



सत्यमेव जयते
Ministry of Housing
and Urban Affairs
Government of India



A Navratna CPSE

BHARAT BUSINESS PARK



* Artistic/Indicative Images





About NBCC

NBCC (India) Limited is a blue-chip Navratna enterprise of the Government of India, functioning under the Ministry of Housing and Urban Affairs since 1960. Operating on a unique business model, scaling significant milestones since inception, the company has made itself stand out as a construction Giant of the Nation with a significant global presence. The excellence of the company's performance lies in the fact that it has integrated its architectural expertise with engineering excellence to deliver marvelous feats in its areas of operation, i.e. Project Management Consultancy (PMC), EPC and Real Estate development.

NBCC, being a major implementing agency of the Government of India, of late it has been shouldered with the responsibility to take up redevelopment of Government properties. Beginning with the maiden redevelopment project named GPRA Complex, New Moti Bagh, New Delhi - the IGBC certified largest Green Home complex of its kind in India and redevelopment of East Kidwai Nagar, New Delhi, the company now counts on many such projects including Nauroji Nagar, Sarojini Nagar and Netaji Nagar in New Delhi.





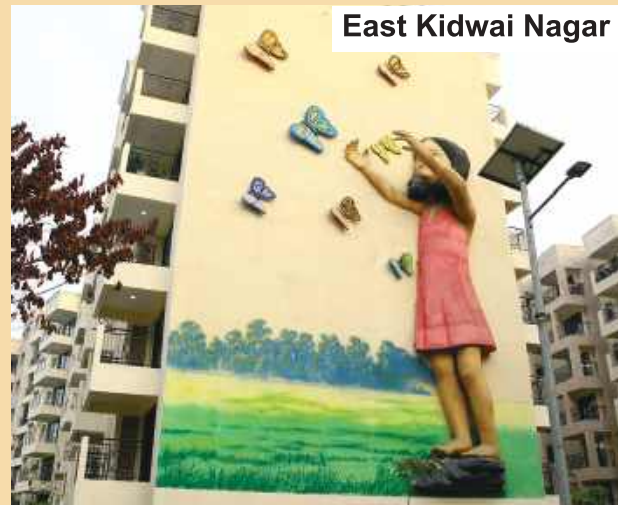
ਵਰਲਡ ਟ੍ਰੇਡ ਸੈਂਟਰ
WORLD TRADE
CENTER

GPRC Colony After Redevelopment





New Moti Bagh



East Kidwai Nagar



REDEVELOPMENT SAGA

- In 2016, the Centre approved the redevelopment of seven GPRA (Government Pool Residential Accomodation) colonies located in Sarojini Nagar, Nauroji Nagar, Kasturba Nagar, Netaji Nagar, Srinivaspuri, Mohammadpur and Thyagraj Nagar
- NBCC is pioneering the work of redevelopment and is executing various projects on vacant/under-utilized/unused land parcels and colonies in various parts of the country.
- The uniqueness of this project has been that it is on self-sustainable basis and there is no liability on the part of public exchequer. The funds for the redevelopment of 7 GPRA colonies is being generated by NBCC through the sale of commercial space at Nauroji Nagar and Sarojini Nagar.
- NBCC is re-developing Nauroji Nagar, Sarojini Nagar and Netaji Nagar while CPWD is executing the other four colonies, ie Kasturba Nagar, Thyagraj Nagar, Srinivaspuri and Mohammadpur. These four projects executed by CPWD are also being funded through the funds generated by NBCC through sale of commercial space of the colonies allotted to NBCC for redevelopment.



A Navratna CPSE

BHARAT BUSINESS PARK IS MORE THAN ARCHITECTURE

NBCC has a long-standing legacy in urban redevelopment, having successfully delivered notable projects, including East Kidwai Nagar and New Moti Bagh. These projects exemplify NBCC's commitment to innovative design, sustainable practices, and community-focused development. With a wealth of experience in transforming urban spaces, the Indian Government entrusted NBCC with the significant task of redeveloping the 7GPRA colonies, including Nauroji Nagar. This initiative aims to revitalize the area into a modern urban hub, leveraging NBCC's expertise to create a vibrant environment that meets contemporary needs while honouring the historical significance of the site.






12km | 30 Mins
New Delhi Railway Station 

11km | 30 Mins
Connaught Place 

2km | 5 Mins

The Leela 

8km | 20 Mins
Central vista 

300m | 2 Mins
 Sarojini Nagar

2km | 8 Mins
 INA Metro

1Km | 5 Mins
Bhikaji 

BHARAT BUSINESS PARK

10km | 25 Mins
IGI Airport 

2.5km | 10 Mins

AIIMS Delhi

1Km | 5 Mins

World Trade Center 

NH-48



GREEN BUILDING



Powered by
Solar Energy



EV Charging
Stations



2,800 Car
Parking Capacity





24x7 Power Backup



24x7 Security



Facility Management Services

Each tower
has its own
drop off
porch



Panaromic
Views



Entry Gate

* Artistic/Indicative Images

Basement Entry



Grand Entrance Lobby



Lift Lobby

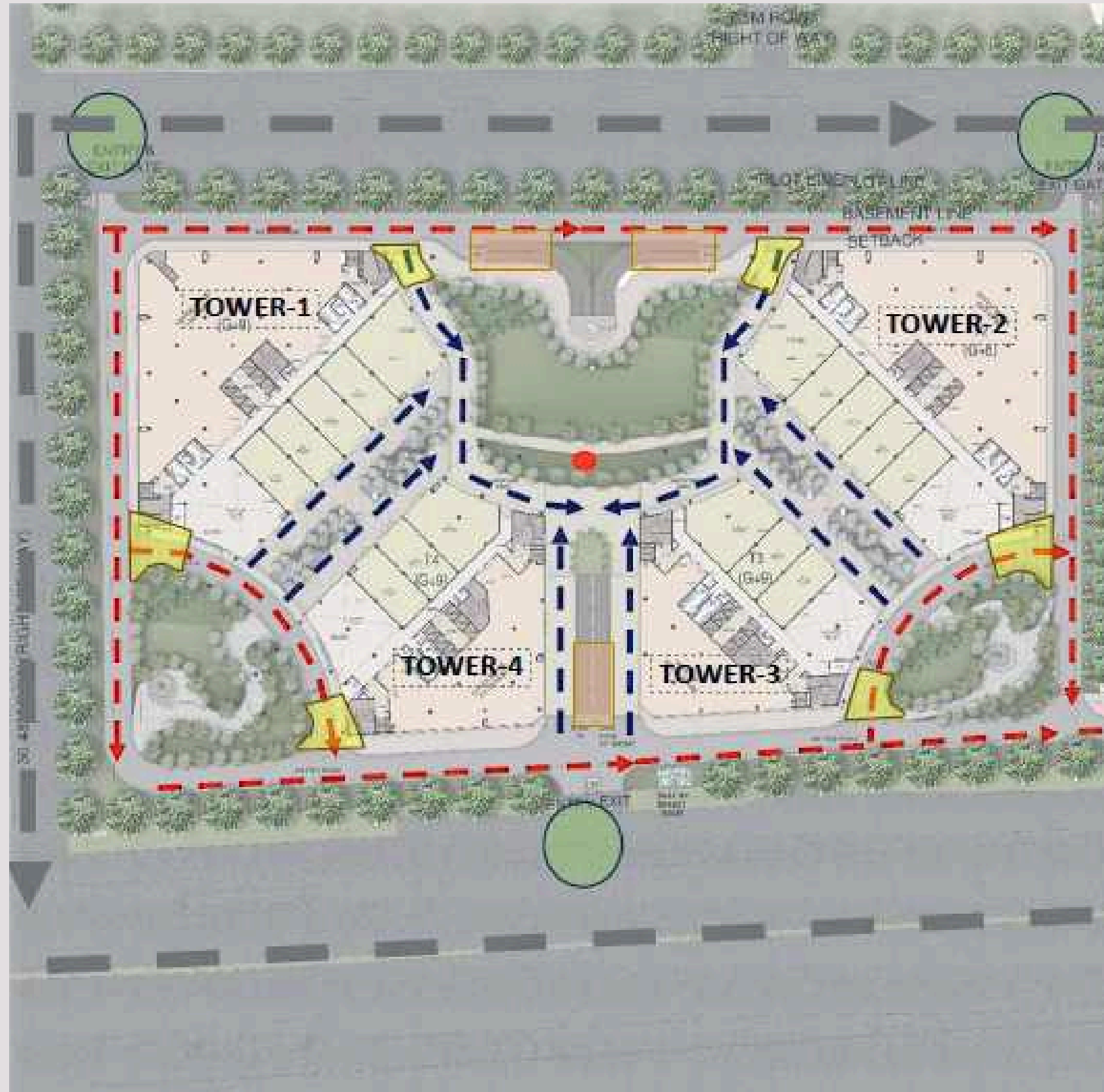
Magnificent Landscape

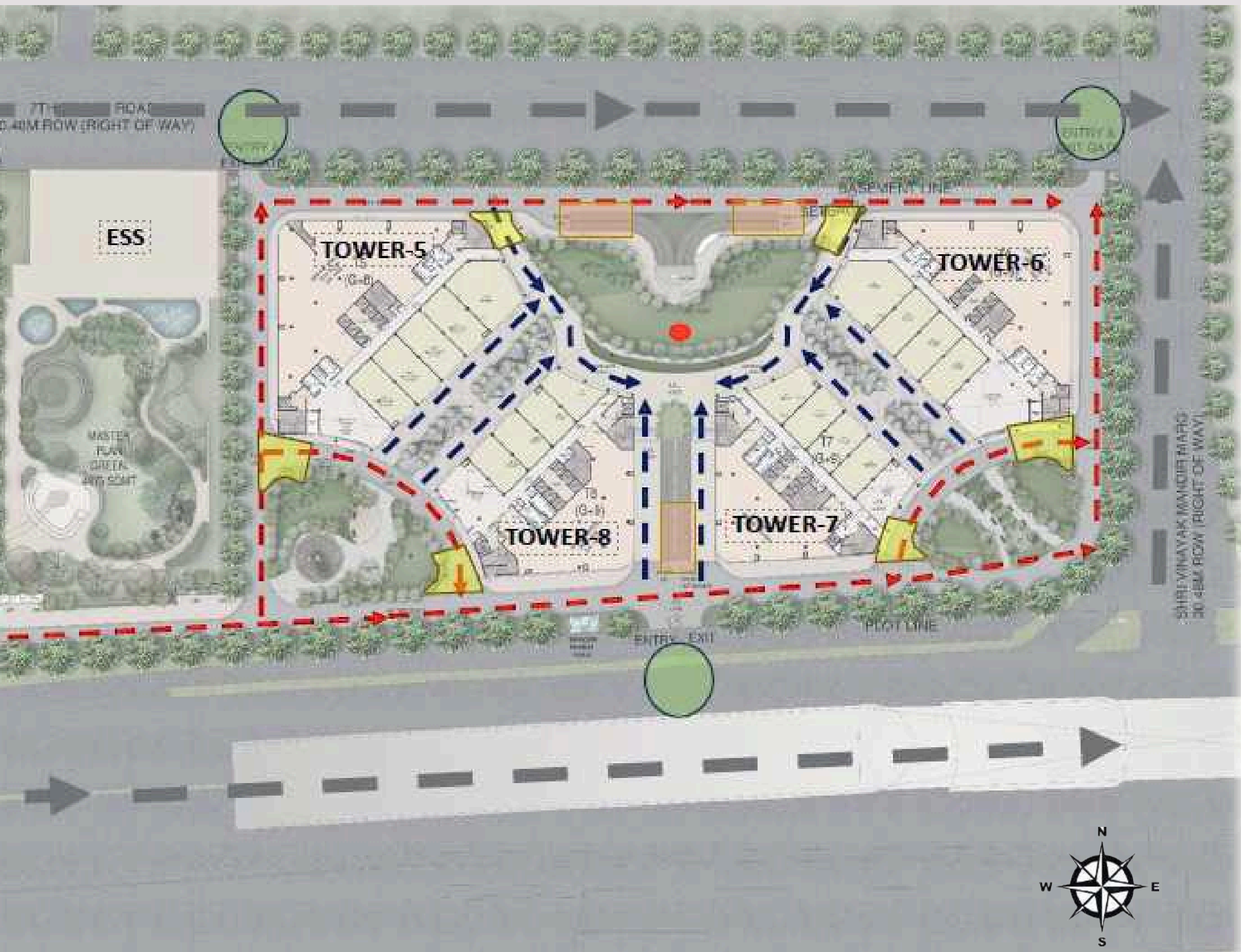


CIRCULATION PLAN

LEGEND

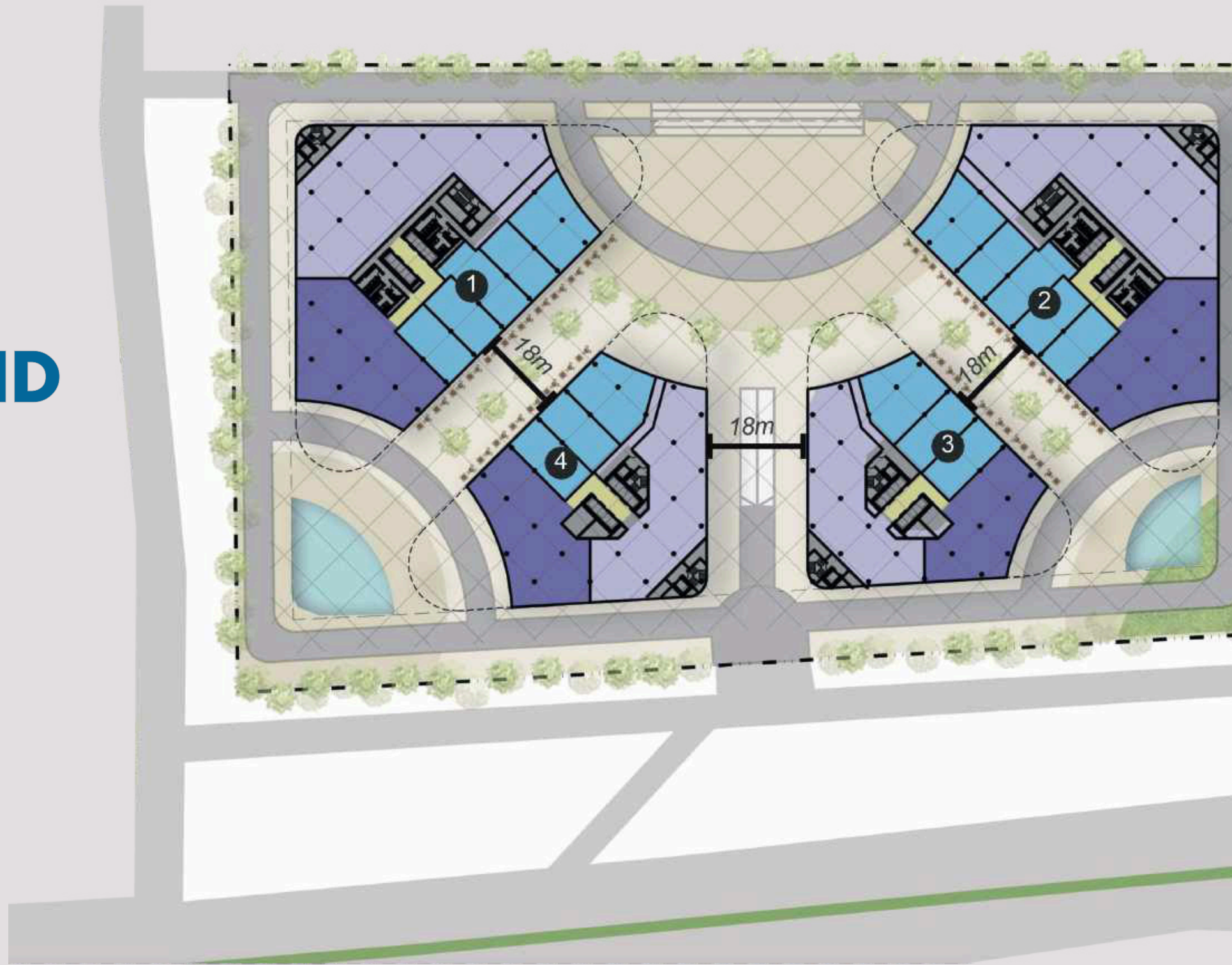
-  SITE ENTRY / EXIT
-  VEHICULAR ENTRY
-  PEDESTRIAN ENTRY / EXIT
-  ROAD
-  BASEMENT ENTRY/EXIT
-  ROAD IN SLOPE







GROUND FLOOR PLAN

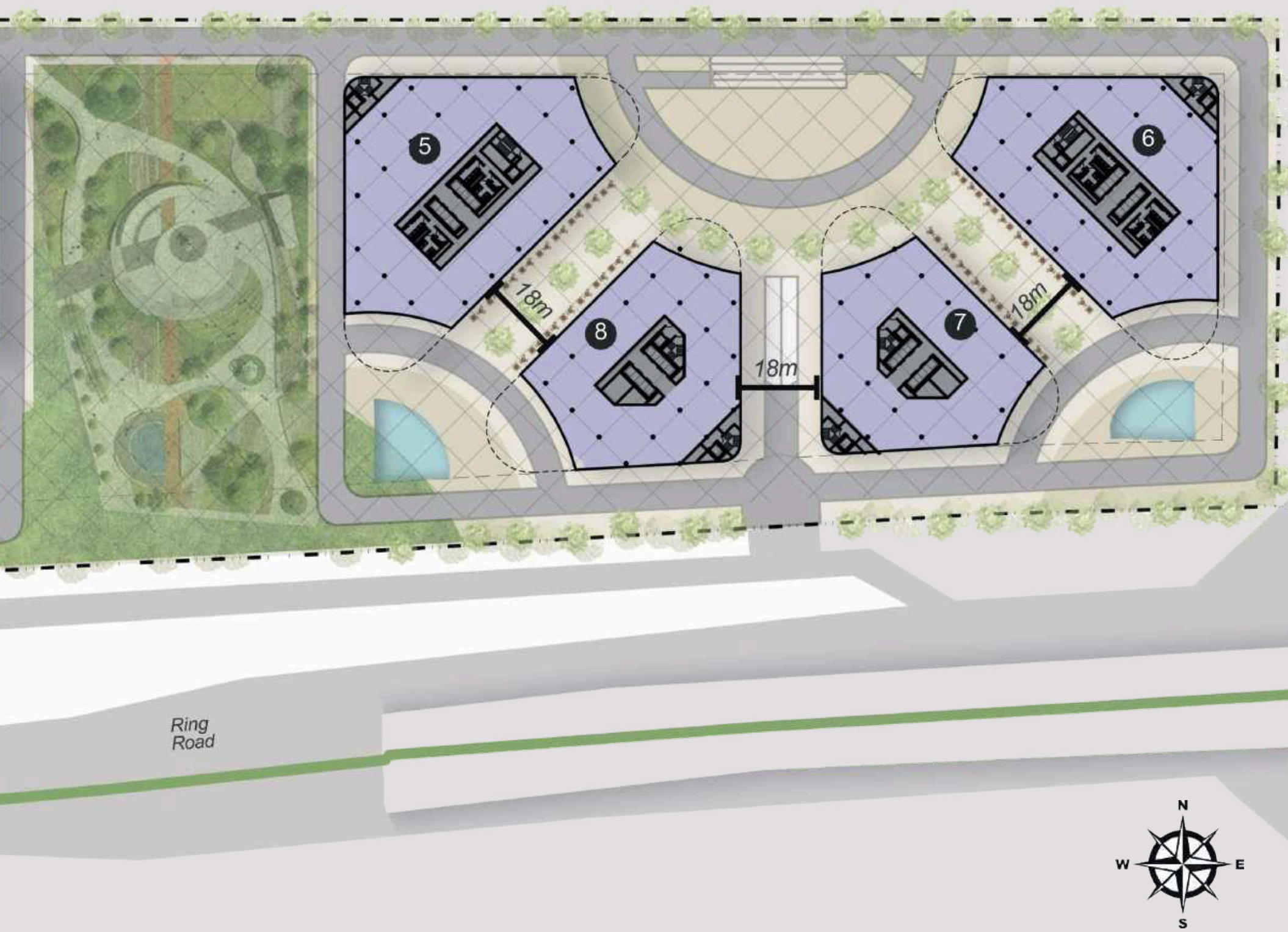






1ST & 2ND FLOOR







3RD TO 9TH FLOOR







BHARAT BUSINESS PARK

Enclave 1

Sr. No.	Description	Area (SqFt)
1	Plot Area (7.04 Acre)	3,06,828
2	Proposed Ground Coverage	1,30,500
3	Proposed FAR	9,57,000
4	No of Floors	3 Tower G+9 / 1 Tower G+8
5	No of Towers	4 No's
6	Floor to Floor Height	4 M
7	Tower 1 Built-up Area (G+9)	3,75,600
8	Tower 2 Built-up Area (G+8)	3,36,600
9	Tower 3 Built-up Area (G+9)	2,34,200
10	Tower 4 Built-up Area (G+9)	2,70,950
11	Total Built-up Area Including Circulation	12,17,350
12	Basement Area (For Parking & Services) 3 Basement	7,67,800

Sr No.	Basement	Primary Parking	Secondary Parking	Double Stack	Total Parking
1	1st Basement	328	25	0	353
2	2nd Basement	396	41	0	437
3	3rd Basement	0	0	792	792
Total Proposed parking					1582

Enclave 2

Sr. No.	Description	Area (SqFt)
1	Plot Area (5.98 Acre)	2,60,500
2	Proposed Ground Coverage	1,04,700
3	Proposed FAR	7,37,990
4	No of Floors	3 Tower G+9 / 1 Tower G+8
5	No of Towers	4 No's
6	Floor to Floor Height	3.75 M
7	Tower 5 Built-up Area (G+8)	2,69,125
8	Tower 6 Built-up Area (G+9)	2,78,925
9	Tower 7 Built-up Area (G+9)	2,09,750
10	Tower 8 Built-up Area (G+9)	2,23,200
11	Total Built-up Area Including Circulation	9,81,000
12	Basement Area (For Parking & Services) 3 Basement	6,51,400

Sr No.	Basement	Primary Parking	Secondary Parking	Double Stack	Total Parking
1	1st Basement	287	13	0	300
2	2nd Basement	335	15	0	350
3	3rd Basement	0	0	670	670
Total Proposed parking					1320

Area Summary

Built-up Area (Super Structure)	21,98,350
Basement Area	14,19,200
Total Area (Super Structure + Basement Area)	36,17,550



NBCC: Pioneering Redevelopment Mission

NBCC with its vast expertise in redevelopment projects, is uniquely positioned to drive the transformation of urban spaces across the country, particularly in dilapidated colonies and unused land parcels. This model not only addresses the growing demand for modern infrastructure but also helps in curbing encroachments and inefficient land use.

NBCC's Redevelopment/Development Endeavours across India:

Working with various States - NBCC is already actively working on various redevelopment/development projects in Goa, Jammu & Kashmir, Kerala, Uttar Pradesh bringing its expertise to improve urban living standards and create sustainable environments.

Collaboration with PSUs – NBCC has partnered with prominent Public Sector Undertakings (PSUs) such as MTNL, HUDCO, and BHEL to deliver successful redevelopment outcomes, demonstrating the company's capability to work alongside public and private stakeholders.

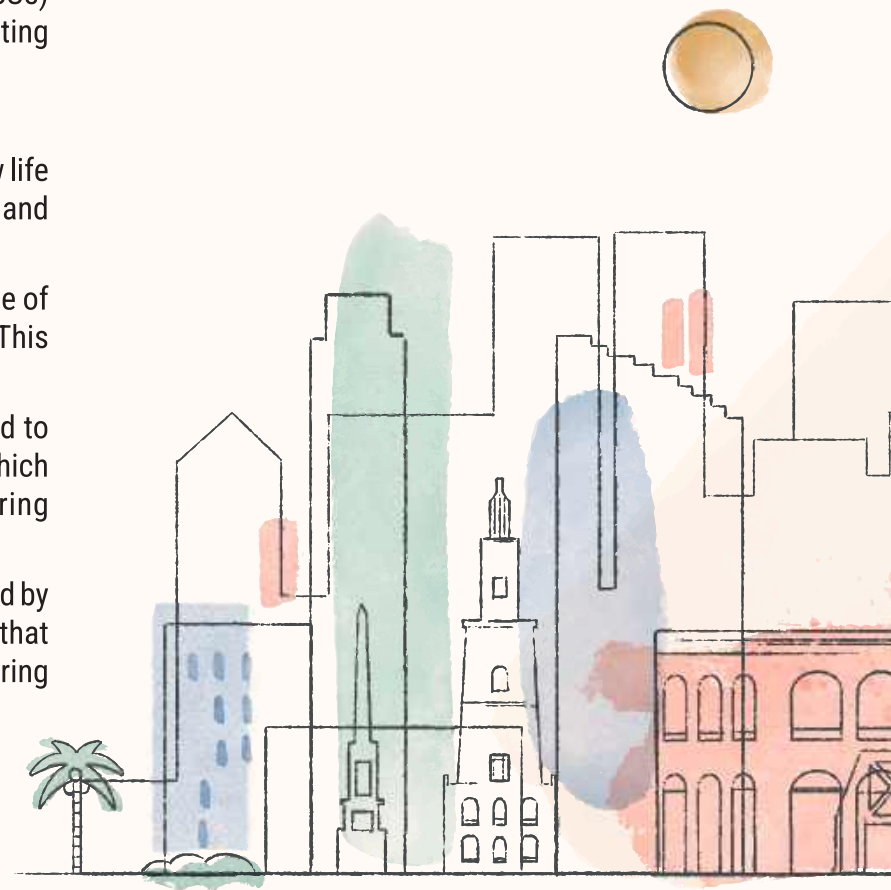
Key Highlights of NBCC's Redevelopment Model:

Revitalizing Urban Areas: Redeveloping old and underutilized colonies helps breathe new life into cities. This process revitalizes aging urban infrastructure, improves public amenities, and reshapes the urban landscape for a more vibrant future.

Efficient Land Utilization: Redevelopment projects allow for better and more efficient use of prime land parcels, unlocking their full potential for commercial, residential, and public use. This enhances the overall quality of urban life.

Revenue Generation for Property Owners: The owners of redevelopment sites stand to gain significant revenue opportunities through the value appreciation of their properties, which can be optimized with the new infrastructure and design elements introduced during redevelopment.

Sustainable Development: Every redevelopment initiative undertaken by NBCC is powered by state-of-the-art technology and adheres to sustainable practices. The goal is to create spaces that cater to the needs of not only the current generation but also future generations, ensuring environmental sustainability for the next 5 decades.



Economic Growth and Employment Generation: These projects contribute to local economic growth by generating employment opportunities in construction, skilled trades, and other sectors, creating a thriving ecosystem that benefits both the community and the economy.

Self-Sustaining Development: A key feature of NBCC's approach to redevelopment is that it is financially self-sustaining. The surplus funds generated from these projects can be reinvested into building new infrastructure, low-cost housing, and essential public amenities, without burdening the exchequer.

In line with the government's vision of urban renewal, NBCC is ready to expand its reach and partner with state governments and PSUs to take forward this initiative of urban transformation. The ultimate aim is to contribute to the nation's development journey, providing modern, sustainable, and efficient infrastructure that will enhance the quality of life for citizens across India.

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To realize this vision, we seek the support and collaboration of all government agencies, state governments, and relevant organizations. It is only through collective effort and cooperation that we can usher in a new era of sustainable development, aligning with the goals of a strong, reliable and **Viksit Bharat @2047**.

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NBCC (INDIA) LIMITED

(A Government of India Enterprise)

(Formerly National Buildings Construction Corporation Limited)

NBCC

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