

DETAILS ABOUT THE PROPOSED PROJECT

Granite Hill Properties Pvt Ltd. has been allotted, by NOIDA, a leasehold plot of land admeasuring 11068.45 sqmts in the year 2011 vide Lease Deed 8th July, 2011 for 90 years at a total cost of the land is Rs 131,60,46,465 (Rs. One Hundred and Thirty One Crores Sixty Lacs Forty Six Thousand Four Hundred and Sixty Five only) with a unit cost Rs. 99, 250 (Rs. Ninety Nine Thousand Two Hundred and Fifty only) on deferred payment basis.

The company has proposed to build a Commercial Complex based on sustainable architecture to promote energy savings in all segments of post modernism. Looking to the demand and requirement, it is proposed to build the towers in 2 blocks. The proposed complex comprises of Retail area, Office spaces and Service Apartment as illustrated below:-

Table 1

S.NO.	AREA NAME	PROPOSAL
1	Retail	LG+G+4 FLOORS
		- Second Floor (Restaurant + 6 Audi)
		- Third Floor (Sports Zone + 6 Audi)
		- Fourth Floor (Club Area+ 6 Audi))
2	Tower Kapital Grand (Office 1)	5 th FLOOR – 30th FLOORS
		- Offices
3	Tower Krown Galleria (Office 2)	18th -26 th Floors
		- Service Apartment/Hotel

The proposed project comprises of following facilities in the residential complex:-

- Land allocated by Noida Development Authority with all approvals obtained.
- Special provisions for differently abled people.
- Thoughtfully designed by group of Planners, Architects, MEP Engineers and Horticulturist of repute.
- Proposed 5 star Hotel Crown Plaza Hotel & Resorts by Intercontinental Hotels Group with Concierge services and valet facility.
- Project overlooking Golf Course with golf carts facility for elderly and disabled.
- Maximum usable spaces with all green facing office spaces and service apartments.
- Minimum ground coverage with lush green area.
- Abutting and overlooking designated green belt on two sides.
- Modern Lifts with facilities for differently abled persons.
- Exclusive entrance zones for lift lobbies and grand atrium with large water body.

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- Business Centre and Conference Facility.
- World Cuisine Restaurants, Coffee Shops and ultra lounges.
- In-house medical room equipped for primary medical aid with dedicated doctor and nurse on call.
- Hyper mart, Salon and chemist.
- Multilevel Parking and observatory deck/ viewing gallery at the top most floor.
- Landscaped courts with sit out spaces.
- Community Centre with Gymnasium/ Spa/ Yoga/ Swimming Pool and Sports Facilities.
- Building Management and 5 tier security system including emergency response teams with mobile boosters for high floors.
- FHCs located as per NFPA and NBC norms.
- Structure designed in conformity with seismic zone IV.
- Dual based generator for 100% power backup.

The structure of complexes is proposed to be made earthquake resistant. The project is proposed to provide world class infrastructure including 24 hours water supply, uninterrupted power supply and sewage treatment and communication systems.

1. AREA DETAILS OF THE PROPOSED PROJECT:

The detail of the leasehold land is as under:

Table No. 2

S.NO.	PARTICULARS	AREA (IN SQ. MTRS)
1	Total Plot Area	11068.45
2	Proposed FAR	46485.21
5	Total Saleable Area	736701.1

2. COMMERCIAL UNIT

Granite Hill Properties Pvt Ltd. proposes to build 2 towers comprising Retail Area, Office 1 (Kapital Grand) and Office 2 (Krown Galleria) in this project as per below mentioned detail:

Table No. 3

S.NO.	AREA NAME	SALEABLE AREA (sq.ft.)
1	<u>Retail Area</u>	219545.9
	Cinema	66837
2	Tower Kapital Grand (Office 1)	313200.3
3	Tower Krown Galleria (Office 2)	137118
	TOTAL	736701.1

3. FEATURES OF PROJECT

3.1 Solid Waste Management-

During the operation phase, waste will comprise domestic as well as agricultural waste. The solid waste generated from the project will be mainly domestic waste and estimated quantity of the total waste will be approx. 1687 kg/day (@ 0.50 kg per capita per day for residents, 0.25 kg per capita per day for staff & 0.15kg/day per capita per day Visitors) and @ 0.2 kg/acre/day landscape waste (for green belt) which will be collected in Green Bins and treated by organic waste converter. Total Recyclable waste will be collected in blue bins and will be sent to the approved recycler agencies. Negligible amount of hazardous waste will be generated which will be collected in black labeled bins as per hazardous waste (Management, Handling and Transboundary movement) Rules, 2008.

Table 4: Calculation of Solid Waste Generation

S.No.	Category	Population/ Area	Kg per capita per day	Waste generated (kg/day)
1	Service Apartment & persons	1374	@0.50 kg/day	687
2	Staff	1057	@0.25 kg/day	264.25
3	Visitors	4907	@0.15 kg/day	736.05
4	Landscape waste (.59 acres)		@0.2 kg/acre/day	0.12
TOTAL SOLID WASTE GENERATED				1687.42 kg/day

(Source: For Waste Collection, Chapter 3, Table 3.6, Page no. 49, Central Public Health & Environment Engineering Organization, MUD, (Government of India, May 2000))

3.2 Water Supply (Source of water)

Water Requirement

During the operational phase, water supply will be provided through State Infrastructure and Industrial Development Corporation of Uttarakhand Ltd (SIIDCUL). The total water requirement is approx. 372 KLD, out of which total fresh water requirement is approx. 92 KLD which is 70% of the domestic water demand. The daily water requirement calculation is given below:

Sl. No.	Description	FAR in Sqm.	Population density @1 per Sqm	Total Population	Water Demand LPCD	Total Water Demand LPD	Domestic Water Demand @ 33 % for Commercial in LPD	Flushing Water Demand @ 67 % Commercial in LPD	Treated Effluent Water Demand in LPD	Sewage Flow		
										80% of Total Dom. Water Demand	100 % of Total Flu. Water Demand	Total in LPD
	Lower Ground Floor (Retail)	2200	3	733								
	Permanent Population		30%	220	45	9900	3267.0	6633.0	6633.0	2613.6	6633.0	9246.6
	Floating Population		70%	513	15	7700	2541.0	5159.0	5159.0	2022.9	5159.0	7181.9
	Third Floor (Sports Zone)	1376	1.5	917								
	Permanent Population		30%	275	45	12384	4086.7	8297.3	8297.3	3269.4	8297.3	11566.7
	Floating Population		70%	642	15	9632	3178.6	6453.4	6453.4	2542.8	6453.4	8996.3
	Fourth Floor (Club)	488	1.5	325								
	Permanent Population		30%	98	45	4392	1449.4	2942.6	2942.6	1159.5	2942.6	4102.1
	Floating Population		70%	228	70	15941.333	15941.3		0.0	12753.1	0.0	12753.1
	Fifth to 33rd Floor											
	Office	24487	10	2449	45	110190.15	36362.7	73827.4	73827.4	29090.2	73827.4	102917.6
		No. Of Apts.	Population per Apt	Total Population	Water Demand	Total Water Demand LPD	Domestic Water Demand @ 67 % in LPD	Flushing Water Demand @ 33 % in LPD				
	Service Apts.	348	2	696	135	93960	62953.2	31006.8	31006.8	50362.6	31006.8	81369.4
							33%	67%				
	Visitors for Office & Service Apts @ 10% of Total Population.			314	15	4717.005	1556.6	3160.4	3160.4	1245.3	3160.4	4405.7
	Maintenance Staff (Assumed)			200	45	9000	2970.0	6030.0	6030.0	2376.0	6030.0	8406.0
	Water Body (Assumed)			L.S		5000	5000					
	Filter Back-Wash (Assumed)			L.S		13000	13000					13000
	Horticulture			L.S		8000			8000.0			
	Cooling Tower Make-up to be confirmed by HVAC consultant					250000			250000.0			
	Total					669784	218429	193355	451355			366899

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Recycled water For Irrigation	8 KLD
Recycled water For Soft Water	250 KLD
Treated Effluent Water Demand	452 KLD
Flow To Sewer	367 KLD
STP Capacity (with 20% Additional)	441 KLD
Total recycled water Available per day (90% of waste water Generated)	330 KLD
Total Capacity of STP	

Conclusion : -

Proposed Capacity of STP - 450 KLD

3.3 Drainage

The drainage of this project shall be through proposed storm sewers to recharge pits/ponds and any surplus runoffs shall be diverted to municipal surface drain. In addition to this the perforated manholes and other water bodies and softscape areas have been proposed on account of water harvesting which will contribute towards underground water recharge.

3.4 Sewerage

An external sewage network shall collect the sewage from all units, and flow by gravity to the proposed sewage treatment plant.

Following are the benefits of providing the Sewage Treatment Plant in the present circumstances:

- Reduced net daily water requirements, source for Horticultural purposes by utilization of the treated wastewater.
- Reduced dependence on the public utilities for water supply and sewerage systems.
- Sludge generated from the Sewage Treatment Plant shall be rich in organic content and an excellent fertilizer for horticultural purposes.

Table 6:- WASTEWATER DETAILS

Daily load	450 KLD	
Duration of flow to STP	24 Hours	
Temperature	Maximum 32°C	
	Inlet	Outlet (Treated Wastewater)
pH	6.5-8.5	6.5-8.5
T.S.S. (mg/l)	250-300	<10
BOD5 270 C (mg/l)	600-800	<20
COD (mg/l)	300-400	<10
Oil & grease ABS (mg/l)	Up to100	<2

3.5 Street Lighting- Led Street Lighting.

3.6 Design Criteria- This project is registered as **Platinum rated Sustainable Architecture** building under Indian Green Building Council, Hyderabad.

4. LOCATIONAL ADVANTAGE

- 5 mins drive from Mahamaya Flyover.
- 10 mins drive from sec-18, Atta Market.
- 20 mins drive from Nehru Place.
- 30 mins drive from CP, Delhi.
- 40 mins drive from International Airport.

PROJECT IMPLEMENTATION SCHEDULE

Granite Hill Properties Pvt Ltd. proposes to complete and handover the project by June, 2020 for phase-I and not applicable for phase-II. The implementation period for the said project is 62 months from the date of approvals.

Promoters are having possession of land for the proposed project.

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Table 7: PROJECT IMPLEMENTATION SCHEDULE (PHASE-I)

ACTIVITY	SCHEDULED DATE OF START	SCHEDULED DATE OF COMPLETION
Allotment of land	POSSESSION DATE	8 th July, 2011
Approval of Map/Site Plan	SANCTION DATE	29 th July, 2013
Excavation	May, 2015	June, 2017
Raft	July, 2015	September, 2017
Basement	July, 2015	December, 2017
Structural Work	July, 2015	March, 2018
Flooring	January, 2018	March, 2020
Electrical Work	April, 2018	March, 2020
Wood Work	October, 2018	June, 2020
Painting	April, 2018	March, 2020
Plumbing/ Sanitary Work	March, 2018	December, 2019
Landscaping/Club/Swimming Pool	January, 2018	December, 2019
Possession	January, 2020	June, 2020