India's 1st Operational Smart City & IFSC
“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”
India’s First Smart City

Mission Statement & Guidelines

5.1.3 Greenfield development will introduce most of the Smart Solutions in a previously vacant area (more than 250 acres) using innovative planning, plan financing and plan implementation tools (e.g. land pooling/land reconstitution) with provision for affordable housing, especially for the poor. Greenfield developments are required around cities in order to address the needs of the expanding population. One well known example is the GIFT City in Gujarat. Unlike retrofitting and redevelopment, greenfield developments could be located either within the limits of the ULB or within the limits of the local Urban Development Authority (UDA).

GIFT City has been included in Government of India’s Smart City Mission Statement and Guidelines as Model City in Greenfield category for development of 100 Smart Cities in India
Purpose: To Create

- A Global Financial & IT Hub
  with a Domestic Tariff Area & a Multi Services SEZ

- A Globally benchmarked IFSC
  (International Financial Services Centre)

- Employment opportunities for 1 Million People

- A Greenfield Smart City
  with State-of-the-Art Infrastructure

- A Vertical City
  1st of its kind in the country in scale, scope & quality

Through: Public Private Partnership
GIFT: A multi-dimensional City

GIFT

Commercial

Residential

Social
GIFT: A multi-dimensional City

- IFSC
- SEZ (Multi-Services)
- Domestic Services Area (DTA)

GIFT
GIFT: A multi-dimensional City

GIFT City

- A Business Platform
- World Class Infrastructure
- Social
- Residential

- Business ecosystems
- Regulations

Ease of doing Business
Best Infrastructure
A great place to work & live
12 kms from Ahmedabad International Airport (8th Busiest in India).

6 kms for Gandhinagar (Political capital of Gujarat)

On the banks of Sabarmati River.

Along Delhi-Mumbai Industrial corridor.

Metro connectivity to Ahmedabad (Approved by Govt. of Gujarat)

Bullet Train connectivity between Ahmedabad-Mumbai (Under planning by Govt. of India.)
Master Plan

Total – 62 Mn Sq Ft

Building Use

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

Non-Processing area
SEZ

Processing area
SEZ

Southern Bridge

Shahpur Bridge

Bapasitaram Junction

Access Road

LEGEND

COMMERCIAL – OFFICE SPACE
COMMERCIAL – RETAIL SPACE
COMMERCIAL – HOTEL SPACE
RESIDENTIAL – FAMILY SPACE
SOCIAL
UPATED BUILDING INDEXATION
GIFT BOUNDARY
SEZ BOUNDARY
LAND IN POSSESSION / UDDONGARY

North
World Class Infrastructure: Unparalleled anywhere in India
World Class Infrastructure: 1st Time in India

- Utility Tunnel
- Automatic Waste Collection System
- District Cooling System
- Potable water from any Tap throughout city
- Dual power supply at Power Station with building level Back-up power facility
BUSINESS UPDATE:
DOMESTIC SERVICES ZONE (DTA)
GIFT: The preferred business destination

Corporates prefer GIFT for setting up their operations:

➢ **Business cost efficiency**: Offering ~20% reduction in operating costs

➢ **World Class Infrastructure**: Roads, Water, Power, Cooling etc. are world class. Singapore/Dubai infrastructure @ GIFT today.

➢ **Talent availability**: Adequate IT/ITeS, fintech, financial services talent available for all business requirements.

➢ **Quality of Life**: The corporates at GIFT have witnessed low attrition which helps to reduce cost in new recruitment, retention, training etc.

➢ **Govt. IT/ITeS Policy**: Attractive IT/ITeS policy offers various incentives like EPF subsidy, lease rental subsidy, power subsidy etc.
Corporates in the Domestic Services Zone

**IT/ITeS Companies**

- TATA Consultancy Services
  - Set-up of ~ 1200 employees
- ORACLE
  - 10th Global Development Centre
- infibeam
  - India’s first listed e-commerce company
- maxim integrated
  - US based chip design company

**Other Corporates**

- (n)Code Solutions
- STPI
- befree
- GERC
- TATA CHEMICALS
- Kennis
- AL&FS Transportation
- ELSAMEX

www.giftgujarat.in
Corporates in the Domestic Services Zone

Financial Institutions and Companies

Centralized back-office
~ 2000 employees
The destination for Development
BUSINESS UPDATE:
MULTI-SERVICES SEZ AND IFSC
Offshore Banking
- Corporate Banking
- Servicing JV/WOS of Indian companies registered abroad
- Factoring / Forfeiting of export receivables

Capital Markets
- Exchanges
- Brokerage services
- Permissible Securities

Offshore Insurance
- General / Life Insurance
- Co-Insurance
- Reinsurance
- Captive Insurance etc.

Offshore Asset Management
- Fund Accounting
- Investment services
- Custodial services
- Trust services etc.

Ancillary Services
- Legal, Accounting & Audit
- Research & Analytics etc.
- Compliance, Recruitment
- Risk Management etc.
Institutions Occupying Space @ IFSC /SEZ

Banking
(Business of US $ 12 bn)

Insurance
(Sum Insured business of US $ 20 bn)

Capital Markets
(average daily trading volume crossed of US $ 1 Bn)

Brokers - ~100

Other SEZ Units

International Arbitration Centre

jsha
advocates & solicitors

befree

Moon SEZ Consultants Pvt. Ltd.

EXEMPLARY
CONSULTANTS

Chartered Accountants

Manubhai & Shah LLP

Exemplifying Excellence
Development pace increased in SEZ Area
SOCIAL INFRASTRUCTURE
AND
LIFE @ GIFT
Social Infrastructure

Narsee Monjee Educational Trust

Amenity Centre:
Primary medicare centre, Post Office, food outlets, stationary & document centre operational

Fuel Station
The RESULTS

&

In SUMMARY
Development & Investment

Total Development Planned - 62 Mn Sq Ft of BUA

Allotment Done – 16 Mn Sq Ft of BUA

Operational – 2 Mn Sq Ft of BUA

Under Construction – 3 Mn Sq Ft of BUA

Planning & Designing – 10 Mn Sq Ft of BUA

Committed Investment – Rs. 11,000 Cr. (US$ 1700 Mn)
Employment Growth at GIFT City

No. of Jobs


0 1000 2000 3000 4000 5000 6000 7000 8000 9000

Total
Direct
Indirect

8000 +
Units/Companies Growth at GIFT City

No. Of Units/Companies

- ~185 Units

~ 200 companies/Units @ GIFT
(operational & committed)
Export of Services – GIFT SEZ IFSC

Export of Services (Rs. Crore)

- 2015-16: 7.05
- 2016-17: 327
- 2017-18: 1672.51
Thank You

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