

Air India Building Nariman Point, Mumbai.

AI has taken on lease 7512.60 sq. mtrs. of area on lease from Collector, Mumbai. Govt. of Maharashtra lease deed was executed on 21st March 1990 for 99 years computed from the 3rd Feb. 1961. AI has constructed G+22 storied building with two basement buildings in 1970 for their Regd./HQ office.

Total Built up area of super structure	: 3,88,310 sq.ft.
1 st Basement	: 55,844 sq. ft.
2 nd Basement	: 55,844 sq. ft.
Total Built up area	: 4,99,998 sq. ft.

17 floors in tower block and part ground floor with 235698 sq. ft. built up area is leased out to various Govt. offices like Bank of India, India Tourism, Income Tax, Service Tax and TCS.

AI getting revenue of Rs. ~~107~~ cr. from rental and maintenance charges from above lessee. (*Rs. one hundred seven Crores appx*).

Built up area of typical floors is 13363 sq. ft. and the usable area is 10488 sq. ft.

Ground Floor	: 49,762 sq. ft.
1 st Floor	: 55,844 sq. ft.
2 nd Floor podium Block	: 17,007 sq. ft.
Service Floor(3 rd floor)	: 6,189 sq. ft.

Services in Basement :

AC Plant, U/G tank, Fire Fighting equipment pump, Electrical Panels HT/LT, Transformers, STP, Stores, Rest Room, Facilities Management services and car parking 152 Nos.

Details of floor rented:

G/Floor	: BOI and India Tourism
6,7,9,10,12	: SBI
4,5,8,16,17,18,20	: Income Tax
13,14,15	: Service Tax
11	: TCS

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