

HOLISTICS URBAN INNOVATIONS PVT. LTD.

**A Complete EPC Partner for
Next-Generation Urban
Infrastructure**

Design • Project Management Consultancy • Engineering, Procurement & Construction (EPC)





EXECUTIVE SUMMARY

One Partner, Three Capabilities — Design, PMC & EPC

Holistics Urban Innovations Pvt. Ltd. (HUIPL) has spent 25+ years turning ambitious urban infrastructure into built reality — carrying projects seamlessly from concept through Engineering, Procurement & Construction under one accountable roof. For clients building complex, large-scale developments, HUIPL is the partner that de-risks delivery: proven process discipline, strong international associations, and a leadership team forged in India's largest public infrastructure and steel/EPC organizations, all working to convert vision into ground reality —

ON TIME, IN BUDGET, & BUILT TO LAST.

VISION

To create Infrastructure that harmonizes with nature, delivering excellence through bioclimatic design, transparent solutions, and a commitment to a sustainable future.

MISSION

To deliver transformative architectural solutions that align climate, culture, and client aspirations, creating high-quality, sustainable spaces that deliver lasting social, environmental, and economic value.

Quality
Statement

100%
Client Satisfaction



CORPORATE BRIEF

A few like-minded professionals came together in 1998 to provide one-stop integrated GEPC services with a commitment to time and quality. After a decade of delivering innovative engineering solutions, Holistics Urban Innovations Pvt. Ltd. (HUIPL) was incorporated as a private limited company on 23rd January 2008. HUIPL is headquartered at “The Corenthum”, A-41, Sector 62, Noida, India.

HUIPL's philosophy centers on the integration of nature, technology and human needs — an approach now central to the sustainable, smart-city ambitions of programs like New Tashkent City.

50+
Projects

40M+
Sqft Built

ISO 9001
Certified

ONE STOP
Integrated Solution





OUR ACCOMPLISHMENTS

- Pioneered landmark firsts in India, including the country's first Ice Skating Rink and the iconic redevelopment of Gandhinagar Railway Station with a 5-Star Hotel seamlessly integrated in the airspace above the station.
- Recipient of the No. 1 Indian Institute of Metals Award for the exemplary architectural and engineering design of Dhatu Bhawan, Durgapur.
- Recipient of multiple prestigious accolades for The Corenthum, recognized as NCR's most advanced, state-of-the-art 24×7 commercial business destination.
- Introduced India's first state-led Geo-Spatial infrastructure solution, enabling digital mapping and asset management of sewerage and water networks.
- Consistently delivered top-class execution excellence, driven by customer-centric delivery, operational rigor, and the adoption of Six Sigma and Lean management standards as core strengths.
- Designed and delivered a world-class BMW Training Centre in Gurgaon, setting international benchmarks in automotive training infrastructure.





AWARDS & ACCOLADES



AWARDS & ACCOLADES



GANDHINAGAR RAILWAY & URBAN DEVELOPMENT CORPORATION LIMITED

A JV of Govt. of Gujarat & IRSDC

(CIN: U74999GJ2017SGC095019)

30th April 2022

To Whomsoever It May Concern

This is to certify that M/s Holistics Urban Innovations Pvt. Ltd. (HUIPL), having office Terrace Floor, Tower A, The Corenthum, A-41, Sector-62, NOIDA-201301, have **Provided Project Management Consultancy (PMC) Services** for the work of "Redevelopment of Gandhinagar Capital Station along with the development of 318 Rooms 5 Star Hotel" at Airspace right above-Railway Station at Gandhinagar, Gujarat". The Station has been **Inaugurated by Hon'ble Prime Minister Shri. Narendra Modi on 16th July 2021**. The 318 Rooms 5 Star Hotel has also been successfully commissioned and put to operations from 01.09.2021 "The Leela" being the operator.

Key Project Highlights,

- The project is most environmentally friendly due to vertical footprint and its unique location in the airspace over running railway tracks and aspiring for USGBC Green building certification with Platinum rating.
- Mix structural design having RCC and PEB structure with use of 75000 Cum of concrete, 15000MT of Reinforcement Steel and 5000 MT of Structural Steel with total built-up area of 75201 sqm comprising Station area of 26754 sqm and Hotel area of 48447sqm

Station Facilities

The redeveloped railway station is equipped with similar enhanced facilities like airports and is a landmark in customer satisfaction;

- i. Contoured Entry and Exit through landscaped area.
- ii. Provided with 2 nos. of Escalators and 3 Nos. of Elevators.
- iii. Dedicated Exclusive Art Gallery with live LED Wall display lounge.
- iv. Double Height Entrance Lobby with spacious Ticketing facility
- v. Vertical Green Wall beside the Escalator to Concourse.
- vi. Inter-Faith Prayer Hall, Baby Feeding Room etc.
- vii. Divyang friendly station with special ticket booking counter, ramps, lifts, dedicated parking space, etc.
- viii. State of the Art External Façade with changing daily theme-based Lighting.
- ix. Centralized VRV AC waiting lounge of 40 seating capacity for use of public at large.
- x. All Platforms are well connected with 2nos. of Sub-way.

Hotel Facilities

- i. **318 rooms 5-star hotel** having Presidential Suites with Bullet proof Façade window, state-of-the-art facilities such as varying capacity dining halls with 150 nos. (All day dining) and 56 nos. capacity (Indian Restaurant), 5 nos. meeting room with 14 to 18 nos. capacity, Banquet Halls with sliding and folding partition having 456 nos. capacity etc. which is being operated by Hotel Leela.



Registered Address : Block no.18/8, Udhog Bhavan, Gandhinagar-382017 Ph.: (O) 079-2325692/93/94
Correspondence Address : Block no.15/1, Udhog Bhavan, Gandhinagar-382017 Ph.: (O) 079-2325692/93/94
Fax: 079-23251650 • E-Mail : garud.gandhinagar@gmail.com

- ii. Exclusive entry and exit with elevated ramps and see-through skyline from the Hotel Façade.
- iii. Room for Specially abled person at 3rd Floor
- iv. Five Nos. Water Feature Including Infinity Pool
- v. Club lounge with Party Area having 198 seating capacity, Lounge and dining area with 18-28 seating capacity, Board Meeting Rooms with 6-16 seating capacity.

The PMC services between 04th May 2019 to 30th April 2022 was provided by IRSDC / HUIPL with majority of personnel of HUIPL and almost all site related activities being handled by HUIPL. The scope of work was as below:

- (i) Setting up of Project Management Office
- (ii) Development of Baseline Schedule & Budget
- (iii) Bid Process Management
- (iv) Project & contract Management
- (v) Construction Planning, monitoring, coordinating and controlling
- (vi) Technical Audit & Quality Control
- (vii) Cost Management/ Earned value management
- (viii) Scope and Change Management
- (ix) Commissioning and start up assistance.
- (x) Document Control

The total built up area of Hotel, Station and services is 75,201 sqm. The total cost of the project is ₹ 736.72 Crores as on date.

HUIPL have been a very effective stakeholder in completion of this iconic project and have contributed substantially in the same.

I wish them all the best for all their future endeavours.

Managing Director
GARUD





AWARDS & ACCOLADES





AWARDS & ACCOLADES



Mr. Bimal Kachroo, Director, Holistics Urban India Pvt. Ltd. receiving "Best Architect of the Year, Green Design" award from Dr. Mahendra Nath Pandey, Member of Parliament, BJP, Mr. Hariom Tyagi, Chairman, IRA, Ace Shooter Jaspal Rana, FTII, Chairman Mr. Gajendra Chauhan, National General Secretary Bharatiya Janata Yuva Morcha, Mr. Rahul Kothari and The Great Khali, during Indian Realty Awards (IRA)-2015





AWARDS & ACCOLADES





SERVICE SPECTRUM – A SINGLE ACCOUNTABLE PARTNER

G.D.S

Green Design Services

Sustainable architecture, urban planning & landscaping

G.E.S

Green Engineering Services

Civil, structural & MEPF services, integrated building mgmt, GIS

G.E.P.C

Green Engineering, Procurement & Construction

Green urban infrastructure, EPC & PPP engineering, consultancy & execution

G.E.E.S

Green Energy & Environment Services

Energy audits, environmental management, LEED/IGBC/GRIHA certification

G.P.M.S

Green Program Management Services

Program & project management, QA, contract management

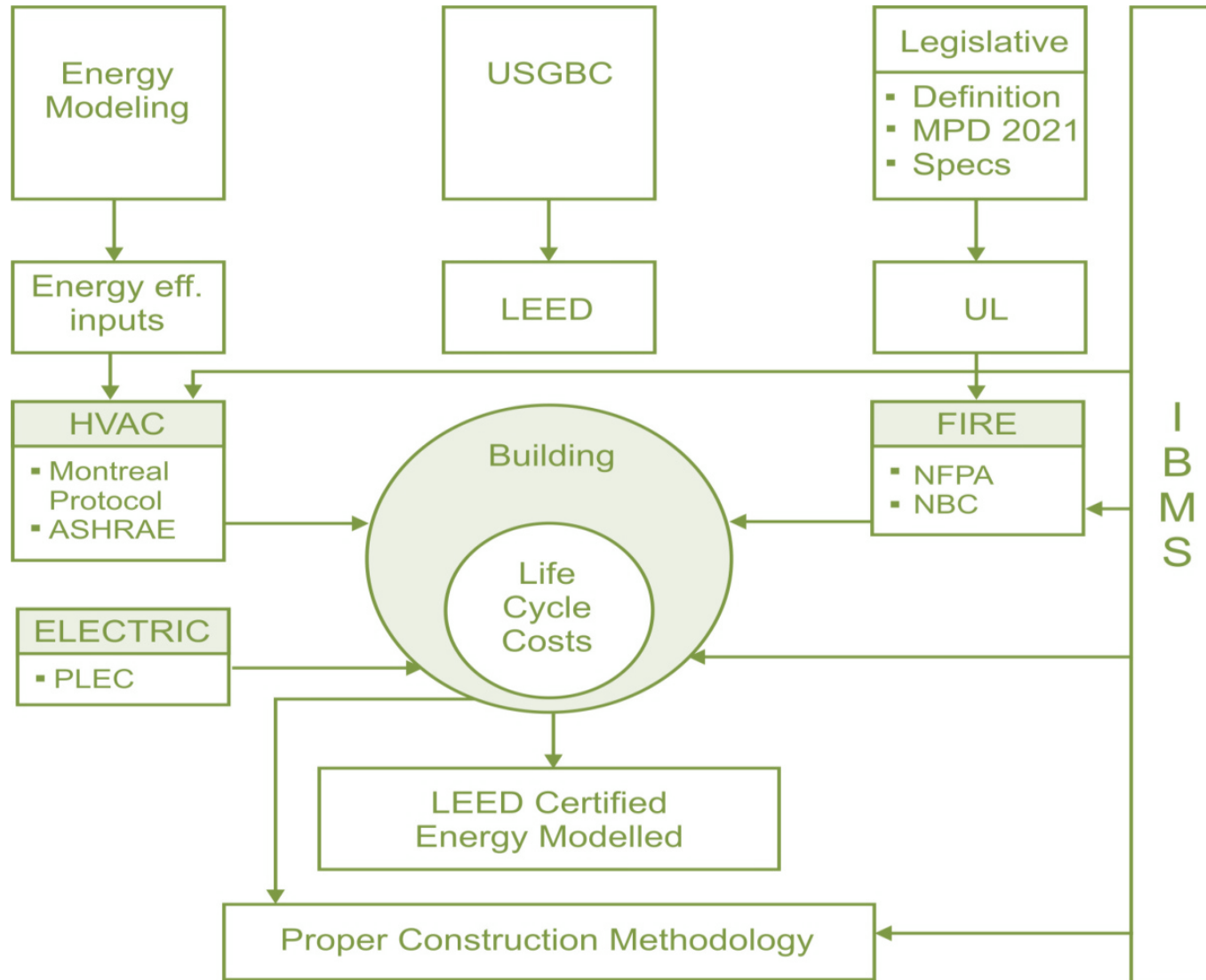
G.P.A.S

Green Project Advisory Services

Project formulation, appraisal, financial viability, certifications



OUR DESIGN METHODOLOGY





OPERATING MODEL

World Class Talent

- Focused on Sustainable Solutions & Green Design
- Building leadership
- Standardizing knowledge
- Training effectively

Latest Technology

- Providing state of the art mechanical, electrical & plumbing services
- Creating energy audits
- Following global standards like UL

For a Holistic Business Impact

Process Innovation

The HUI 'Process Lab' : Combining task related maturity concept with work – a bench mark to be ahead of competition

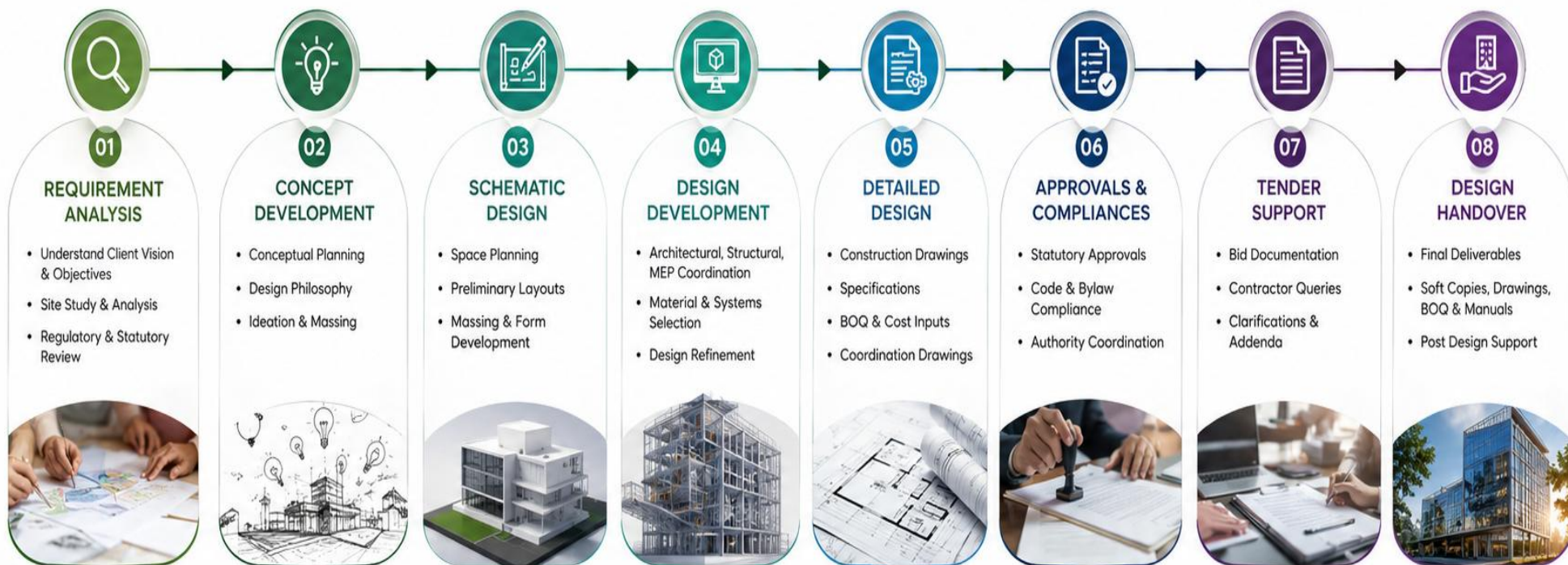
Re Engineering; Six-Sigma & Lean Standards

- Anticipating and preventing issues not merely solving them
- Driving business impact not only processing improvements
- Conducting process-driven operations and not systems driven



DESIGN PROCESS FLOW

Conceptualizing. Creating. Delivering **Future-Ready** Spaces.



Thoughtful Designs.
Sustainable Impact.
Enduring Value.



FUNCTIONAL & INNOVATIVE

Designs that are efficient, adaptive and future ready.



COLLABORATIVE APPROACH

Working closely with clients and consultants at every step.



CODE COMPLIANT & SUSTAINABLE

Ensuring safety, compliance and environmental responsibility.



COST-EFFECTIVE SOLUTIONS

Optimized designs for enhanced value and lifelong performance.





PMC SERVICES

INDEPENDENT OVERSIGHT. INTEGRATED EXPERTISE. ASSURED DELIVERY.

We **safeguard your interests** across the project lifecycle with transparency, discipline and **commitment to excellence**.

OUR ROLE



Protect
Client Interests



Ensure Quality,
Safety & Compliance



Optimize Cost
& Time



Provide Transparency
& Accountability



Deliver Value
at Every Step



ENABLERS WE BRING



DOMAIN EXPERTISE
Seasoned professionals with
multi-sector experience



PROVEN METHODOLOGIES
Structured processes and
tools for predictable outcomes



DIGITAL ENABLEMENT
Data-driven dashboards
for real-time insight



STRONG NETWORK
Trusted partners and
vendor ecosystem



SUSTAINABILITY FOCUS
Responsible solutions for
a better tomorrow



**OUR
COMMITMENT**



Integrity &
Independence



Quality &
Excellence



Timely & Cost
Effective Delivery



Transparency &
Accountability



Value Creation
at Every Step

Your Vision. Our Oversight. Successful Delivery.



One-Stop GEPC Model

Design, PMC and EPC are delivered as a single accountable stream — reducing interface risk, compressing schedules, and giving the client one point of contact from concept to commissioning.



Result: a single-vendor delivery model — reducing coordination overhead across owner, EPC contractor, and multiple consultants.



EPC Capabilities

Through its G.E.P.C service line, HUIPL extends beyond design and consultancy into full execution — engineering, procurement and construction of green urban infrastructure, delivered under EPC and PPP contracting models.

Green Urban Infrastructure

Roads, utilities, drainage, water supply & sewerage networks, street electrification and landscape works at township scale.

EPC & PPP Engineering, Consultancy & Execution

Single-point responsibility for design, procurement and construction, structured for PPP / DBOT / concession-based delivery.

Large-Span & Specialty Structures

Column-free space-frame structures up to 99m (105m curvilinear) span — the longest of its kind on Indian Railways.

Vertical & Horizontal Integration

Civil, structural and MEPF works executed in tandem with landscape, urban utilities and transit infrastructure on a single campus.



OUR CONSTRUCTION EXPERTISE

Structural Systems We Build

HUIPL's EPC practice is built on deep, hands-on expertise across the three structural systems that underpin modern urban development. This lets us select and execute the right technique for each building typology — rather than defaulting to a single method — balancing speed, span, load and design intent across a city-scale program.

RCC

RCC Framed Structures

Reinforced concrete framing for high-rises, institutions and mixed-use buildings demanding durability, seismic ductility and design flexibility.

PEB

Pre-Engineered Structures

Factory-fabricated structural steel systems for large clear-span industrial, logistics and commercial facilities, engineered for speed and cost efficiency.

STEEL

Steel Structures

Structural steel and composite steel-concrete systems for long-span, high-rise and specialty structures demanding strength-to-weight efficiency.



PRE-ENGINEERED STRUCTURES

Factory-fabricated primary and secondary steel members, engineered off-site to precise tolerances and rapidly assembled on-site — HUIPL applies PEB systems wherever speed, large spans and cost discipline matter most.

Large Clear Spans

Column-free spans of 60–100m+ suited to warehouses, logistics hubs, exhibition halls and industrial sheds.

Accelerated Schedules

Parallel fabrication and foundation works compress build time by 30–40% versus conventional steel construction.

Cost & Material Efficiency

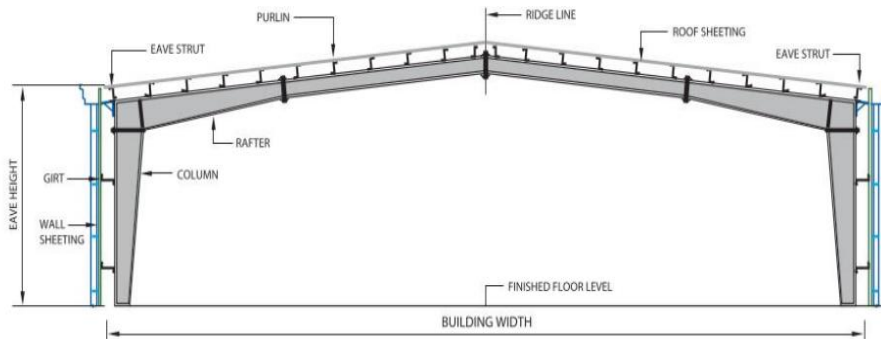
Optimized steel sections and factory quality control reduce material wastage and on-site labor requirements.

Proven Long-Span Engineering

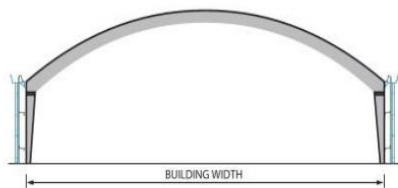
Delivered India's longest column-free railway-station space frame — a 99m (105m curvilinear) span.

Typical Applications: Industrial & logistics parks · Warehousing & cold storage · Exhibition & convention centers · Transit sheds & large-span roofs

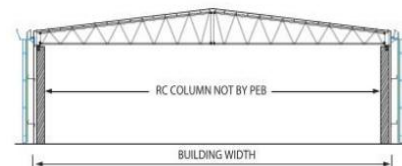
Pre-Engineered Structures (PEB)



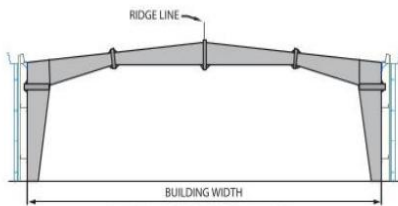
TYPICAL CROSS SECTION



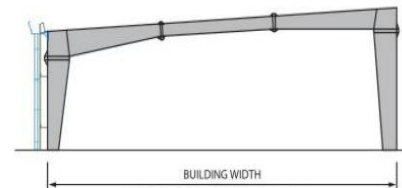
Built-up Curved Rafter (BU)



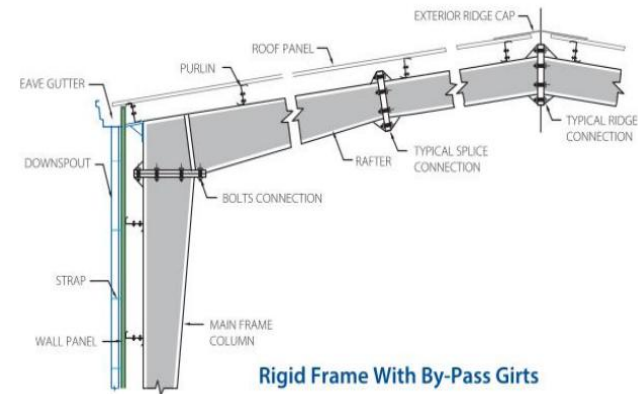
PebTruss (PT)



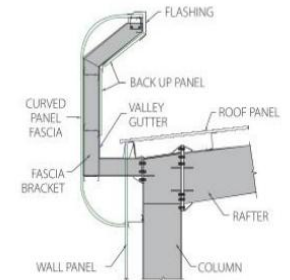
Clear Span (CS)



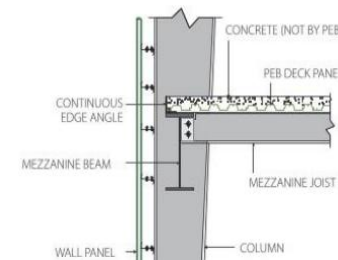
Single Slope (SS)



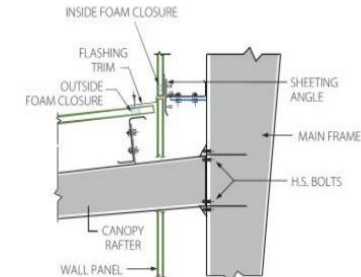
Rigid Frame With By-Pass Girts



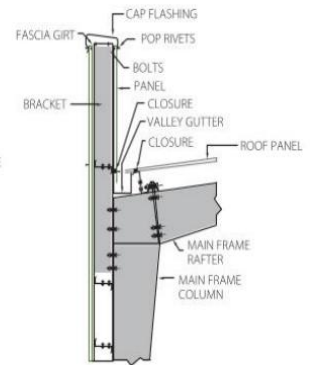
Curved Fascia



Mezzanine Joist Connection to Mezzanine Beam

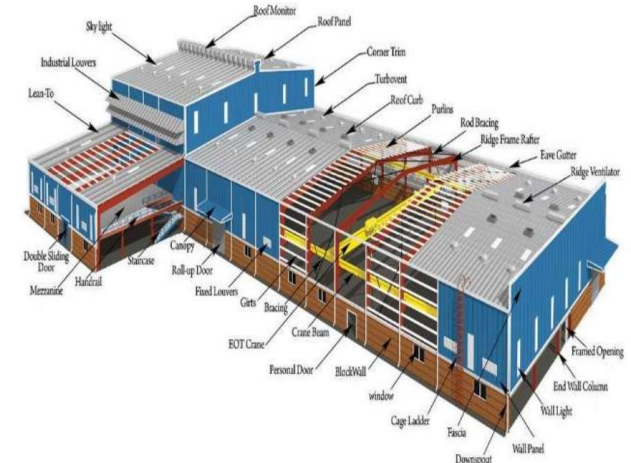
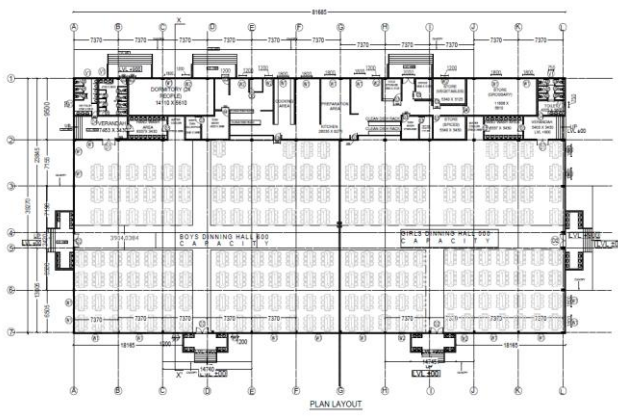


Canopy

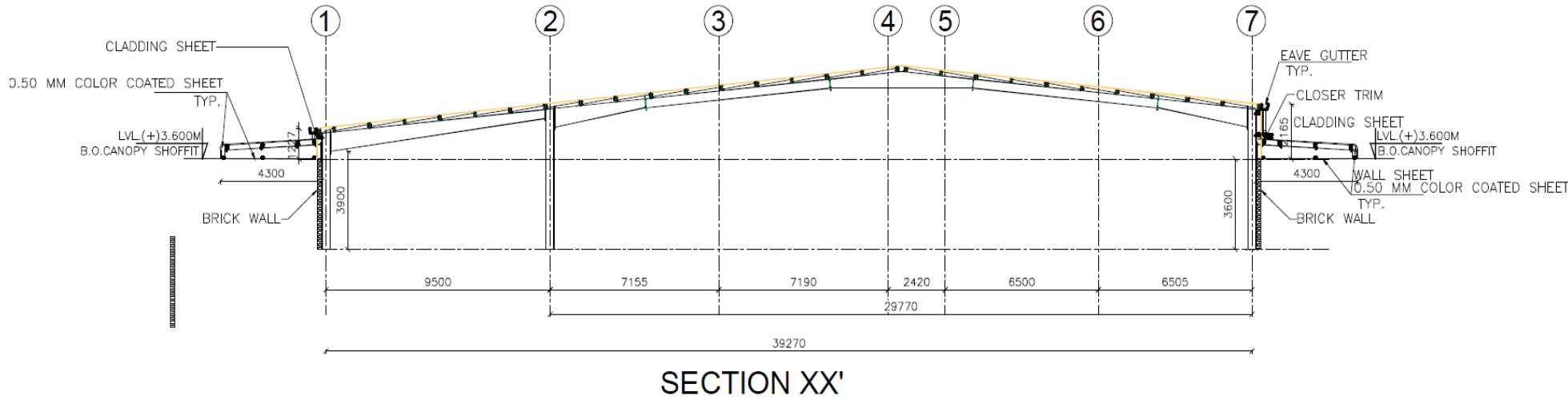


Parapet Fascia

Pre-Engineered Structures (PEB)



JAAT UNIVERSITY – ROHTAK, HARYANA





STEEL STRUCTURES

Beyond PEB systems, HUIPL engineers structural steel and steel-composite solutions for landmark towers, long-span roofs and specialty structures demanding a superior strength-to-weight ratio.

High-Rise & Composite Systems

Steel and steel-concrete composite framing for towers requiring reduced structural weight, faster erection and larger floorplates.

Long-Span & Specialty Roofs

Space-frame and truss engineering for column-free public spaces — stations, atriums, stadia and sky decks.

Speed of Erection

Off-site fabrication with bolted/welded site assembly shortens construction timelines versus cast-in-situ alternatives.

Sustainability & Recyclability

Steel's high recyclability and precision fabrication reduce on-site waste, supporting green-building certification goals.

Typical Applications: Landmark towers & mixed-use developments · Railway & transit stations · Stadia, convention & exhibition structures
· Rooftop sky decks & atria

STEEL STRUCTURES



1 INTRODUCTION

High-rise steel buildings are widely used for their

- ✓ High strength-to-weight ratio
- ✓ Ductility and toughness
- ✓ Speed of construction
- ✓ Flexibility in architecture

3 MATERIAL



Structural Steel
(IS 2062 / IS 8500)

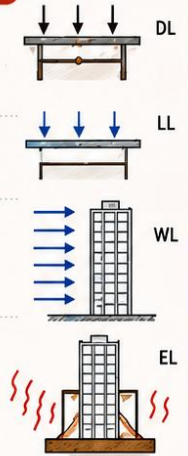
Common Grades:
E250, E350, E410, E450

High strength steel allowed as per design requirement.



2 LOADS CONSIDERED

- **Dead Load (DL)**
Self weight of steel and other permanent loads
- **Live Load (LL)**
Imposed loads on floors
- **Wind Load (WL)**
Important for stability in high-rise
- **Seismic Load (EL)**
Based on response spectrum analysis



5 DESIGN CRITERIA



Limit States Design as per IS 800:2007 (LSD Method)



Analysis:

- Equivalent Static Method
- Response Spectrum Method (IS 1893 Part 1)



Serviceability:

- Drift Limit $\rightarrow H/500$ (typically)
- Acceleration Limit $\rightarrow$ for comfort (IS 1893 Part 1)



Strength:

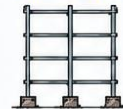
- Check for all load combinations as per IS 800.

COMMON LOAD COMBINATIONS

- ① $1.5(DL+LL)$
- ② $1.5(DL+WL)$
- ③ $1.5(DL \pm EL)$
- ④ $1.2(DL+LL \pm WL)$
- ⑤ $0.9DL \pm 1.5EL$

4 STRUCTURAL SYSTEM

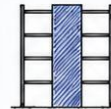
Common Systems:



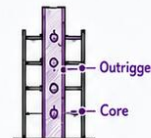
Moment Resisting Frame (MRF)



Braced Frame (BF)



Shear Wall System

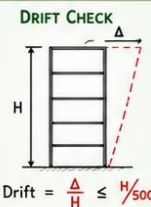


Outrigger System

- **MRF** - Good for smaller buildings.
- **BF** - High lateral stiffness.
- **Shear Wall** - Very high stiffness and strength.
- **Outrigger** - Used for very tall buildings to reduce sway.

6 IMPORTANT CHECKS

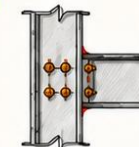
- ✓ Strength of members (Tension, Compression, Bending, Shear)
- ✓ Stability (Buckling)
- ✓ Serviceability (Deflection, Drift)
- ✓ Connection design
- ✓ Fatigue (if applicable)
- ✓ Fire resistance



7 CONNECTIONS

Strong, ductile and economical connections are essential.

- Common types:
- Bolted Connections
 - Welded Connections



BOLTED CONNECTION



WELDED CONNECTION





RCC STRUCTURES

Reinforced cement concrete (RCC) framed construction remains the backbone of HUIPL's high-rise and institutional portfolio — delivering monolithic strength, seismic ductility and near-limitless design flexibility for complex, multi-use buildings.

Seismic & Structural Resilience

Ductile detailing and monolithic construction provide superior performance under seismic and wind loading — critical for tall towers and hospitals.

Design Flexibility

Enables complex podium-plus-tower geometries, cantilevers, transfer structures and column-free banquet or atrium spaces.

Fire & Durability Performance

Inherent fire resistance and a 50+ year design life with minimal maintenance — ideal for hospitals, institutions and public infrastructure.

Proven at Scale

Delivered on structures up to 31 storeys (Iconic Corenthum) and 12 lakh sqft floorplates (The Anthurium), plus national hospital & university programs.

Typical Applications: High-rise commercial & residential towers · Hospitals & medical colleges · Institutional & government buildings · Hospitality



INTERNATIONAL ASSOCIATES





CHIEF MENTORS



Mr. Koul's outstanding reputation stems from his innate talent for spearheading the construction of civil engineering projects for prominent corporations such as NBCC. With an extensive and illustrious career spanning over 50 years, he has garnered invaluable expertise in construction, both in the Middle East and India, with a particular focus on buildings and infrastructure development. His impressive portfolio reflects a remarkable legacy of successful project execution and unwavering commitment to excellence.

AK KAUL



Mr. Sabharwal, an alumnus of the prestigious Sir JJ School of Architecture in Bombay, graduated in 1978. With an illustrious career spanning four decades, he has garnered a wealth of expertise across various domains, including Residential, Commercial, and quasi-government building projects. Notably, he served as the head of PWD architecture in Delhi, further solidifying his authority in the field. His design aspirations are skillfully balanced by a remarkable fusion of innovation and pragmatic mathematical techniques.

SATISH SABHARWAL



Shri K K Pahuja, former Executive Director (Logistics and Infrastructure) at Steel Authority of India Ltd. (SAIL), headed the corporate Logistics and Supply Chain function of the company. He has over 36 years experience in Steel Industry in the areas of Operations, supply chain, coal management and policy formulation; He is a mechanical engineer from BITS Pilani and MBA from FMS Delhi University. He has presented many papers on technical and management subjects at national and international conferences. He is also a senior assessor for CII Business Excellence Award.

K.K. PAHUJA



Highly performance-driven, self-motivated, and resourceful, with a remarkable track record of cultivating and empowering management teams to drive peak company profitability and operational efficiency. Boasting an exceptional tenure of 36+ years and serving as board member of various Public Sector Undertakings, Shri. SP Gupta brings to the table unparalleled expertise and insights. Whether the objective is orchestrating a successful turnaround strategy, implementing rationalization measures, or spearheading rapid growth initiatives, he has consistently demonstrated his prowess in optimizing organizational value.

S.P. GUPTA



CHIEF MENTORS



Over 25 years of multifaceted experience in both public & private sector, including multi-laterals; leading business transformation in healthcare & steering the policy and strategic level changes for development of innovative solutions to universalize care. She is a Medical Graduate with a Masters in Hospital Management from All India Institute of Medical Sciences (AIIMS), and a Masters in public health from National Board.

Dr. Shyama Nagarajan



Sukrit was a Director for QTS (NYSE:QTS). At QTS, he focused in the energy domain by managing a department budget of \$5m. During his tenure Sukrit managed project that led to bottom-line growth for the Company to the tune of \$1.5m. Prior to joining Qt full-time, Sukrit worked as a consultant with the company after a fellowship program. During this time he developed the business plan for services and system changes.

SUKRIT SEHGAL



Sujeet is a senior construction project management expert with key focus in project development and delivery of commercial, residential and luxury five star hospitality projects. Having more than 3 decade of experience he has worked as a senior professional with leading Indian hospitality chains (Hotel Leela Ventures and Park Hotels), international consulting organizations (Jones Lang LaSalle and Lendlease) and reputed contracting firms (Punj Llyod and Ansal Group). He holds a graduate degree in engineering from BIT Mesra in 1987 followed by Masters in Planning with specialization in Housing from SPA Delhi in 1991.

SUJEET K SINGH



CORE TEAM



BIMAL KACHROO

Masters in 1991 from SPA, Delhi. Bimal is a non conventional designer who has strong belief that Green architecture and planning has to be mind full of context grounded in place, time and function. His ideas and concept require an intense encounter not a quick glance and like poetry his buildings are able to communicate emotionally to those who take time to listen. His buildings have unique ability to convey seemingly conflicting characteristics, bold public authority and sense of intimacy at the same time. His penchant for Green Bionic Architecture that appears effortless, timeless, serene juxtapose with effective form and function.



C.L. Shah

Embarking on a 38-year journey as a visionary Chartered Accountant, Mr. CL Shah has orchestrated financial symphonies that resonate across industries. His expertise encompasses not only the realms of accounting, auditing, and taxation but also extends to igniting corporate metamorphosis through strategic advisory. A virtuoso of financial landscapes, he orchestrated Abu Dhabi-India investment bridges and charted MSMEs' celestial ascent in capital markets. As an Independent Director, he chaired the symphony of policy decisions at Mangalore Refinery, while his membership in India's economic Study Group paints the canvas of Atmanirbhar Bharat with progress. Mr. Shah isn't just an Chartered Accountant; he's an architect of financial futures.



Nitin Gautam

A highly experienced and qualified architect with over 20 years of experience in the field of Architecture, Building Engineering, and Project Management. Masters in City Planning from the prestigious IIT Kharagpur, Nitin brings a wealth of knowledge and expertise to every project he undertakes. Throughout his career, Nitin has demonstrated an unwavering commitment to excellence, consistently delivering innovative and sustainable design solutions that are tailored to meet the unique needs of each client.



Swapneel Tiwari

Post graduation in Advanced Construction Management from National Institute of Construction Management And Research, (NICMAR) Pune. Swapneel Tiwari is a Dynamic Result-oriented leader with strong track record of performance in turnaround and high paced organization. He is a passionate people leader with expertise in complementing business performance. His focus on efficiency and innovation has led to the successful execution of complex projects, resulting in improved profitability and customer satisfaction.



Why HUIPL

- ✓ Single accountable partner across Design, PMC and EPC — reducing interface risk on complex, multi-agency programs
- ✓ Leadership Backed by Industry Leaders from NBCC, SAIL, PSU boards and international hospitality/construction majors
- ✓ Proven delivery at national scale — 749 Cr flagship station-cum-hotel project; 1,600+ Cr in QA/QC-assured hospital infrastructure
- ✓ International associate network (SAMBU, Heerim, Louis Berger, DHV) enabling cross-border standards and sourcing
- ✓ ISO 9001-certified, Six Sigma & Lean-governed process discipline — the HUI 'Process Lab' benchmark
- ✓ Sustainability-first design philosophy — LEED / IGBC / GRIHA and ASSOCHAM GEM 5-certified delivery



Delivering Master-Planned Urban Districts

A futuristic city rises district by district — government & institutional precincts, residential neighborhoods, commercial cores and industrial zones, all sequenced on a single master plan. HUIPL has planned and delivered at exactly this scale.

Large-Scale Master Planning

Land-use, zoning and infrastructure planning executed at 640–980 acre scale for state industrial and urban development authorities.

Institutional & Administrative Precincts

Campus-scale design and PMC for universities, management institutes and public-sector administrative buildings.

Residential Townships

Green-certified, multi-tower group housing communities — from cooperative housing to premium gated developments

Commercial & Business Cores

Grade-A office, retail and mixed-use business districts, designed to GRIHA/LEED platinum benchmarks.



CAPABILITY SHOWCASE

Delivering Trunk Infrastructure & City-Scale Utilities

Beneath every liveable, futuristic city is a network of roads, water, power and healthcare infrastructure engineered to serve it for decades. HUIPL's EPC and PMC teams have delivered these systems at state and national scale.

Roads, Transit & Public Realm

Multimodal transit hub design, arterial roads, footpaths, street electrification, drainage and landscape works under EPC/PPP models.

Water Supply & Sewerage Networks

State-wide GIS-based asset mapping, condition assessment and rehabilitation planning for potable water and sewerage systems.

Power, Digital & Smart Infrastructure

IBMS-integrated buildings, energy audits and plug-and-play digital infrastructure across commercial and institutional campuses.

Healthcare Infrastructure at Scale

Independent QA/QC delivery across a nationwide hospital and medical-college program spanning nine cities and ₹1,600+ Crores.



CAPABILITY SHOWCASE

Delivering Iconic Towers & Hospitality Landmarks

A futuristic skyline needs landmark architecture — high-rise towers, large-span structures and five-star hospitality that anchor a city's identity. HUIPL has designed, project-managed and executed structures of this ambition.

High-Rise Commercial Towers

Delivery of towers up to 31 storeys and 12 lakh sqft, with rooftop sky decks and fourth-generation smart-building ambience.

Long-Span & Specialty Structures

Column-free space-frame engineering up to 99m (105m curvilinear) span — the longest of its kind on Indian Railways.

Five-Star Hospitality & Resorts

300+ key luxury hotels integrated within mixed-use or transit developments, plus riverfront and resort-style destination properties.

Airspace & Vertical Integration

Proven capability to integrate a hotel or commercial tower directly above active infrastructure — a globally rare engineering feat.



FOCUSED SECTORS

HOSPITALITY & AMUSEMENT



INSTITUTIONAL



RESIDENTIAL



URBAN PLANNING & GIS



IT & COMMERCIAL



RECREATIONAL



HEALTH & SCIENCE

HOSPITALITY & AMUSEMENT





PROJECT DETAILS



Name of Work: **Redevelopment of Gandhinagar Capital Railway Station with 318 Rooms 5 Star Hotel in Airspace above Railway Station**

Gandhinagar, Gujarat

- Country's first redeveloped station with a 318 Room 5 star hotel in the airspace.
- The station is equipped with modern facilities & state-of-the-art external façade with daily theme-based lighting.
- Column free sleek and economical space frame of 99-meter (105 m curvilinear) span over platform (longest such span in Indian Railways comprising of 120 Kg/Sqm steel only).
- A 318 Rooms 5 Star Hotel in the airspace above station.

Client Name M/s Indian Railway Stations Development Corporation (IRSDC)
M/s Gandhinagar Railway and Urban Development Corporation Ltd (GARUD)

Period 2017-21
Total Area 75,000 Sqm
Project Cost 749 Crores



PROJECT DETAILS

Name of Work: **Fraser Suites Five Star Service Apartments**

Mayur Vihar, New Delhi

- Conveniently located. in the business hub of Mayur Vihar, IIDL Suites New Delhi offers accommodation in 92 Gold Standard, fully-furnished luxury serviced apartments.
- The interiors are designed with sophisticated furnishings and tapestries that imbue the country's rich and unique culture with long-standing heritage and yet incorporating touches of modernity.

Client Name M/s IFCI Infrastructure Development Limited. (IIDL)

Period 2008-10

Total Area 17,000 Sqm

Project Cost 120 Crores





PROJECT DETAILS



Name of Work: **Redevelopment of Sahibabad Bus Terminal on PPP Mode**

Sahibabad, Uttar Pradesh

- Envisioned as a contemporary multimodal transit hub.
- The project integrates a modern bus terminal with a commercial complex, banquet facilities, and serviced apartments.
- The design emphasizes seamless passenger movement, commercial viability, and urban integration.
- It represents a balanced convergence of infrastructure, hospitality, and mixed-use development.

Client Name M/s Anand Habitat Sahibabad DBOT CC Pvt. Ltd.

Period 2025-On Going

Total Area 1 Lakh Sqm



PROJECT DETAILS



Name of Work: **Development of Resort at Awade, Sindhudurg, Maharashtra**
Awade, Sindhudurg, Maharashtra

- Unlike other second homes and homes and gated developments, this project does not have to manufacture a cheerful vibe, thanks to its aesthetically-balanced design and prime location Awade, Sindhudurg.
- The plot features a state-of-the-art clubhouse with indulgent features, top-of-the-line amenities, and undeniable convenience.
- Inspired by Green & eco-Friendly Community living the project houses 39 Villas.

Client Name Mr. Tuteja

Period 2023-On Going

Total Area 20,000 Sqm (approx.)

Project Cost 50 Crores



PROJECT DETAILS



Name of Work: **Development of 5-Star Luxury Hotel (The Taj)**
Gandhinagar, Gujarat

- Positioned along a prime riverfront edge in Gandhinagar, the project benefits from a rare confluence of institutional, natural, and financial ecosystems.
- Conceived as a landmark 5-star hospitality destination, the design adopts a distinctive boomerang-shaped form, ensuring uninterrupted river views from all guest rooms while creating an iconic skyline presence.
- Advanced building systems including UFAD air conditioning, IBMS, renewable energy integration, and high-performance glazing ensure sustainability and operational efficiency.
- The project includes 190 keys, premium banquet spaces, specialty restaurants, infinity pool, and rooftop leisure amenities, aligned with global hospitality benchmarks.

Client Name	Mr. Abhishek
Period	2026-On Going
Total Area	2 Lakhs Sqft (approx.)
Project Cost	200 Crores (Approx.)



PROJECT DETAILS



Name of Work: **Development of Banquet-cum-Resort Destination**
Near Lucknow, Uttar Pradesh

- Envisioned as a self-sustained resort destination, the project integrates hospitality, destination weddings, and MICE infrastructure within a lush landscaped campus on the outskirts of Lucknow.
- The master planning divides the site into distinct functional zones—arrival, event precinct, accommodation, and back-of-house—ensuring efficient circulation and operational segregation.
- Designed in a Neo-Awadhi architectural language, the project blends traditional Nawabi elements (arches, jaalis, charbagh gardens) with contemporary materials and planning.
- The development comprises 50 luxury keys (rooms, suites, villas), a grand ballroom (25,000 sqft), large event lawns, spa, pool, and lifestyle amenities, creating a complete destination experience.

Client Name	Mr. Abhishek
Period	2026-On Going
Total Area	4.5 Acres (approx.)
Project Cost	80 Crores (Approx.)



PROJECT DETAILS



Name of Work: **World Square Hotel Cum Mall**

Mohan Nagar, Ghaziabad

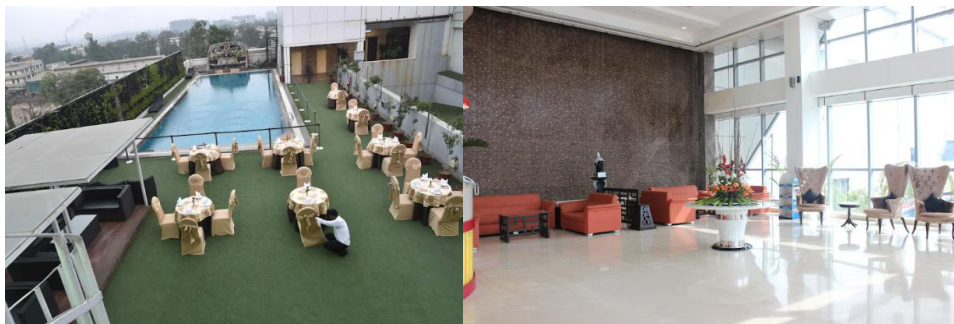
- World Square Hotel Cum Mall has incorporated a thoughtful design and is well equipped with most modern amenities.
- The Hotel includes 65 keys, premium banquet spaces of 10,000 Sqft (Approx.) and specialty restaurants, aligned with global hospitality benchmarks
- The mall primarily incorporates hypermarket, shops, entertainment, food court, gaming zone, and many other sublime features.
- In addition, the Mall features a lively multiplex with seating for 1,000 guests at a time.

Client Name M/s Ahuja Buildwell Pvt. Ltd.

Period 2010-14

Total Area 10,000 Sqm

Project Cost 180 Crores





IT & COMMERCIAL



PROJECT DETAILS



Name of Work: **Maasters Capitol Avenue**
Noida Uttar Pradesh

- A masterpiece designed to create a unique environment with diverse and secure mix of Office & Retail.
- Contemporary architecture & intricate design that offers high-end facilities and services.
- An Iconic Development with vibrant and attractive landscaping.
- The building has been designed as for GRIHA – Platinum Rating

Client Name	Anand Habitat Infrastructure India Pvt. Ltd.
Period	2021 – On Going
Total Area	11 Lakhs Sqft.
Typology	2B + G + 20 Floors
Project Cost	250 Crores



PROJECT DETAILS

Name of Work: **The Anthurium**

Noida Uttar Pradesh

- A total Expression of ideas and Concept in state-of-art Building .
- It Blends Traditional Wisdom Concepts of Vaastu With Modern Work Practices.
- The gracefully merging form of the architectural complex creates a fluid and continuous internal space and has a striking presence along the Sector -73 Road.

Client Name	Aircon Systems Pvt. Ltd.
Period	2019 - On Going
Total Area	12 Lakhs Sqft.
Typology	2B + G + 16 Floors
Project Cost	325 Crores





PROJECT DETAILS



Name of Work: **Iconic Corenthum**

Noida Uttar Pradesh

- Continuing the Corenthum legacy, Iconic Corenthum is an elegance of design.
- It creates a fourth generation ambience and is a landmark draped in mind expanding features supplied with plug and play technology.
- It is featured with a roof top sky deck for a 360 degree.
- Along with state-of-the-art technology the tower is also blessed with a share of natural habitat within.
- The lobes are in modular grid to have central bays for planning office, side bays for executive chambers and communication entablatures.

Client Name Beaver International (India) Pvt. Ltd.

Period 2017 - 2023

Total Area 5 Lakhs Sqft.

Typology B + G + 31 Floors

Project Cost 120 Crores



PROJECT DETAILS



Name of Work: **i-Thum**

Noida Uttar Pradesh

- A revolutionary building concept that redefines working ambience & relationship between workplace & knowledge worker.
- Each Floor plate has been divided in work stations to have proper delineation of activity pattern and activity concentration as per latest work schedule string diagrams.
- Each grid unit has been carefully planned with anthropometrics.
- The layout focuses on the increasing need to dynamically connect people to information at primary, secondary and tertiary levels.

Client Name Grand Slam Developers Pvt. Ltd.

Period 2013 – 2019

Total Area 10 Lakhs Sqft.

Typology B + G + 12 Floors

Project Cost 220 Crores



PROJECT DETAILS



Name of Work: **The Corenthum**

Noida Uttar Pradesh

- “The Corenthum” is a total Expression of ideas and Concept in a state-of-art Building
- It Blends Traditional Wisdom Concepts of Vaastu With Modern Work Practices
- Landscape plaza for proper activity movement pattern with passive solar architecture concept.
- Glass atrium up to seven floors with glass roofs.
- Lobby space with uncluttered view and having prominent visibility.
- State-of-art BMS Room



Client Name M/s Beaver International India Pvt Ltd

Period 2006 - 2008

Total Area 1.5 Lakhs Sqft.

Project Cost 240 Crores





PROJECT DETAILS



Name of Work: **MMR Grand Mall**
Bulandshahr Uttar Pradesh

- A business destination and entertainment hub for the developing city of Bulandshahr.
- More than 1,50,00 sq.ft. development houses a 3 Screen Multiplex, Food Court, Gaming Zone, Hyper Market, and renowned brands for a great shopping experience.

Client Name MMR Infrastructure Developers Pvt. Ltd.

Period 2012 – 2014

Total Area 1.5 Lakhs Sqft.

Project Cost 80 Crores



PROJECT DETAILS



Name of Work: **RST HORIZON**

Karkardooma, New Delhi

- RST Horizon is a commercial project developed
- The project offers well designed commercial and office space.
- The site is well connected by different modes of transportation and is in close proximity of various civic utilities.
- The project is well equipped with all modern amenities and 24x7 security service to facilitate the business needs.

Client Name Sumit Promoters Pvt. Ltd.

Period 2016

Total Area 1.2 Lakhs Sqft.

Project Cost 50 Crores



PROJECT DETAILS – (OTHER PROJECTS)





INSTITUTIONAL



PROJECT DETAILS



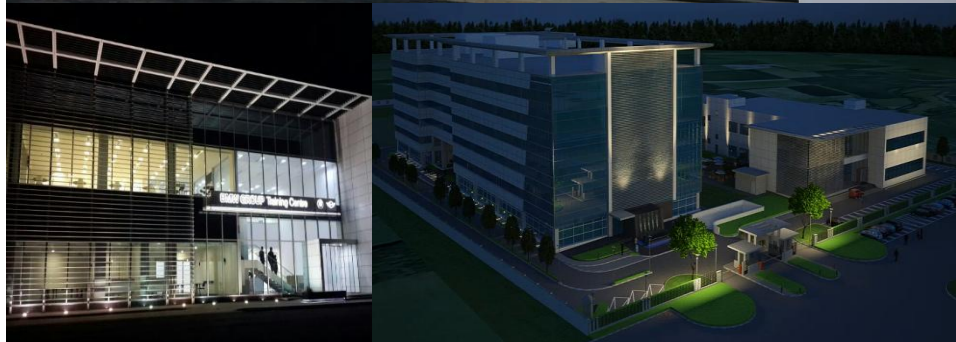
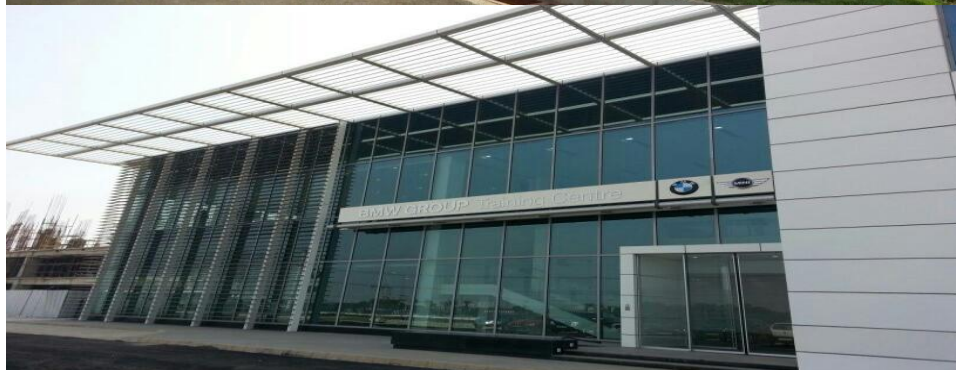
Name of Work: **Redevelopment of Sahibabad Bus Terminal on PPP Mode**
Sahibabad, Uttar Pradesh

- Envisioned as a contemporary multimodal transit hub.
- The project integrates a modern bus terminal with a commercial complex, banquet facilities, and serviced apartments.
- The design emphasizes seamless passenger movement, commercial viability, and urban integration.
- It represents a balanced convergence of infrastructure, hospitality, and mixed-use development.

Client Name	M/s Anand Habitat Sahibabad DBOT CC Pvt. Ltd.
Period	2025-On Going
Total Area	1 Lakh Sqm



PROJECT DETAILS



Name of Work: **BMW Training Centre**

Gurgaon, Haryana

- A benchmark amongst the BMW Training Centers worldwide,
- Built on 2.2 acres of land and has the resources to provide training for all BMW Group brands in the market.
- The Training Centre can be easily differentiated by it's emotional appeal, uncompromising engineering, innovative technology and outstanding service.
- The building houses eight training units for Non-technical, Technical and Body trainings; a Brand and Customer Institute; 3 conference rooms and a sizeable office area. The maximum capacity of this future-ready Training Centre is 18,000 Training Man-Days (TMD) per year.

Client Name M/s Innovative Technopark

Period 2011-14

Total Area 45,000 Sqm

Project Cost 75Crores



PROJECT DETAILS



Name of Work: **MDI Jangipur**
Jangipur, West Bengal

- With an intention to impart management education nurture local talent, and groom them to become global leaders, Management development Institute (MDI), launched its Murshidabad campus in 2014.
- The foundation stone was laid by the then Honorable Union Minister of Finance, Govt. of India, Shri Pranab Mukherjee.
- The Campus has numerous Amenities like ATM, Health Club, Gymnasium Recreational facilities, Amphitheatre, Canteen, General Stores Facility, Swimming pool, Cafeteria, 24 x 7 Power back up with 2 DG sets, Student and Executive Hostels

Client Name M/s IFCI Infrastructure Development Limited (IIDL)

Period 2010-15

Total Area 30,000 Sqm

Project Cost 90 Crores



PROJECT DETAILS



Name of Work: **Sir Chhotu Ram Jaat University, Rohtak**
Rohtak, Haryana

- In a bid to achieve self sufficiency in emerging technical field, Jat Education Society laid down the foundation of C.R. Polytechnic in 1956 after the name of Deen Bandhu Sir Chhotu Ram.
- Nestled in a sprawling campus of approximately 24 acres in the eastern part of the 'Educational City' Rohtak.
- A state of art campus with air conditioned classrooms, 80 seating Capacity Library, 60 seating capacity conference hall, fully equipped laboratories, fabrication workshops, boys & Girls Hostels & Cafeteria.



Client Name	M/s Jaat Sewa Sangh
Period	On Going
Total Area	60,000 Sqm
Project Cost	60 Crores



PROJECT DETAILS



Name of Work: **DELHI UNIVERSITY EXTENSION OF SOUTH CAMPUS**

South Campus, Delhi

- Designing academic infrastructure for the University of Delhi, South Campus, comprising the Life Sciences Block (G+4) and the Electronic Sciences Block (G+2).
- The project integrates contemporary laboratory planning, academic spaces, and support facilities aligned with university standards.
- Emphasis was placed on functional efficiency, and future adaptability.
- The design reflects a balanced approach to academic excellence, sustainability, and long-term institutional use.



Client Name M/s RITES Ltd.

Period On Going

Total Area 10,000 Sqm

Project Cost 612.72 Crores



PROJECT DETAILS



Name of Work: **Blue Bells International School,**
Gurgaon, Haryana

- The Design process has been adopted to create environment that develop the whole child, instills enthusiasm for learning, and encourages positive social relationships.
- Blue Bells International School is located at Gurgaon Haryana.
- The Design Included an Academic & Sports Block, 2 Hostel Blocks, One Staff Housing Block and an Auditorium.
- The Total Builtup area is 34,500 Sqm (Approx)
- The Campus was designed with a goal to achieve proper activity pattern and activity concentration.

Client Name M/s Blue Bells International

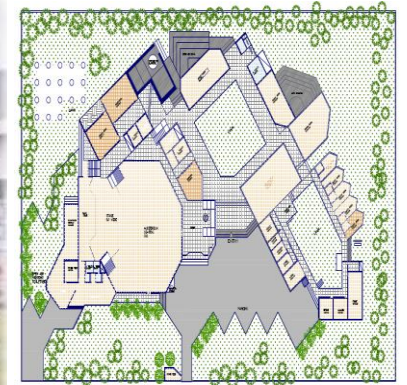
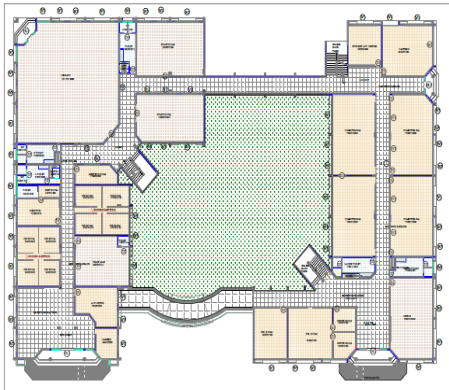
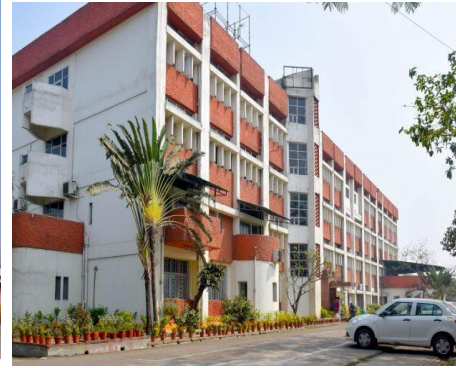
Period 2013

Total Area 34,500 Sqm

Project Cost 50 Crores



PROJECT DETAILS – (OTHER PROJECTS)



Mewar Group Of Institution

National School of Hotel Management (NSHM) Durgapur

National School of Hotel Management (NSHM) Joka

DCAC Complex, Durgapur



RECREATIONAL



PROJECT DETAILS



Name of Work: **Ice Skating Rink & Indoor Stadium**

Dehradun, Uttarakhand

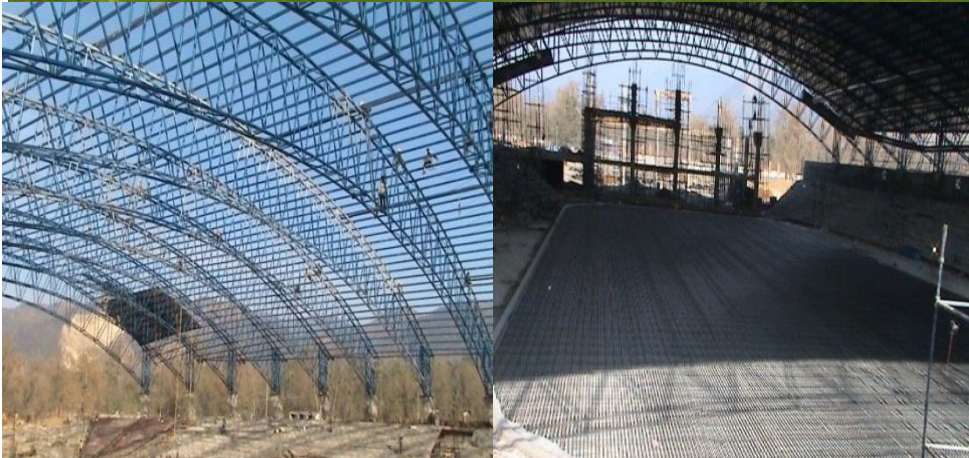
- Perfect blend of technological prowess & material advocacy.
- State of art technology Ice Skating Rink with multi floor use, Swimming Pool, Sports facilities like TT, Basket ball, Health Club, Gymnasium etc.

Client Name M/s OCWG-2009

Period 2009

Total Area 34,000 Sqm

Project Cost 50 Crores





PROJECT DETAILS



Name of Work: **Ice Skating Rink & Indoor Stadium**
Kargil

- Ice Skating Rink design for Winter Sport Games.
- State of art technology Ice Skating Rink and Ski Slopes.

Client Name M/s Jammu & Kashmir Government

Period On Going

Total Area 8,000 Sqm

Project Cost 60 Crores



RESIDENTIAL

CALADIUM

— SECTION 108, BURUGAN —
DEVELOPER: SOUTHEAST BUILDING TECHNOLOGIES LTD.



PROJECT DETAILS



Name of Work: **21st Milestones**
Ghaziabad

- The project offers Apartment with perfect combination of contemporary architecture and features to provide comfortable living.
- The Apartment are of the following configurations: 3BHK and 4BHK
- The size of the Apartment ranges in between 120.68 Sq. mt and 168.25 Sq. mt. The project is spread over a total area of 4.82 acres of land. IFCI 21st Milestone Residency has a total of 4 towers of 11 floors each with an accommodation of 258 units.

Client Name	M/s IFCI Infrastructure Development Limited. (IIDL)
Period	2015
Total Area	37,000 Sqm
Project Cost	110 Crores



PROJECT DETAILS



Name of Work: **Caladium Group Housing**

Gurgaon, Haryana

- Caladium is a way of life inspired by a flower that symbolizes joy and prosperity.
- The Opulent Residence has been designed to offer modern comforts along with privacy, surrounded by the tranquility of Nature.
- It exemplifies Green Architecture at its best, with emphasis on indoor environmental quality, optimum water efficiency, maximum floor optimization and several green features.
- The Project has been designed to accommodate two apartments on each floor with two exclusive lifts, 152 Apartments including 8 penthouses, ample parking with well-designed bays, Abundant landscape & lush green areas.

Client Name	M/s Solutrean Building Technologies Ltd.
Period	2011-17
Total Area	1.5 Lakh Sqm
Project Cost	120 Crores



PROJECT DETAILS



Name of Work: **Bhagwati Cooperative Group Housing**

Gurgaon, Haryana

Client Name M/s City Cooperative Group Housing

Period 2002-05

Total Area 19,000 Sqm

Project Cost 60 Crores



Name of Work: **Ramprastha**

Surya Nagar, Ghaziabad

Client Name M/s IFCI INFRASTRUCTURE DEVELOPMENT LIMITED (IIDL)

Period 2008-10

Total Area 19,000 Sqm

Project Cost 72 Crores



PROJECT DETAILS



Name of Work: **City Cooperative Group Housing**
Gurgaon, Haryana

Client Name M/s Sail Co-operative Society
Period 2011-19
Total Area 22,000 Sqm
Project Cost 160 Crores



Name of Work: **Janhitkari GHS**
Ghaziabad

Client Name M/s JANHITKARI AWAS VIKAS SAMITI LTD.
Period 2004
Total Area 15,000 Sqm
Project Cost 15 Crores

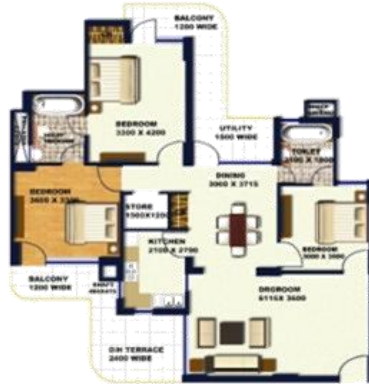


PROJECT DETAILS

Sr. No	Description of Work	Location	Client	Period
1	Design of Married Accommodation Project - Army	DG-MAP, Nagrota J & K	Directorate General Married Accommodation Project	2019
2	Design of Married Accommodation Project - Army	DG-MAP, MHO J&K	Directorate General Married Accommodation Project	2019
3	Design of Married Accommodation Project - Air Force	DG-MAP, Udampur J&K	Directorate General Married Accommodation Project	2019
4	Design of Group Housing for Cooperative Society	Plot No. 7, Sector - 51, Gurgaon	Land Mark CGHS	2018
5	Design of Housing for Cooperative Society	Plot No. GH 7, Sec - 2D, Faridabad	Swami Sudarshan Acharya CGHS Ltd.	2008
6	Design of Housing for Cooperative Society	Plot No. GH, Sec - 21D, Faridabad	Prabhu CGHS Ltd.	2007
7	Design of Housing for Cooperative Society	Sector - 6, Vasundhara Ghaziabad	JanhitKari Sahkari Awas Samiti Ltd.	2005
8	Design of Group Housing for Cooperative Society	Plot No. GH-73, Sec - 55, Gurgaon	City Cooperative Group Housing Society	2005
9	Bank Cooperative Flats - 102 Nos.	Sector - 6, Vasundhara, Ghaziabad	Kalyani Sahkari Awas Samiti Ltd.	2004
10	Design of Housing for Cooperative Society	Sector - 6, Vasundhara, Ghaziabad	Swasthya Enclave Sahkari Awas Samiti Ltd.	2003
11	Design of Housing for Cooperative Society	Dwarka, New Delhi	Bhagwati Cooperative Society	1999
12	Design of Housing for Cooperative Society	Sector 62, Noida	Shivkala Society	1998
13	Design of Housing for Cooperative Society	Plot No. 9, Sec -18A, Dwarka, New Delhi	Karuna Vihar Cooperative Group Housing Society	1998



PROJECT DETAILS – (COMPREHENSIVE DESIGN - CONCEPTUAL)



**Crossing Republic,
Ghaziabad**

**Highbrow Tower,
Ghaziabad**

**Horizon, Rajnagar
Ext.**

Le Habitat, Gurgaon

HEALTH & SCIENCE



PROJECT DETAILS



Name of Work: **Gwalior Medical College**

Gwalior

Client Name M/s SP Medical Society

Period 2011

Total Area

Project Cost 9 Crores



Name of Work: **ICU Centre, DSP Hospital**

Durgapur

Client Nae M/s DSP Hospital

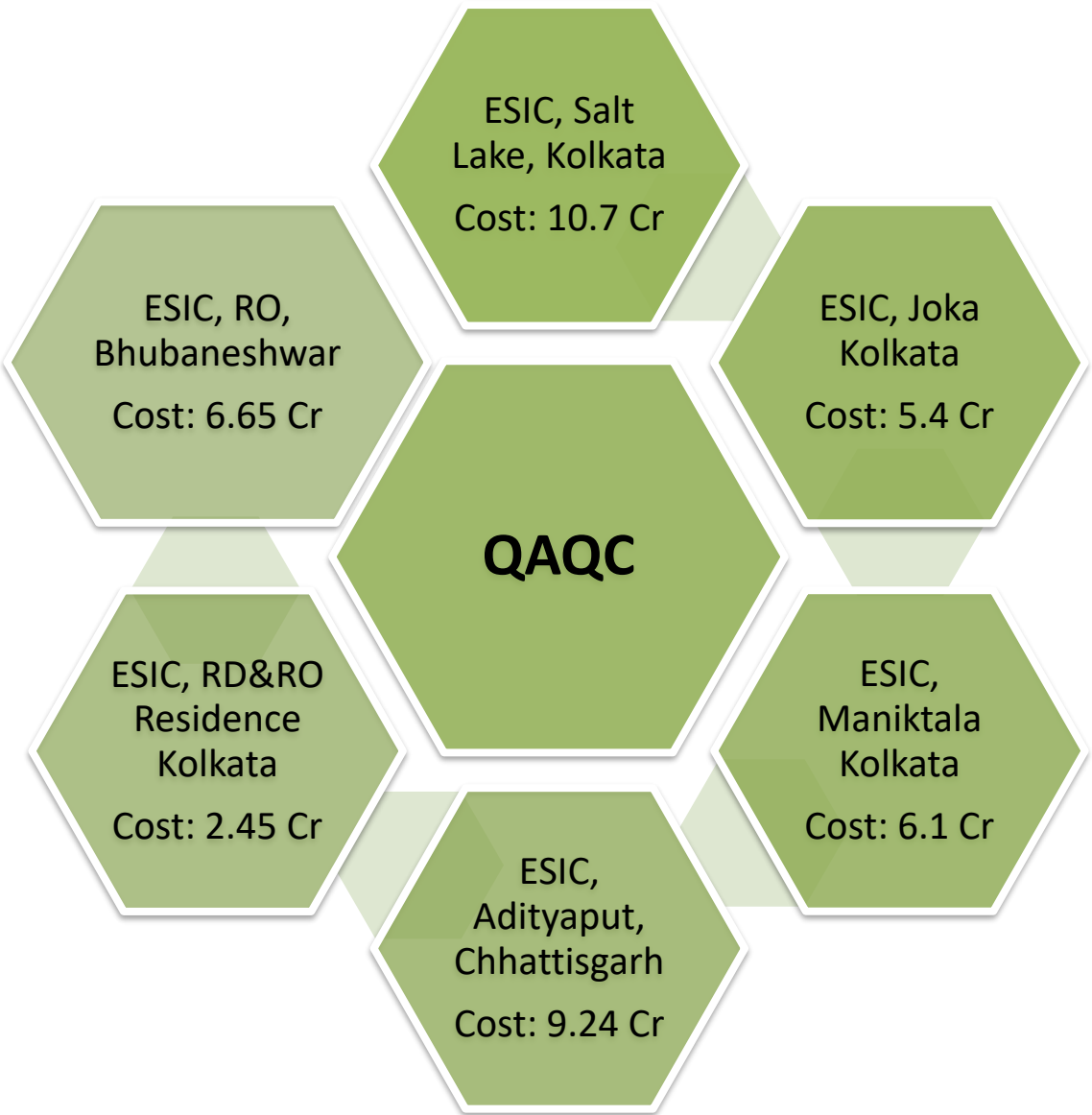
Period 2004

Total Area

Project Cost 9 Crores

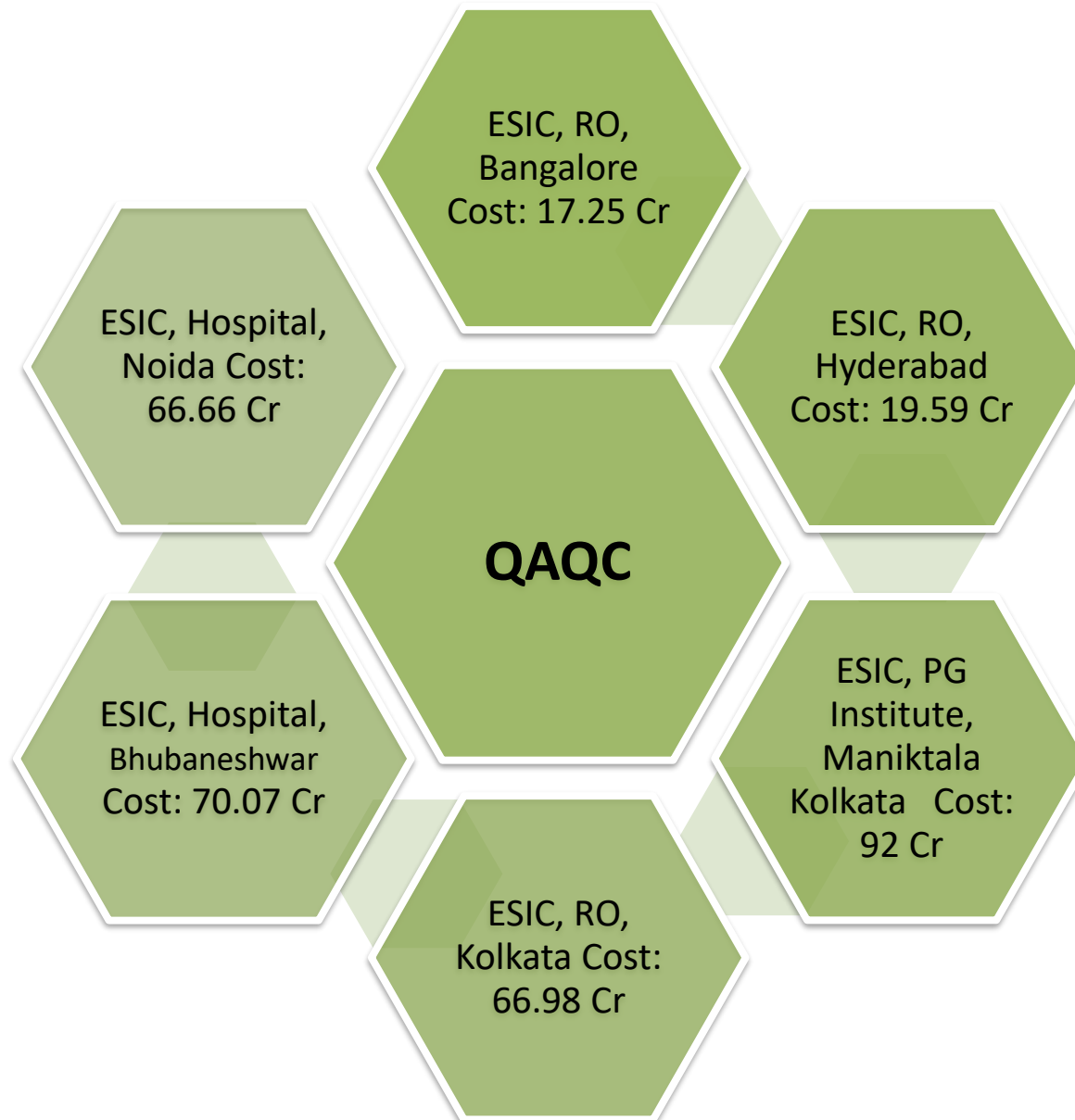


PROJECT DETAILS – (QUALITY ASSURANCE & QUALITY CONTROL)



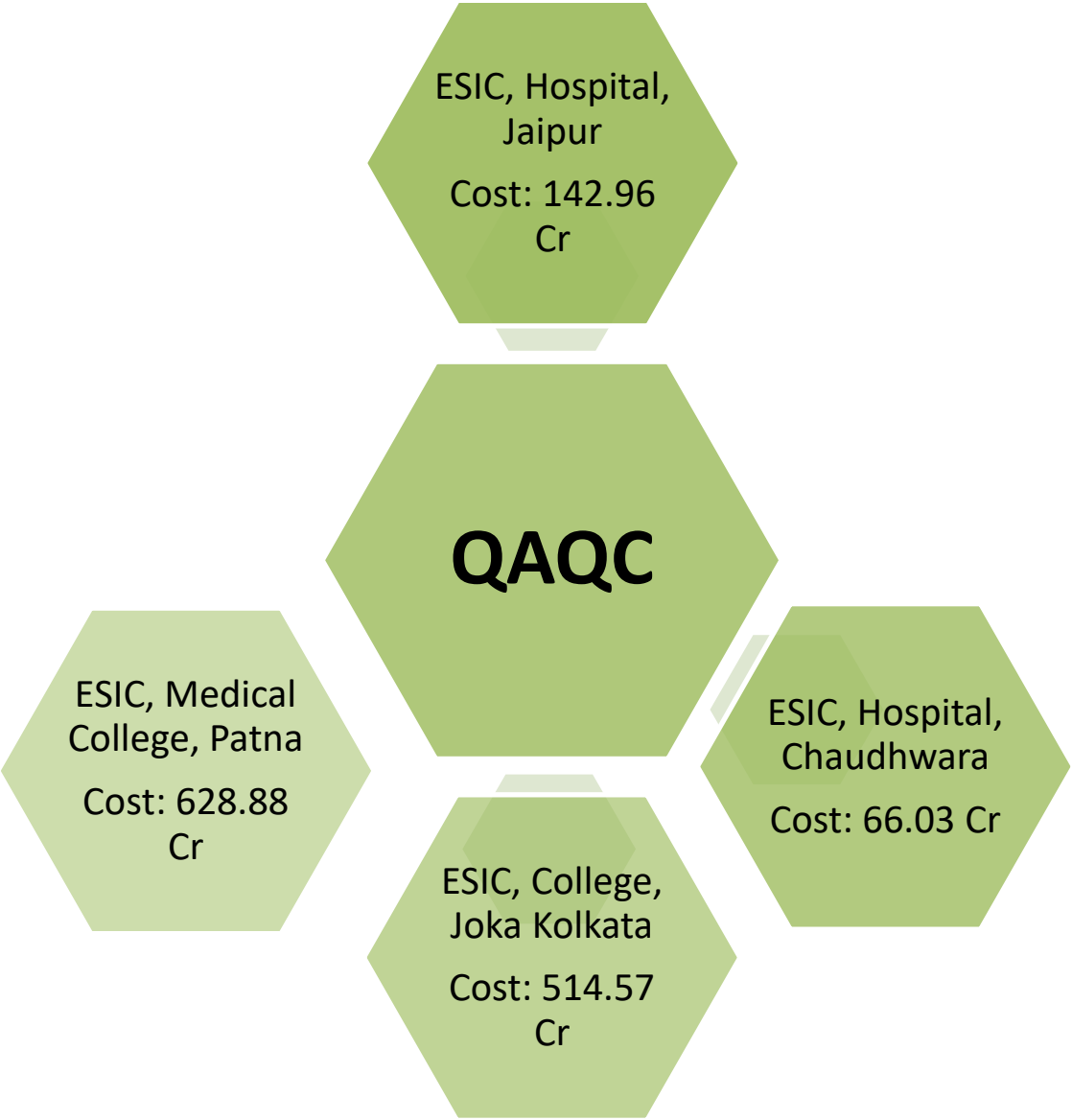


PROJECT DETAILS – (QUALITY ASSURANCE & QUALITY CONTROL)





PROJECT DETAILS – (QUALITY ASSURANCE & QUALITY CONTROL)





URBAN PLANNING & GIS



PROJECT DETAILS



Name of Work:	Financial City Devanahalli, Bangalore
Client Name	M/s IFCI Infrastructure Development Limited. (IIDL)
Period	2011
Total Area	47,500 Sqm
Project Cost	225 Crores



Name of Work:	Planning of 172 Acres of ESIP Bidhan Nagar, Durgapur
Client Name	M/s ADDA (ASANSOL DURGAPUR DEVELOPMENT AUTHORITY)
Period	2000
Total Area	172 Acres
Project Cost	5.5 Crores



PROJECT DETAILS



Name of Work: **Planning of 9 Acres**

Noida, Uttar Pradesh

Client Name
SAMITI LTD.)

M/s KASHYAP RISHI SAHKARI AWAS

Period

2001

Total Area

9 Acres

Project Cost

3.5 Crores



Name of Work: **Planning of 640 Acres**

Chakeri - I, Kanpur, U.P.

Client Name

M/s UPSIDC

Period

2009

Total Area

640 Acres

Project Cost

28.96 Crores



PROJECT DETAILS



Name of Work: **Planning of 980 Acres**

Bhouti, Kanpur, U.P

Client Name M/s UPSIDC

Period 2009

Total Area 980 Acres

Project Cost 78.40 Crores

Name of Work: **Planning of 640 Acres**

Chakeri – II, Kanpur, U.P.

Client Name M/s UPSIDC

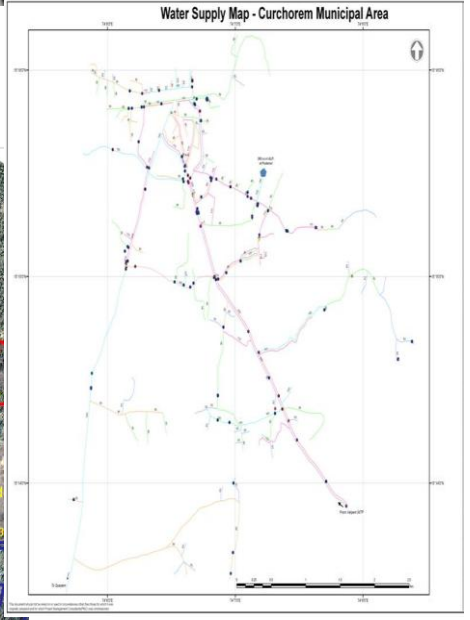
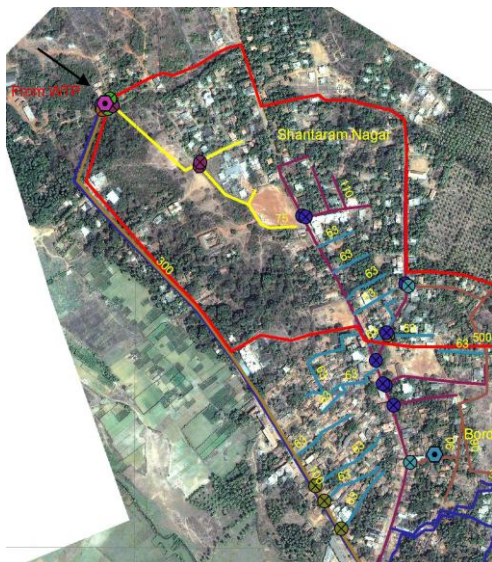
Period 2009

Total Area 640 Acres

Project Cost 51.20 Crores



PROJECT DETAILS



Name of Work: **Mapping of Plumbing & Sewerage System**

Goa & Guwahati, Assam.

- The Scope of Work Included;
- Asset inventory and Condition Assessment.
- Creation of Asset Database on GIS platform.
- Preparation of Asset Register and Asset Valuation.
- Training to PWD staff for Basic GIS and Asset Management System.
- Zoning of Pipeline Network.
- Rehabilitation Plan for Distribution Network
- Introduce Preventive Maintenance program for all Assets.
- Introduce / Inventory and spare parts Control Management system.

Client Name M/s PWD, Goa

Period 2008

Total Area Entire Goa Region

Project Cost 4.5 Crores



LET'S BUILD THE FUTURE, TOGETHER

THANK YOU

Holistics Urban Innovations Pvt. Ltd.

Terrace Floor, Tower A, The Corenthum, A-41, Sector 62, Noida, Uttar Pradesh 201301, India

Contact@holcons.com, Holcons@yahoo.co.in | +91-9971017777 (Mr. Bimal Kachroo) +91-8368051904 (Mr. Swapneel Tiwari)
www.holcons.com