



RAHEJA IMPRESSIONS

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Raheja Trinity - A mix of Commercial, Retail and Service Apartment



Raheja Trinity, Sec-84, Gurgaon

When sheer magnificence meets outstanding dynamics it creates a marvelous project. Only once in many years comes such a great occasion and Raheja Trinity definitely is one.

Situated in sector 84 Gurgaon, Raheja Trinity is 2.28 acres development comprising of retail and commercial spaces along with serviced apartments. The project is located at the intersection of Dwarka expressway with a 60 metre wide sector road (83/84 sector road).

Trinity combines ultra modern

architecture with high street retail experience and since it is being developed on a 4 side open plot it ensures ample sunlight & lesser energy consumption.

The ground floor & first floor are dedicated to retail spaces. Service apartments & the food court are on the second floor. The third, fourth, fifth & sixth floors are dedicated to commercial office spaces. There is also a luxurious Clubhouse on the roof of the sixth floor – with swimming pool, gymnasium, spa, steam sauna, tennis court, terrace garden & party place.

Service apartments come with imported kitchen, imported sanitary ware & split air-conditioning. The basic sales price for service apartments is Rs 8475 per sq ft & these are one room units with an open kitchen, attached bath as well as living area. The unit size is 525 sq ft. There is limited availability of service apartments.

Our commercial office spaces are 1000 sq ft onwards and our shop sizes range from 512 sq ft to 565 sq ft.

Keeping in mind the interests of our consumers & investors - we are ensuring development which comes with low maintenance costs - which in turn would ensure greater profitability & viability for our esteemed customers. Maximum units are facing the central courtyard / theme park - accelerating a unique shopping plaza feel.

The Security here is world class ensuring 24 by 7 surveillance. There will be cameras installed to take care of your shop/ showroom/ office security - putting you completely at ease, with an assurance that all is taken care of while you are away.

Trinity is not just brilliance, it is an experience.

From the desk of the Managing Director

Navin M. Raheja



The challenges involved in creating in-situ slum rehabilitation project

Indians have double standard for everything. With the first they talk about the socio-economic growth and change that our country needs and with the second they try and bring hurdles in executing those changes. The model of In-situ slum rehabilitation would be a revolutionary change towards the growth of homeless and poor in the country provided everyone sheds off their second standard. Together if we work in sync keeping in mind changing lives of these slum dwellers and their children as our prime agenda, I am sure there will be no impediment in making it a success. DDA in order to make Delhi Slum free came with a In Situ rehabilitation policy under PPP model where a private developer is roped in to construct houses for these poor free of cost in lieu of some portion of land that he could sell after constructing residential or commercial project to recover his cost. To start with, we were the first ones to take up Kathputli colony slum near Shadipur under this policy.

People who live in these slum, generally do not have exposure or understanding of the advantages of this scheme. The external people for their sole vested interest misguide them, try to obstruct the plan and create confusions/ insecurities in their decision making. It is this insecurity in their minds which is the biggest challenge today. Secondly, land grabbers or people who operate their business such as renting of jhuggis etc out of such slums, too produce obstruction in making it successful for the fear of losing their monthly source of income.

However, the initial blockage comes in finding an alternate land for construction of transit houses (temporary houses where slum dwellers would live till the construction at actual site is complete) in surroundings at a high density urban area.

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Mr. Raheja esteemed guest at The Global Indian Business Conference organized by FICCI

The Global Indian Business Conference 2014 was organized by FICCI on Friday, the 10th of January at Federation House, Tansen Marg, New Delhi. The conference included discussions on various topics from Infrastructure Finance, Urban Infrastructure, Tourism and Hospitality, Healthcare and Medical, Value Travel to Education that attracted delegates from different countries.

Mr. Raheja was invited for a panel discussion on investment opportunities in India's Urban development and Infrastructure space along with Secretary, Ministry of Urban Development, Government of India. Dr. Sudhir Krishna who delivered the special address stressed upon the need for developing regions in the country before developing metropolitans or Tier-2 and Tier-3 cities.

Going assertive and supporting the secretary, Mr. Raheja opined, "Urbanization is a process of transformation from a rural economy to a modern industrialized economy. Urbanisation is strongly linked to the economic growth and development process taking place in the economy. India, among the fastest growing economies in the world is undoubtedly predicted to surpass China to emerge as the fastest growing economy in the coming years. India is witnessing large scale urbanisation which is a direct result



From Left to Right: Dr. Arbind Prasad, MD, Invest India Mr. Raheja Mr. Amitabh Kant, CEO & MD, DMICDC Dr. Sudhir Krishna, Secretary, Ministry of Urban Development, Government of India Mr. Rajeev Talwar, Group Executive Director, DLF Ltd Mr. Gaurav Karnik, Partner-IIC, Ernst & Young LLP

of high economic growth of its economy. Migration of people from rural areas to towns and cities is continuing unabated. In 2011, it has increased to almost 400 million living in as many as 7935 towns."

Many projections came forth from his speech such as, India's urban population will grow to over 600 million by 2030-31 out of total population of 1.4 billion. India has been slow to urbanise till now, but today it is at the cusp of rapid urbanisation. As the number of towns and cities grow in India keeping pace with the economic growth and urbanisation the country has suffered from inappropriate planning of cities, poor quality of civic services, inadequate

maintenance, inefficient operations, under capacity and lack of investments. The challenges of urbanisation need to be addressed in a planned manner was what Mr. Raheja harped on.

The others who participated in the discussion included Mr. Amitabh Kant, CEO & MD, DMICDC Mr. Rajeev Talwar, Group Executive Director, DLF Ltd Mr. Gaurav Karnik, Partner-IIC, Ernst & Young LLP and the vote of thanks was delivered by Dr. Arbind Prasad, MD, Invest India.

The Global Indian Business Conference produced some great insights on urbanisation and the conference was a great success.



In the shadow of the man-eating tiger

By Navin M Raheja

I do not recall any tiger in recent memory gaining so much notoriety as the man-eater of UP-Uttarakhand. In the news-channels, it has become popular as the man-eating tigress of Moradabad. My last article hinted at the possible reasons for its having turned to human killings.

But events have changed dramatically in the region. Ever since my last article a month ago, four more humans have died at the hands of the man-eater. Now there is a new twist in this ongoing, macabre tale. Three of the recent killings have taken place in and around Kalagarh forest range of Uttarakhand, and not in the neighbouring Uttar Pradesh. And in all of these three cases, pug-marks of a male tiger have been found near the victims' bodies!

So does it mean that not one but two man-eating tigers are active in the region? Evidence suggests so. But for some strange reason, the killer is still being mentioned as the "tigress" of Moradabad, and not the "tiger" of Kalagarh. I suspect this may be because of the media's tendency to keep things simple for the viewers and not subject them to unnecessary complications. Indeed, it would suit everyone's sensibilities if the same tigress-dubbed the Villain of the Piece by all and sundry- carries out her activities without a pause. Why bring a jarring element in a news story by suggesting the emergence of a second killer tiger?

Well, it certainly is a bitter and strange pill

to ingest, but I am offering it to my readers. Recent happenings mark the need to abandon simplistic logic and view the events from the stand-point of a tiger- for a tiger is not driven by any need to keep things simple for television viewers. As far as my wide knowledge of tigers – backed by over 300 encounters with them in a span of 35 years – I can safely say that a tiger does not give two hoots to a channel's TRP!

John Maynard Keynes, the great 20th century economist and a keen watcher of stock-markers, once faced a similar dilemma. Having advised his readers to take a particular position on the markets, he however took the opposite position with his own money. Later on, during a financial seminar, an angry reader complained about this to Keynes; and he came out with the classic reply: "When the facts change, I change my mind. What do you do, sir?"

The sudden appearance of another man-eating tiger in the region has jolted people's presumptions. It has forced them to change their view-point of the recurring

tiger attacks. Not surprisingly, barring a few forest officials of UP and Uttarakhand, not many people are giving credence to this possibility. However, I strongly feel it's time to change our perspective and see things in the light of the new events.

Presuming there are two man-eating tigers active in the region, the problem becomes many times bigger for all concerned. From what I heard last, the hunters authorized to eliminate the man-eater ASAP have started packing their guns with heavy hearts. Perhaps they are beginning to realize the sheer magnitude of the task.

Till date, nobody alive has even seen the man-eater, let alone photograph it. The sugar-cane fields spread out in the thousands of kilometers area on Bijnore-Kalagarh belt has given the killer the perfect hiding place. Every trick in the book has been tried to lure it out of the fields, towards strategically placed cages with live baits or at the spots where teams of hunters lie in wait with loaded guns, but to no avail. The tiger is no mood to oblige and she or he is much smarter than we initially assumed it to be. It's a frightening scenario, no doubt; the odds are heavily stacked against us humans. The killer comes and goes at its own sweet will, toppling all our well-laid plans with impunity.

In a latest move, the Uttar Pradesh forest department has started using Unmanned Aerial Vehicles, of UAVs, to track down the killer tiger. A team of scientists from Allahabad has arrived in Bijnore and are flying these remote-operated UAVs on top of the sugar-cane fields. I hope the new strategy will yield some result, but till this happens I am keeping my fingers crossed.

And then there is this hilarious spectacle of a gun-wielding area MLA on a horseback, strutting through the sugar-cane fields with dozens of equally armed party followers in toe. The MLA is visibly perturbed- why, doesn't this foolsh

tiger know its election time in UP and its machinations will cause unrest among the vote-bank of the region! I certainly agree with the esteemed politician and wish him all the best in his effort. The fact that the gentleman has no hunting experience and knows little or nothing about tigers is of absolutely no concern to his loyalists, all of who are itching for a piece of action.

A G Ansari, one of the several conservationists from Uttarakhand who have been following the moves of the man-eater, feels that the task of nabbing the culprit may seem uphill, but it is achievable. I agree with Mr Ansari, and with his contention that the immediate requirement is to identify the tiger- or the two tigers- in the first place. Sitting right between the thickly vegetated Kalagarh forest range and the sugar-caned landscape of Bijnore is the Amangarh forest division. It is in these areas that the two tigers are operating; but this region also holds about a dozen tigers at any given moment.

Therefore, it's extremely important to identify the man-killers. If this is not done, there is every possibility of one or more innocent tiger falling down to the bullet of a trigger-happy hunter or a publicity seeking politician. It's a gambit not worth taking, and I believe most tiger lovers will agree with me.

As of the writing of this article- Mr Ansari informs me- several new trap cameras are being set up in the affected areas. Hopefully, one of these should give us some clue to the killer tiger or tigers.

My team members of Raheja Productions are filming the activities in the region. I wish I too could join them, but am stopped by my busy schedule as the managing director of Raheja Developers. It's anybody's guess when the man-eaters will be accounted for. The region has not seen anything of this sort before. So far, the tiger is setting the agenda and the humans are on the receiving end. But being an eternal optimist, I am sure sooner or later the issue will be sorted out and peace will return to this beautiful, picturesque region once again.



NewsFlash

Assocham India Awards Raheja Developers for "Best CSR Initiative of the Year"



From Left to Right: Mr. Navin M Raheja, CMD Raheja Developers receiving the Award from Dr. (Kum.) Girija Vyas, Hon'ble Union Minister for Housing & Urban Poverty Alleviation along with Shri Arun Kumar Misra, Secretary, Ministry of Housing & Urban Poverty Alleviation and Shri DS Rawat, Secretary General Assocham.

Raheja bags 3rd Annual Greentech CSR Award-2013 for its CSR initiatives in the country



From Left to Right: Sanjana Rana receiving the awards from Mr. Bhaskar Chatterji IAS, DG & CEO Indian Institute of Corporate Affairs, Ministry of Corporate Affairs and Mr. Kamleshwar Sharan, President Greentech foundation

Brands Academy Real Estate Awards in association with NDTV PROFIT, awards Mr. Navin Raheja with "Lifetime Achievement Award"



Harinder Dhillon, Sr. VP, Sales and Marketing, Raheja Developers receiving the awards on behalf of Mr. Navin Raheja from the hands of Mr. Vinod Dua.

Golden Peacock Award for Innovation Management 2013



Mr. Pravin Raheja, Director, services receiving the awards from the hands of Shri Nikhil Kumar, Hon'ble Governor of Kerala along with Lt Gen J. S. Ahluwalia, PVSM (Retd), President, Institute of Directors, India

- 🏆 The Times of India has adjudged "Raheja Atlantis" amongst the top 5 condominiums to live in Gurgaon
- 🏆 Raheja Developers has won an award for the 'CSR Initiative of the Year' by Indian Sustainability Congress 2014
- 🏆 Achievement Award for Best Professionally Managed Company by 6th CIDC Vishwakarma Awards 2014
- 🏆 Raheja Developers Ltd has won an award in the category of Residential Renovation/Redevelopment, India with Navin Minar by Asia Pacific Property Awards 2014
- 🏆 CIDC awards Raheja Developers Ltd. for display of utmost commitment and drive to create a vibrant work environment for the construction fraternity especially for achieving targets of "Mission Skilling India" under various CIDC initiatives
- 🏆 Brands Academy Real Estate Awards in association with NDTV PROFIT, awards Mr. Nayan Raheja, ED, Raheja Developers with "Young Achievers Award"

Brief points describing the construction technology

Raheja OMA

100% RCC structure wherein all structural elements (Slab, beam, shear walls & partition walls) will be made from concrete thus increasing the durability of the building. No brickwork or block work is involved.

Precast technology will be used for construction of structural slab works thus increasing the speed of construction.

All MEP services (Electrical/Plumbing/Air conditioning) will be integrated in structural works. No chasing & cutting is required after concrete casting.

Raheja Aranya

Solar Street Light Poles:

We at Aranya City are installing Solar Street Light Poles instead of conventional poles that depend on supply of electricity for lighting. These are street poles that use solar power instead of conventional power. There is no generator power back up required for these solar lamps to function. Solar poles installed at Aranya City have following features:

LED Light with battery back up

CCTV camera covering 180 degree to capture views on both directions of the road

Banner on the top section of Solar pole

Flower pots/baskets in the middle of the solar pole

Drip irrigation is provided for flower pot for regular water supply

Street signages in the middle section of Solar Pole

Sensors for automatic switch on-off operation

Road Specifications:

- 2 type of C.C Roads (Cement Concrete) 12 mtr & 24 mtr wide are being constructed having crust thickness varying between 430 mm to 470 mm.
- Main Roads designed are as much as 10 MSA (Million Standard Axles).
- Internal Roads designed are as much as 5 MSA (Million Standard Axles).
- C.C Roads are being built with high grade Concrete (M-40).
- Roads designed are more durable & would have low maintenance cost.
- Internal roads have designer top surface with colored pavers giving an international road feel within the township.
- Foreseeing the requirement of service tap off for individual plots, sleeves are already provided under the road to avoid cutting / digging of roads for tapping services.
- Delhi Stone is being used on footpaths for giving a resemblance to European look like roads.

Use of modular aluminum sections & filmface densified ply for shuttering works is used which will increase the quality of concrete surface.

All structural design is meeting the IS code requirements with regards to earthquake criteria. Structural design is being done by world renowned structural consultant M/S MEINHARDT.

Work execution & supervision of the project is done by highly qualified & overseas experienced professionals.

Raheja Revanta

PERI FORMWORK SYSTEM:

It is an advance formwork system (Originated in Germany) comprising of light weight Aluminium panels of standard dimensions which are very easy for handling and erection process. At the site, it is being used in four forms:

-LIWA Formwork system (for walls)

-Skydeck Formwork system (for slabs)

-Gridflex and Multiflex Formwork system (for slabs)

-RCS,CB and BR Climbing Formwork system (for walls)

Using this system, the slab cycle time reduces significantly and the surface finish so obtained is very smooth. It demands very less manpower. These require less material and less manpower. Its durable, low weight thus, easy to handle, have standard lengths to suit any project, has very systematic proper design layout and are accurate in shuttering process. These are absolutely safe since all the components have proper design capacity.

It has on Site Batching plant of capacity 60cum/hr installed at the site for the continuous supply of concrete of desired strength.

Precast Staircase is being used for Surya Tower to speed up the work at the site. The staircases are cast separately in the precast fabrication yard and then carefully installed in the tower.

Reckli Formliner is being used to give impressions on concrete surfaces during the casting itself.

At present three types of finishes are being given to the concrete surfaces. These are wood finish, stone finish and zali finish.

Internal climbing tower cranes are being used at site. In internal climbing method the crane builds a few floors at a time from the inside of the tower and then "jumps" to a higher spot with the help of a hydraulic system and starts building the floors again.

All MEP services are being embedded in the concrete itself

Raheja announces opening of Grand Cinema at Raheja Mall, Gurgaon

Raheja Developers proudly announces the opening of Cine Grand, one of the most successful multiplex chain of Europe, Middle East and China at the prestigious Raheja Mall, with the star cast of "MAIN TERA HERO" Varun Dhawan and Ileana D Cruz.

Cine Grand has opened the first 4K digital cinema in Gurgaon and its first multiplex in NCR. The multiplex also boasts of all Silver Screens making it the first Cinema in the region to have such a feature. The 4 screen multiplex located on the 4th Floor of Raheja Mall, Sohna Road sets high standards in entertainment with the most advanced DLP technology with a capacity of 700 people at one time. All the screens are 3D enabled offering an immersive viewing experience including unmatched picture quality and state-of-the-art tri-amplification sound. The cinema will also provide an elaborate food & beverage menu.

There was no better place for the launch such a major Cineplex than Raheja Mall. The mall is one of the most efficiently designed, spacious and best located mall on Sohna Road. However, with the cinema opening up, this will be the most happening place on Sohna Road. Surrounded by most reputed projects, this mall generally attracts huge footfalls.



From left to right: Mr. Navin Raheja, CMD Raheja Developers, Varun Dhawan, Ileana D Cruz, Nayan Raheja, ED, Raheja Developers, Kashish Raheja, Nayana Raheja and Mrs. Nirmal Raheja.

Speaking on the occasion, Nayan Raheja, ED, Raheja Developers said, "We were looking at some global company that could have given a style and experience to cinema in Gurgaon and settled with Grand Cinema. The company has already established its presence in the European, Middle East, Indian and Chinese markets and is currently exploring USA, South America and the African markets for expansion. Cine Grand globally operates under the brand 'Cine Grand', 'Grand Cinemas' and 'My Cinemas' in various global markets. I am sure the viewers would love the overall experience with an exclusive lounge here. I invite you all to come and experience it yourself"

Fast project clearance, NAREDCO discusses with Environment Minister



From Right to left: Brig. R. R Singh, Director General, Naredco Mr. Raheja, Chairman, Naredco Minister for Environment and forest, Veerappa Moily Mr. Sunil Mantri, President, Naredco Mr. Pravin Jain, Vice President, Naredco

Fast clearance due to environmental reasons has been the topic of discussion for a long period of time. With that thought in mind a high level delegation of National Real Estate Development Council (NAREDCO) led by Chairman Navin Raheja, met Environment and Forest Minister, Veerappa Moily.

During the meeting industry body pointed out about delay in the project due to the time taken for environment clearance and sought that the system of giving clearance to individual projects should be scrapped. "He (Moily) was very positive and assured that their demands would be looked into," NAREDCO Chairman Navin Raheja said. The associations President Sunil Mantri, demanded that rather than managing environment clearance at a micro level, all projects falling in the overall management of area should receive automatic clearance. Government should come out with an Ordinance in this regard at the earliest for automatic clearance of projects which are Green rated by agencies like LEED/GRIHA, he added.

NAREDCO further suggested for a mechanism for online approvals within 60 days, because as of now lot of time and energy of the builders is spent in getting approvals from authorities. The ministry should also scrap individual project clearances and should come up with environment clearance on the lines of development plan, it added.

Mr. Raheja Inaugurated The Economic Times ACETECH 2013



Mr. Raheja speaking at the inaugural session of ET ACETECH-2013

Acetech in association with Economic Times organized Asia's largest exhibition and conference on Architecture, Construction, Engineering and Design at Pragati Maidan, New Delhi. The then chief minister Smt. Sheila Dixit, Hon'ble Chief Minister of Delhi was the chief guest at the event.

It was a grand inauguration amidst a lot of media glare. At the legendary

event Mr. Raheja along with other dignitaries and leaders from the industry lighted the lamp to kick start the show. The other leaders who shared the dais with him included Sonali Bhagwati, President, Design Plus, Dikshu Kukreja of CPKA, Anil Saraf of ASF group, Dr. K. Ramamurthy, CEO, Emaar MGF.

Mr. Raheja made his view clear when he said the objective behind organizing such an event is to give exposure to the domestic construction industry about some of the latest technologies so that it can lead to greater labor productivity and help in reducing time and cost overruns which plague the sector. He added that in today's world, apart from being cost-effective, products and technologies being used by the construction industry need to take into

consideration energy-efficiency as well.

The inaugural session ended with awards felicitations to the winners who were chosen through a tough competition. Mr. Raheja was proud to give away the prizes to the winners.



From Left to Right: Dr.K.Ramamurthy, CEO, Emaar MGF Anil Saraf, ASF group, ASF group Mr. Navin Raheja Sonali Bhagwati, President, Design Plus and Dikshu Kukreja, CPKA

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The slums can only be rehabilitated with the mutual co-operation of Government agencies, developers/contractors, slum-dwellers and media. NGOs who work for these slums have the major role of counseling these poor making them understand the benefits of such schemes, importance of change, necessity to have healthy living conditions and of course, future of their children. In the past, across India, many such projects of slum rehabilitation and resettlements were abandoned either due to non-cooperation of all the above stake holders or due to self interest of select group of people in slum and outside.

India will grow and compete with the world only when the socio-economic conditions of these slum dwellers change which is possible through this model standalone. India would not progress otherwise ever, if such schemes are not supported and valued.

Projects Bulletin | Update On Current Projects

Progress of works at Aranya, Atharva, Shilas Low Rise, Shilas High Rise, Navodaya, Vedas, Vedaanta Independent Floors, Vedaanta Tower, Raheja Sampada, Raheja OMA, Revanta Surya, Revanta TAPAS and Highway Arcade



Raheja Aranya

Site Work status is as below

- Water line / Sewer / Storm line work completed .
- 80% Road work completed
- Electrical work started at site



Atharva

The structure is complete. Occupancy certificate has been applied. Availability of basic infrastructure comprising of roads, sewage, water and electricity awaited from HUDA.



Raheja Shilas Low Rise

The structure is complete. First coat of internal & external paint is completed, lift installation is in advance stage, Brickwork and internal plaster is completed. Finishing work is at advance stages. Work on Club house, swimming pool, landscape at advance stages.



Raheja Shilas High Rise

The structure is complete. First coat of paint is completed on all floors, flooring, toilet & kitchen tiles/stone work. External paint, electrical wiring, internal plumbing, etc has been completed.



Navodaya

The structure is complete. Occupancy certificate has been applied. Availability of basic infrastructure comprising of roads, sewage, water and electricity awaited from HUDA.



Vedas

The structure is complete. Occupancy certificate has been applied. Availability of basic infrastructure comprising of roads, sewage, water and electricity awaited from HUDA.



Vedaanta Independent Floors

The structural work is complete. Finishing along with services works are almost complete. Availability of basic infrastructure comprising of roads, sewage, water and electricity awaited from HUDA.



Vedaanta Tower

The structure is complete. Occupancy certificate has been applied. Availability of basic infrastructure comprising of roads, sewage, water and electricity awaited from HUDA.



Raheja Sampada

The structure is complete. Occupancy certificate has been applied. Availability of basic infrastructure comprising of roads, sewage, water and electricity awaited from HUDA.



Raheja OMA

The sample flat is ready. Foundation laying has been completed for the Independent Floors.



Revanta Surya

The construction is in full swing. Advanced form work technology is being put in use for construction. Tower A - 4th and 5th floor in progress. Tower B - 6th and 7th floor in progress. Tower C- 4th floor in progress.



Revanta TAPAS

The construction is in full swing with PERI form work (German Make). Ground & first floor in progress. All civil works of culvert and trench completed.



Highway Arcade

The structural work is complete. Finishing work like brick, plaster, fire fighting, electrical and plumbing running at all floors at last stage. Flooring work has begun. External plaster running in full swing.