



**THE INTERNATIONAL CRICKET STADIUM &
MULTI-PURPOSE SPORTS COMPLEX
WITH
REAL ESTATE PROJECT
AT
PPP MODE**



LUCKNOW CITY

Lucknow city is the ancient historical capital of Uttar Pradesh which is located 500Kms South East of Delhi, the capital of India.



Bara Imambara



Vidhan Sabha (State Legislative Assembly)

Lucknow is the most important centre of power after Delhi, as the state is represented by 80 Member of Parliament in Lok Sabha, the main house of political power of India.

Lucknow is a major rail junction and is linked with most of the prominent cities of the State and Country. Charbagh is the main railway station of Lucknow and is 12 Kms from Ekana Sportz City site.



Charbagh Railway Station



Chaudhary Charan Singh International Airport

Lucknow is connected by air with major cities of India. The Chaudhary Charan Singh International Airport (Amausi) is 20 minutes drive from Ekana Sportz City site.

PROJECT BRIEF

In March 2013 the Government of Uttar Pradesh through the Lucknow Development Authority (LDA) invited tenders for the development of an International Cricket Stadium, Multipurpose Sports Complex including Real Estate Project in Lucknow, Uttar Pradesh. It is a Project first of its kind in Uttar Pradesh, co located with “Chak Ganjaria City (C G City)”, a Flag ship / Prestigious project of the State Government.

➤ It is a dream project of Uttar Pradesh being developed as per G.O no. 3660/8-3-13-100 विविध/11 dated: 11-12-2013, under Ekana Sportz City Pvt. Ltd. a company which has been formed with the consortium of two infrastructure giants - NCC Ltd and GCC Pvt. Ltd. The Consortium received, “Letter of Intent” (LOI) from LDA on 25 Feb 2014.

➤ Ekana Sportz City Pvt. Ltd. is a Special Purpose Vehicle (SPV) tasked to develop, design, finance, construct, operate, maintain and transfer the sports infrastructure in accordance with the provisions of the Concession Agreement entered between Ekana Sportz City Pvt. Ltd. and LDA.

➤ As per the Concession Agreement signed on 8th July 2014 two projects as under are to be developed in the 137 acres of land on the Southern Banks of River Gomti :-

SPORTS INFRASTRUTURE PROJECT (SIP)-

▪ Ekana Sportz City Pvt. Ltd. will operate and maintain the International Cricket Stadium and Multipurpose Sports complex on a 71 acres parcel of land for the period of 35 years after the scheduled completion date. (i.e 23rd Feb 2019)

REAL ESTATE PROJECT (REP)-

▪ Lucknow Development Authority is providing 66 acres land parcel for Real Estate Project on a 99 years Land Lease Agreement. Ekana Sportz City Pvt. Ltd. shall have the right to sub-lease, license or transfer this land.

PROMOTERS



NCC LIMITED

- An ISO 9001:2000 Construction Conglomerate from Hyderabad having diversified interests in various infra-segments
- One of the largest construction company with proven track record of over 3 decades for timely & smooth implementation of various projects (including Sports Complexes).
- With a turnover of over Rs. 8,492 Cr and Net Profit of Rs. 112 Cr during FY 2014-15: Net worth of the company stood at Rs. 3,204 Cr:
- The Company has been making a cash margin of 3% over the last 5 years.
- Considering the present order book of over Rs. 20,500 Cr, the company is expected to generate cash margin of Rs. 600 Cr over the next 3 years, sufficing the balance equity commitment (Rs. 30 Cr) of NCCL towards this project.

G C CONSTRUCTION & DEVELOPMENT INDUSTRIES PVT LTD

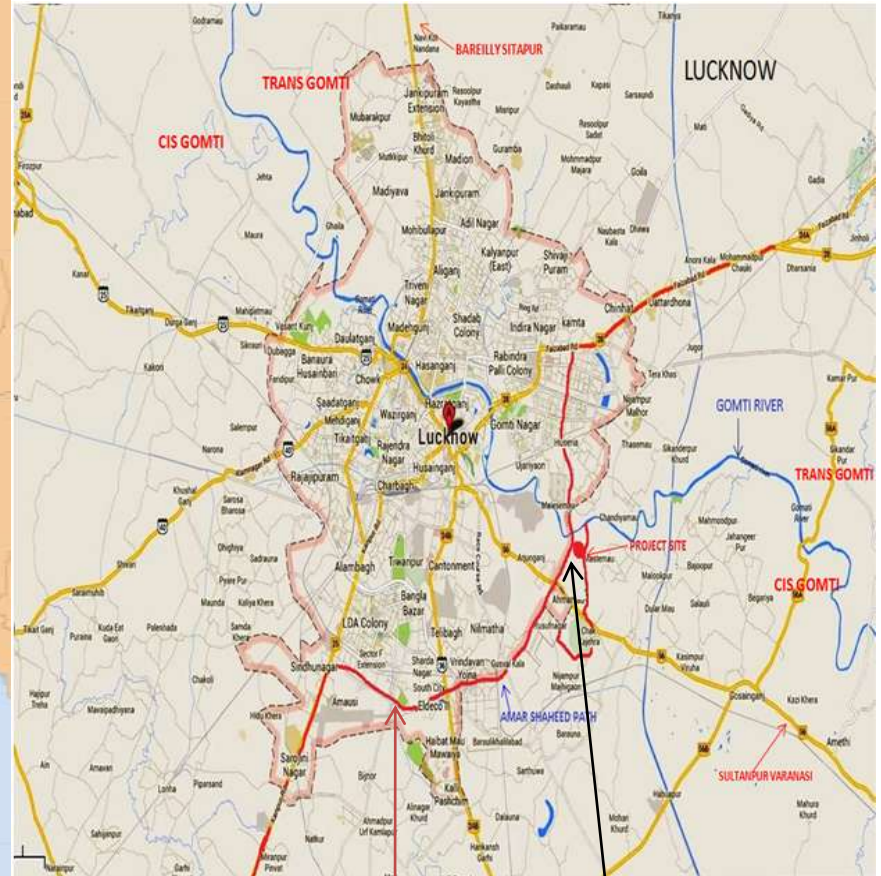
- An ISO 9001:2008 company, is into construction and implementation of various infra and real estate projects in UP.
- Some of the Prestigious Residential Projects completed which includes GC Enclave, Empire Estate Residency etc.,
- With a Net worth of Rs.27 Cr, as of 31st March 2015, the company is implementing 4 projects in Lucknow with a total sft of 14.92 Mnsft (" GC Signature , "GC Cloud Nine", Majra Sabha Kheda and Ali Nagar Khurd)
- Of which 1st three projects are expected to be completed in next 6-9 months.
- In the 4th project the company has already realized Rs.42 Cr from sale of 162,000 sft area and expected to generate gross revenue of over Rs.480 Cr over the next 2 financial years from the sale of balance area. All the above projects are expected to generate Rs.525 Cr Sufficient to meet the balance equity commitment (Rs.48 Cr) of GCC towards this project.



LUCKNOW DEVELOPMENT AUTHORITY (LDA)

- **The Ekana Sportz City is to be developed as per the guidelines laid out by the LDA, the authority under which the project is to be created .**
- **LDA in Lucknow is akin to DDA in New Delhi and MMRDA in Mumbai.**
- **Projects launched under its banner, therefore, receive very good response and applications from clients.**

SITE LOCATION – EKANA SPORTZ CITY

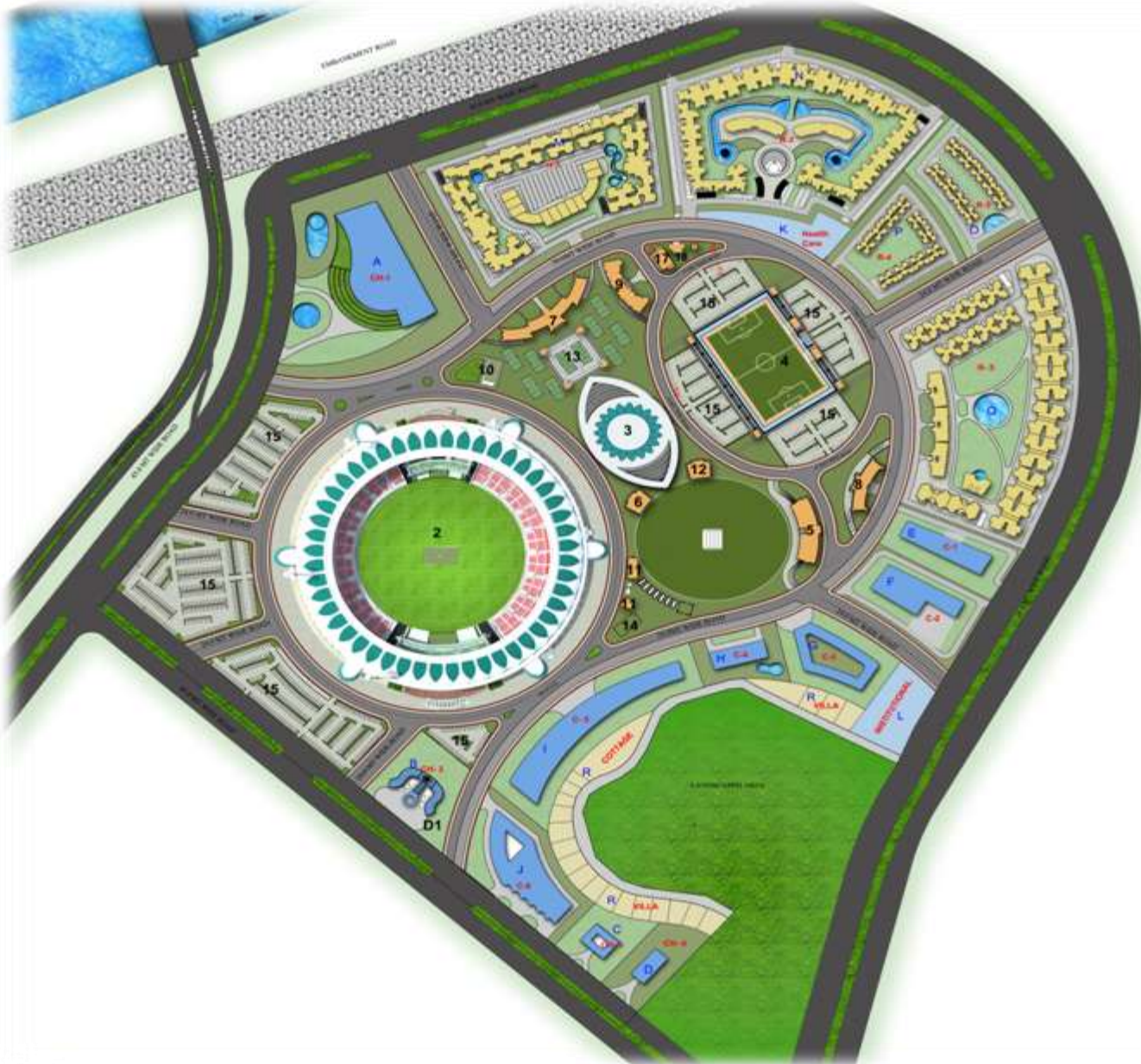


Amar Shaheed Path

Site – Ekana Sportz City

PPP Project

Under successful implementation by U.P. Govt.
and PPP Partner Ekana Sportz City Pvt. Ltd.



LOCATION ADVANTAGES OF EKANA SPORTZ CITY

- Lucknow city is the 11th largest city of India with a population of 45,89,838.
- Ekana Sportz City is Sector 7 of Gomti Nagar Extension. Accessible from Amar Saheed Path (East West highway of India).
- Amausi International Air port is approx 15 km along Amar Saheed Path.
- Charbagh railway station Lucknow is approx 12 km.
- The numerous institutions, hospitals and IT companies coming up in the CG City will provide ready market for renting out flats of Ekana Sportz City.
- Environment around the sports infrastructure project will be lush green, pollution free, river side zone of River Gomti.
- Co-located with CG City a flagship project of the State Govt. It includes :-
 - Information Technology City (in 100 acres)
 - Indian Institute of Information Technology (in 50 acres)
 - Modern Medicity /Cancer Institute (in 100 acres)
 - Super Specialty Hospital/ Cardiology (in 20 acres)
 - AMUL Milk Processing Plant (in 120 acres)
 - U.P. Academy of Administration
- Bounded by : Gomti River (on the North) : CG City (on the South): Residential Area (on the East) and the National East West Highway (on the West) .



EKANA - SPORTS INFRASTRUCTURE PROJECT (SIP)

- The Cricket stadium cum Sports complex with world-class facilities in Lucknow will be ready by Dec 2018 to develop talented youth of the State/Nation for International Sports events.
- Facilities to be developed as per the latest guidelines issued by ICC and the complete Sports Infrastructure Project to be completed by end of 2018, it will have – a moat, ramps for differently-abled, cricket academy, AC corporate boxes, dope testing, state of the Art Media Gallery.
- The Sports Infrastructure events will be conducted for a period of 35 years.
- Facilities :-

- An International Cricket Stadium seating capacity of 50,000, day/night matches, 9 cricket pitches.
- Outdoor Cricket 7 net practice boxes.
- Outdoor football ground.
- Air-conditioned Indoor multi sports complex , seating capacity facilities as under:-

<u>TYPE</u>	<u>PRACTICE COURTS</u>	<u>MATCH COURTS</u>
Squash	- 10	1
Badminton	- 3	5
Table tennis	- 5	5
Basket ball	- -	2
Volley ball	- -	2
Lawn Tennis	- 8	2



EKANA - SPORTS INFRASTRUCTURE PROJECT (SIP)

➤ **Sports academy with coaching staff for students in under mentioned disciplines: -**

<u>TYPE</u>	<u>VACANCIES - RESIDENTIAL</u>	<u>VACANCIES NON RESIDENTIAL</u>
- Cricket	- 100	100
- Football	- 52	60
- Squash	- 20	20
- Badminton	- 12	20
- Table tennis	- 10	10
- Basketball	- 20	20
- Volleyball	- 20	20
- Lawn tennis	- 16	20
	250	270

➤ **Players Hostel will have under mentioned accommodation : -**

- **Boys Hostel 175 beds**

- **Girls Hostel 75 beds**

➤ **Staff accommodation – Flats - 40 Guest Houses – 2**

➤ **Administrative block – One**

➤ **Guest House Rooms – 100**

In line with the Concession Agreement – the company is intending to construct & operate the Cricket Stadium and the entire Sports Infrastructure Complex in 3 years.

EKANA - Real Estate Project (REP)



Five Star Hotel

Commercial Complex

As per the Concession Agreement the SPV is permitted to develop & sell an area of 66 acres under long lease of 99 years.

The permitted FAR for Real Estate is 3.75 translating to 1,944,450 sft :

The company is proposing to develop the same in phases with commercial utilization as:-



Commercial Complex

Residential Apartments

Components	%	FSI Area (Sft)
<i>Residential Housing</i>	60.00%	65,66,667
<i>Commercial Area</i>	24.50%	26,81,390
<i>Hospitals / Nursing</i>	1.50%	1,64,167
<i>Hostels</i>	12.00%	13,13,334
<i>Education</i>	2.00%	2,18,889
TOTAL	100.00%	1,09,44,447

The Company is targeting to start commercial development activities from FY 2018-19 onwards and start realizing advances from prospective customers and utilize the proceeds towards development and repayment of loan. The residents and their dependents will have the pleasure of sports facilities at their door step along with various avenues for entertainment and hospitality, commercial growth, good health, education and healthy living spaces all within the radius.

EKANA - Real Estate Project (REP)

- The allocation of the 66 acres of lush green uninhabited pure and clean land parcel will provide “*joi-de-vivre*” that is Joy of Living ! The facilities in 66 acres are as under :-

- RESIDENTIAL
- HOSPITAL & HEALTH CARE
- EDUCATION & INSTITUTION
- HOTELS
- COMMERCIAL



NOTE :- *You will be able to invest for; a flat to live in - for a shop to do business - for education for your children - for good health coverage, with the cycling tracks, swimming pools, gymnasiums and innumerable playing facilities ensconced in a landscape designed by a horticulture expert ex Singapore.*

DETAILS OF EKANA REAL ESTATE PROJECT

AREA STATEMENT CHART									
TOTAL SITE AREA(IN SQ. MT.)									287408
SR. NO.	BUILDING BLOCKS	GROUND FLOOR	FIRST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	TOTAL AREA (IN SQM)
1	STADIUM(50000 capacity)	31884.24	6199.76	16216.58	8268.66	2218.01			64787.35
2	INDOOR STADIUM(2500 capacity)	6858.58	3072.58						9931.16
3	BOYS HOSTEL(175 caapcity)	857.86	852.72	829.10	656.18	656.18			3852.04
4	GIRLS HOSTEL(75 capacity)	688.27	691.54	666.53					2046.34
5	STAFF ACCOMMODATION (40 flats +2 guest house)	855.88	576.28	576.28	576.28	576.28	576.28	576.28	4912.56
6	GUEST HOUSE (100 capacity)	876.63	843.27	891.57	843.27	843.27	689.25		4887.26
									89917.61

AREA STATEMENT AS PER CURRENT SITE

AREA STATEMENT CHART									
TOTAL SITE AREA(IN SQ. MT.)									
SR. NO.	BUILDING BLOCKS	LOWER GROUND/ BASEMENT (FREE FROM F.A.R)	GROUND FLOOR	FIRST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	TOTAL AREA (IN SQM)
1	STADIUM (50000 capacity)	30644.354	28444.92	6237.77	13308.04	7108.52	1821.44		56920.690
2	INDOOR STADIUM (2500 capacity)		7835.56	2894.98					10730.540
3	FOOTBALL GROUND WITH Player, Media, Areas		569.64						569.640
4	BOYS HOSTEL	1079.59	1079.59	1057.16	921.26	921.26			3979.270
5	GIRLS HOSTEL	592.79	592.786	557.209	557.21	353.29	51.164		2111.650
6	STAFF ACCOMMODATION	793.372	793.372	771.042	771.042	771.042	339.267	90.87	3535.852
7	GUEST HOUSE	1010.739	1057.89	845.13	845.13	950.30	414.42	75.274	4107.881
8	LAWN TENNIS COURTS	-	128.00						128.000
9	UG TANK	189.88	22.05						22.050
10	PAVILION BUILDING(PRACTICE GROUND)	-	159.96						159.960
11	CAFETERIA	-	229.12						229.120
12	ELECTRICAL SUB STATION	-	248.55						248.550
13	FIRE STATION	-	263.77						263.770
14	POLICE STATION	-	111.98						111.980
		34310.72	41537.19	12363.29	16402.68	10104.41	2626.29	166.14	83198.959



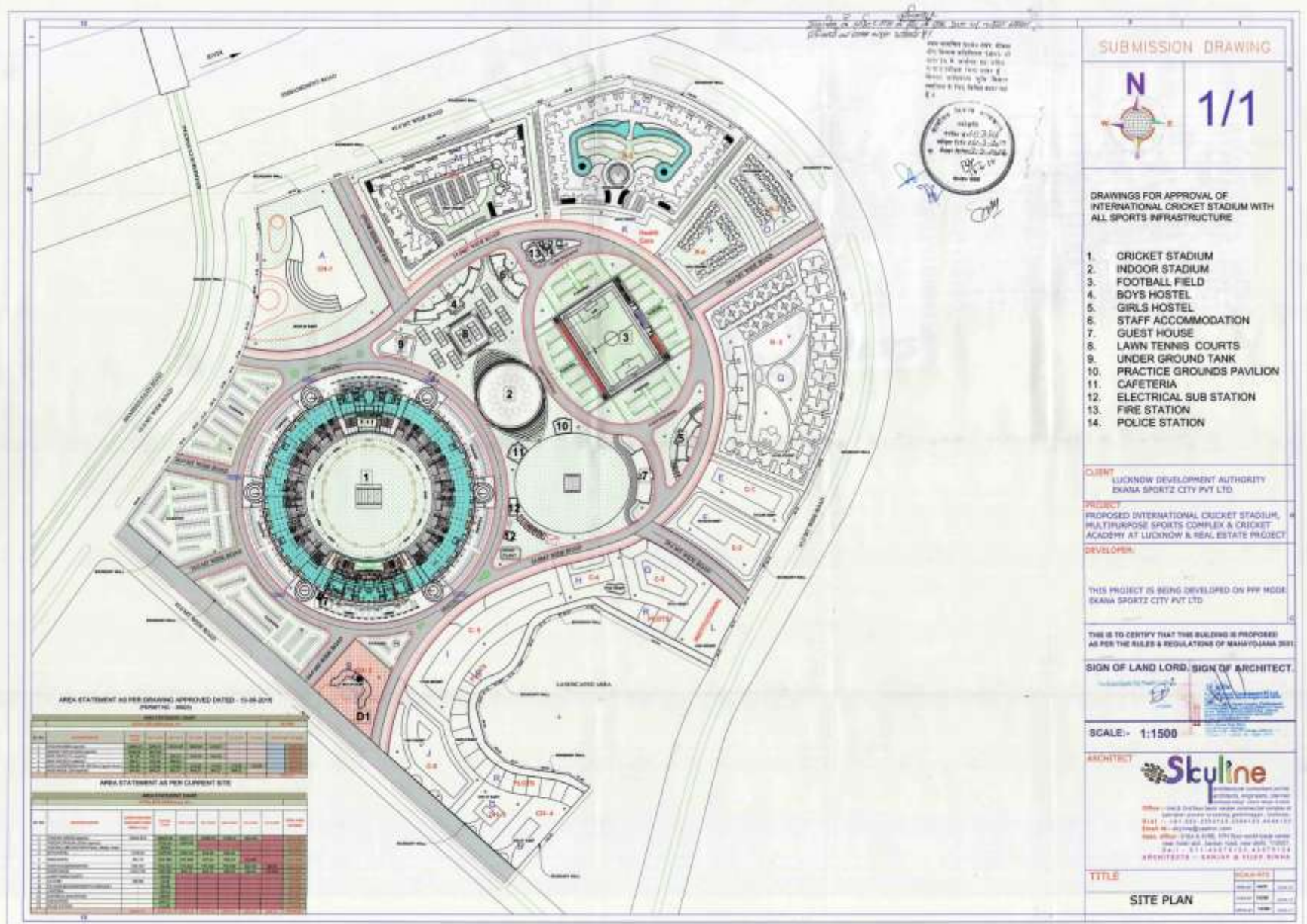
In Conclusion - Ekana Sportz City **Real Estate Project**

EKANA SPORTZ CITY WILL PROVIDE

- **For you and generations to come in an arcade of Luxurious, harmonious and a very secure living Environment.**
- **Atmosphere that will be vibrant and nestled in the lap of pollution free nature.**
- **Hosts of facilities catering to needs of residents across all ages.**
- **A concept based to cater for all essentials of modern day living with in easy accessibility :-**
 - **Quality educations for children from nursery to class XII with all modern amenities in a very secure and healthy environment.**
 - **Multi-specialty medical facilities within easy reach to meet all critical emergencies.**
 - **Multiplexes to cater for entertainment as part of the shopping malls.**
 - **Malls and shopping complexes will cater for the daily needs without experiencing the hassles and strains of traffic jams.**

- **Located within the ambit of a Multi-sports Complex and International Cricket Stadium with the state of the art facilities, Ekana Sportz City will provide its resident of all age groups to enjoy their passion for sports and witness International sporting events.**
- **Land SCAPING being done by an expert from Singapore, will accommodate a cycle track where movement on cycle will be encouraged cutting out petrol diesel fumes polluting the environment.**
- **The Sports City shall be under constant supervision by the most competent security personnel and three- tiered surveillance system/equipment deployed in the entire complex for security.**
- **The secure and healthy environment will have delighted children cycling to school on separate cycling tracks and utilizing all playing facilities !**
- **The euphoric flora and ornamental gardens of the city's landscape will lift you and your family's spirit to Cloud Nine !**

LDA APPROVED LAYOUT PLAN – EKANA SPORTZ CITY



SUBMISSION DRAWING



DRAWINGS FOR APPROVAL OF INTERNATIONAL CRICKET STADIUM WITH ALL SPORTS INFRASTRUCTURE

1. CRICKET STADIUM
2. INDOOR STADIUM
3. FOOTBALL FIELD
4. BOYS HOSTEL
5. GIRLS HOSTEL
6. STAFF ACCOMMODATION
7. GUEST HOUSE
8. LAWN TENNIS COURTS
9. UNDER GROUND TANK
10. PRACTICE GROUNDS PAVILION
11. CAFETERIA
12. ELECTRICAL SUB STATION
13. FIRE STATION
14. POLICE STATION

CLIENT: LUCKNOW DEVELOPMENT AUTHORITY
EKANA SPORTZ CITY PVT LTD.

PROJECT: PROPOSED INTERNATIONAL CRICKET STADIUM, MULTIPURPOSE SPORTS COMPLEX & CRICKET ACADEMY AT LUCKNOW & REAL ESTATE PROJECT

DEVELOPER: THIS PROJECT IS BEING DEVELOPED ON PWF MODE.
EKANA SPORTZ CITY PVT LTD.

THIS IS TO CERTIFY THAT THIS BUILDING IS PROPOSED AS PER THE RULES & REGULATIONS OF MAHAYOGANA 2011.

SIGN OF LAND LORD, SIGN OF ARCHITECT.

SCALE:- 1:1500

ARCHITECT: **Skylines**
Architects & Engineers
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TITLE: SITE PLAN

AREA STATEMENT AS PER DRAWING APPROVED DATED - 15-08-2018
PROJECT NO. 10000

Sl. No.	Particulars	Area (sq. m)	Remarks
1	Plot Area	100000	
2	Area of Building	10000	
3	Area of Road	20000	
4	Area of Open Space	50000	
5	Area of Water Body	5000	
6	Area of Other	15000	
7	Total Area	200000	

AREA STATEMENT AS PER CURRENT SITE

Sl. No.	Particulars	Area (sq. m)	Remarks
1	Plot Area	100000	
2	Area of Building	10000	
3	Area of Road	20000	
4	Area of Open Space	50000	
5	Area of Water Body	5000	
6	Area of Other	15000	
7	Total Area	200000	