

Financial Incubator

Gujarat International Finance Tec -City (GIFT)

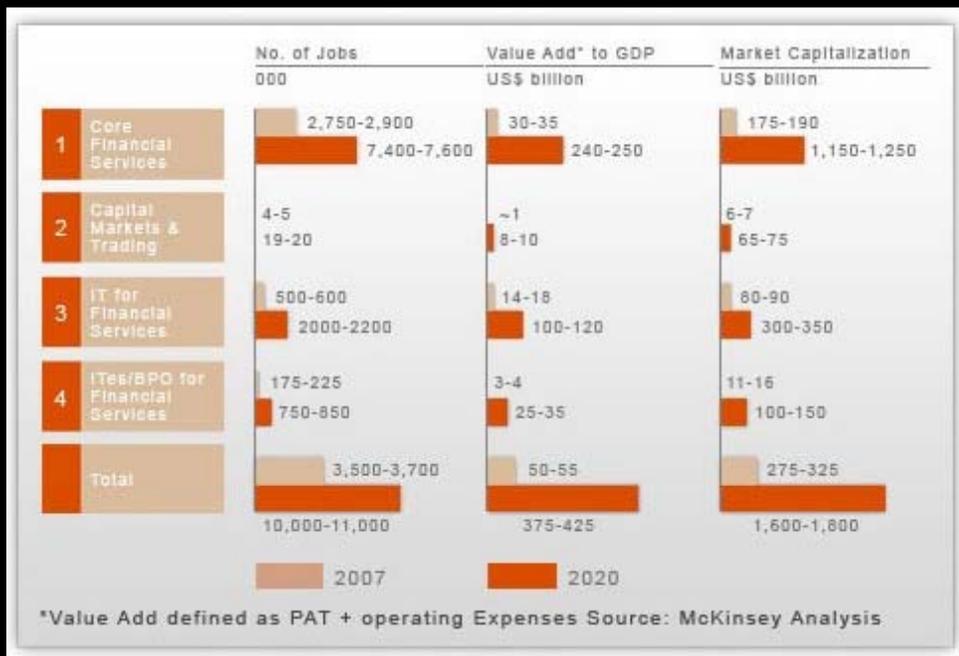
- A City for the Next Generation India

GIFT aspires to cater to India's large financial services potential by offering global firms a world-class infrastructure and facilities.

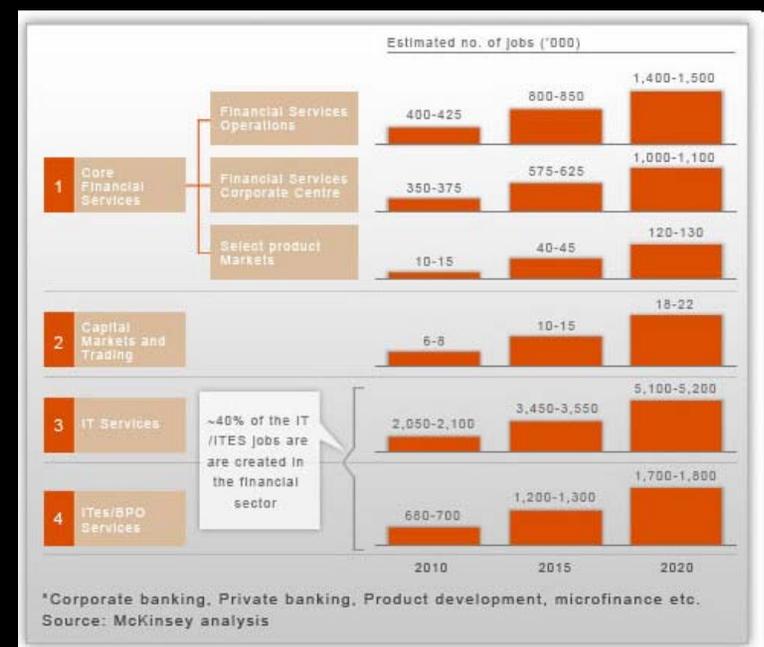
It aims to attract the top talent in the country by providing the finest quality of life.

It is estimated that GIFT would provide 500,000 direct and an equal number of indirect jobs which would require 90 million square feet of real estate office and residential space

India' Potential : Financial Services /ITeS



Potential of Centralizable Jobs



Need ?

- India need to tap its Financial Services Potential :
-Need to have globally benchmarked Financial Services Hub
- Existing Cities do not match up to the expectations in respect of working and living lifestyle
- What is needed:
 - To design such a centre leading to global competitiveness
 - To capitalize on the existing strengths of the region



Location:

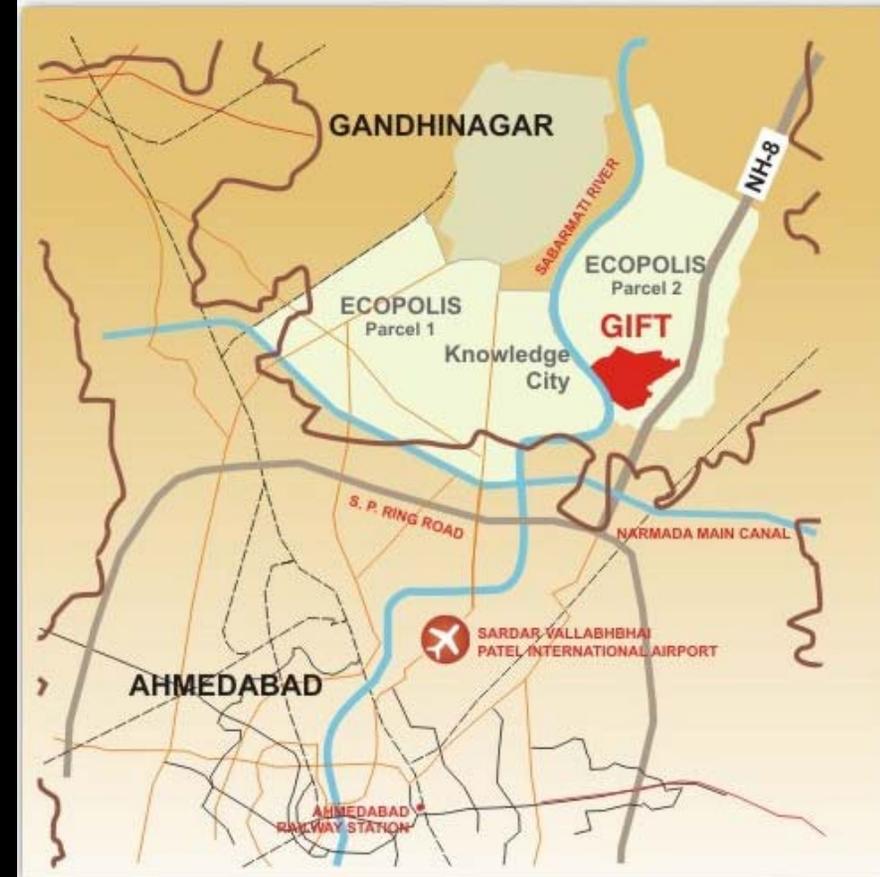
The site is located on the bank of river Sabarmati is about 12 kms. from Ahmedabad International Airport and 8 kms. from Gandhinagar.

GIFT will have easy access from all directions through 4 - 6 lane state and national highways.

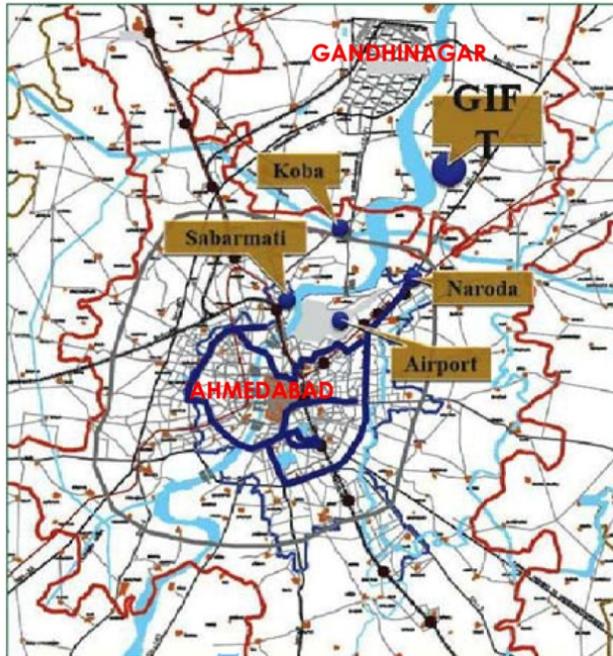
The site has geographical coordinates as 23°9'26"N 72°41'12"E.

The Sabarmati river demarcates the Western boundary of the Project Site.

The NH 8 demarcates the Eastern boundary



LOCATION

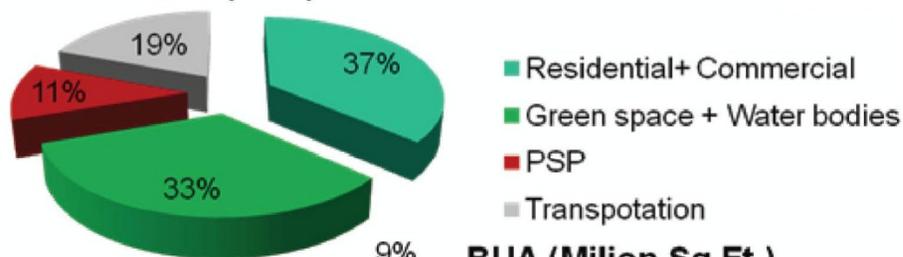


The Overall Site:

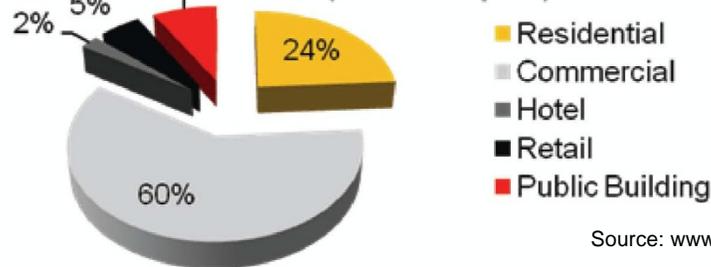
The development of CBD projects can be clarified as the following three types :

- I) **Office:** Including office and associated facilities such as conference and exhibition
- II) **Service:** Including retail, restaurant, entertainment and cultural facilities, hotel
- III) **Residential facilities:** Including apartment, residential buildings

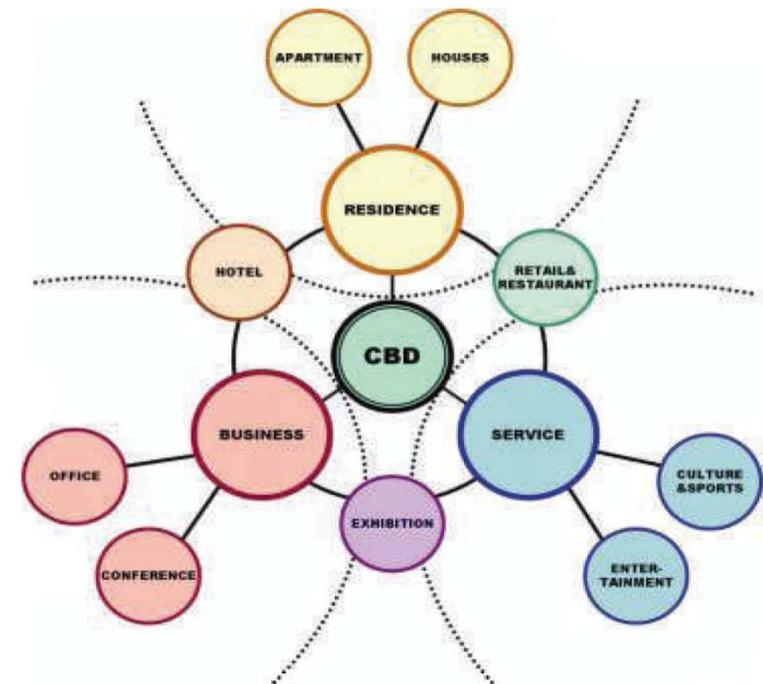
GIFT Land use (in %)



BUA (Milion Sq.Ft.)



Source: www.giftgujarat.in





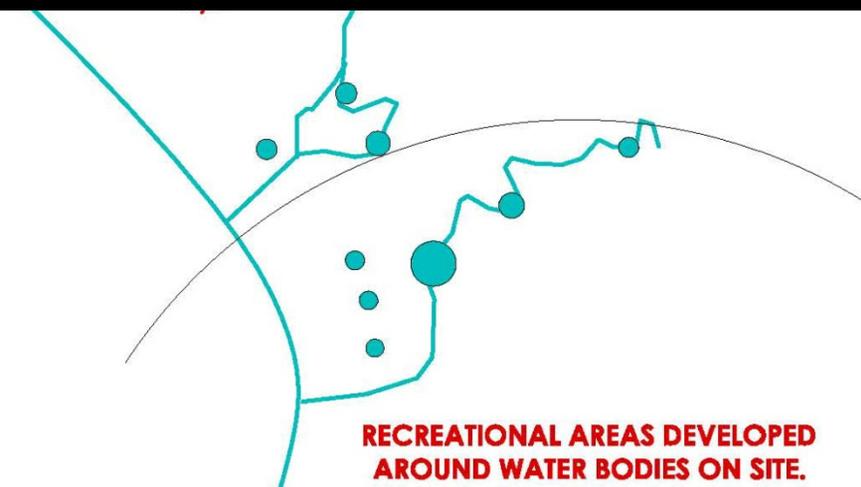
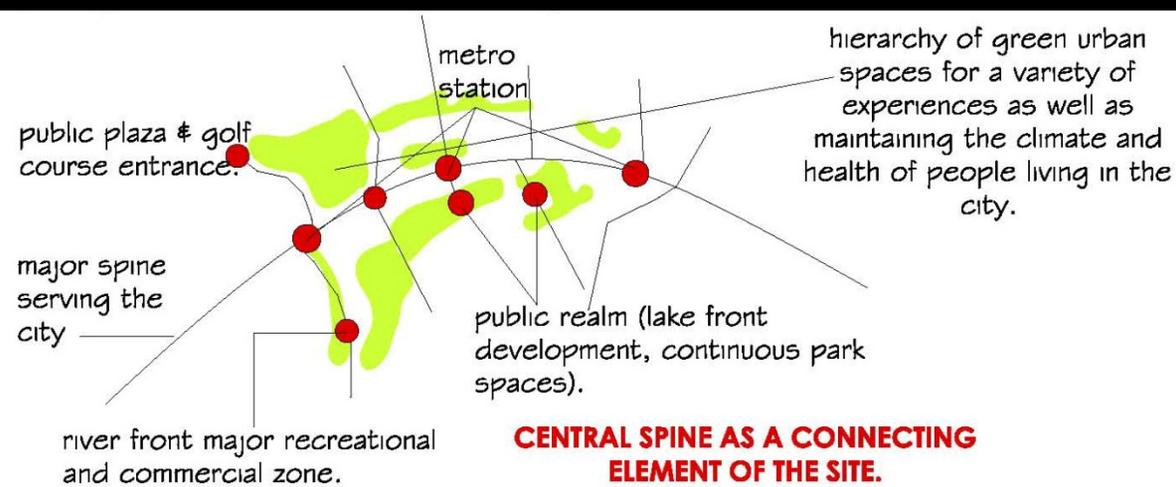
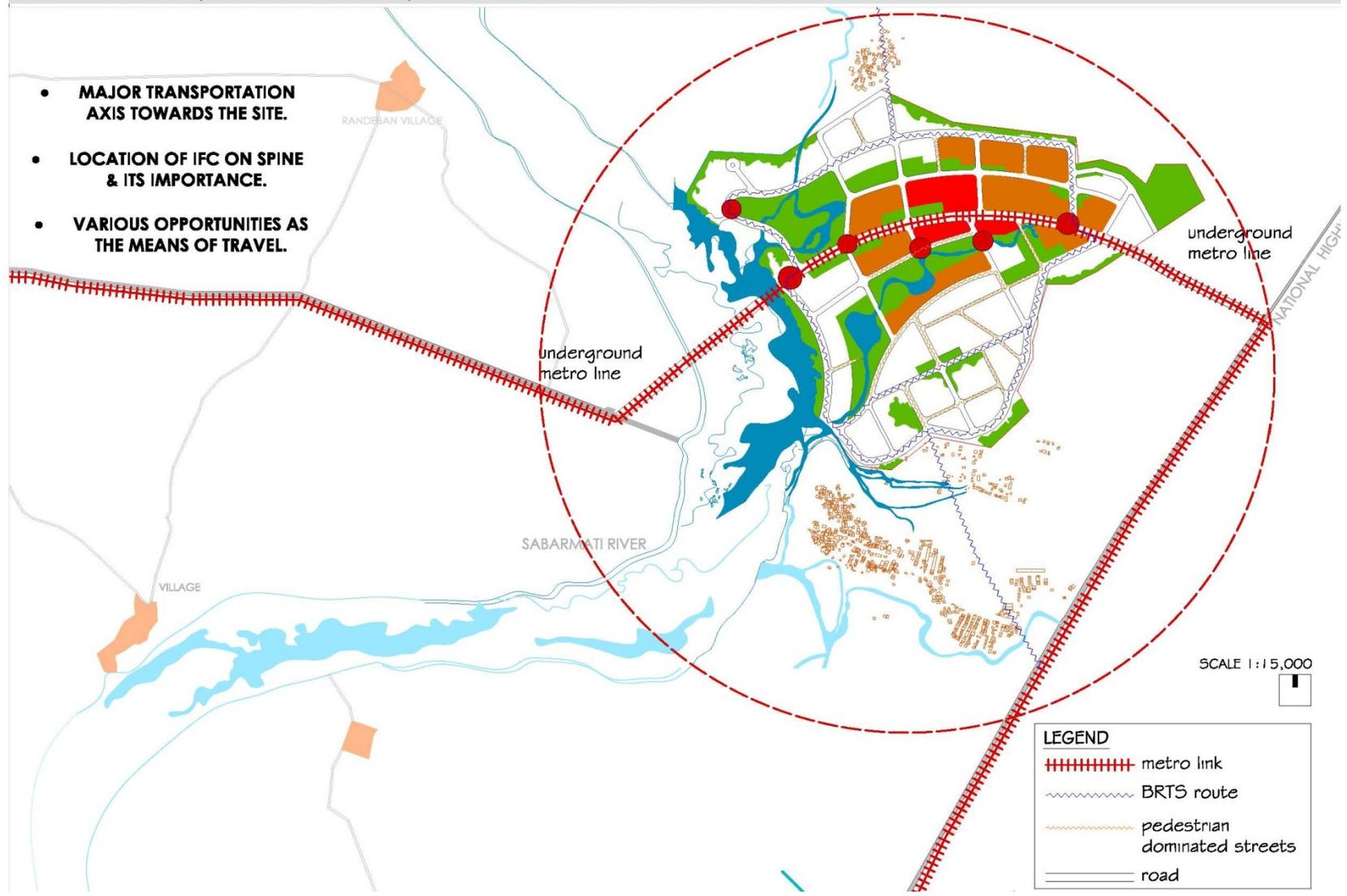




Commercial & Residential Zone

Overall Site Development:

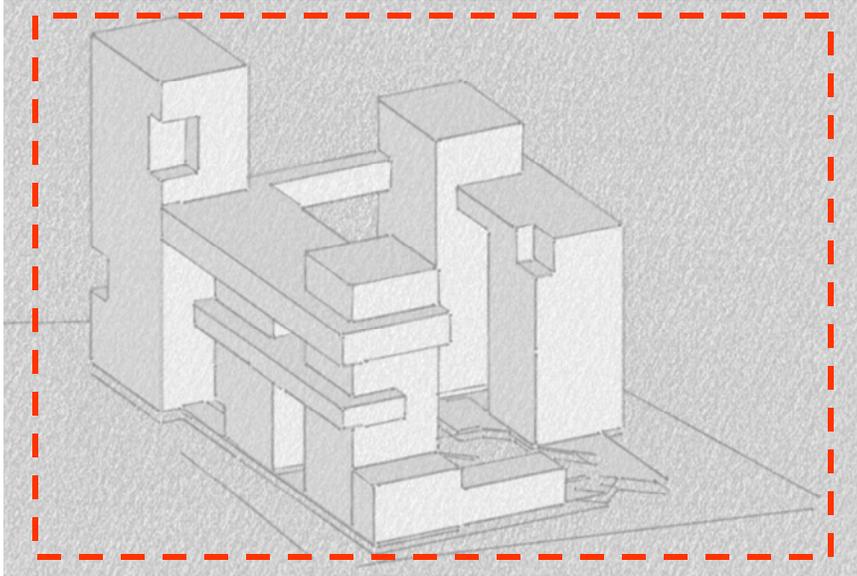




Project Development:

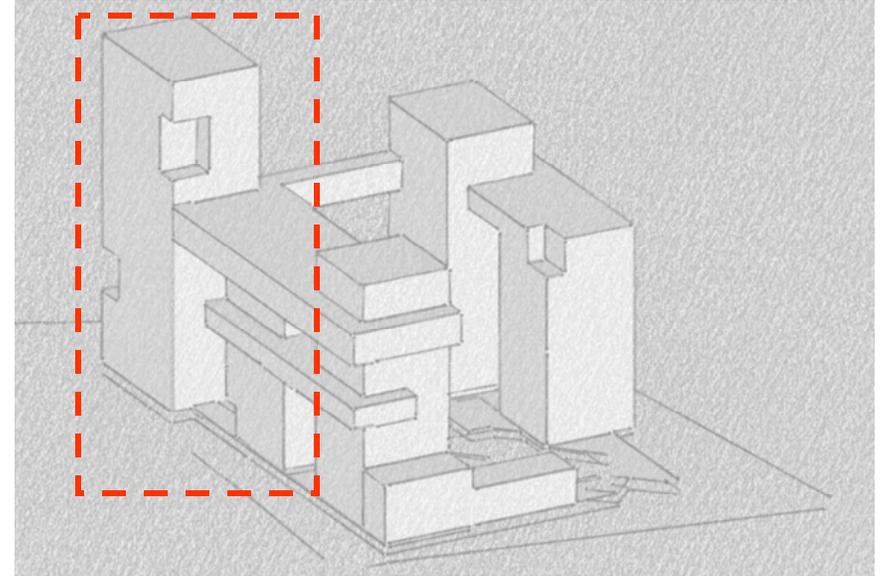
Project will develop in two phases:

Phase 1



Master planning of site: Designing basic premise which can work cohesively with the future expansion

Phase 2



Developing two of the towers: Detailing out tower which has work and live-work relationship

Codes:

Special Economic Zone (SEZ)

Financing:

Gujarat Urban Development Company Limited (GUDC) & Infrastructure Leasing & Financial Services Ltd. (IL&FS) entered into 50:50 Joint Venture to conceive, plan and develop of Gujarat International Finance Tec-City On Public Private Partnership Format

Design Determinants:

Create business incubator

By creating variety of transformable spaces which create, promote and accommodate growth

Linkage of green

By accommodating human creation without destroying natural environment

Flexibility in planning to create multiplicity of spaces

By designing different modules those can be changed after several years.

Connection with the business district

By connecting two different nodes of the site

Energize the Central Space

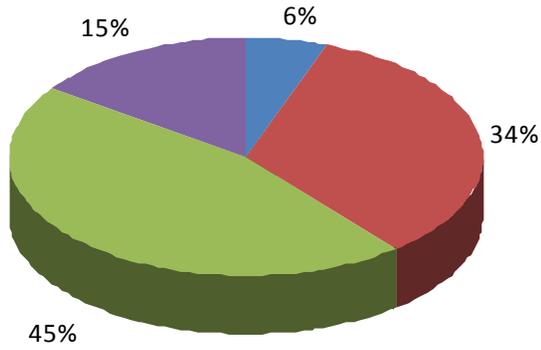
By developing contextual void which encourage places to pause and stop which allow interaction to happen in corporate culture.

Create cohesive environment

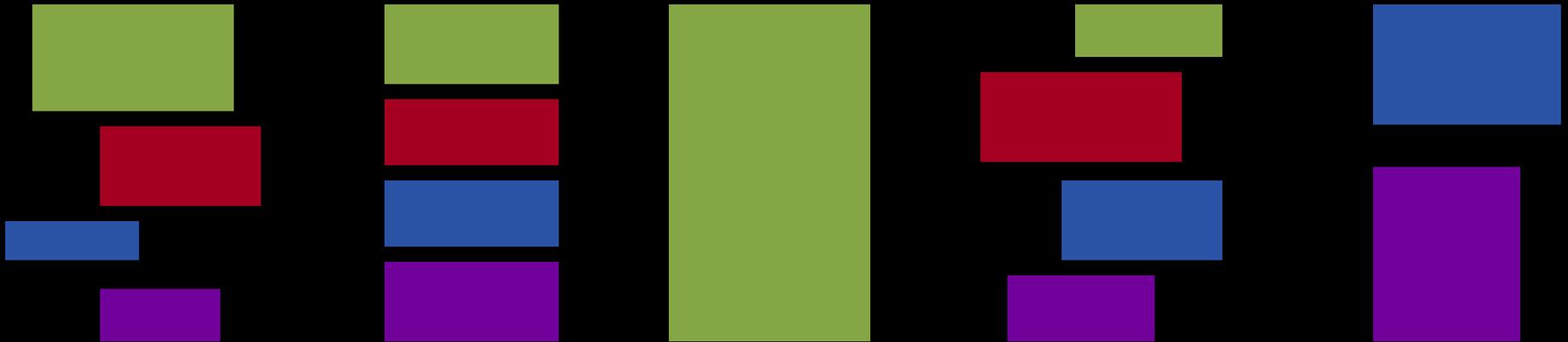
By finding some way to design flexible infrastructure so when the other part of the project is design by someone else; it still feel as a comprehensive, cohesive and unified environment.

Program Description:

■ Small size Offices
 ■ Medium size Offices
 ■ Large size Offices
 ■ Live-Work



Office Area	Total Net S.F.	Percentage
Small size Offices	37500	6%
Medium size Offices	225000	34%
Large size Offices	304562	45%
Live-Work	101250	15%
	668312	100%



Large Offices



Small Offices



Medium Offices



Live-Work



Flexibility

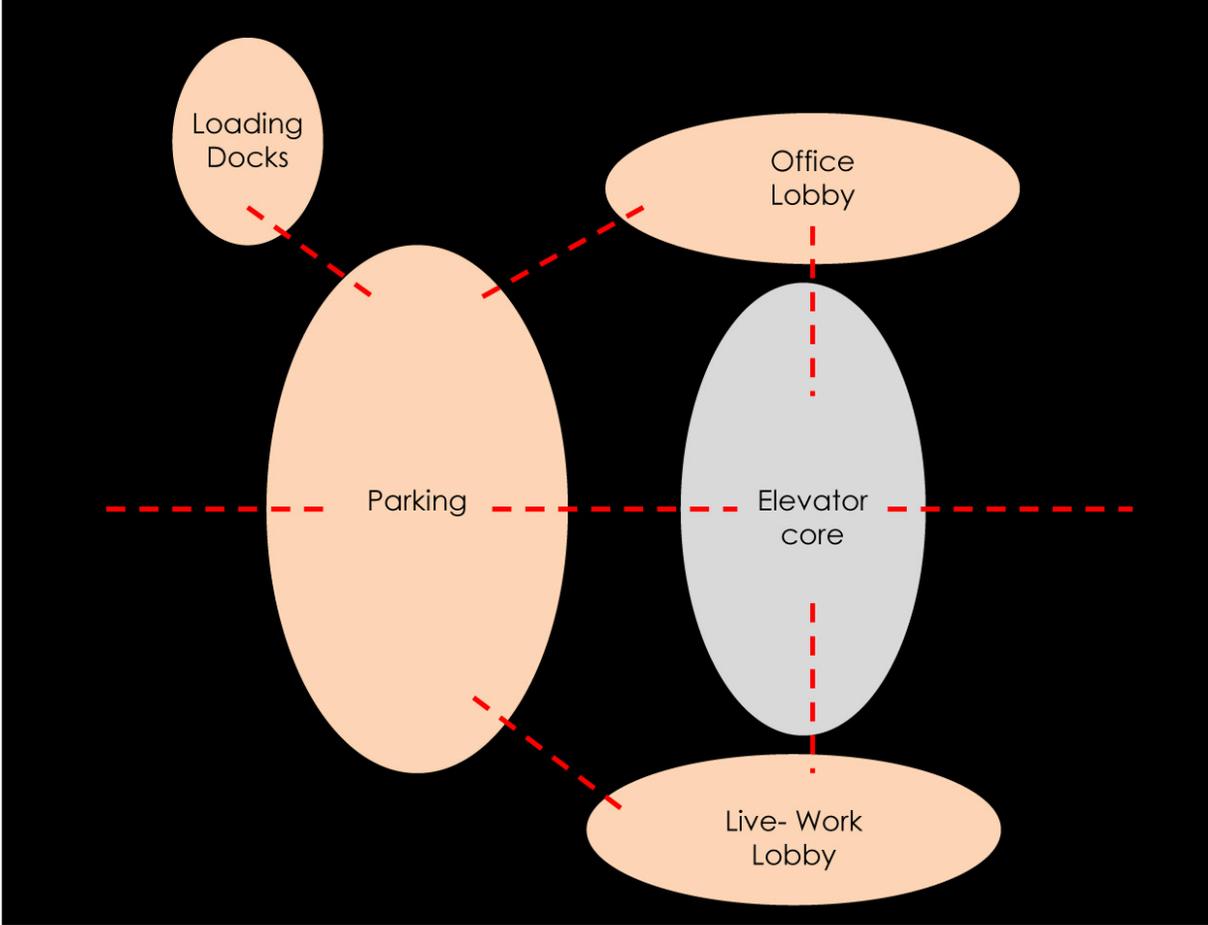
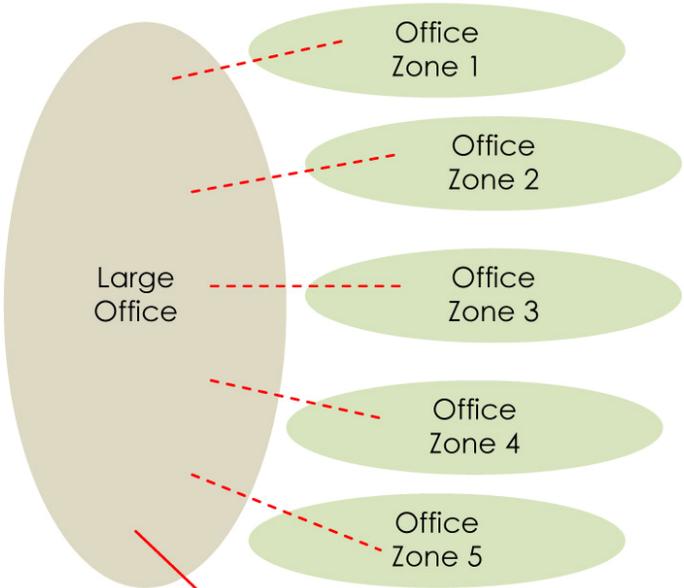
spaces

Multiplicity of

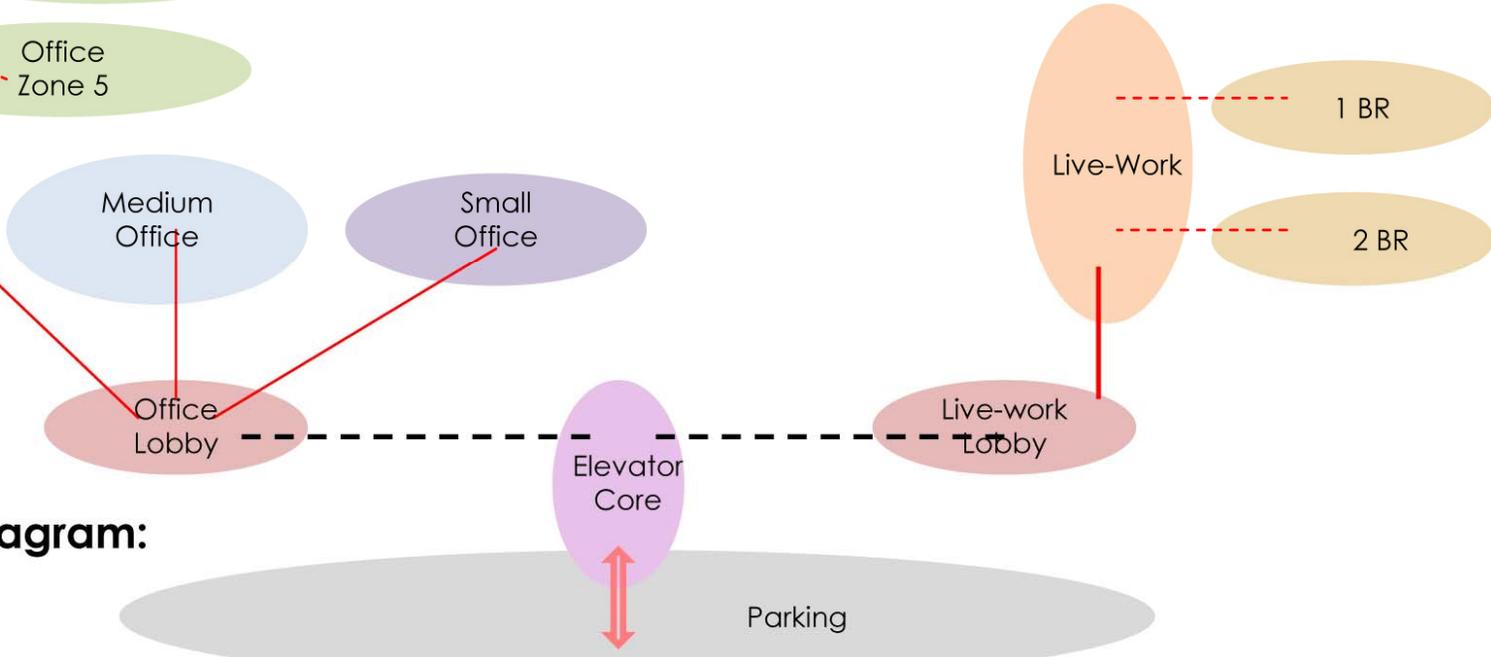
The requirement of the office space in India is quite different than the rest of the world.

However, As the demand of the office space is changing after several years, the floor plate parameters are designed in such a manner that will serve the purpose.

Horizontal Bubble Diagram:



Vertical Bubble Diagram:

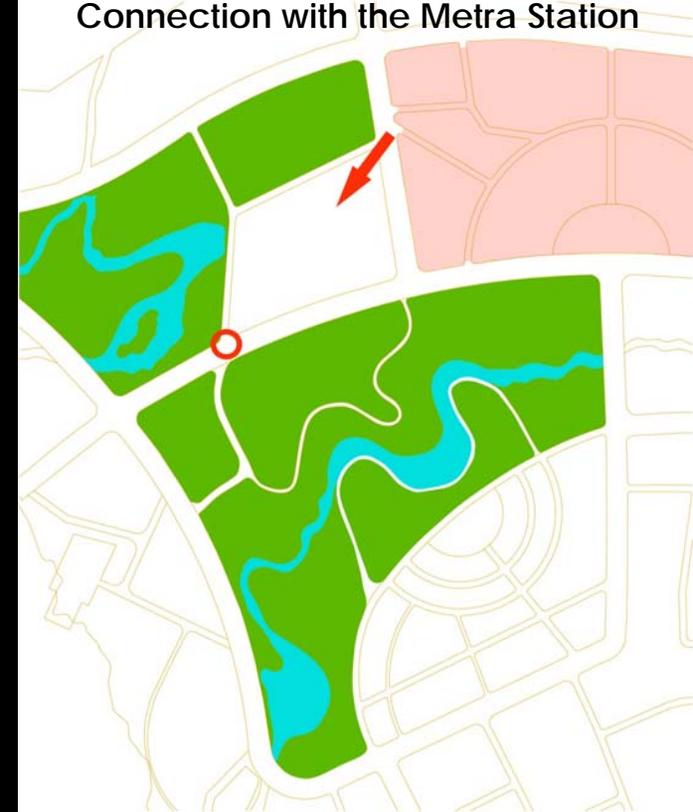


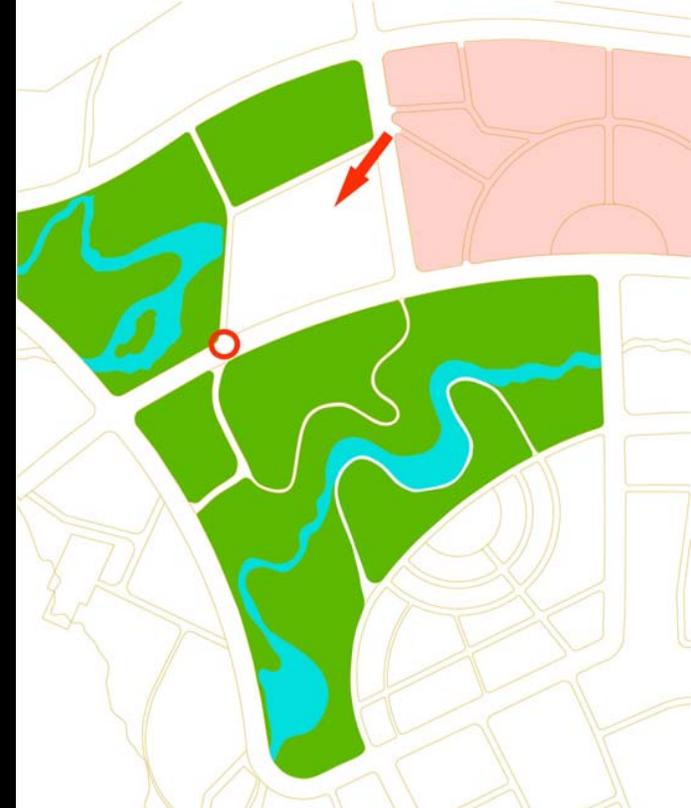
Views



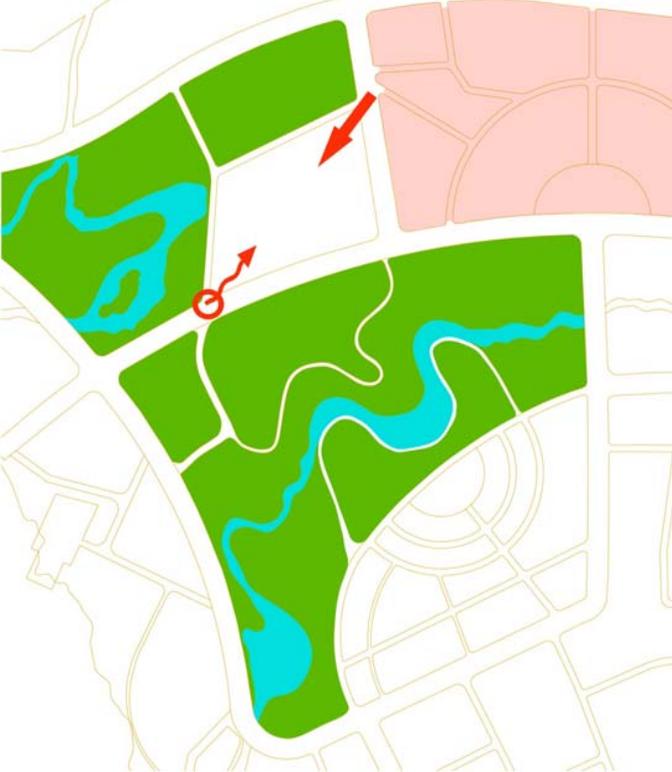
Connection with the business district

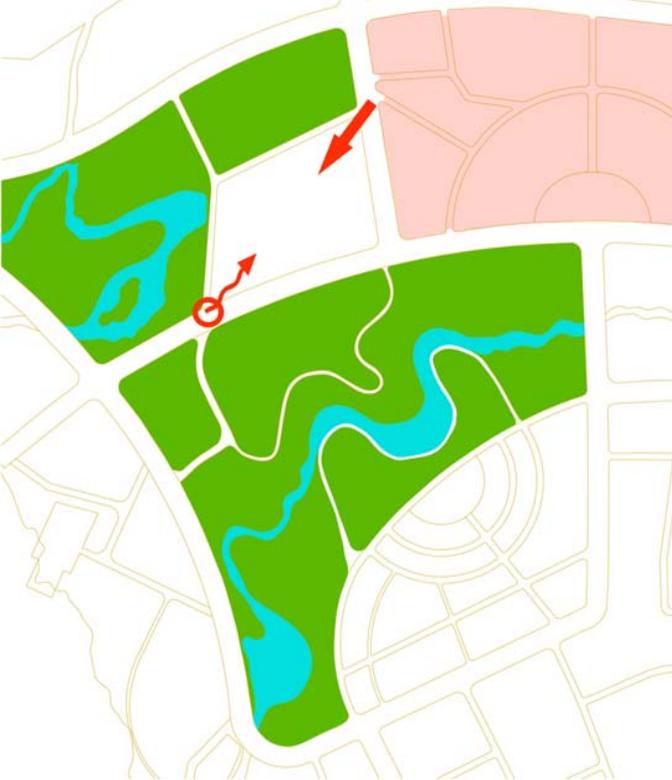
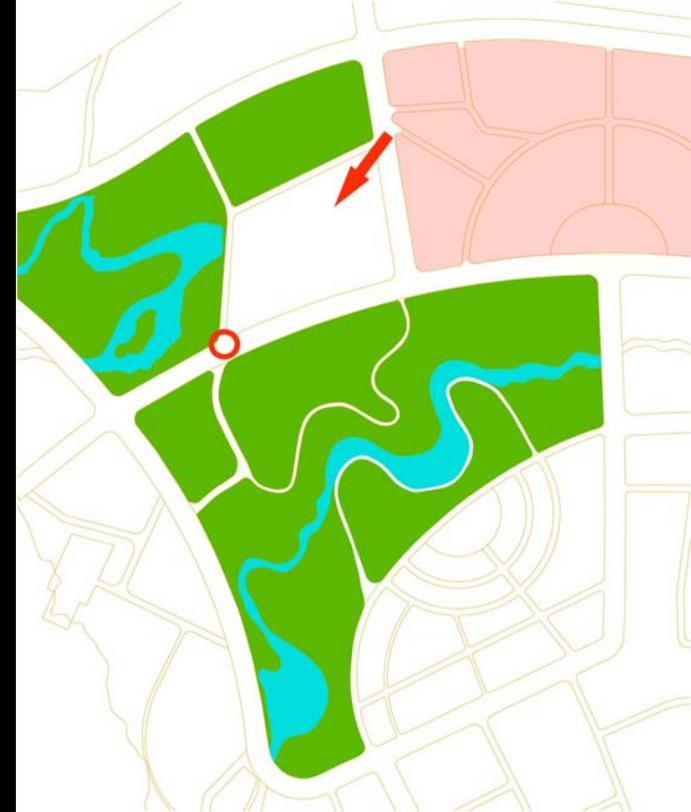




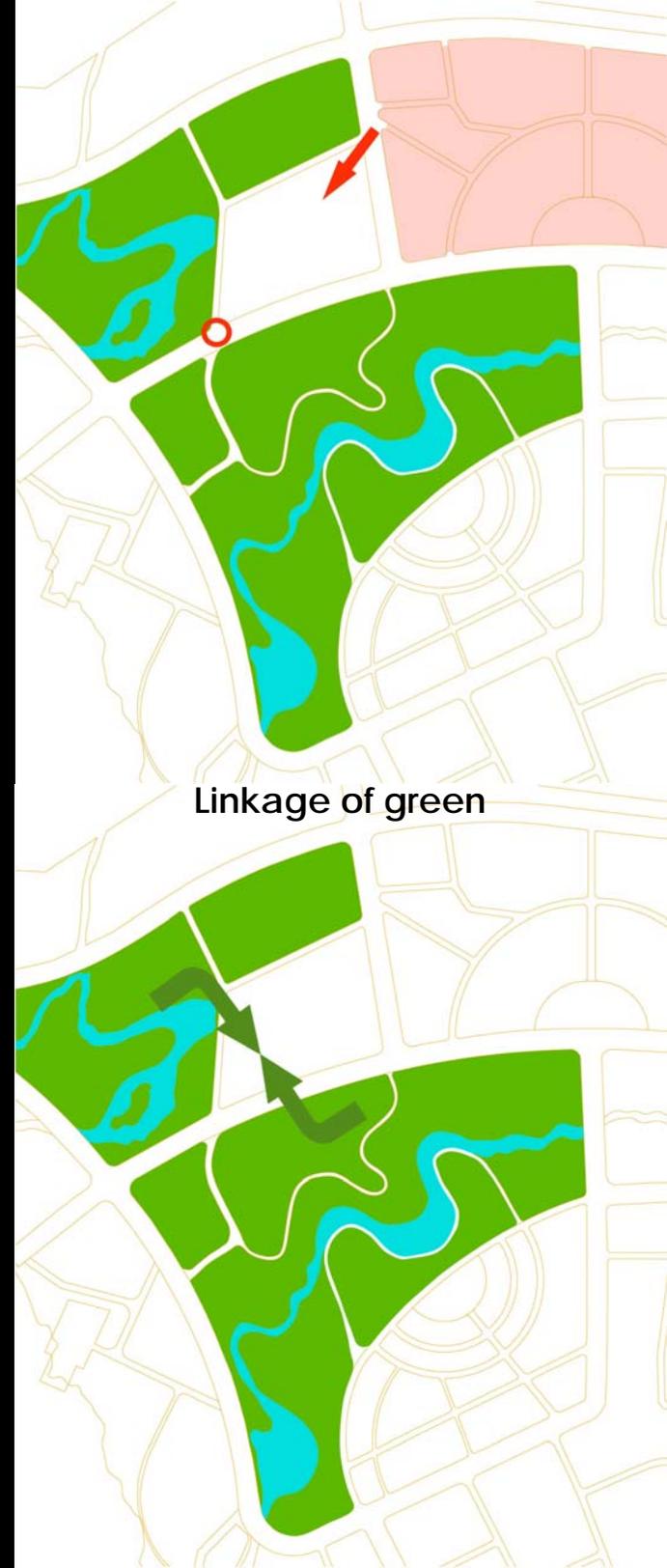
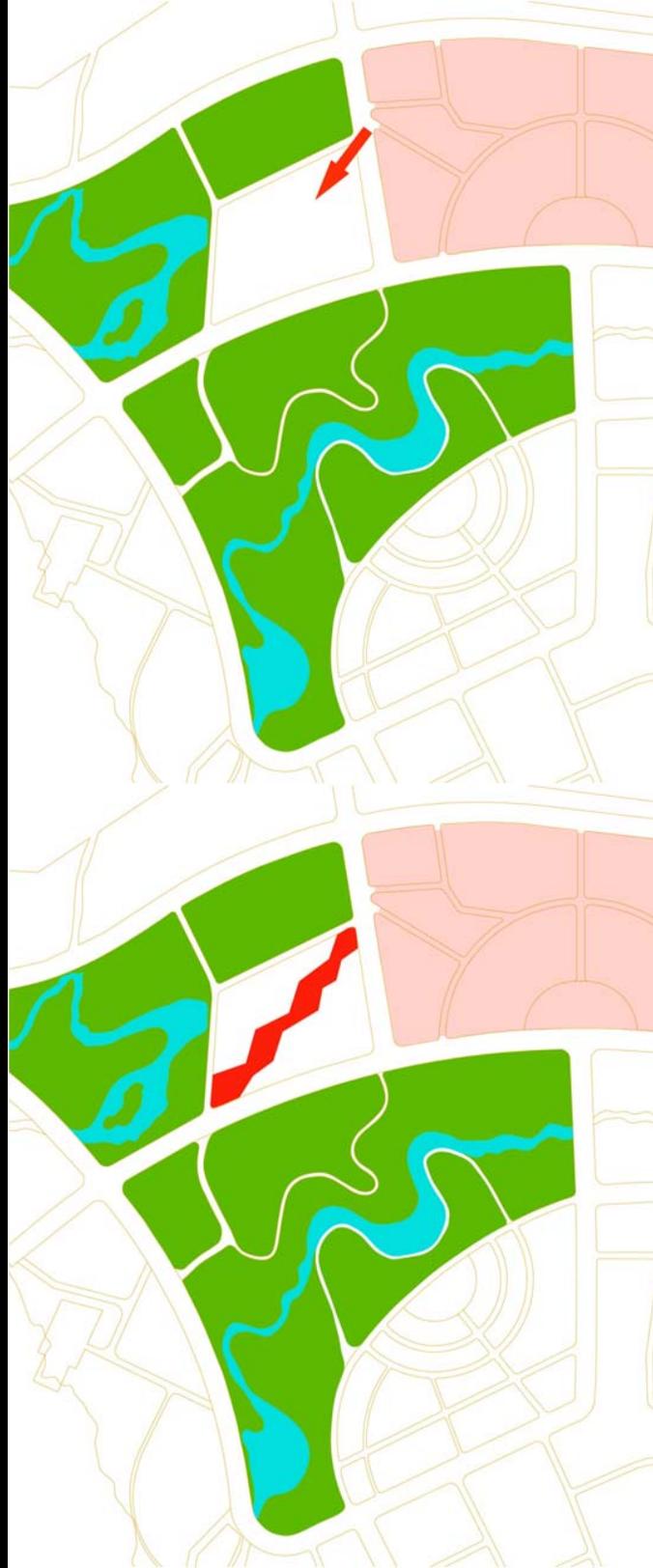


Connection of the two nodes

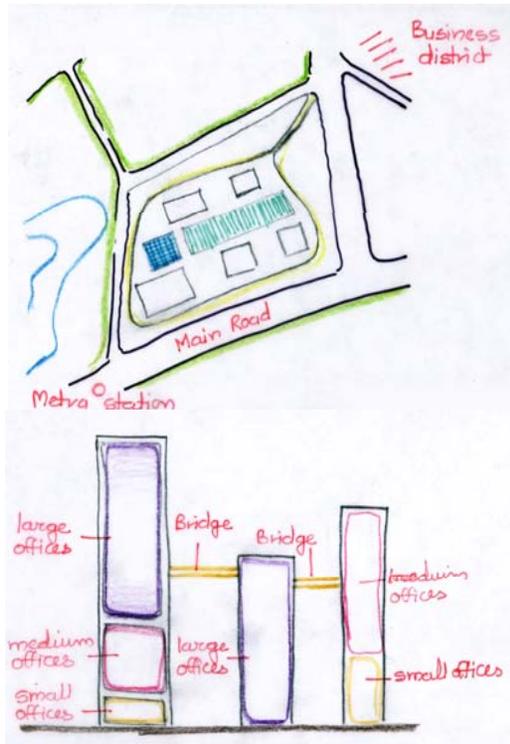




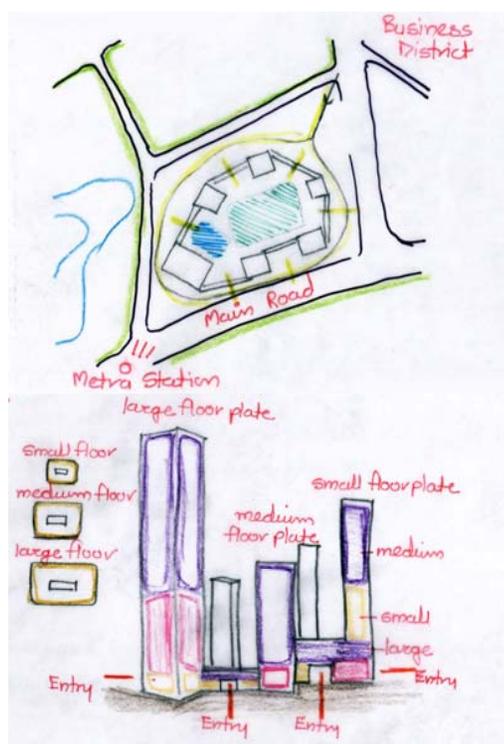
Circulation as a spine



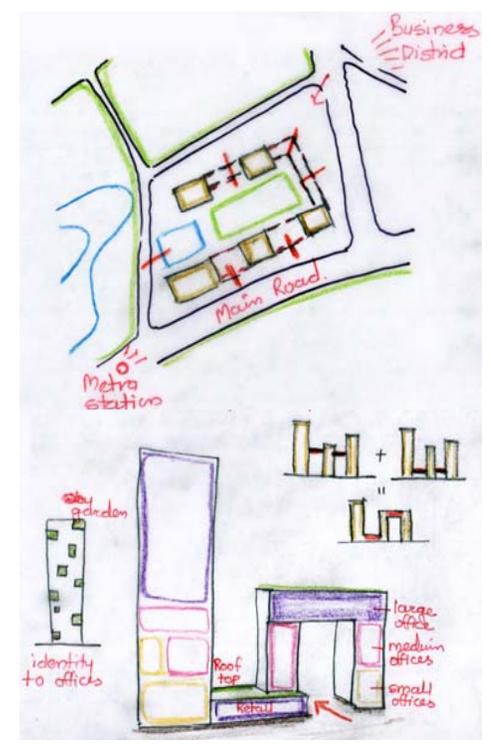
Scheme 1



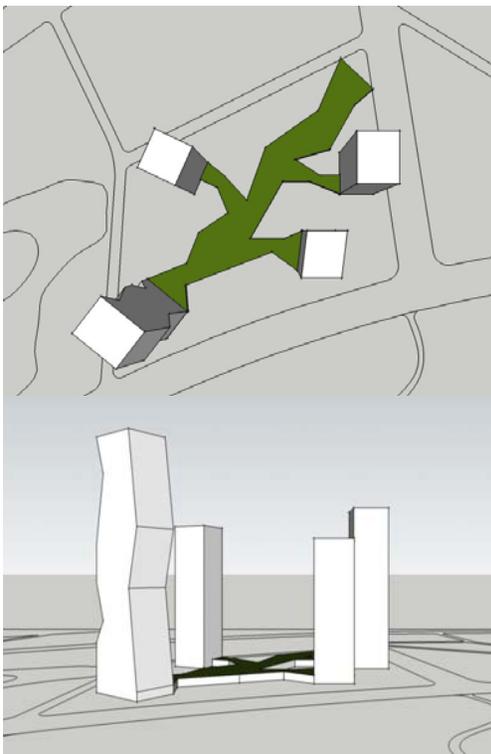
Scheme 2



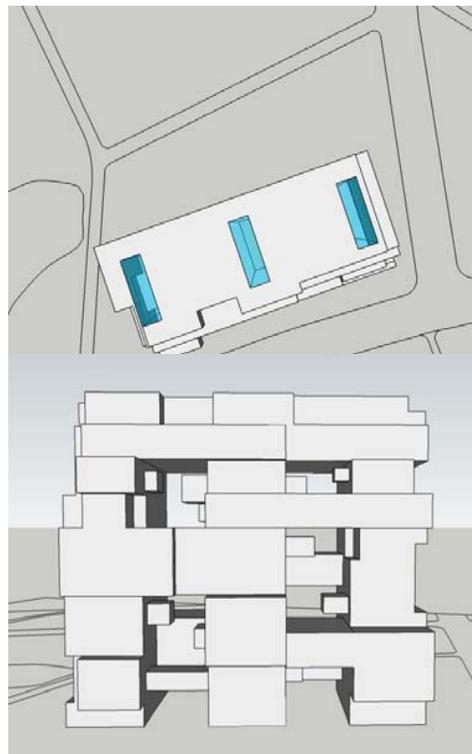
Scheme 3



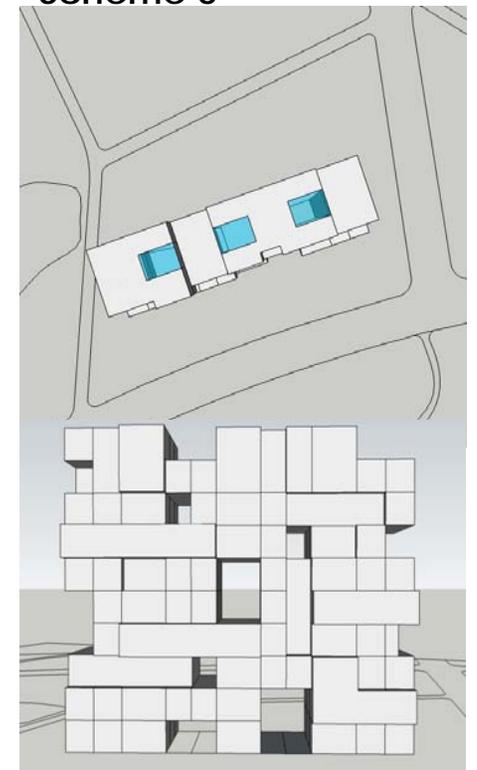
Scheme 4



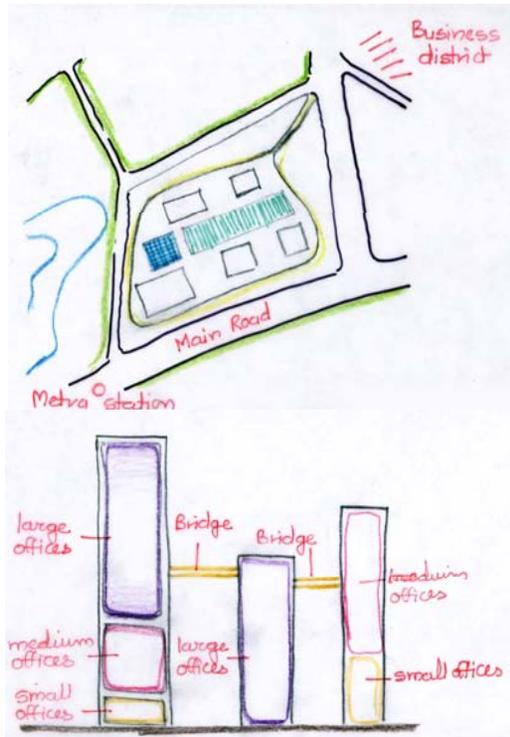
Scheme 5



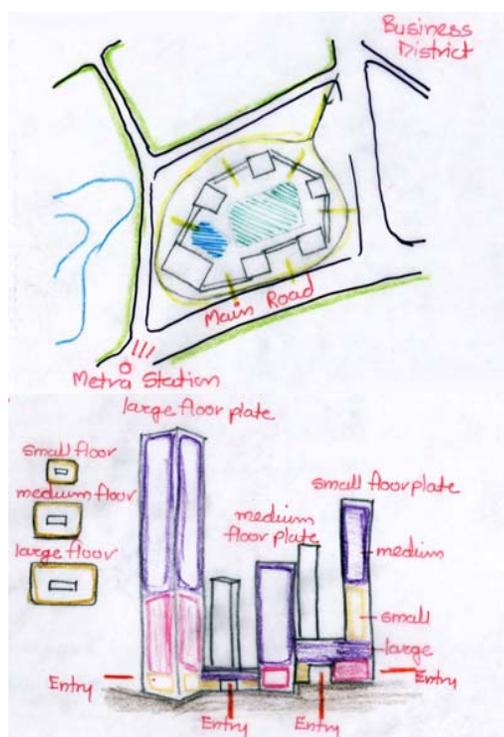
Scheme 6



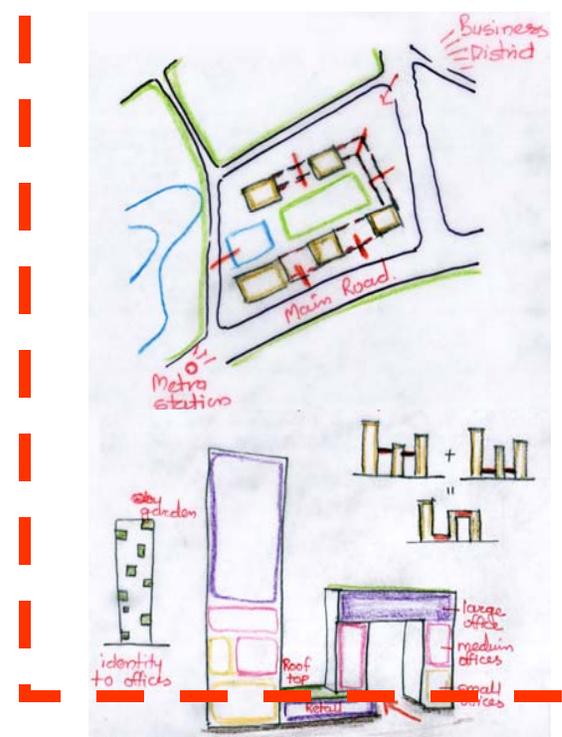
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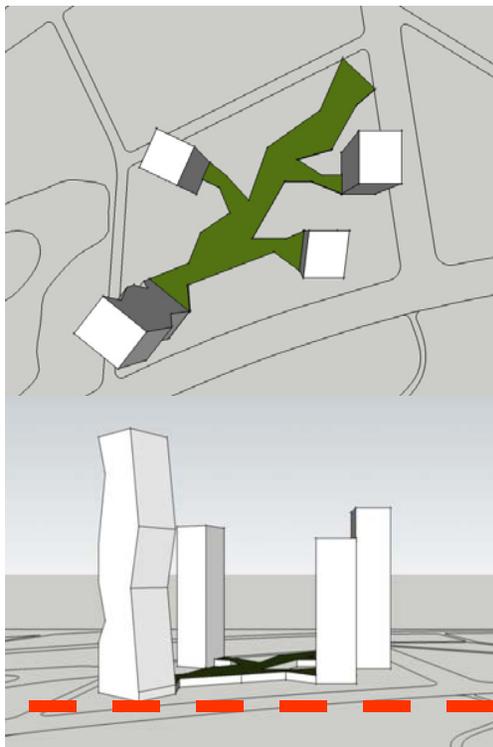
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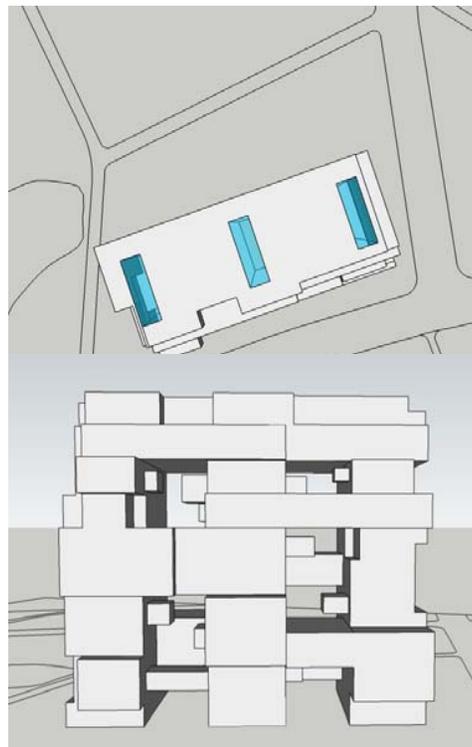
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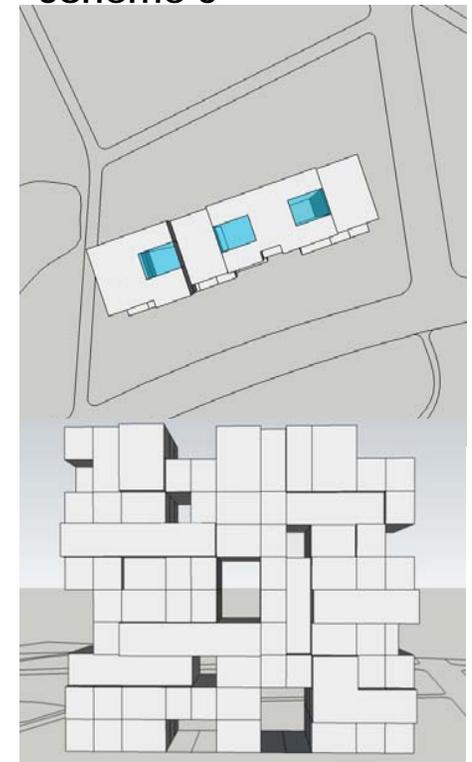
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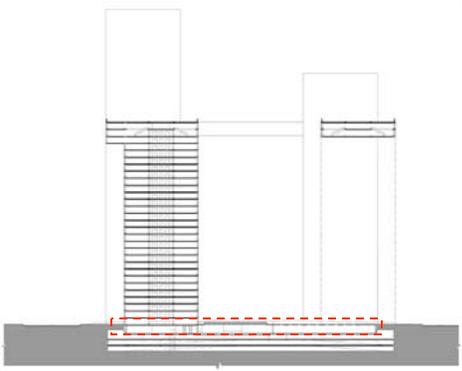


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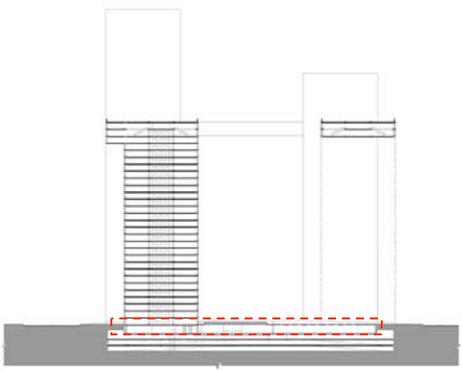
Scheme 6





Canyon Level Plan
Canyon Level Plan

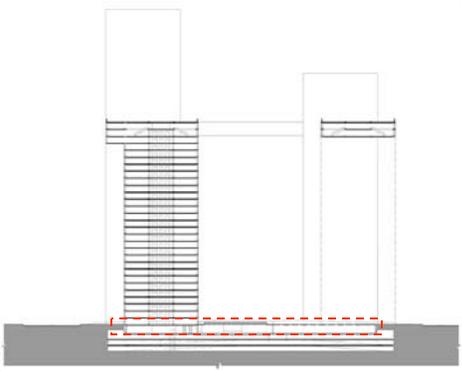
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Canyon

Canyon Level Plan

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Mechanical room

Loading Dock

Retail

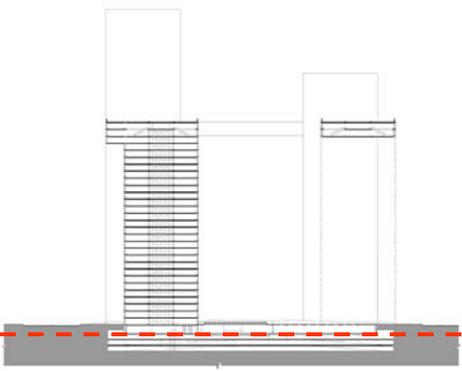
Retail

Mechanical room



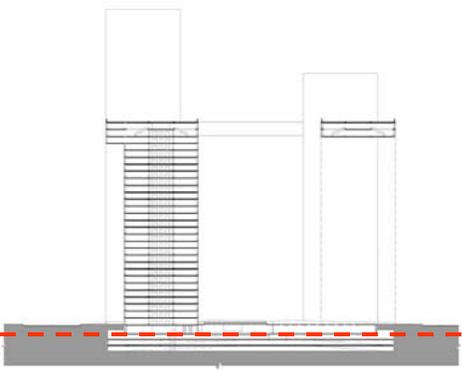
Canyon Level Plan

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Parking Plan

Financial Incubator

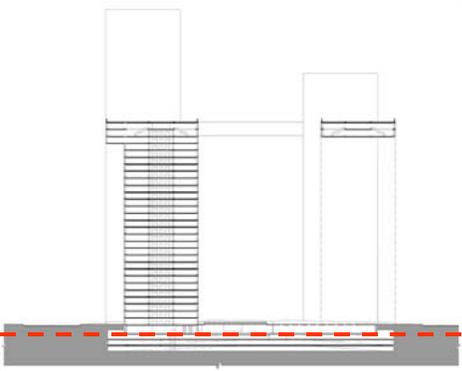


Retail

Retail

Parking Plan

Financial Incubator

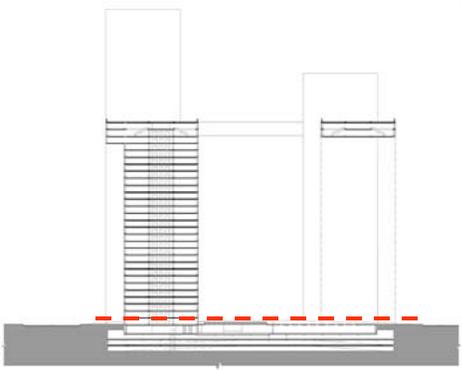


Retail

Retail

Parking Plan

Financial Incubator



Retail

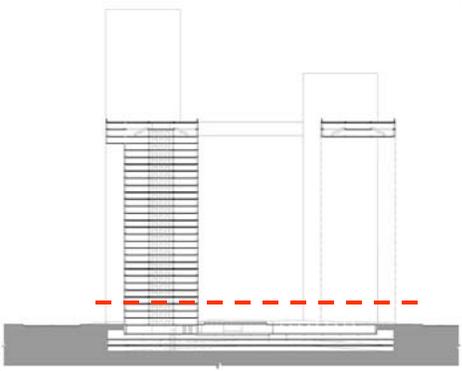
Retail

Lobby

Lobby

Ground Level Plan

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Upper Level Plan

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Flexibility in Floor plate

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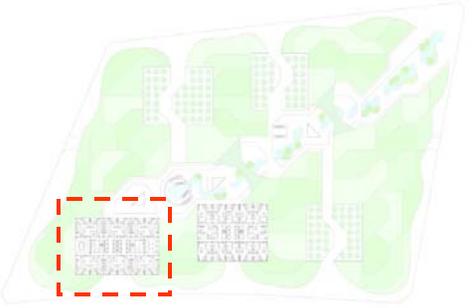
Flexibility in Floor plate ———

Financial Incubator ———



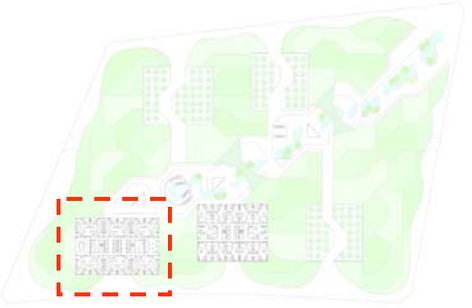
Flexibility in Floor plate ———

Financial Incubator ———



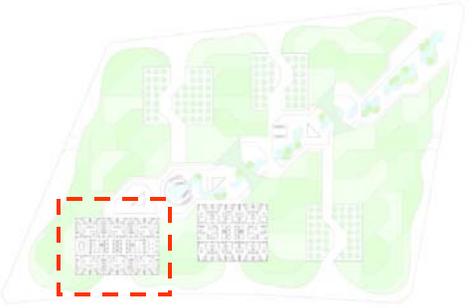
Office Floor Plate Parameter

Financial Incubator



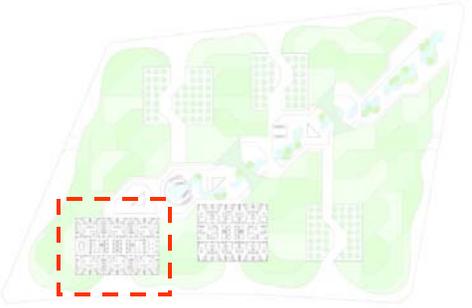
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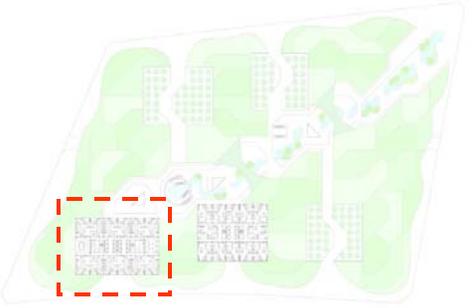
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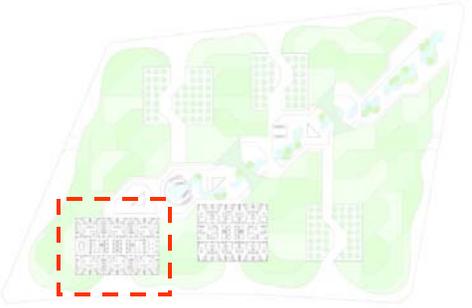
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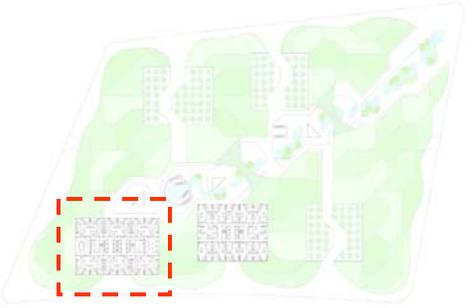
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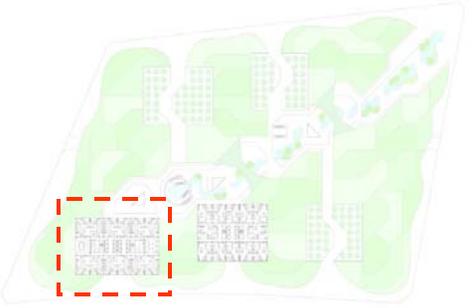
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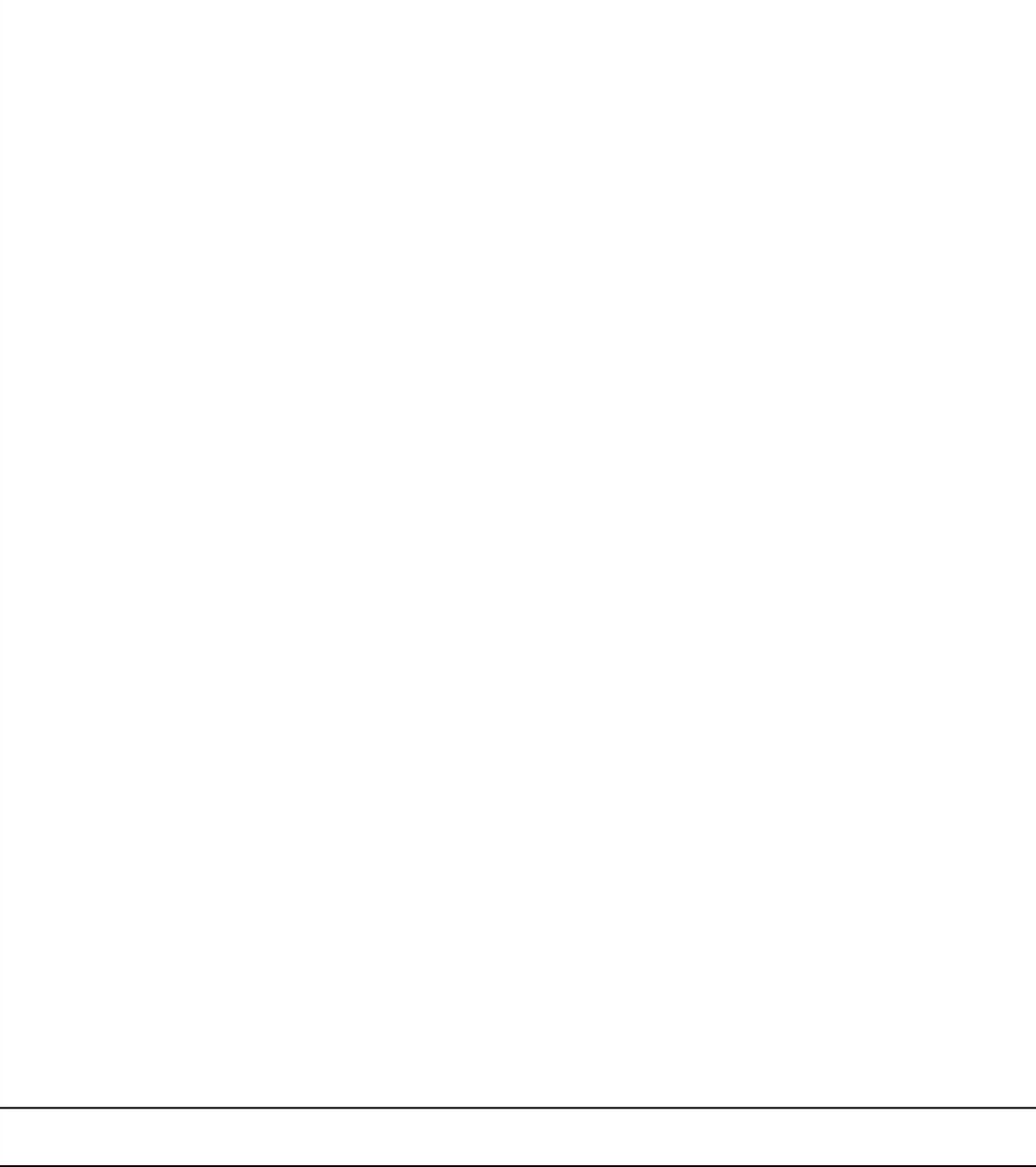
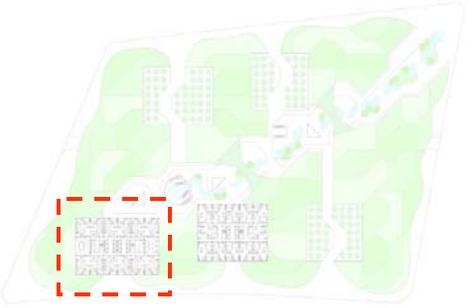
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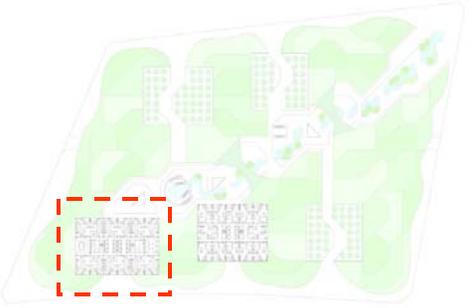
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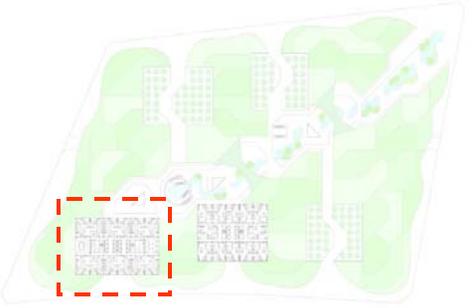
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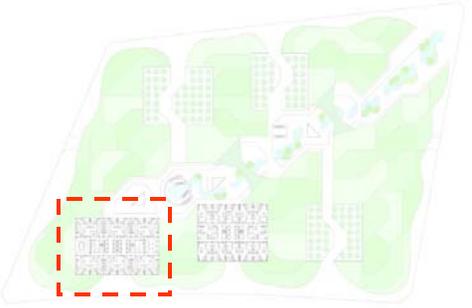
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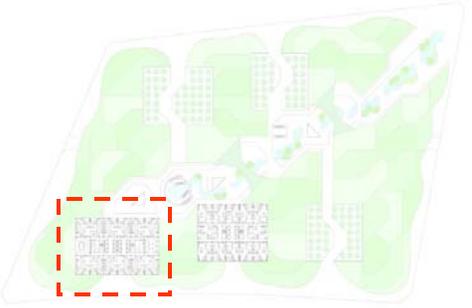
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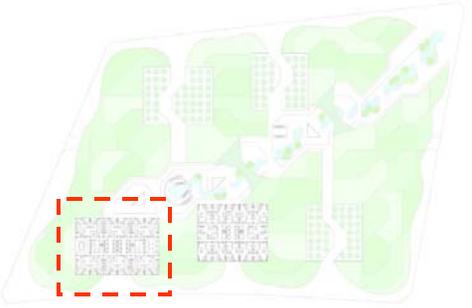
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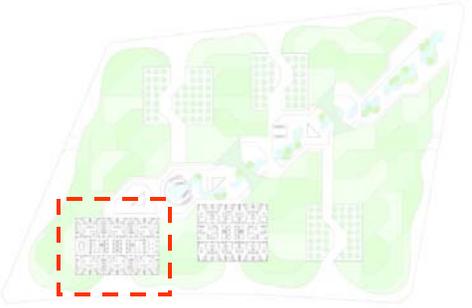
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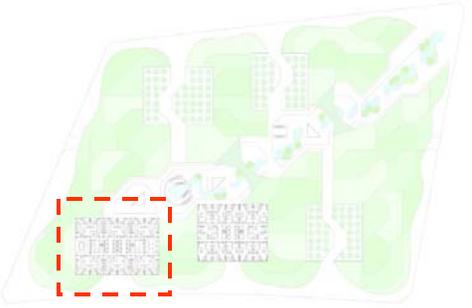
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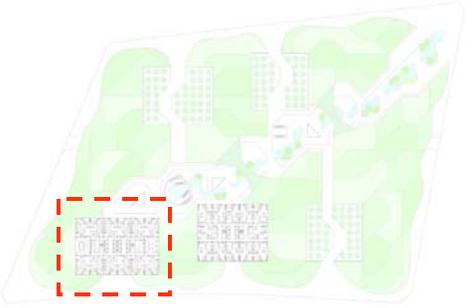
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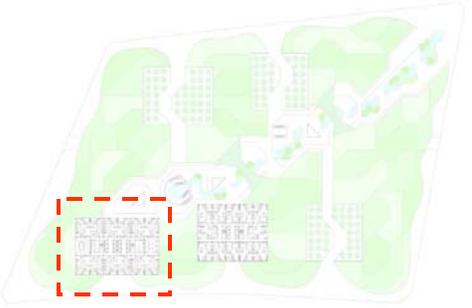
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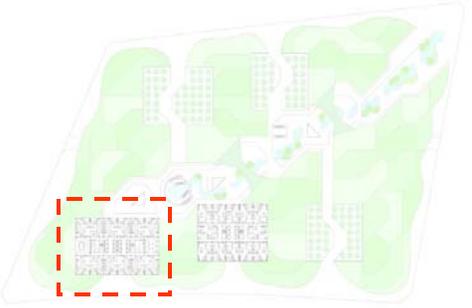
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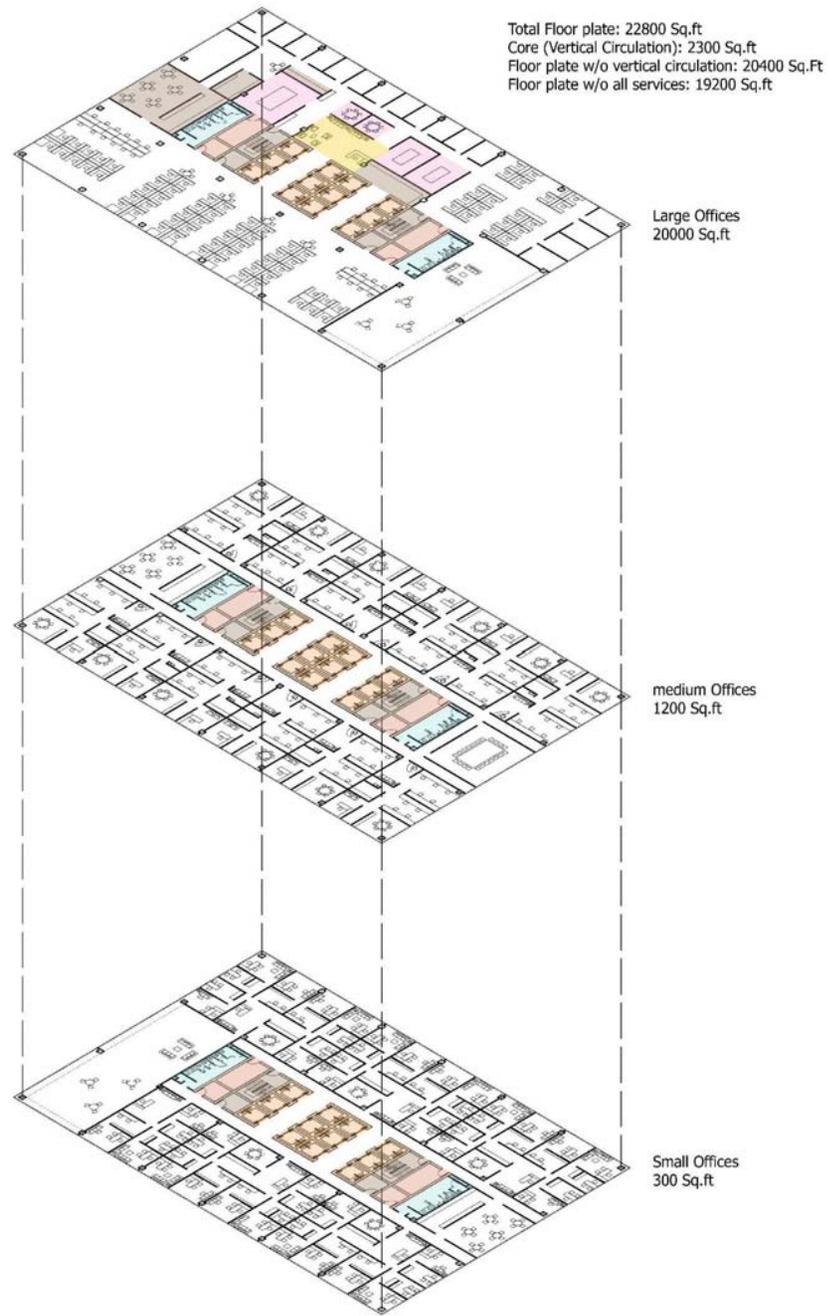
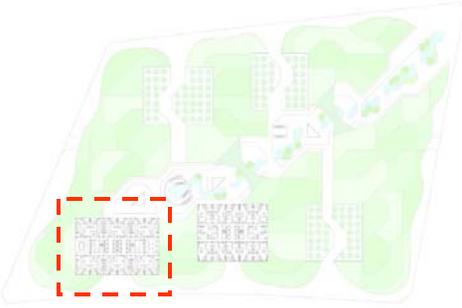
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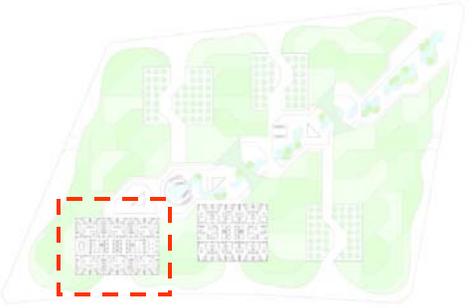
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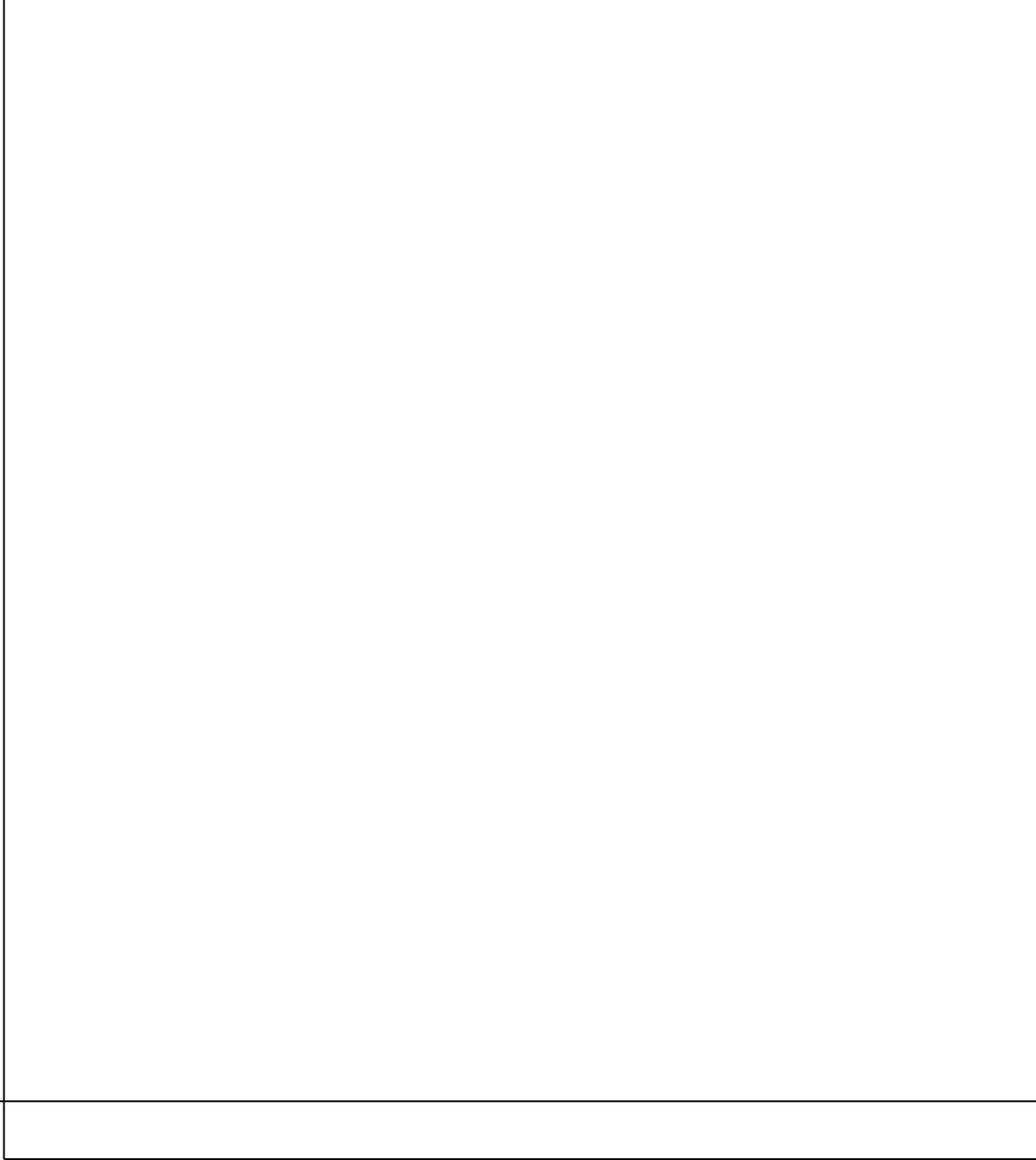
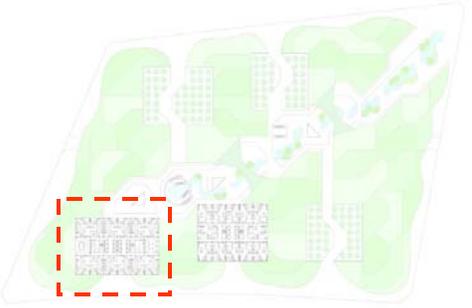
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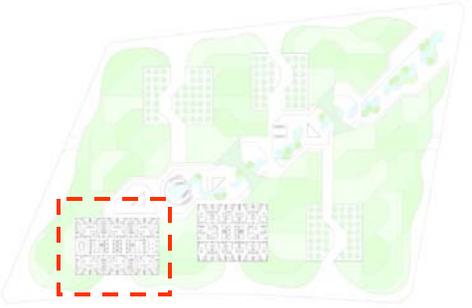
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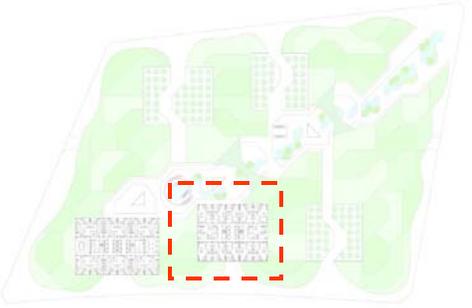
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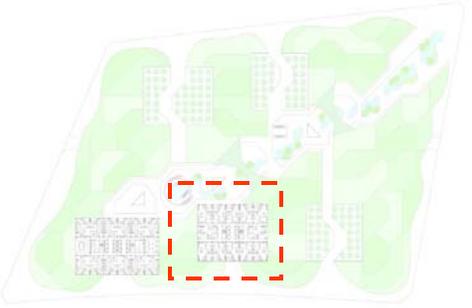
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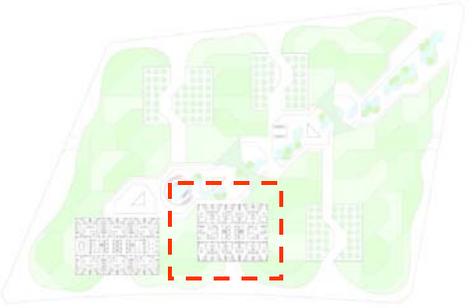
Live-Work floor plate parameter —————

————— Financial Incubator —————



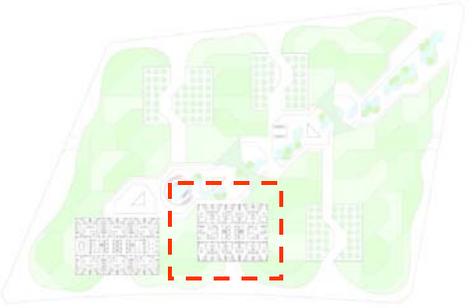
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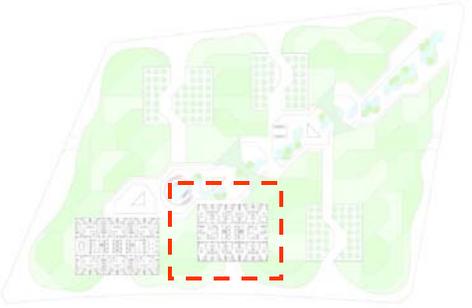
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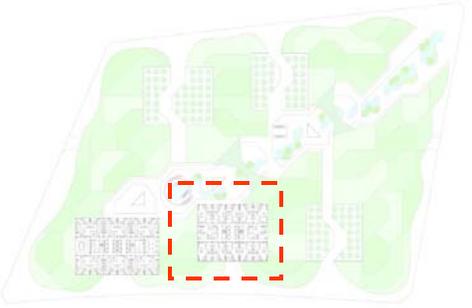
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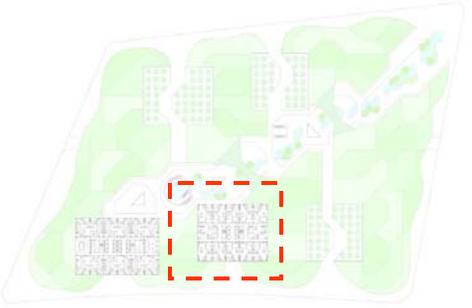
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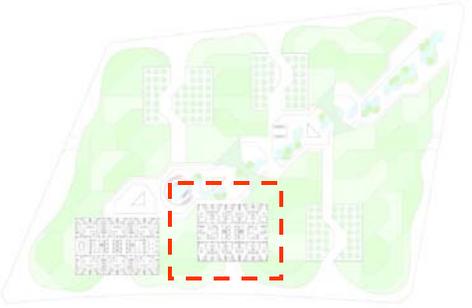
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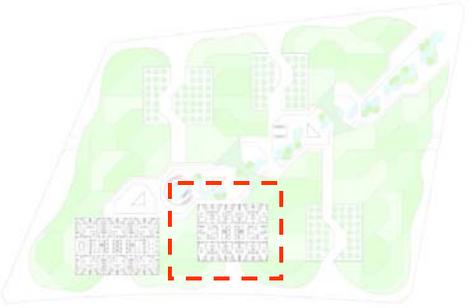
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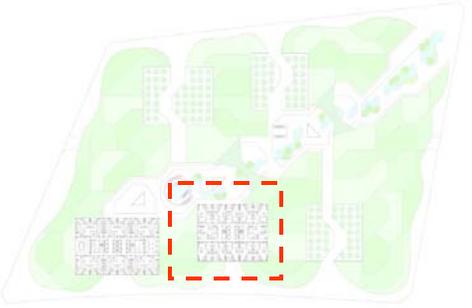
Live-Work floor plate parameter

Financial Incubator



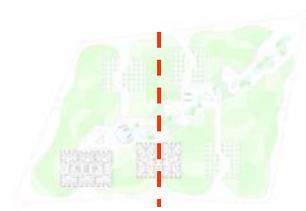
Live-Work floor plate parameter —————

————— Financial Incubator —————



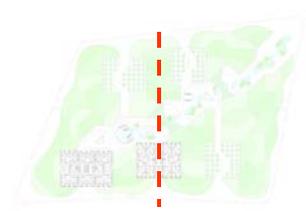
Live-Work floor plate parameter —————

————— Financial Incubator —————



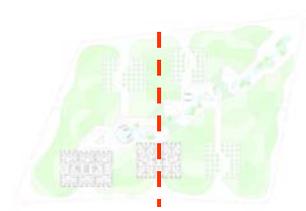
Section _____

Financial Incubator _____



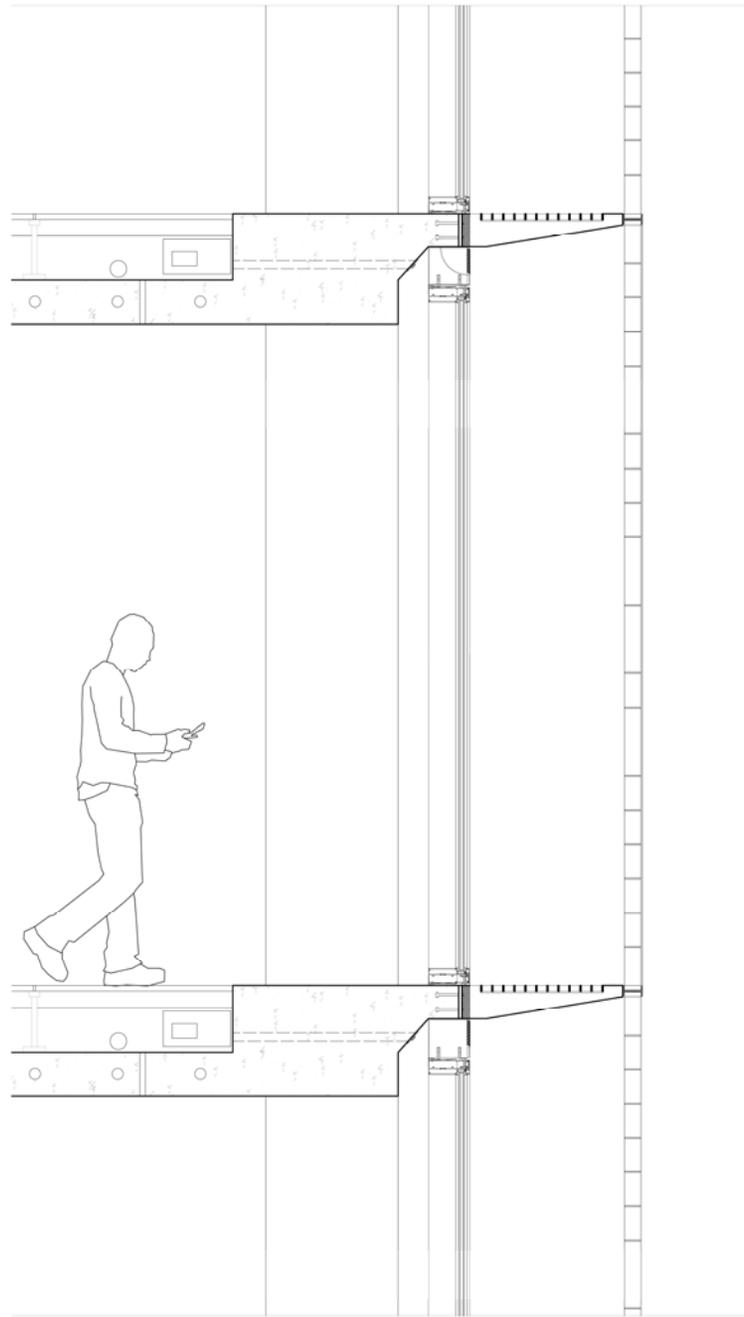
Section _____

Financial Incubator _____



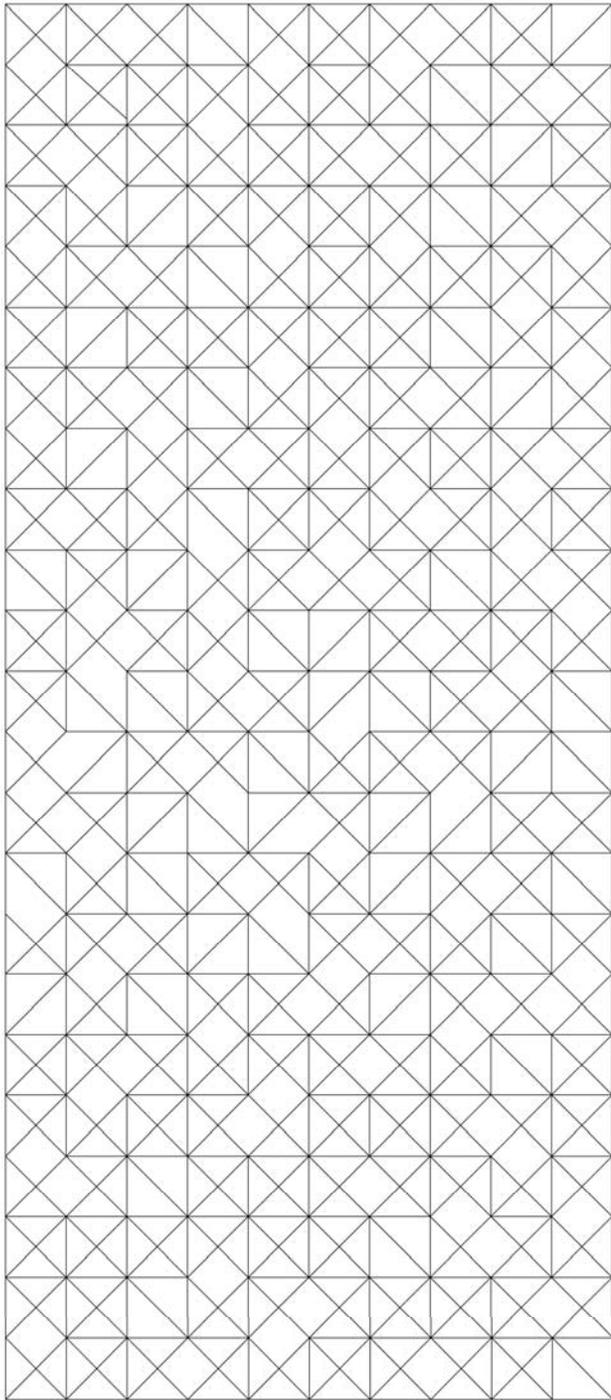
Section _____

Financial Incubator _____



Wall Section

Financial Incubator

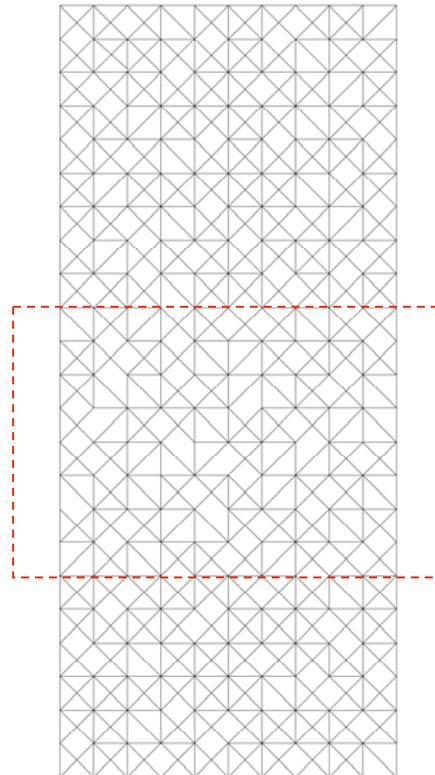


Building Skin:

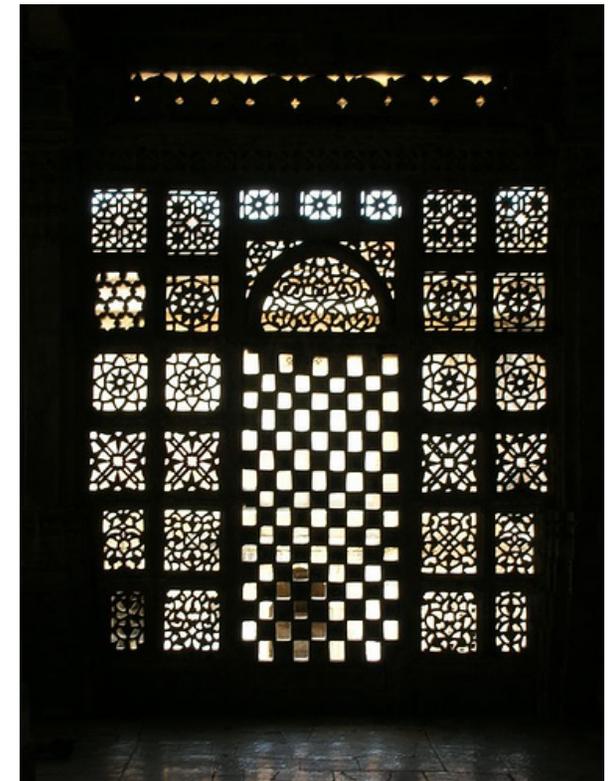
Maintain exterior view

Maximum solar control

Representing vernacular typology

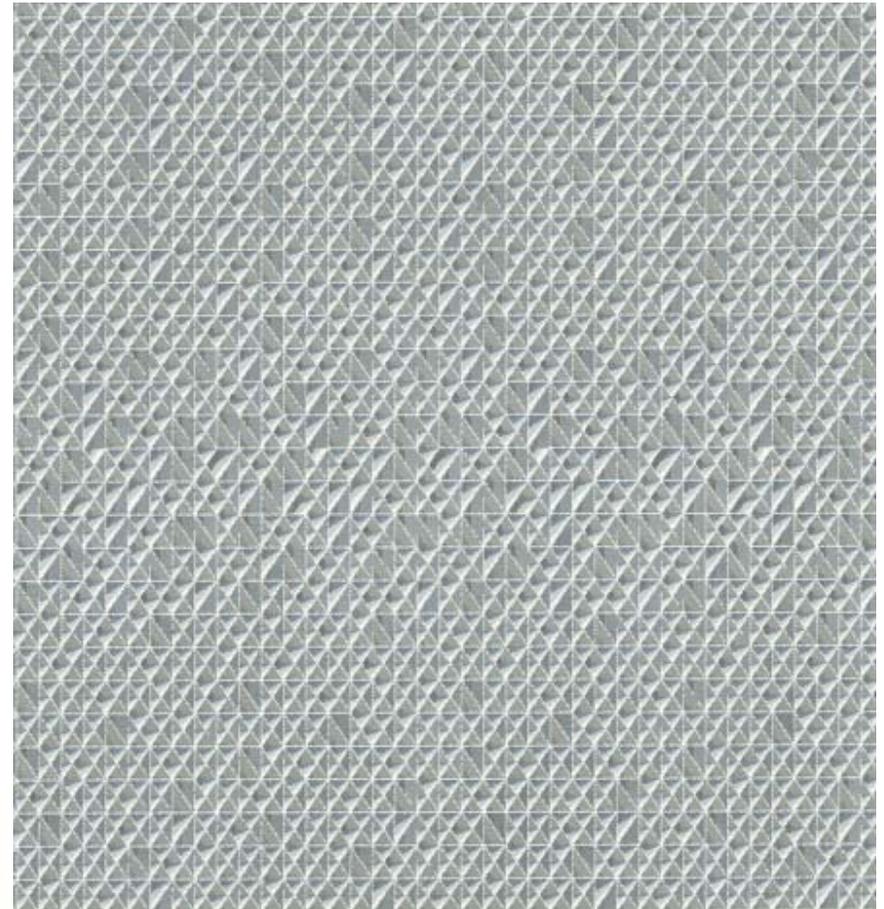
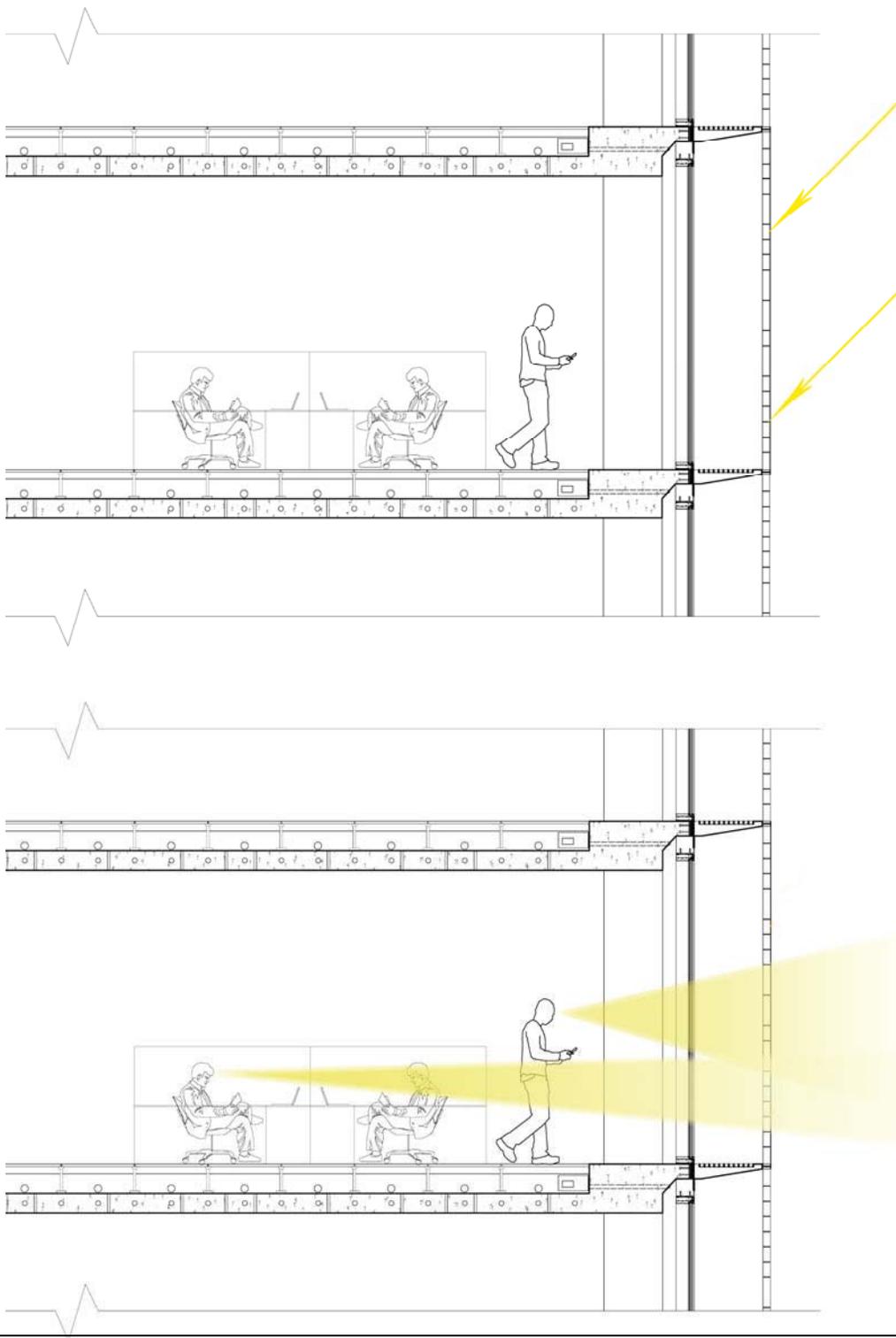


Max View



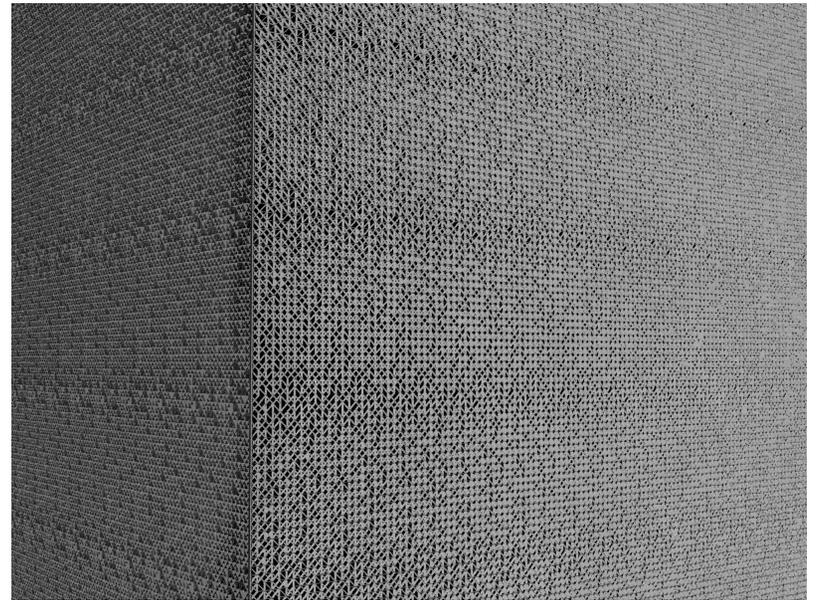
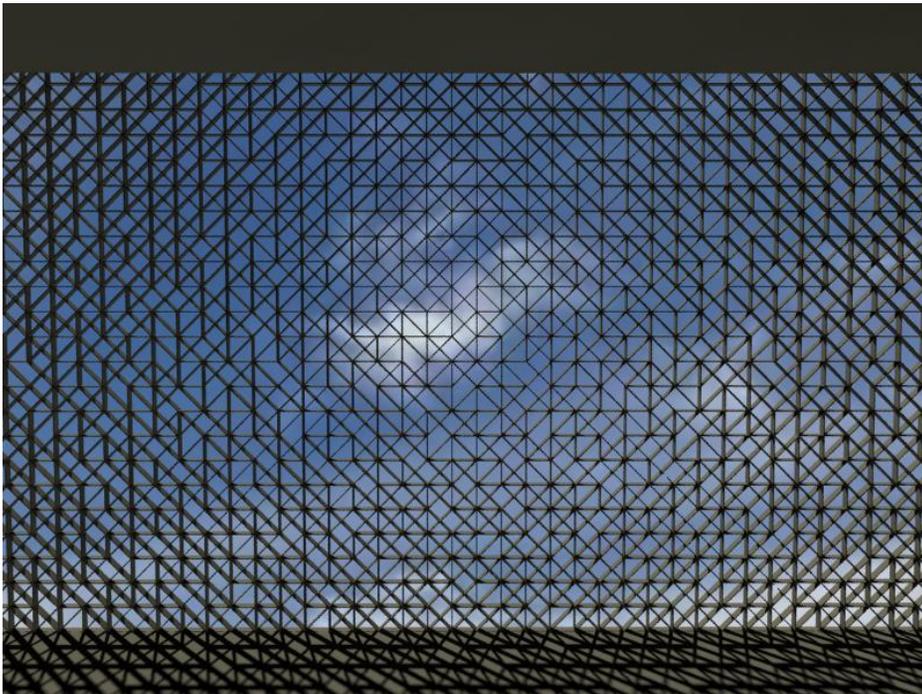
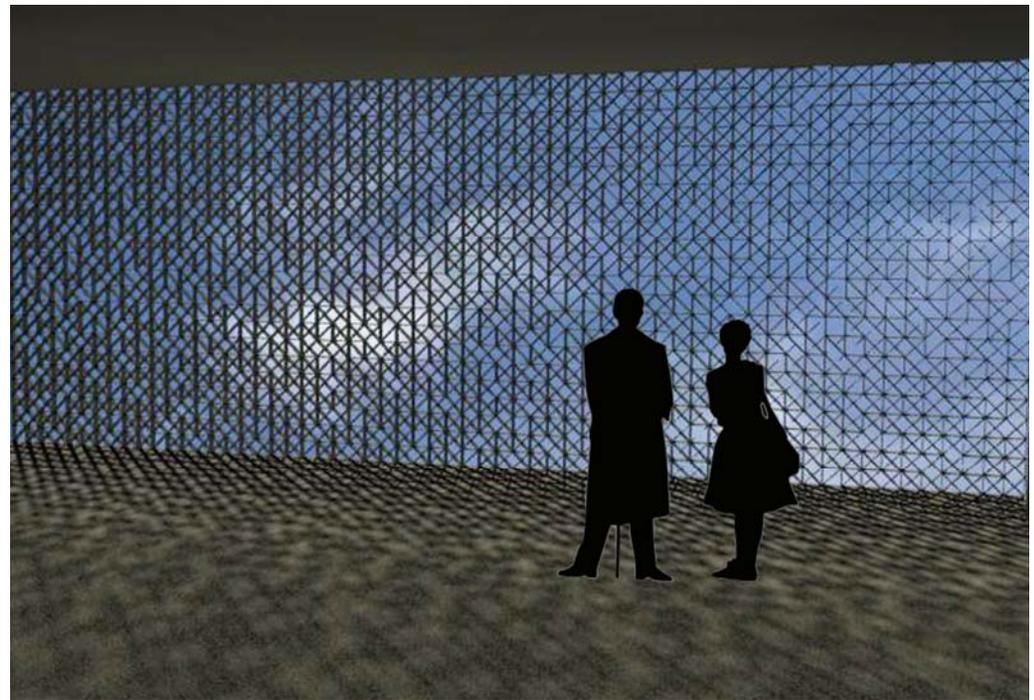
Building Skin

Financial Incubator



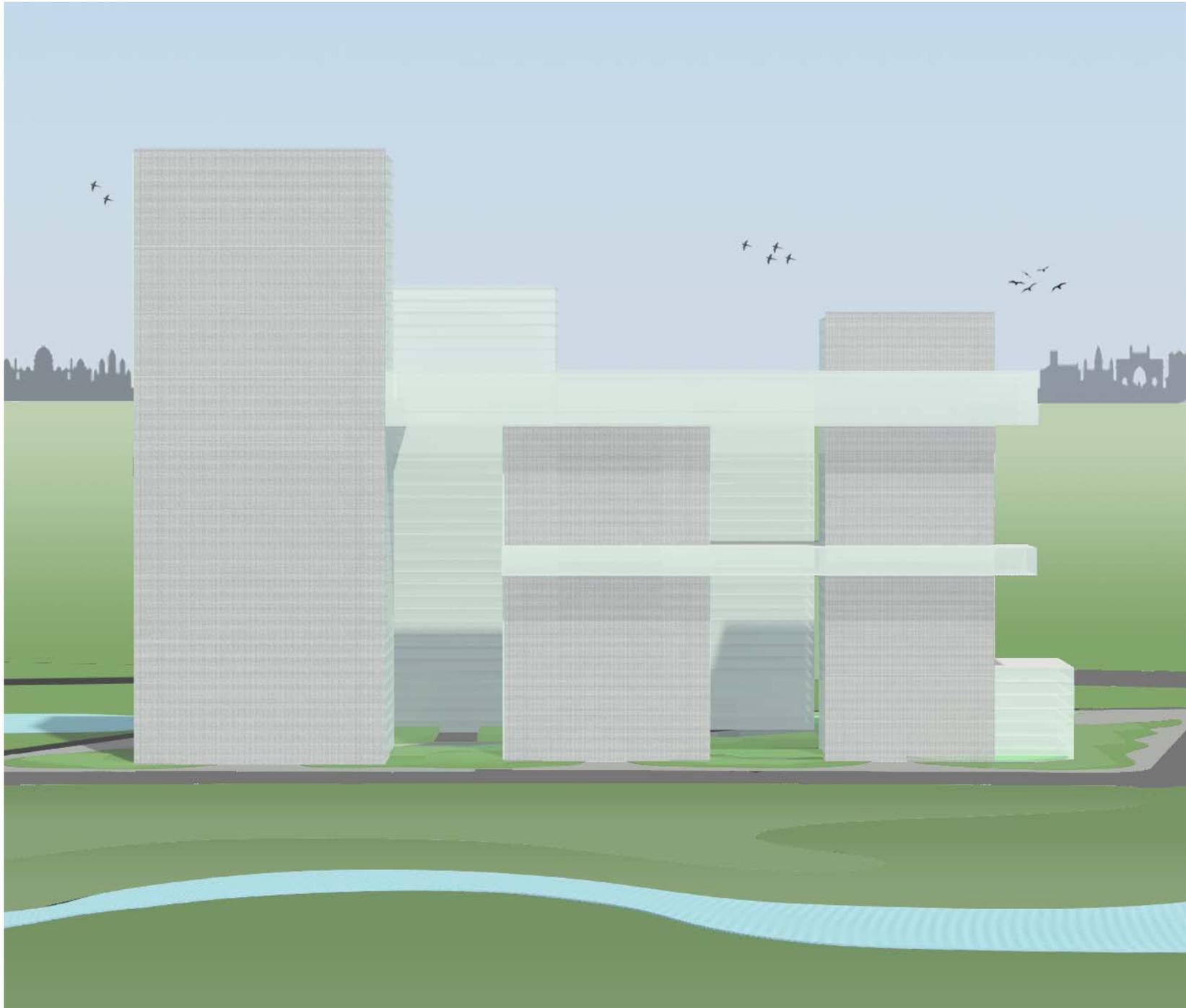
Building Skin

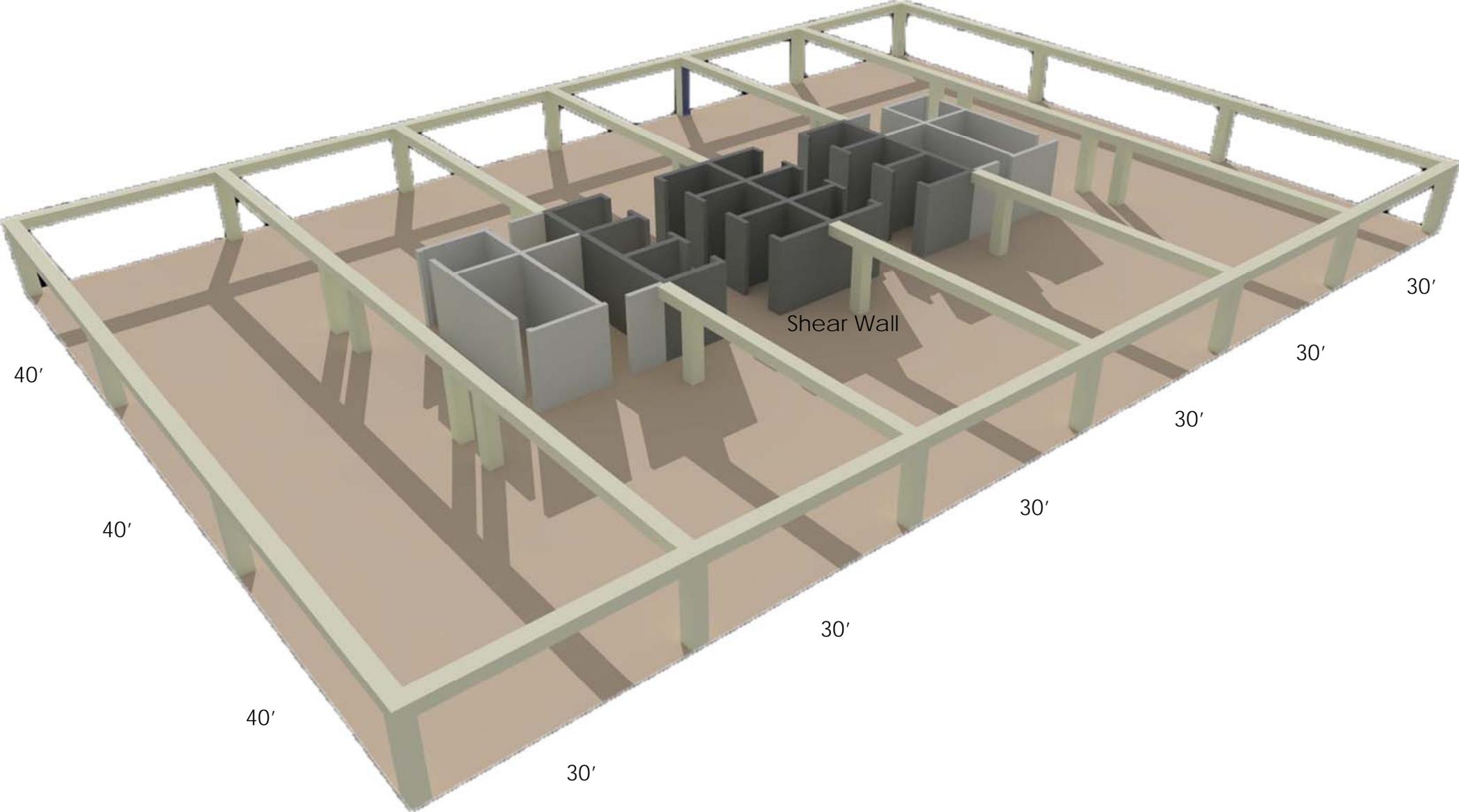
Financial Incubator



Building Skin

Financial Incubator

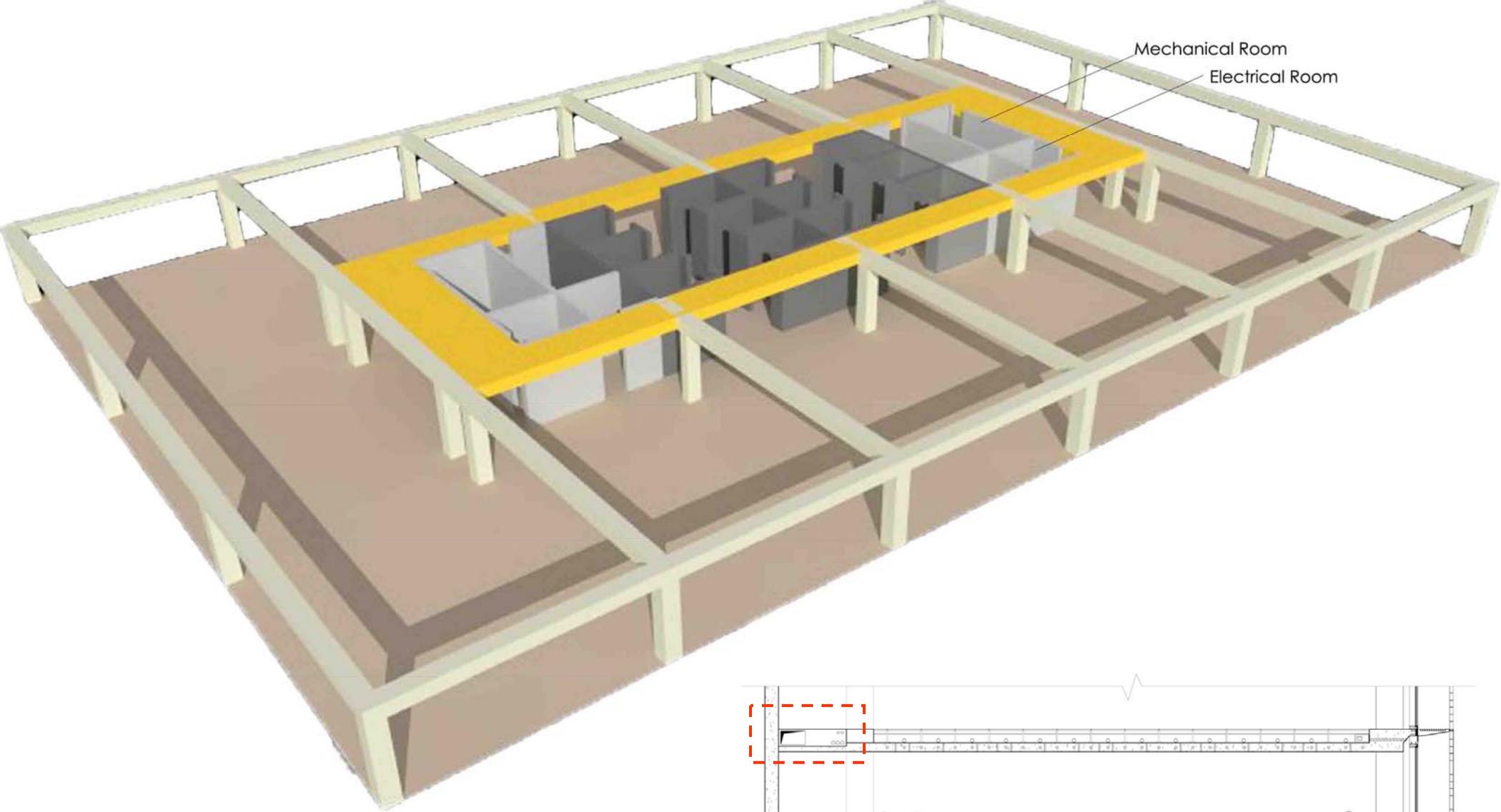




Shear Wall

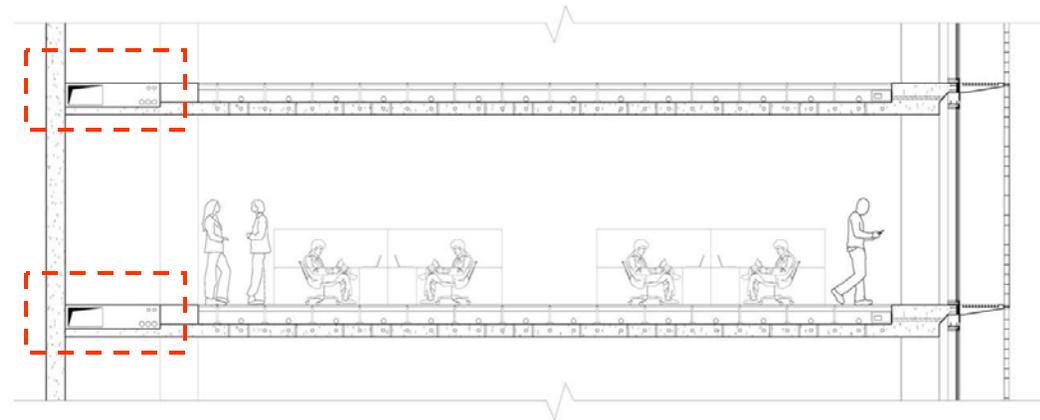
Structural System

Financial Incubator



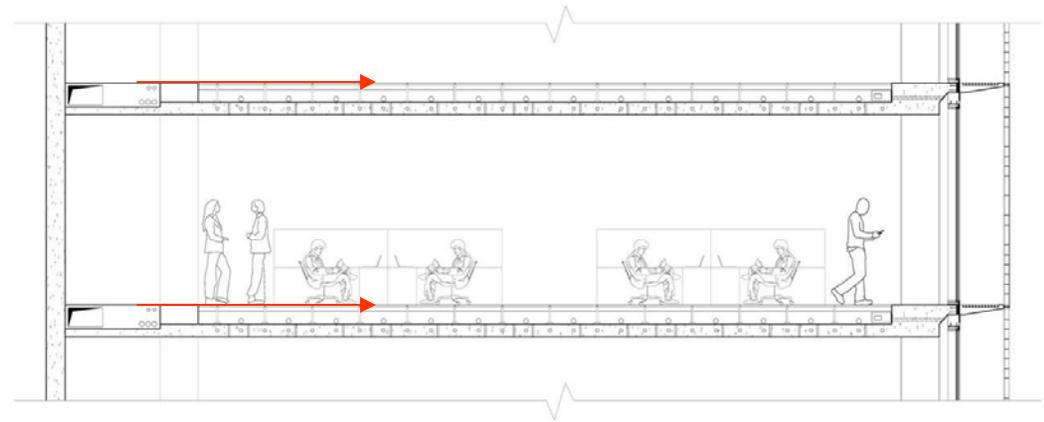
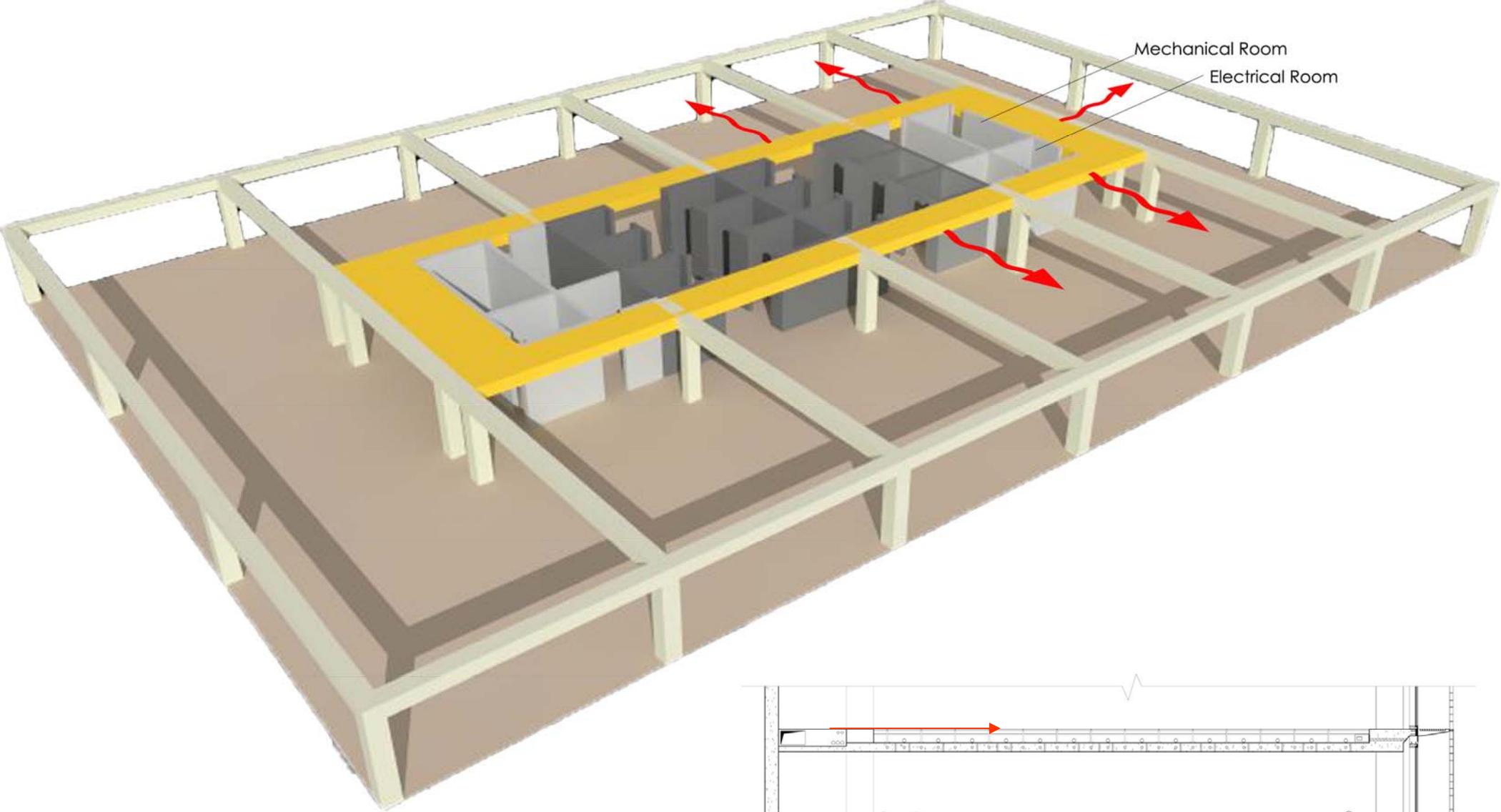
Mechanical Room

Electrical Room



Structural System

Financial Incubator



Structural System

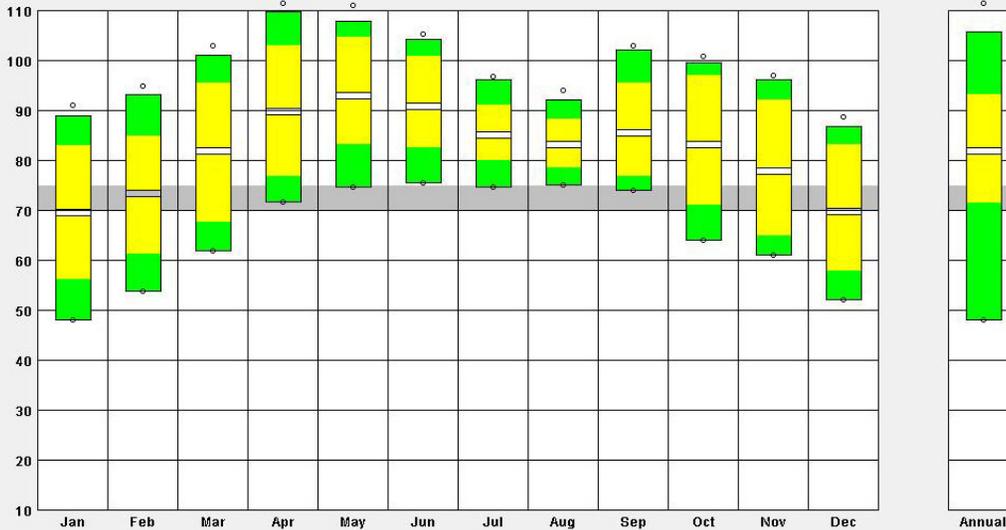
Financial Incubator

TEMPERATURE RANGE

LOCATION: Ahmedabad, Gujarat, IND
 Latitude/Longitude: 23.07° North, 72.63° East, Time Zone from Greenwich 5
 Data Source: ISHRAE ISHRAE WMO Station Number, Elevation 180 ft

LEGEND

- RECORD HIGH - ○
- DESIGN HIGH - ■
- AVERAGE HIGH - ■
- MEAN - —
- AVERAGE LOW - ■
- DESIGN LOW - ■
- RECORD LOW - ○



TEMPERATURE RANGE:

- 10 to 110 degrees F
- Fit to Data

Ahmedabad is dominated by three main seasons, namely summer, monsoon and winter.

The climatic conditions of Ahmedabad vary from season to season.

SUN CHART

LOCATION: Ahmedabad, Gujarat, IND
 Latitude/Longitude: 23.07° North, 72.63° East, Time Zone from Greenwich 5
 Data Source: ISHRAE ISHRAE WMO Station Number, Elevation 180 ft

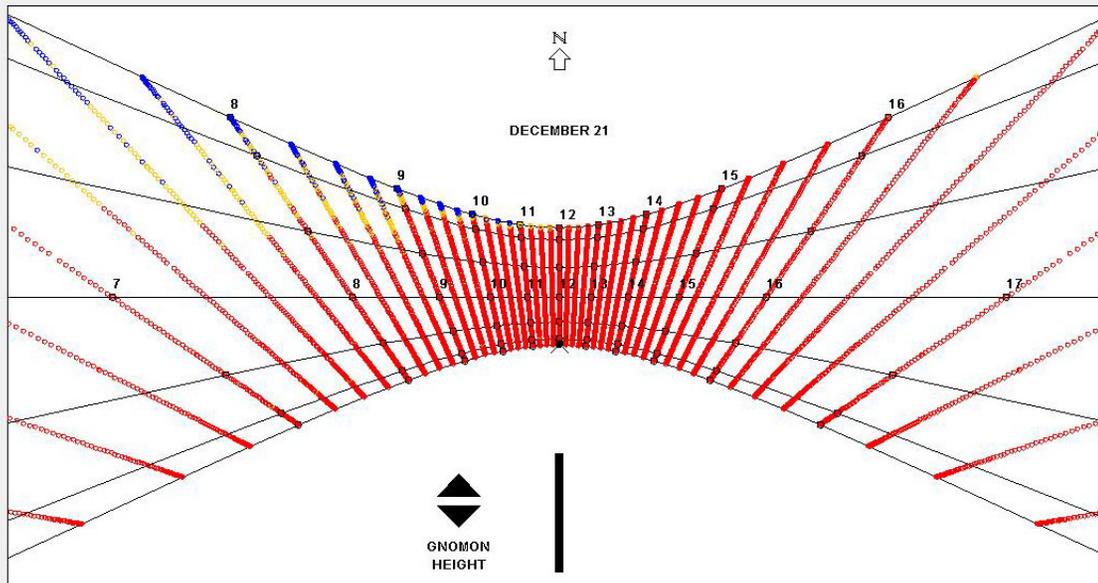
LEGEND

- WARM/HOT (SHADE NEEDED) > 75 degrees F
- COMFORT (SHADE HELPS) > 70 degrees F
- COOL/COLD (SUN NEEDED)

✱ GNOMON POSITION

PLOT MONTHS:

- WINTER SPRING
- December 21 to June 21
- SUMMER FALL
- June 21 to December 21



Located at an altitude of 55m above the sea level, Ahmedabad city primarily experiences extreme type of climate.

There is a lot of difference in the day and night temperatures.

Environmental Control Diagram

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Radiant Cooling

Environmental Control Diagram

Financial Incubator

Radiant Cooling

Environmental Control Diagram

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Raised Floor

Environmental Control Diagram

Financial Incubator

Fire Suppression

Environmental Control Diagram

Financial Incubator

Sprinklers System

Environmental Control Diagram

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Data/Cable

Environmental Control Diagram

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Indirect Lighting

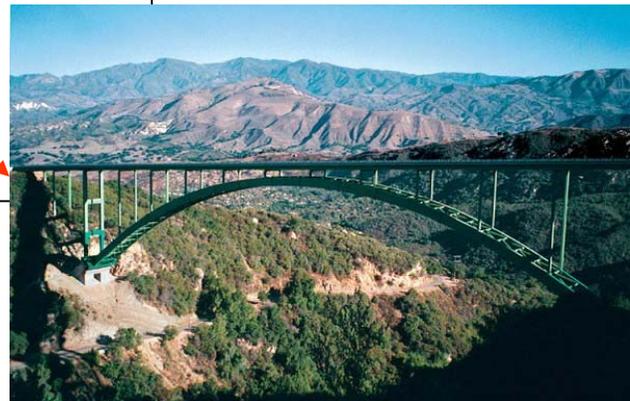
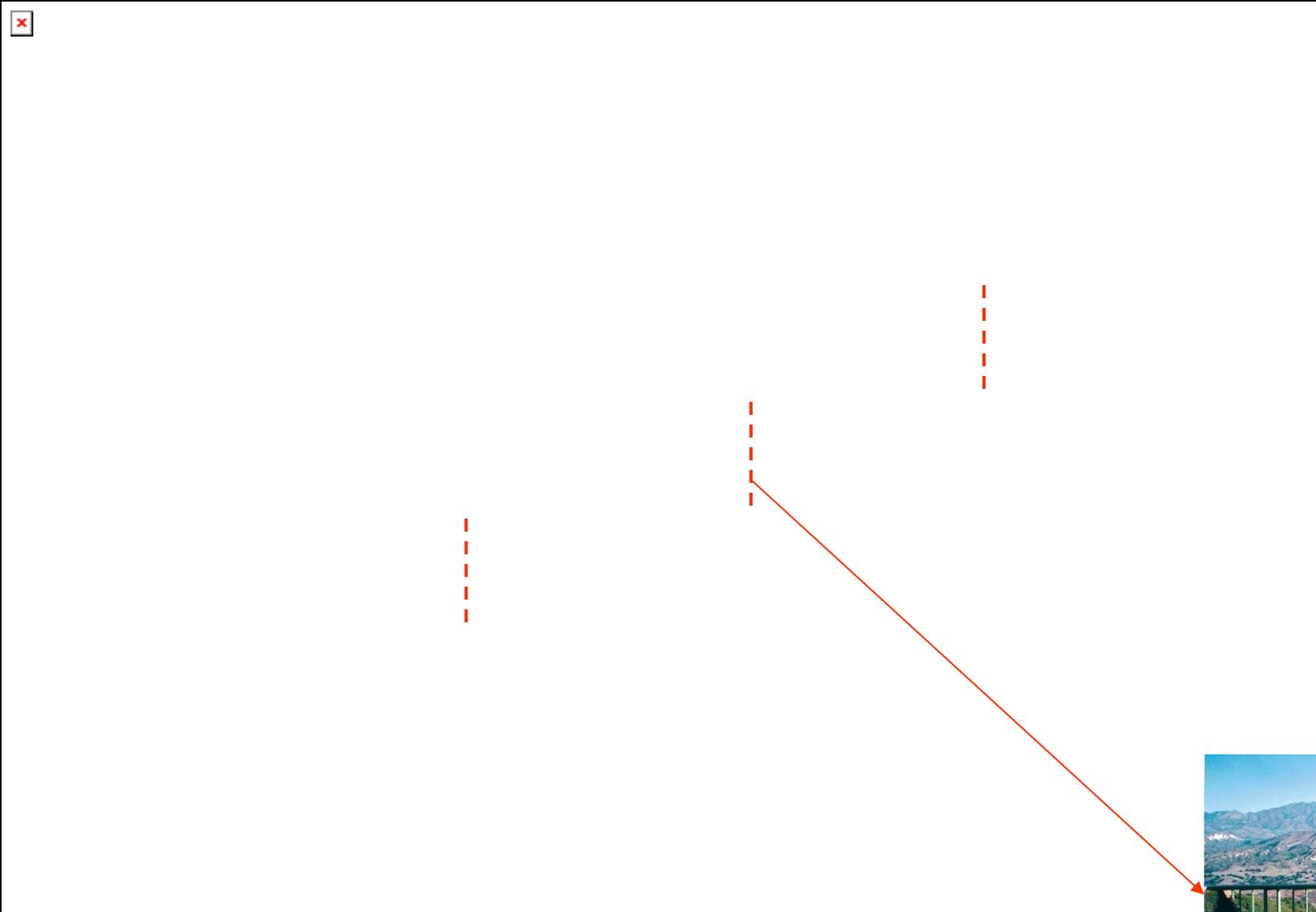
Environmental Control Diagram

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Indirect Lighting

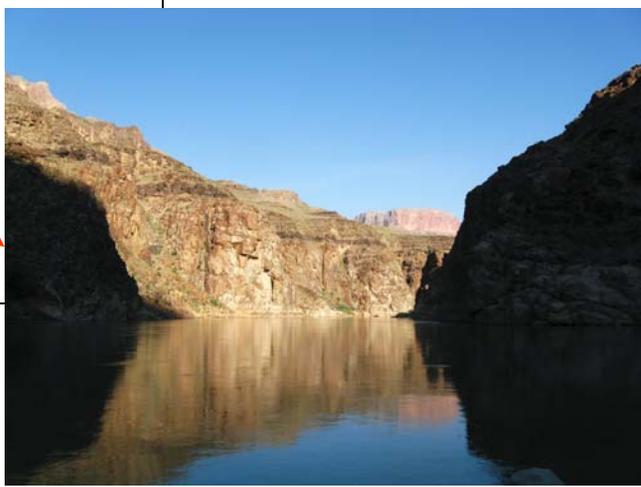
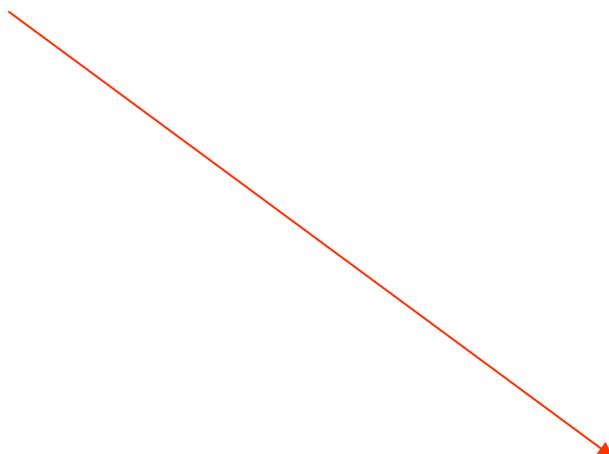
Environmental Control Diagram

Financial Incubator



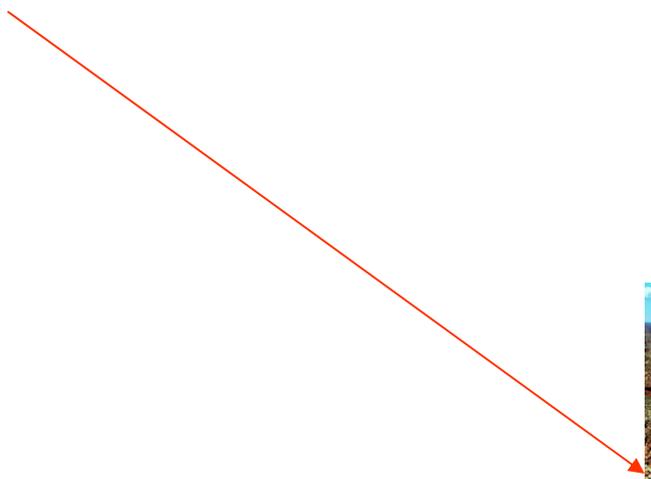
Landscape

Financial Incubator



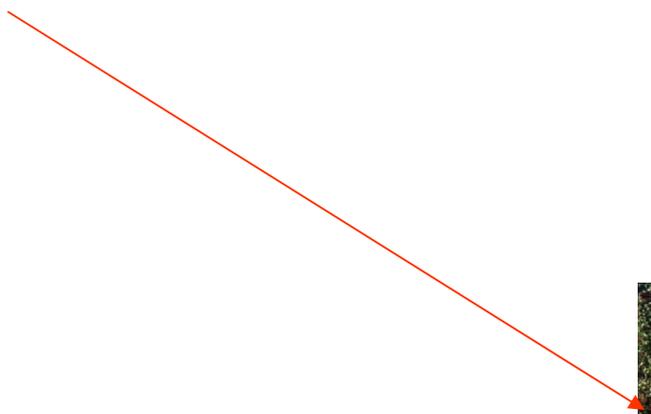
Landscape

Financial Incubator



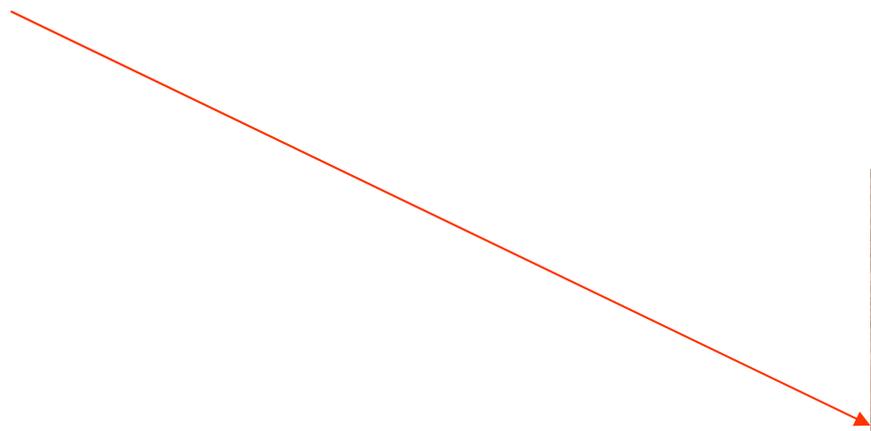
Landscape

Financial Incubator



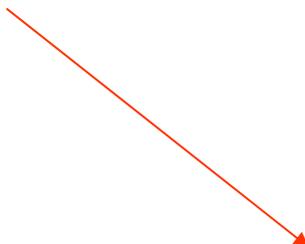
Landscape

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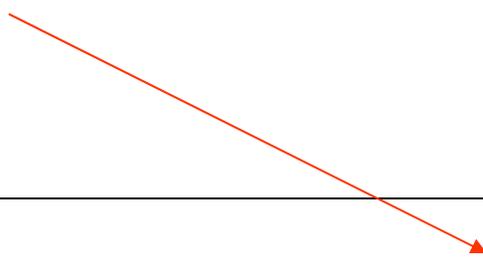
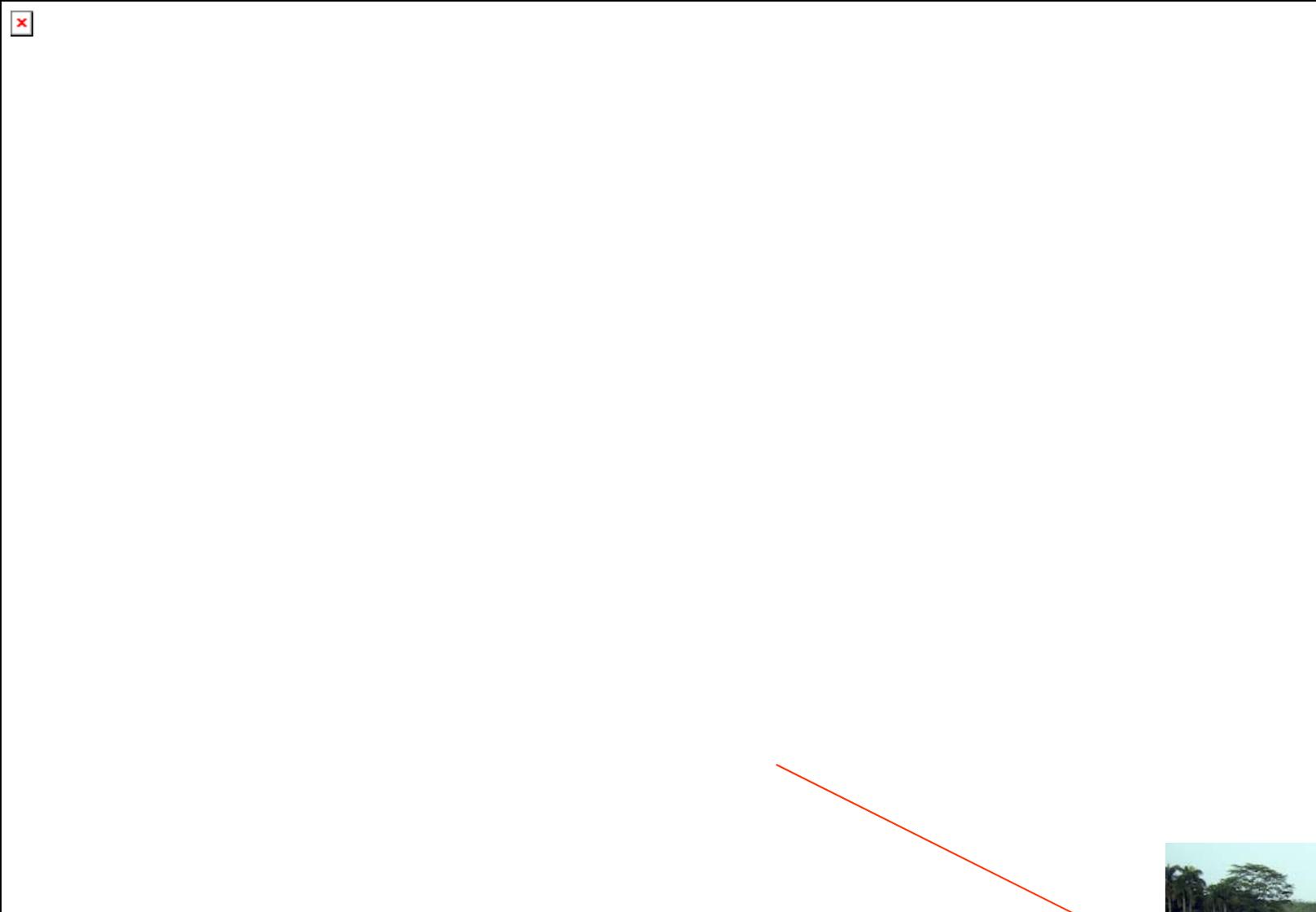
Landscape

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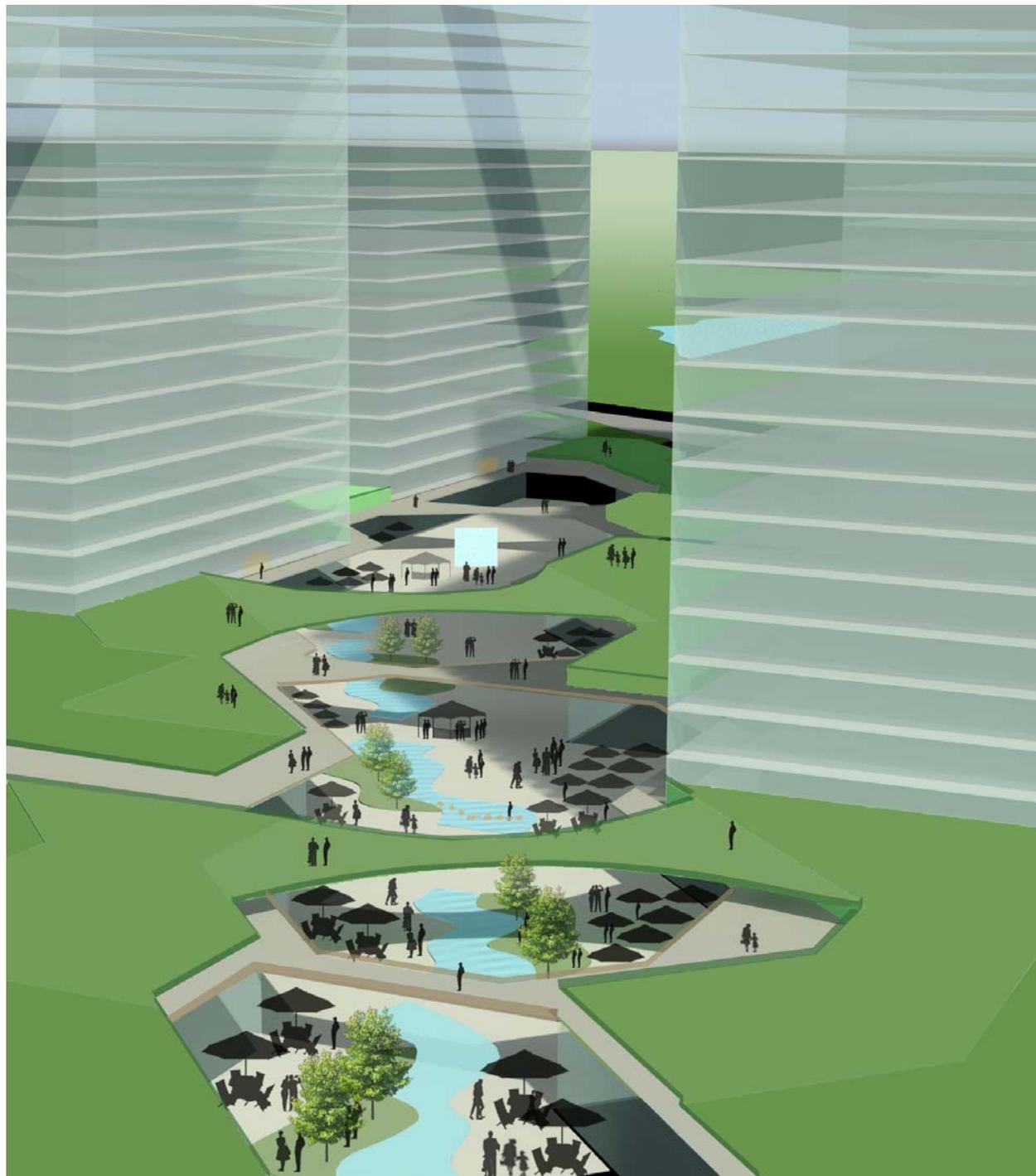
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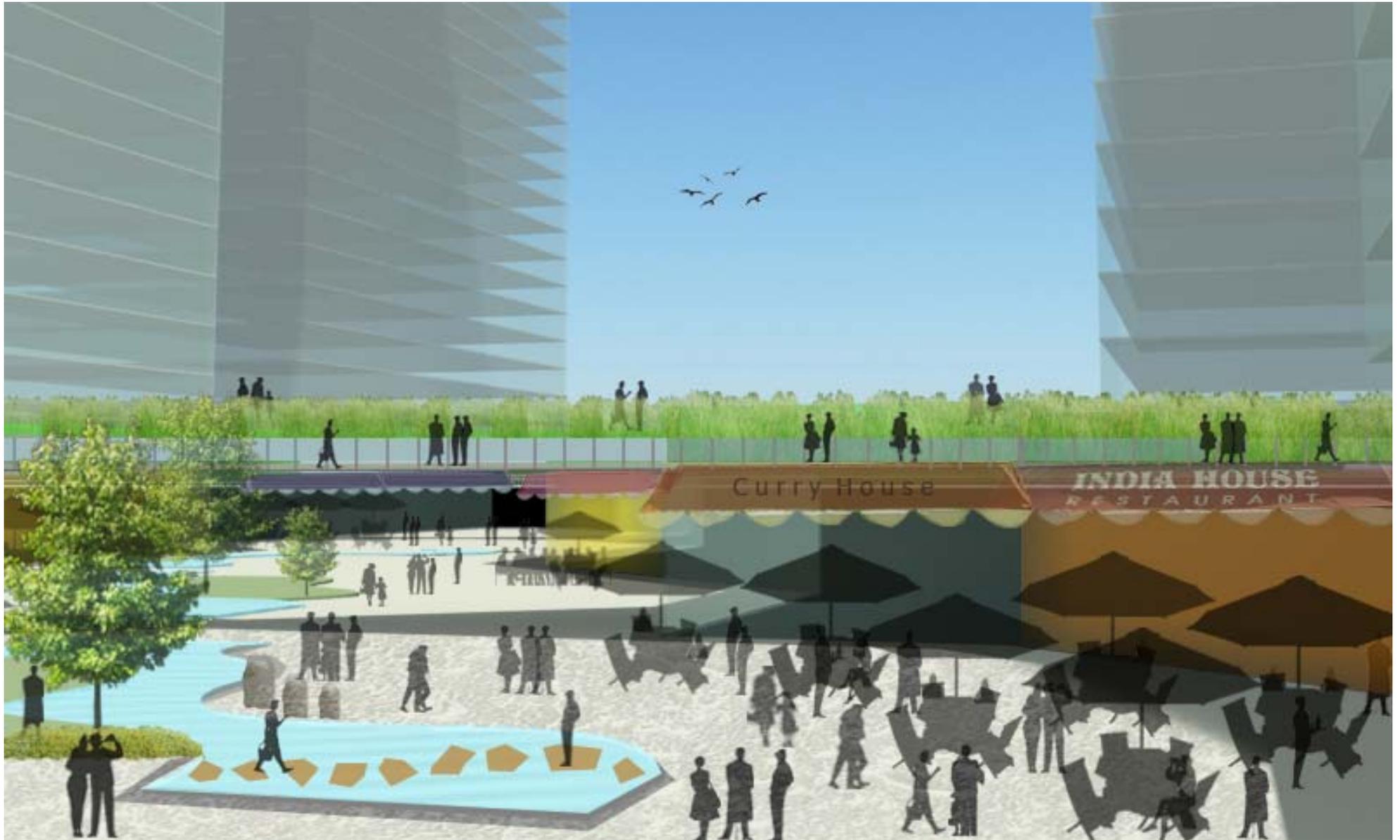
Financial Incubator



Landscape

Financial Incubator







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