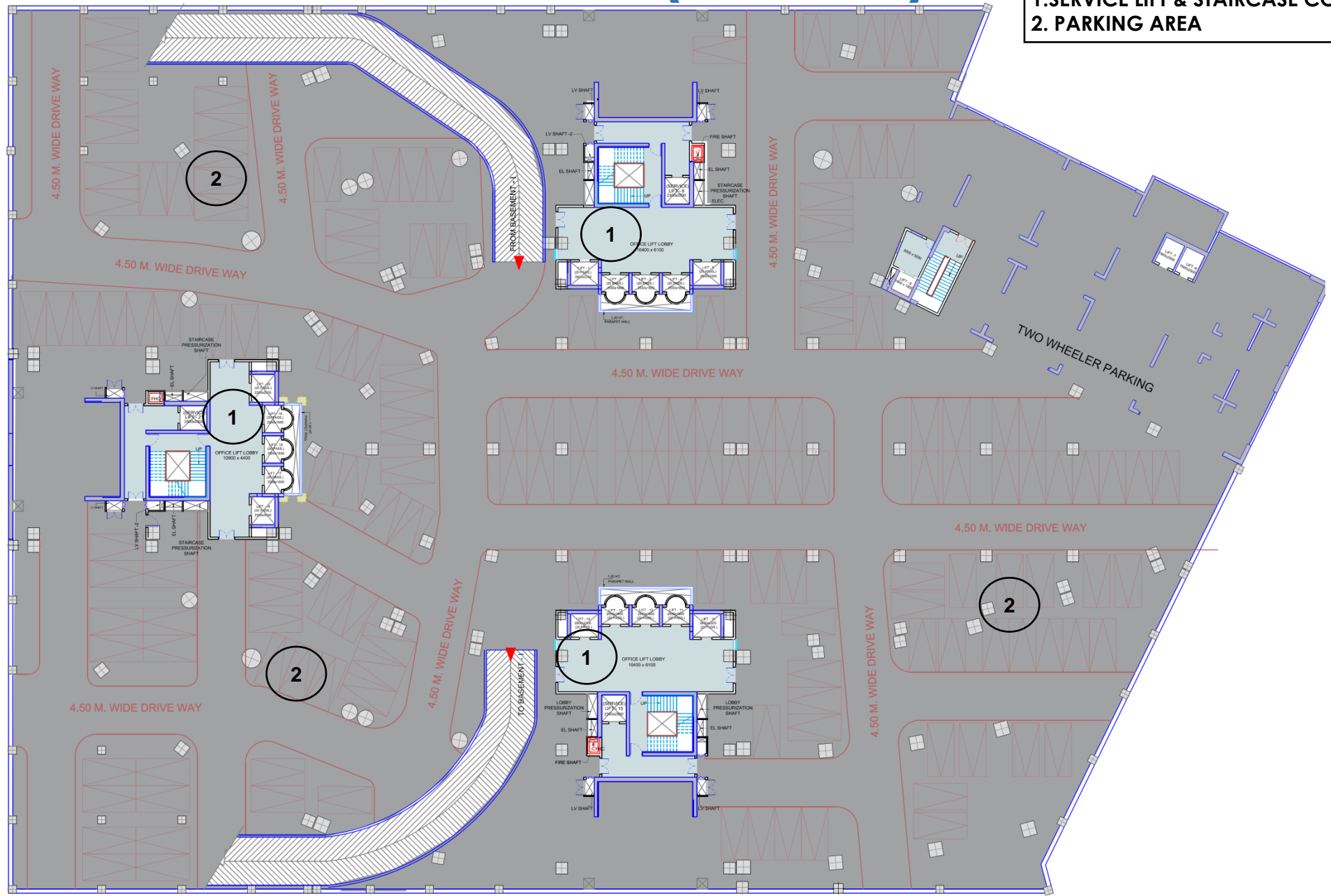
- Parking Area - 25125.00 SQ.M.
- Commercial - 3986.00 SQ.M.
- Hotel Area - 7593.00 SQ.M.
- DATA Center Area - 9742.00 SQ.M.
- Office Area - 64065.00 SQ.M.
- Total Area - 104354.00 SQ.M.**

SITE PLAN:



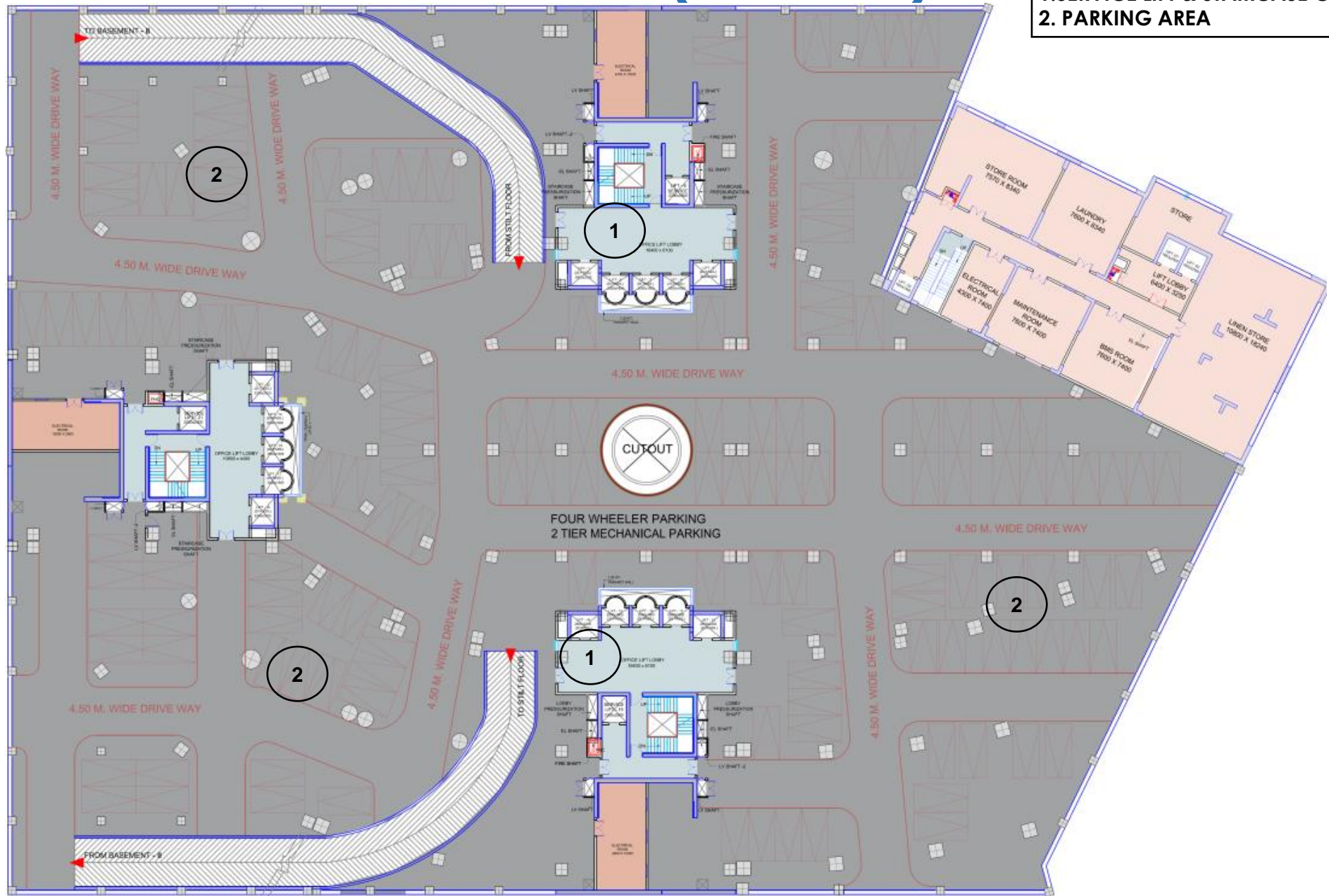
BASEMENT FLOOR PLAN (LEVEL -2)

- 1. SERVICE LIFT & STAIRCASE CORE
- 2. PARKING AREA



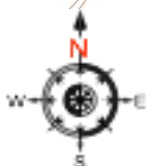
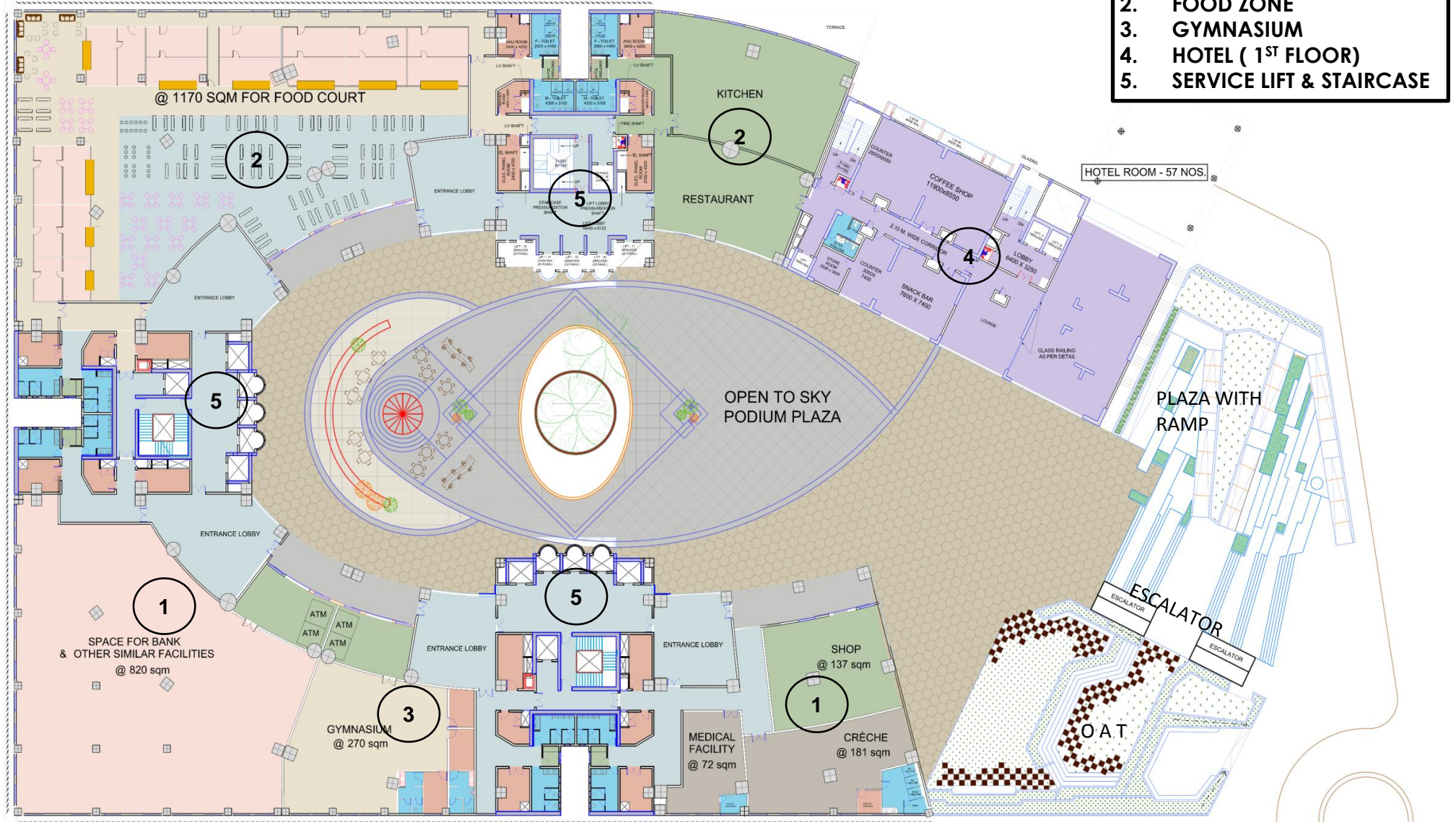
BASEMENT FLOOR PLAN (LEVEL -1)

- 1. SERVICE LIFT & STAIRCASE CORE
- 2. PARKING AREA



1 ST FLOOR PLAN (PODIUM LVL)

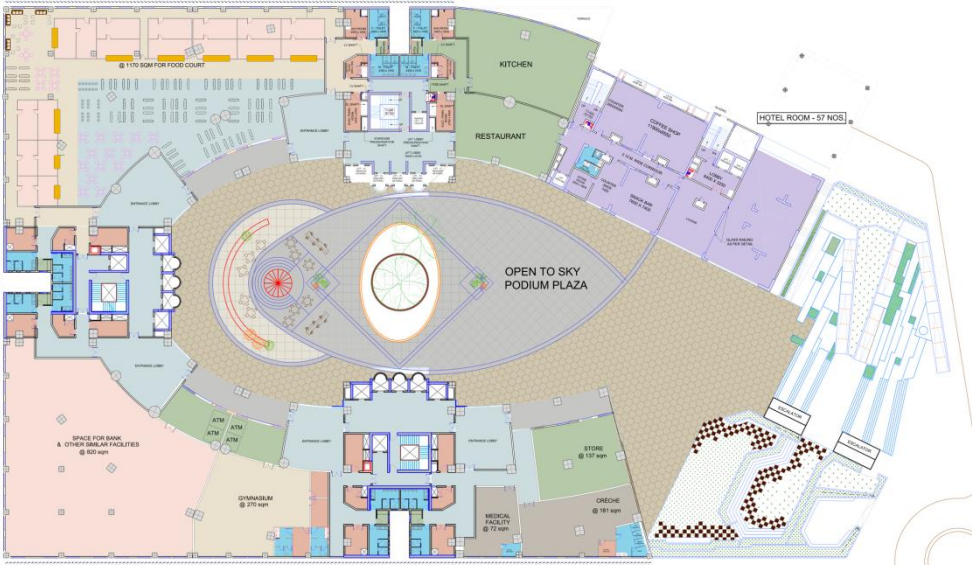
- 1. COMMERCIAL AREA
- 2. FOOD ZONE
- 3. GYMNASIUM
- 4. HOTEL (1ST FLOOR)
- 5. SERVICE LIFT & STAIRCASE



1 ST FLOOR PLAN (PODIUM LVL)



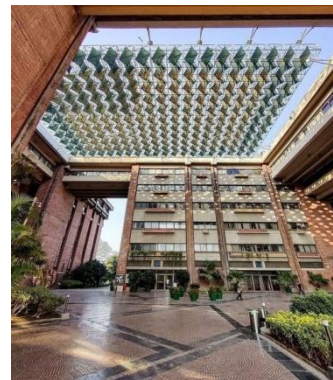
GROUND AND 1 ST FLOOR PLAN (PODIUM LVL)



FIRST FLOOR PLAN



GROUND FLOOR PLAN



PROPOSED HOTEL PLANS AND VISUALS



THIRD FLOOR PLAN



SIXTH FLOOR PLAN



SECOND FLOOR PLAN

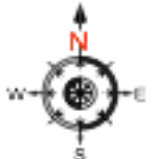
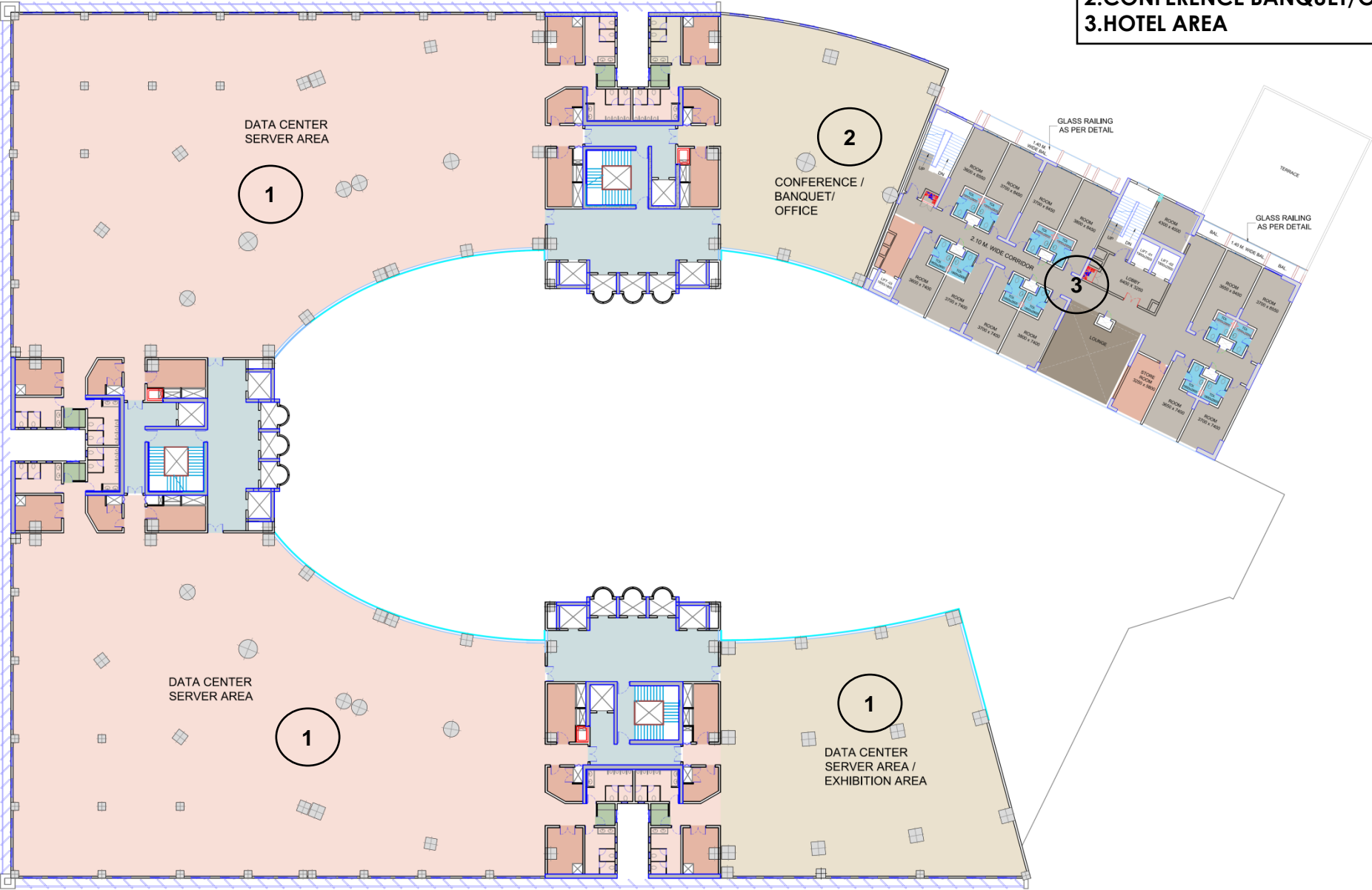


TYPICAL FOURTH & FIFTH FLOOR PLAN



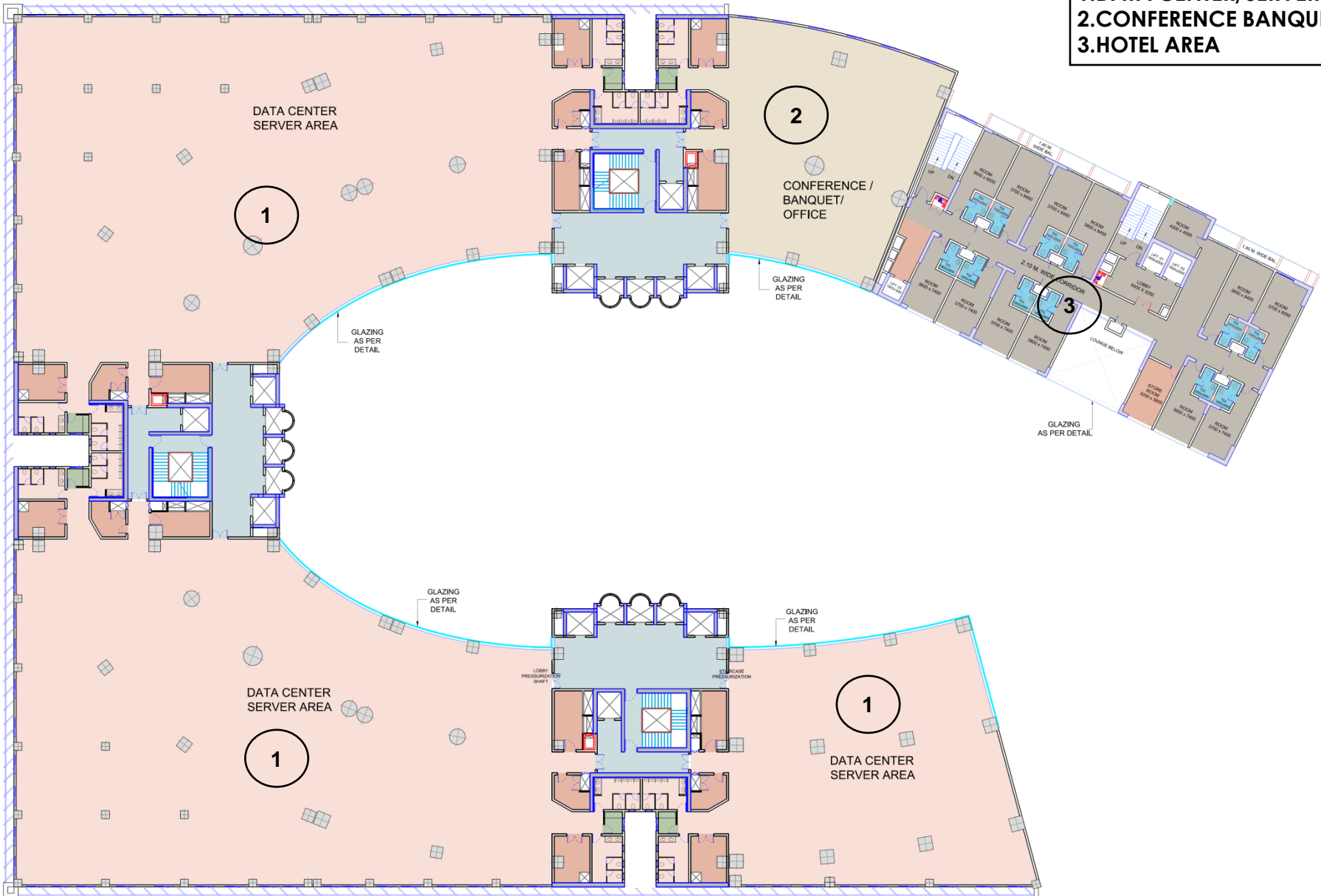
2ND FLOOR PLAN

- 1. DATA CENTER/SERVER AREA
- 2. CONFERENCE BANQUET/OFFICE
- 3. HOTEL AREA



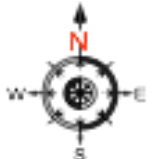
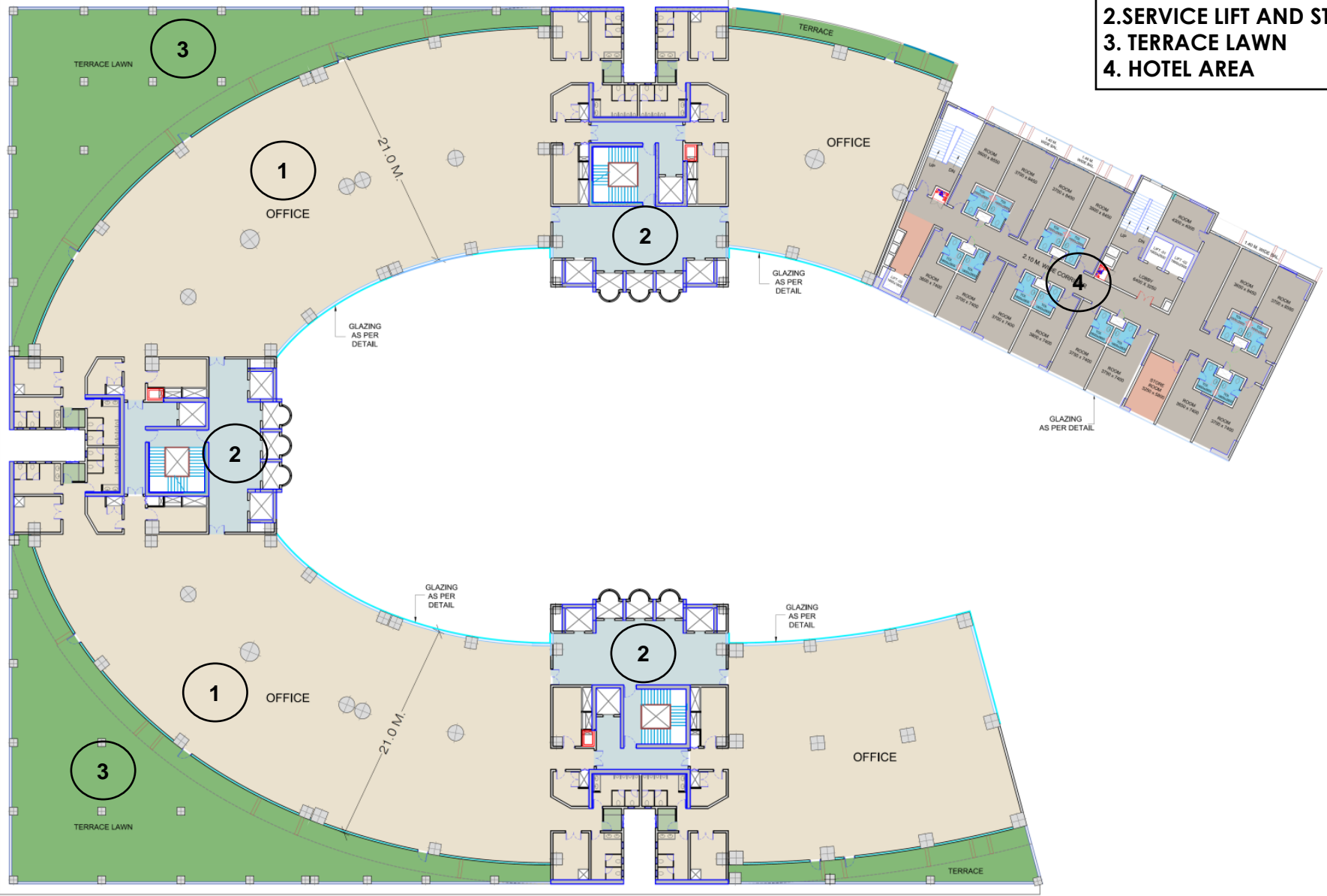
3RD FLOOR PLAN

- 1. DATA CENTER/SERVER AREA
- 2. CONFERENCE BANQUET/OFFICE
- 3. HOTEL AREA



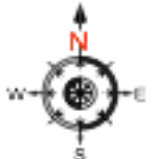
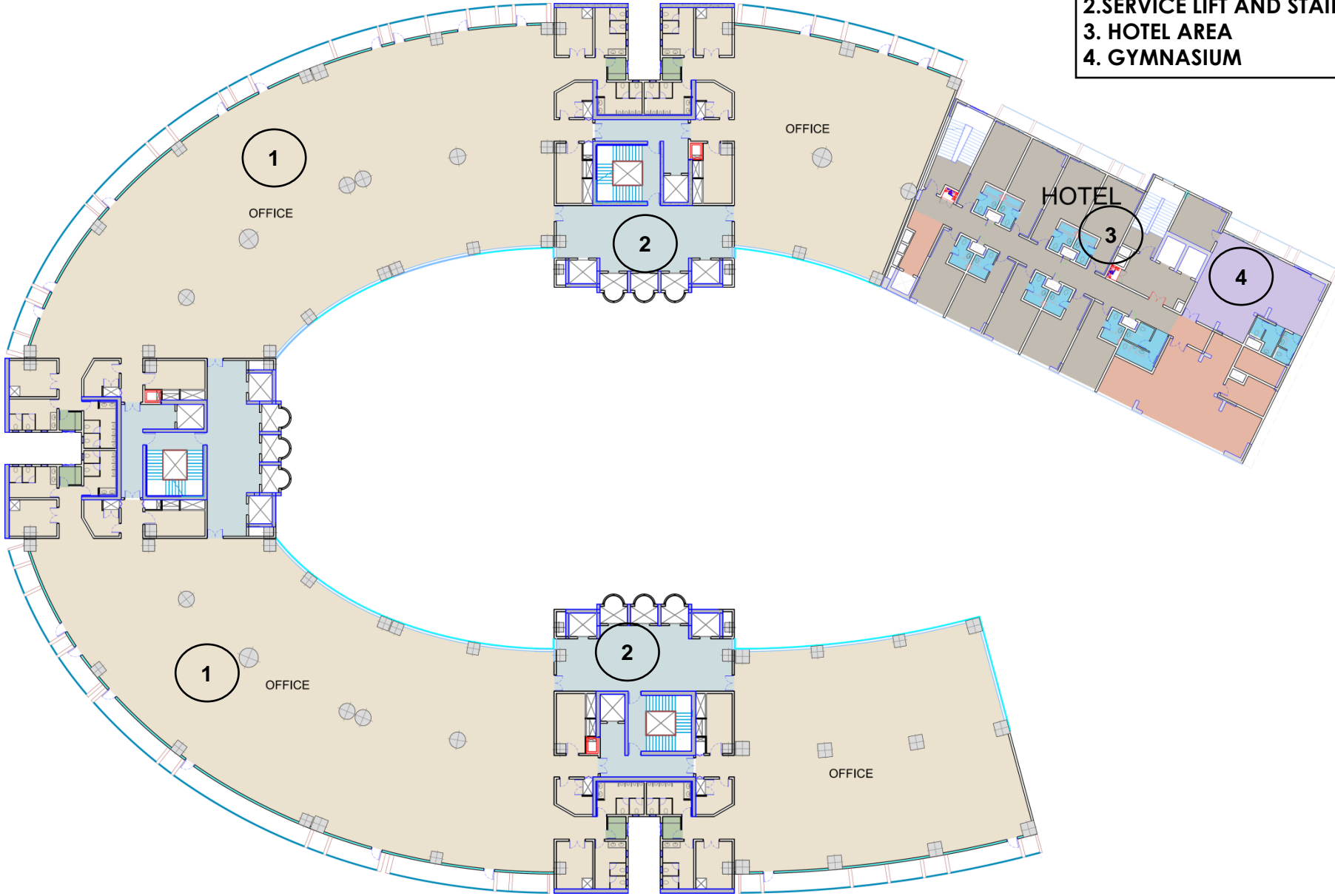
4TH FLOOR PLAN

- 1. OFFICE MODULES WITH ATTACHED TOILET AREA
- 2. SERVICE LIFT AND STAIRCASE
- 3. TERRACE LAWN
- 4. HOTEL AREA



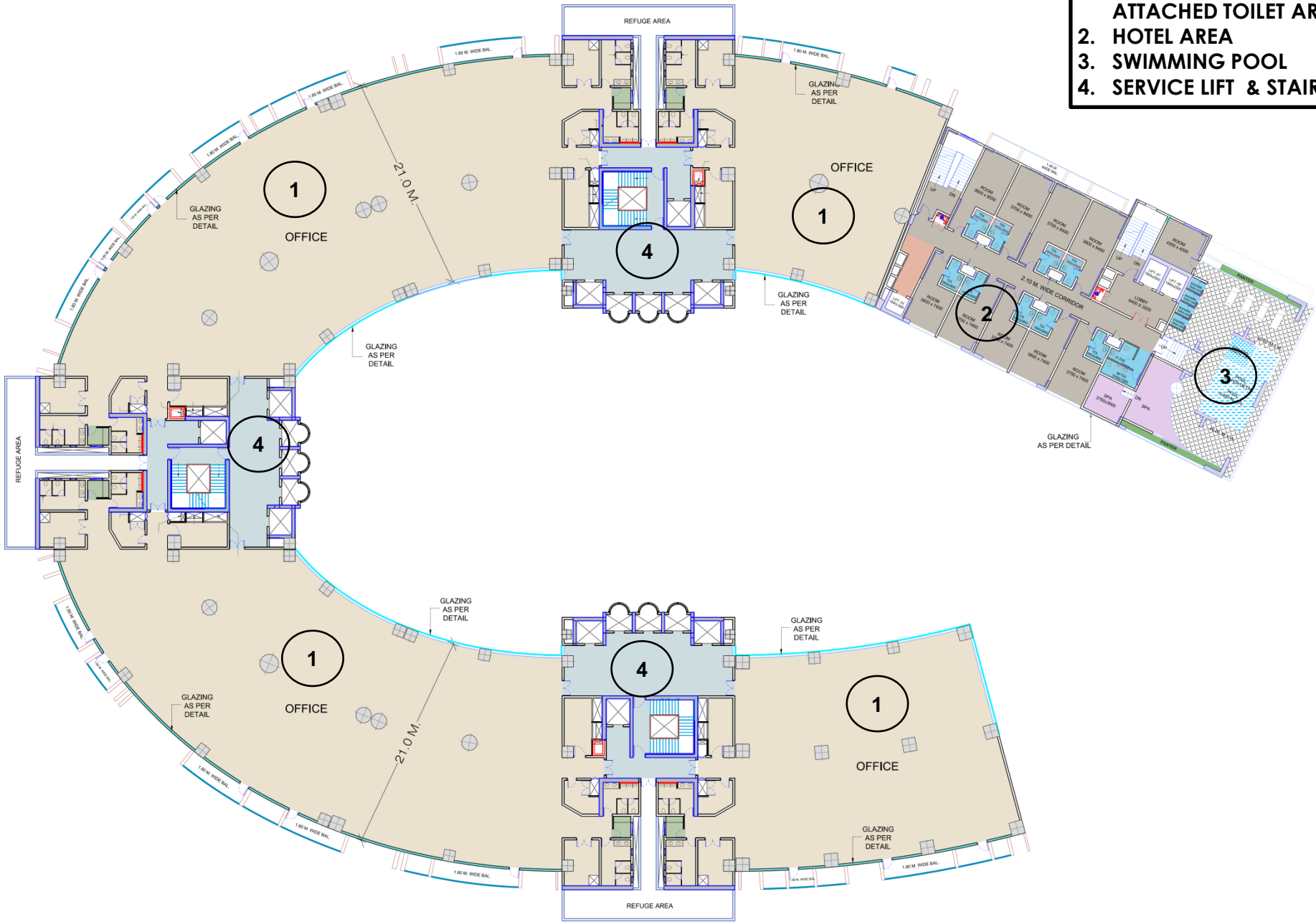
5TH FLOOR PLAN

- 1. OFFICE MODULES WITH ATTACHED TOILET AREA
- 2. SERVICE LIFT AND STAIRCASE
- 3. HOTEL AREA
- 4. GYMNASIUM



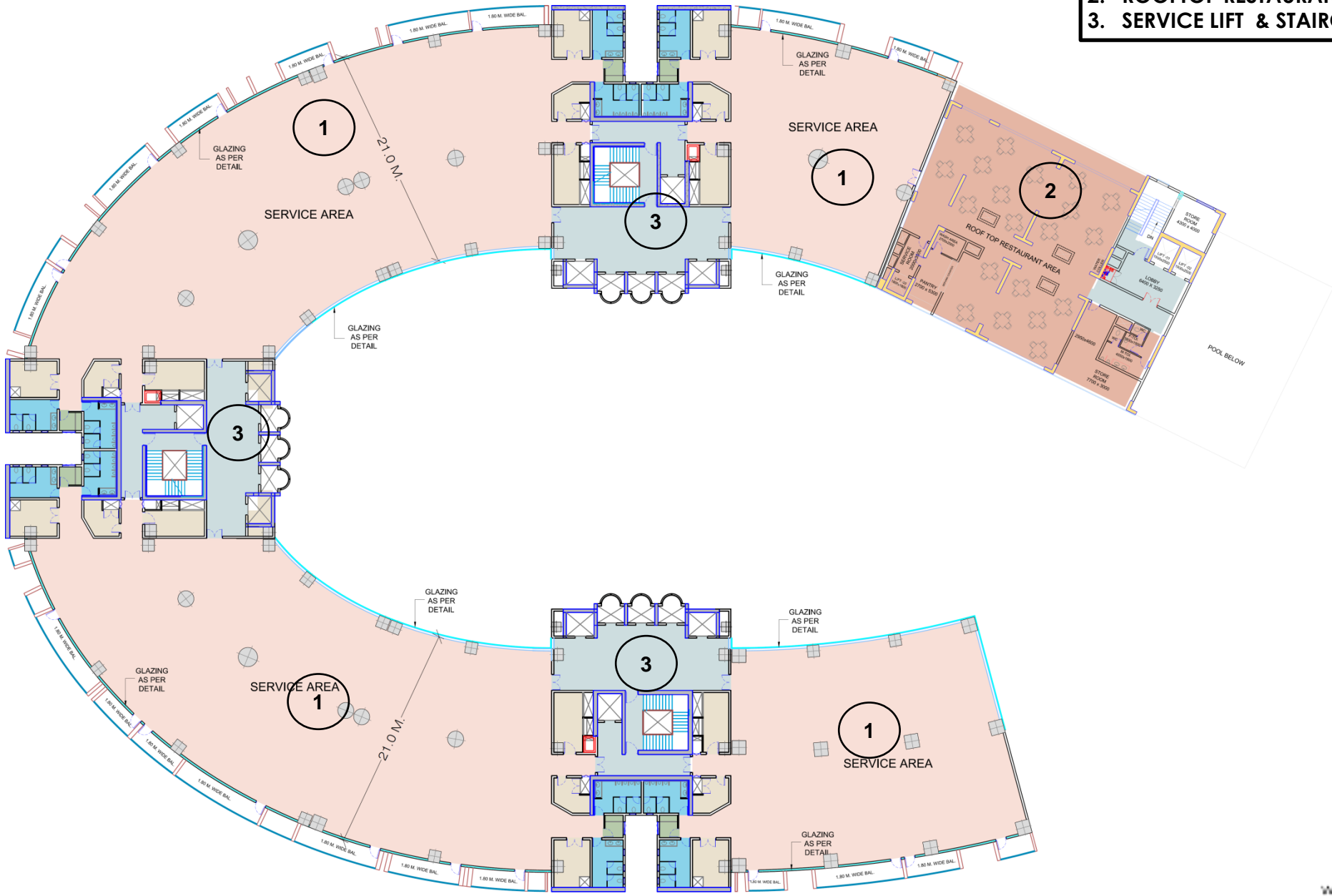
6TH FLOOR PLAN

- 1. OFFICE MODULES WITH ATTACHED TOILET AREA
- 2. HOTEL AREA
- 3. SWIMMING POOL
- 4. SERVICE LIFT & STAIRCASE



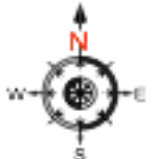
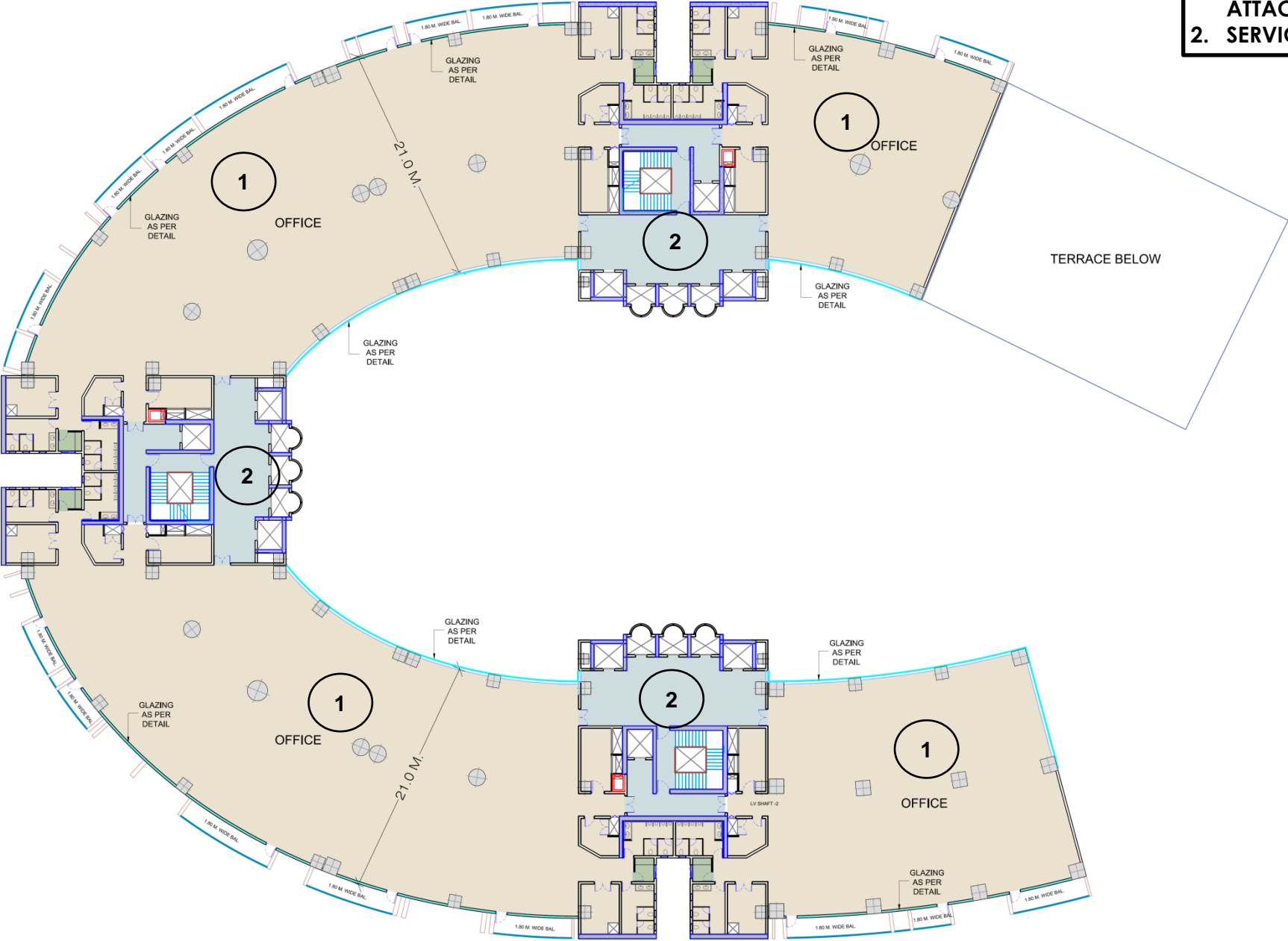
7TH FLOOR PLAN (SERVICE AREA)

- 1. SERVICE AREA
- 2. ROOFTOP RESTAURANT
- 3. SERVICE LIFT & STAIRCASE



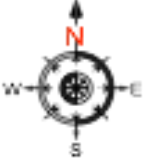
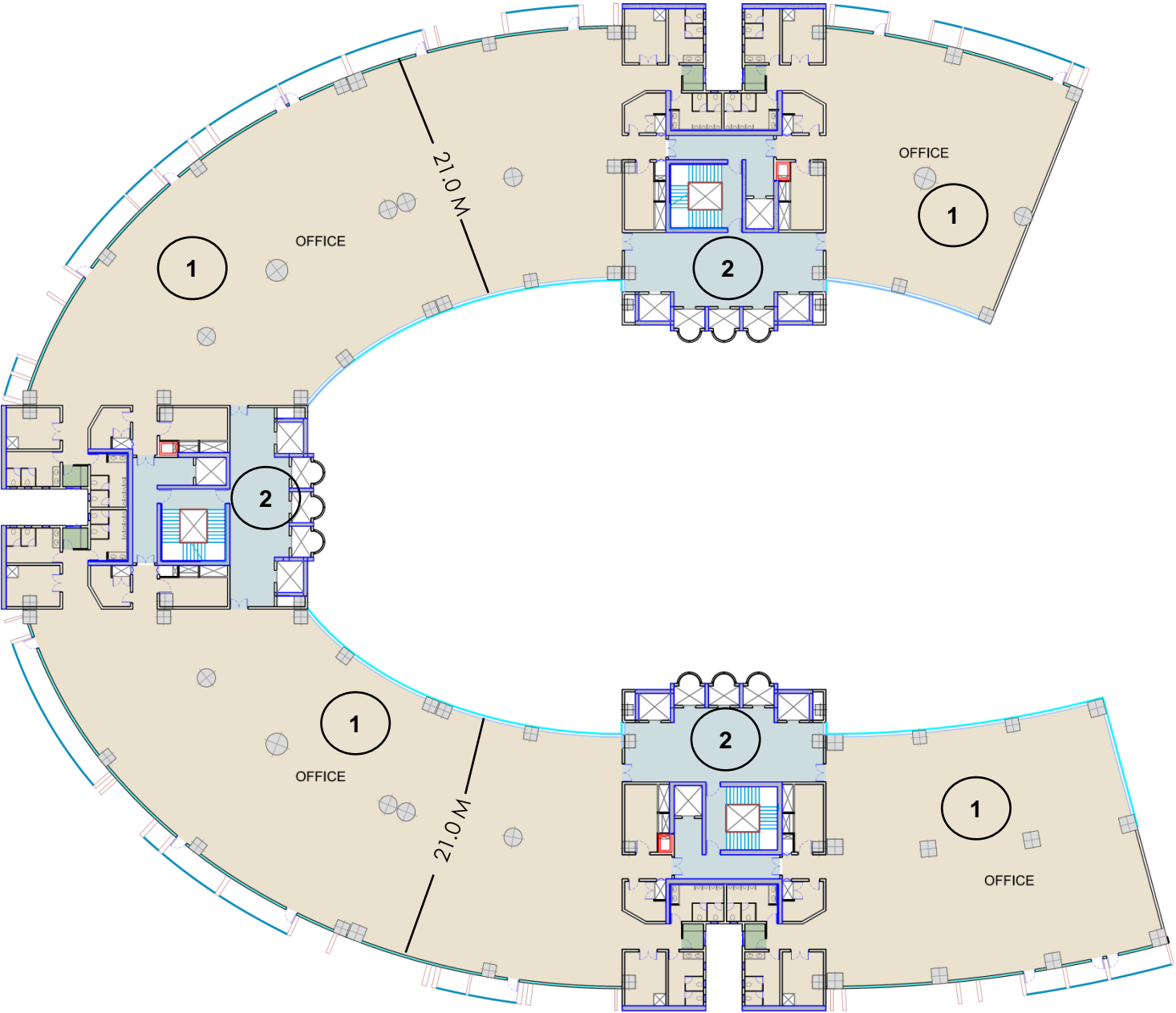
8TH FLOOR PLAN

- 1. OFFICE MODULES WITH ATTACHED TOILET AREA
- 2. SERVICE LIFT & STAIRCASE



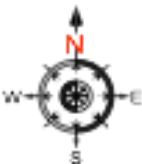
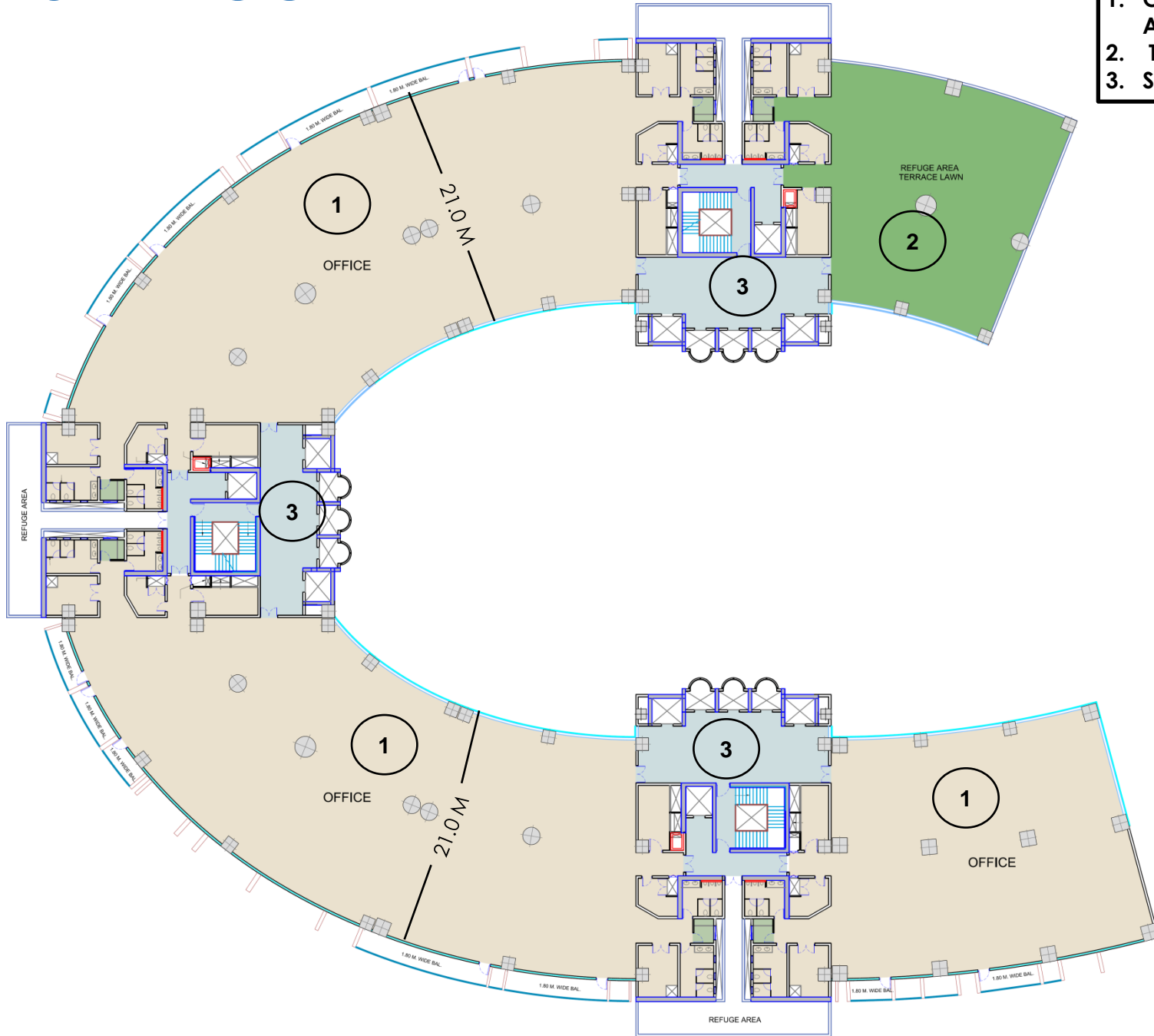
9TH FLOOR PLAN

- 1. OFFICE MODULES WITH ATTACHED TOILET AREA
- 2. SERVICE LIFT & STAIRCASE



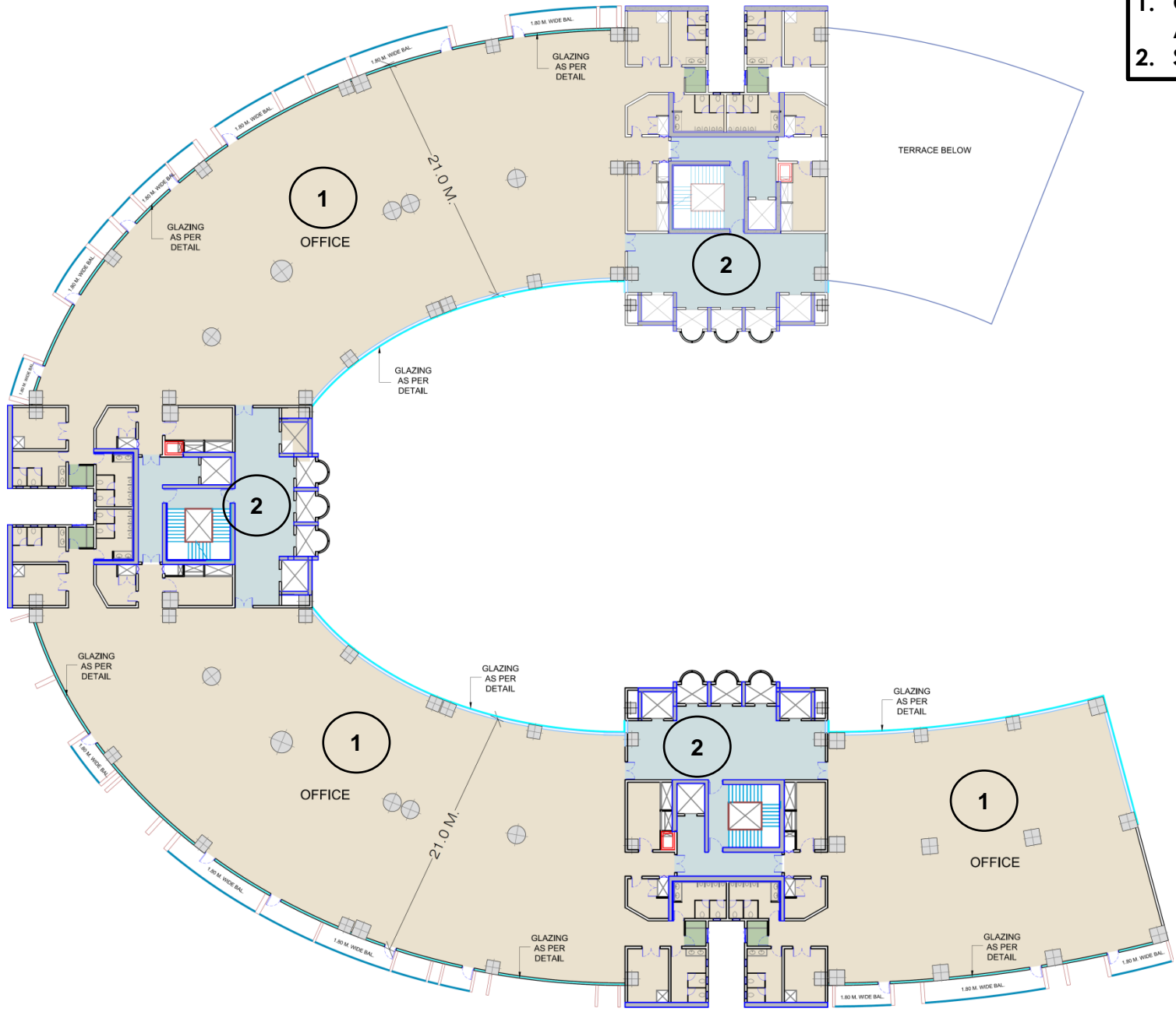
10TH FLOOR PLAN

1. OFFICE MODULES WITH ATTACHED TOILET AREA
2. TERRACE LAWN
3. SERVICE LIFT & STAIRCASE



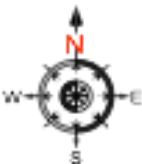
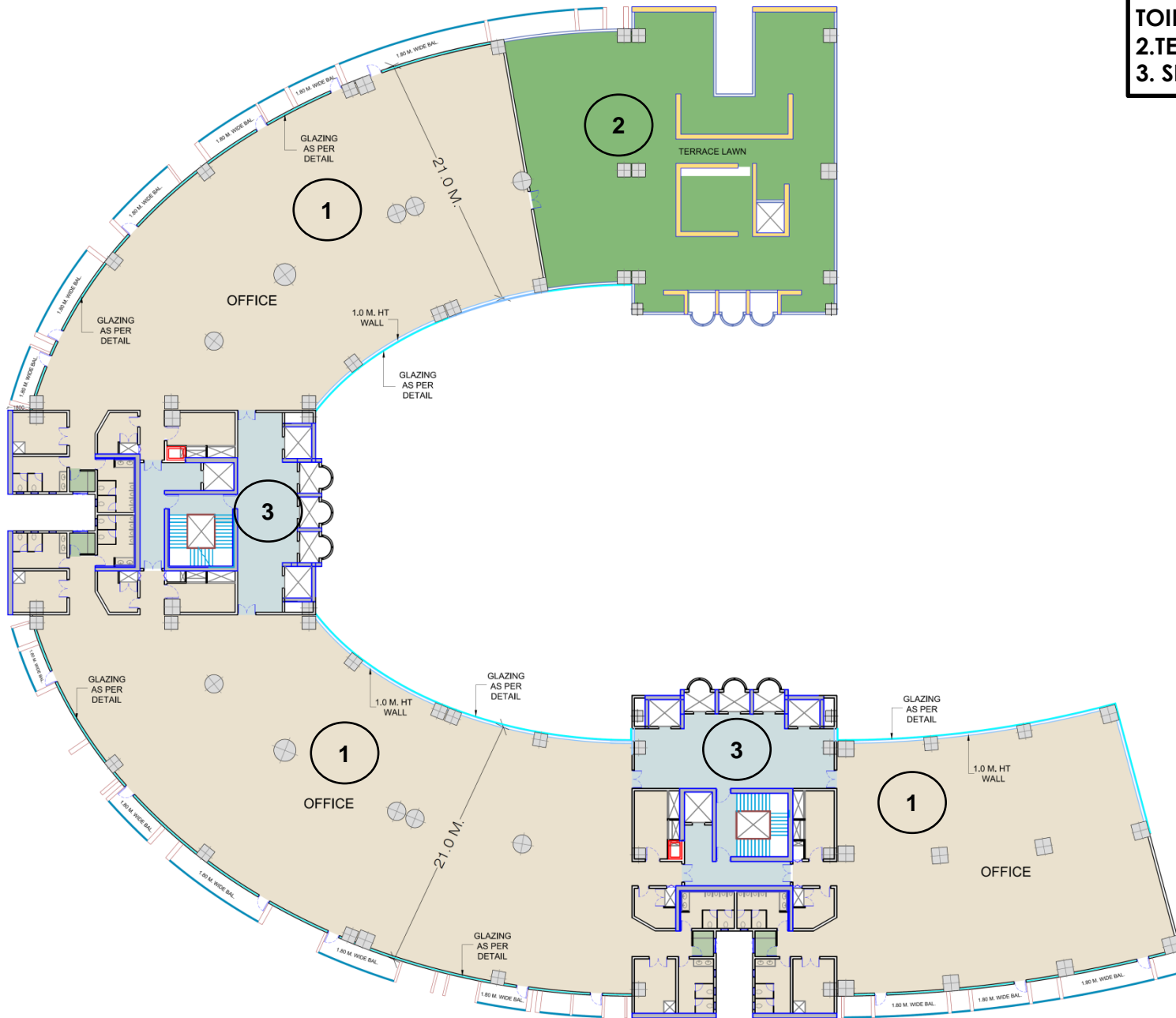
11 TH FLOOR PLAN

- 1. OFFICE MODULES WITH ATTACHED TOILET AREA
- 2. SERVICE LIFT & STAIRCASE



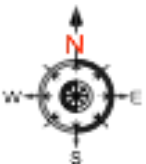
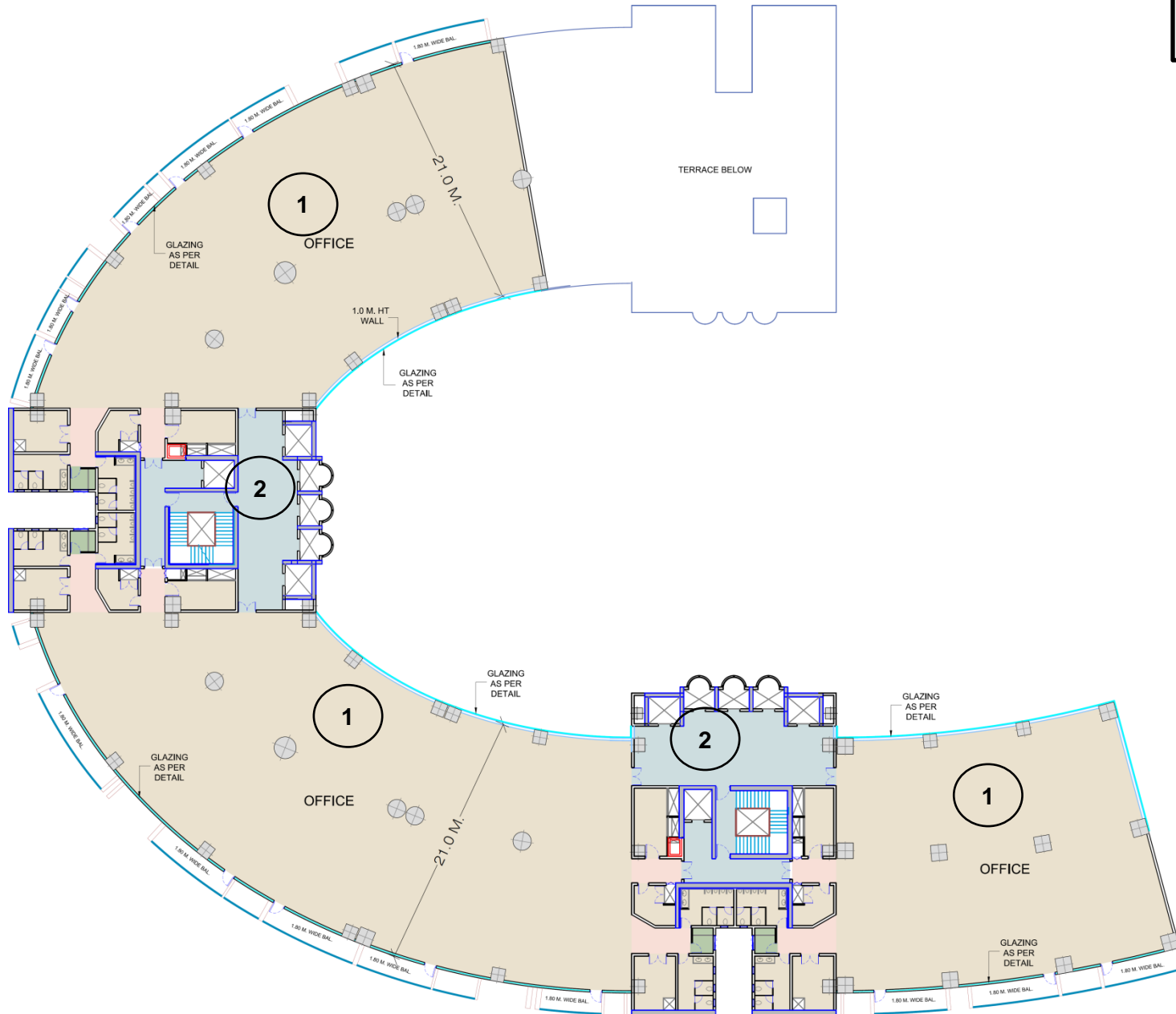
12 TH FLOOR PLAN

- 1. OFFICE MODULES WITH ATTACHED TOILET AREA
- 2. TERRACE LAWN
- 3. SERVICE LIFT & STAIRCASE



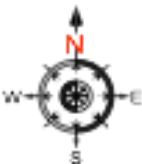
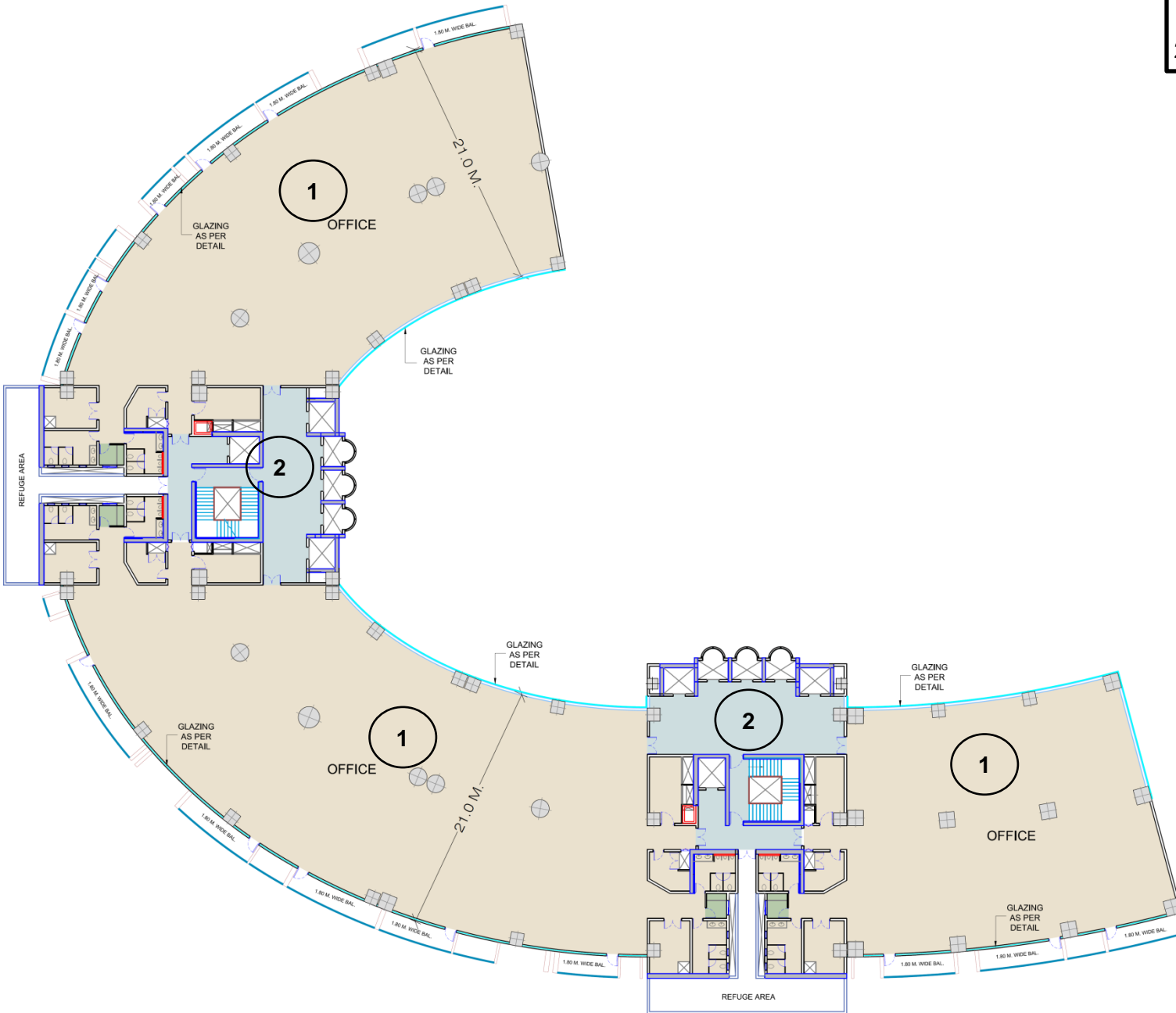
13 TH FLOOR PLAN

- 1. OFFICE MODULES WITH ATTACHED TOILET AREA
- 2. SERVICE LIFT AND STAIRCASE



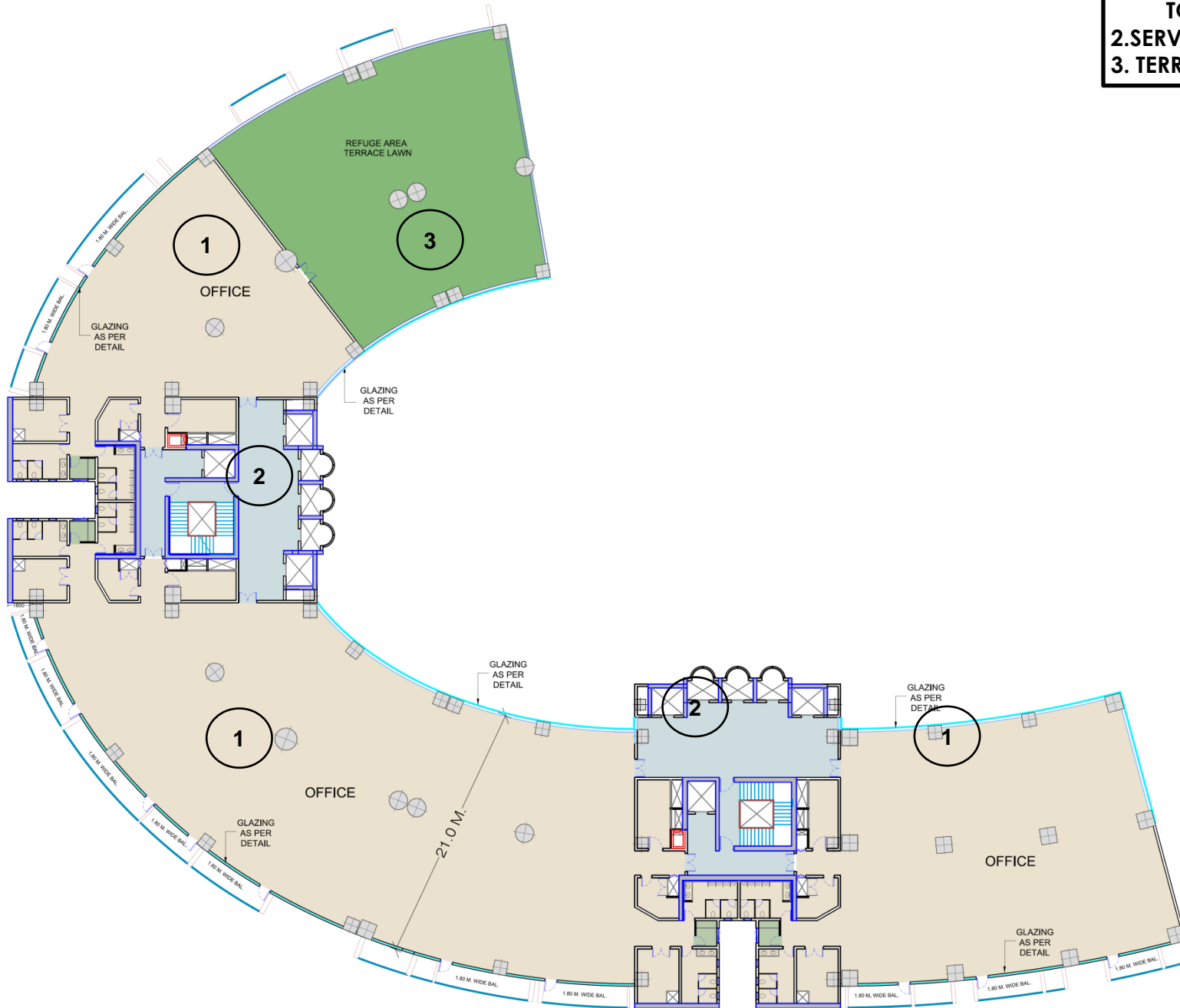
14 TH FLOOR PLAN

- 1.OFFICE MODULES WITH ATTACHED TOILET AREA
- 2.SERVICE LIFT AND STAIRCASE



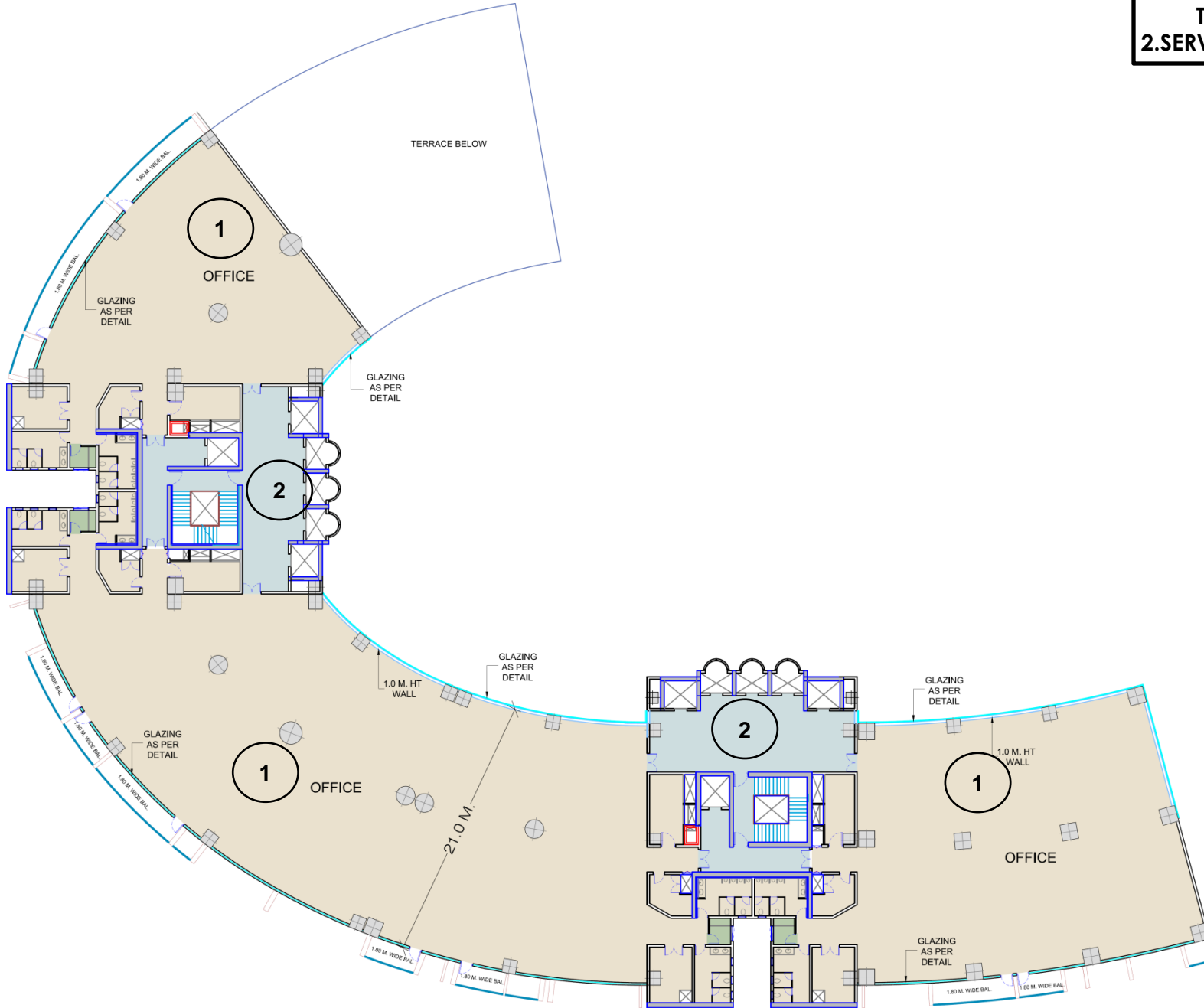
15 TH FLOOR PLAN

- 1. OFFICE MODULES WITH ATTACHED TOILET AREA
- 2. SERVICE LIFT AND STAIRCASE
- 3. TERRACE LAWN



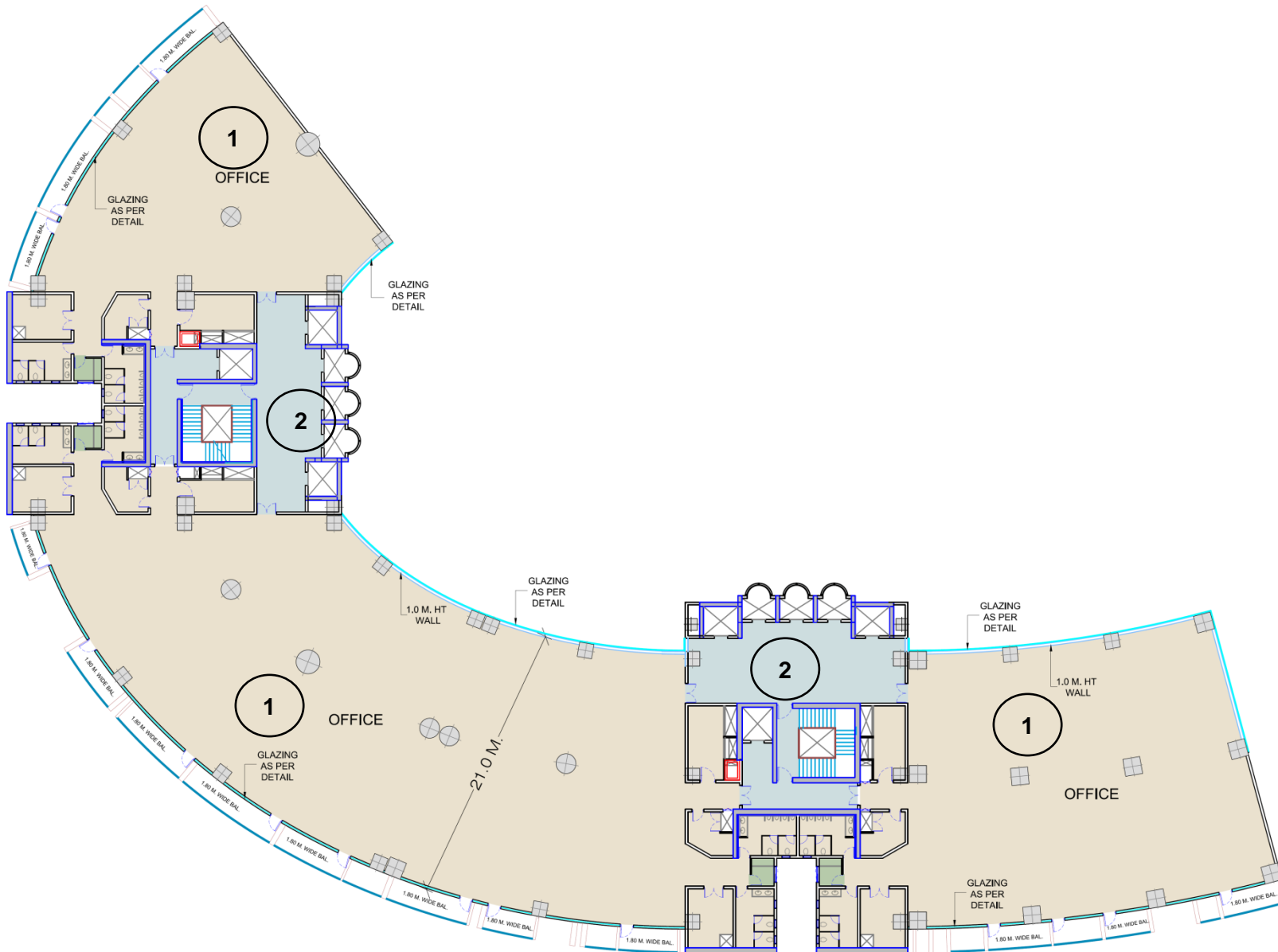
16 TH FLOOR PLAN

- 1. OFFICE MODULES WITH ATTACHED TOILET AREA
- 2. SERVICE LIFT AND STAIRCASE



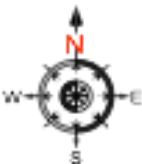
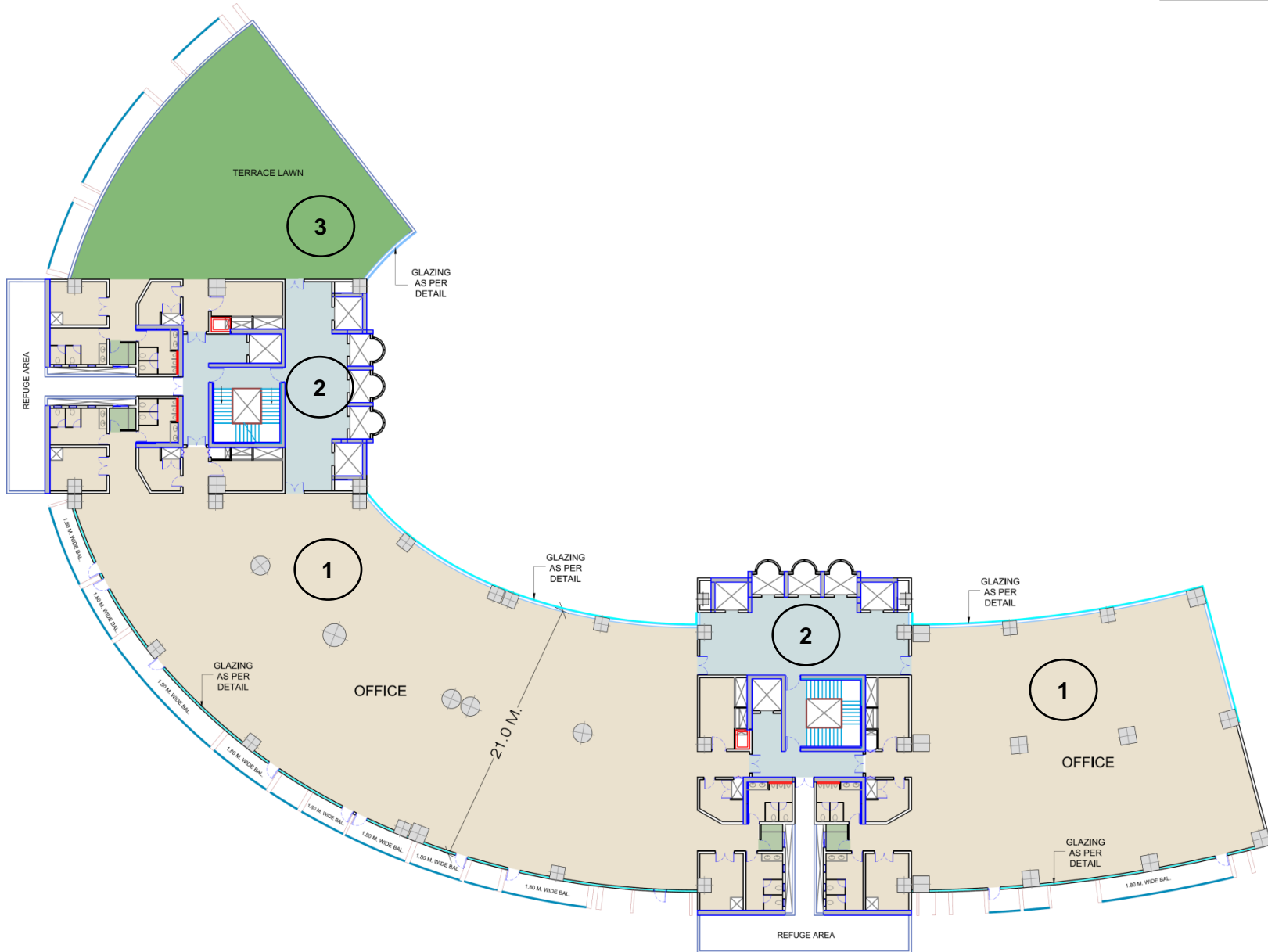
17 TH FLOOR PLAN

- 1. OFFICE MODULES WITH ATTACHED TOILET AREA
- 2. SERVICE LIFT AND STAIRCASE



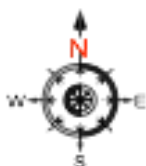
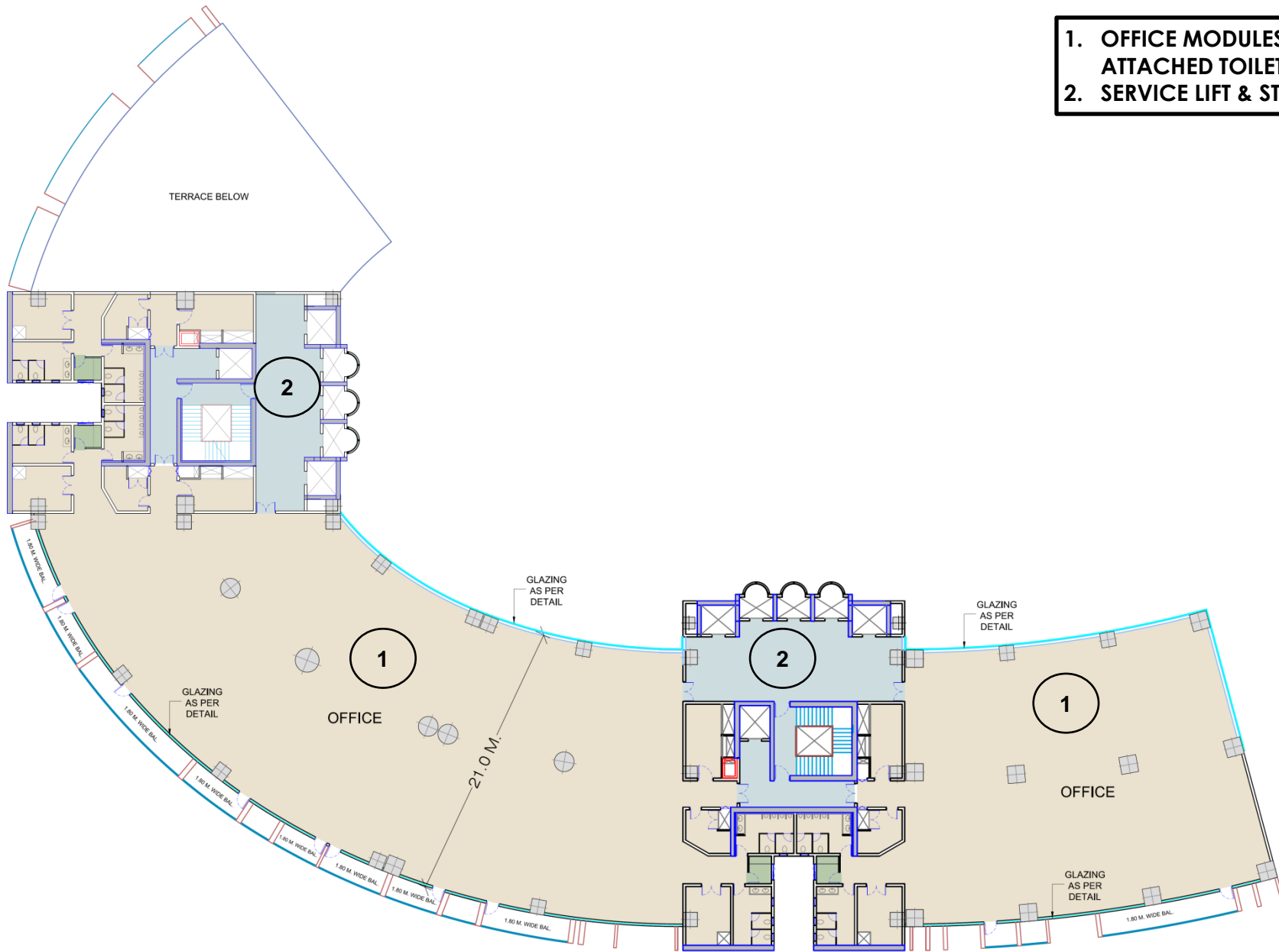
18 TH FLOOR PLAN

- 1. OFFICE MODULES WITH ATTACHED TOILET AREA
- 2. SERVICE LIFT AND STAIRCASE
- 3. TERRACE LAWN

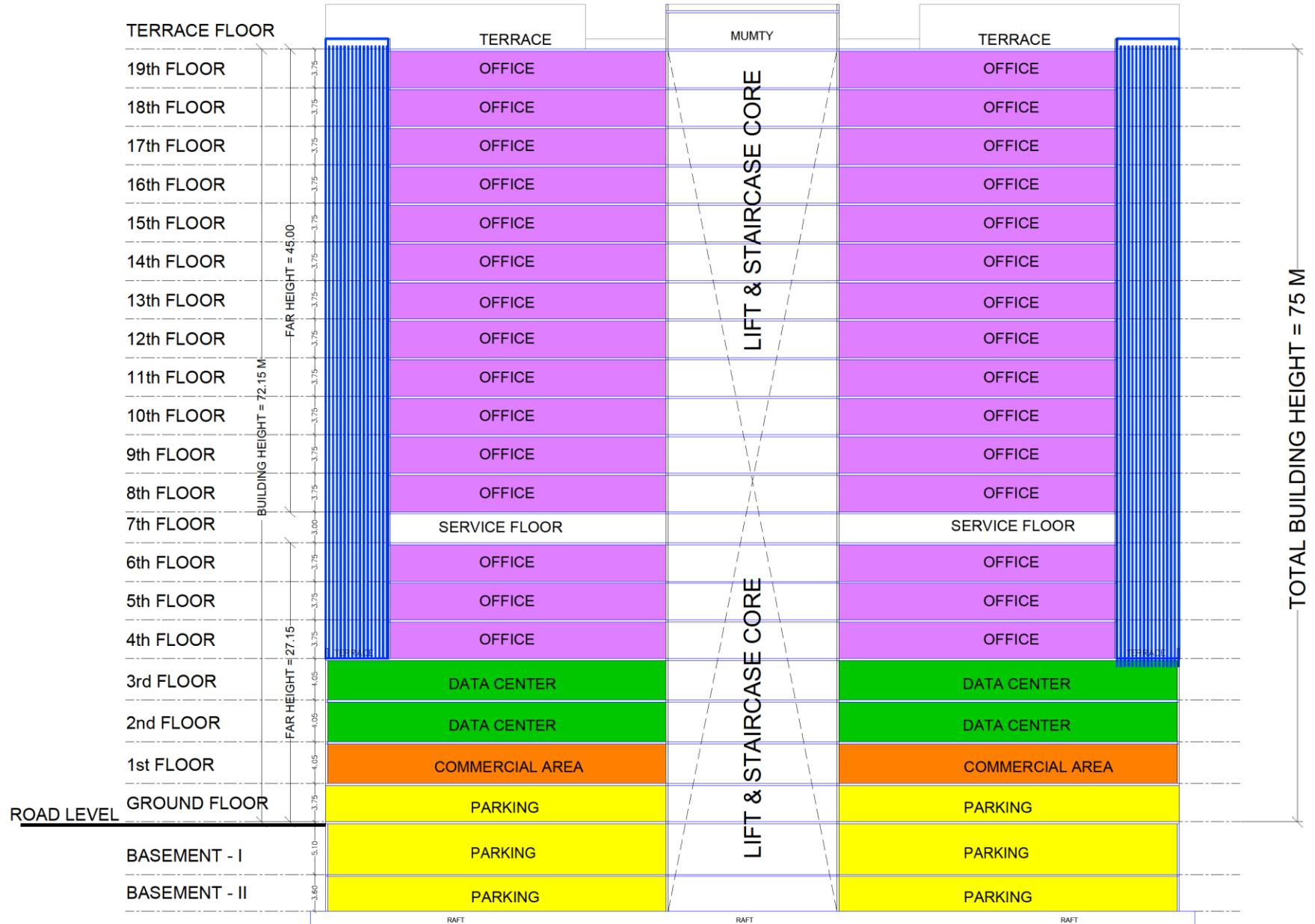


19 TH FLOOR PLAN

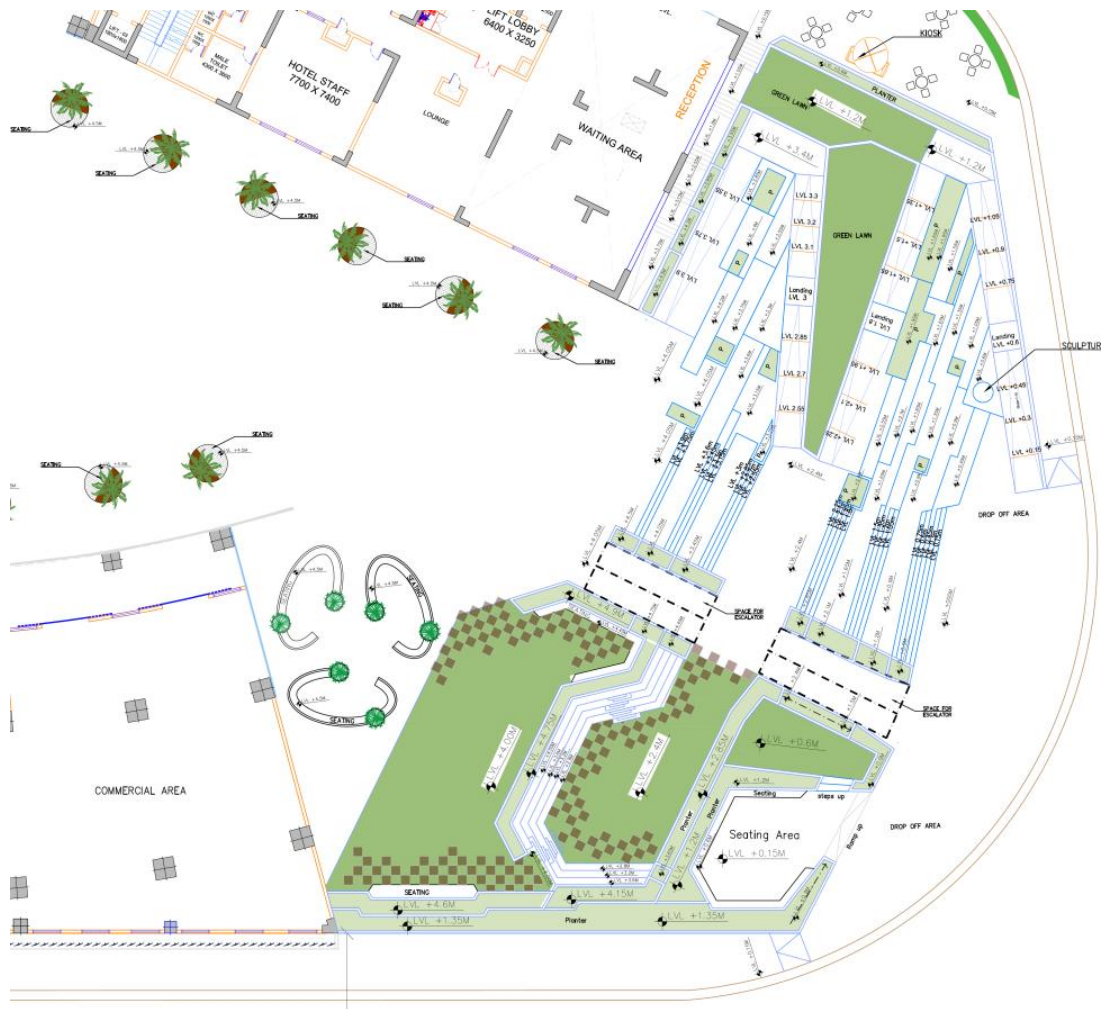
- 1. OFFICE MODULES WITH ATTACHED TOILET AREA
- 2. SERVICE LIFT & STAIRCASE



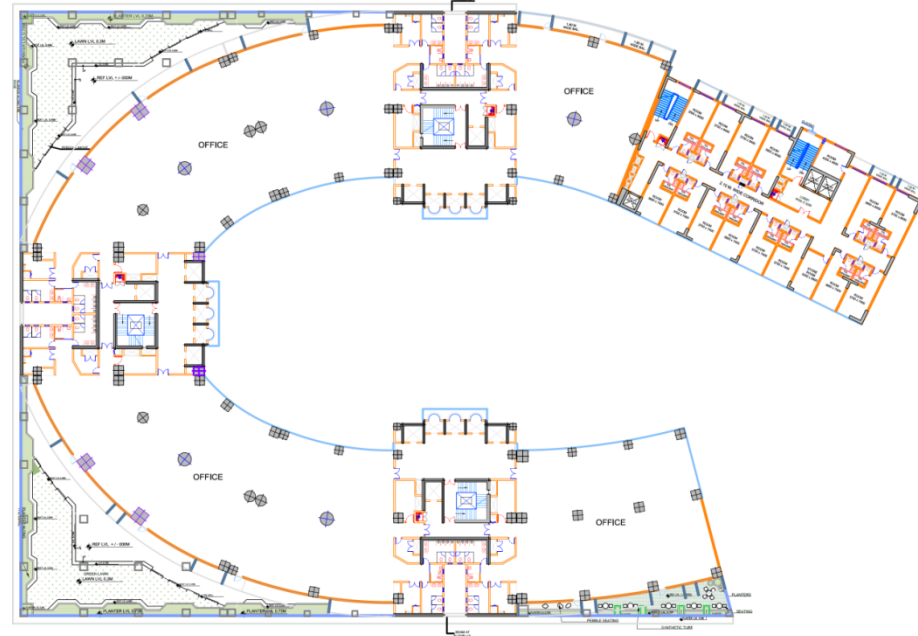
SCHEMATIC SECTION:



LANDSCAPE DETAILS

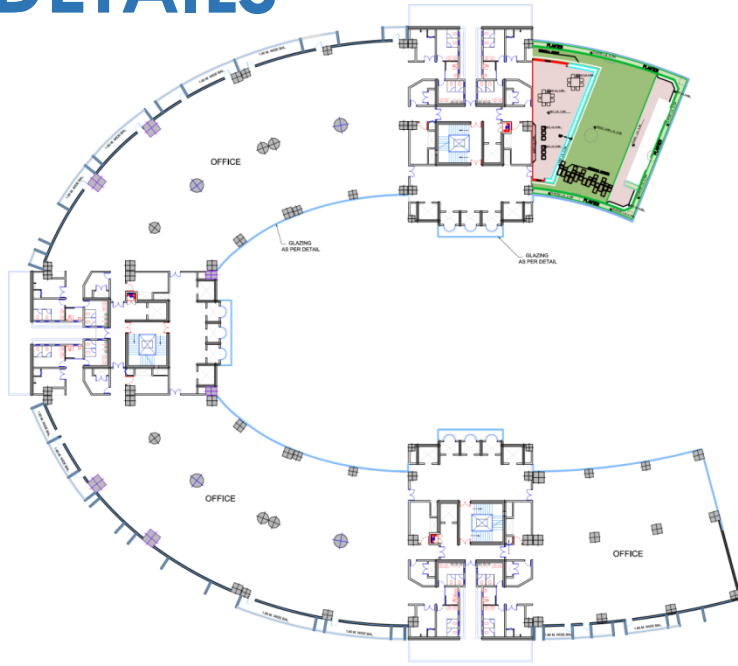


GROUND FLOOR PLAN

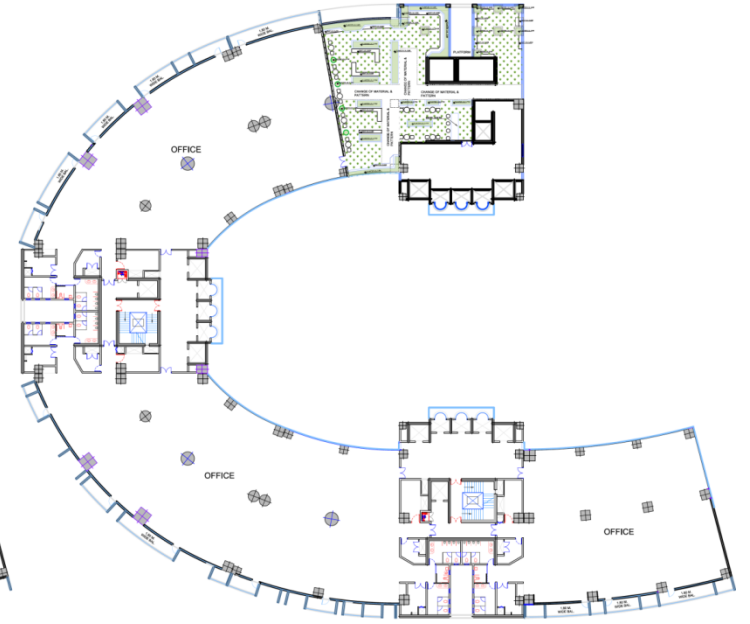


4th FLOOR PLAN

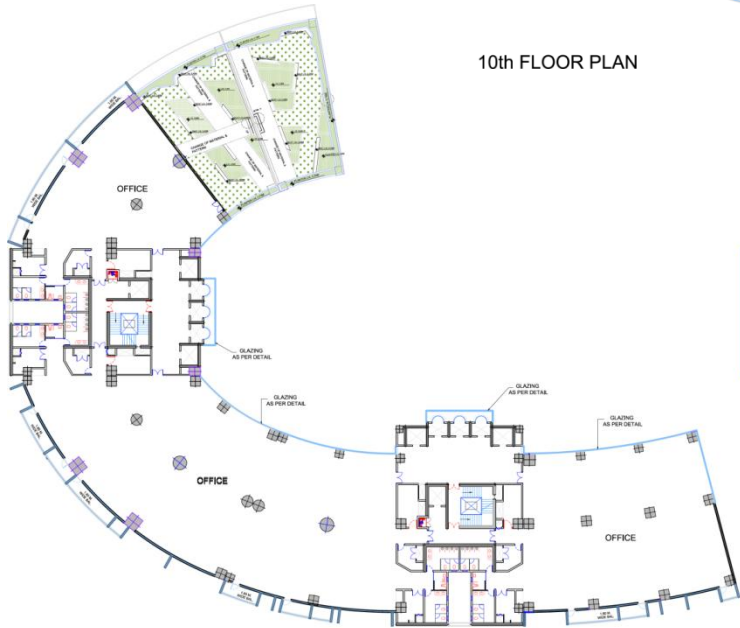
LANDSCAPE DETAILS



10th FLOOR PLAN



12th FLOOR WORKING PLAN



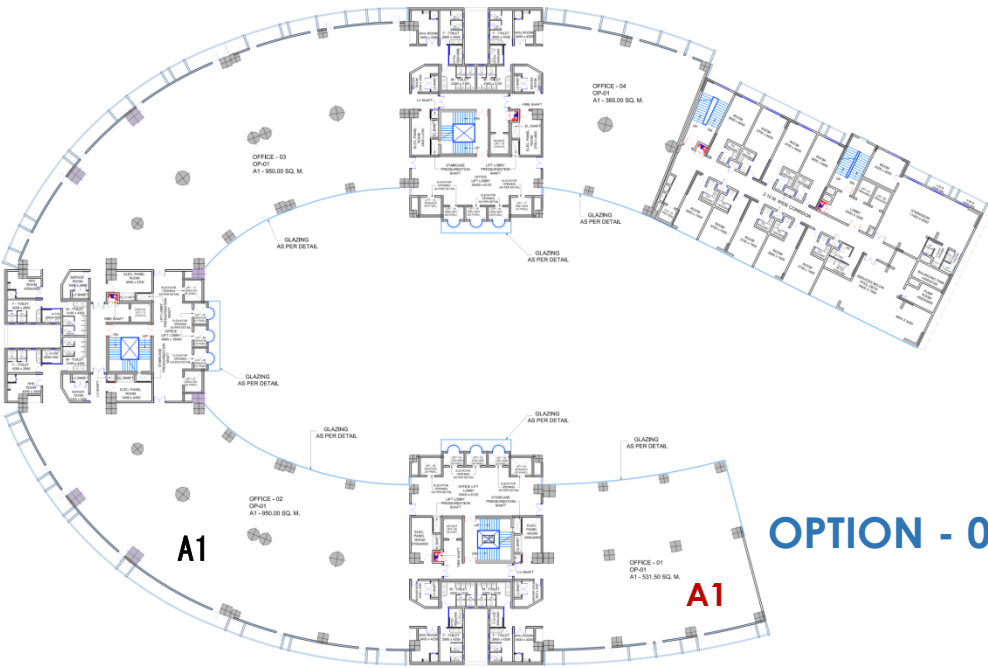
15th FLOOR WORKING PLAN



18th FLOOR WORKING PLAN



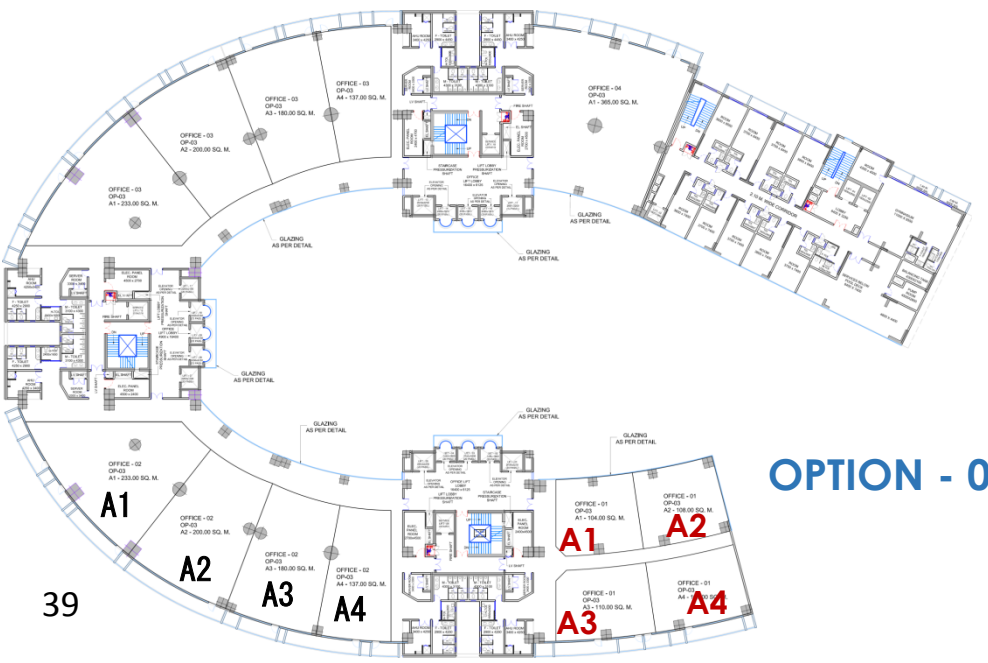
OFFICE – PROBABLE SUBDIVISIONS



OPTION - 01



OPTION - 02



OPTION - 03

Office 1					
Op -01		Op -02		Op -03	
A1	531.50	A1	98.00	A1	104.00
		A2	148.00	A2	108.00
		A3	148.00	A3	110.00
				A4	109.00

Office 2					
Op -01		Op -02		Op -03	
A1	950.00	A1	545.00	A1	233.00
		A2	405.00	A2	200.00
				A3	180.00
				A4	137.00

IT PARK- 3 AREA:

S. NO.	FLOOR	BUILT-UP AREA IN SQ. M.	BUILT AREA IN SQ. FT.	SALABLE AREA IN SQ. M.	SALABLE AREA IN SQ. FT.
PARKING AREA					
1	BASEMENT - II	8887.00	95659.668	0.00	
2	BASEMENT - I	8151.00	87737.364	0.00	
3	GROUND FLOOR	8087.00	87048.468	0.00	
	TOTAL - A	25125.00	270445.50	0.00	
COMMERCIAL AREA					
4	1st FLOOR	3986.00	42905.304	3082.00	33174.648
	TOTAL - B	3986.00	42905.30	3082.00	33174.65
DATA CENTER AREA					
5	2nd FLOOR	4871.00	52431.444	4280.00	46069.92
6	3rd FLOOR	4871.00	52431.444	4280.00	46069.92
	TOTAL - C	9742.00	104862.89	8560.00	92139.84
OFFICE AREA					
7	4th FLOOR	4100.00	44132.4	3489.50	37560.978
8	5th FLOOR	4378.00	47124.792	3628.50	39057.174
9	6th FLOOR	4439.00	47781.396	3543.50	38142.234
10	7th FLOOR (SERVICE FL.)	4323.00	46532.772	131.00	1410.084
11	8th FLOOR	4287.00	46145.268	3583.00	38567.412
12	9th FLOOR	4265.00	45908.46	3572.00	38449.008
13	10th FLOOR	4529.00	48750.156	3726.50	40112.046
14	11th FLOOR	3874.00	41699.736	3084.00	33196.176
15	12th FLOOR	3293.00	35445.852	3107.50	33449.13
16	13th FLOOR	3303.00	35553.492	2809.00	30236.076
17	14th FLOOR	3415.00	36759.06	2788.00	30010.032
18	15th FLOOR	2817.00	30322.188	2575.50	27722.682
19	16th FLOOR	2773.00	29848.572	2319.00	24961.716
20	17th FLOOR	2825.00	30408.3	2345.00	25241.58
21	18th FLOOR	2419.00	26038.116	2046.00	22023.144
22	19th FLOOR	2436.00	26221.104	1880.00	20236.32
23	MUMTY	432.00	4650.048		
	TOTAL - D	57908.00	623321.71	44628.00	480375.79
	GRAND TOTAL (A+B+C+D)	96761.00	1041535.40	56270.00	605690.28

S. NO.	FLOOR	BUILT-UP / SALABLE AREA IN SQ. M.	BUILT-UP / SALABLE AREA IN SQ. FT.
HOTEL AREA			
1	BASEMENT - II		
2	BASEMENT - I	735.00	7911.54
3	GROUND FLOOR	735.00	7911.54
4	1st FLOOR	1504.00	16189.056
5	2nd FLOOR	1192.00	12830.688
6	3rd FLOOR	1136.00	12227.904
7	4th FLOOR	792.00	8525.088
8	5th FLOOR	792.00	8525.088
9	6th FLOOR	684.00	7362.576
10	MUMTY	103.00	1108.05
	TOTAL	7593.00	81731.05

•Plot Area - 23840.85 SQ. M. (5.89 Acres)



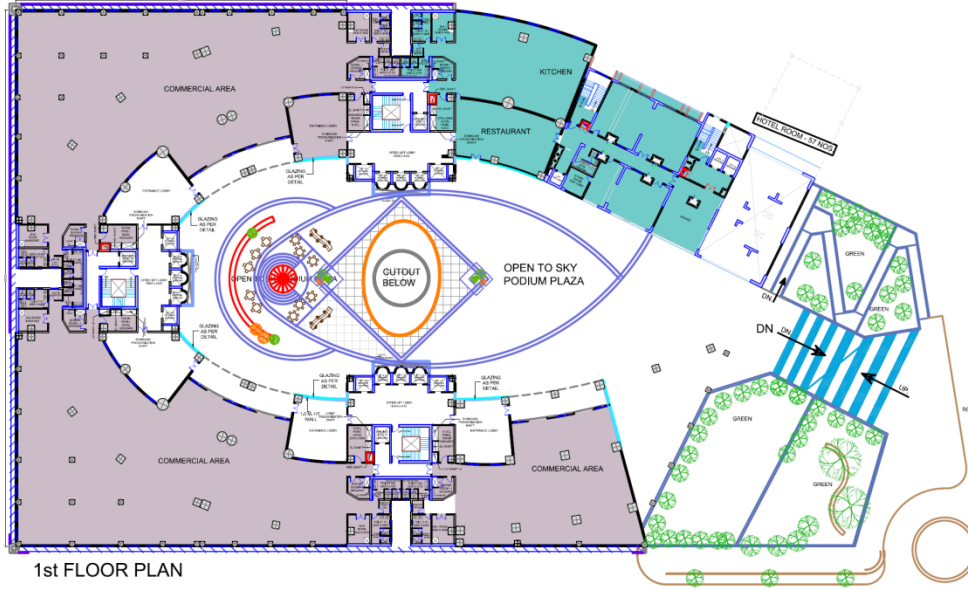
THANK YOU



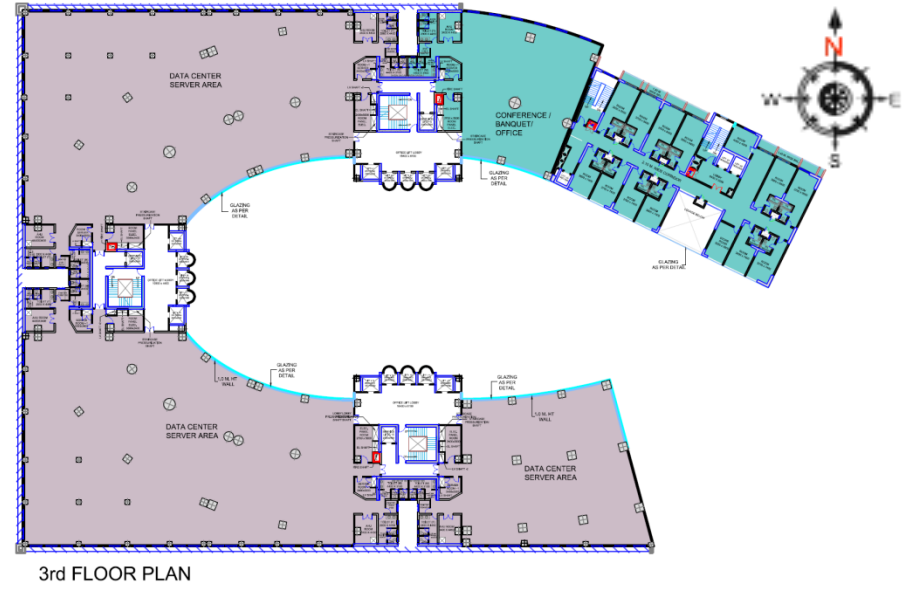
8, STATE BANK OFFICER'S COLONY BEEMA NAGAR,
OPP. ANAND BAZAAR INDORE- 452001 (M.P.)
PH.:0731-2565304,2561685 FAX:0731-2565477
e-mail : akakem@gmail.com

CONSULTANTS (INDIA) PVT. LTD. INDORE

LEASE & RENT AREA DETAILS:



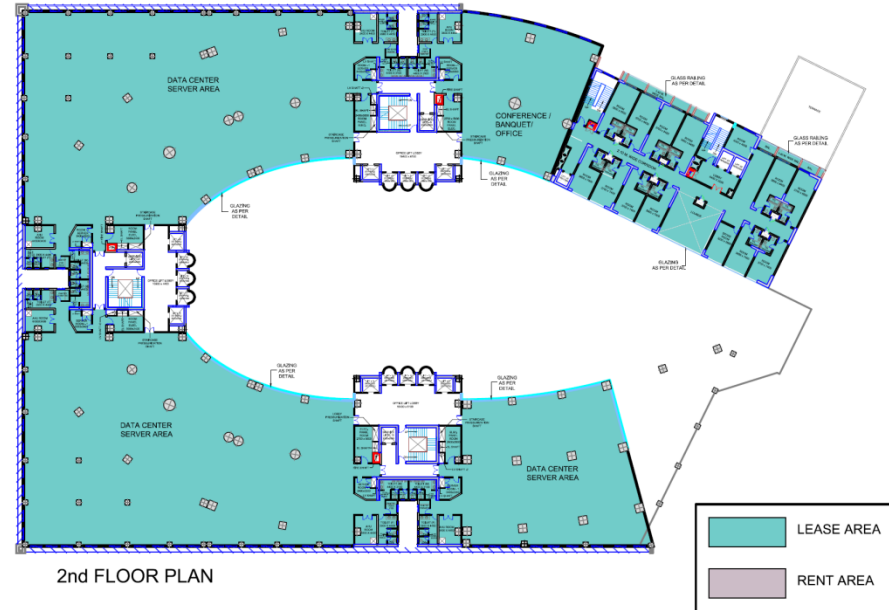
1st FLOOR PLAN



3rd FLOOR PLAN



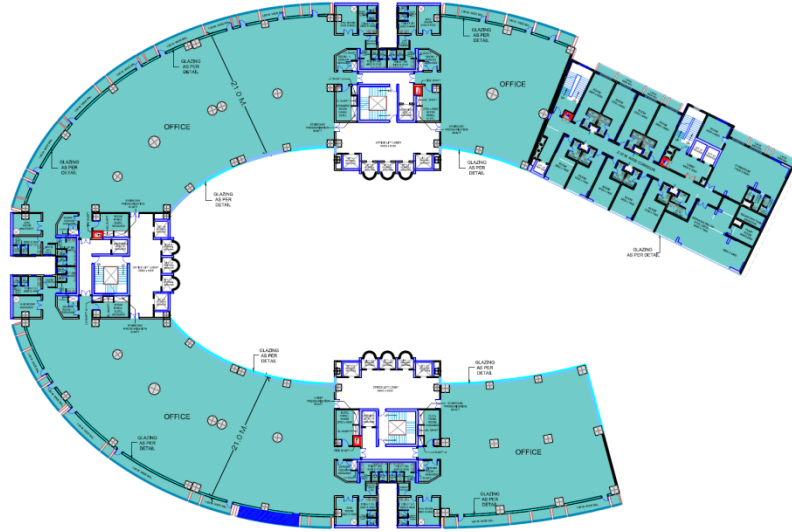
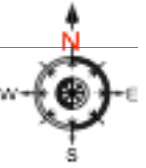
GROUND FLOOR PLAN



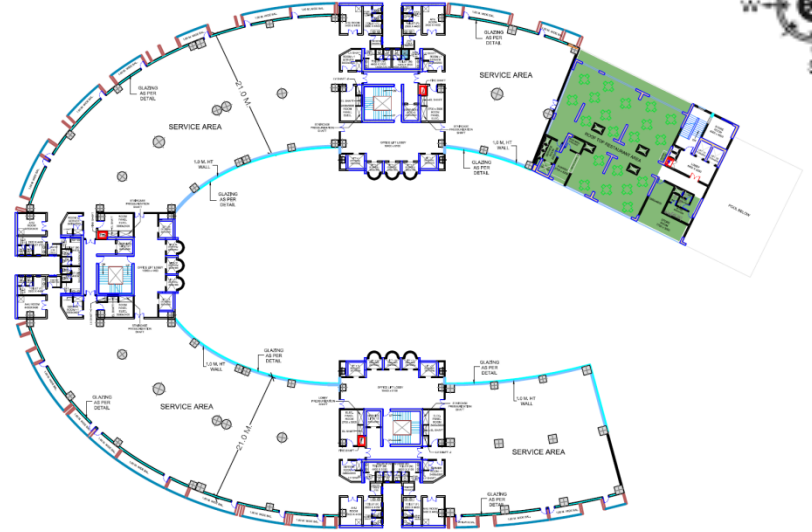
2nd FLOOR PLAN

	LEASE AREA
	RENT AREA

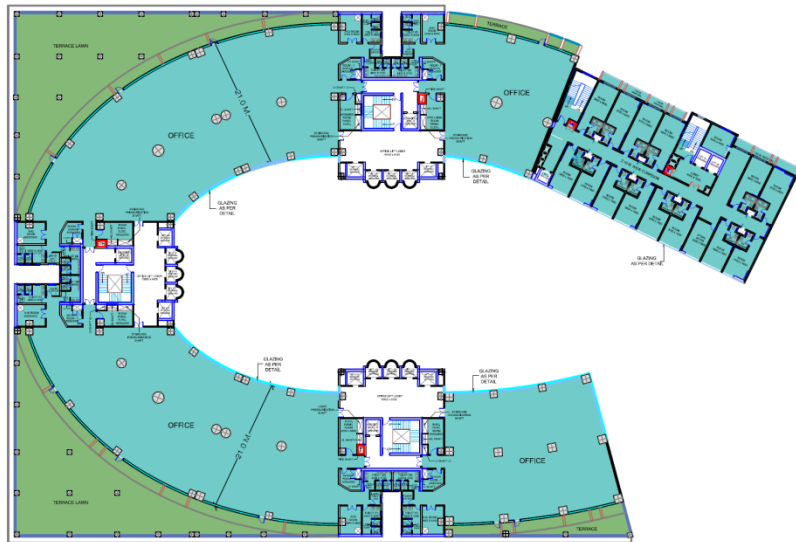
LEASE & RENT AREA DETAILS:



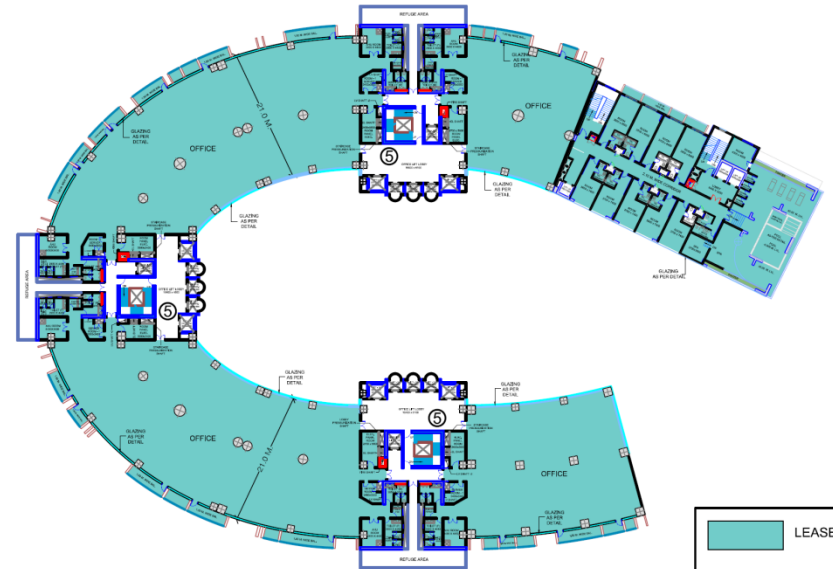
5th FLOOR PLAN



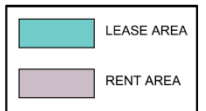
7th FLOOR PLAN (SERVICE AREA)



4th FLOOR PLAN

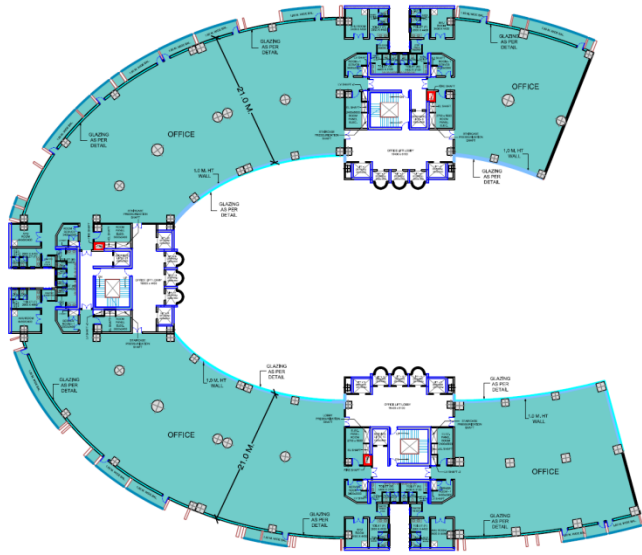


6th FLOOR PLAN

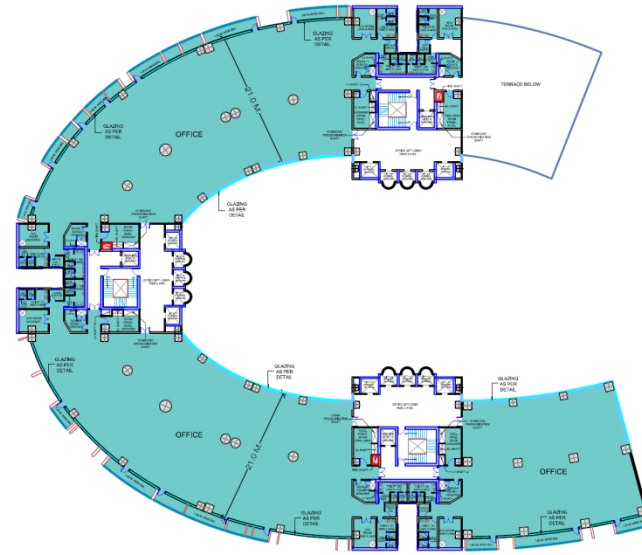


TITLE :- LEASE & RENT AREA DETAIL

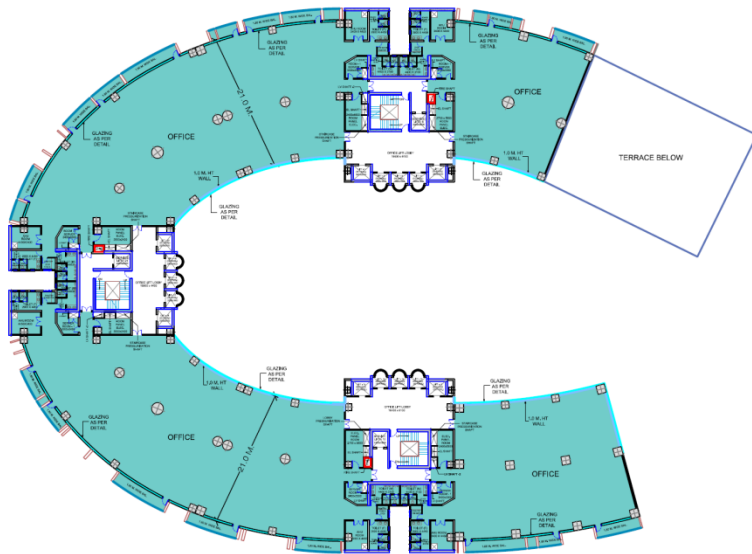
LEASE & RENT AREA DETAILS:



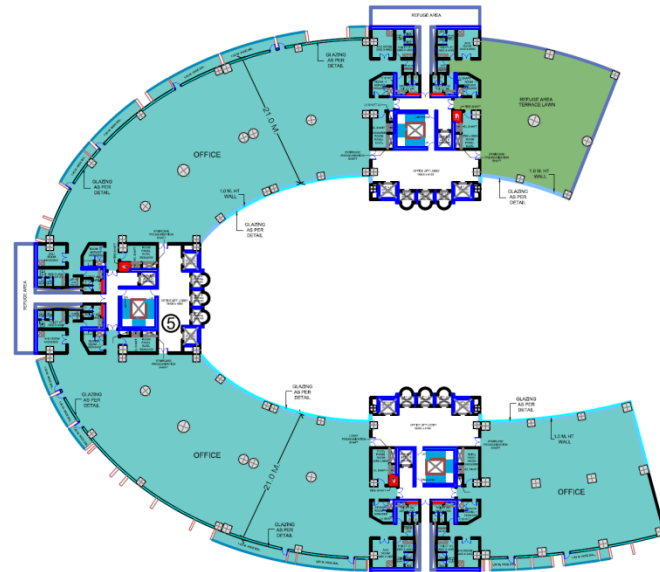
9th FLOOR PLAN



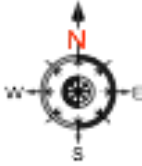
11th FLOOR PLAN



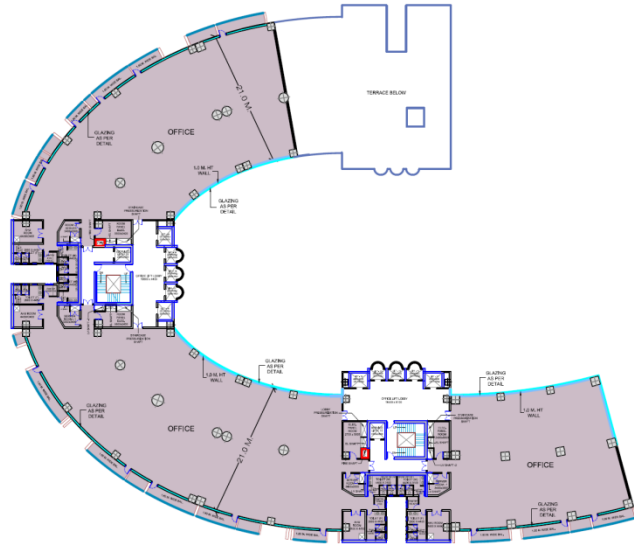
8th FLOOR PLAN



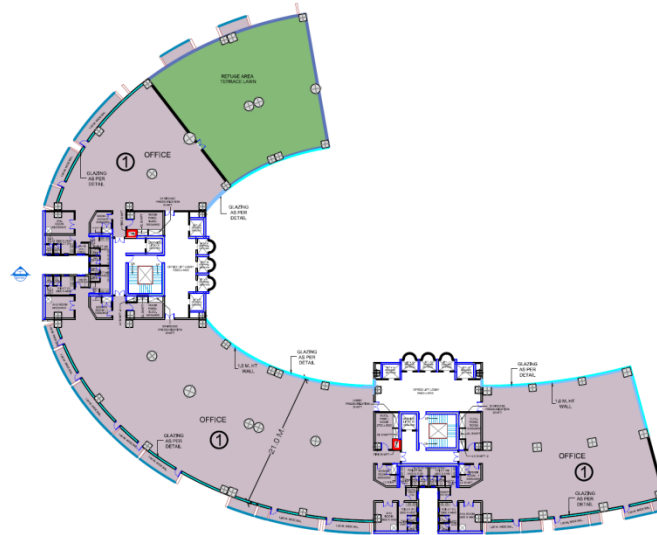
10th FLOOR PLAN



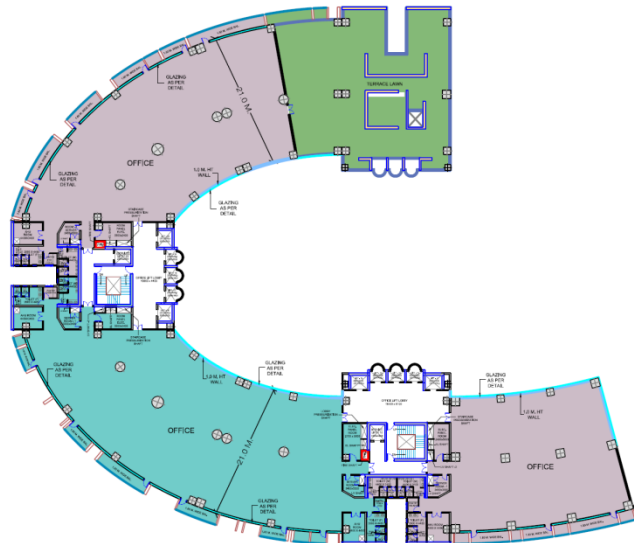
LEASE & RENT AREA DETAILS:



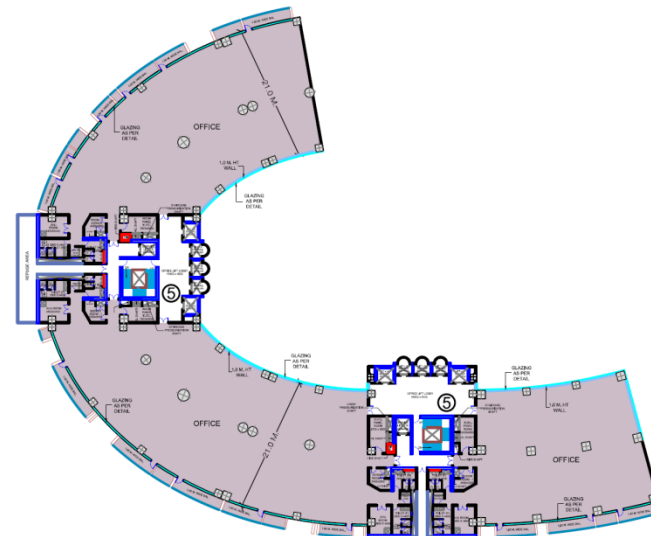
13th FLOOR PLAN



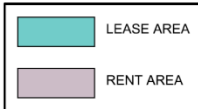
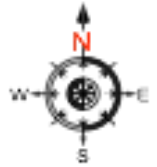
15th FLOOR PLAN



12th FLOOR PLAN

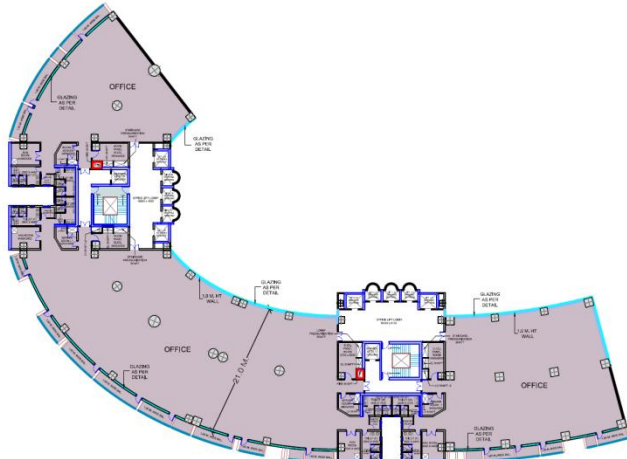
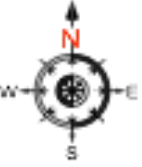


14th FLOOR PLAN



TITLE :- LEASE & RENT AREA DETAIL

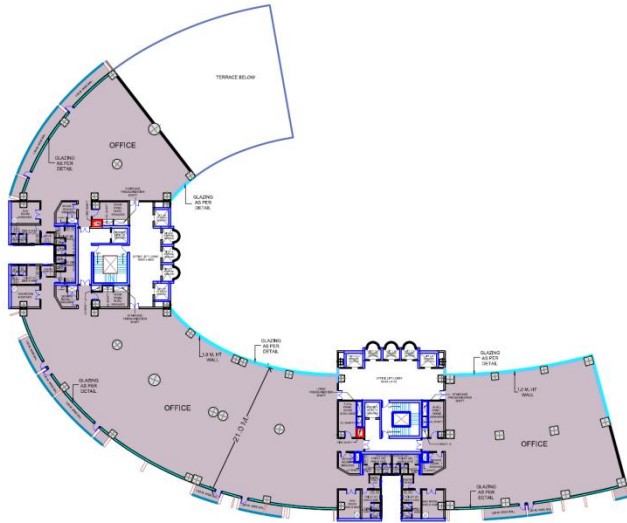
LEASE & RENT AREA DETAILS:



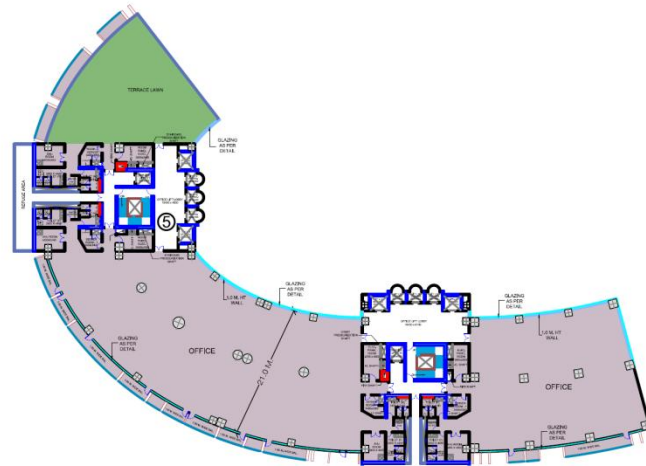
17th FLOOR PLAN



19th FLOOR PLAN



16th FLOOR PLAN



18th FLOOR PLAN



TITLE :- LEASE & RENT AREA DETAIL