

# Gujarat International Finance Tec-City (GIFT)



**Presentation at  
Regional Best Practices Seminar  
Manila, Philippines  
29 – 30 April, 2009**

## 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

## Need for Finance City in India

- 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

| Sr. No. | Financial Services          |                                     | Estimated No of Jobs (Thousands) |
|---------|-----------------------------|-------------------------------------|----------------------------------|
|         |                             |                                     | Year 2020                        |
| 1       | Core Financial Services     | Financial Services Operations       | 125-150                          |
| 2       |                             | Financial Services Corporate Centre | 100-125                          |
| 3       |                             | Select Product Markets              | 10-15                            |
| 4       | Capital Markets & Trading   |                                     | 2-4                              |
| 5       | IT for Financial Services   |                                     | 200-225                          |
| 6       | ITeS for Financial Services |                                     | 75-100                           |
|         | Total                       |                                     | 500-600                          |

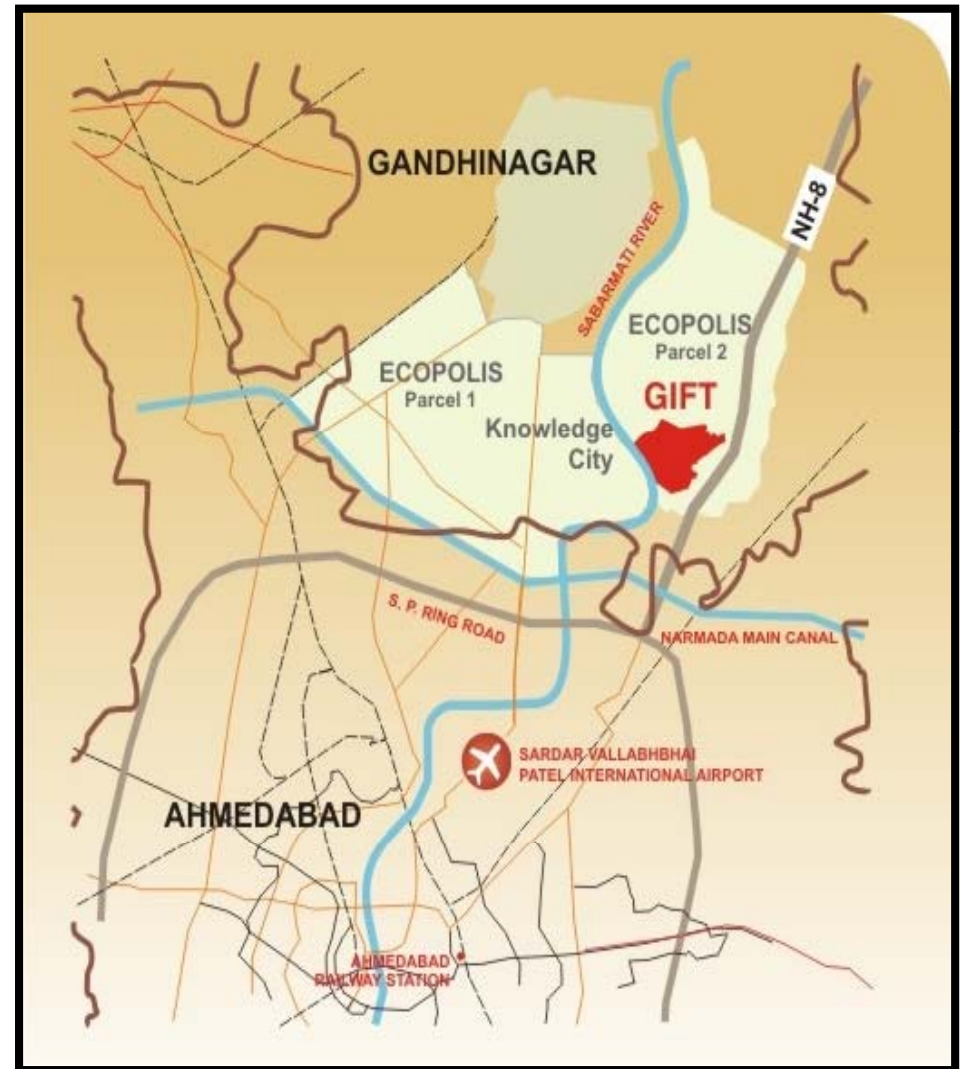
An additional 5,00,000 indirect jobs is expected to be created by 2020

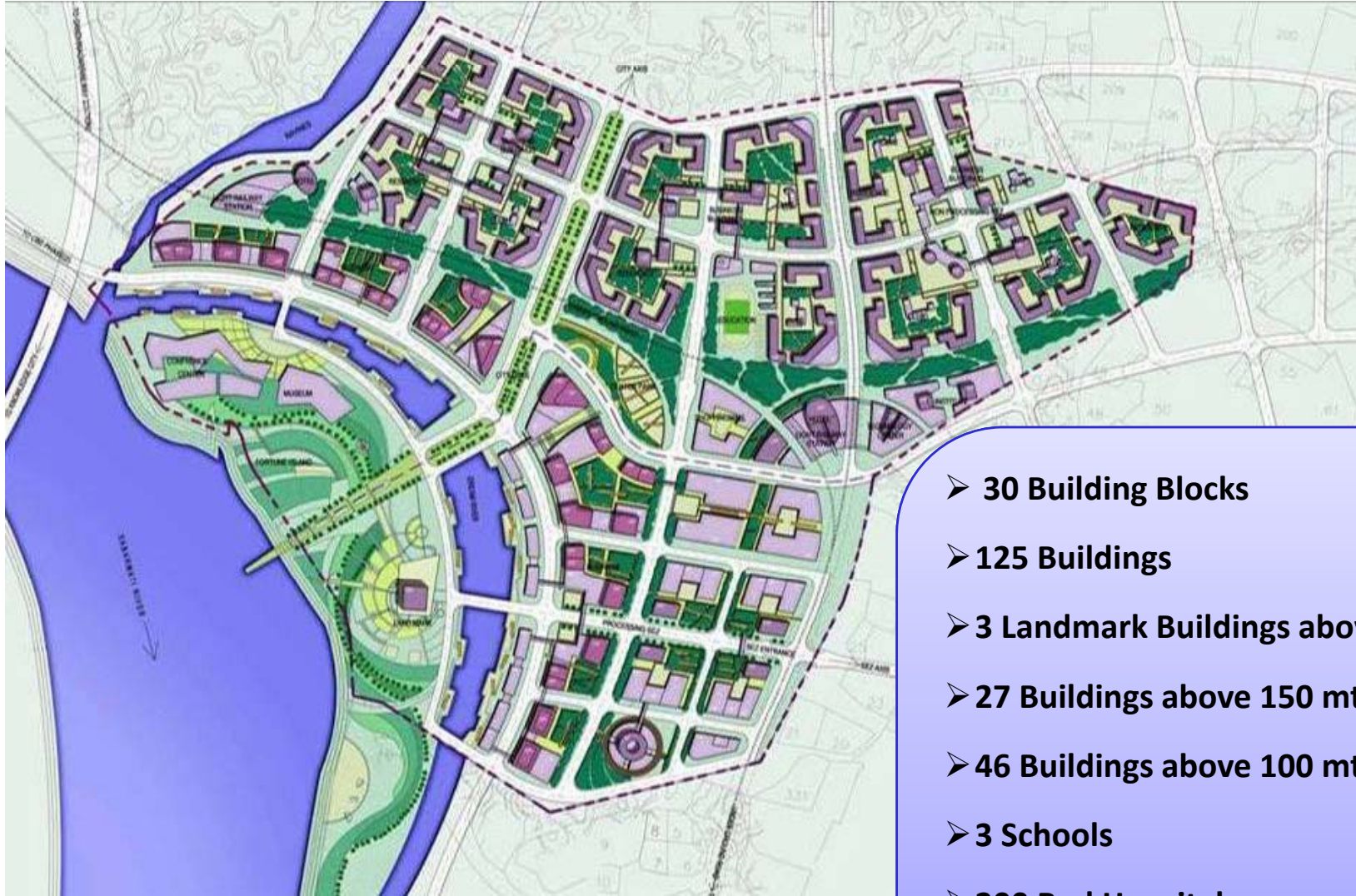
## Gujarat International Finance Tec-City

- 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)



# Landmark Buildings



- 1 Diamond Tower
- 2 River front
- 3 Convention Centre
- 4 Gateway Towers
- 5 Transit Node
- 6 Crystal Tower

# Diamond Tower

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



**Package – D / Diamond Tower**

# Gateway Towers

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



# Transit Node

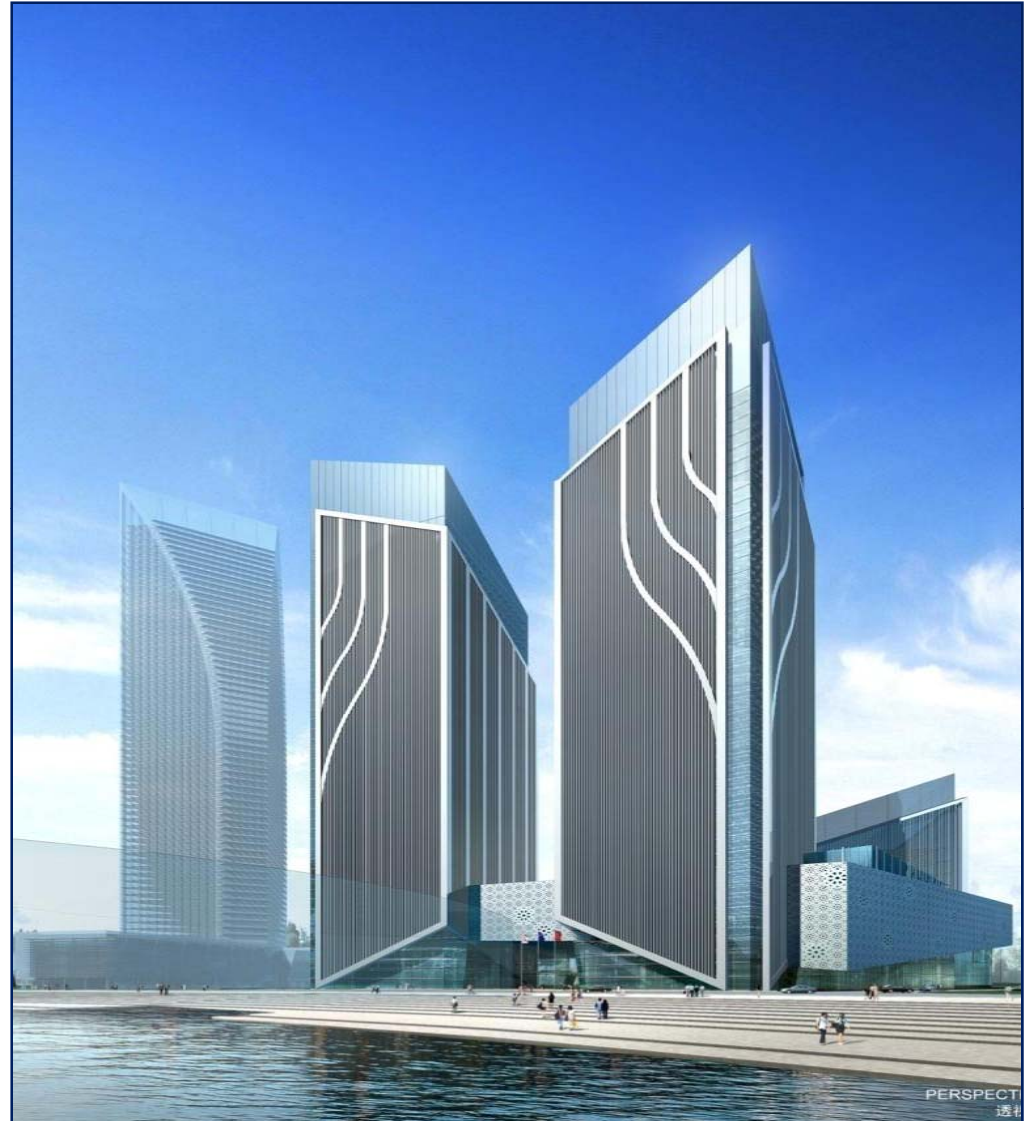
|                                |   |
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| <b>- Above Ground (Sq. ft)</b> | <b>2,721,372</b>                              |
| <b>- Below Ground (Sq. ft)</b> | <b>1,564,684</b>                              |
| <b>Max Height in Meters</b>    | <b>231</b>                                    |
| <b>Max No. of Floors</b>       | <b>55</b>                                     |
| <b>Building Use</b>            | <b>Hotel, Office<br/>&amp;<br/>Commercial</b> |



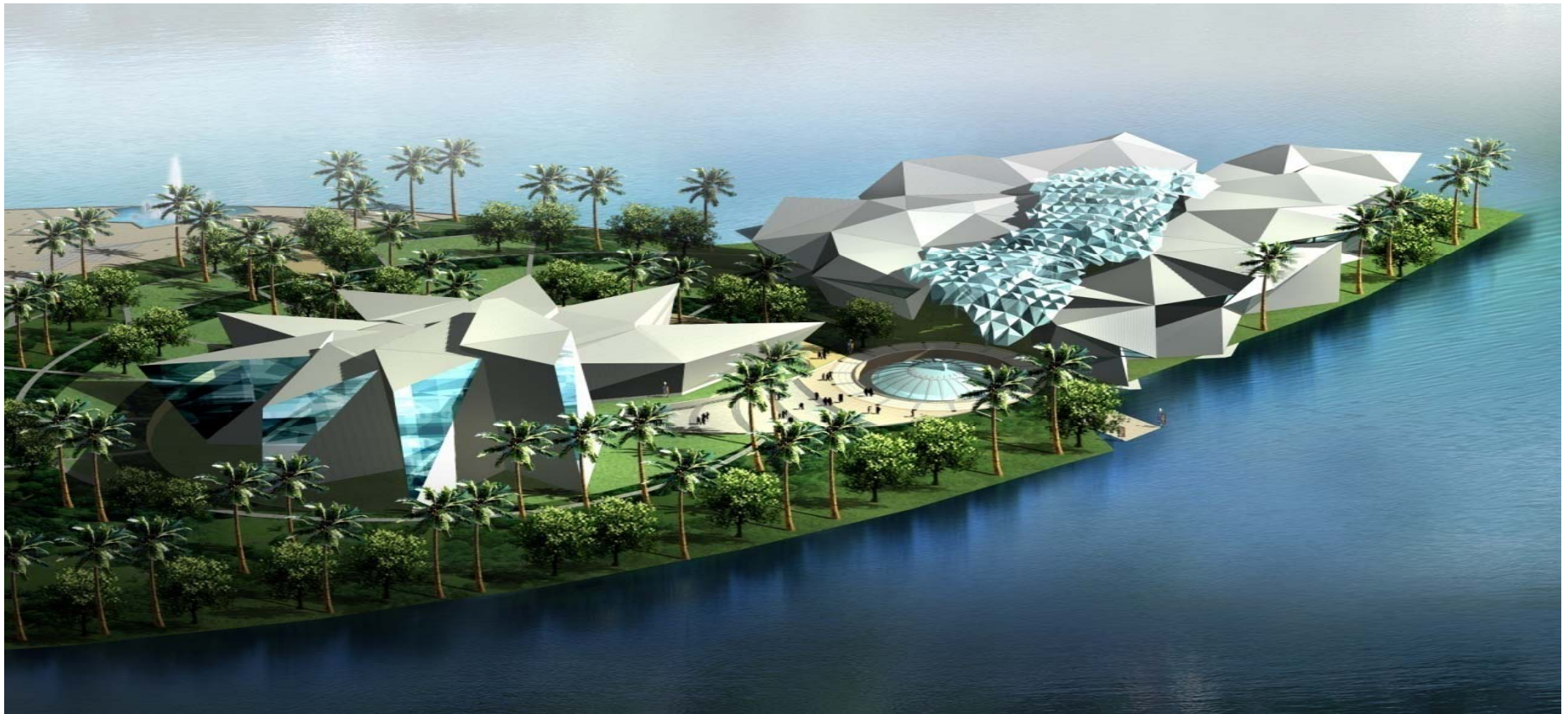
**Package – G / Transit Node**

# Crystal Towers

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



# Convention Centre



**Package – W/Convention Centre/ Museum**

| Plot Area (Sq. Mt) | Total Area (Sq. ft) | Above Ground (Sq. ft) | Below Ground (Sq. ft) | Max Height in Meters | Max No. of Floors | Building Use       |
|--------------------|---------------------|-----------------------|-----------------------|----------------------|-------------------|--------------------|
| 214,550            | 6,545,388           | 3,548,233             | 2,997,165             | 65                   | 16                | Convention Center* |

# River Front



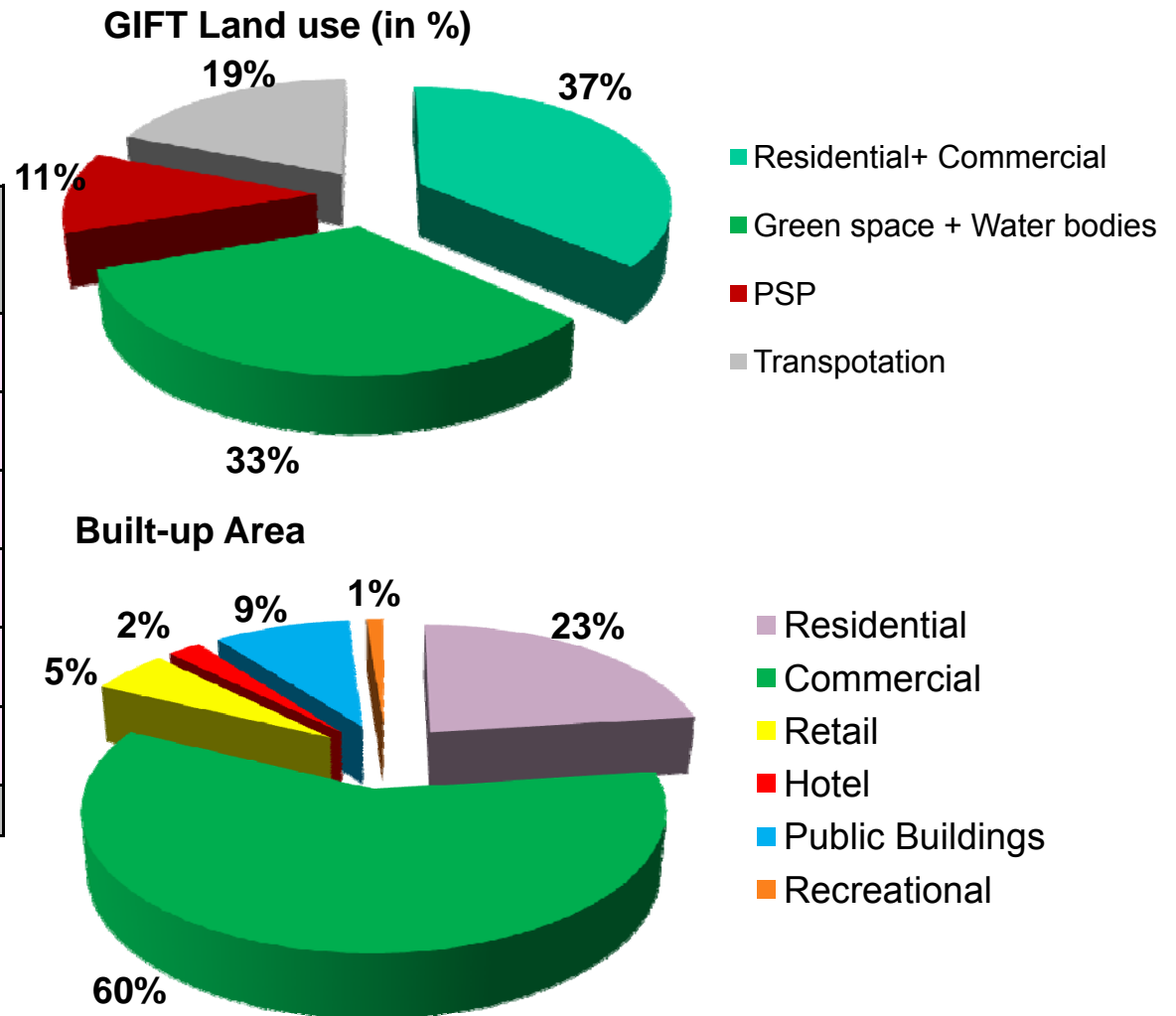
Package – V1 / Dream River

| Plot Area (Sq. Mt) | Total Area (Sq. ft) | Above Ground (Sq. ft) | Below Ground (Sq. ft) | Max Height in Meters | Max No. of Floors | Building Use                               |
|--------------------|---------------------|-----------------------|-----------------------|----------------------|-------------------|--|
| 31, 540            | 2,493,662           | 216,333               | 2,277,329             | 17                   | 4                 | Recreational Place with support facilities |

# The GIFT Real Estate Component comprises Office, Service and Residential facilities

| BUA Component   | Area (Million Sq.Ft.)* | In %         |
|-----------------|------------------------|--------------|
| Residential     | 20.94                  | 23%          |
| Commercial      | 54.0 5                 | 60%          |
| Hotel           | 2.05                   | 2%           |
| Retail          | 4.78                   | 5%           |
| Public Building | 7.49                   | 9%           |
| Recreation      | 1.02                   | 1%           |
| <b>Total</b>    | <b>91.2</b>            | <b>100 %</b> |

For ~91 Mn. Sq.Ft., balance area is basement





## Compared to the best CBD's of the world



Paris La Defense

Tokyo

London

Pudong

GIFT

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

## **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

TRANSPORT CONNECTIVITY

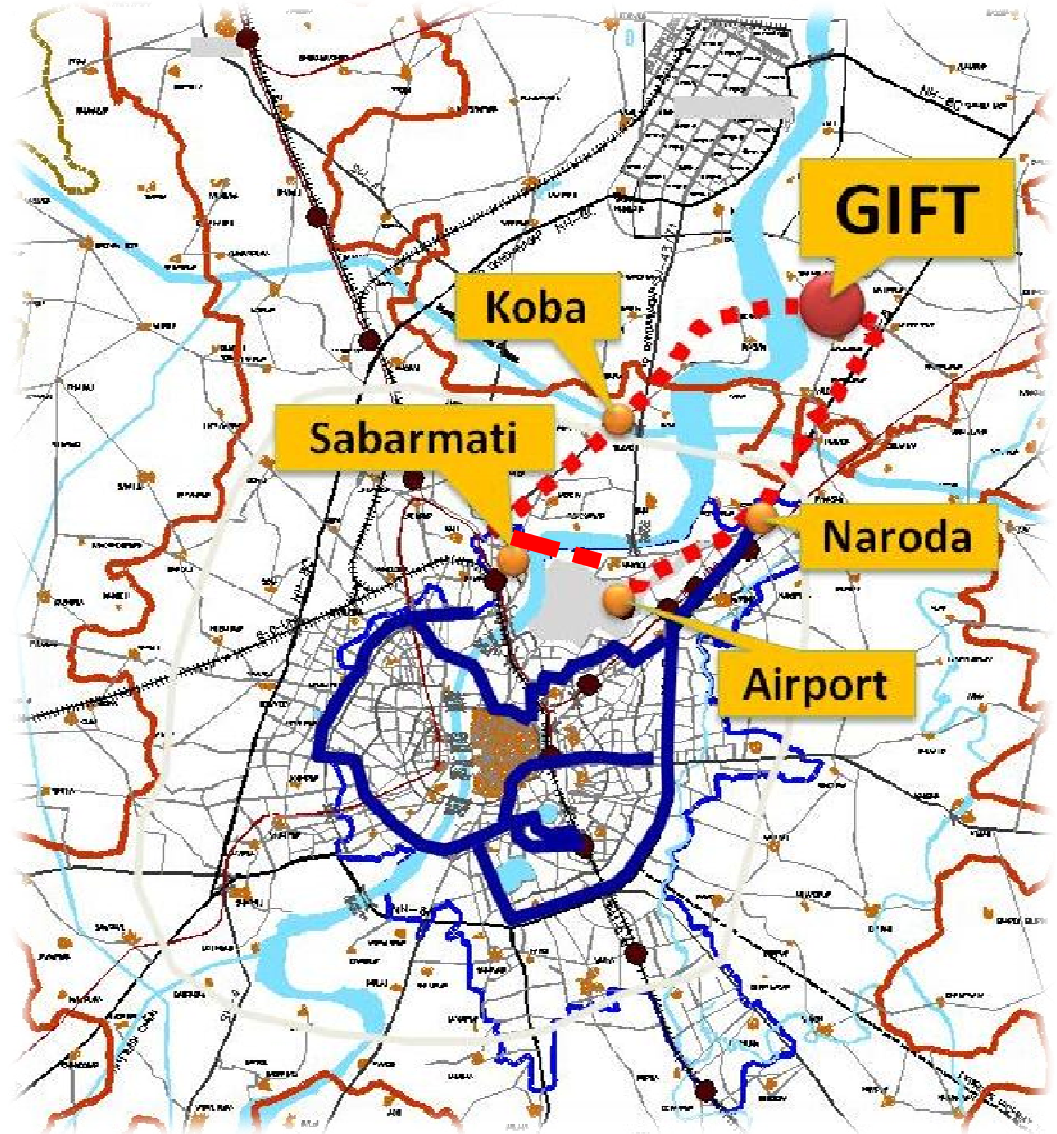
- Direct Access from all directions
- Extension of BRTS to GIFT
- MRTS Plan



EXTERNAL ROAD CONNECTIVITY

- External Connectivity at 6 points
- Grade Separators to support the network
- Proposed RoW: 60-80m

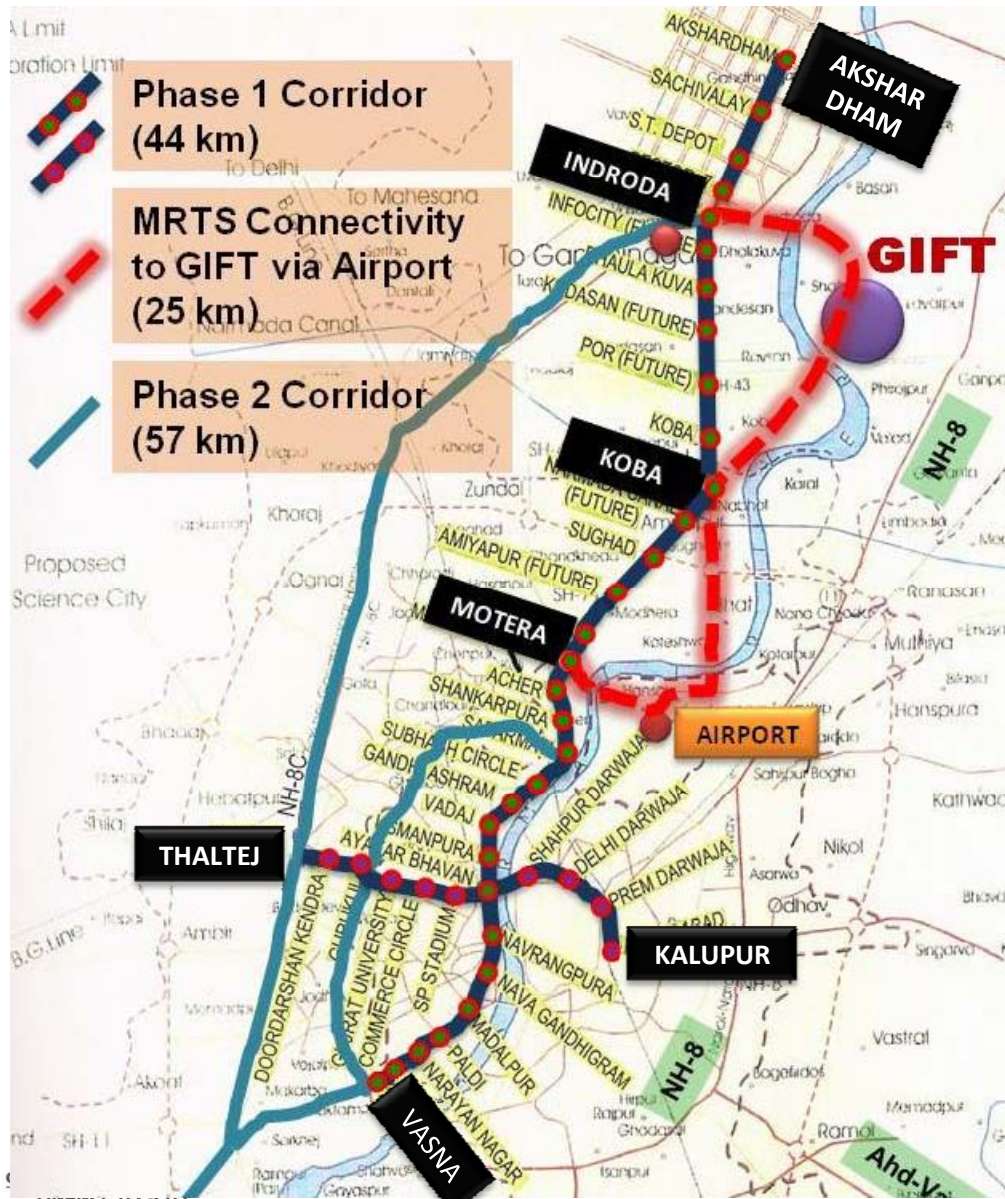
# Extension of BRTS upto GIFT City



■ ■ ■ BRTS Extension – 37 km

— PHASE 1

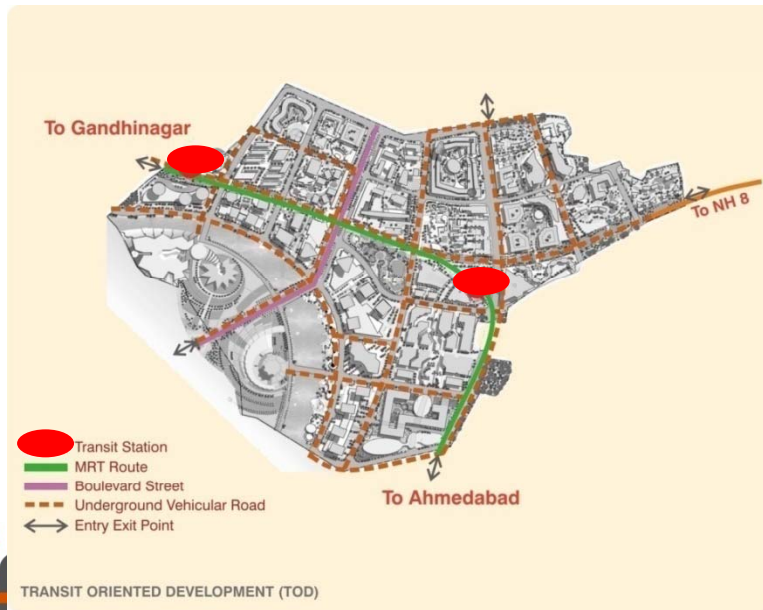
# Transportation ..... (3/8)



- 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

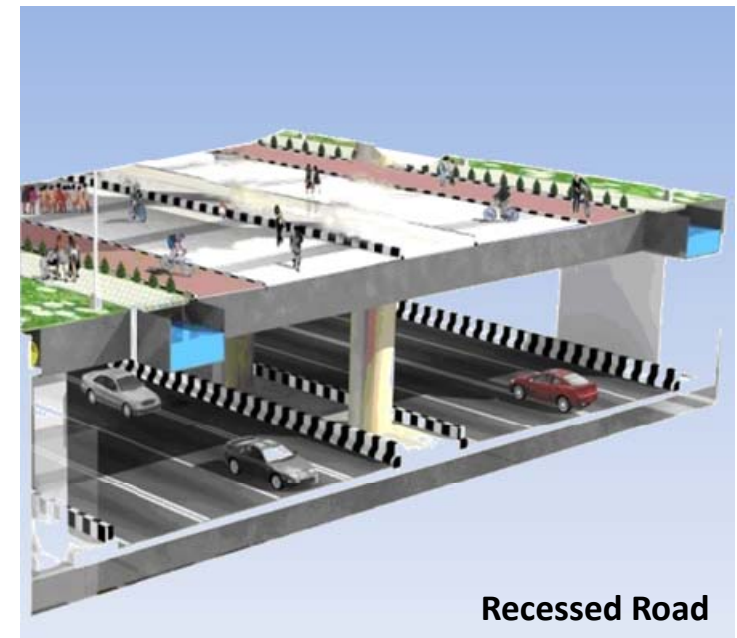
## TRANSPORT VISION

- 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:**

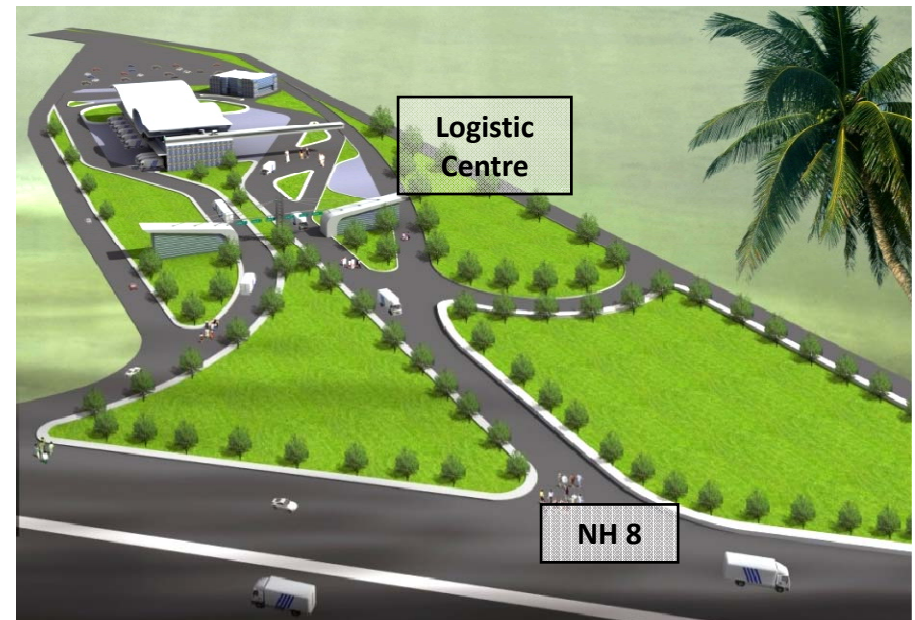
Total Car parks capacity 85,000 cars

**4 External Parking Hubs:**

Total capacity of 30,000 cars

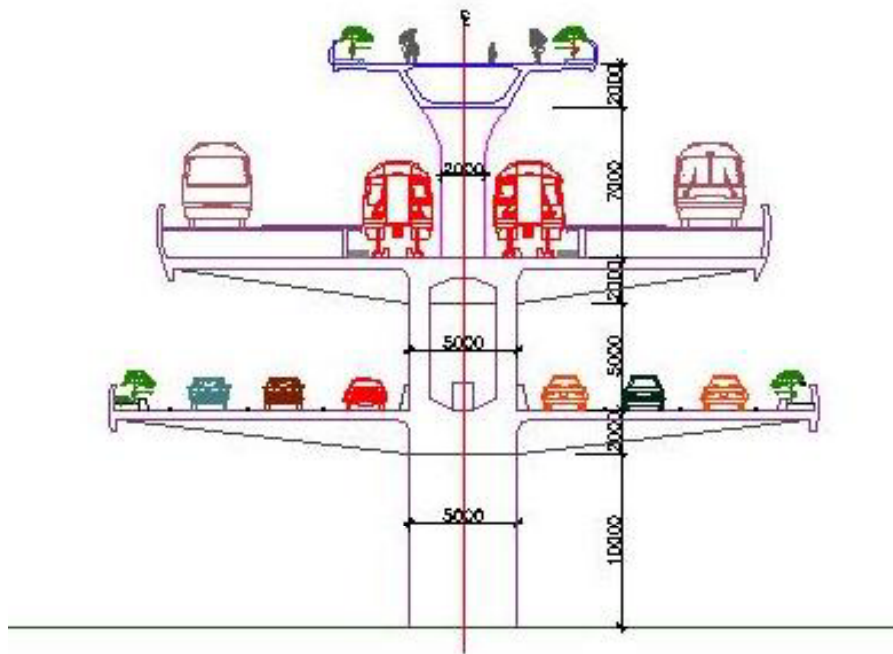
**LOGISTIC HUB**

- 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



CROSS SECTION THROUGH BRIDGE  
(SCALE 1:1500)





**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

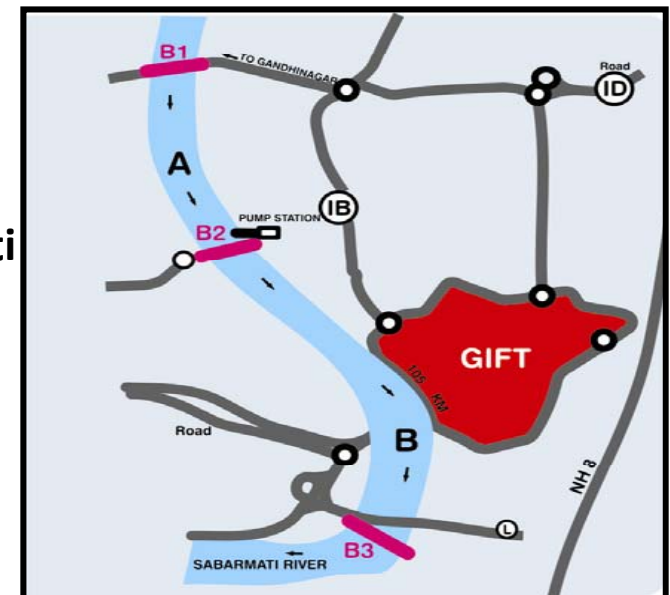
### Innovative Technology

- 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 Degritting

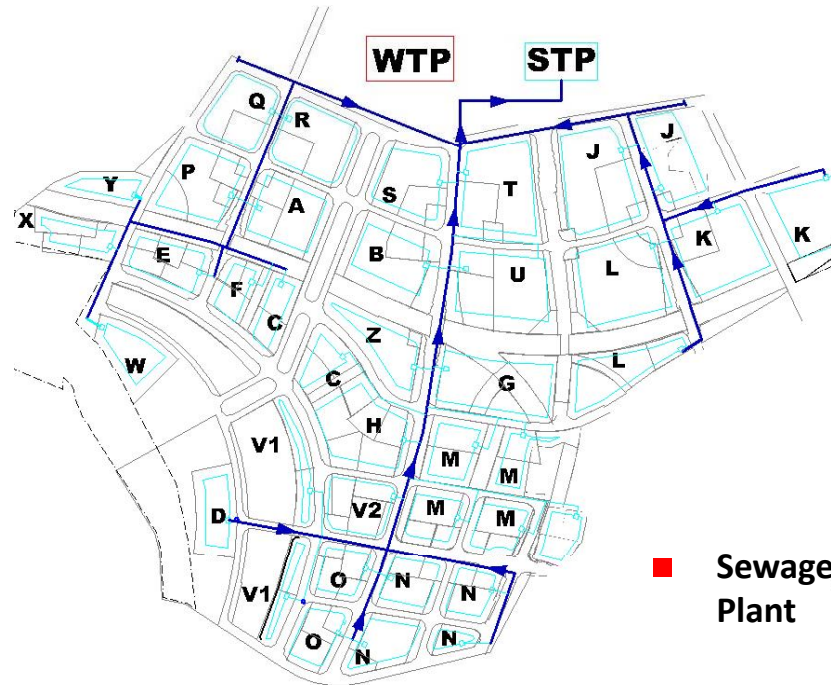
### ■ Stage 2: Secondary treatment

- 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**



■ Sewage Treatment Plant

- 38 MLD (8.44 MGD) capacity

### ■ **Modular Design**

### ■ **Recycled Water Use**

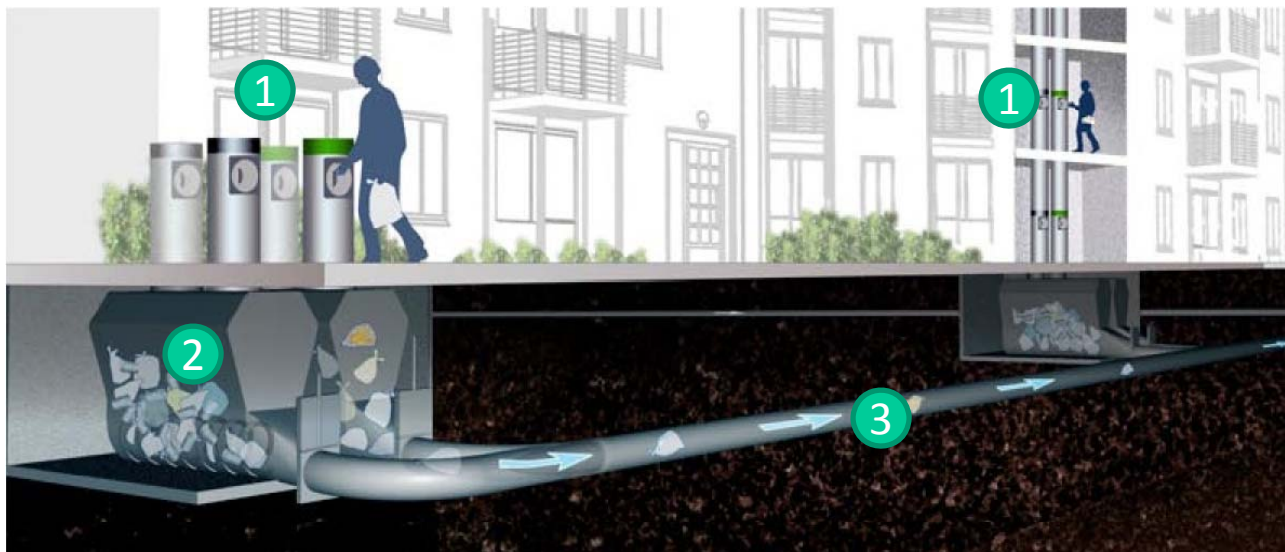
- Treated Water would be used for Flushing, Landscaping and as Make-up Water for AC Cooling Towers

# 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.   |



# District Cooling

## 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

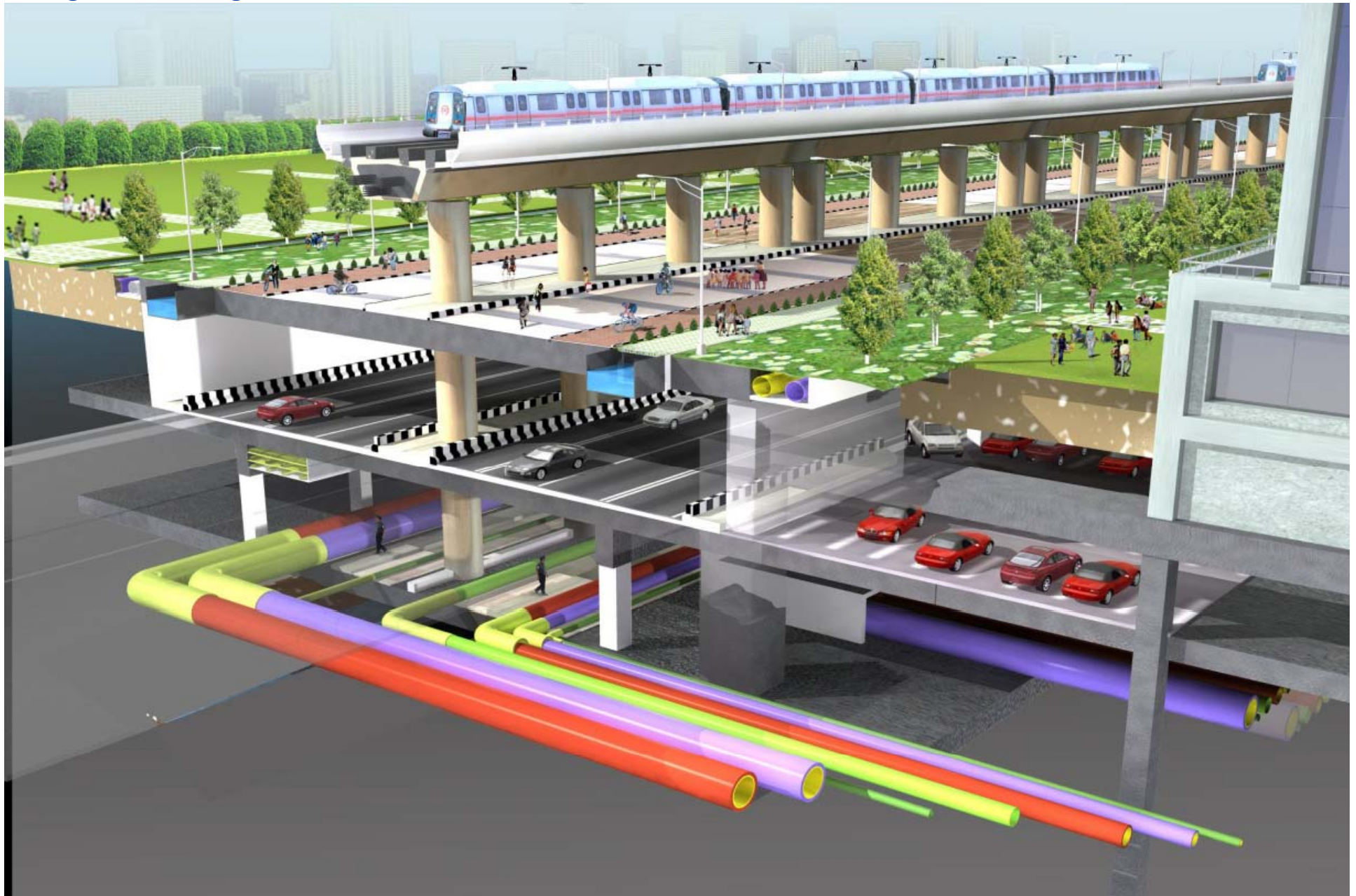
- 7.5 Km in length, 6.5 mt height and width varying from 24 to 36 mts
- Supply of services in a sub-surface regular grid
- Buildings to tap in the grid wherever required
- All services housed in various divisions of sub-surface ditch
- No service lines aboveground
- Alternate sources & technology to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





# Service Trenches

## Integrated Underground Service Trenches



# Information and Communication Technology (ICT)

- 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*

|    |                         | Overtaking "Place" | Triple Play | Smart Buildings | Faster Set-up | Competitive Service Provision | All Fibre | Mobile/ Wireless | Trading Platform | Sub Sea Connectivity | Data Centre |
|----|-------------------------|--------------------|-------------|-----------------|---------------|-------------------------------|-----------|------------------|------------------|----------------------|-------------|
| 1  | GIFT                    | ●                  | ●           | ●               | ●             | ●                             | ●         | ●                | ●                | ◐                    | ●           |
| 2  | DIFC                    | ●                  | ●           | ●               | ●             | ●                             | ●         | ●                | ●                | ●                    | ●           |
| 3  | DIC                     | ●                  | ●           | ◐               | ●             | ●                             | ●         | ●                | ○                | ●                    | ●           |
| 4  | SONGDO                  | ●                  | ●           | ●               | ●             | ●                             | ●         | ●                | ○                | ●                    | ●           |
| 5  | New WTC – New York      | ●                  | ●           | ●               | ●             | ●                             | ●         | ●                | ●                | ●                    | ●           |
| 6  | Canary Wharf - London   | ●                  | ●           | ●               | ●             | ●                             | ●         | ●                | ●                | ●                    | ●           |
| 7  | Pudong - Shanghai       | ●                  | ●           | ◐               | ●             | ●                             | ●         | ●                | ●                | ●                    | ●           |
| 8  | La-Defense Paris        | ●                  | ●           | ●               | ●             | ●                             | ●         | ●                | ●                | ●                    | ●           |
| 9  | Singapore               | ●                  | ●           | ●               | ●             | ●                             | ●         | ●                | ●                | ●                    | ●           |
| 10 | London Stock Exchange   | ●                  | ●           | ●               | ●             | ●                             | ●         | ●                | ●                | ●                    | ●           |
| 11 | New York Stock Exchange | ●                  | ●           | ●               | ●             | ●                             | ●         | ●                | ●                | ●                    | ●           |
| 12 | Tokyo                   | ●                  | ●           | ●               | ●             | ●                             | ●         | ●                | ●                | ●                    | ●           |

Source: Study by British Telecom

● Poor    ● Reasonable    ● Excellent    ○ Not Applicable

## 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

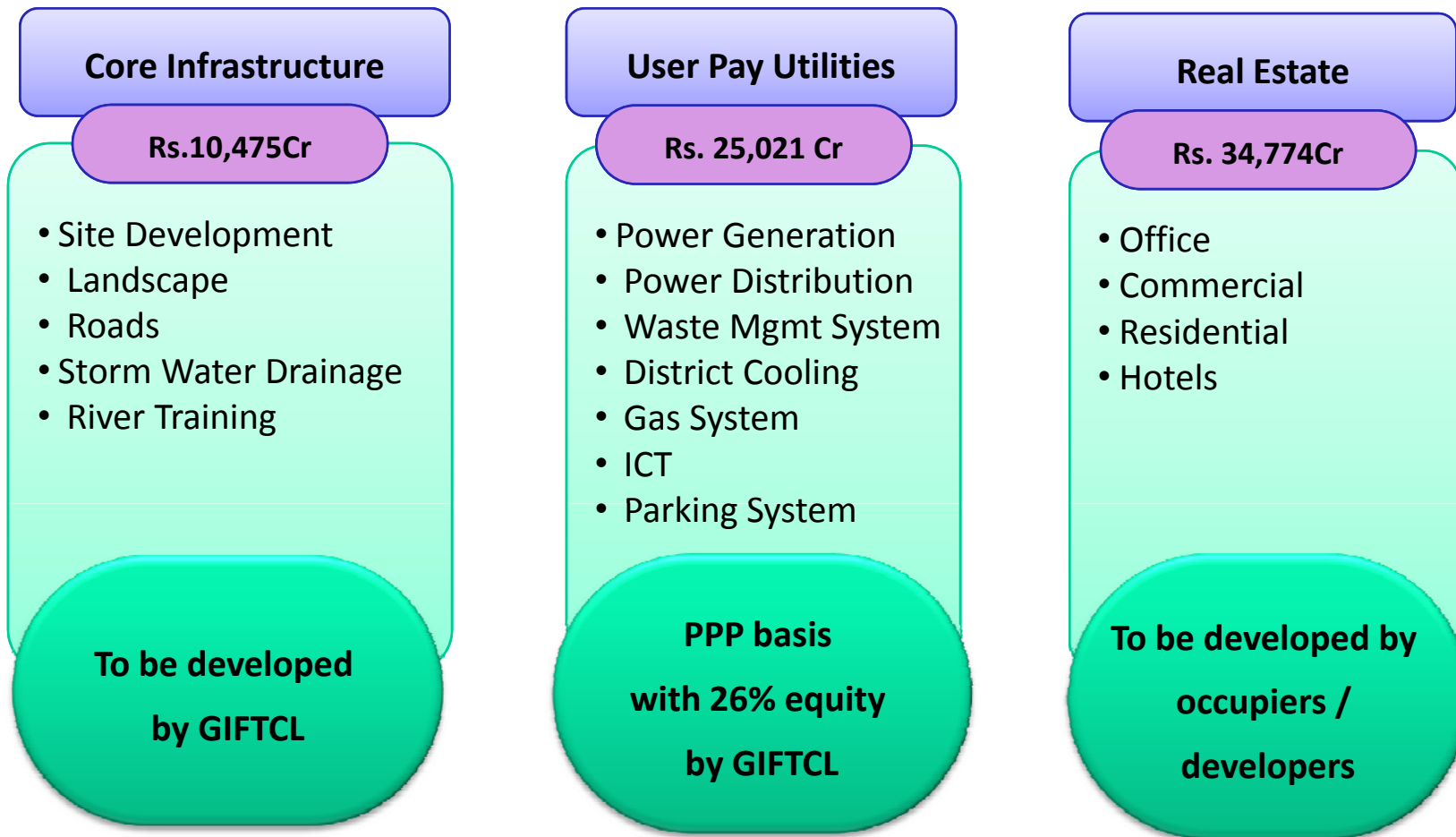
## Education City Development

- 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



## Means of Finance

| Source of Fund      | Rs. Crores    |
|---------------------|---------------|
| GIFT Unit Fund      | 12,426        |
| Strategic Investors | 5,555         |
| Debt                | 17,514        |
| Developers          | 34,774        |
| <b>Total</b>        | <b>70,270</b> |

# Implementation

- Phased: 1<sup>st</sup> 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



# Thank You

