

Alpha G:Corp & Global Education Management Systems (GEMS) Tie-up for a World School (K-12) At Alpha International City, Karnal

Global Education Management Systems (GEMS), the World's largest provider of private education in the K-12 segment have partnered with Alpha G:Corp Development Private Limited, one of the fastest growing professional real estate companies in India, to set up an international school at Karnal in the State of Haryana. The school would be located within the Alpha International City, Karnal, and will be spread over an 8-acre campus.

New Delhi, New Delhi, April 25, 2008 /[India PRwire](#)/ Global Education Management Systems (GEMS), the World's largest provider of private education in the K-12 segment have partnered with Alpha G:Corp Development Private Limited, one of the fastest growing professional real estate companies in India, to set up an international school at Karnal in the State of Haryana. The school would be located within the Alpha International City, Karnal, and will be spread over an 8-acre campus.

Alpha International City, Karnal offers the ideal residential environment, spread across 300+ acres of plotted development, and backed by benchmark, world-class infrastructure and civic amenities. The residential development will be followed by retail, commercial, educational and healthcare developments to deliver an integrated self-contained township of truly global standards. The Primary school by GEMS would be operational by 2010. Speaking on the occasion, **Mr. Prodipta Sen, VP, Marketing & Corporate Affairs, Alpha G:Corp** said "Alpha International City, Karnal is an integrated township located ideally in Karnal, in sectors 28 and 29 of HUDA on the National Highway. As part of our endeavor to provide top quality infrastructure and facilities to our residents, we are delighted to announce our collaboration with GEMS as a giant step towards bringing world-class environment in education to the rapidly growing neighborhood of Karnal."

Morgan Stanley Real Estate invested Rs. 300 crores in Alpha G:Corp in July 2006, to commence their investment program in Indian real estate, thereby also opening fresh fields of opportunity for Alpha G:Corp. Since the divestment to Morgan Stanley, the company's value has grown further following its recent USD 150m acquisition of landholding real estate companies. Alpha G:Corp has retained Ernst & Young for appraisal of investment offers by some of the world's leading PE funds in the near future.

In India since 2005, GEMS manages a growing network of schools with seven schools running successfully across the country in the States of Punjab, Uttar Pradesh, West Bengal, Rajasthan and Jharkhand. GEMS manage three schools in the Punjab region in Jalandhar, Dasuya and Kapurthala and after seeing the great response to quality education in the State, their promoters have committed to GEMS to manage more schools in the Northern region. **The launch of the school in Karnal at the Alpha International City, Karnal township would also mark GEMS' first owned school in the country.**

The GEMS network of schools provide infrastructure of international standards by way of their commitment to setting solid foundations for all their students' growth as global citizens. GEMS schools provide quality education irrespective of various fee points thus catering to a cross section of the society. The fee, depending upon the category of the school, ranges between Rs. 3,000 a month to Rs. 10 lakhs per annum (for a Boarding school). Although their schools have different ownership across the country, yet the philosophy is uniform across all the schools. On an average every school will have 2,500 students with a teacher student ratio varying between 1:10 to 1:25. In Alpha International City, the school will be owned and operated by GEMS.

Notes to Editor

About GEMS:

GEMS (Global Education Management Systems) is headquartered in Dubai and is the World's largest provider of private education in the K-12 segment. The holding company of GEMS is the Varkey Group which is owned by the Indian origin, Varkey family that has over 48 years of success in providing World-class education. GEMS network of schools provides a unique brand of holistic education to nearly 75,000 students from 124 countries. They are the largest employers of British and Indian teachers outside their home countries. GEMS employs 5,800 education professionals, specialists and staff from over 50 nationalities. **Supported by a network**

of eminent, international advisors in the field of education, such as HRH Prince Michael of Kent and Mr. Shashi Tharoor, to name a few GEMS global network of multi-skilled specialists and in-house experts provide invaluable support and guidance in all areas related to schools, delivering World class standards of education.

GEMS have a long-term commitment to India and as part of their expansion process, the Company plans to open 100 schools across India in the next 5 years, with investment in excess of Rs. 250 Crores. GEMS planned foray in India with their Premium Schools has been largely encouraged by the buoyant Indian economy. GEMS recognizes that teachers are the most crucial resource necessary and are intensively investing in teachers training facilities that would train around 2000 teachers annually.

GEMS have a very strong culture of social responsibility. **In the Middle East, their philanthropy is notable with programs like DUBAI CARES. For India, GEMS joined hands with the NGO Pratham and contributed £250,000 in a charitable event held in London to augment education for street children in India.** Pratham originated in the slums of Mumbai in 1994 with the aim of improving the lives of underprivileged children in India and works towards the realization of universal primary [education](#) under the guidance of a Board that comprises social workers, educationists and philanthropists including Mr. Sunny Varkey, Chairman of GEMS. "The philosophy of improving the lives of the underprivileged children will be extended to the villages neighboring Alpha International City of Karnal and will form an integral part of carrying out together the social responsibility as sensitive corporate citizens," added **Mr. Prodipta Sen of Alpha G Corp.**

"GEMS Education with its illustrious history of over four decades, has emerged as the World leader in private education in the K – 12 segments. Our growing numbers of over 75,000 children worldwide, who are being diligently nurtured as global citizens are a proud reminder of our immense responsibility," said **Mr. Manish Kumar Baheyti, Director, Business Development.**

About Alpha G:Corp:

Alpha G:Corp Development Private Limited is one of the fastest growing professional companies in the Indian real estate industry with projects spread across the country, including developments in Ahmedabad, Amritsar, Delhi NCR, Fatehabad, Gurgaon, Goa, Kurukshetra, Karnal, Jaipur, Meerut and several other cities in Gujarat, Punjab, Rajasthan and Madhya Pradesh. **These encompass an area of more than 30 million square feet. On receipt of approvals, the first phase of Alpha International City, Karnal was launched through private placement in 2006, wherein the project was 100% over subscribed and a public draw of lots event was conducted to make the initial allotments.**

Some of the projects of Alpha G:Corp includes landmark development and asset management of City Centre Retail projects under the umbrella brand of AlphaOne; the current projects in this category are coming up at Amritsar and Ahmedabad. **The company's integrated township projects under the umbrella brand of Alpha International City are coming up at Karnal, Amritsar, Jaipur and Fatehabad.** The company's premium, eco-friendly residential project, **GurgaonOne**, created a flutter in the real estate market when it became fully sold before even the excavation on the site could be initiated. The project received the completion certificate in September 2007 and handover of possession to actual owners of the benchmark project has been met with delight both by the buyers as well as the real estate media who have appreciated the complex as a pioneering effort that will herald an appreciable growth in environmentally sustainable projects like **GurgaonOne**. After the appreciation that Alpha G:Corp received for the environmental practices incorporated in GurgaonOne, the company's endeavor would be to develop environmentally proficient and sustainable projects across the nation, including Alpha International City, Karnal where pre-planning and ongoing grid paving will prevent soil erosion leading to a refreshing landscape. **To make the Alpha International City in Karnal a truly novel and eco-friendly township, plans for the integrated township also include implementation of extensive development of Green Belt, Rainwater Harvesting, Energy Conservation Systems & Installations, Segregation & Management of Waste -- Solid and Liquid, Vermiculture and a large-scale, advanced Sewage Treatment Plant.**

Specifications of Alpha G:Corp's Integrated Township --

Alpha International City, Karnal

Alpha International City, proposed developments by M/s **Alpha G:Corp Development Private Limited**, forming part of Sector-28 & 29 of HUDA located in Karnal on NH-1, Haryana. Township offer a modern and ideal residential environment backed with world class infrastructure facilities, civic amenities of international urban lifestyles.

A world class infrastructure means the Township will be self-sufficient by meeting all residents' needs. Such as continuous water supply, efficient and pollution free environment and state-of-art Solid waste management, sewage treatment systems for energy conservation with eco-friendly habitat designs and use of low – cost technology.

â–°ENERGY CONSERVATION SYSTEMS

Built-up/ Villa's/ Commercial Complex :-

Alpha International City will have Energy efficient structures in every block in consultation with the experts. Exterior walls of the proposed common buildings within the township would be made of hollow bricks, with in built Air Cavity (to control transfer of temperature). In some areas walls would be clad with rough Agra or similar stone to achieve best wall insulation.

Partition Walls of the Common buildings within the structures of the township would be partially constructed using bricks made of Fly Ash bricks. Then also, fly ash is being used in making of Kerbstone, pavers and channels (@5% of the total consumption of the Cement).

- Keeping provision of solar lights in parks or in green areas as per the specs of IREDA (Indian Renewable Energy Development Authority). Also, at main roads, intersections/crossings and Common Public Areas.
- Bio Gas would be generated and supplied in the township to the EWS plots.

â–°CONSERVATION OF WATER (RECYCLING)

Uninterrupted water supply will be provided to all homes in the Township. A state of the art water treatment plant will provide safe drinking water.

Total water requirement during operation phase after full occupancy of proposed township is expected to be about 1800 KLD (about 135 liters per person per day as per the specs of HUDA).

- Domestic waste water about 80% of the total requirement (about 1450 KLD) would be channelized through sewage treatment plant for recycling and then the recycled water will be used for flushing and irrigation purposes. Hence, we achieve zero discharge system as per the requirement of MOEF.

- **Services:**

No infrastructure support services exist at present in the immediate vicinity of the proposed developments. Hence, the entire water supply and the drainage services are being planned, integrating self sufficient self-contained developments. Since the overall development will happen in phases. The township is divided in different pockets and phases and all pockets are allotted individual STP and storm (Rain) water harvesting systems to ensure proper functioning of the service systems. Also 100% of the recycle water will be reused for non-potable purposes like irrigation, flushing. Hence there will be zero discharge to the municipal sewer from the township.

- **Storm Water:**

Storm water disposal will be harvested through rain water harvesting systems planned and distributed equally in the township so that maximum rain water will be recharged back to aquifer. Hence there will be zero discharge to the municipal drains from the township as per ruling of the **Central Pollution Control Board of India** and **MOEF**.

â-°RAIN WATER HARVESTING

Efficient rain water harvesting systems coupled with storm water drainage will augment water for the city's use and will replenish the ground water table while maintaining the ecological balance in a scientific and systematic method or run off from the total areas is being considered and designed to carry (6.25 mm as average rain fall per hour) in Northern India.

RCC pipes (NP2) of minimum 400 mm in size is being used to carry the storm or run off to the rain water harvesting system as suitable provision in our scheme to ensure better recharging of underground water table. Although mandatory from HUDA the harvesting system is only for the rooftops but in our township we are keeping provisions for harvesting storm or run-offs for the total areas.

As per designs we have 15 harvesting systems for the first phase of 141 acres.

â-°ENVOIRNMENT MANAGEMENT PLANS

To prevent dust emission, seeding of the top of the soil with ground coverage or use of greens. During vehicular movement dust emission will be controlled by paving all the roadsides and footpaths inside the Township.

- Portable toilets (mobile sanitation) would be provided for the construction labors at site.
- The extensive landscape and green areas will counter atmospheric pollution and reduce ambient air temperature.
- Wind control barricading, all along the periphery of the project site (construction areas).
- All DG sets installed will be with necessary sound control measures.

â-°SOLID WASTE COLLECTION AND DISPOSAL

An environmentally garbage disposal system will be created with the conversion of Organic waste for use in Organic farming. The Township will use effective sustained eco-friendly waste management systems that will have no negative impact on the environment.

Solid waste would be segregated in two categories at the site itself:

a) Bio-degradable

b) Recyclable

a) **Bio-degradable:-**

• Adequate number of colored bins will be placed separately for the collection of bio-degradable waste such as waste papers, grass and tree leaves from green areas, kitchen solid waste. Bio-degradable waste (solid) would be sent to the City land fill lower areas or to the centralized bio-gas plant.

• Bio-gas plant would be developed inside the township in provision of 0.25 acres of the land is reserved. Bio-gas

will be supplied to EWS plots only.

b) Recyclable:-

- Recyclable water from the STP will be used for flushing purposes and for irrigation in green areas.
- Solid waste converted in STP to cake form would be used as a manure or in land filled areas

â°EARTHQUAKE NORMS

In the design of buildings (Commercial components, Malls, Group Housing) the provision for earthquake resistant norms are being laid as per the norms of National Building Code and the Ministry of Disaster Management, Government of India.

â°POWER BACK UP

An undisrupted power supply will provide every home in the Township with light, warmth and comfort. 24x7 power back up will be provided for main areas like street lights, service buildings like Club house, Hospitals, Commercial through stand by DG

Other areas will get supply from UHBVN (Uttar Haryana Bidyud Vitran Nigam Limited).

â°SECURITY

Entire Township will be completely barricaded. Security points like police station, security booths will be placed at strategic locations.

Also, three tier system where security at the main entry and exit points along with mobile patrolling units in the township, Alpha International City, Karnal.

â°ROADS

All the roads in the township are designed by **Central Road Research Institute**, New Delhi. To ensure the quality of roads, a number of soil samples were collected from the proposed site of AICK by **CRRI** team in order to evaluate them in world class laboratory situated in CRRI campus, New Delhi.

To ensure long life and durability of the roads, Indian Road Congress recommendations are being implemented on the site.

- (GSB) Granular Sub Base as the base preparation to take up with WBM course. First time in township roads of Grade – 1 as per the **MOST/IRC** specs. This will increase the life of the roads and eliminate water logging.

â°CORPORATE SOCIAL RESPONSIBILITY

We are directly undertaking some activities to uplift the lifestyle of the surrounding villages like drinking water in the existing school, renovation of old school building and special arrangements for model sanitation schemes for houses in the villages (Haryana Government).

- Some activities for the uplifting of the Kacha revenue Rasta and all revenue Rasta's which lead from inside the village to the field are being converted into proper roads.
- In special arrangement medical health routine check ups/ camps facility would be made from our hospital and dispensary.
- Program will be initiated to provide education to the children of the villages in high school, primary school and

nursery school.

â°EMPLOYMENT:-

- Local unskilled labors (nearly 400 numbers) are employed in the construction or development of the township.
- Local semi-skilled from neighboring areas would be required for the security purposes after completion of various facilities/ structures like schools, malls, commercial components and hospital.
- Nearly 50 technical skilled professionals are engaged/ going to be in the development of the township including engineers, technicians, electricians, fitters, plumbers. After the completion of the township takes place, highly qualified professionals would be required for International brand schools, entertainment, shopping malls, dispensary and hospital.

Impact of FDI policies, present and expected, on large projects and surrounding areas in Tier II & III cities and towns:-

Policy changes regarding FDI have led to the successful launch of many large-scale projects like Alpha International City, Karnal. Persistent rationalization and liberalization in this regard will be beneficial. Governments at the Centre and the States should actively consider and encourage and partner with Developers in Tier-II & III cities and towns towards sustained activities benefiting rural areas surrounding the developments in the long-term.

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