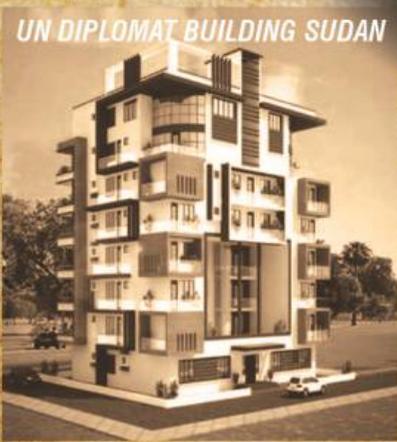
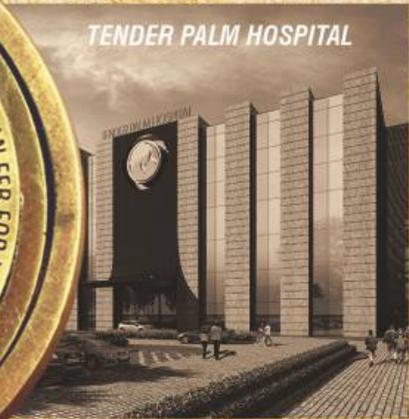
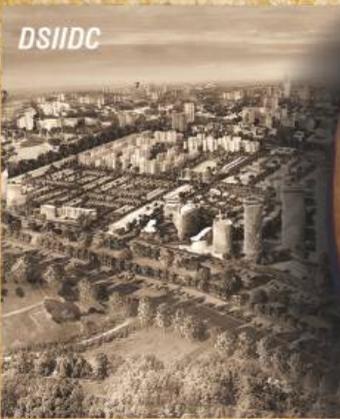
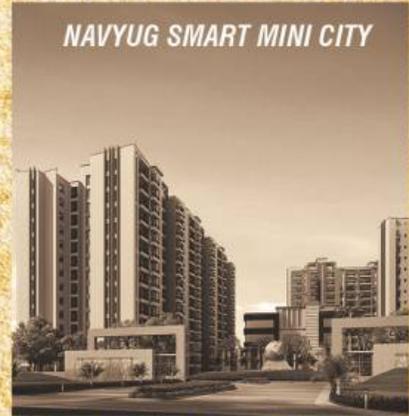
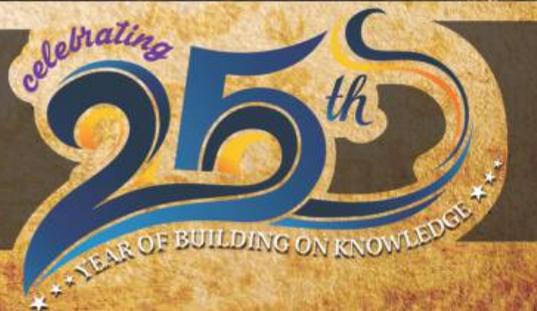


INSIGHT

VOL 1



COMMEMORATING
25 YEARS OF ECONOMIC
REFORMS WITH 25TH
YEAR OF REPL'S INCEPTION



Economic Reforms In Conjunction with REPL's Silver Jubilee Celebration

Greetings



Over the next decade, we will see a number of companies celebrating silver jubilee of their inception, and joyfully sharing their experiences, struggles & success stories. All these will happen because of one common denominator – the historic departure of Indian economy towards the era of liberalization and globalization, in 1991. We feel fortunate to have this privilege right now!

Awareness of this fact gives us a profound excitement that at the moment, when the country is commemorating the silver jubilee of new economic policy environment, we are onset of celebrating the 25th Year of company's inception. REPL was established in 1992, almost immediately after the new economic policies were rolled out. We consider it quite an opportune moment to reach out to you, express our gratitude to many and thanks to most for association, support & encouragements.

Maybe it was under the great compulsion that the government liberalized economy, devalued currency, opened the gates for the international companies and allowed the foreign investors. Nonetheless, no one can deny that it was anyway the need of the hour. Over the years we see its impact in all segments of economy and living condition in general, be it India's foreign exchange reserve, GDP, improvement in urban and rural infrastructure, job creation, consumer spending or the rise of great Indian middle class.

While India is on a growth path, it has registered slow job growth. An eight-sector yardstick of employment in India published by the Labour Bureau has shown that job growth in India fell to a six-year low in 2015. The survey shows that in the

eight key labour intensive industries, only 0.1 million jobs were created last year, compared to 0.4 million jobs created in 2014, even worse than the former low of 0.3 million in 2012.

Smart Cities Mission of India is one of the mega projects that promises job growth in coming years. Comprising of city improvement (retrofitting), city renewal (redevelopment) and city extension (greenfield development), the mission will open opportunities for consultancy firms, construction companies, new commercial offices, infrastructure service providers, etc., which will naturally bring in employment at various levels, for skilled, semi-skilled and unskilled work force. The extrapolation on numbers may remain subjective as of now, but impact is certain.

Beyond debate, there are areas where we still need to have more conducive and consistent policy environment. But a country's economic reform is a continuous process and we see its manifest lately in a number of initiatives such as FDI Policies, Disinvestment, Make in India Campaign, Smart City Mission and most recently in the form of GST being passed by the parliament, with a broader political consensus.

In parallel to this watershed event, when we remember the journey of REPL, we see a wonderful story unfolding for us over the years. More than a sense of professional accomplishments, it is an emotional moment for us that we wish to share with you.

In the beginning, REPL had an immediate objective of providing quality consultancy services in the areas of urban planning, architecture and civic services planning. However, we soon realized that the age of fragmented services would not last long and REPL needed to have holistic expertise set that would cater to integrated infrastructure development needs of its clients. Subsequently, separate divisions in the areas of Engineering, PMC, Real Estate & Infrastructure Consulting were established. At later stage, specialized subsidiary firms for GIS and PE fund in Real Estate and Infrastructure also followed. After starting from one region in the country, we could expand our operations across the globe.

Now we derive proud satisfaction from the fact that the REPL Group has emerged as 'Integrated Real Estate & Infrastructure Consultants'. We provide solutions as one stop platform for real estate and urban development.

Beyond everything, we at REPL, firmly believe that we are ultimately in the business of building sustainable relationships. I hope, this modest effort from our side to bring an event specific, non-periodic communication bulletin will bring us still closer, and strengthen our association.

Sincerely,
Pradeep Misra
Chairman & Managing Director, REPL

Impact of Economic Reforms on Urban Infrastructure

Economic Reforms Open Up New Challenges

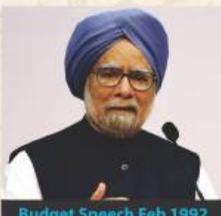
Economic Reforms in India are correlated to the urban infrastructure growth. Such reforms that took shape in the last one decade have already boosted investments, resulting in improved infrastructure in the country. These investments and the lure of cities have also led to their expansion and rise in urban population. Rapid urbanization has thus transformed our cities. But, this also means that urban population will cross over 600 millions in the next 15 years. In such a scenario, there will be an assorted increase in the demand for basic services such as water supply, urban mobility and transportation, waste management, sewage treatment and provision of affordable housing.

The exploding population of our cities and their expanding horizons are already putting civic resources under stress. Policy makers are aware of these upcoming challenges, and are trying to address the concerns at a large scale.

Due to high influx of people and policy stagnation at various state levels, there is still a huge deficit of urban infrastructure. Considering the current deficit in the infrastructure, there is a need to implement reforms to improve all facets of urban infrastructure including urban mobility, urban planning, urban living, green cover and land management. While mixed land and high rises are solutions the Country needs something more.

There is a need to address several aspects of urban infrastructure for holistic and sustainable development. These can be inclusive growth, adequate financing and strengthening of local governance. In addition to these,

The Leaders Say:



Budget Speech Feb 1992

"Tonight I feel like I am going to the theatre. Let the assassins be informed, I am prepared for the onslaught."

Dr. Manmohan Singh

housing needs of millions of citizens living in our cities has to be addressed.

Of these aspects, financing is one of the most critical elements. As per the 12th Five Year Plan, India spends US \$17 per capita per year in urban infrastructure, whereas the most benchmarks suggest a requirement of US \$100. The investment required for building urban infrastructure in India, over the next 20 years, is estimated at approximately US \$1 trillion. For such a quantum of investment, public private partnership should be encouraged in addition to other modes of funding such as Infrastructure Debt Funds and Tax Free bonds.

Initiatives such as the Smart Cities Mission, Housing for All, Atal Mission for Rejuvenation and Urban Transformation (AMRUT) and setting up of the Infrastructure Investment Trusts (InVits) will go a long way in achieving this target.

Ways to Develop A Smart City

Learning from other countries' Smart City Planning

Smart Cities Mission that was formally launched in June, 2015 in the country to develop 100 smart cities has entered a new phase. With the selection of 20 cities under phase-I in January, and selection of another 23 cities to be developed on a fast track basis, cities need to draw a long term strategy for the implementation of the gargantuan scheme. It is equally important to have a blueprint of success already applied in other countries/cities.

The treatment of each city under the plan would be different due to the diverse socio-economic and political scenario of each state. To successfully implement the smart urban development and planning in India, successful models from some of the world's best smart cities can be applied as per the requirements of the development.

Here are a few suggestions of what could be done:

Involve Communities

People are at the core of the entire delivery system within the Smart Cities Mission. Therefore, it is a must that their voices are heard and incorporated. Consider the example of Geraldton, Australia, which has developed its own city plan, envisioning the developments till 2029. The basis of this programme was surveys conducted among the communities. Each chosen city in India can run such surveys to highlight the core issues of urban planning and its various challenges.

Enhance Coordination Among Departments

City of Helsinki, Finland, identified the problem, in the initial stages of becoming smarter. 35 departments overseeing the essential civic services and urban planning were then interconnected to improve communications and coordination among themselves. This overall changed the scenario and resulted in better administration and cost saving. Based on this model, authorities within our cities should team up with other departments for effective delivery.

Developing Small Cities

Instead of entire city, smaller developments can become the blueprint of success. For example, Songdo in South Korea, built on 1500 acres of reclaimed land is being developed as a Smart City in collaboration with Singapore.

Adopt Technology & Data

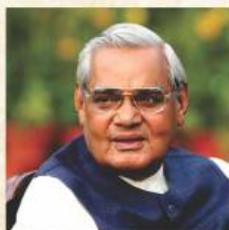
Glassglow is a glaring example of how technology can change city planning and its services. The city now provides its citizens a host of services through applications on mobile devices. These include maps for pedestrian walkways, tourist getaways, city weather, data on health records, figures on footfalls, commercial developments and real time traffic data to reduce bottlenecks on the streets to name a few. Effective real time data helps in addressing the problems and challenges of smart urban planning. This, if implemented, has the potential to launch a robust segment wise services based delivery system in India.

Disaster Management & Climate Control

Rio Olympics, 2016 is a world event. Just before the event, the city had undergone a complete transformation and developed a control command centre to tackle with sudden landslides, floods and other natural disasters. This ensures safety of citizens. The control command centre can perform real time weather analysis, map energies of buildings and monitor water usage at the same time.

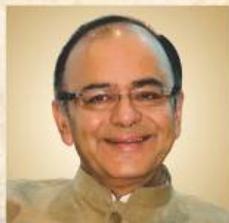
Thus, the above suggestions, if implemented, have the potential to launch a robust segment wise services based delivery system in the country.

The Leaders Say:



"To reform is to turn the inevitability of change in the direction of progress. To reform is to improve the life of every citizen."

Atal Bihari Vajpayee



"Liberalization is significant, but we still have an exit problem"

Arun Jaitley

Expectations from Policy Environment in Future

Economic reforms have led to greater transparency

Almost 25 years ago, India announced economic liberalization of Indian markets. The milestone economic reforms led us to globalization and more investments. This resulted in economic growth and reduced urban poverty significantly.

Now, amidst gloomy global economic uncertainties, the International Monetary Fund has projected that India's GDP will grow by 7.4 percent for 2016-17, making it the world's fastest-growing economy. Fast evolving economic reforms have led to greater efficiency and a favorable business environment.

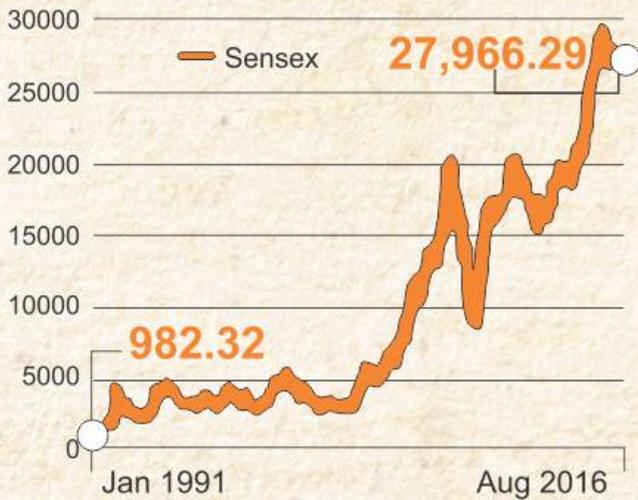
India Inc.'s expectations are high from the policy makers. It wants a more conducive market. People in general; on the other hand, wish to see more economic reforms that make things smoother and easier. Here are some expectations:

- **Create policies that favor sustainable urban and rural infrastructure:** The aim to achieve housing for all by 2022 also requires policy support in terms of faster approvals for infrastructure and housing projects.
- **Bridge the gaps within social sector:** Despite the growth of Indian economy, there are challenges on various levels and across segments of social sector such as education services, healthcare, nutrition, water supply, sanitation and provision of green and clean energy. More than half of the Indian population does not have these basic services. Policy makers should focus on bridging these gaps within the social sector.
- **Increase manufacturing in the country:** Further reforms and infrastructure is required to make the initiative 'Make in India' a success. To achieve the scale and efficiency in manufacturing, the right policy framework needs to be implemented.

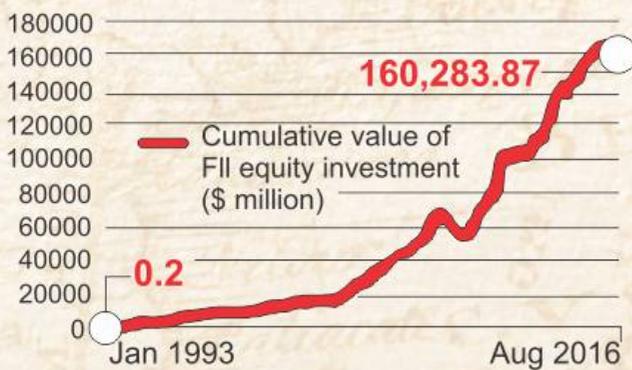
With a number of reforms such as the implementation of Goods and Services Tax from 2017, it is likely that India's global competitiveness will increase. India's ranking on the World Economic Forum's Global Competitiveness Report climbed to 55 in 2015-16, from 71, recorded in the year ago period.

Accessing the richness and technology and more investments in core sectors, India can become an economic powerhouse. The challenges are daunting but addressing these challenges would help in improving the investment climate and job creation for millions.

What has changed in Indian Economy since 1991

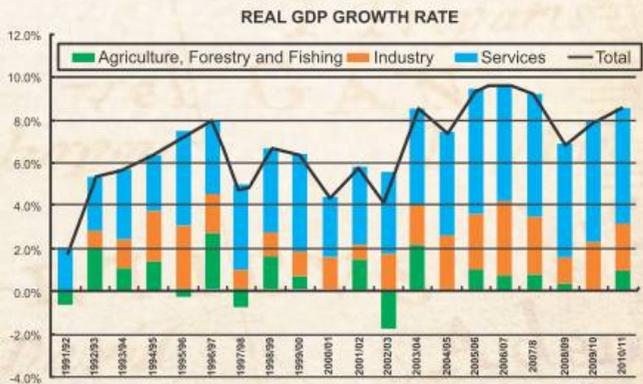


Source: Bloomberg



(Note: this is FII investment at book value. The action value of their current Investment may be more or less than the figure here, depending on the stocks they have invested in.

Source: Sebi



Sources : Government Reports

Urban Planning



India's tradition of town planning dates back to the fourth millennium BC when Mohenjo Daro and Harappa were built, incorporating the best parameters of what we now refer to as Smart Cities.

However, today our cities are in shambles due to immense pressure of urbanization and serious mismatch between demand and supply of urban infrastructure.

Quality of life in cities is deteriorating due to traffic chaos, increasing commuting distances, acute housing shortage, environmental degradation and deficient network of essential services like water supply, sewerage, drainage, solid waste management and power distribution.

Ironically, the planning response to such mammoth urban problems has been quite weak. Beginning with project based planning for road widening, beautification and clearance of slum pockets during 1850s, then piecemeal town planning schemes for parts of towns during 1920s, and integrated master planning for entire cities and areas beyond, since 1950s, the effort has been mainly physical in nature rather than multi-disciplinary. Some 5,000 registered town planners for a population of 1.25 billion are entirely inadequate to make a perceptible impact on urban planning and development scenario. Institutional, financial and legislative support systems have been either weak or entirely missing in many parts of the country. The main lacuna is that in the absence of appropriate plan implementation machinery, out of the relatively small number of plans that have been prepared so far, most remain unimplemented.

During the last 20-25 years, the effort of policy makers have been directed towards sustainable planning, detailing out plans into schemes and projects and implementing them.

During recent years, various schemes and programs such as Smart Cities Mission, Housing for All, AMRUT (formerly JnNURUM), HRIDAY, PMAY and other have been initiated with focus on time bound implementation to make a dent in serious shortages in housing and infrastructure development.

However, to make these initiatives effective it is necessary to make a serious effort towards, increasing the number of town planners which would require a quantum jump in institutions imparting planning education. Moreover, the institutions involved in planning and plan implementation will have to substantially strengthen and monitoring of projects under implementation will have to be made mandatory and supported by public participation machinery. Lastly, funding mechanism for projects and making funds available as and when required will have to be thought out carefully.

Prof. Jamal Hasan Ansari
Director, REPL

[Over 50 years' experience in urban planning. Former Director of SPA. M.Sc. in Urban & Regional Planning from University of Toronto; P.G. Diploma in Town & Country Planning (Hons.) from SPA, and B.Sc. (Civil) from Aligarh Muslim University (AMU).]



Our country took a quantum jump in the development of infrastructure sector –prominently roads & highways in 1990-91. With NHDP coming up vigorously for development of new highways and widening of two lanes to four lane highway with proper geometric and traffic design, need of both design Consultants and Project Management Consultants (PMC) were felt. More so the projects were of large value and

often require loaning through World Bank or Asian development bank. Both these agencies laid importance to appointment of a professional PMC who will be monitoring the various aspects of the projects so that the fund utilization of the banks can also be effectively monitored. In India, during early nineties, project managers were mostly using CPM/PERT network which had a lot of limitations especially while integrating the various functions required for completion of a given project within the time & budget, and as per the set quality standards. With the advent of better computing facilities and user friendly software Primavera & Microsoft Project (MSP) is now widely used by the project managers for effective monitoring of their projects.

In real estate sector as the various government regulations usher in more transparency in real estate operations and confidence of end users return, the role of

Project Management

PMC will be felt more. The qualities that a project manager offers (Transparency, Flexibility and Modernization) should change the working of the industry and will be appreciated by all stakeholders. PMC will be playing a multifaceted part in such projects and will be providing services from concept to commissioning of the projects, be it real estate or complex infrastructure projects as use of PMC offers one of the effective management solutions to increase and improve the efficiency and outcome of a project construction.

It can be thus summarized that PMC has really come of the age in last 25 years and its effectiveness can be felt in timely completed roads and highway projects, power projects and also in mass rapid transport sector projects. In high rise buildings its effectiveness can be seen as many of them has been completed in 4-5 years as against a normal 8-10 years for such projects.

S.K. Roy
Sr. V.P. PMC, REPL

[Nearly 40 years' experience in PMC and construction management. B.E Civil, and P.G. Diploma from IIT Delhi]

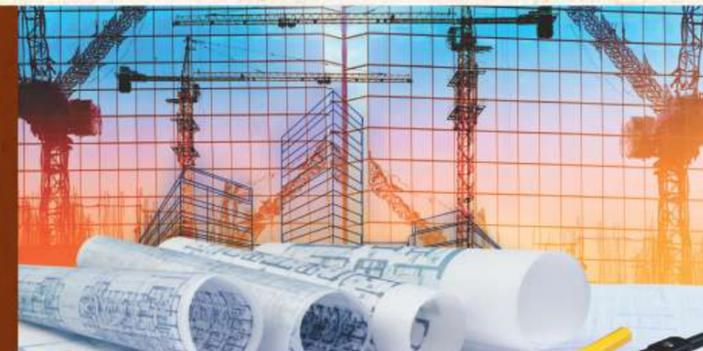
Architectural Design



The field of architecture in India has undergone significant changes in last 25 years. Architects are looking to reinvigorate and redefine the field with innovative styling, giving the buildings an intelligent identity with high revenue generation and finance.

Construction today has experienced a new boom in architecture due to rapid improvement and availability of

building materials. This has given architects freedom to use these unconventional materials to meet the growing needs of design and energy efficient buildings and also in developing economical methods of construction.



Although the concept of green buildings is not new, but today it is looked upon as the benchmark of modernity and new trend. It is being used for saving energy by taking advantage of renewable resource e.g. active and passive solar energy and providing enhanced quality of air, excellent day lighting, health and well-being to the occupants. It has also helped in conservation of scarce natural resources. Modular design technology is also being implemented thereby making them more functional.

Vastu is being aggressively adopted in the design of the day.

To assure life of structures, more and more attention is being paid on designing earthquake resistant buildings. Additionally, vertical planning has become the norm of the day in order to save precious land requirements.

Viresh Kumar
Sr. V.P. Architecture, REPL

[Over 45 years' experience in Architectural Designs. B.Arch. from University of Roorkee (Now IIT Roorkee).]

Infrastructure Transformation



The impact of economic liberalization on infrastructure has been little delayed, yet significant. The nation opened itself to 100% Foreign Direct Investment in many sectors such as Infrastructure, Railways, Automotive, Pharmaceuticals, Chemical and Textile etc.

Today, in 2016, this very nation envisions its 98 cities to become smart world-class cities on the lines

of globally most advanced urban centers. A smart city in India will be advanced in terms of overall urbanized infrastructure, communications, sustainable real estate and overall viability. In the semi-urban and rural areas, the consolidated programs are being run on much wider scale, with close coordination of central and state governments. As compared to last 25 years, we had never seen so much emphasis on water supply, sanitation and waste management systems being integrated to overall planning.

The infrastructure sector always had a powerful role to play. We have seen how the opening up of the sector had a positive impact on GDP immediately. The growth in GDP was 3.5% in 1996-1997 but in the next year it recorded an increase of 4.6% right after 100% FDI was opened for the infrastructure sector. The expenditure on the Infrastructure Sector was an abysmal US \$ 31 billion in 2002. Between 2012 and 2017, India plans to invest US \$1 trillion on infrastructure. This includes plans for US \$120 billion worth of road-widening projects and US \$60 billion to be invested in India's ports.

Though we still have to address certain policy, implementation and sustainability related issues, over the next decade we will certainly see a number of large scale infrastructure projects unfolding rapidly.

R.K. Sharma

G.M. Infrastructure Services, REPL

[25 years' experience in various infrastructure projects. B.Tech (Civil Engineering) from HBTI Kanpur and M.E. (Environmental Engineering) from Delhi College of Engineering (DCE).]



REPL

About Us:

Established in 1992, REPL is Integrated Real Estate & Infrastructure Consultants. The Group is uniquely positioned to manage projects right from the ideation stage and carry it through fund raising, planning, execution and finally marketing.

We integrate a range of services to deliver end-to-end consultancy in diverse sectors. We have expertise in formulating regional plans, master plans & zonal plans; designing water management & transportation systems and other infrastructure facilities. We can take up a greenfield or brownfield project and convert it into an integrated Hi-tech township, Smart City, IT Park or SEZ. We have designed a variety of structures including residential & commercial complexes, hotels, hospitals, recreational facilities and educational institutions.

www.replurbanplanners.com

Integrated Services

Fund Raising & Financial Advisory | Infrastructure Services | Urban Planning | GIS | Architectural Design | Structural Design | Services Design | Project Management Consultancy | Sales & Marketing Advisory.

Specialized Subsidiaries

RIPL: Rudrabhishek Infosystem Pvt. Ltd. provides specialized GIS solution on Urban Planning & Real Estate Projects.

www.replinfosys.com

IM Plus Capitals: BSE listed company, raising SEBI registered Real Estate sector specific fund of size INR 1000 Cr.

www.imcapitals.com

ApnaGhar: India's first Online Architectural Design Company.

www.apnaghar.co.in

Global Endeavors

REPL Group is expanding globally through its subsidiary companies, joint ventures and strategic investment in overseas companies. As a result, we have been able to take up projects in more than twelve countries across South East Asia, Africa and Europe.

RNL (Rudrabhishek Nigeria Limited): Subsidiary company offering infrastructure consultancy in African region.



GRL (Global Rudrabhishek Ltd.): Located in Dubai, a Joint Venture with UK based GFCL (Global Finance & Capitals Ltd.), offers complete range of advisory series in Middle East and European regions.

RSPL (Rudrabhishek Singapore Pte. Ltd.): Subsidiary company based at Singapore, serves the clients in South East Asia region, esp. on architecture and urban planning projects.

SDA (SHING Design Atelier Pte. Ltd.): An associate based at Singapore that works closely with RSPL.

BJJY (Beijing Jian Investment & Development Group): MoU with Chinese firm to form a JV company that will work in the areas of Big Data & BIM, (Building Information Modeling) and its application in Smart City & Real Estate projects.

REPL Constituted 2nd JP Bhargava Award for Best Planning Thesis



To promote the students of Urban Planning and Regional Planning, REPL constituted an annual award in fond memory of its first chairman and renowned urban planner, Late Shri. J.P. Bhargava. The second annual award was given in June, 2016. Three member jury of experts evaluate nominations received from AICTE approved institutes & ITPI. Winner was given a cash award of ₹ 1 lakh, while two other finalists received ₹ 50000/- each.

Economic Times Promising Entrepreneurs of India 2016

Mr. Pradeep Misra, CMD of REPL (Rudrabhishek Enterprises Pvt. Ltd.) has been recognized by Economic Times among Promising Entrepreneurs of India 2016, for "Leading Disruptive Change" business model. The prestigious award was given by Mr. K. K. Jalan, Honorable Secretary, Ministry of Micro Small and Medium Enterprises (MSME) at Hotel Taj, New Delhi.



Smart City Bhopal: Experience Sharing

Smart City Plan for Bhopal, prepared by REPL consortium, was recently selected among top 20 by GOI. The master plan submitted to Authorities, covering approx. 350 acres of Shivaji Nagar, is completely scalable and replicable. It was prepared after detailed citizen consultation and study of existing topography, land-use, transportation system, water management system and supporting infrastructure. Envisioned as 24X7 activity based integrated live-work-play-learn-shop concept, it is a fine example of vibrant mixed-use development. Plan incorporates all the smart features as recommended in guidelines.



- **Diverse Hub Strategy:** Digital-Innovation Hub, Knowledge-Research Hub, Health Hub, Commerce Hub, Retail Hub and Entertainment Zone with supporting Residential Clusters.
- **Walkable City:** LRT Stations were strategically located to cover site within 10 minutes' walk. Promoting walk-to-work culture.
- **TOD:** Transit Orient Development, with social inclusiveness.
- **Smart Mobility:** Vehicles restricted to the periphery of the site. Multi-Storey Car Parks, 4 Lane Service Roads and Multiple Bicycle-Tracks.
- **Public Spaces:** No road on ground level, whole site developed with the concept of vehicular free public spaces, inter-connected with multiple Pedestrian/Greens Linkages.
- **Sustainability:** Energy Efficient & Green Buildings. Using Renewable Energy Sources. Effective Waste Water & Solid Waste Management.

Diversified Projects

REPL has unique advantage of having in-house team of experts with diverse expertise, viz. Urban Planners, GIS Experts, Architects, Engineers, Fund Managers and Strategic Marketers. As a result of which, we have been able to take up a wide range of projects. Few indicative projects are -

Commercial & Industrial Projects	Area (Sq. Ft.)
Proplarity Mall, Lucknow	200,000
Tulsiani Palacio Imperial White, Lucknow	457,000
Grand View Suites, Singapore*	1,433



Hospitality, Education, Recreation, etc.	Area (Sq. Ft.)
Narayan Hridayalaya Arogyam Super Specialty Hospital, Lucknow	193,000
NU Service Apartments, Lucknow	750,000
Accor Formulae 1 Hotel, Lucknow	32,000
Ansai Institute of Technology & Management, Lucknow	609,840
Malaysian Gardens at Abuja, Nigeria*	-



Diversified Projects

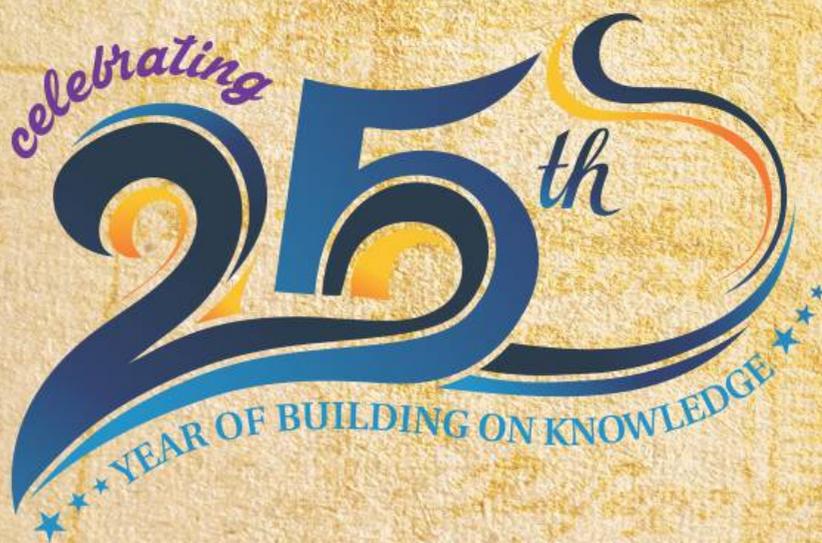
Planning & Infrastructure Projects	Area (Hectare)
Smart City Plan, Bhopal	141
Smart City Plan, Dehradun	354
Sub-Regional Plan for NCR, U.P.	10,00,000
Redevelopment Plan/ Scheme for Special Area as Notified in Master Plan of Delhi 2021	2,510
Master Plan for 5 Towns in Odisha	62,158
City Development Plan for 10 Towns in M.P.	2,408
Housing For All Plan of Action (HFAPoA) & DPR for 2 Towns of M.P. and 10 Towns of Rajasthan	-
Slum-free City Plan of Action (SFCPoA) & DPR Under Rajiv AwasYojna (RAY) (Bihar, M.P., Rajasthan, Odisha)	-
Zonal Development Plans (Ghaziabad, Modinagar, Muradnagar & Lucknow) U.P.	20,000
Spatial Plan for Special Purpose Infrastructure Corridor, Republic of Serbia	-
Sewerage Scheme, Lucknow	8,094
Augmentation of Water Supply Scheme, Africa	60 km from city
River Pollution Abatement - Narmada	Stretch of 9.6km
City Sanitation Plan for 4 Towns in M.P.	
Megapolis Hi-Tech City, Dadri, U.P.	1,031
Wave City Hi-Tech Township, Ghaziabad, U.P.	2,414
Sushant Golf City, Lucknow	1,418



Residential, Affordable Housing & Group Housing Projects	Area (Sq. Ft.)
Paarth Republic, Lucknow	14,911,896
Tulsiani Easy In Homes, Gurgaon	2,04,32
F-Crown, Lucknow	812,496
Avani Bhavan Apartments, Allahabad	92,000
Villas at Jor Bagh, Delhi	19,000
KL Residences, Kuala Lumpur*	-
Bungalows, Pierce Road, Singapore*	-
UN Diplomat Building, Sudan	26,440

For more project details, please visit
www.replurbanplanners.com

*SDA Projects



- ▼ **Fund Raising & Financial Advisory**
- ▼ **Infrastructure Services**
- ▼ **Urban Planning**
- ▼ **GIS**
- ▼ **Architectural Design**
- ▼ **Structural Design**
- ▼ **Services Design**
- ▼ **Project Management Consultancy**
- ▼ **Sales & Marketing Advisory**

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