

HIVE

Quarterly Newsletter

Vol.4 | June 2023



The Most
"Sustainable
City in India"



Best Integrated
"Business City"



Integrated
"Township of
the year"



Most Trusted Brand
"Smart City"



The Conversation

Dear Readers,

As we dive into the next quarter, let's have a rewind of what unfolded in the last quarter in the fourth edition of the newsletter. I want to take a moment to reflect on our collective achievements, share valuable insights and outline our strategic direction for the future. It has been a quarter of recognition for MET City. Our commitment to sustainability has been acknowledged with the esteemed **"The most sustainable city in India" award presented by FICCI.**



This accolade highlights our concerted efforts in implementing eco-friendly practices, such as promoting green spaces, solar power utilization, 100% LED lights for streets and parks, NB-IoT based smart power and water systems, to reduce carbon footprints. Also, our dedication to creating a harmonious living environment has been recognized by **the Times Real Estate Conclave Awards 2021**, where we were honoured with the **"Integrated Township of the Year"** award. This recognition acknowledges our endeavours in developing a holistic and well-planned urban ecosystem that fosters a high quality of work and life while preserving the natural surroundings.

Speaking of our latest project, we will soon be presenting our 1st Plotted Development project for Villas called **'MET HABITAT'**, which is spread over 21 acres and will embody our core principles of sustainable living inspired by Nature and Panchtatva - The Five Elements of Nature. It will provide a serene retreat for discerning individuals seeking an eco-conscious lifestyle in a planned development. With its picturesque landscapes and meticulous attention to sustainable design, **MET HABITAT'** will offer its residents a sanctuary that harmonises modern comforts with the tranquillity of nature. Do keep an eye on the launch date and other details soon...

During this quarter, I also had an opportunity to participate in the **NAREDCO Times Real Estate Conclave Icons, CII-IGBC Greentech Summit and MSME Samvaad by ASSOCHAM** where I had the opportunity to meet and interact with prominent industry leaders. These interactions provided valuable insights into emerging trends and allowed me to showcase MET City's commitment to sustainable practices and our unwavering dedication to delivering exceptional value to our customers and stakeholders. MET City is poised to continue its transformative journey, setting new benchmarks, and raising the bar for sustainable urban development. As we forge ahead, we remain steadfast in our pursuit of excellence, driving innovative solutions, and shaping a sustainable future.

Happy Reading!
Sh. Shrivallabh Goyal
CEO & WTD (METL)



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From The Leader's Desk

Dear Readers,

Warm greetings to you all.

The Global Real Estate Market size was valued at USD 3.69 trillion in 2021 and is poised to grow from USD 3.88 trillion in 2022 to USD 6.13 trillion by 2030, growing at a CAGR of 5.2% in the period from 2023-2030.



The size of the country's real estate industry is expected to reach \$1 trillion by 2030 from \$200 billion in 2021, according to a joint report prepared by NAREDCO and EY.

In India, the real estate sector is the second-highest employment generator, after the agriculture sector and is a critical engine of growth and employment, with both forward and backward linkages. It is estimated that nearly 50% of India's GDP is linked with the domestic real estate sector.

The United Nations estimates that 60% of the world's population will live in cities by 2030. People tend to flock to existing cities which causes overpopulation and creates burden on existing infrastructure. Today, one in five people worldwide lives in a city with more than 1 million inhabitants and this is growing. One solution to the overpopulation in megacities is to plan and develop new cities.

Strategically located cities built for a specific purpose are intended to become tomorrow's Industrial, Logistics, finance, technology, or commercial centers focusing on long-term economic growth.

The Government of India has recognized the need for new cities and the Ministry of Housing and Urban Affairs is currently reviewing 26 proposals submitted by 21 states for the establishment of new cities. This comes more than two years after the 15th Finance Commission suggested the allocation of Rs 8,000 crore towards the creation of eight new cities. The commission's report for 2021-26 was presented in Parliament on 1 February 2021.

Whereas the existing cities are growing at a rapid pace, the existing infrastructure in the cities is strained due to Rapid urbanization and fast growing population.

Post covid Pandemic Creation of new cities and Integrated townships with mixed use has gained momentum. Mix Use cities comprise well planned infrastructure, gated communities, social amenities like education, healthcare, retail, and recreational development and environment designed to augment the standard of living as well as good quality of life.



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Private players will play an important role in development of such cities. Model Economic Township Limited (METL) a 100% subsidiary of Reliance Industries limited is developing such Industrial city called MET city, North West of Gurugram. A total of 8000 acres of land is owned by METL.

MET city evolved over a period of time from 2011 in which first license for 139 acres was granted by Department of Town and country planning, Government of Haryana and Panasonic was the first company to set up its plant in an area of 74 acres. This is Industrial city with mix use components of residential, commercial and with associated social infrastructure and developed as per DTCP policy dated 01.10.2015. This is a unique policy which allows flexibility to provide Industrial, commercial, General plotted, General Group Housing Industrial worker housing in both Flatted and plotted component along with associated facilities.

We are proud to be granted Haryana's single largest license for 818 acres and now the licensed area stands at 2060 acres.

Firstly, plan was to populate the industrial plots where in the industrial plot owners would set up the industries and generate employment and later the residential plots were launched for sale to cater to housing of industrial workers. Later bigger residential plots will be launched for industrial unit owners and also affordable Group housing for Industrial workers.

Urban planning evolves over a period of time as per requirements of the population and prevailing trends. Few of the current trends in Urban planning and how they are incorporated in our MET city are given below.

- **Sustainability:** Now there is more emphasis on developing cities that are sustainable, energy-efficient, and ecologically friendly as we deal with the issues of climate change and natural resource conservation. From Urban planning point of view, this city is designed on concept of walk to work concept with mix use components to reduce energy consumption in commuting for work from far away places. Sufficient residential accommodation is planned for the industrial workers and the industrial owners along with required social infrastructure and commercial sites. MET city is planned taking the sustainability principles into consideration and it has been awarded IGBC Gold rating.
- **Infrastructure:** Our cities frequently struggle with scarcity and reliability of water and Electricity infrastructure. To overcome these issues, MET has developed 220 KV / 33 KV gas based ESS to provide reliable power to industries and residents and constructed its own water treatment plant with ultimate capacity of 50 MLD to supply water to the township. The recycled water from STP/ ETP will be used for landscaping and flushing. The internal roads are wide enough to cater to future needs and all electrical infrastructure is underground. The access to current development is from 4 lane median divided State Highway 15A and well connected to other cities through KMP Expressway which is 6 km from the MET city.

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- **Transportation:** Carbon emissions can be decreased, and air quality can be improved by building a smooth, integrated public transit system that connects areas and eases traffic. Walk to work concept of the Mater plan solves most of such problem. As mentioned above there is good road connectivity. Rail connectivity is from Farukhnagar railway station which is proposed to be extended up to Jhajjar. Once the Dwarka expressway is functional one can reach International airport within one Hour time.
- **Planning of Public Spaces for better Health and Wellness:** As urban environment has deep impact on mental and physical health, it is important to design spaces that encourage physical activity and healthy lifestyle. Large central greens/play grounds have been planned in the residential pockets at city level in sector 1 and 8. Pocket level parks are being designed as leisure parks with softscaping and pathways for residents to walk and elderly to relax, and activity parks having components such as basket ball, tennis courts, play grounds etc. Each residential pocket is gated community and planned with green area/ parks. Jogging tracks are also planned for few premium pockets for health and well being of the residents.
- **Safety and Security:** Safety and security of the residents and industries is very important for a township to be successful. LED street lighting is planned for all streets for better visibility at night. Residential component is being designed as a gated community with security huts at the entrance. CCTV cameras have been provided with a central security command centre to keep a 24x7 watch.
- **Technology:** The incorporation of technology into urban planning is another trend which will make cities more habitable, sustainable, and efficient. Smart cities use technology to collect and analyse data, giving them a greater understanding of their citizens' needs and make wise urban planning decisions. Examples are use of NB-IoT technology for street lighting to conserve energy, central command centre for monitoring of security and other services, Automated water meters for billing, Electric charging stations etc.
- **Mixed-use Development:** Mix use projects aim to build livable, dynamic, and varied communities and neighborhoods which make cities more livable and sustainable. MET city combines residential, commercial, and public areas, which creates a sense of neighborhood and lessens the dependency on automobiles. Housing for different segments are planned in separate zones fostering social connection and reducing social isolation making the development more lively and diverse fostering mental health and wellbeing.
- **Affordable Housing:** As MET city is Industrial township, good-quality, reasonably priced homes and dormitories have been planned for industrial workers. As per policy, 75% of the Residential component needs to be in the form of Affordable housing flats and plots which makes communities more varied and inclusive.
- **Equity:** Equal and inclusive planning has been done for MET city where all the facilities such as schools, medical facilities and shopping have been distributed in the plan so that all the residents have equal access. Since everyone contributes to the community's well-being and participate in decision-making, equitable communities are more likely to be resilient and sustainable.

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- **Integration of Existing Features:** It is very important to integrate the existing features in the city master plan. There is one major water canal No 8 which has been integrated into the city plan by providing sufficient width of green belts where miyawaki plantation of proposed to be done to create a forest kind of experience.

- **Innovation:** Few innovative ideas have been followed in design of MET City. The residential plots do not open up on to the big sector/arterial roads directly as plot owners tend to open the commercial shops on such plots and create traffic congestion on main roads due to parking of vehicles and encroachment. The residential component is designed on the concept of gated community with boundary wall and security. Green corridor/trees planned on the main roads on both sides which will give nice feeling while walking and driving. While minimum 9 meter roads are allowed for affordable plots, 12 meter roads provided in planning to create a sense of openness for the residents.

Standard boundary wall design with grill was made mandatory for the industrial plots with greenery adjacent to the grill inside the plot for better green experience while walking and driving on the roads.

With all the above efforts MET CITY is contributing to socio-economic development in state of Haryana and we want to make it the preferred investment destination and one of the best places to work and live in North India

Wish you all good health, happiness and Prosperity.

Happy Reading!
Shankar Mukkavilli
AVP & Head: Urban Planning & Architecture

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Haryana Inshorts - HEEP 2020

Haryana is one of the most industrialized states in India. In order to further boost its industrial growth, the state government has implemented a number of policies that aim to ease the business environment and provide more opportunities and incentives to businesses. **One such policy is Haryana Enterprises and Employment Policy (HEEP), 2020 to encourage the establishment of new manufacturing units in the state. This policy offers various incentives to attract investments, promote infrastructure development, create jobs, and boost the overall economic development of the state.**



Source- Invest India, Haryana Government Gazette



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MET City Updates



50th India-Korea Friendship Golf Cup

We successfully partnered as an associate sponsor in the momentous '50th India-Korea Friendship Golf Cup' held on April 15, 2023, at Gurugram. It brought together Korean and Indian golfers, esteemed diplomats, corporate executives, and industry leaders.

MET-KONNECT

Continuing our commitment to engaging with our valued stakeholders, Reliance MET City hosted the second edition of the customer engagement program "MET-KONNECT."



CII-IGBC Greentech Summit

Our CEO & WTD, Mr Shrivallabh Goyal, participated in a panel discussion on 'Transitioning Buildings & Built Environment towards Net Zero,' where he shared insightful perspectives on the innovative approaches, best practices, and sustainable strategies implemented in MET City for a greener built environment.



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MET City Updates



NAREDCO-Times Real Estate Conclave Icons

We attended NAREDCO Times Real Estate Conclave and Icons where we were bestowed with the "Integrated Township of the Year". The stakeholders came together to discuss sustainability, affordability, and speedy delivery of projects and infrastructure to build a new, young India.

VDMA: Indo-German Symposium

Reliance MET City proudly served as the industry park partner for the Indo-German Symposium organized by VDMA (Verband Deutscher Maschinen- und Anlagenbau, German Engineering Federation) India.



MSME SAMVAAD

We were a gold partner with ASSOCHAM for the highly anticipated 3rd edition of Haryana MSME SAMVAAD in 2023. This prestigious event revolved around "Developing a robust financial infrastructure for MSMEs."



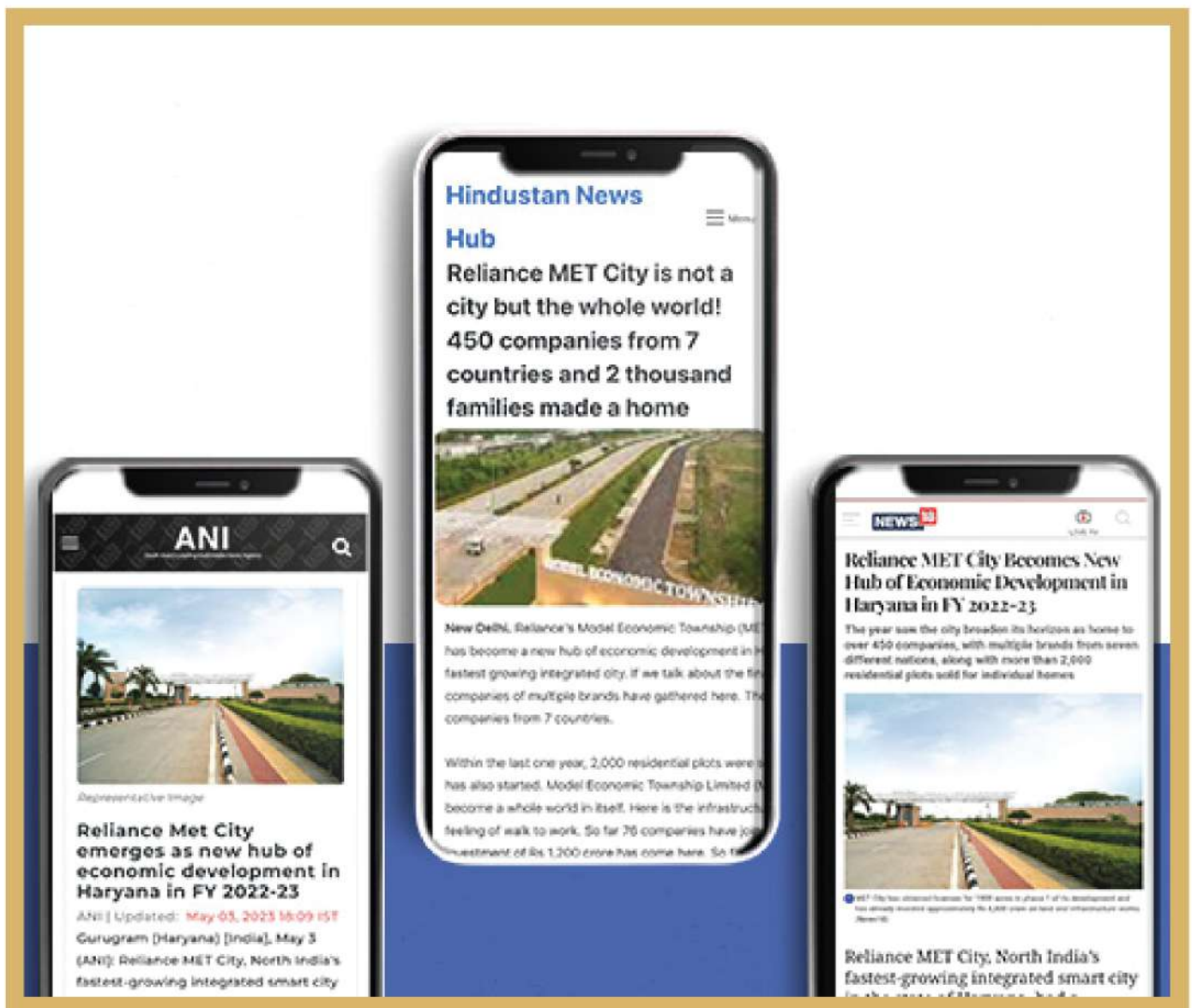
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In The Spotlight

News Coverage

In the past quarter, Reliance MET City has captured global attention owing to its visionary projects and strategic initiatives that have not only transformed the region's landscape but have also set new benchmarks for urban development. These achievements have garnered attention from the finest publications in India, with in-depth coverage highlighting the advancements and the potential this smart city holds for the future.



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Achievements



FICCI Award

We were recognised at the 4th edition of the **FICCI Smart Urban Innovation Awards**, held during the 6th edition of the FICCI Smart Cities Summit as **the most sustainable smart city in India**, the 'Sustainable Cities' category. This prestigious acknowledgment reaffirms our commitment to building a future that is environmentally conscious and technologically advanced. We remain dedicated to surpassing existing benchmarks and continually pushing boundaries as we strive to create a smarter and more sustainable urban landscape.



Times Real Estate Conclave Icons 2023

Our efforts and accomplishments were acknowledged at the **NAREDCO Times Real Estate Conclave and Icons**, where we were honored with the esteemed title of **'Integrated Township of the Year.'** Sh Shrivallabh Goyal, CEO & Whole Time Director of Reliance MET City, actively participated as a panelist in the session focused on exploring novel construction technologies.



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Know Your MET City Campaign

The "Know your MET City" campaign was launched to raise awareness of Reliance MET City. We aimed to engage industrial and manufacturing companies, financial institutions, policymakers, and other stakeholders by providing them with information and insights into MET City's potential. Through this campaign, we shared the smart city's unique selling points, features, and opportunities with the public. Our goal was to empower people with the knowledge they need to make informed decisions about MET City and take advantage of its many benefits.



8250
Acres Projects
Plan Area

450+
Companies

30,000+
Employment
Generated &
Growing

2,000+
Residential
Customers



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Making a Difference



Promoting Health

During the celebration of **World Health Day**, a large-scale health camp took place in Nimana village. The health team offered a variety of specialized medical services as part of the camp. **Numerous villagers sought medical consultation, benefiting from services such as eye care, general physical checkups, and gynecological health services.** Additionally, a considerable number of **free spectacles were distributed** reaching out to the community.

Community Engagement & Other programs

The inauguration of the Community Shed and Stage project in Faizabad village was officiated by Shri S V Goyal, Chief Executive Officer of Model Economic Township Limited. The construction of the community stage was carried out by RF-MET, with the **Faizabad villagers providing a 25% financial contribution towards the project.**



Education, Skilling & Sports

As a part of the Promoting Education initiative, a **10 KW solar system was set up at the Government Middle School in Kaloi, alongside the inauguration of a Mid Day Meal shed at the Government Primary School in Dadritoe.** The solar system was ceremonially opened by Shrivallabh Goyal, CEO of Model Economic Township Limited, while the Mid Day Meal shed was inaugurated by Shri Subhash Bhardwaj, District Elementary Education Officer of District Jhajjar. **This undertaking seeks to positively impact over 50 students.**



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Construction Updates-Residential



Sector - 08 Internal Road



Sector - 07 Internal Road & Rotary



Sector - 08 Gate



Residential Floors, Sector - 08



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Construction Updates-Industrial



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