Gujarat’s Strengths

- Traditional Business Community
- High Growth Economy -- >10% over last five years
- Pool of Trained Manpower
  - CAs
  - Commerce Graduates
- Active Capital Markets -- Gujarat contributes 30% of stock market capitalization
- Proactive Government
Following sectors have been acknowledged as high growth for India:

- Financial Services
- IT/ITeS
- BPO/KPO

As per McKinsey Study by 2020, :

- The sector could provide a potential 10 million to 11 million jobs
- About 800 mn sq ft of office space
- GDP contribution could outperform at a rate of 15 to 20 per cent

Opportunities are constrained:

- Infrastructure bottlenecks
- Overcrowded Cities

Solution: Setting up Self-sustaining Cities
“If India builds an International financial center, with suitable rules and regulations the earnings out of financial sector exports will surpass that of IT”
– Percy Mistry, (Fmr) World Bank

“Offshoring industry needs at least five new ‘Gurgaon’ and five to seven new ‘Pune plus’”
– Nasscom–McKinsey report
Gujarat has Potential to Access a Large Financial Services Opportunity

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Financial Services</th>
<th>Estimated No of Jobs (Thousands)</th>
<th>Year 2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Core Financial Services: Financial Services Operations</td>
<td>125-150</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Financial Services Corporate Centre</td>
<td>100-125</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Select Product Markets</td>
<td>10-15</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Capital Markets &amp; Trading</td>
<td>2-4</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>IT for Financial Services</td>
<td>200-225</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>ITeS for Financial Services</td>
<td>75-100</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>500-600</td>
<td></td>
</tr>
</tbody>
</table>

An additional 5,00,000 indirect jobs is expected to be created by 2020.
Gujarat International Finance Tec-City

- Gujarat International Finance Tec-City Company Limited (GIFTCL) incorporated in June 2007

- 50: 50 Joint Venture between
  - Gujarat Urban Development Co. Ltd. (GUDC) and
  - Infrastructure Leasing and Financial Services Ltd. (IL&FS)

- Share Capital: Rs. 5 Cr and PDF of Rs. 40 Cr

- Management
  - 4 Directors nominated by Government of Gujarat
  - 4 Directors nominated by IL&FS
  - 4 Independent Directors
Location of GIFT

- 12 km from Ahmedabad
- 8 km from Gandhinagar
- GIFT Area: 550 acres
30 Building Blocks
125 Buildings
3 Landmark Buildings above 350 mt
27 Buildings above 150 mt
46 Buildings above 100 mt
3 Schools
200 Bed Hospital
4 Hotels (~2500 rooms)
## Diamond Tower

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plot Area (Sq. Mt)</td>
<td>28,628</td>
</tr>
<tr>
<td>Total Area (Sq. ft)</td>
<td>4,286,056</td>
</tr>
<tr>
<td>- Above Ground (Sq. ft)</td>
<td>2,721,372</td>
</tr>
<tr>
<td>- Below Ground (Sq. ft)</td>
<td>1,564,684</td>
</tr>
<tr>
<td>Max Height in Meters</td>
<td>405</td>
</tr>
<tr>
<td>Max No. of Floors</td>
<td>86</td>
</tr>
<tr>
<td>Building Use</td>
<td>Office with support facilities</td>
</tr>
</tbody>
</table>

Package – D / Diamond Tower
## Gateway Towers

<table>
<thead>
<tr>
<th>Plot Area (Sq. Mt)</th>
<th>39,864</th>
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</thead>
<tbody>
<tr>
<td>Total Area (Sq. ft)</td>
<td>7,184,602</td>
</tr>
<tr>
<td>- Above Ground (Sq. ft)</td>
<td>5,356,978</td>
</tr>
<tr>
<td>- Below Ground (Sq. ft)</td>
<td>1,827,624</td>
</tr>
<tr>
<td>Max Height in Meters</td>
<td>350</td>
</tr>
<tr>
<td>Max No. of Floors</td>
<td>75</td>
</tr>
<tr>
<td>Building Use</td>
<td>Office with support facilities</td>
</tr>
</tbody>
</table>

Package – C / Gateway Towers
<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plot Area (Sq. Mt)</td>
<td>28,628</td>
</tr>
<tr>
<td>Total Area (Sq. ft)</td>
<td>4,286,056</td>
</tr>
<tr>
<td>- Above Ground (Sq. ft)</td>
<td>2,721,372</td>
</tr>
<tr>
<td>- Below Ground (Sq. ft)</td>
<td>1,564,684</td>
</tr>
<tr>
<td>Max Height in Meters</td>
<td>231</td>
</tr>
<tr>
<td>Max No. of Floors</td>
<td>55</td>
</tr>
<tr>
<td>Building Use</td>
<td>Hotel, Office &amp; Commercial</td>
</tr>
</tbody>
</table>

**Package – G / Transit Node**
# Crystal Towers

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Plot Area (Sq. Mt)</td>
<td>45,390</td>
</tr>
<tr>
<td>Total Area (Sq. ft)</td>
<td>8,484,407</td>
</tr>
<tr>
<td>- Above Ground (Sq. ft)</td>
<td>6,502,149</td>
</tr>
<tr>
<td>- Below Ground (Sq. ft)</td>
<td>1,982,258</td>
</tr>
<tr>
<td>Max Height in Meters</td>
<td>276</td>
</tr>
<tr>
<td>Max No. of Floors</td>
<td>65</td>
</tr>
<tr>
<td>Building Use</td>
<td>Office with support facilities</td>
</tr>
</tbody>
</table>

**Package – H / Crystal Towers**
<table>
<thead>
<tr>
<th>Package – W/Convention Centre/ Museum</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Plot Area (Sq. Mt)</strong></td>
</tr>
<tr>
<td>Plot Area (Sq. Mt)</td>
</tr>
<tr>
<td>-------------------</td>
</tr>
<tr>
<td>31, 540</td>
</tr>
</tbody>
</table>
The GIFT Real Estate Component comprises Office, Service and Residential facilities

### GIFT Land use (in %)

<table>
<thead>
<tr>
<th>Component</th>
<th>Area (Million Sq.Ft.)*</th>
<th>In %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>20.94</td>
<td>23%</td>
</tr>
<tr>
<td>Commercial</td>
<td>54.0 5</td>
<td>60%</td>
</tr>
<tr>
<td>Hotel</td>
<td>2.05</td>
<td>2%</td>
</tr>
<tr>
<td>Retail</td>
<td>4.78</td>
<td>5%</td>
</tr>
<tr>
<td>Public Building</td>
<td>7.49</td>
<td>9%</td>
</tr>
<tr>
<td>Recreation</td>
<td>1.02</td>
<td>1%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>91.2</strong></td>
<td><strong>100 %</strong></td>
</tr>
</tbody>
</table>

*For ~91 Mn. Sq.Ft., balance area is basement*
Compared to the best CBD’s of the world

<table>
<thead>
<tr>
<th></th>
<th>Paris La Defense</th>
<th>Tokyo</th>
<th>London</th>
<th>Pudong</th>
<th>GIFT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land use Scale (sqkm)</td>
<td>1.6</td>
<td>1.6</td>
<td>1.05</td>
<td>1.7</td>
<td>2.04</td>
</tr>
<tr>
<td>Construction Scale (sqm)</td>
<td>2.5 mn</td>
<td>1.6 mn</td>
<td>1.1 mn</td>
<td>4.5 mn</td>
<td>8.48 mn</td>
</tr>
<tr>
<td>Floor-area Ratio</td>
<td>1.56</td>
<td>1.00</td>
<td>1.05</td>
<td>2.65</td>
<td>4.13</td>
</tr>
<tr>
<td>Greenbelt (sqm)</td>
<td>40,000</td>
<td>120,000</td>
<td>50,000</td>
<td>363,500</td>
<td>517,821</td>
</tr>
<tr>
<td>Height (m)</td>
<td>200</td>
<td>250</td>
<td>250</td>
<td>490</td>
<td>405</td>
</tr>
</tbody>
</table>
GIFT Infrastructure Development Overview

**Core Infrastructure**
- Site Development
- Landscaping
- Maintenance Systems

**Transportation & Utilities**
- Roads and Transportation
- Water Systems
- Waste Management Systems
- Power Generation and Distribution
- District Cooling System
- ICT
- Domestic Gas Distribution
Direct Access from all directions

Extension of BRTS to GIFT

MRTS Plan

- External Connectivity at 6 points
- Grade Separators to support the network
- Proposed RoW: 60-80m
Extension of BRTS upto GIFT City

BRTS Extension – 37 km

PHASE 1
• Additional link of 25 km between GIFT, Airport, Ahmedabad and Gandhinagar

• Transport Demand Generated by GIFT between Ahmedabad & Gandhinagar
  
  • 2.5 lakhs trips per day one way by Year 2012
  
  • 5 lakhs trips per day one way by Year 2018
TRANSPORT VISION

- Segregating vehicular & pedestrian movement to maximum
- Modal Split of 10:90 between private and public transport
- Walk to work concept
- Aiming Zero Fatal Accident City
- Transit Oriented Development

TRANSPORT ELEMENTS

- Surface Roads (2/4 lane – 14 km)
- Recessed Roads - underground (15.5 km)
- Intelligent Transport System
  - 210 CCTV Cameras
  - 96 HR Cameras
PARKING HUBS

GIFT Building Basements:
Total Car parks capacity 85,000 cars

4 External Parking Hubs:
Total capacity of 30,000 cars

LOGISTIC HUB

- Serve to receive – store – distribute supplies to the city
- Area = 12 acre Capacity : 800 ton
- Located at junction of NH8 & main arterial road to GIFT
- 3 Lane entry/exit road with lay bye from NH8
Living Bridge:

The ‘Living Bridge’ would have a length of 600 m, 8 lanes of divided carriageway with vertical segregation of public transport and pedestrian walkway.
**Signature Bridge:**

- The ‘Signature Bridge’ would be approximately 550m in length, have four lane divided carriageway with footpath on either side.

**Tunnel:**

- Total Length of Tunnel – 800m
PRT – PERSONAL RAPID TRANSPORT

Innovative Technology

- Automatic personal transit service
- Intelligent vehicle
- Available on demand 24 x 7
- Dedicated guide-way network
- Non stop travel direct to destination
- Stations are offline
Water Source, Promenade and Water Front Development

- Total Water Requirement : 20 MGD
- Water Sources:
  - Narmada Main canal
  - Recycling and Reuse of Wastewater
  - Rainwater Harvesting
- GIFT Master Reservoir
- Concept of Zero Discharge City
- Perennial Water Front ensured through construction of three barrages on river Sabarmati
- Proposed Landscaped promenade at the river bank along GIFT
Sewage treatment

3 STAGES

- **Stage 1: Primary treatment**
  - Screening and Degravitation

- **Stage 2: Secondary treatment**
  - Includes biological process to remove organic matter and BOD

- **Stage 3: Tertiary treatment**
  - Polish the treated sewage after secondary treatment to bring the water quality up to the level of reuse

**Concept of Zero Discharge City**

- Modular Design
- Recycled Water Use
  - Treated Water would be used for Flushing, Landscaping and as Make-up Water for AC Cooling Towers

- Sewage Treatment Plant
  - 38 MLD (8.44 MGD) capacity
Solid Waste Management

Projected Waste Quantity of GIFT: 488 TPD
Minimize impact on environment, human intervention, space requirement, impact on health hazard

**Automatic Collection and Transportation System**

1. The waste is thrown into a disposal chute
2. Computer controlled access
3. Waste sucked through pipes at a speed of 90 km/hr

**Plasma Technology would be used for Waste Treatment**
Power

- Planned Captive Power Plant Capacity- 1000 MW
- Underground cabling for power distribution within the area of GIFT
- Substation and Distribution Automation
- Indoor substation

Reliability – 99.999% which means outage of 5.3 minutes/annum

1. MRSS (Main Receiving Substation)  2 nos.
2. UG (Underground cabling system)  584 km.
3. ASS (Area Sub station)           14 nos.
4. PSS(Package Substation)         850 nos.
5. CCR (Central Control Room)      1 nos.
Centralized Air Conditioning System

- Conventional AC System not Required
- Efficiency through economies of scale
- Reduces energy costs by 30%
- Reduces maintenance costs
- Improves air quality and temperature control
- Reduces noise and vibration
- Total Capacity: 3.25 Lakh Ton
Service Trenches

Integrated Underground Service Trenches

- 7.5 Km in length, 6.5 mt height and width varying from 24 to 36 mts
- Supply of services in a sub-surface regular grid
- Buildings to tap in the grid wherever required
- All services housed in various divisions of sub-surface ditch
- No service lines aboveground
- Alternate sources & technology to be used for resource management – water & power in particular
Service Trenches

Integrated Underground Service Trenches
**GIFT Occupants would have access to following ICT Services**

**Infrastructure**
- High Speed Fibre *
- Network
- Diverse Local and International Connectivity
- Pervasive Wireless and Mobile Network
- Data Centres

**Platforms**
- Financial Extranets
- CUG to Exchanges
- Voice
- Industry Specific Platforms
- City e-Portal
- Sensor Networks
- IPTV Internet Gateway

**Services**
- Data
- Voice
- Wi-Fi
- Tier-4 Data Centres
- Business Continuity
- Security
- High Speed Internet Access
- Monitoring

* About 8000 km fibre (equivalent to Ahmedabad – Chicago Distance!)*
GIFT will exceed the ICT capabilities of comparator cities

<table>
<thead>
<tr>
<th>Overtaking &quot;Place&quot;</th>
<th>Triple Play</th>
<th>Smart Buildings</th>
<th>Faster Set-up</th>
<th>Competitive Service Provision</th>
<th>All Fibre</th>
<th>Mobile/Wireless</th>
<th>Trading Platform</th>
<th>Sub Sea Connectivity</th>
<th>Data Centre</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 GIFT</td>
<td>Green</td>
<td>Green</td>
<td>Green</td>
<td>Green</td>
<td>Green</td>
<td>Green</td>
<td>Green</td>
<td>Green</td>
<td>Green</td>
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<tr>
<td>2 DIFC</td>
<td>Green</td>
<td>Green</td>
<td>Black</td>
<td>Yellow</td>
<td>Green</td>
<td>Green</td>
<td>Yellow</td>
<td>Yellow</td>
<td>Green</td>
</tr>
<tr>
<td>3 DIC</td>
<td>Green</td>
<td>Green</td>
<td>Black</td>
<td>Green</td>
<td>Green</td>
<td>Green</td>
<td>Green</td>
<td>Yellow</td>
<td>green</td>
</tr>
<tr>
<td>4 SONGDO</td>
<td>Green</td>
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<td>Green</td>
<td>Green</td>
<td>Green</td>
<td>Green</td>
<td>Green</td>
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</tr>
<tr>
<td>5 New WTC – New York</td>
<td>Black</td>
<td>Green</td>
<td>Black</td>
<td>Yellow</td>
<td>Green</td>
<td>Green</td>
<td>Green</td>
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</tr>
<tr>
<td>6 Canary Wharf - London</td>
<td>Black</td>
<td>Green</td>
<td>Yellow</td>
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<td>Green</td>
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<td>Green</td>
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</tr>
<tr>
<td>7 Pudong - Shanghai</td>
<td>Yellow</td>
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<td>Black</td>
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<td>Yellow</td>
<td>Green</td>
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<tr>
<td>8 La-Defense Paris</td>
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<td>Yellow</td>
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<td>Green</td>
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<tr>
<td>9 Singapore</td>
<td>Green</td>
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</tr>
<tr>
<td>10 London Stock Exchange</td>
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<td>Green</td>
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<td>Yellow</td>
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<td>11 New York Stock Exchange</td>
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<tr>
<td>12 Tokyo</td>
<td>Yellow</td>
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<td>Black</td>
<td>Yellow</td>
<td>Green</td>
<td>Green</td>
<td>Yellow</td>
<td>Green</td>
<td>Green</td>
</tr>
</tbody>
</table>

Source: Study by British Telecom

- Green: Not Applicable
- Poor: Black
- Reasonable: Yellow
- Excellent: Green
Construction Work Force Development

- 20,000 workers can be employed during construction at peak

- Specialized workforce required for
  - Construction of tunnel & Under ground roads
  - Construction of building having height of 300 - 400 Mt
  - Specialized experts for Survey, Quantity & Lab testing
  - Installation of huge Glass work/facades

- Meetings held with various stakeholders for skill set development of construction workforce

- State Government to strengthen ITI’s

- A separate institution to be set up for specialized construction work force
Talent Development Road Map

➢ Talent Development and Preference Study was undertaken by Hewitt Associates. Following Talent Development Road Map is recommended to match the growing Talent Demand in the State of Gujarat.

Nodal Agency

• To act as integrator for all Talent Development Initiatives
• To Liaise with Education Department and Universities
• To Create of Long Term Talent Development Plan

Finishing Schools

– Industry Specific Short Term Courses for Fresh Graduates as Interim Solution

Training Schools

– Skill Augmentation Courses for Specific Domains for Entry & Middle level Management Talent

Education City Development

– Development of Education City that would offer Courses to ensure Sustainable Supply of Talent

School Education Infrastructure Development

– Development of School Education Infrastructure in the State to ensure Long Term Talent Availability
Total Estimated Project Cost : Rs. 70,270 Cr

Core Infrastructure
- Rs. 10,475Cr
- Site Development
- Landscape
- Roads
- Storm Water Drainage
- River Training

User Pay Utilities
- Rs. 25,021 Cr
- Power Generation
- Power Distribution
- Waste Mgmt System
- District Cooling
- Gas System
- ICT
- Parking System

PPP basis with 26% equity by GIFTCL

Real Estate
- Rs. 34,774Cr
- Office
- Commercial
- Residential
- Hotels

To be developed by occupiers / developers
## Means of Finance

<table>
<thead>
<tr>
<th>Source of Fund</th>
<th>Rs. Crores</th>
</tr>
</thead>
<tbody>
<tr>
<td>GIFT Unit Fund</td>
<td>12,426</td>
</tr>
<tr>
<td>Strategic Investors</td>
<td>5,555</td>
</tr>
<tr>
<td>Debt</td>
<td>17,514</td>
</tr>
<tr>
<td>Developers</td>
<td>34,774</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>70,270</strong></td>
</tr>
</tbody>
</table>
Implementation

- Phased: 1\textsuperscript{st} phase 20m sq feet
- Core infrastructure 3000 crores
- Agreement with IL&FS to build 7.3 m sq’
- Design development for core infrastructure completed
- Proposed bond issue by June end