



Gujarat International Finance Tec – City

A Global Financial Hub





“The vision of Gujarat would be incomplete without capitalising on the in-house financial business acumen.

To tie-up with technology, to create a hub complete with infrastructure, to meet the needs of modern Gujarat, modern India and to create a space in the global financial world...that is my dream”

Shri Narendra Modi
Hon'ble Prime Minister of India

Need of Global Financial Hub in India



Significant Potential:

- **Financial Services Sector transformed over the last decade**
- **Sector contributes significantly to the Indian economy**
- **Employs over 4 million people and likely to grow around 10-11 million by 2020**
- **Represents around 5% of the GDP and will grow to 15% by 2020**
- **Estimated market capitalisation of over US\$ 300 billion and likely to grow over US\$ 1600 billion by 2020**
- **Offers distinct kinds of opportunities across several product markets**

A 3D architectural rendering of a modern city skyline, featuring various skyscrapers and buildings, set against a blue background. The rendering is positioned in the lower half of the slide, behind a dark blue banner.

“Given India's continued economic growth, the financial sector will grow increasingly larger, with a prospect of 10 to 11 million jobs by 2020.”

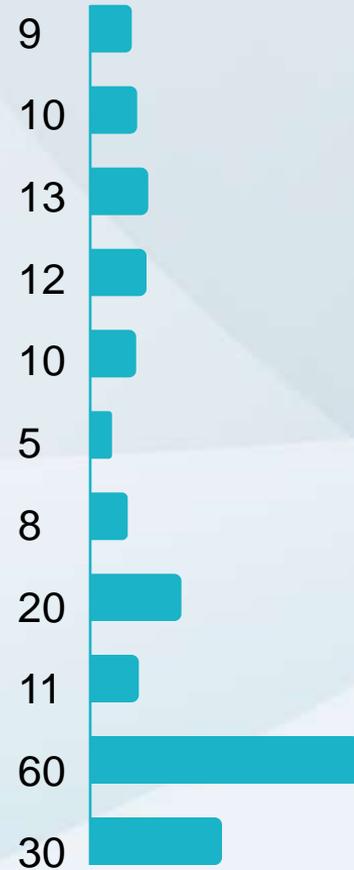
Financial Services Centre's Contribution



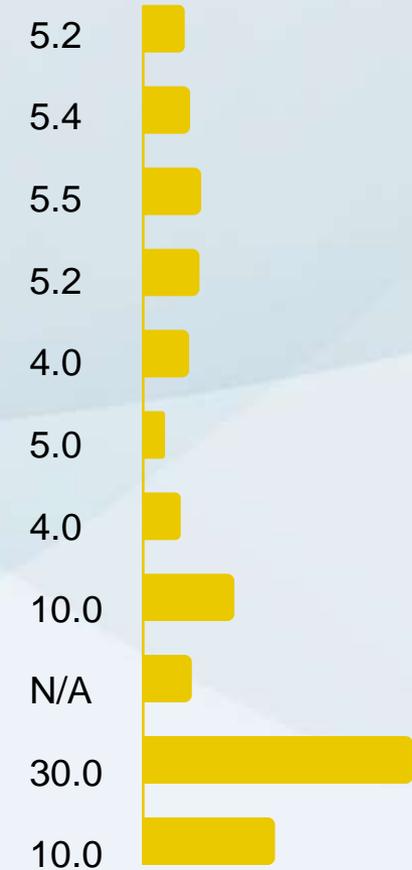
Financial Hubs

	London
	New York
	Hong Kong
	Singapore
	Zurich
	Franfurt
	Sydney
	Tokyo
	Dubai
	Channel Islands
	Luxemburg

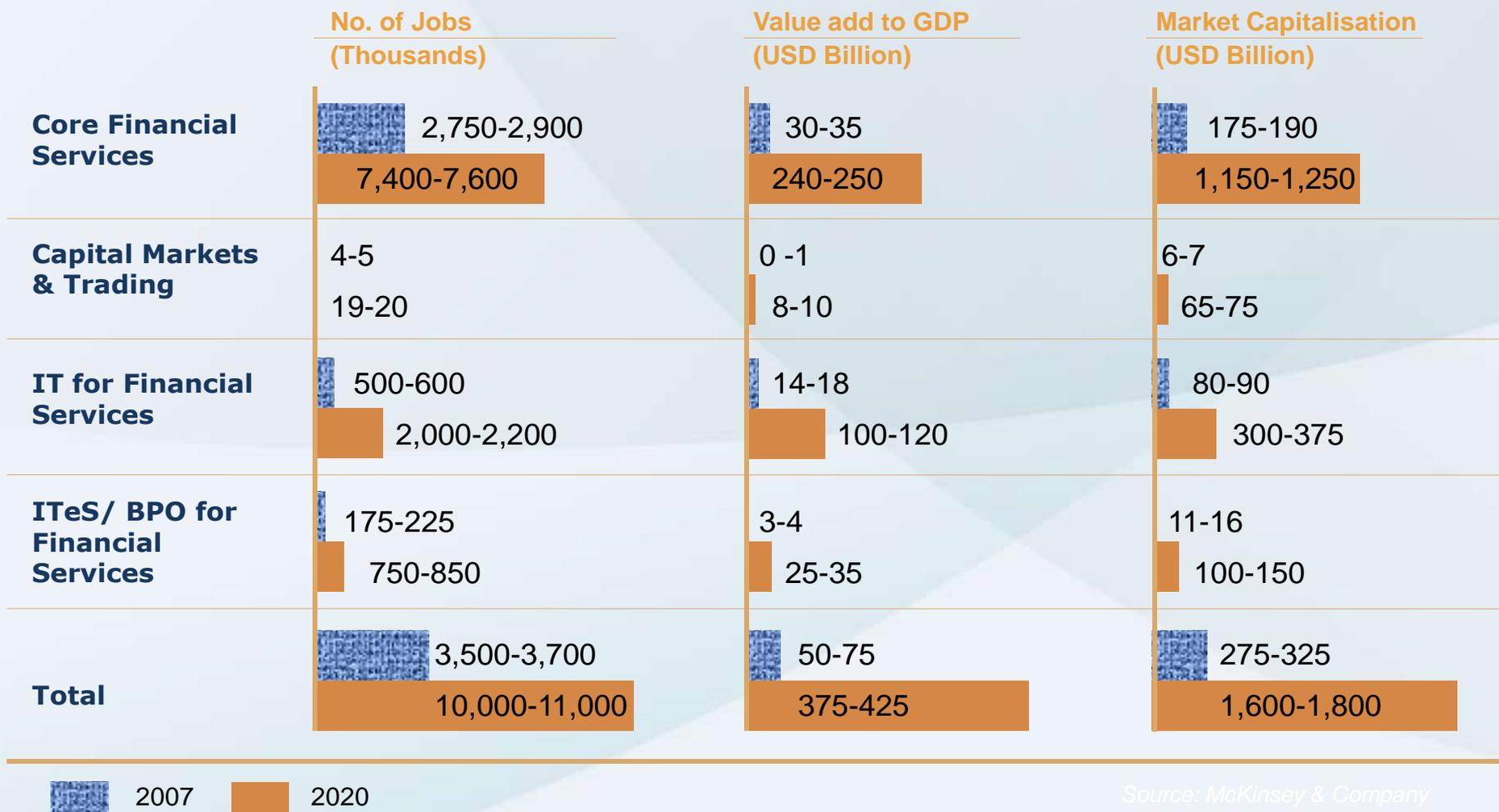
Share Of GDP



Jobs Share



Financial Services Will Continue To Contribute Significantly To The Indian Economy



Source: McKinsey & Company

*Value Add defined as PAT + operating expenses;

**Includes Institutional equities, investment banking, private equity and hedge funds; does not include retail brokerage which has a potential of 1 million jobs by 2020

India Desperately Needs New Cities Which Can Thrive On Sustainable Sectors...



OPPORTUNITY

India is a great Growth Story

↓ with ↓

Strong Urbanization Trends



CONSTRAINTS

Infrastructure Bottlenecks

Crumbling Urban Infrastructure

Innovative way to overcome these constraints

TOP OF THE MIND SECTORS

- Auto Ancillaries
- Textiles
- Gems & Jewellery
- Manufacturing
- **Financial Services**
- **IT/ ITES**
- **BPO/ KPO**

SOLUTION

Setting up Self - sustaining Cities

↓ Which are ↓

Driven by High Growth Sectors

Which are expected to

- The sector could provide a potential 10 to 11 million jobs
- About 800 million sq. ft. office space
- GDP contribution at rates of 15 to 20 %

- Witness growth of at least 10% in next 10 years
- Have potential to earn both domestic as well as international income
- Have potential to attract and retain talented people

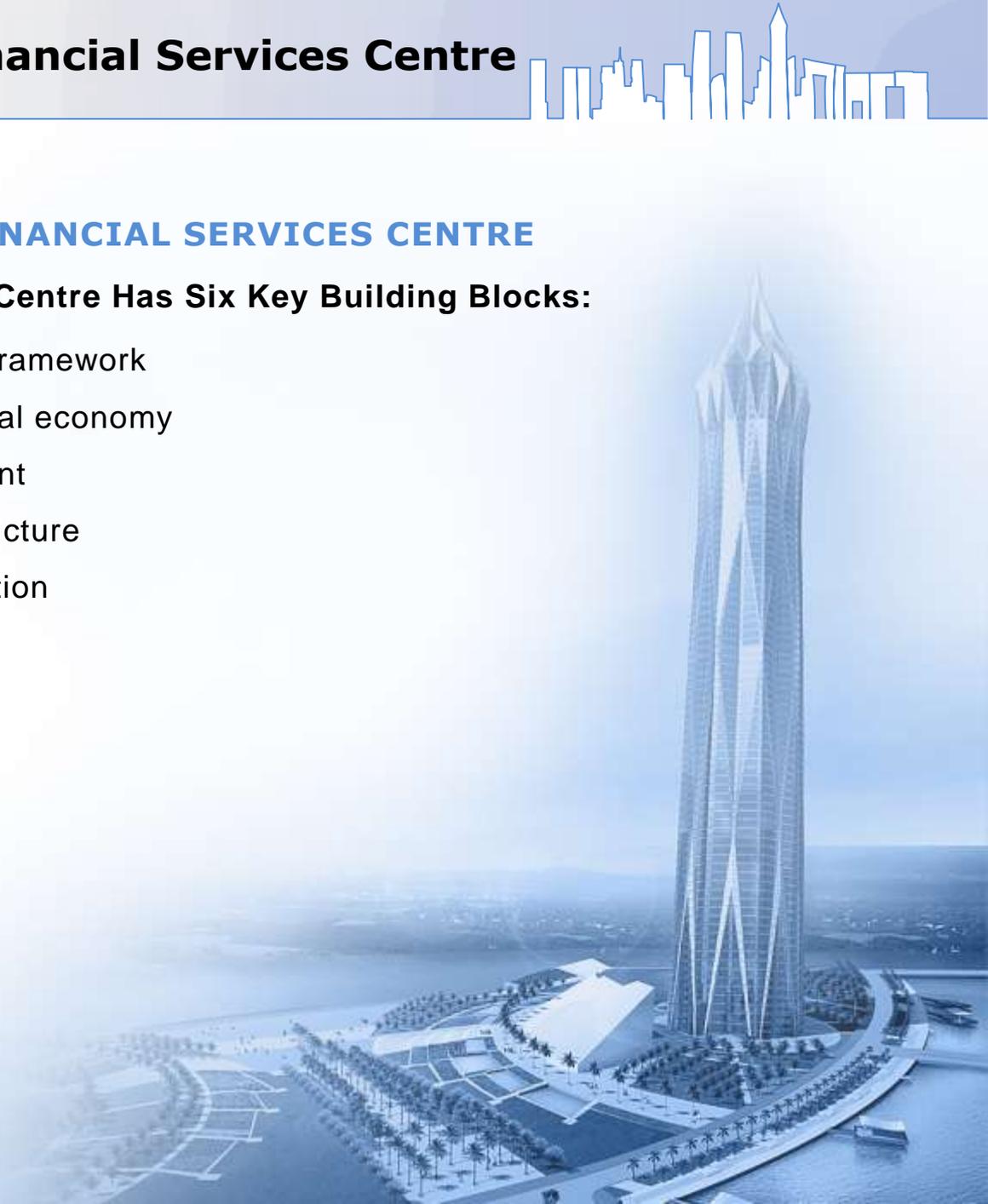
Building A Successful Financial Services Centre



DEFINING A SUCCESSFUL FINANCIAL SERVICES CENTRE

A Successful Financial Services Centre Has Six Key Building Blocks:

- Rational legal regulatory framework
- Attractive, sustainable local economy
- Stable political environment
- Highly developed infrastructure
- Strategic geographic location
- Good quality of life



Why Gujarat?



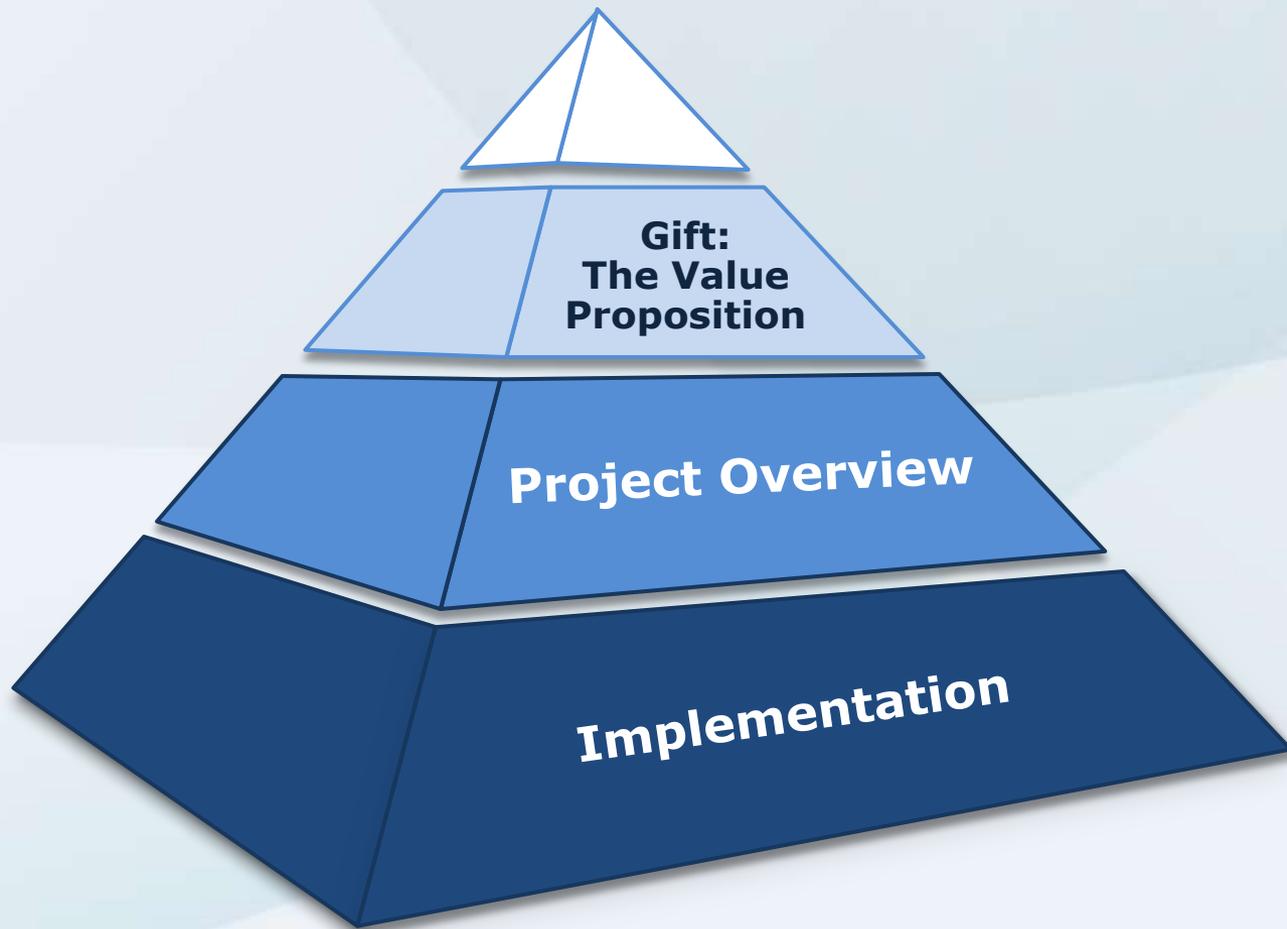
GUJARAT'S STRENGTHS

- 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 capitalisation
- Proactive Government
- 43% urban population envisioned to be 50% by 2015

KEY COMPETITIVE FACTOR

- People - Gujarat has an adequate employable pool and offers high potential for inward migration
- Business Environment - Gujarat has demonstrated successfully its forte of providing conducive business environment
- General Competitiveness - Overall, the state stands tall

Presentation Structure





The Value Proposition



GIFT: A Global Financial Hub



- **Globally benchmarked International Finance Centre**
- **Strategically located**
- **Central business hub**
0.5 Mn direct & 0.5 Mn indirect jobs
- **Targeting Financial Services & IT/ITeS sectors**
- **First of it's kind development in scale, scope and quality**
- **State-of-the-art infrastructure**



Defined Positioning



The Concept

GIFT Aspires To Catalyse India's Largest Financial Services Potential By Offering World-class Infrastructure To Attract Top Talent In The Country

To target 8-10% of financial services potential in India

Creation of 1 million direct & indirect jobs

Up to 62 million sq. ft. of real estate office and residential space

Core Financial Services

Financial services operations

Financial services corporate centre

Select product markets

Capital Markets and Trading

IT Services

ITeS/BPO Services

GIFT's Target Business Segments

1. National Financial services operations' hub
2. Regional/functional headquarters for financial services players
3. National headquarters for players
4. Private Banking hub for NRIs/ Regional HNWs
5. International microfinance hub
6. International commodity trade hub
7. Participation in global capital markets
8. Global Hub for IT services for Financial services sector
9. Global Hub for BPO services for Financial services sector

- ❖ Would require about 800 million sq. ft. of office space all over India
- ❖ GIFT aspires to capture a modest 8% to 10% share of these categories
- ❖ Ancillary and support services would add similar job opportunities

Promoters: Public Private Partnership



AN OPPORTUNITY

- Booming demand in Financial & IT Services
- Sky-rocketing cost of business operations in metros
- Unplanned International Finance Centre (IFC)

A PRO-ACTIVE STATE GOVT.

- Govt. of Gujarat (GoG) initiatives
- Fastest growing State

IL&FS

- A premiere institution with a proven track record
- Pioneer in launching infrastructure projects on a PPP model



Government of Gujarat

Through

Gujarat Urban Development Company Limited (GUDC)

&



Infrastructure Leasing & Financial Services Ltd. (IL&FS)

Incorporated Gujarat International Finance Tec-City Company Ltd. (GIFTCL) on 21st June, 2007



GIFT an Integrated Development



PROACTIVE URBAN GOVERNANCE

Smart Business Environment:

- Benchmark office, high-rise district with landmark buildings



Technology:

- Broadband FTTP
- WiFi / Wimax
- Shared IT Services
- Global Connectivity



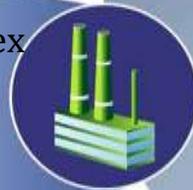
Integrated Residential Development:

- Well-planned residential housing projects
- Walk-to-work



Social Infrastructure:

- International Exhibition Complex
- Educational Institutes
- International and Domestic schools
- State of the Art Hospital
- Training School
- 5 star Hotels and Business Club



Basic Infrastructure:

- Uninterrupted and highly reliable power supply (99.999%)
- Next generation water & waste management, district cooling



Overall Connectivity/ Transport:

- External Connectivity includes MRTS / BRTS/ Roads
- Public-Private Modal Split 90:10

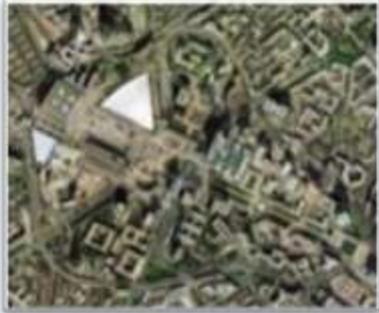


Retail Cum Entertainment Hubs:

- High quality entertainment malls
- Large river front entertainment development
- Over 60% of the green Space



Global Benchmarking



Paris (La Defense)



Tokyo (Shinjuku)



London (Dockyards)



Pudong (Lujiazui)



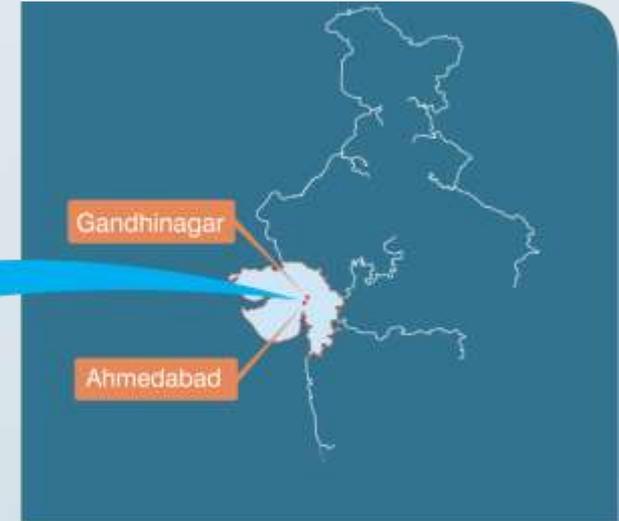
GIFT

	Paris (La Defense)	Tokyo (Shinjuku)	London (Dockyards)	Pudong (Lujiazui)	GIFT
Land Area (sq km)	1.6	1.6	1.05	1.7	3.58
Construction Scale (in mn sq m)	2.5	1.6	1.1	4.5	8.5
Greenbelt (in thousand sq m)	40	120	50	363	1183
Height (m)	200	250	250	490	410

Source: ECADI/Fairwood Consultants

In terms of scale and sheer physical scope, GIFT is being designed to be at or above par with presently acknowledged globally benchmarked International Financial Centers (IFCs)

Strategic Location



- Centrally located in the state of Gujarat in Gandhinagar
- 12km From Ahmedabad International Airport
- On the bank of River Sabarmati



- **GIFT is the Master Developer of the City.**
- **GIFT Urban Development Authority (GIFTUDA) - constituted for well planned urban development of the area.**
- **GIFT Notified Committee - constituted for the better management at city level.**
- **GIFT has power distribution license for GIFT Area**





Project Overview





GIFT Business Structure

**Multi Service SEZ with IFSC
Status**

**Domestic
Finance Centre/ Corporate Office/
Trade Centre**

**Associated Infrastructure, Housing
and
Social Facilities**



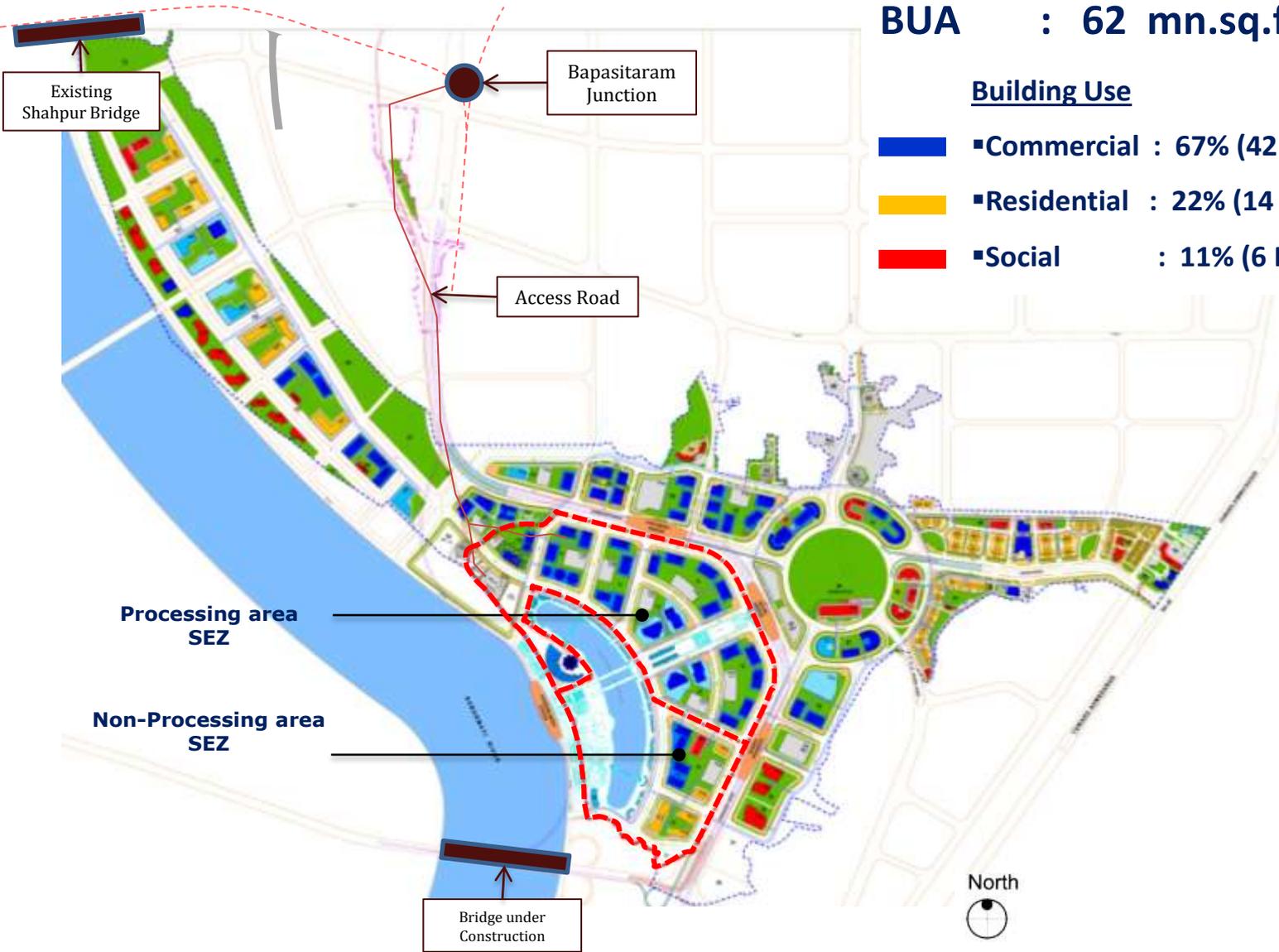
MASTER PLAN



BUA : 62 mn.sq.ft.

Building Use

- Commercial : 67% (42 Mn SqFt)**
- Residential : 22% (14 Mn SqFt)**
- Social : 11% (6 Mn SqFt)**



Multi Service SEZ - Processing Area & Non Processing



PROCESSING AREA

- International Financial Service Centre (IFSC)
- International Techno Park & International Market Zone
- Commodity Exchanges
- Global trading exchanges
- Insurance
- Offshore Banking
- IT/ ITeS
- KPO/ BPO services
- Data Centre

NON-PROCESSING AREA

- Related Commercial and Office Buildings
- Service Apartments & Residential Flats
- Hostels and Restaurants and Food Court
- Business Hotel, Shopping Centre, Retail Stores and Banks
- Training center for Financial Services
- Medical Centre
- Entertainment Centre/ Theatre
- Post Office, Telephone Exchange, Police Station, Security, etc.
- Regulators Offices

IFSC in India

Govt. of India approved GIFT Multi Services SEZ as an International Finance Services Centre.

GIFT is the only approved IFSC in India.





IFSC as envisaged in Indian context...

“a jurisdiction that provides financial services to non-residents and residents, to the extent permissible under the current regulations, in any currency except Indian Rupee.”

Opportunities in GIFT IFSC



Offshore Banking

- ▶ Corporate Banking
- ▶ Servicing JV/WOS of Indian cos. registered abroad
- ▶ factoring / forfaiting of export receivables

Offshore Asset Management

- ▶ Fund accounting
- ▶ Investment services
- ▶ Custodial services
- ▶ Trust services etc.

Ancillary Services

- ▶ Legal, Accounting & Audit
- ▶ Research and analytics etc.
- ▶ Compliance, Recruitment, Risk Management etc.

Offshore Insurance

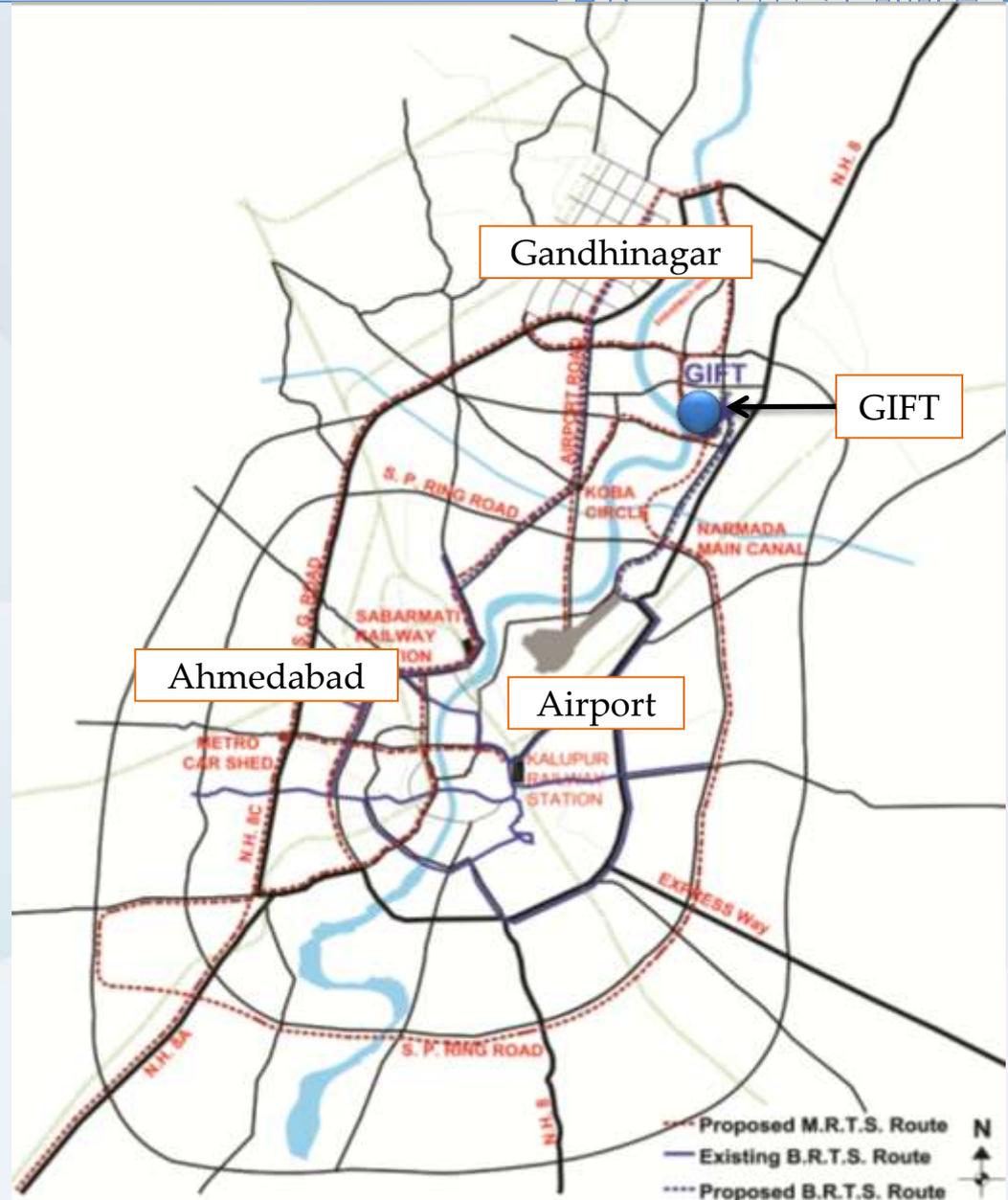
- ▶ General / Life insurance
- ▶ Co-Insurance
- ▶ Reinsurance
- ▶ Captive insurance etc.

Capital Markets

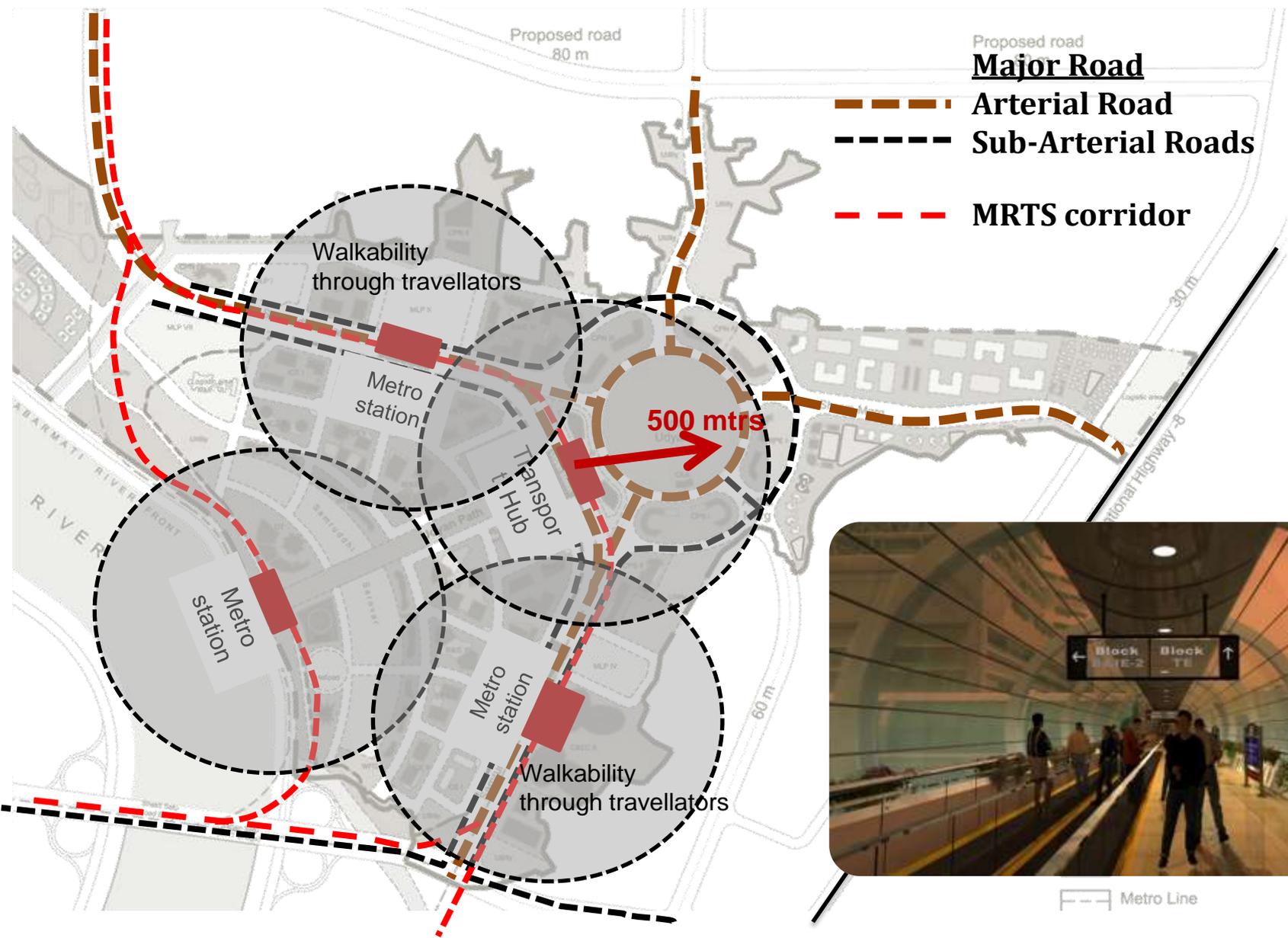
- ▶ Exchanges
- ▶ Brokerage services
- ▶ Permissible Securities: Equity shares of cos. Incorporated outside India, Depository Receipts, Debt Securities, Currency and interest rate derivatives, index based derivatives

External Transportation

- Grid of six external gateways from NH-8 and State Highway (Connecting to various areas of Ahmedabad and Gandhinagar)
- Bus Rapid Transit System (BRTS) to GIFT
- Metro Rail Transport System (MRTS) to GIFT
- Multi Modal Transport Hub

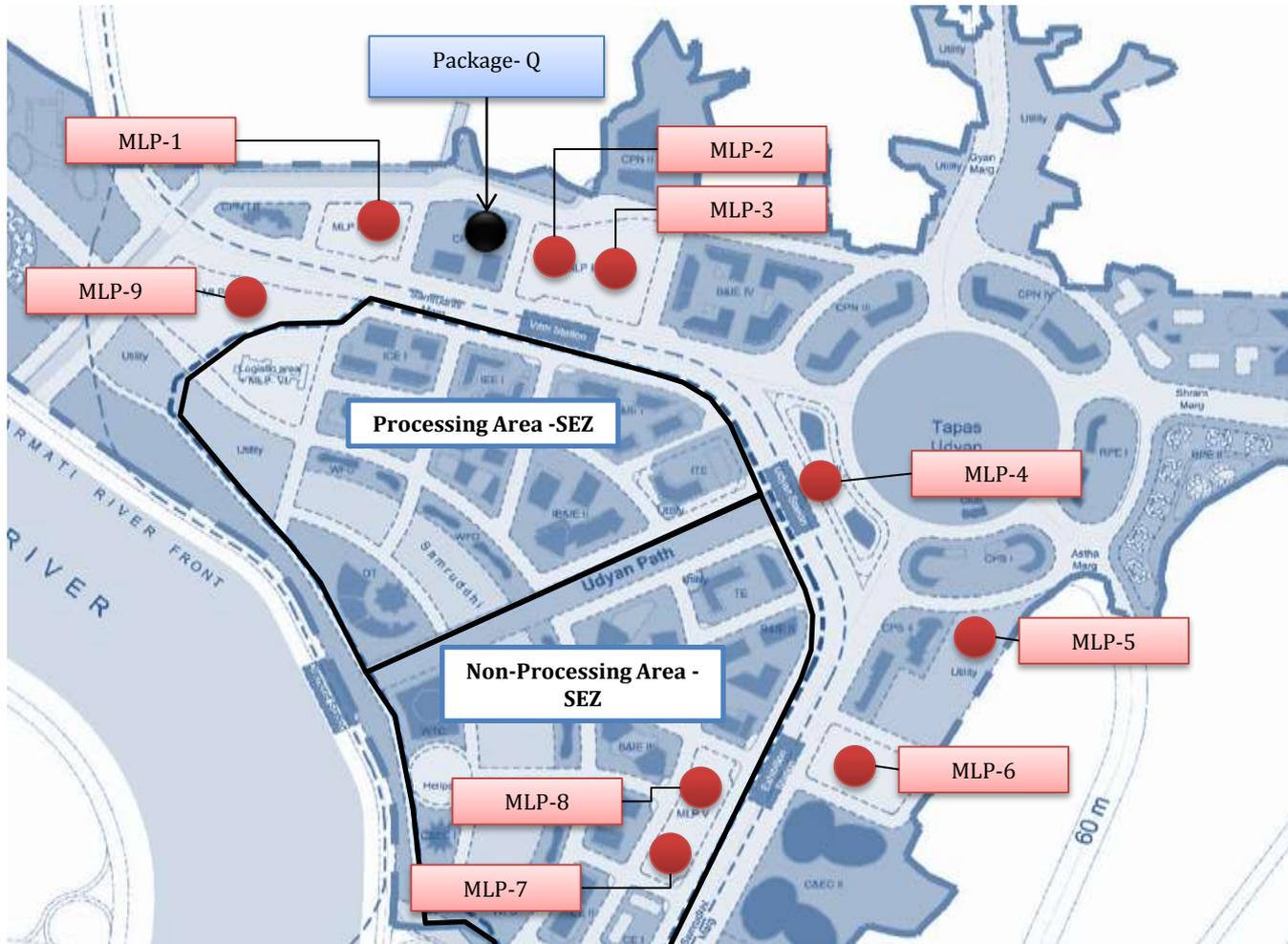


Internal Transportation



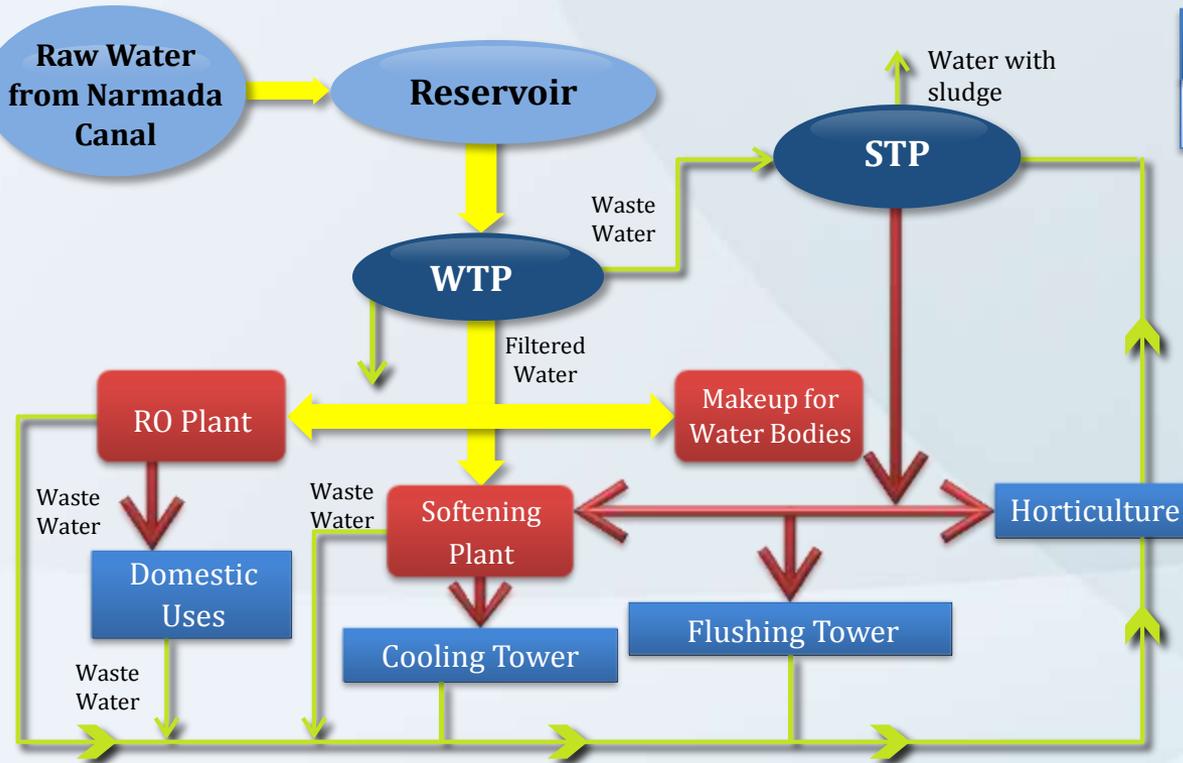
Metro Line

Multi Level Parking (MLP)



- Total Parking Requirement of GIFT City- 1.2 lakhs ECS
- No. of Car Parking in MLP – 60,000 car parks

Water Infrastructure Operational



SMART Water Infrastructure

Utility Monitoring



Metering



Leak Detection



Controllers



Drink from Any Tap

- Quality Water- can be drunk from any tap
- Storage of surface run-off & rain water
- Approach towards making the project water neutral

District Cooling System Operational



Total Cooling Load - 2,70,000 TR

- Efficiency through economies of scale
- Reduces energy costs
- Reduces maintenance costs
- Improves air quality and temperature control
- Reduces noise and vibration
- Conventional AC System not required

DCS Control Centre- Smart Infrastructure

- Monitoring District Cooling Plant System
- Simulation of cooling/energy requirements
- Analyze interface with distribution/usage for both the supply and return elements
- Evaluation of extensive economic scenarios
- Safety Management, Emergency response



Solid Waste Management Operational



- Maximise resource recovery / minimal emissions
- Minimise impact on environment, human intervention, space requirement, impact on health hazard
- No waste visibility
- Power neutral

Automatic Collection, Transportation and Segregation 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
4. Treatment through plasma gasification

- Monitoring E-Waste; Bio-medical, Hazardous Waste handling system
- Monitoring Central Waste Handling Facility
- Monitoring Residual Waste handling, rejects
- Safety Management, Emergency response

Power Infrastructure Operational



- **Underground cabling for power distribution within GIFT**
- **Substation and Distribution Automation**
- **Indoor Substation**
 1. Gas Insulated Switchgears(GIS) substation for sub-transmission and distribution within GIFT
 2. Compact substation (CSS) in building
- **Total Power Requirement- 750 MVA (from dual source)**
- **Emergency Power generation (Gas Based) - 200 MW**
- **Green Power**

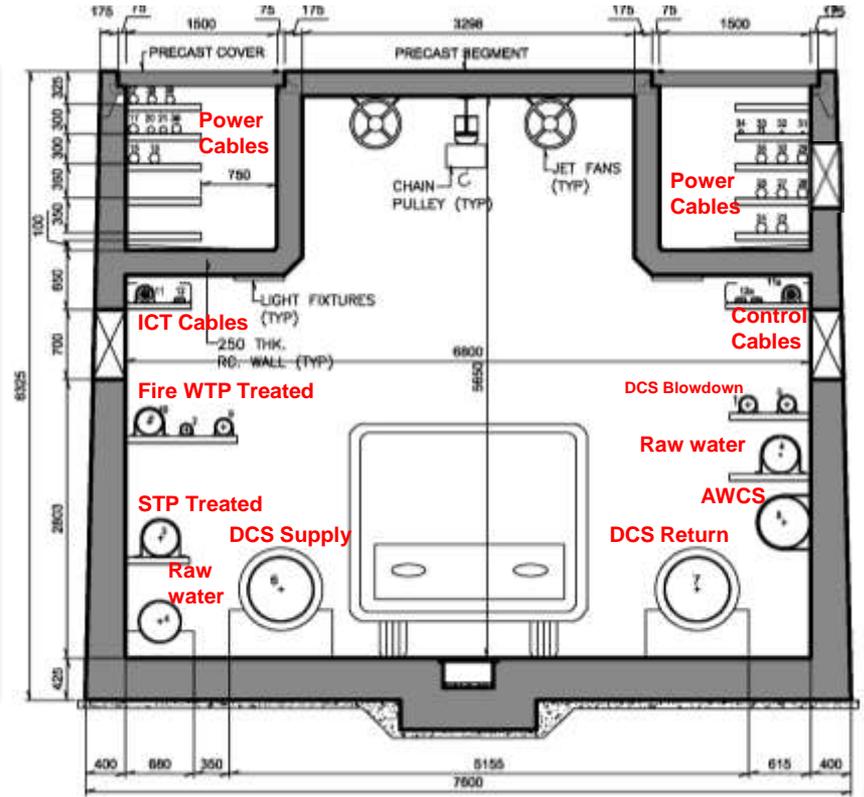


Power Control Centre

- Power supply monitoring
- Power loss minimization
- Grievance redressal system
- Power consumption and efficiency monitoring
- Emergency Power supply monitoring

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

Utility Trench Operational



SECTION B-B



Access to Trench



Ventilation & Lighting



Fire fighting



GIFT Vision

Create a **world class financial city** by offering an unrivalled business environment to global and local financial services enterprises.



GIFT ICT Vision

Create **leading-edge** infrastructure, services and platforms and offer financial services enterprises a **significant competitive advantage to operate regionally and globally**

“Best in Class”
Customer Experience

Gateway to Financial
Markets

Cost-effective ICT

Secure & Resilient
ICT Environment



Pre-enabled on demand Infrastructure

ICT Vision



GIFT will exceed the ICT capabilities of comparable 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



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

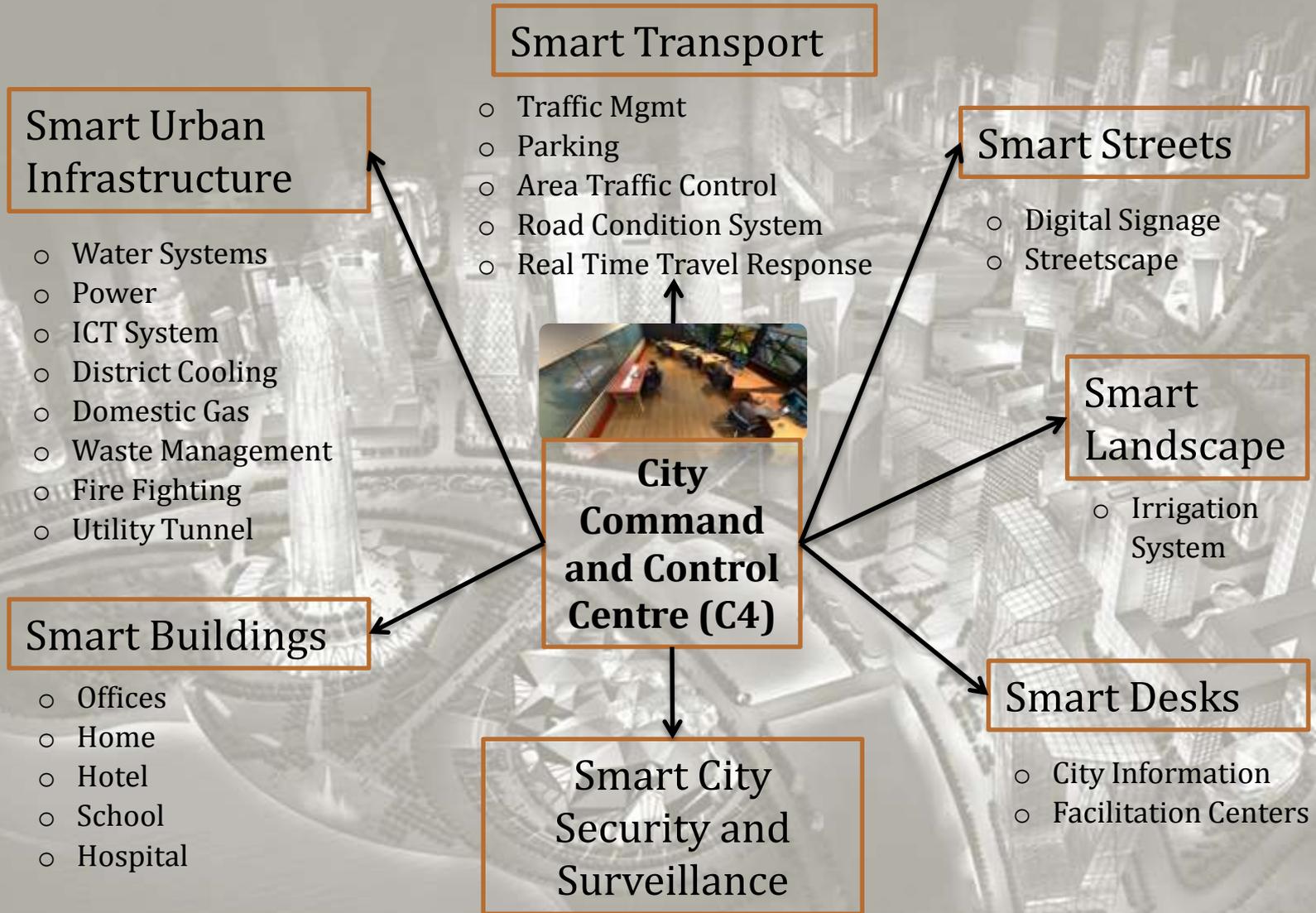
PLATFORMS

- 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

Smart City GIFT Development





Social Infrastructure



Urban Features of GIFT

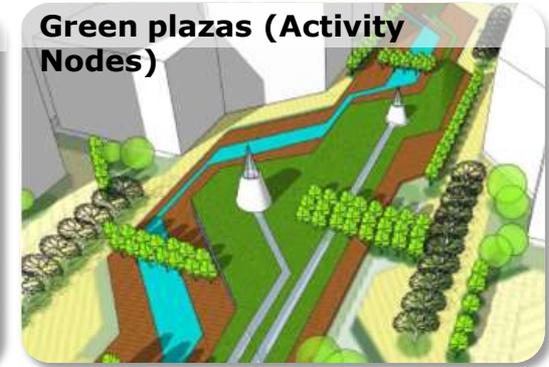


Picturesque Landscape

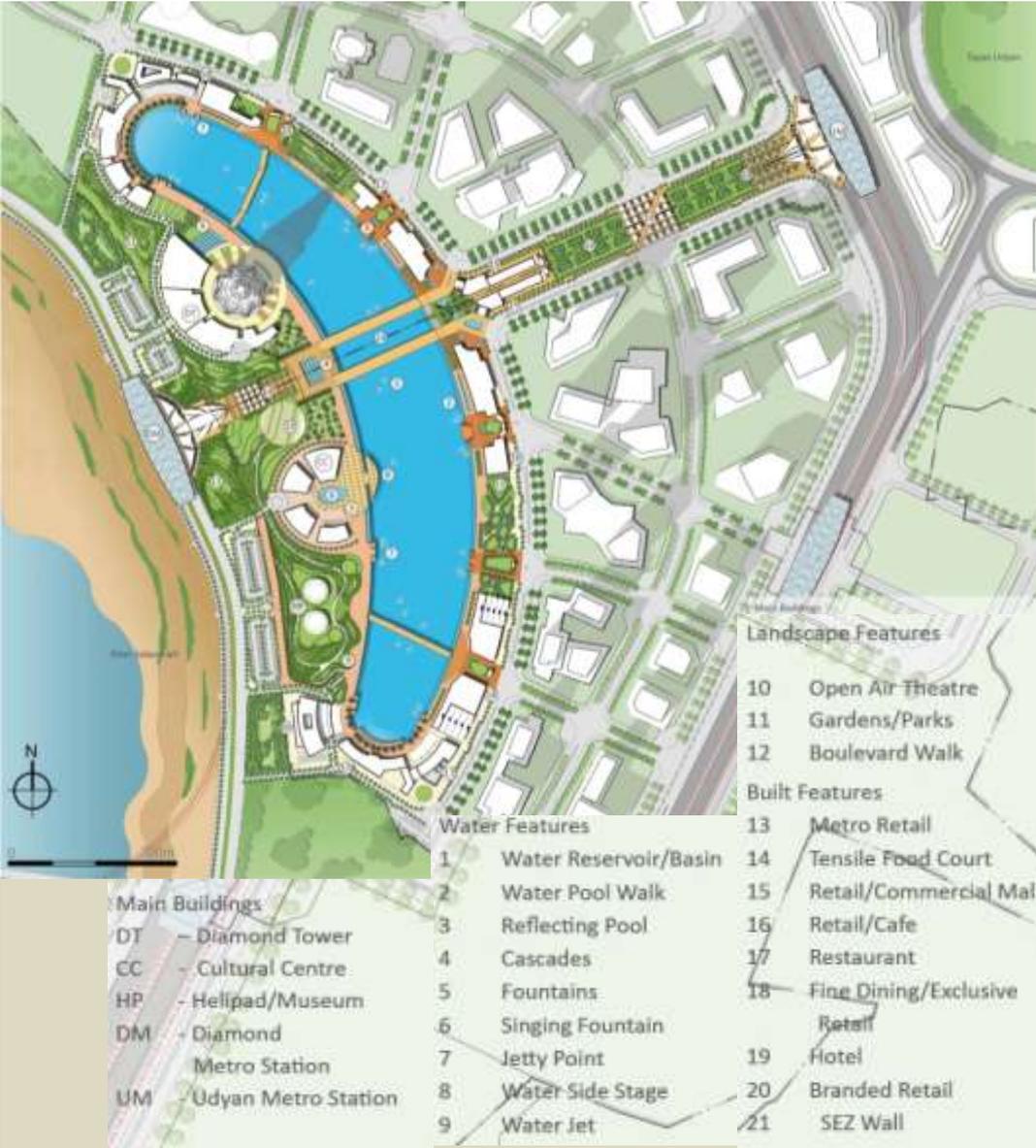
- Each open space to have a distinct identity and name
- Hierarchy of open spaces
- Streetscape defining roads
- Pleasant walking experience
- Forum for social interaction

Urban Character

- Activity nodes interconnecting buildings and enclaves
- Active street frontage
- Planned space to street vendors
- A.C. elevated walkways
- Humanization of spaces
- Delightful vistas
- Food streets & street bazaars



Samruddhi Sarovar- An Entertainment Zone



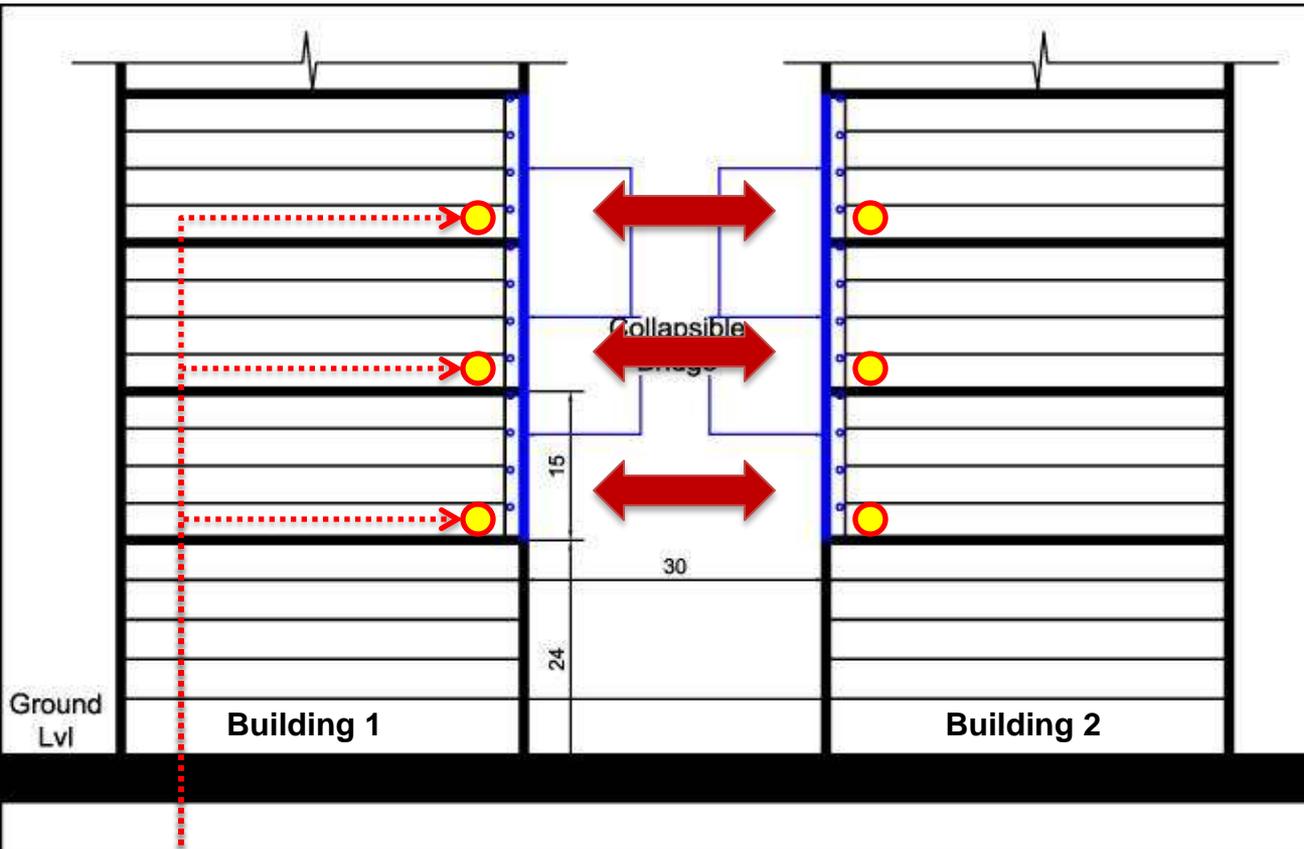
- Samruddhi Sarovar (Master Balancing Reservoir)
- Food courts: Restaurants, Eateries, Dining
- Gathering spaces for concerts and events, Promenades
- Water sport activities
- Retail Facilities
- Walkers paradise: jogging track, viewing points
- Light and Sound show, Fountains, Water Shows





- **110 Buildings**
- 2 Landmark Buildings (Height- above 350 mt)
- 19 Buildings (Height- 150 mt to 300 mt)
- 73 Buildings (Height- 100 mt to 140 mt)
- 2 Schools – International and Domestic Board
- 214 Bed Hospital
- Hotels (5000 rooms)

Fire Safety Measures



Trigger controlled manually at Building and by Central Command and Control Centre



- State-of-the-Art Fire detection System
- Adequate Provision in the building for quenching of fire
- Provision of adequate logistics and fire fighting system at city level conducive to high-rise building
- Adequate and effective evacuation system

Allotments and Investment



OCCUPANTS AT GIFT ONE & GIFT TWO TOWER





State Bank of India

- Office Building - Local Head Quarter
- BUA - 0.2 Mn Sq ft
- Investment of around Rs. 150 Cr.
- Employment Generation - 2000



- Office Building
- BUA - 0.2 Mn Sq ft
- Investment of around Rs. 150 Cr.
- Employment Generation - 2000

BSE Brokers' Forum and Quant Capital Towers



- Office Building
- BUA - 0.5 Mn Sqft
- Investment of around Rs. 400 Cr.
- Employment Generation- 5000

World Trade Centre



**World Trade Centers
Association**

- Commercial & Residential Building
- BUA - 1.5 Mn Sqft
- Investment of around Rs. 1000 Cr.
- Employment Generation - 6,000
- Under construction



*For a better quality of life,
upgrade to Brigade*

- Residential Buildings – 0.32 Mn Sqft BUA
- Hotel – 4 Star Category
- Investment of around Rs. 500 Cr
- Employment Generation of more than 5000



- Office Building – 0.3 Mn sq ft BUA
- Investment of around Rs. 180 Cr
- Employment Generation of more than 3000



b. u. bhandari
landmarks

- Office Building – 0.35 Mn sq ft BUA
- Investment of around Rs. 200 Cr
- Employment Generation of more than 3000



TATA COMMUNICATIONS

- Tier IV Data Centre
- 900 Racks
- BUA- 0.1 Mn Sq.ft.
- Investment of around Rs. 150 Cr
- Employment Generation- 100
- Construction Completed

Residential Tower



- 300 apartments
- BUA - 0.4 Mn Sqft
- Investment of around Rs. 160 Cr



- 150 apartments
- BUA - 0.15 Mn Sqft
- Investment of around Rs. 60 Cr

Social Infrastructure - ICSE School



Narsee Monjee Educational Trust

- BUA - 0.1 Mn Sq.ft.
- Around 2000 Students
- Investment of around Rs. 40 Cr.
- First batch commenced from June 2015
- More than 300 students studying



GIFT International Centre (Business Club)



- Business Club
- BUA - 0.16 Mn Sq.ft.
- Investment of around Rs. 120 Cr.
- Under Construction

Other Social Infrastructure



- Training Centre
- BUA - 0.2 Mn Sqft
- Investment of around Rs. 80 Cr



- 200 beds Hospital
- BUA - 0.25 Mn Sqft
- Investment of around Rs. 150 Cr
- Employment Generation- 1000



- Affordable Housing development
- 0.14 Mn Sqft
- Investment of around Rs. 37 Cr.
- Under construction

Development at GIFT City....SEZ AREA



*For a better quality of life,
upgrade to Brigade*

**Office Building
0.52 Mn Sq m**



**3.5 Mn Sqft
Office, Residential &
Social**



Capital

**Office and Residential
Buildings
0.5 Mn Sqft**



Hiranandani
creating better communities

**Office Building
0.25 Mn sq. ft.**



**Office Building
0.4 Mn sq. ft.**

Occupants in GIFT IFSC



MOUs Signed



GIFT – Phase-I Development Private Investment & Employment Generation



Use Type	BUA (Mn Sq. ft.)	Investment (in Rs. Cr.)
Commercial	9.5	6,835 (USD 1135 Mn)
Social	1.7	900 (USD 150 Mn)
Residential	4.1	2,800 (USD 470 Mn)
Total	15.3	10,535 (USD 1755 Mn)

Employment Generation in GIFT City by 2018 - 30,000

Current Employment - 3200

GIFT Development Framework



Objective to plan, design, develop, finance, construct, operate and maintain the GIFT Area

GIFTCL

Consultants, Experts



Buildings

Infrastructure

- Development Rights provided under a Development agreement
- Development guidelines provided as per GDCR and UDAS
- Unique opportunity for developers to redefine their destination
- Urban Design and aesthetics to be maintained

Developers

- To be contracted out by GIFTCL inducting latest technology
- Implemented through a series of entities / agencies to provide a seamless framework.
- Each SPV would be self-sufficient on a stand-alone basis. As a strategy, the Company would consider taking a stake in some of the SPV's

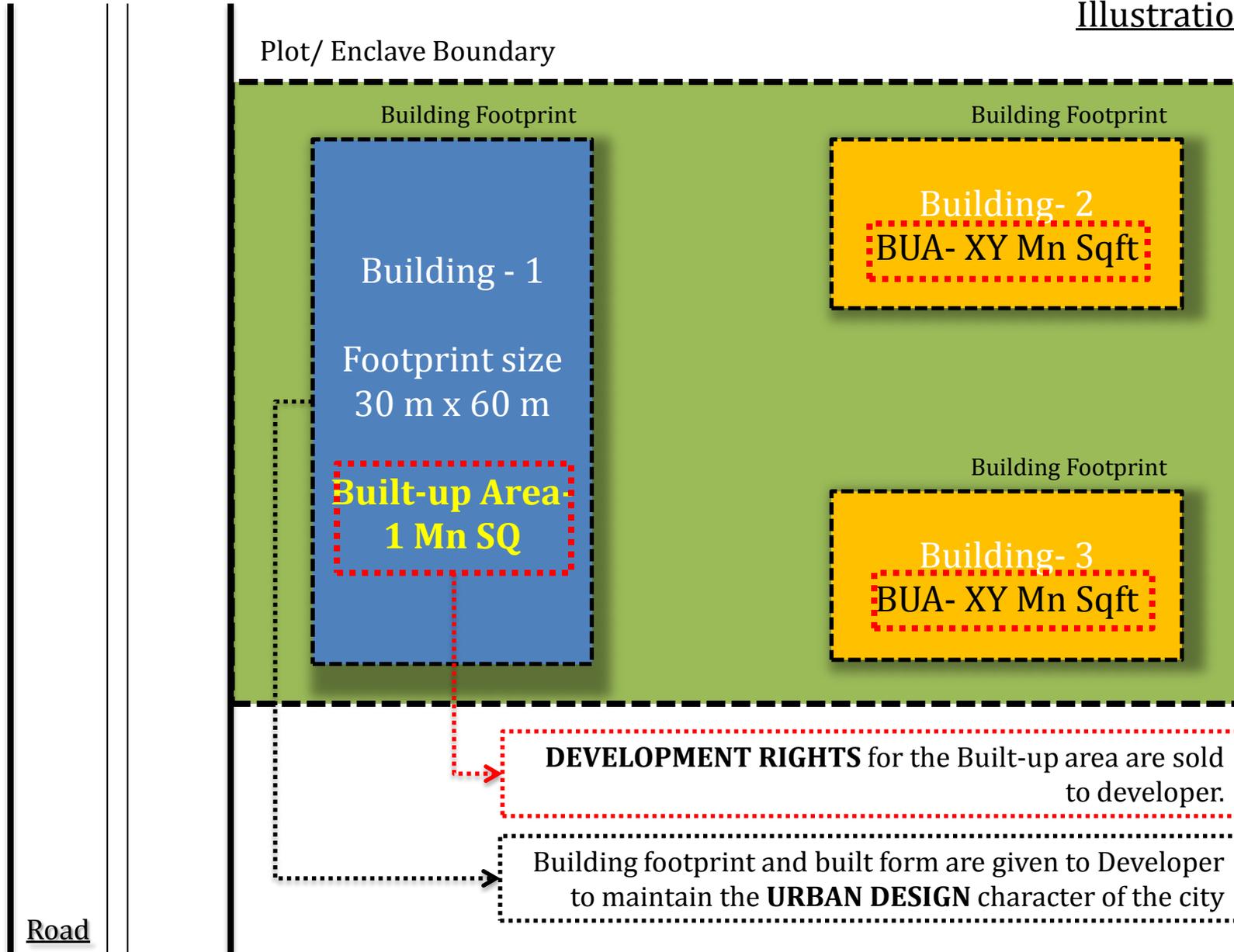
- GIFT SEZ Limited
- GIFT District Cooling Systems Limited
- GIFT Water Infrastructure Limited
- GIFT Waste Management Services Limited
- GIFT Power Company Limited
- GIFT ICT Services Limited

Real Estate Development

Development Rights



Illustration Purpose



Business Opportunities in GIFT.....

- Infrastructure Development

- Participation in development of infrastructure and Social facilities
 - District Cooling System
 - Power Generation & Distribution
 - Multi level Parking Complex
 - Water body with entertainment facilities
 - Hotel & Club
 - Social Amenities- Hospital and Mall

- Real Estate

- Commercial and residential high-rise buildings in SEZ and Non-SEZ area
 - International & Domestic Enclaves:
Banking, Insurance, Technology, Corporate, Exchange

- Setting up units in the field of the Financial services, BPO, KPO, IT/ ITES and Capital Markets & Trading

Thank you.....

