

Financial Incubator

Gujarat International Finance Tec –City (GIFT)

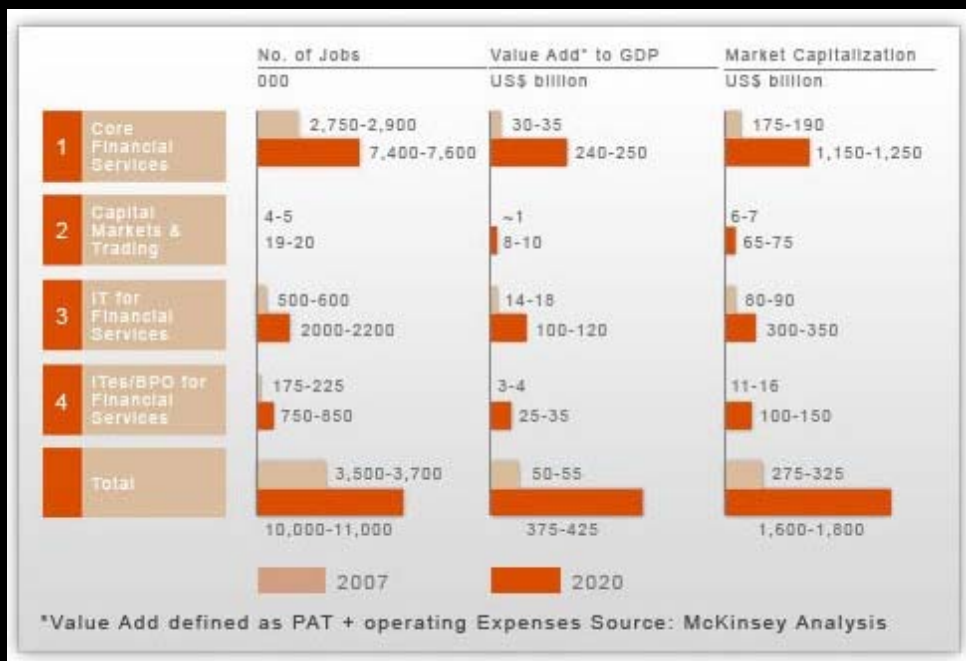
– A City for the Next Generation India

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

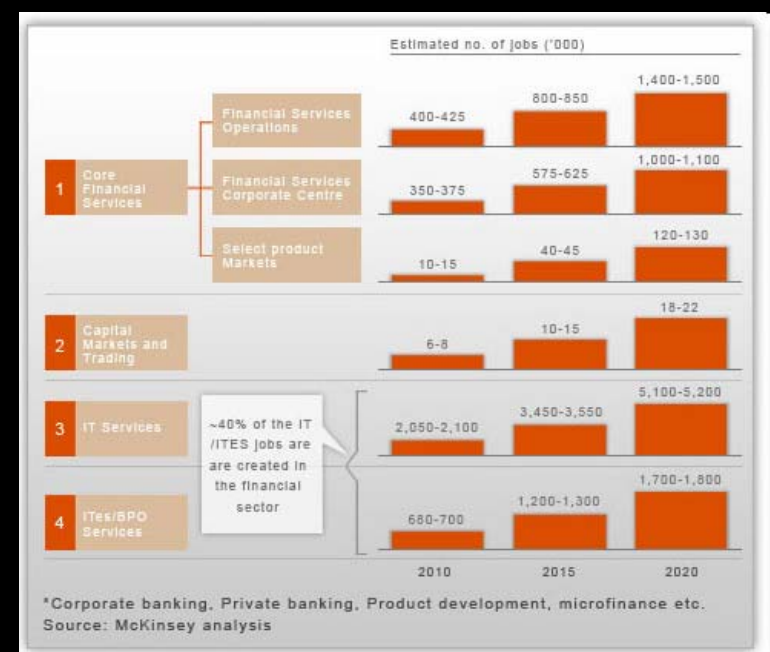
It aims to attract the top talent in the country by providing the finest quality of life.

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:

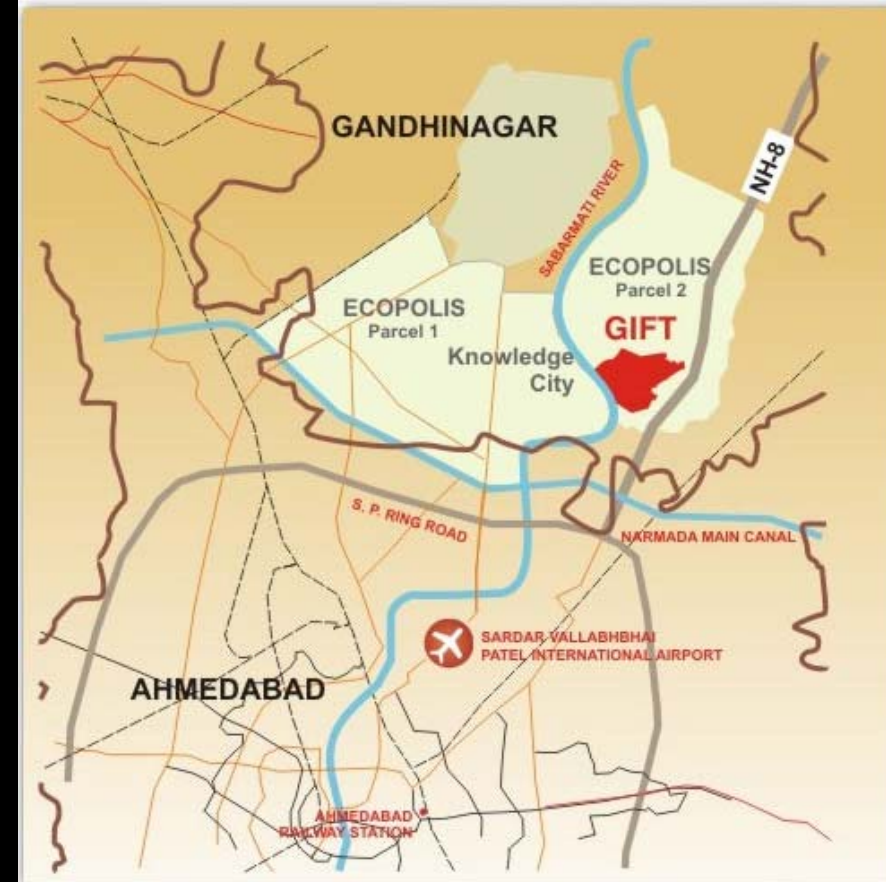
The site is located on the bank of river Sabarmati is about 12 kms. from Ahmedabad International Airport and 8 kms. from Gandhinagar.

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

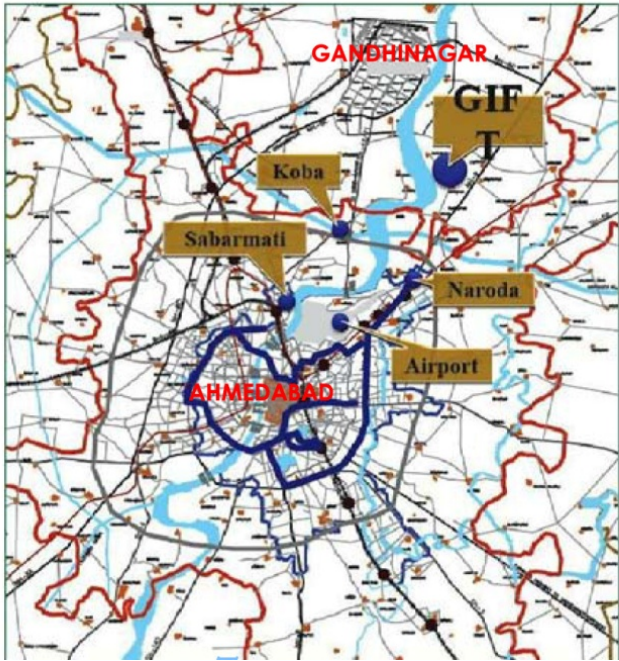
The site has geographical coordinates as 23°9'26"N 72°41'12"E.

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

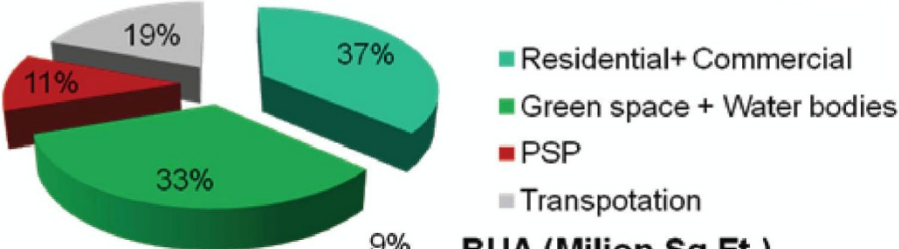
The NH 8 demarcates the Eastern boundary



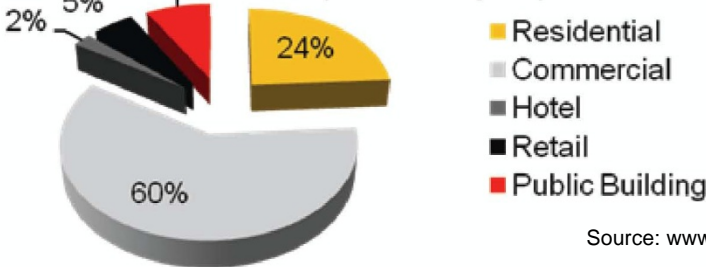
LOCATION



GIFT Land use (in %)



BUA (Milion Sq.Ft.)

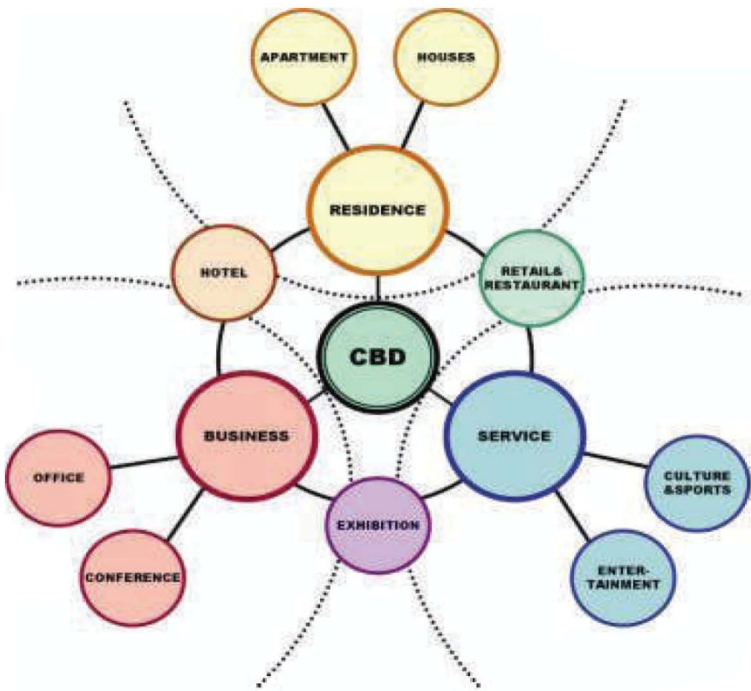


Source: www.giftgujarat.in

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

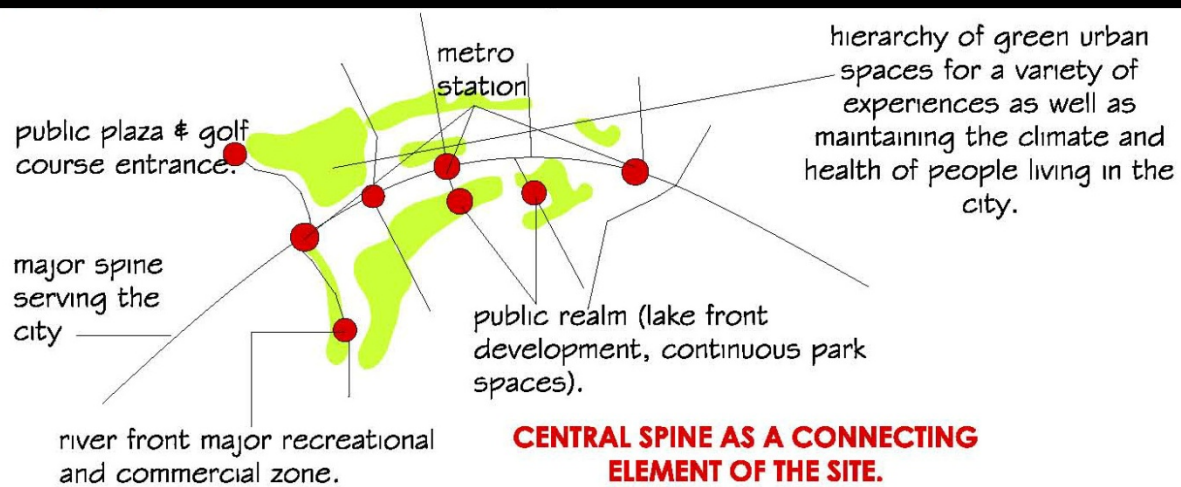
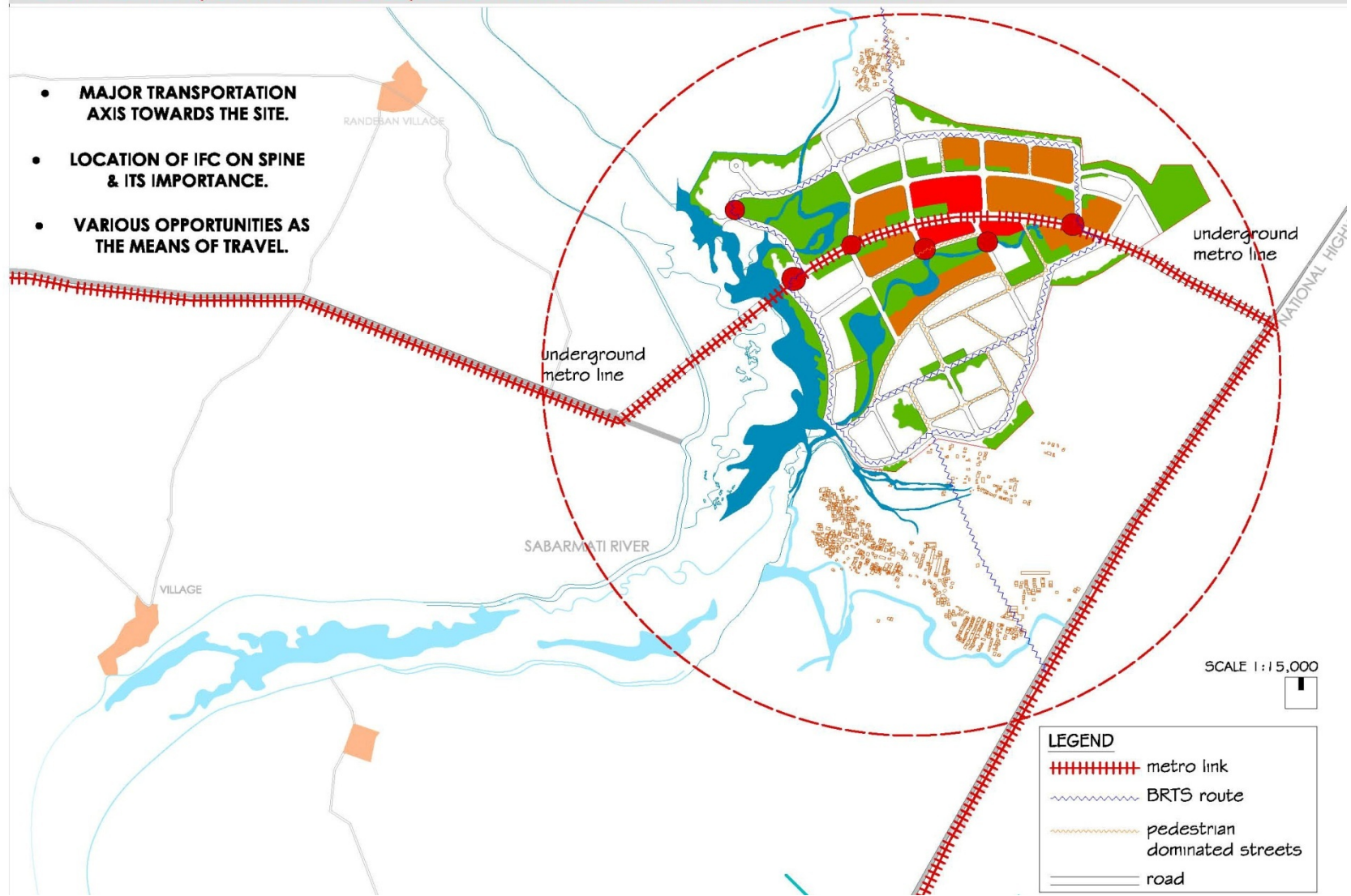


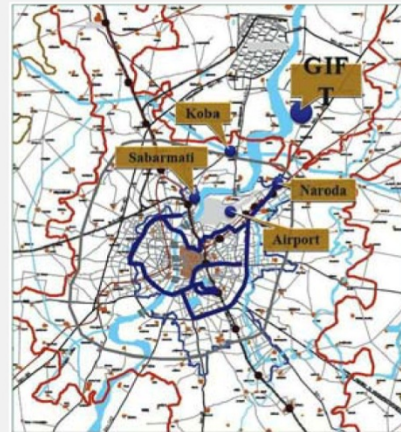
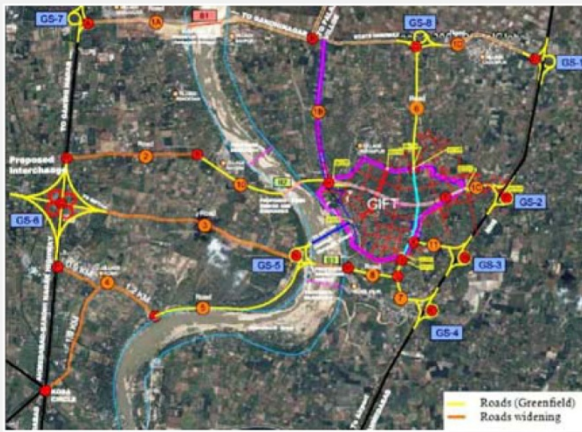




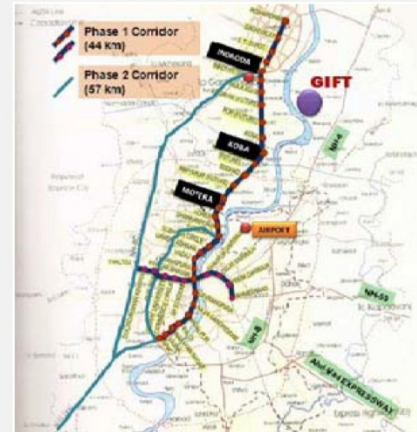


The image is a conceptual site plan for the proposed new township of Baramati. It shows a central residential area with a semi-circular road layout, surrounded by green spaces and water bodies. Key features include a large pink rectangular area, a blue winding river, and various labeled zones like 'River Sabarmati', 'NATIONAL HIGHWAY - 8', and 'Baramati'. The plan also includes a legend for 'Proposed New Township' and 'Existing Township'.





BRTS PROPOSAL



METRO PROPOSAL



MAJOR AXIS

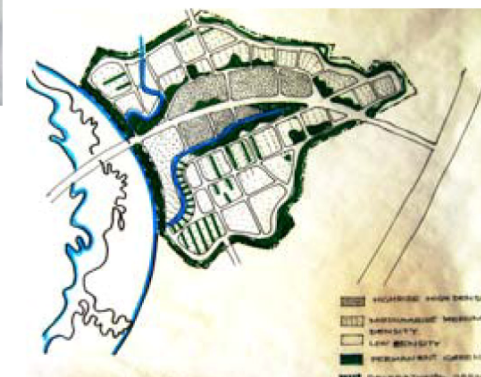


Urban Form

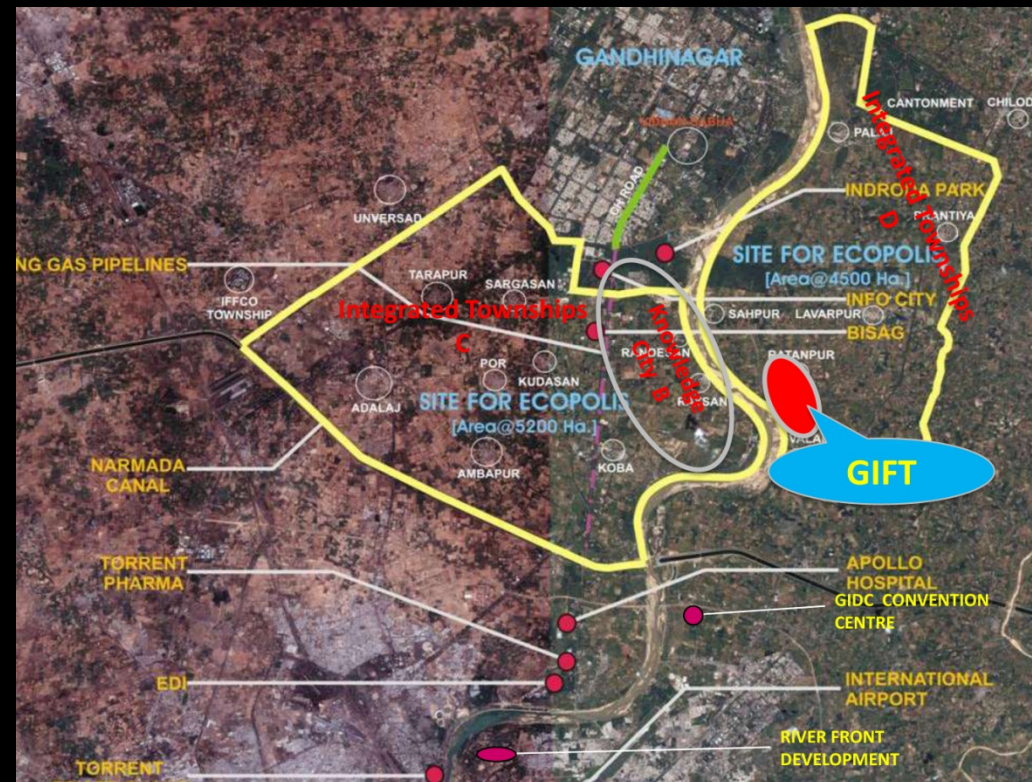


possible land division at larger level

- major work area at center.
- residential area near village settlement.
- green area besides the revines.



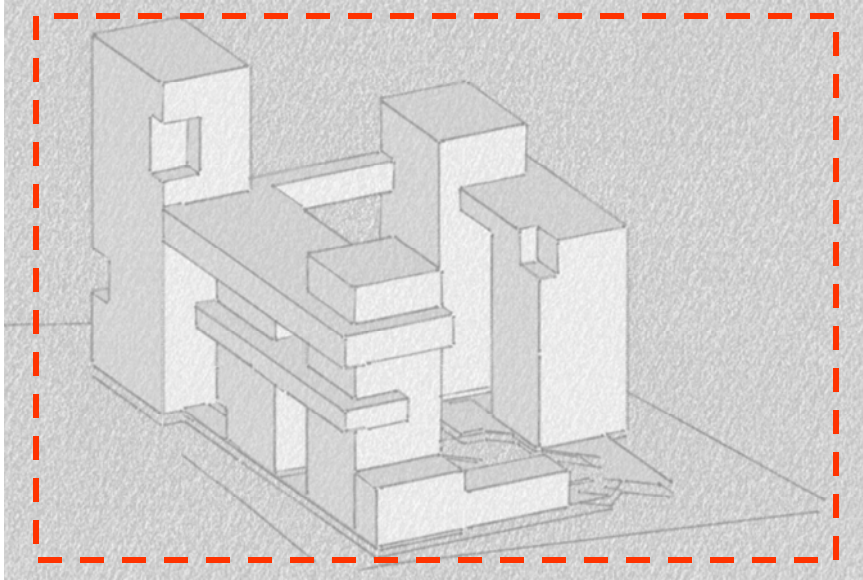
The Overall Site Context:



Project Development:

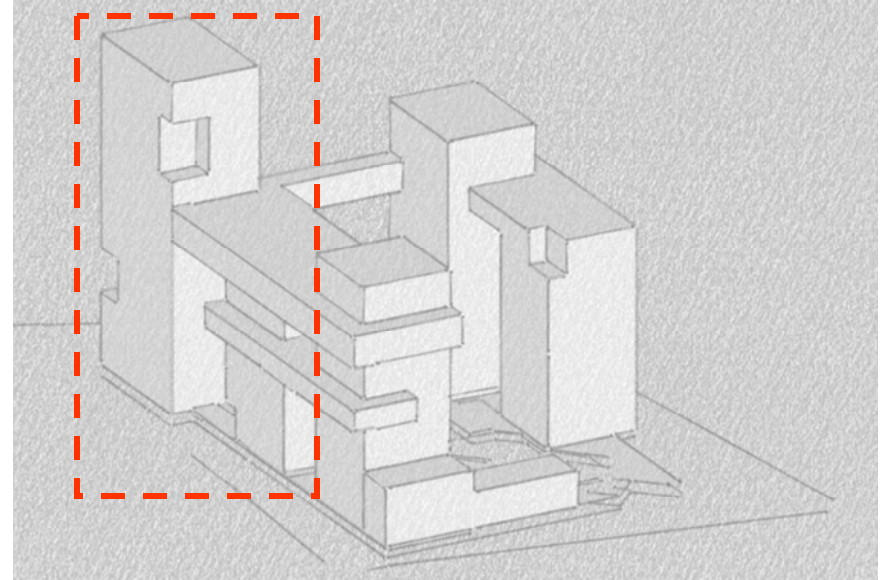
Project will develop in two phases:

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

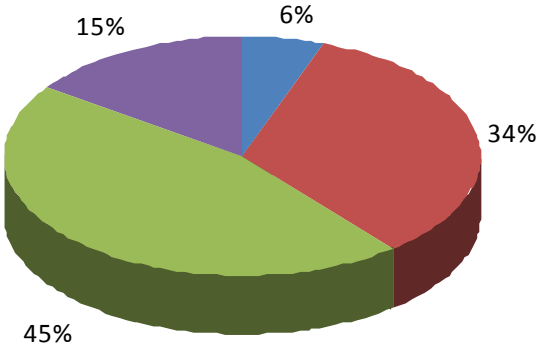
By developing contextual void which encourage places to pause and stop which allow interaction to happen in corporate culture.

Create cohesive environment

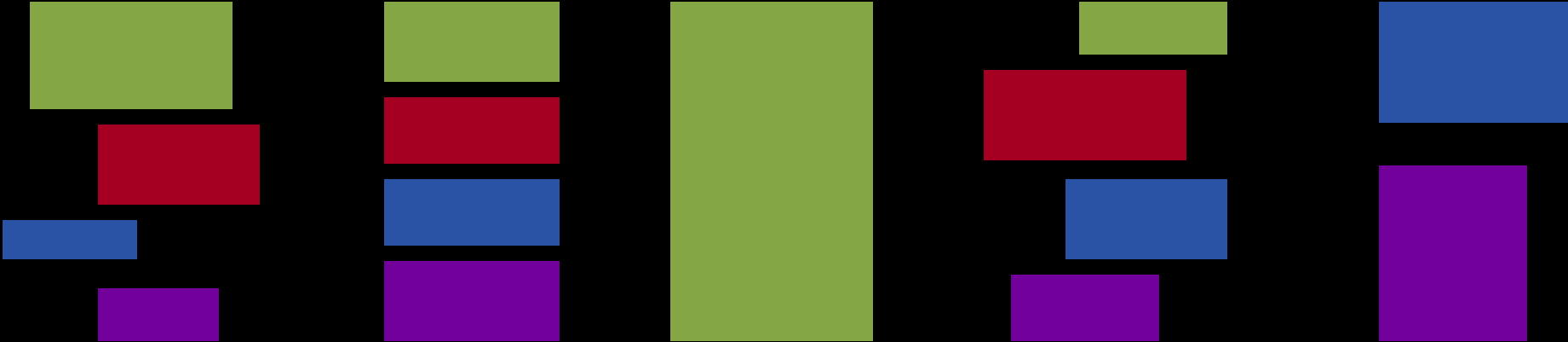
By finding some way to design flexible infrastructure so when the other part of the project is design by someone else; it still feel as a comprehensive, cohesive and unified environment.

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%



Small Offices



Large Offices



Medium Offices



Live-Work



Flexibility

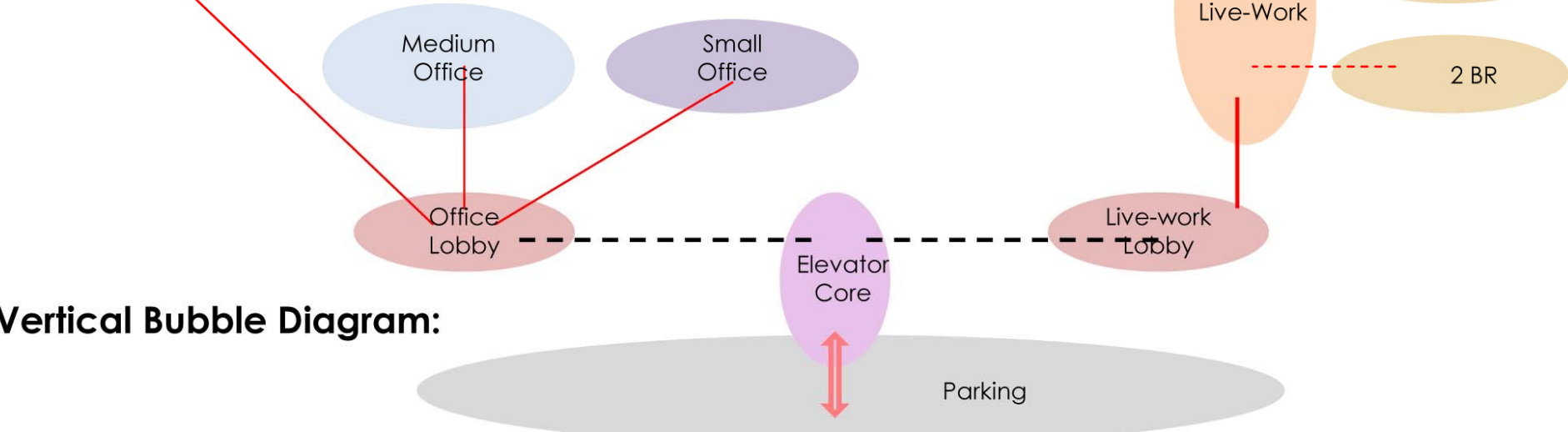
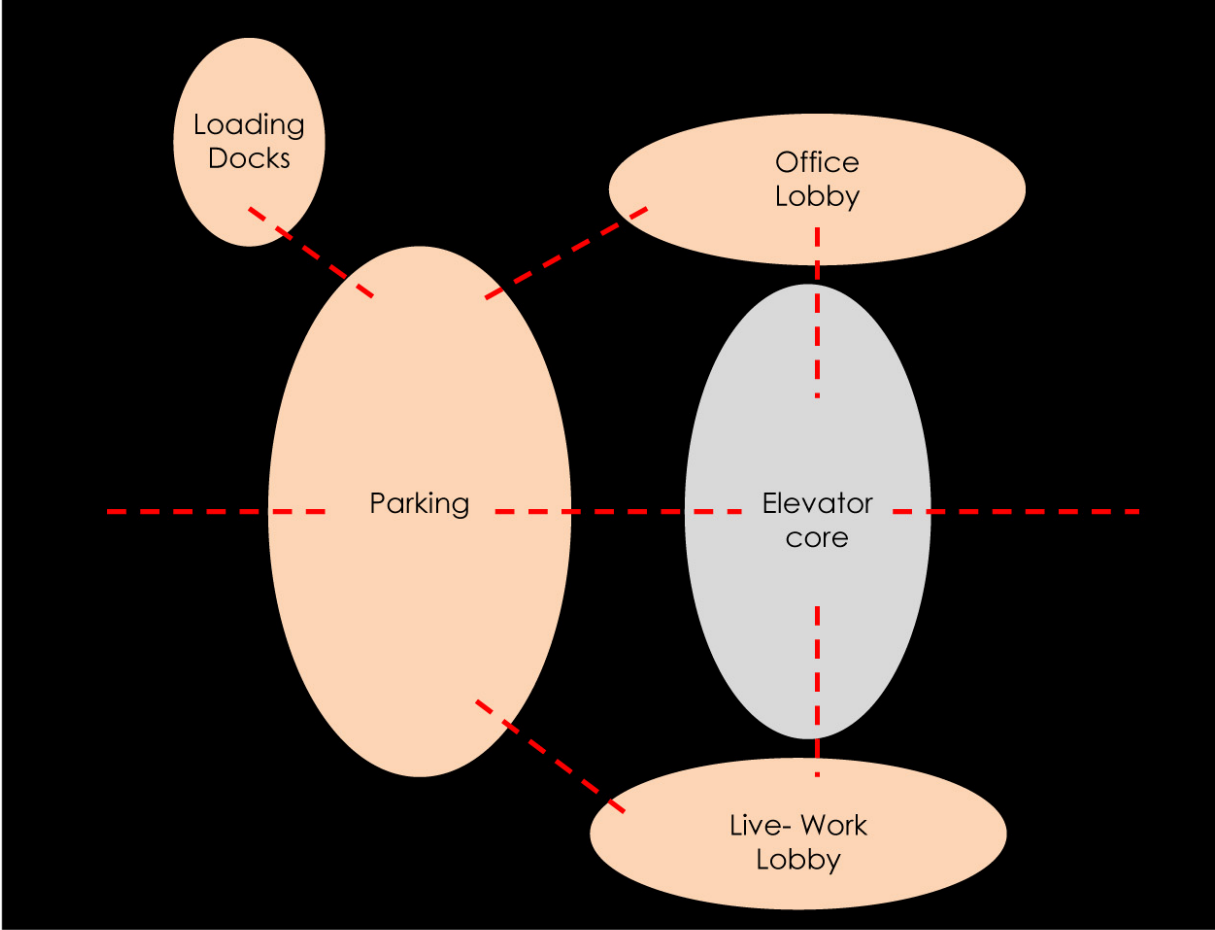
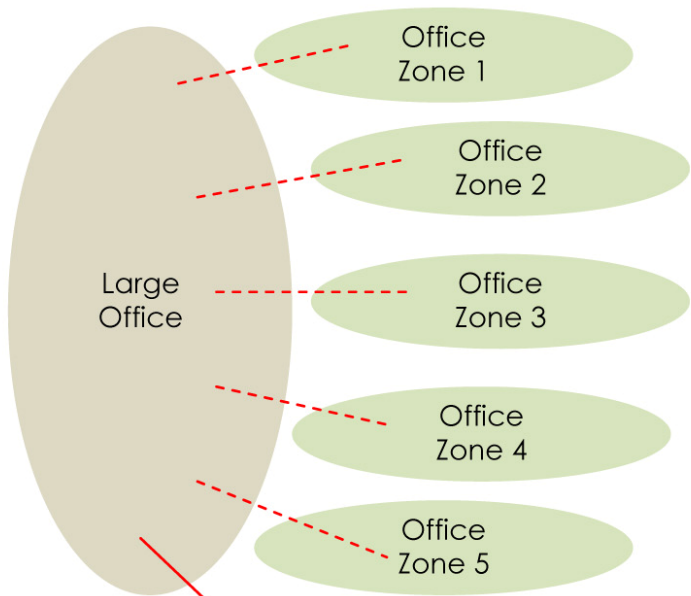
spaces

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.

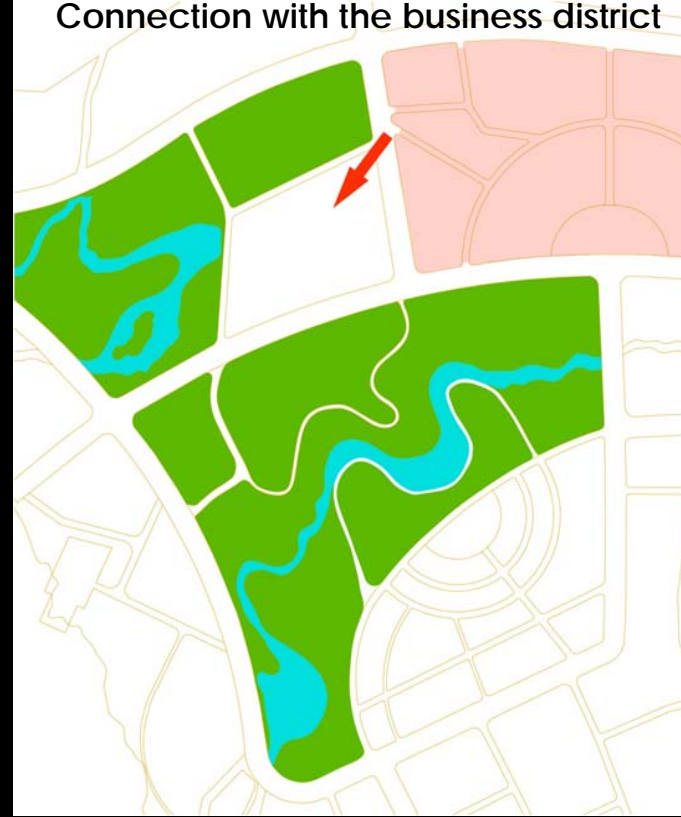
Horizontal Bubble Diagram:

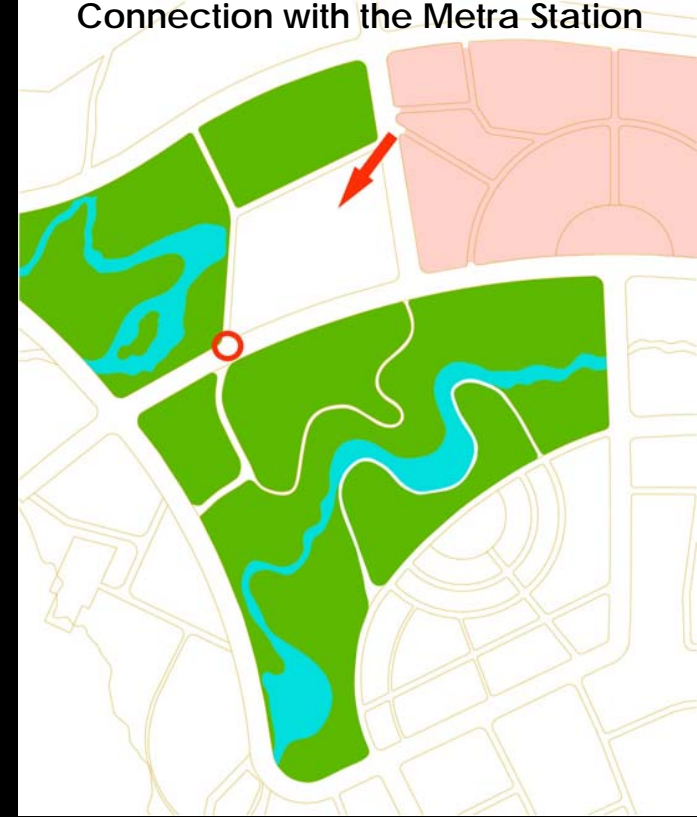


Vertical Bubble Diagram:

Views

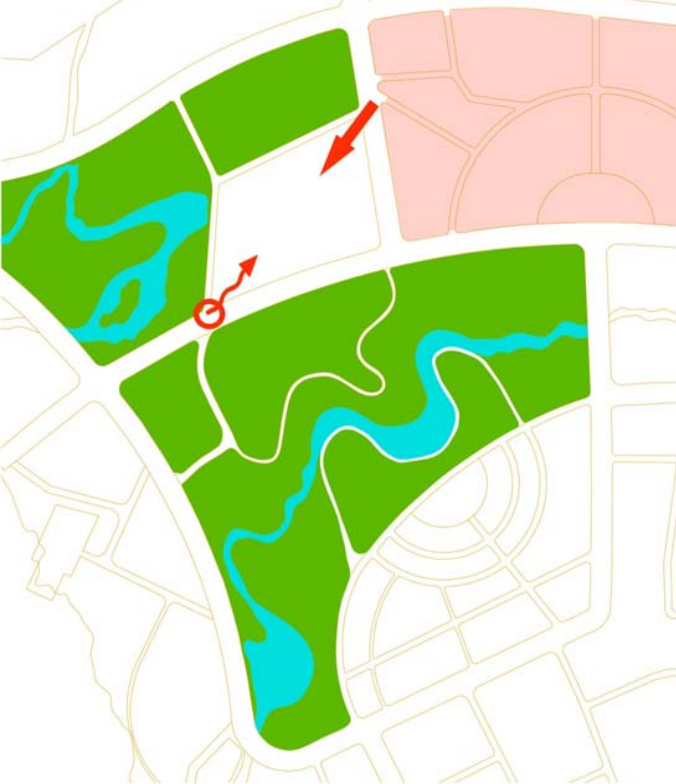


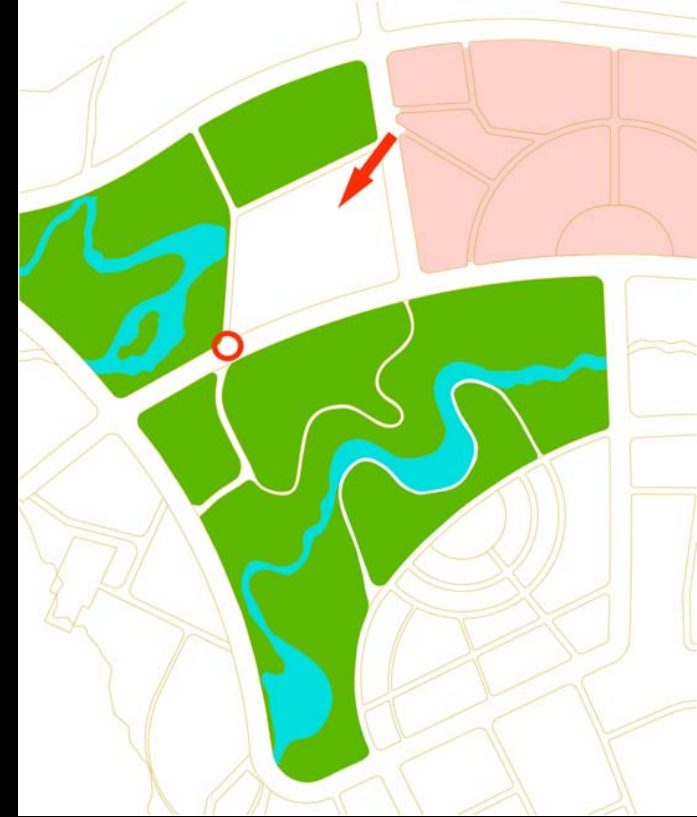
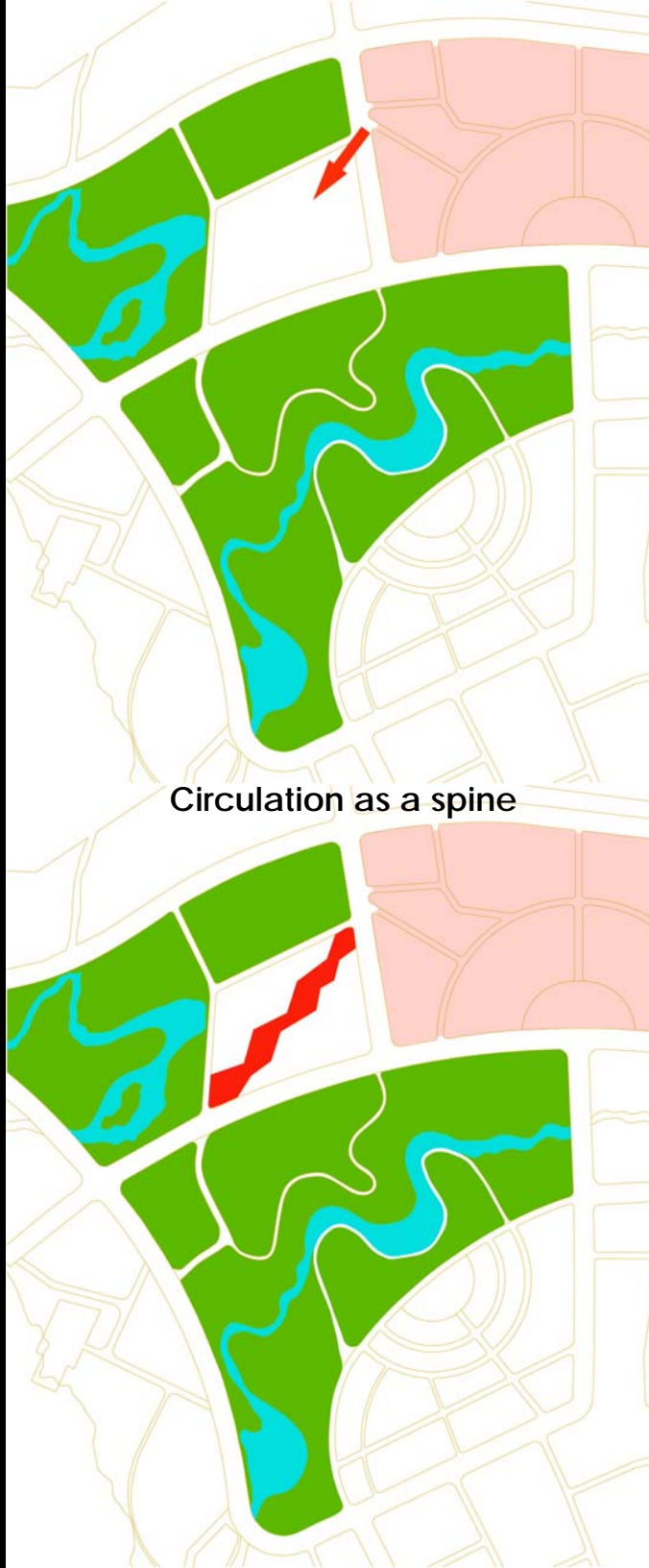




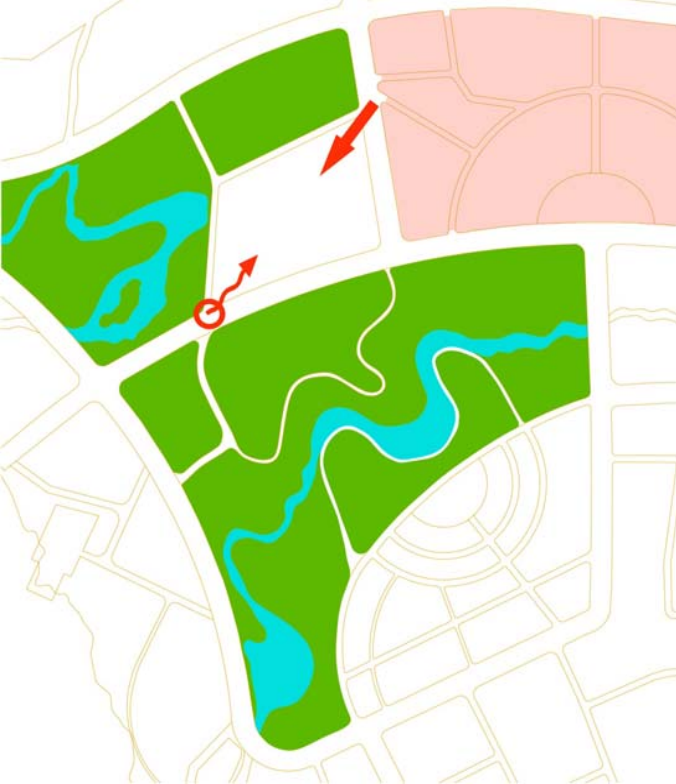


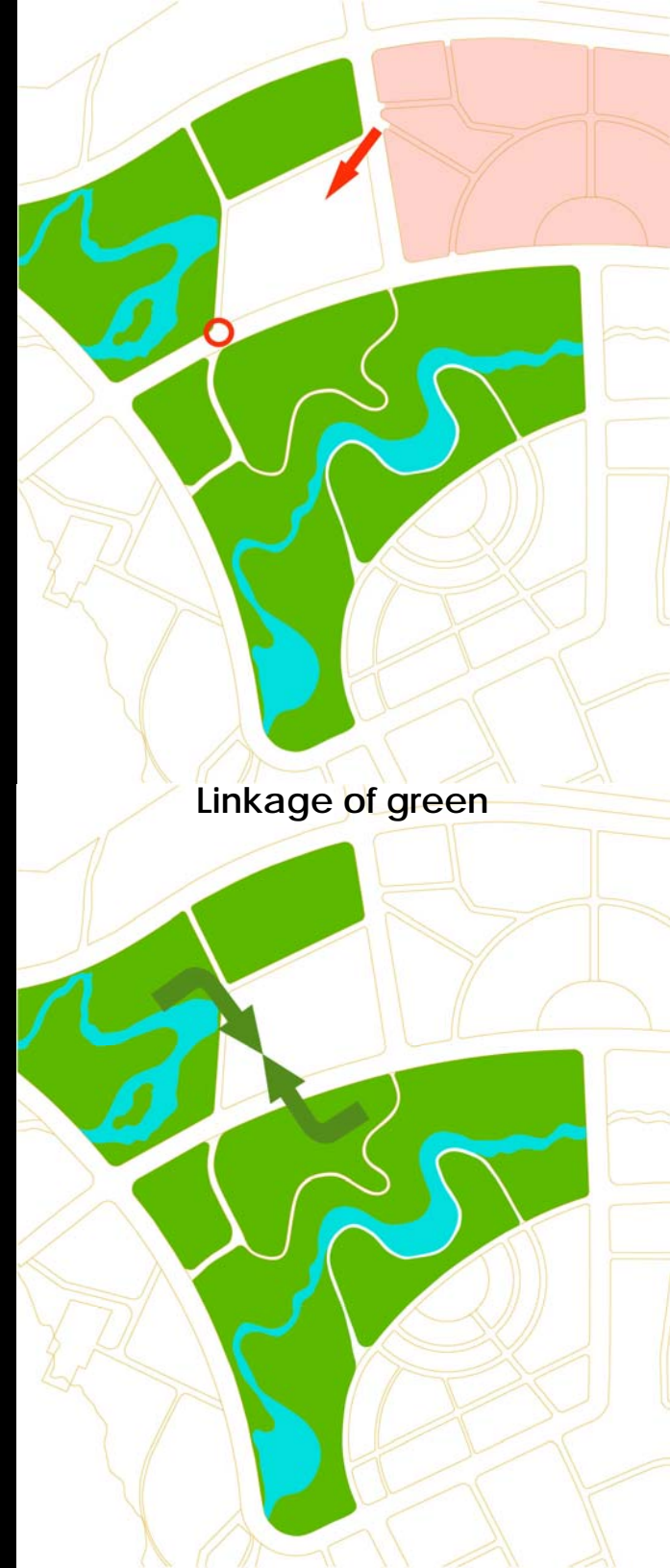
Connection of the two nodes



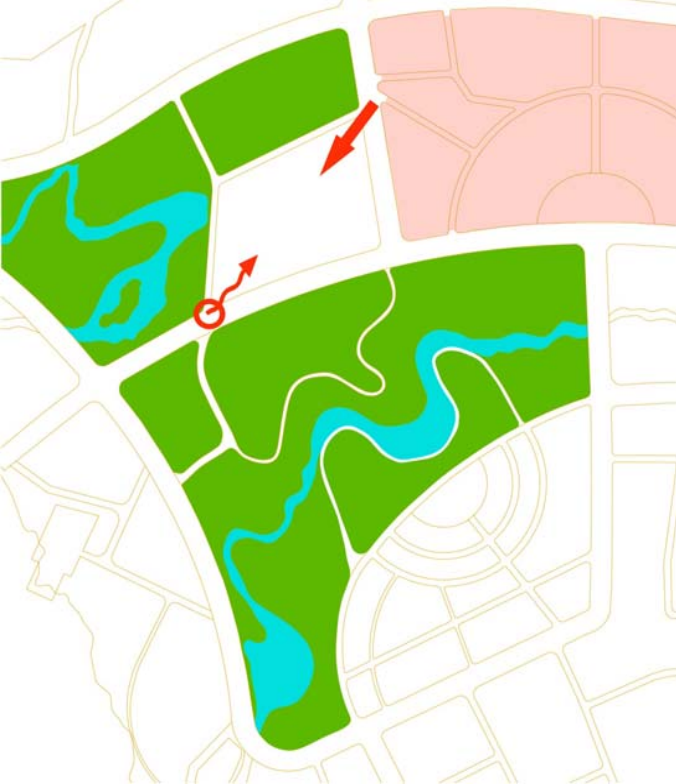


Circulation as a spine

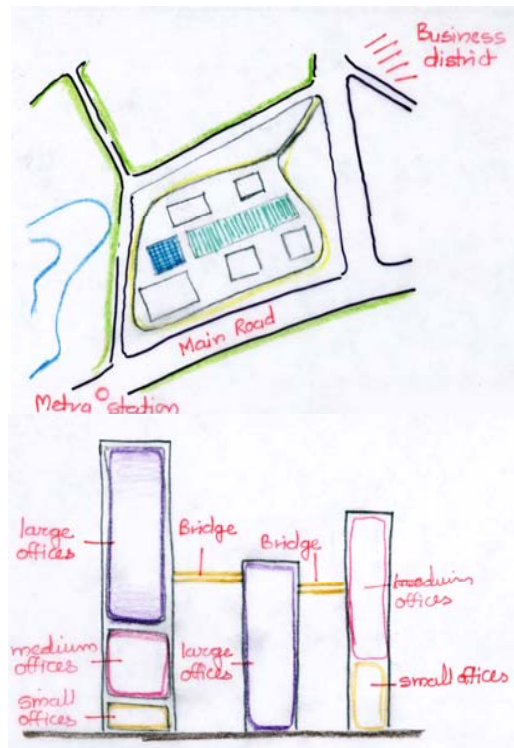




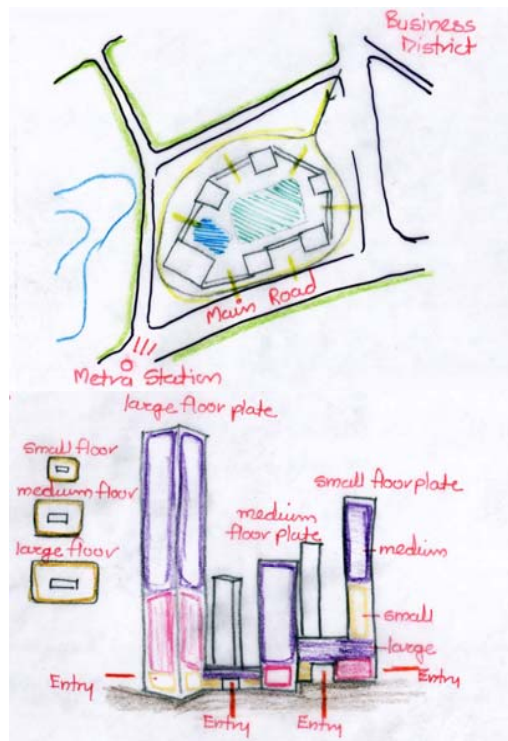
Linkage of green



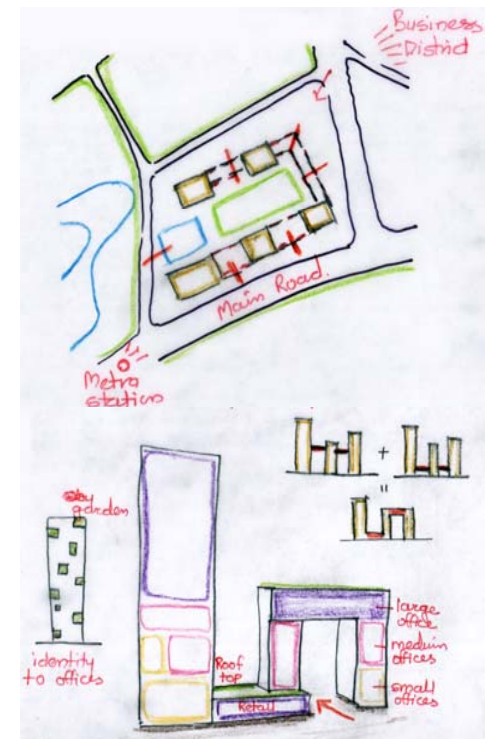
Scheme 1



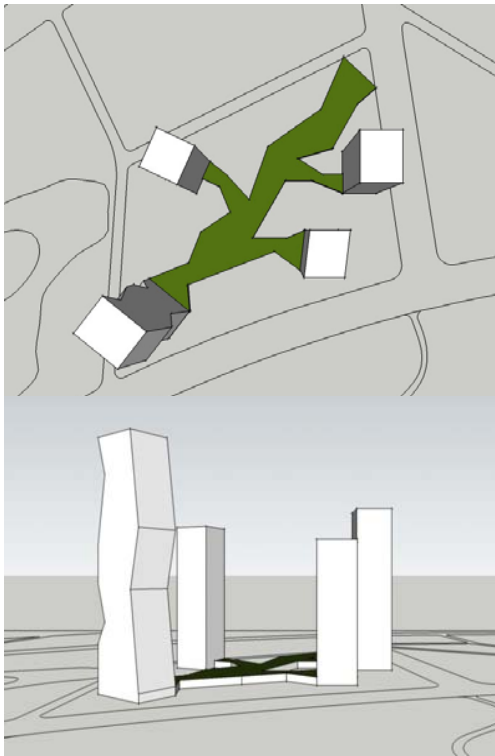
Scheme 2



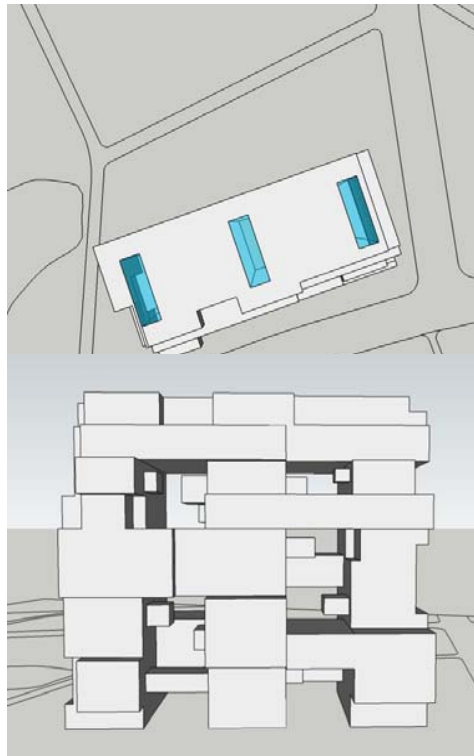
Scheme 3



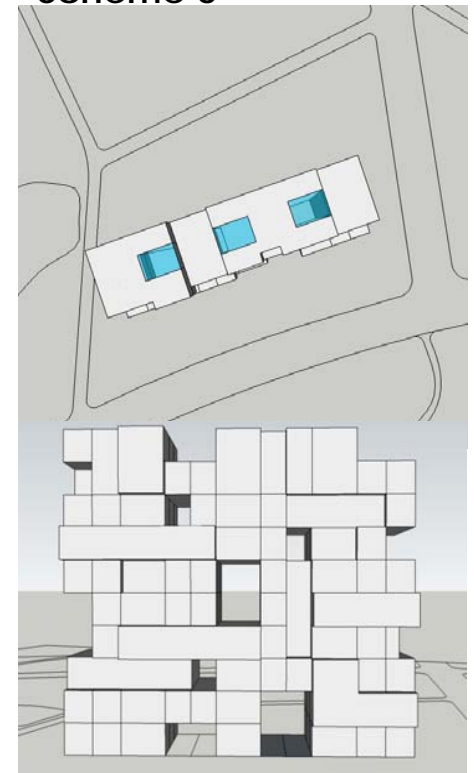
Scheme 4



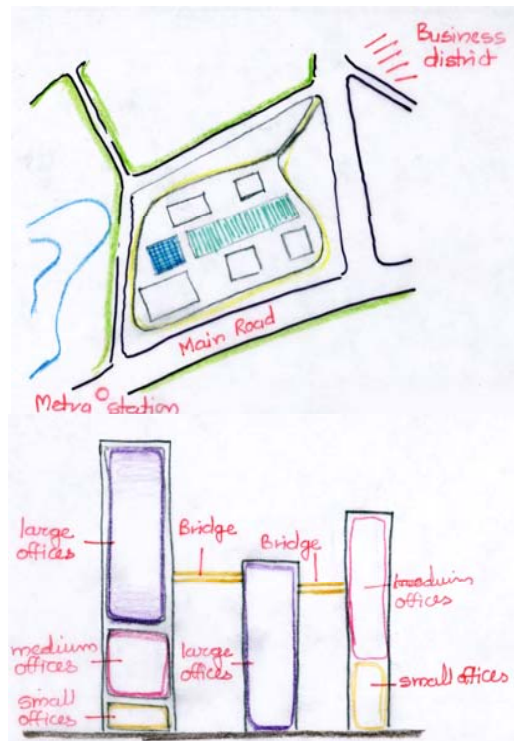
Scheme 5



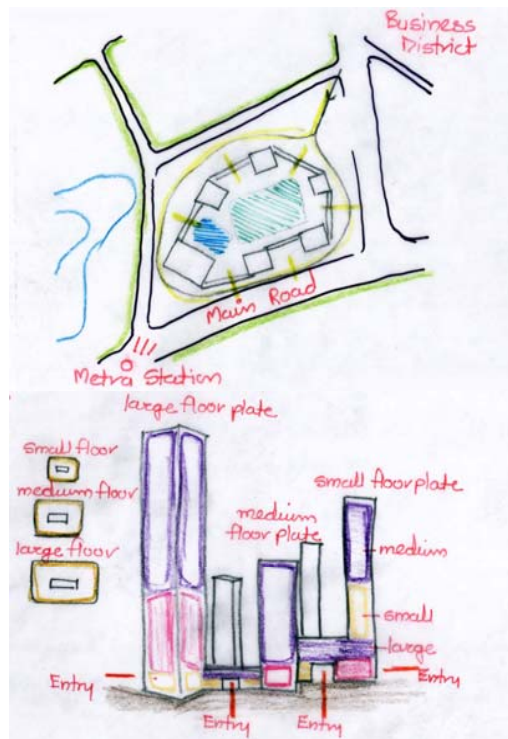
Scheme 6



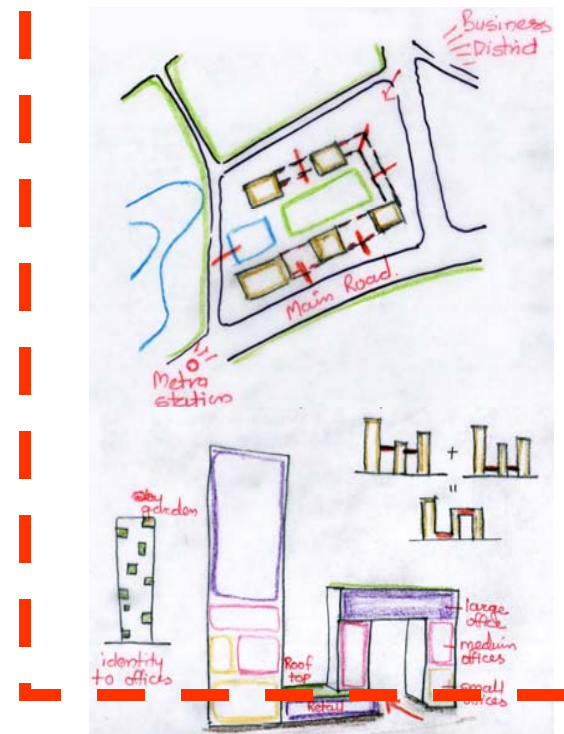
Scheme 1



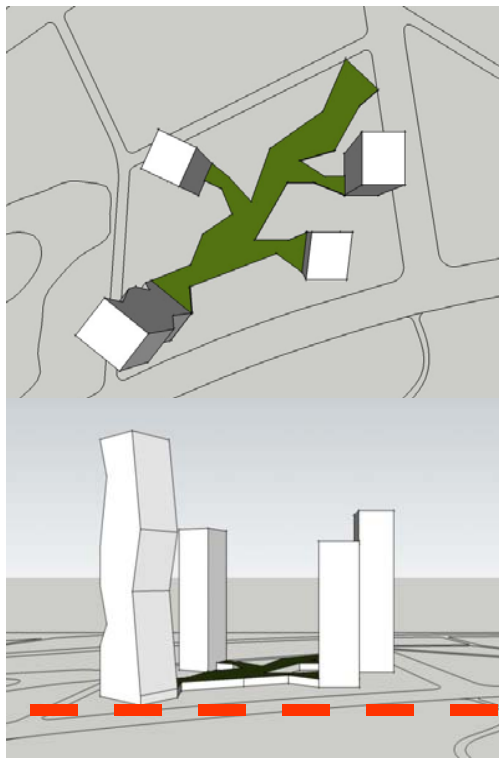
Scheme 2



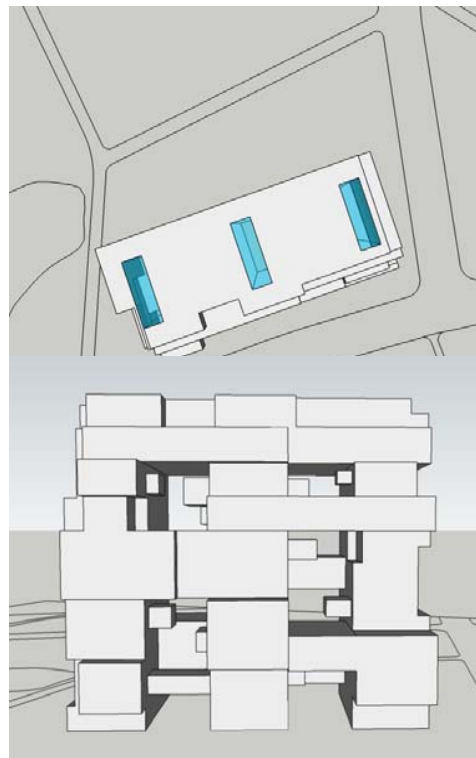
Scheme 3



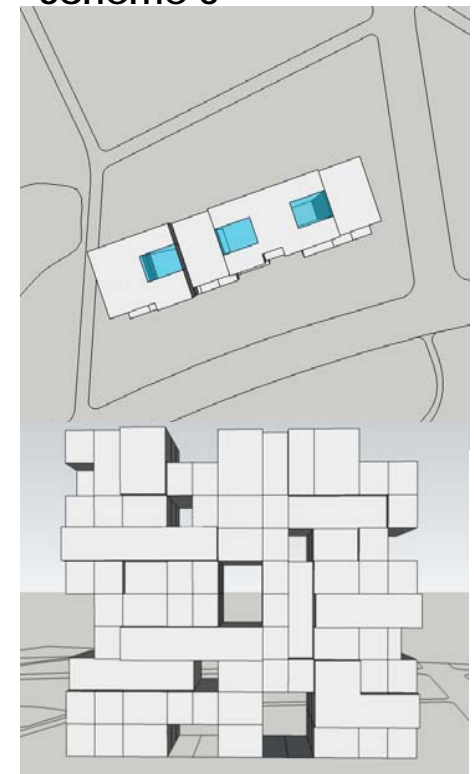
Scheme 4

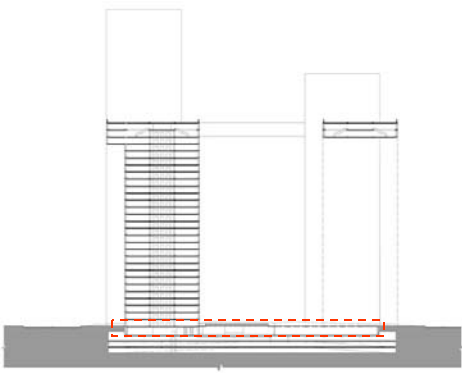


Scheme 5



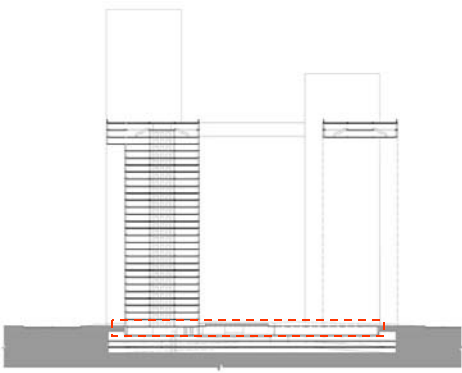
Scheme 6





Canyon Level Plan
Canyon Level Plan

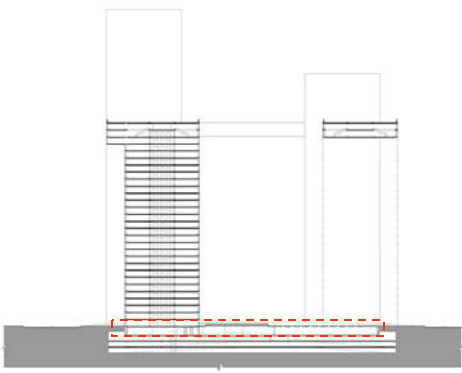
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Canyon

Canyon Level Plan

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Mechanical room

Loading Dock

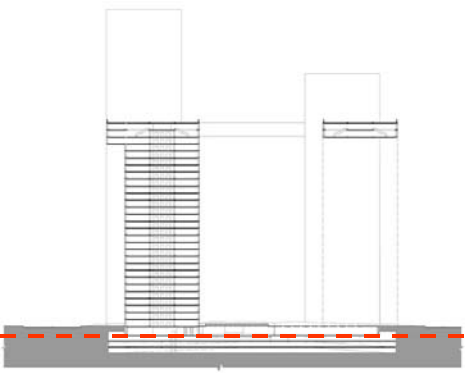
Retail

Retail

Mechanical room

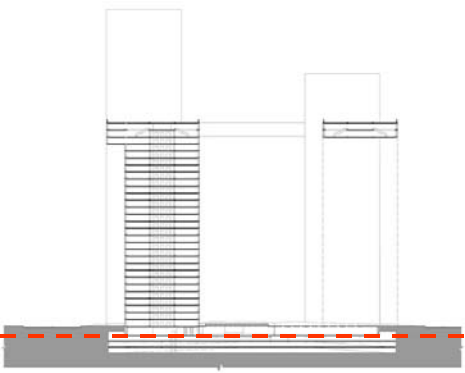
Canyon Level Plan

Financial Incubator



Parking Plan

Financial Incubator

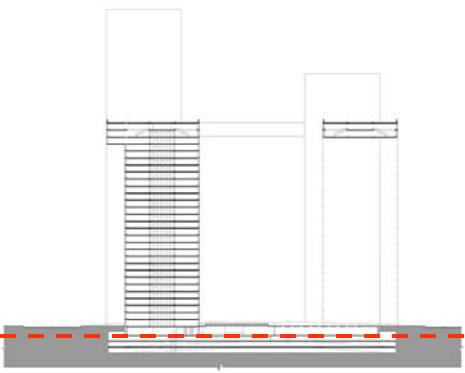


Retail

Retail

Parking Plan

Financial Incubator

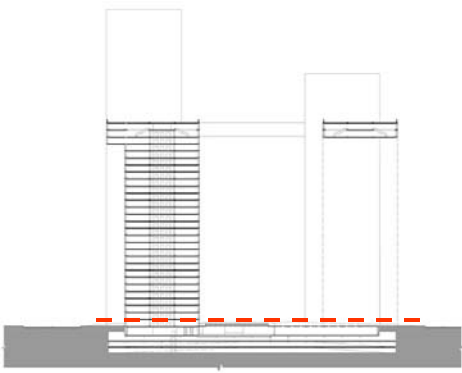


Retail

Retail

Parking Plan

Financial Incubator



Retail

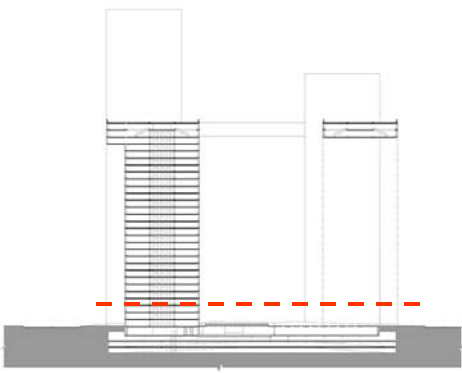
Retail

Lobby

Lobby

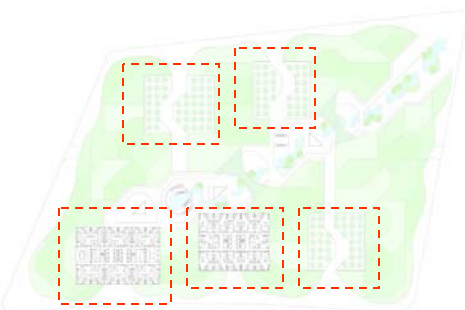
Ground Level Plan

Financial Incubator



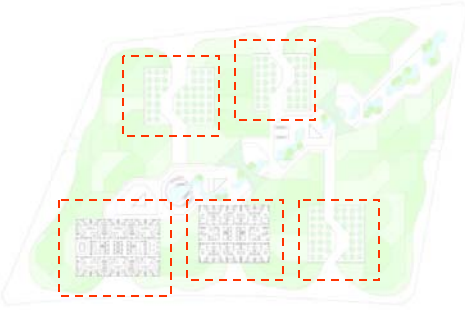
Upper Level Plan

Financial Incubator



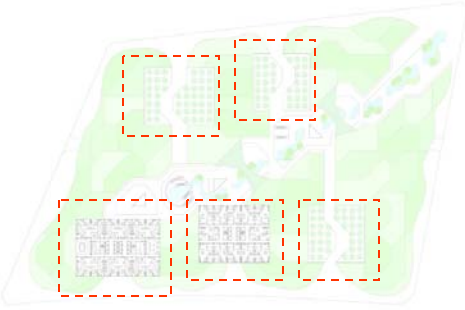
Flexibility in Floor plate

Financial Incubator



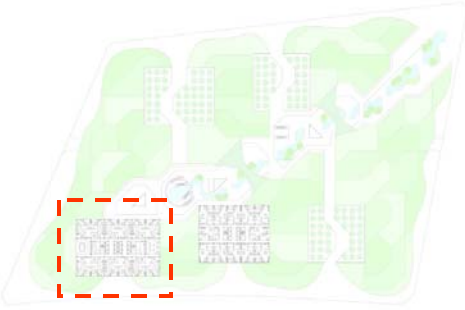
Flexibility in Floor plate

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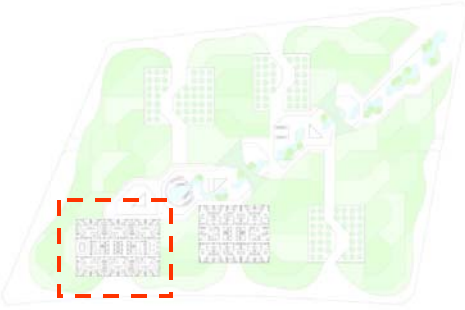
Flexibility in Floor plate

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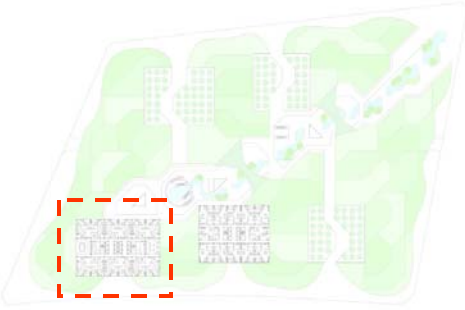
Office Floor Plate Parameter

Financial Incubator



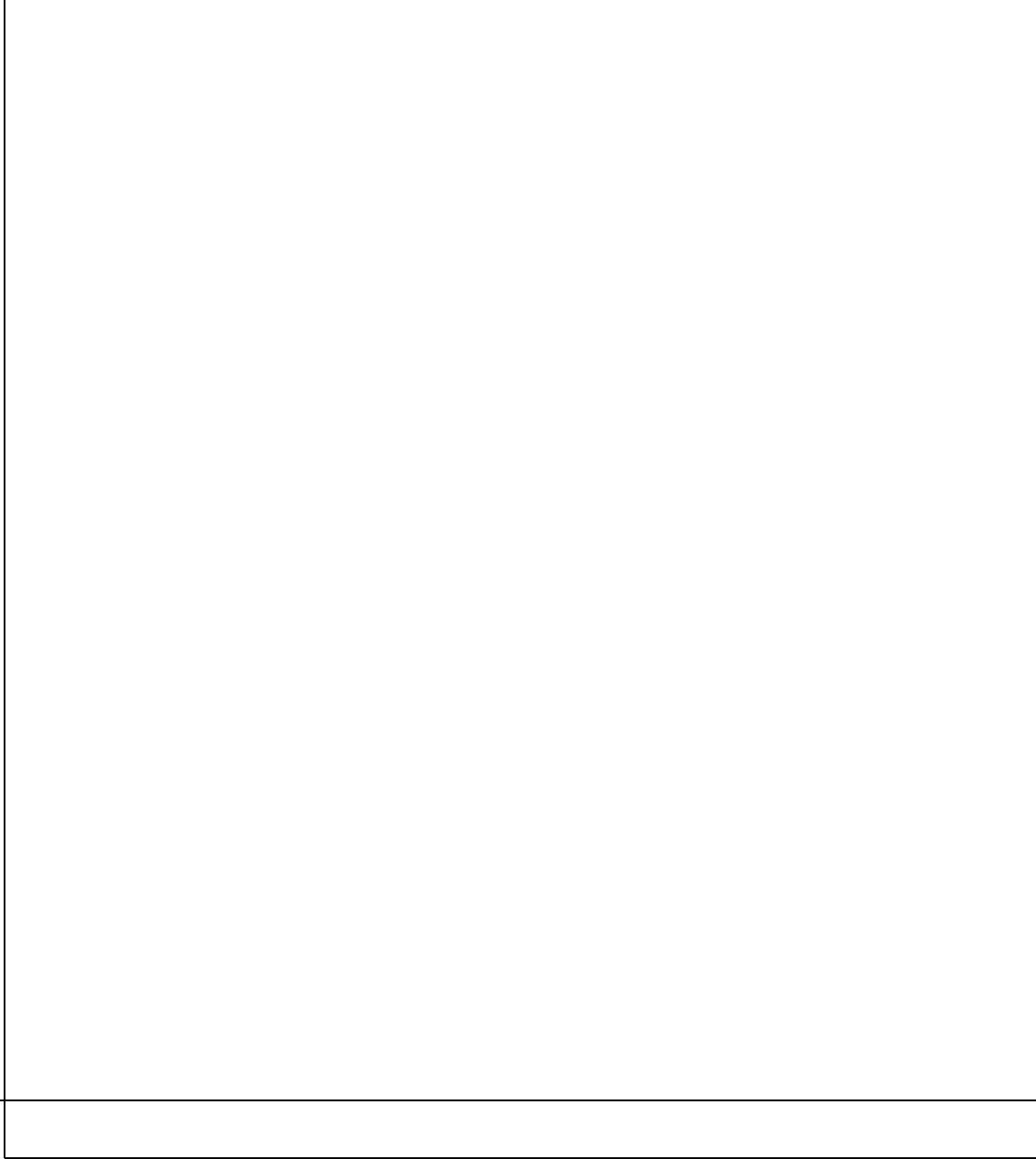
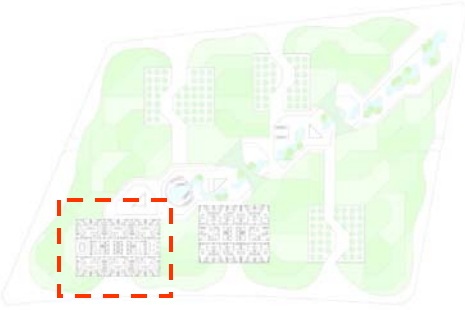
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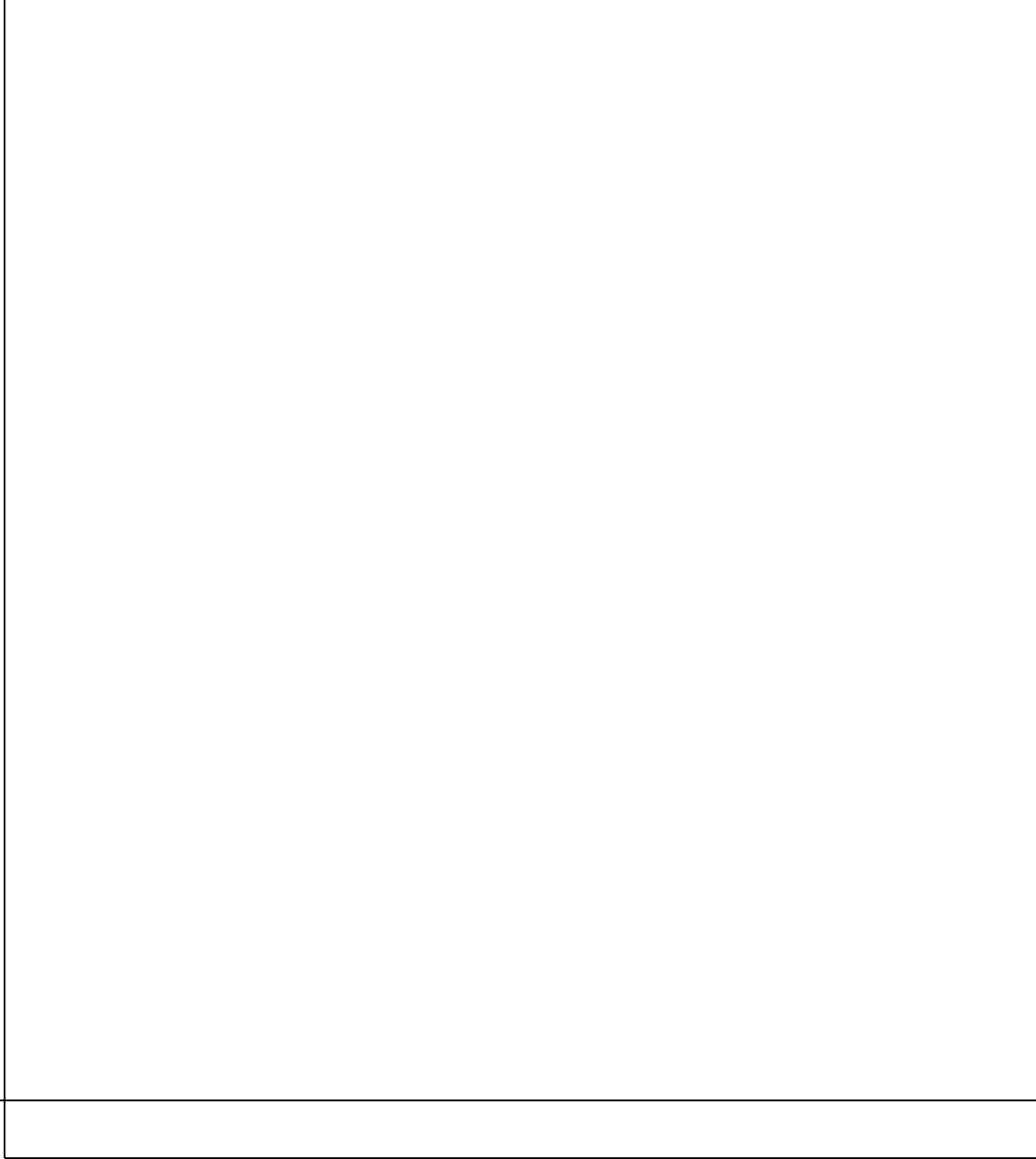
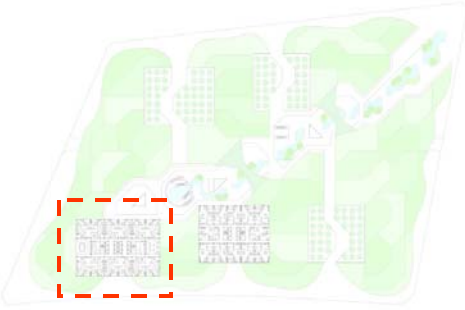
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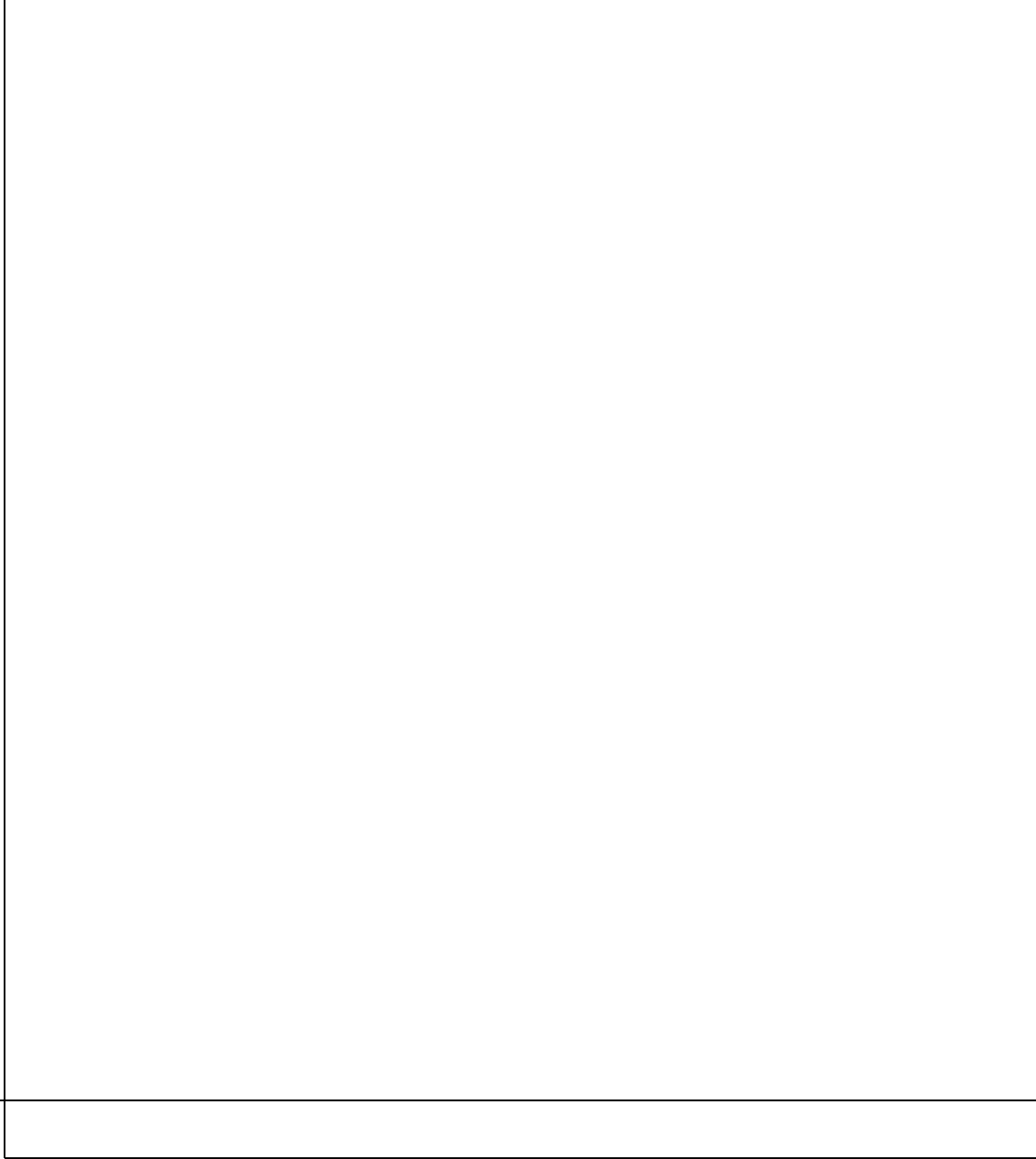
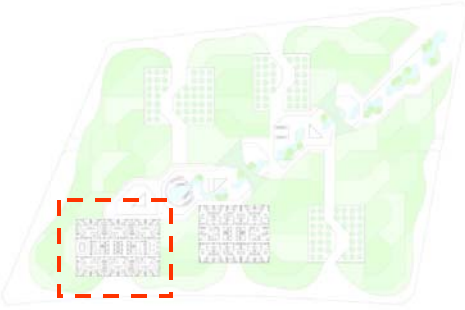
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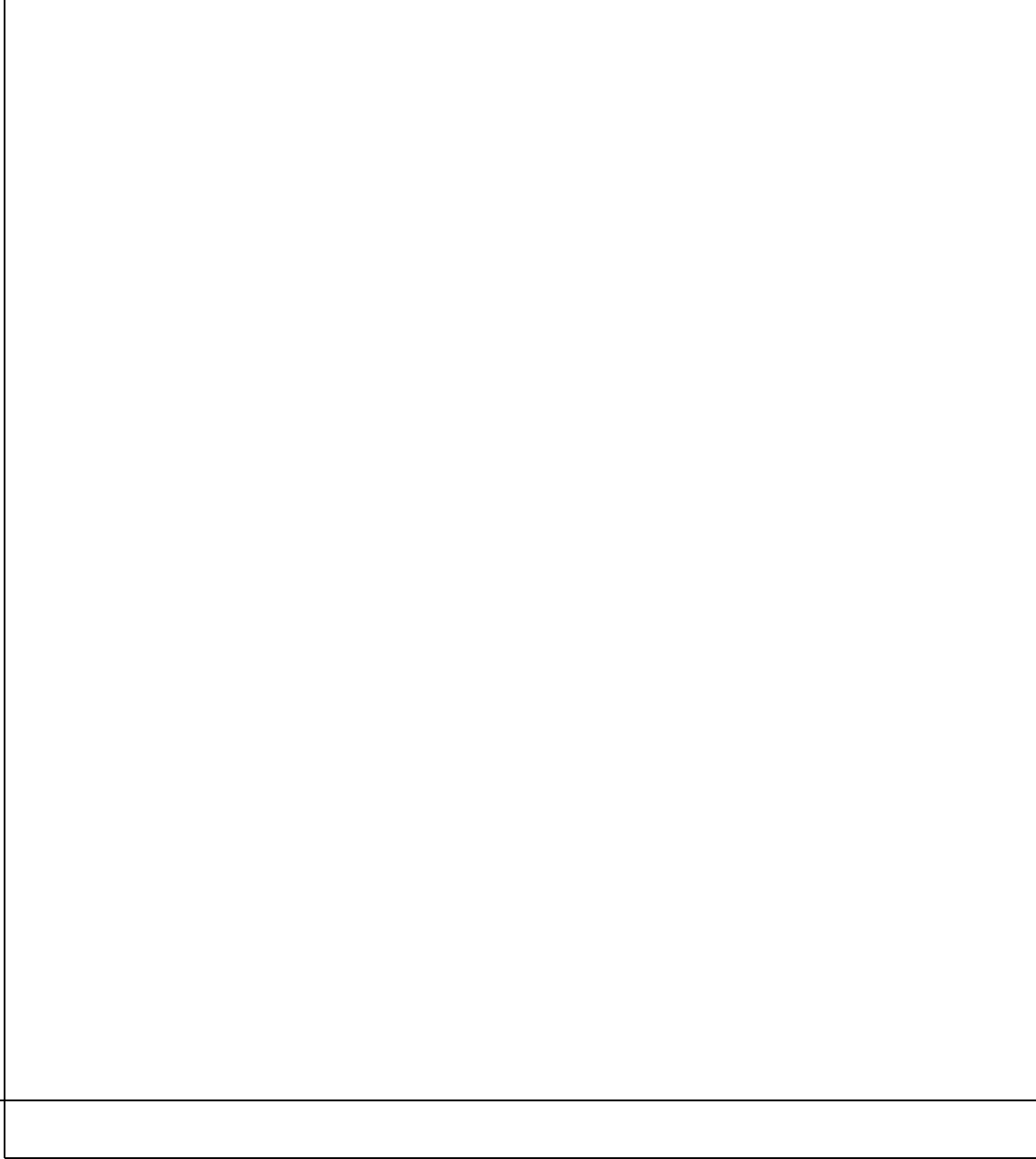
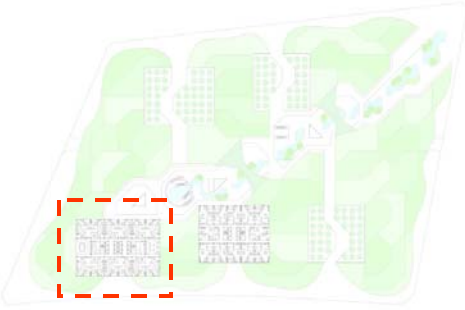
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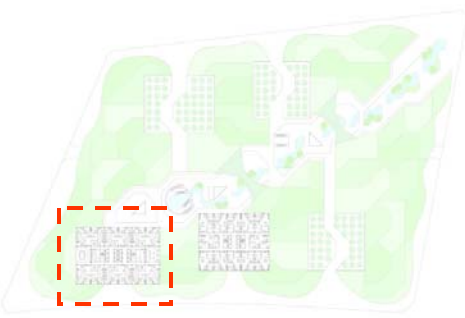
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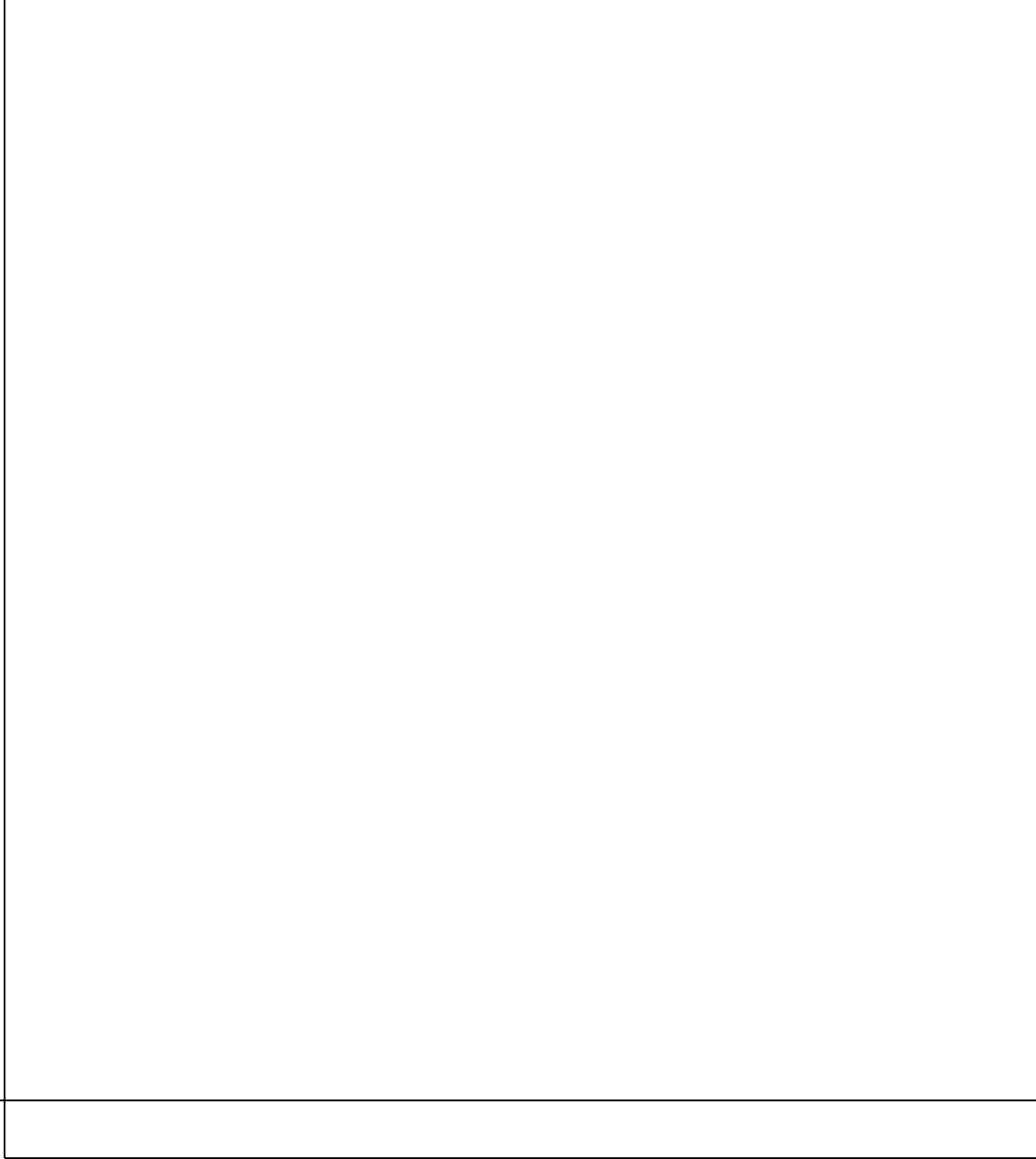
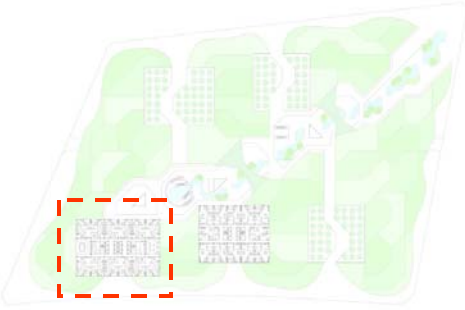
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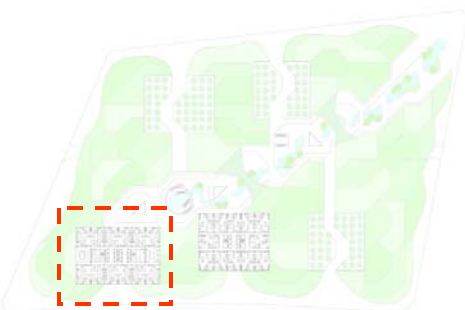
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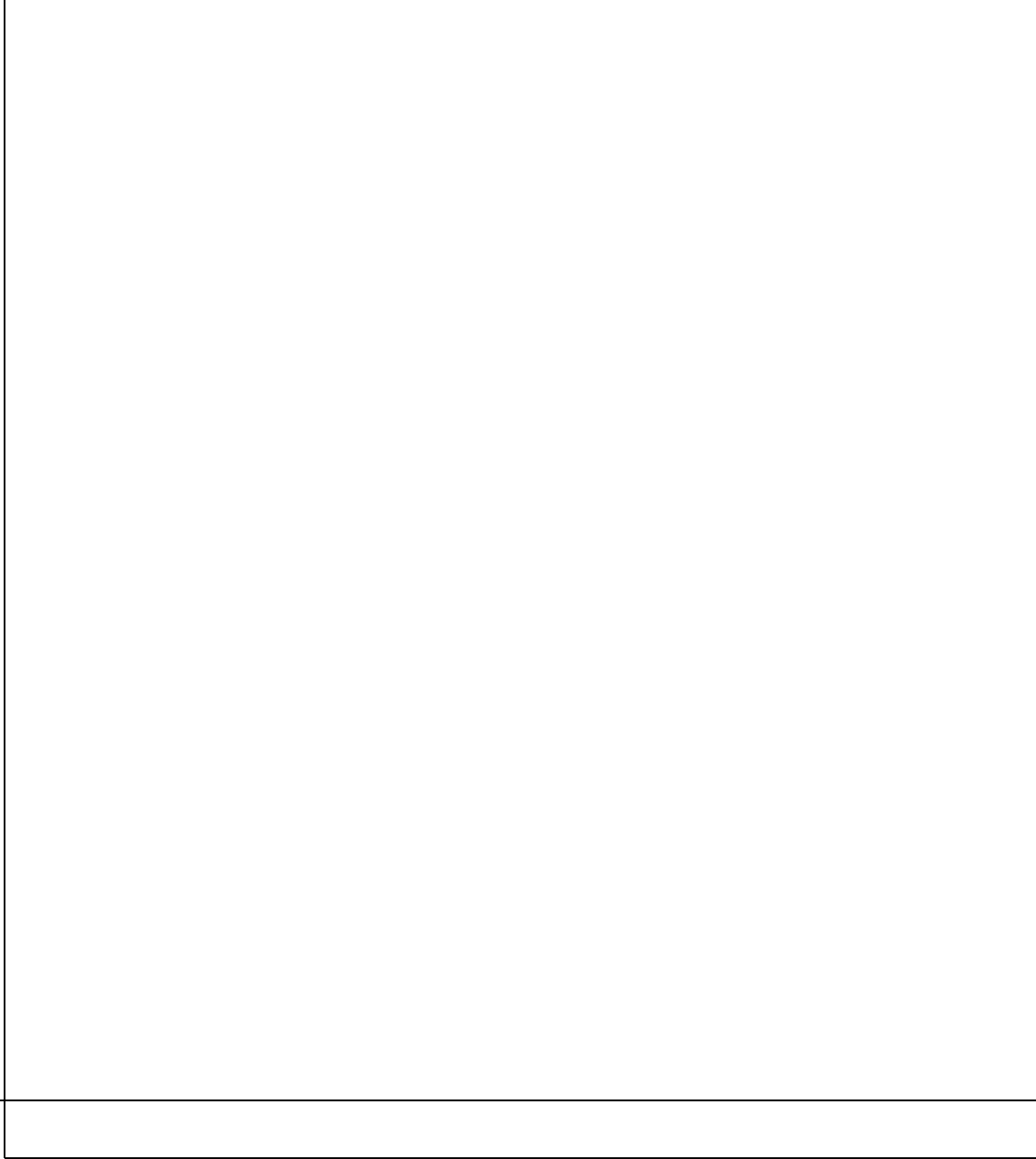
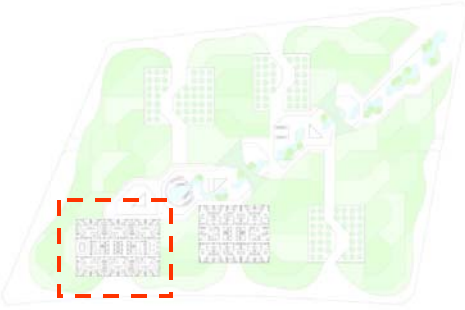
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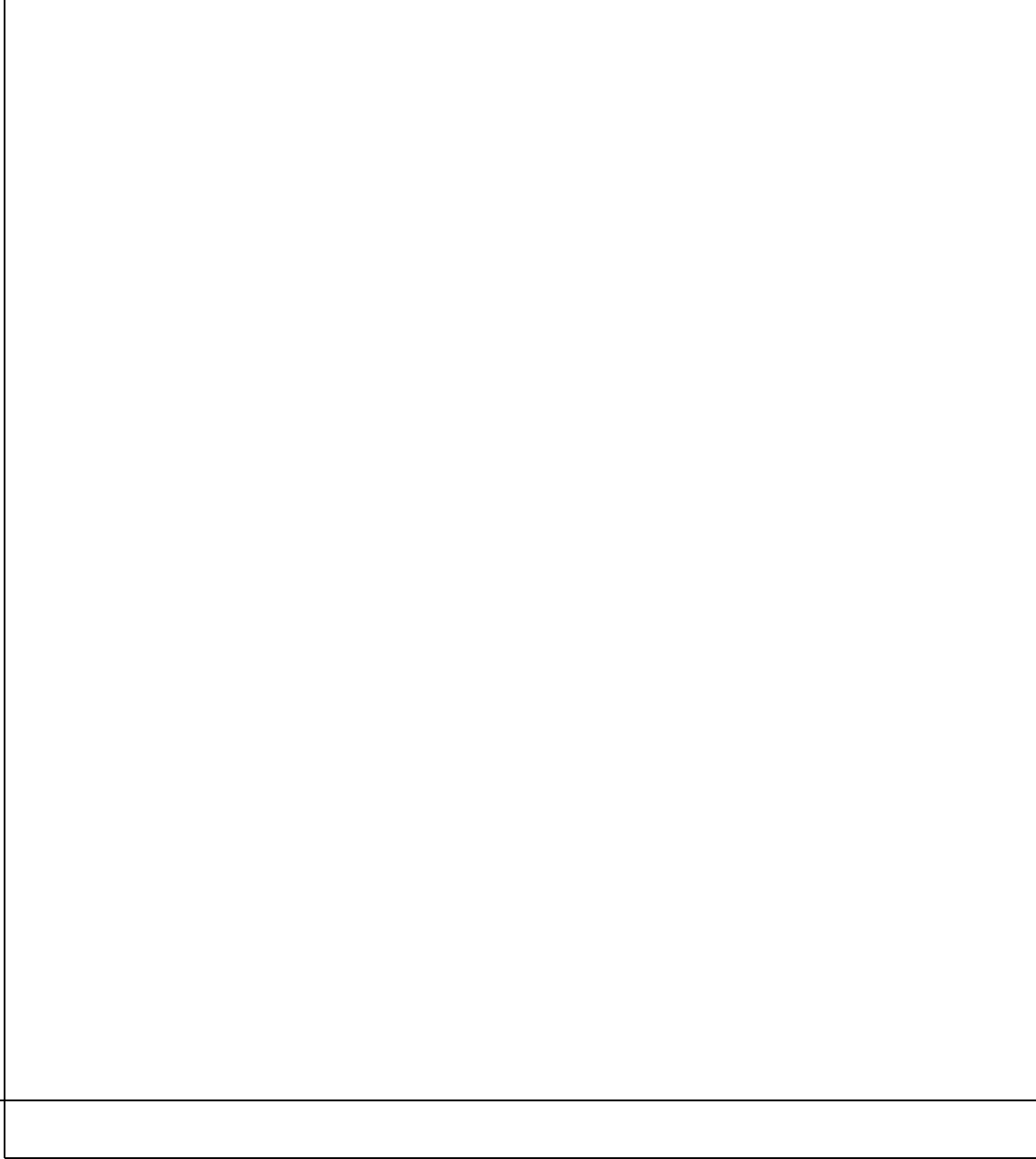
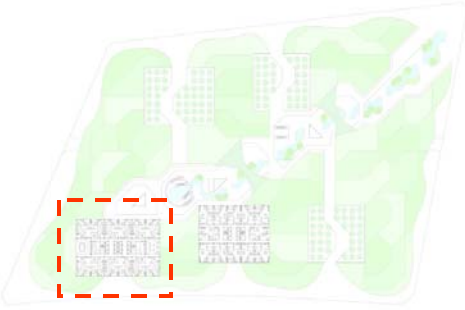
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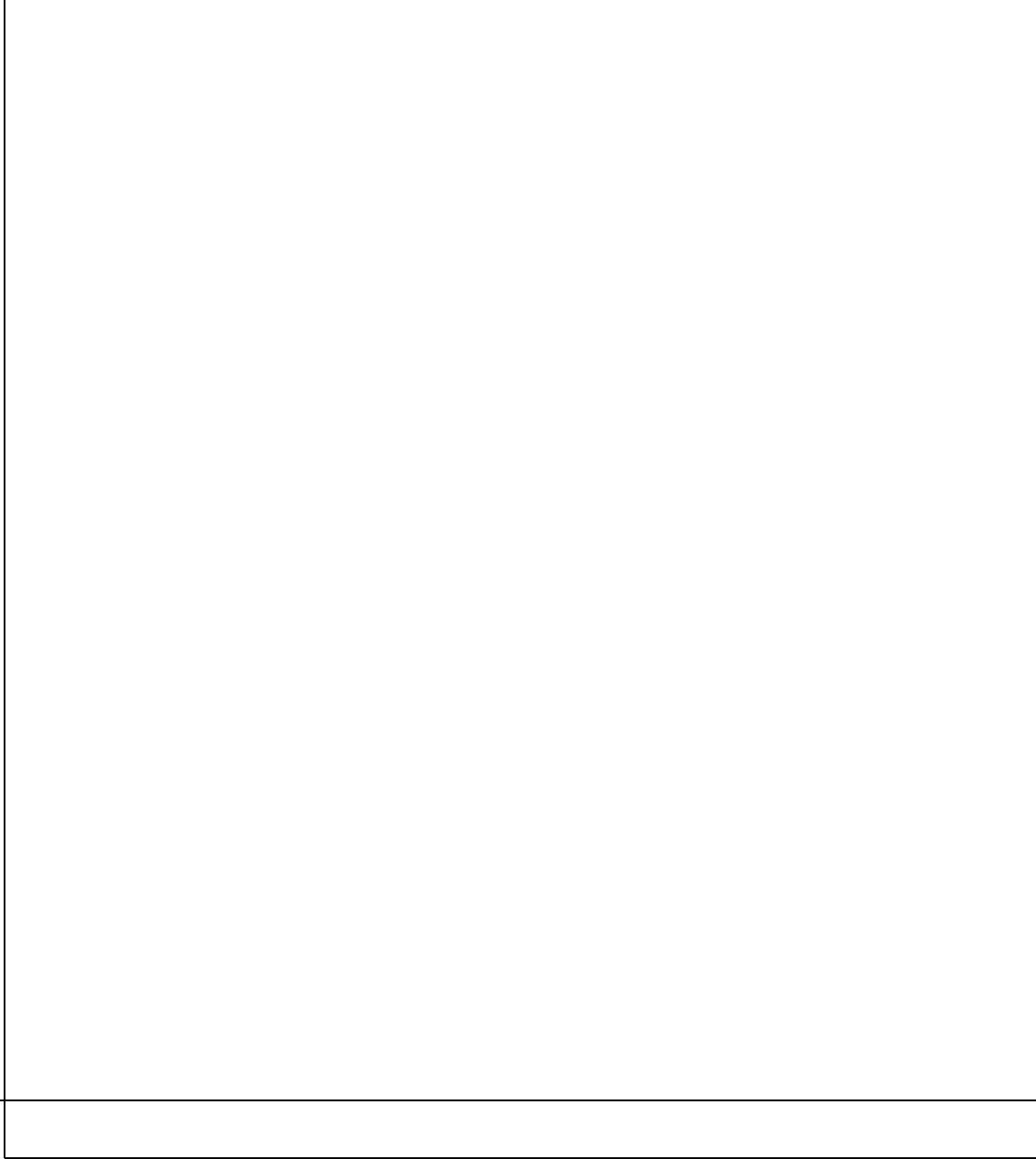
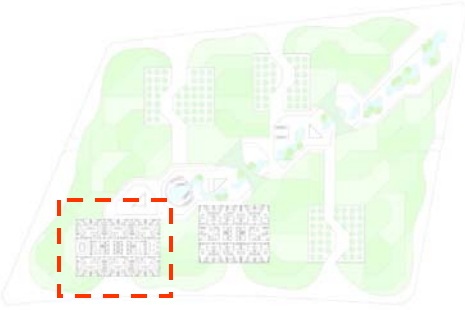
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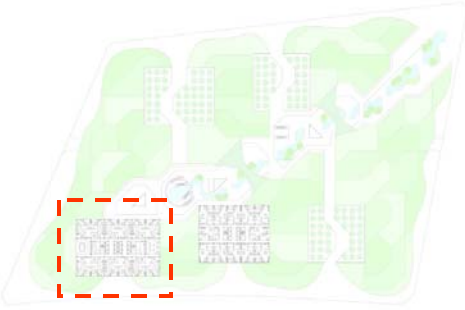
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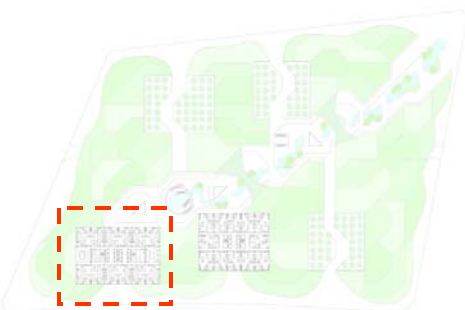
Office Floor Plate Parameter —————

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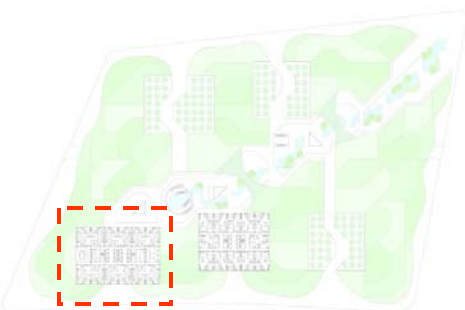
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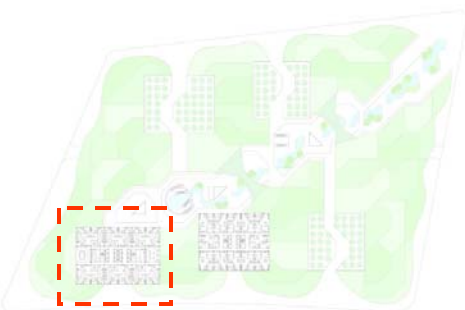
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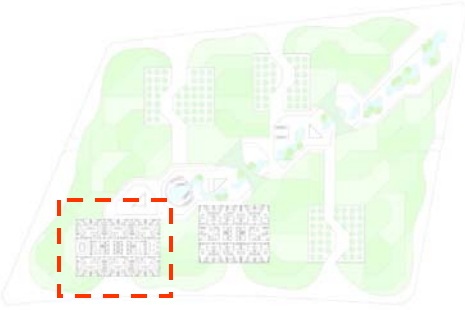
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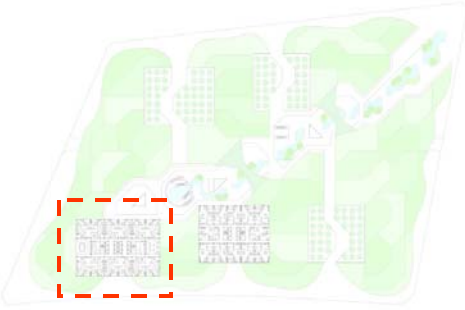
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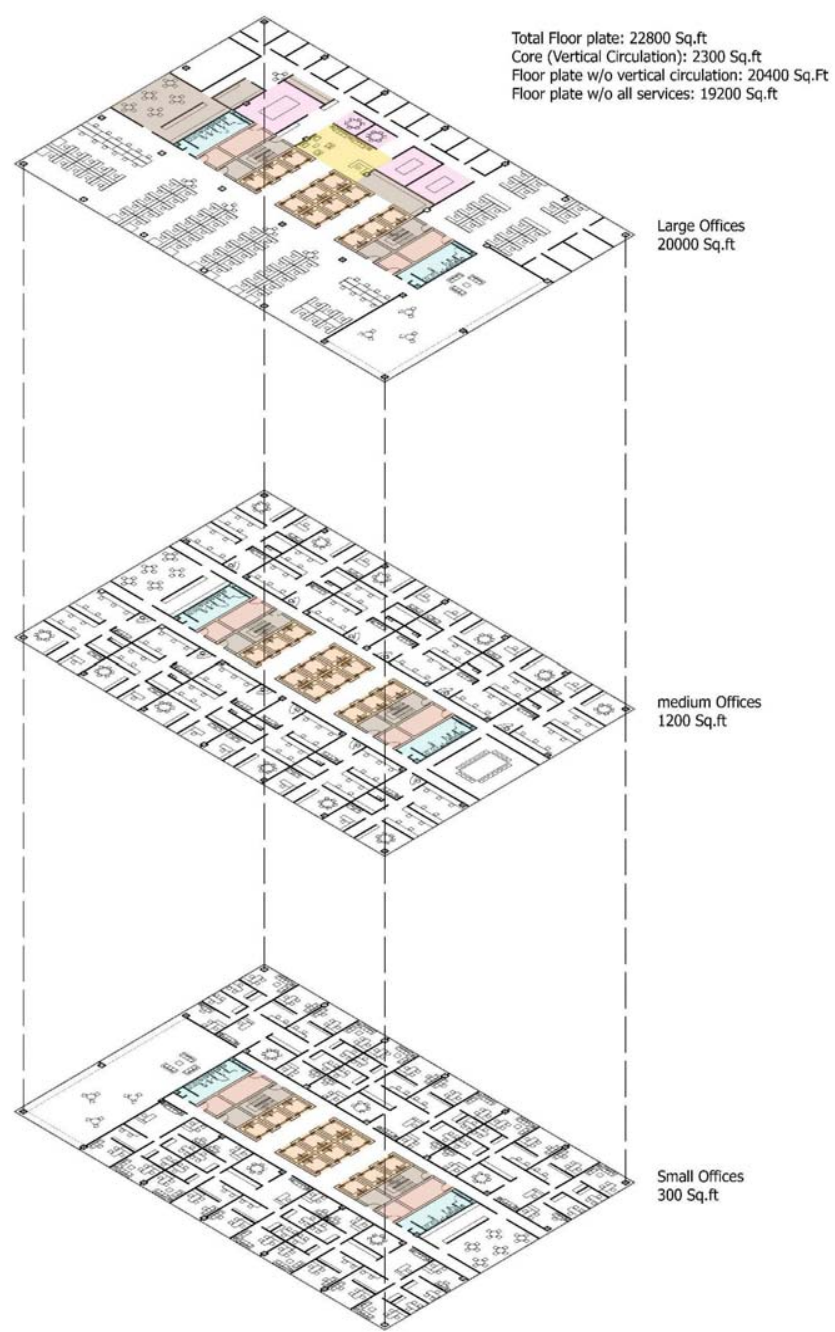
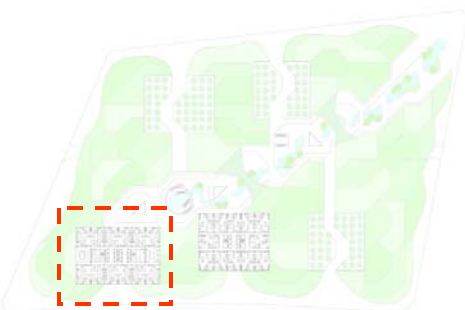
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Office Floor Plate Parameter _____

Financial Incubator _____

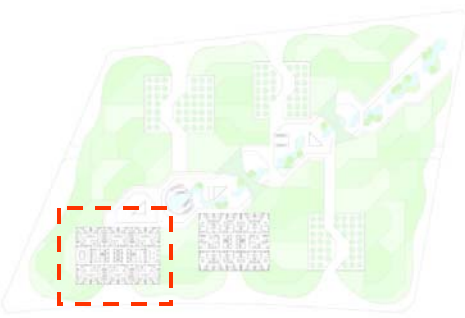
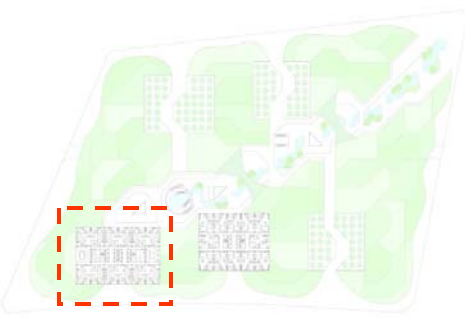


Figure 1: Study Area

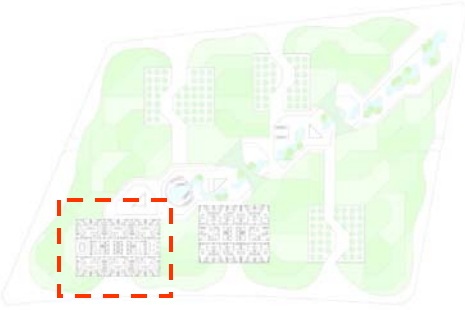
Office Floor Plate Parameter

Financial Incubator



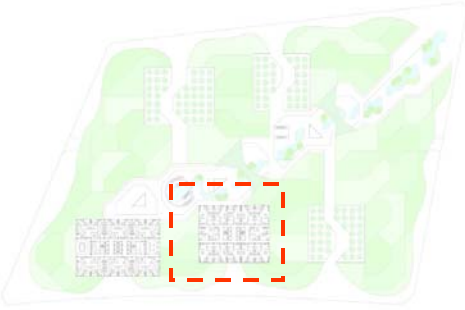
Office Floor Plate Parameter

Financial Incubator



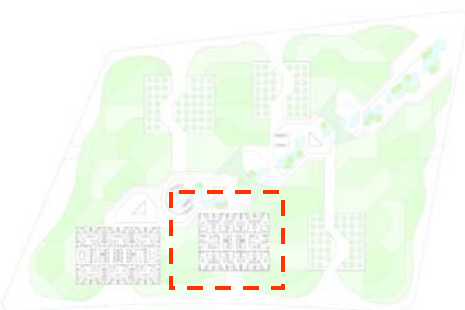
Office Floor Plate Parameter

Financial Incubator



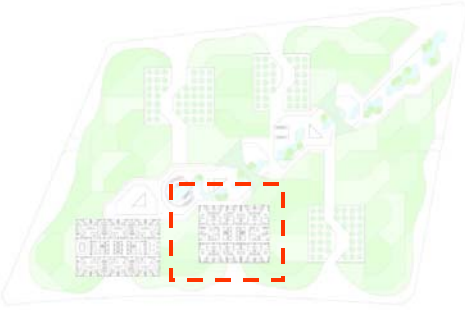
Live-Work floor plate parameter

Financial Incubator



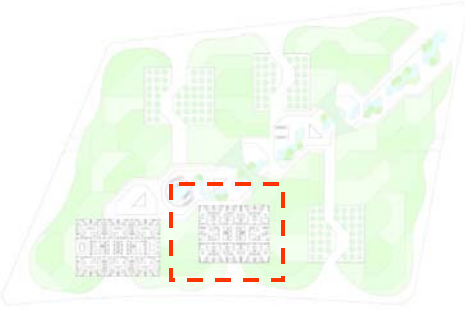
Live-Work floor plate parameter

Financial Incubator



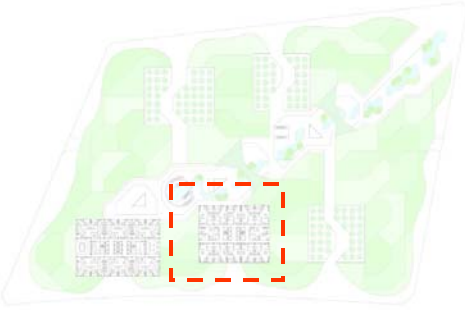
Live-Work floor plate parameter

Financial Incubator



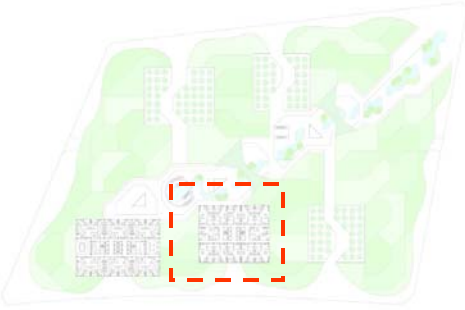
Live-Work floor plate parameter

Financial Incubator



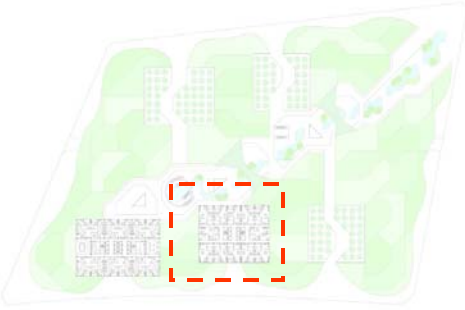
Live-Work floor plate parameter

Financial Incubator



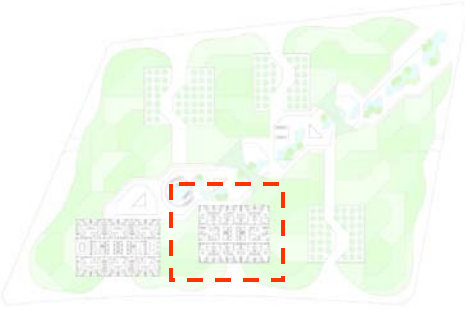
Live-Work floor plate parameter

Financial Incubator



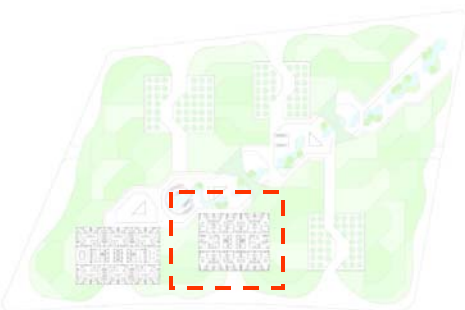
Live-Work floor plate parameter

Financial Incubator



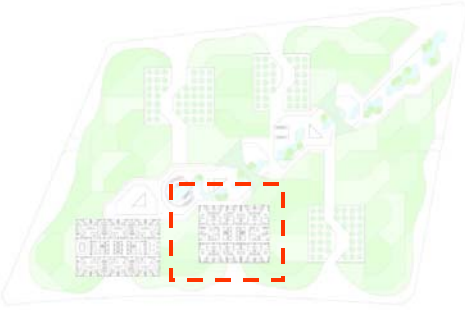
Live-Work floor plate parameter

Financial Incubator



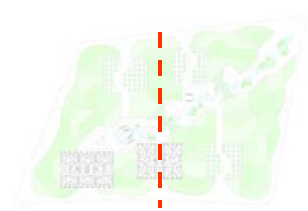
Live-Work floor plate parameter

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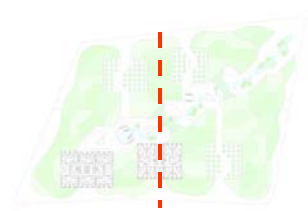
Live-Work floor plate parameter

Financial Incubator



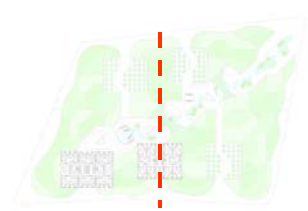
Section _____

Financial Incubator _____



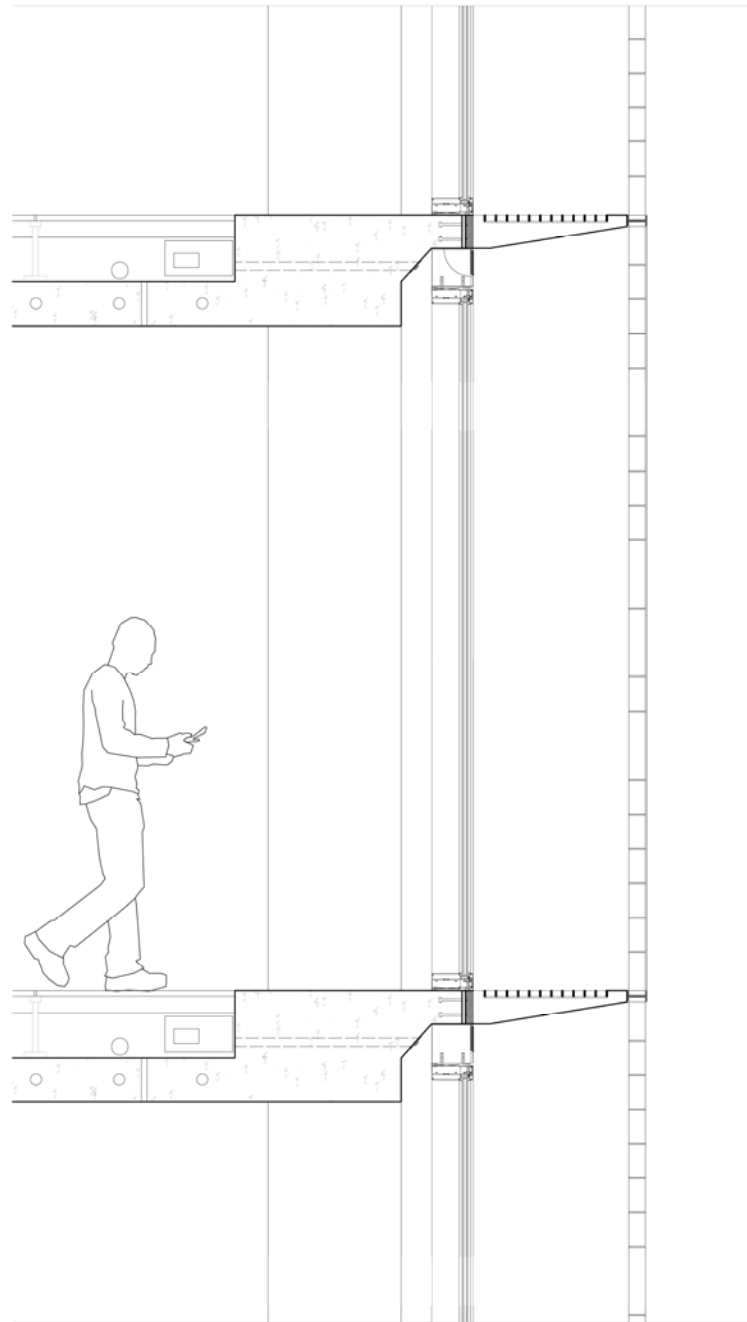
Section _____

Financial Incubator _____



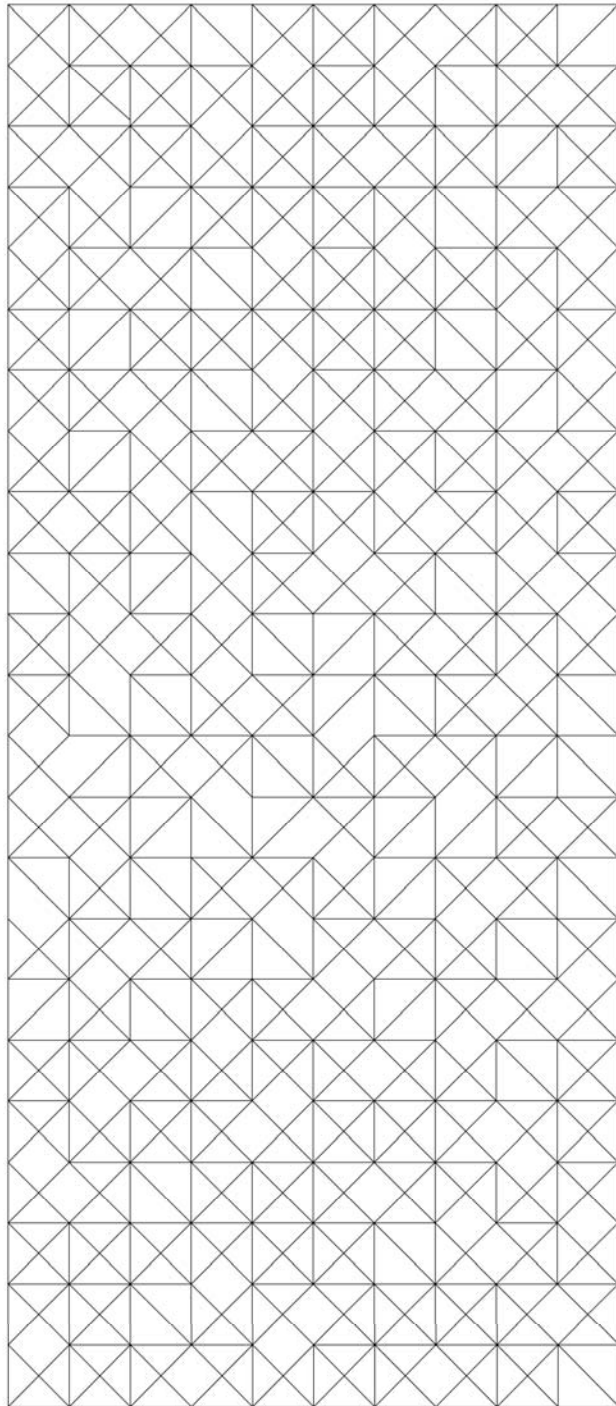
Section _____

Financial Incubator _____



Wall Section

Financial Incubator

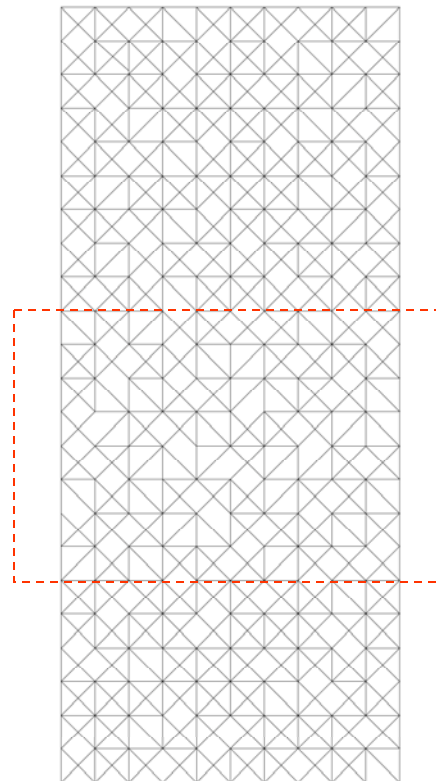


Building Skin:

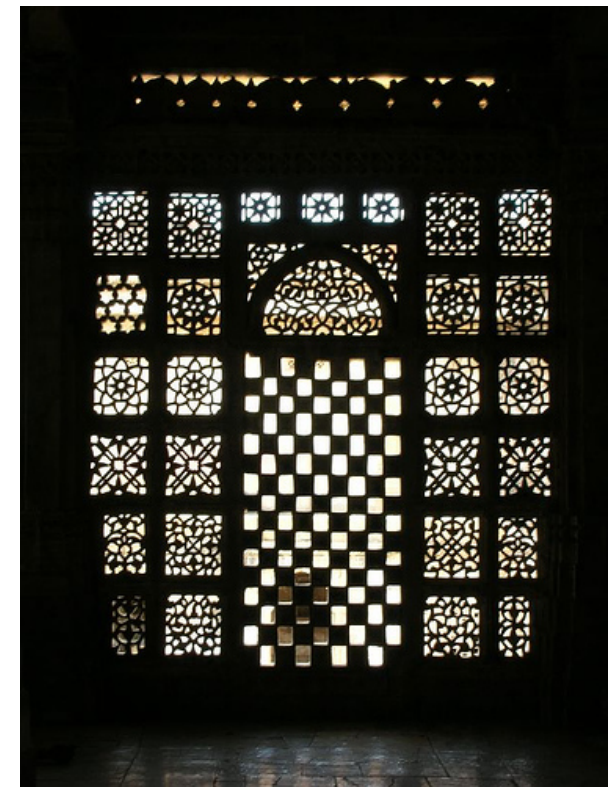
Maintain exterior view

Maximum solar control

Representing vernacular typology

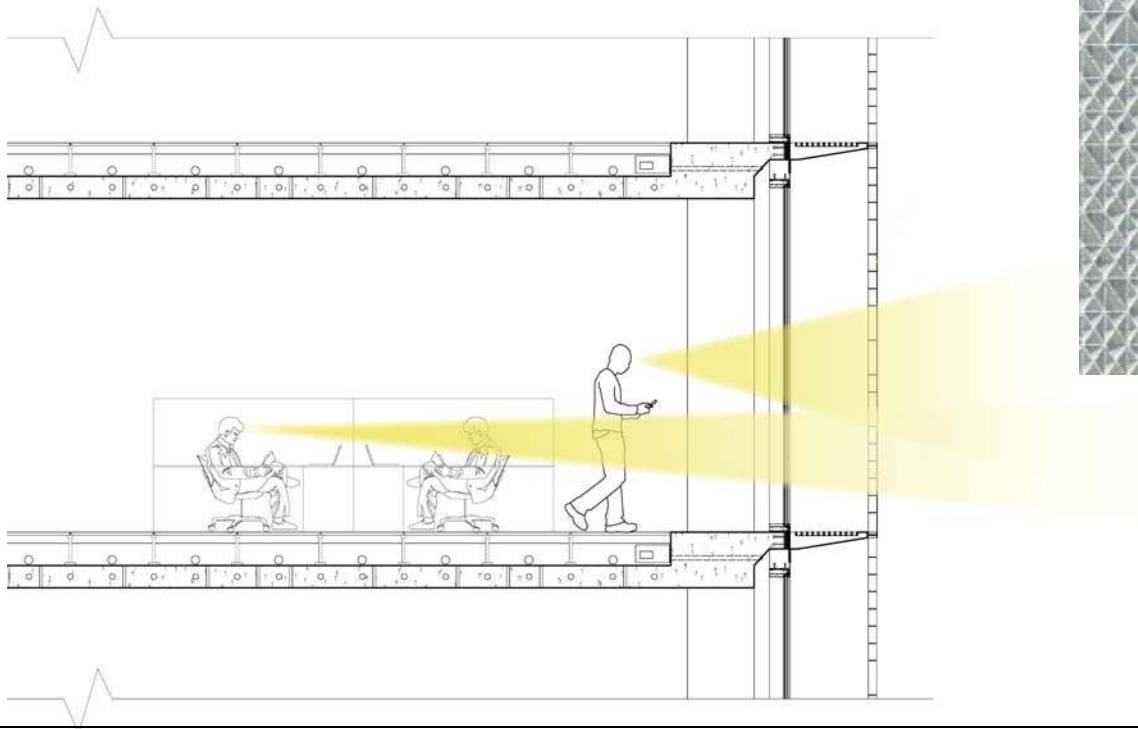
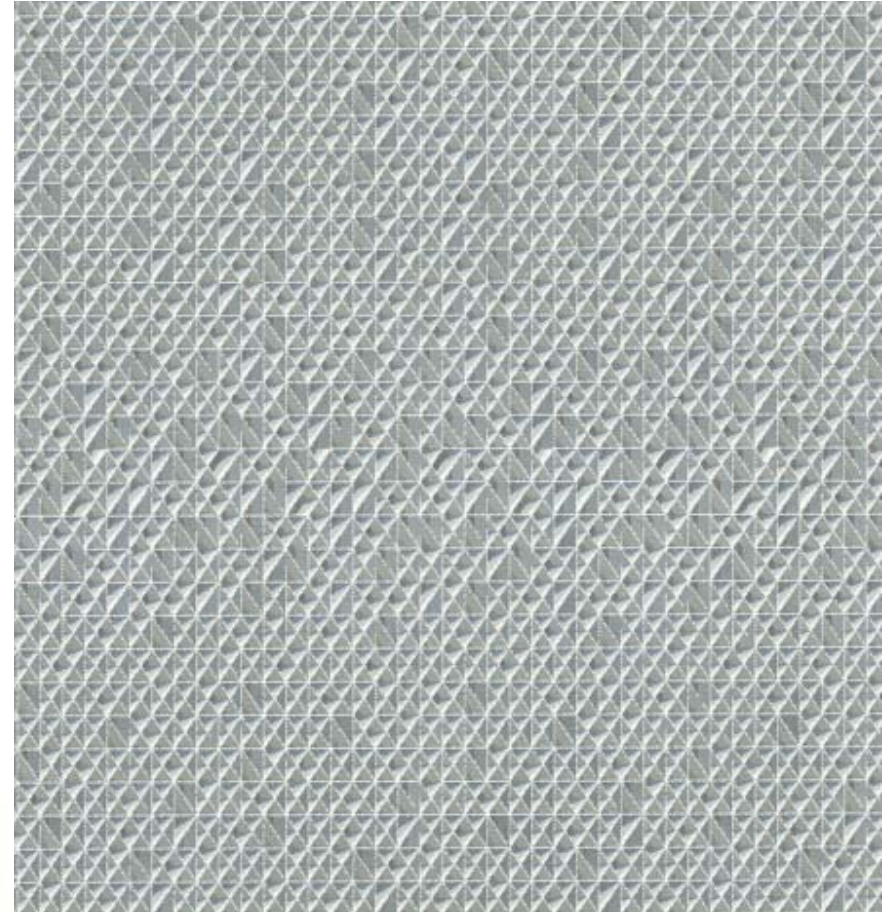
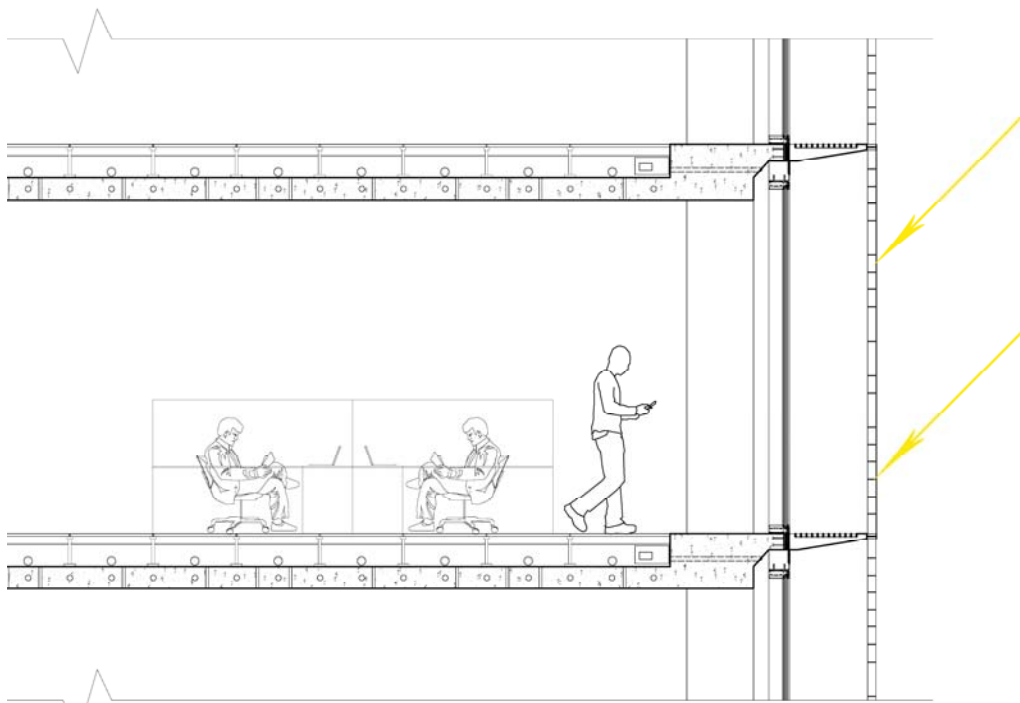


Max View



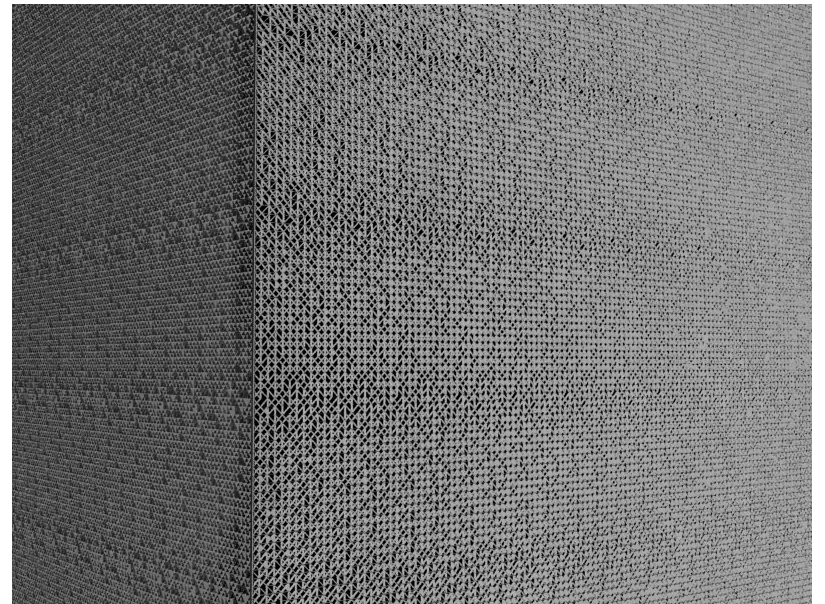
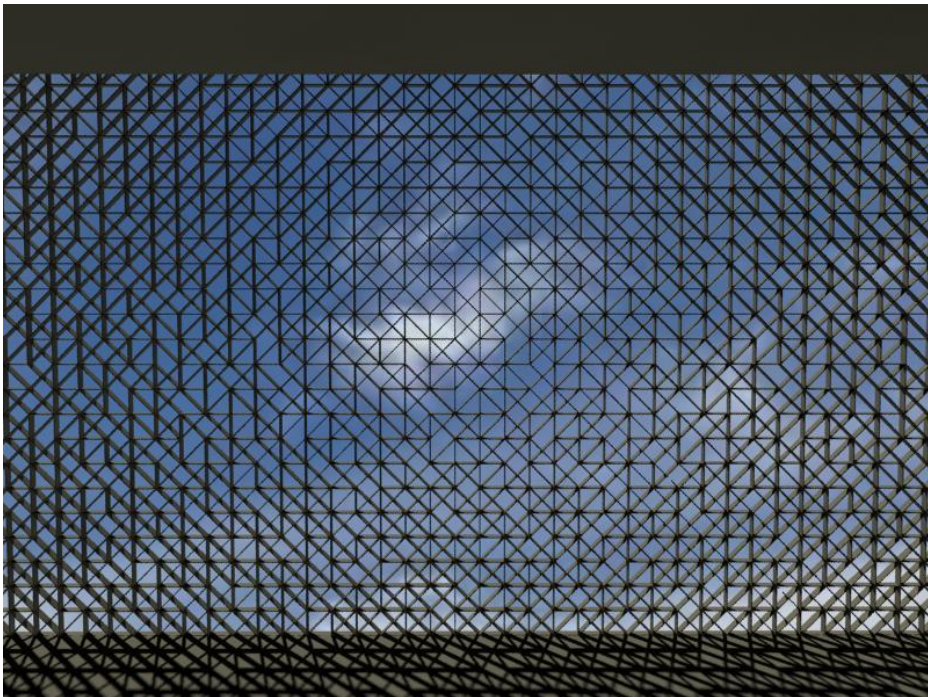
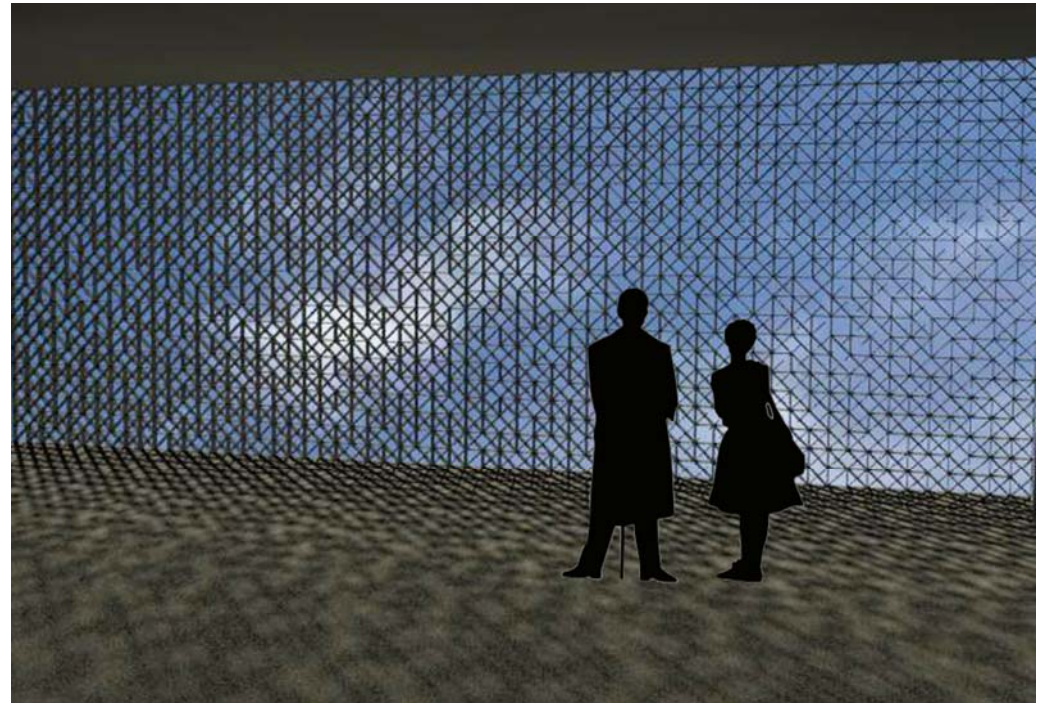
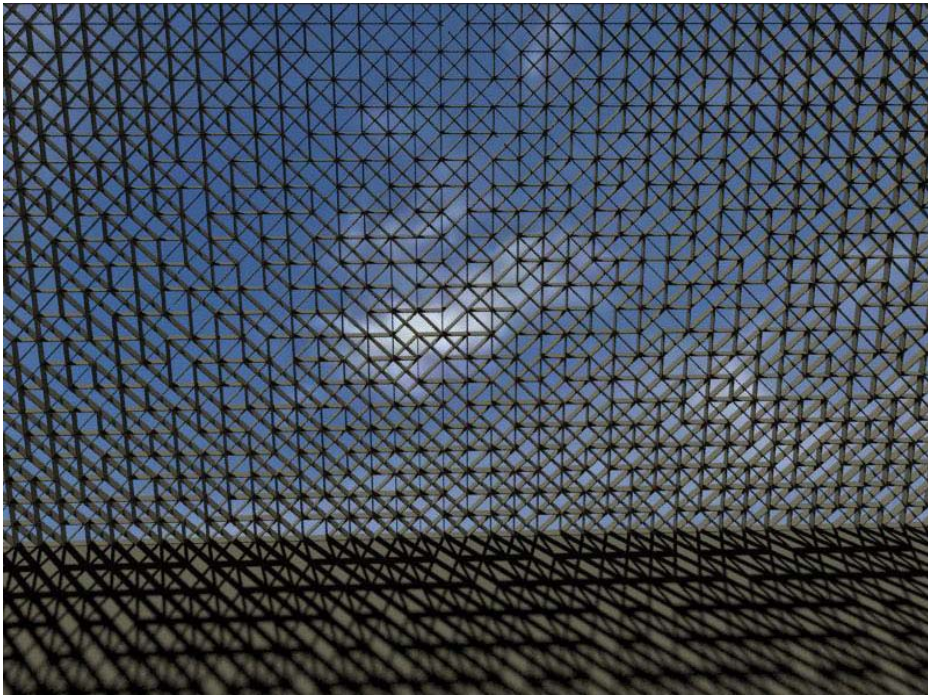
Building Skin

Financial Incubator



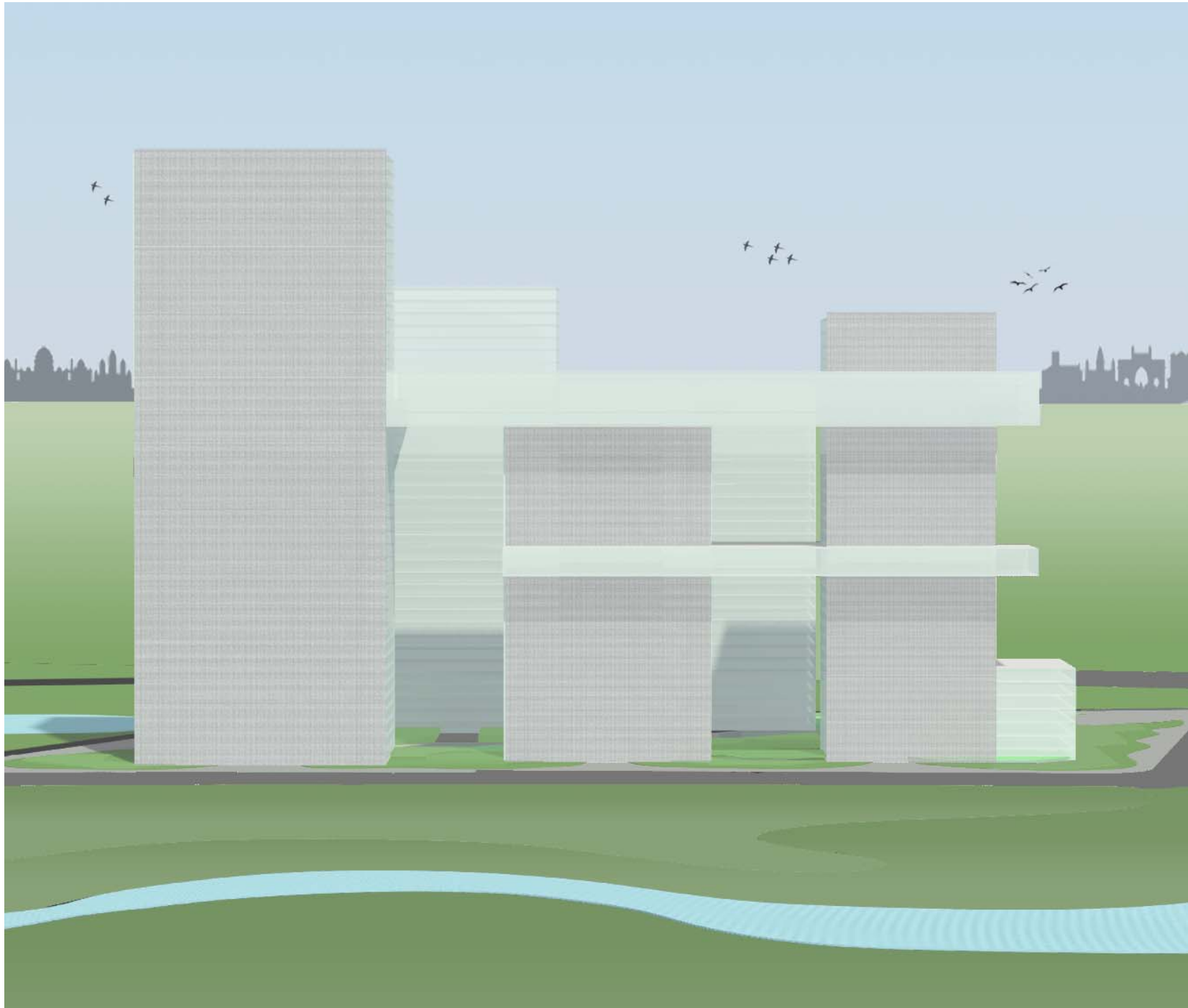
Building Skin

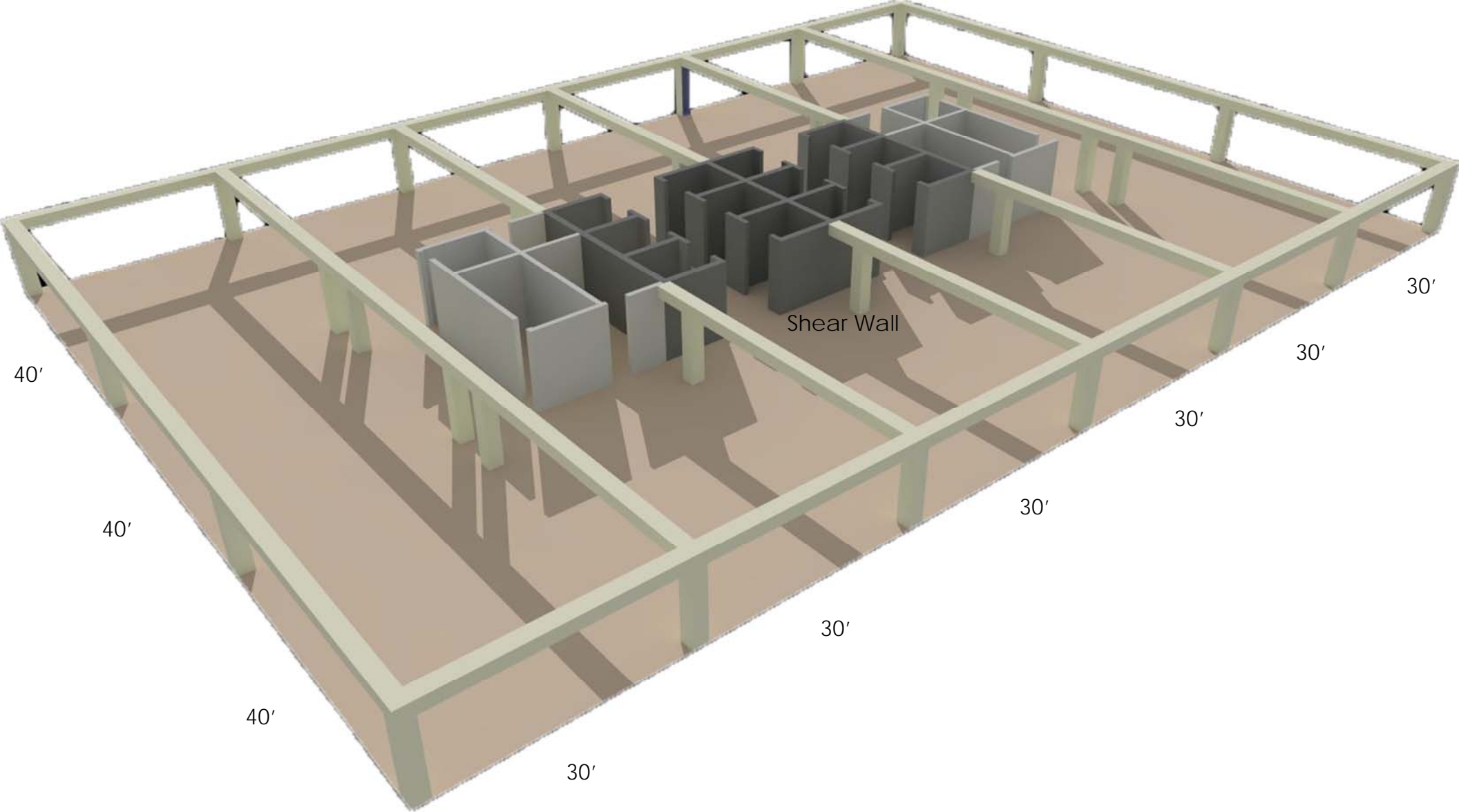
Financial Incubator



Building Skin

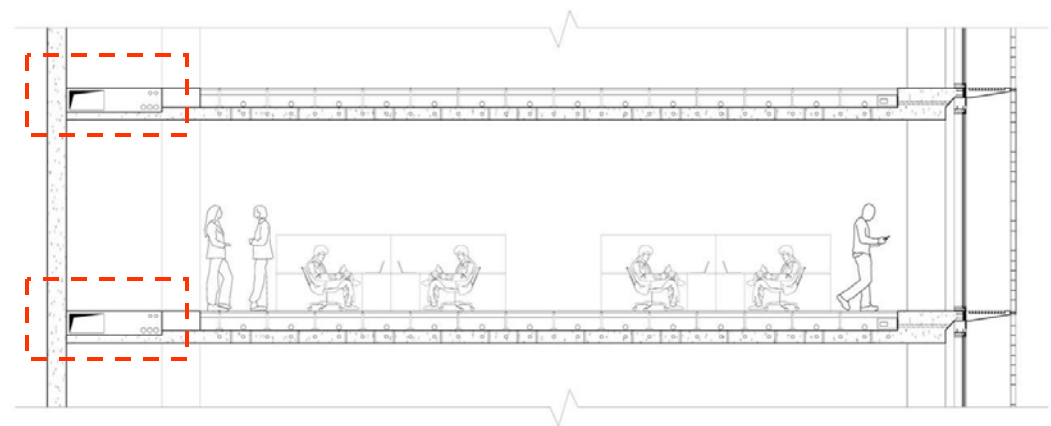
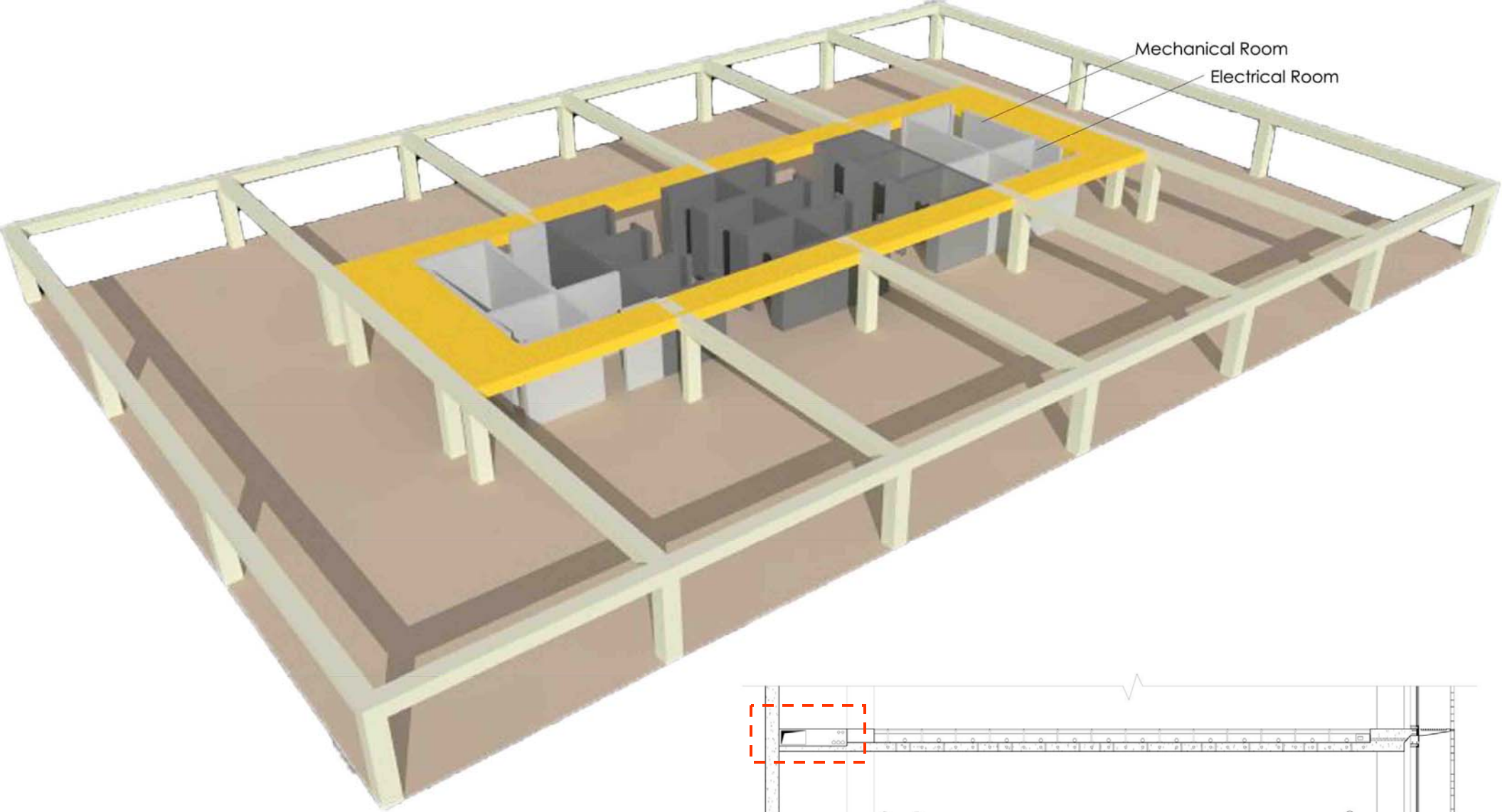
Financial Incubator





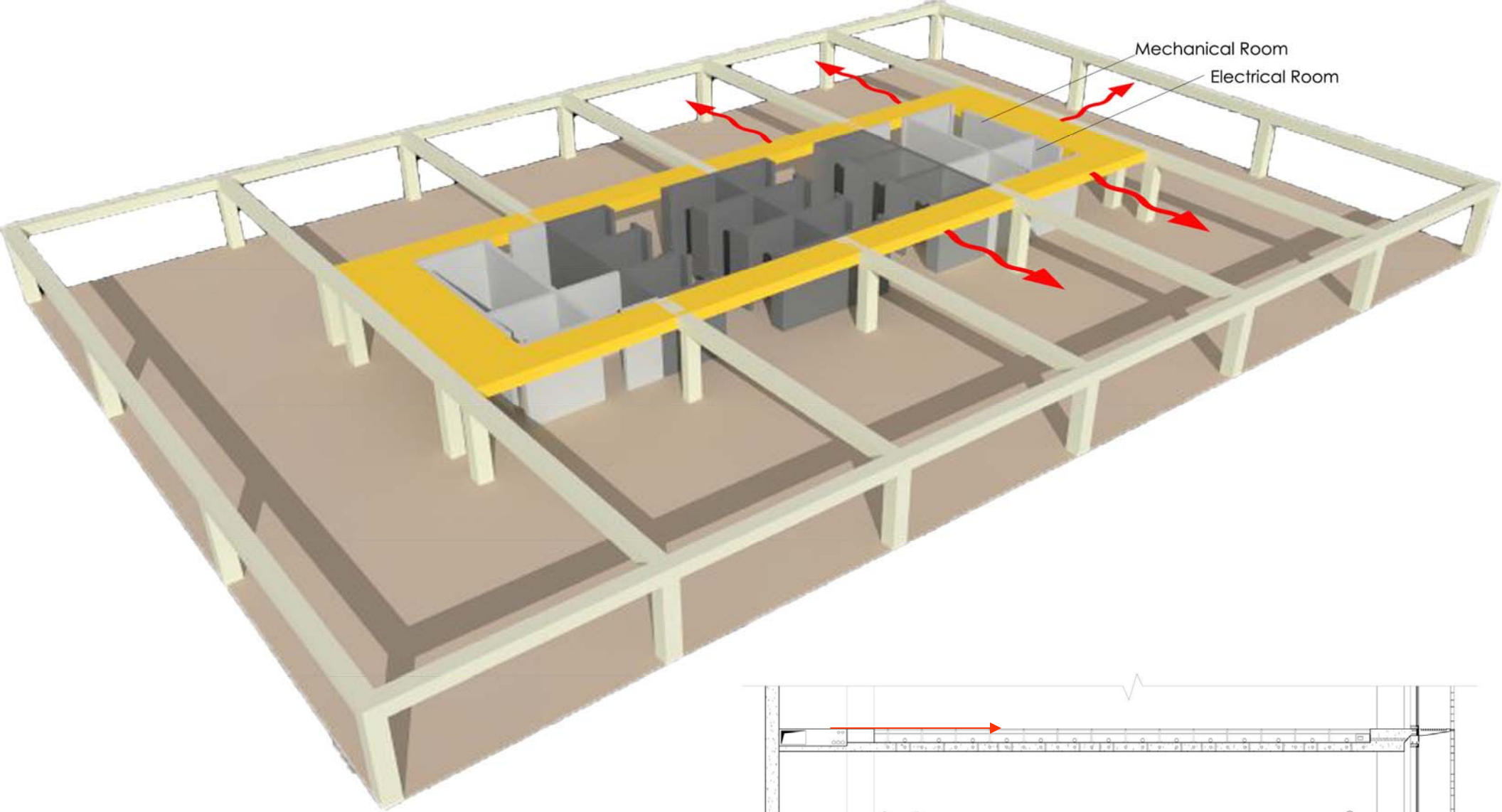
Structural System

Financial Incubator

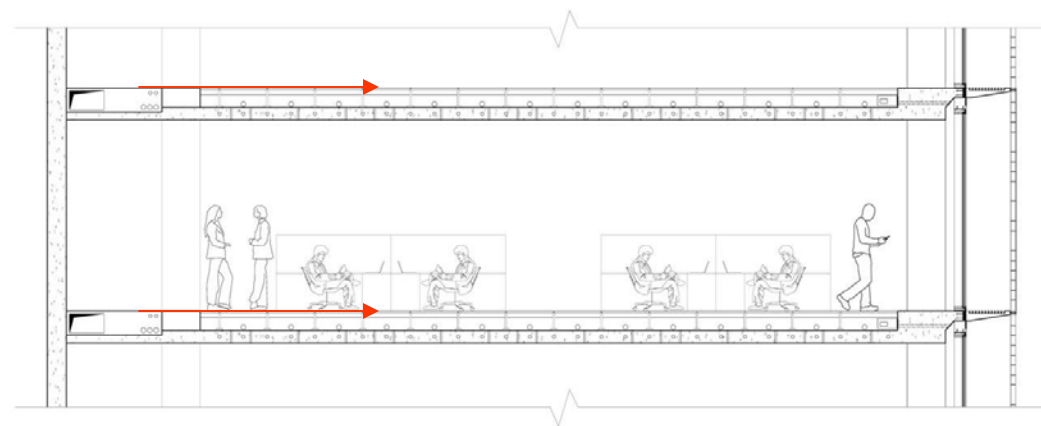


Structural System

Financial Incubator



Mechanical Room
Electrical Room



Structural System

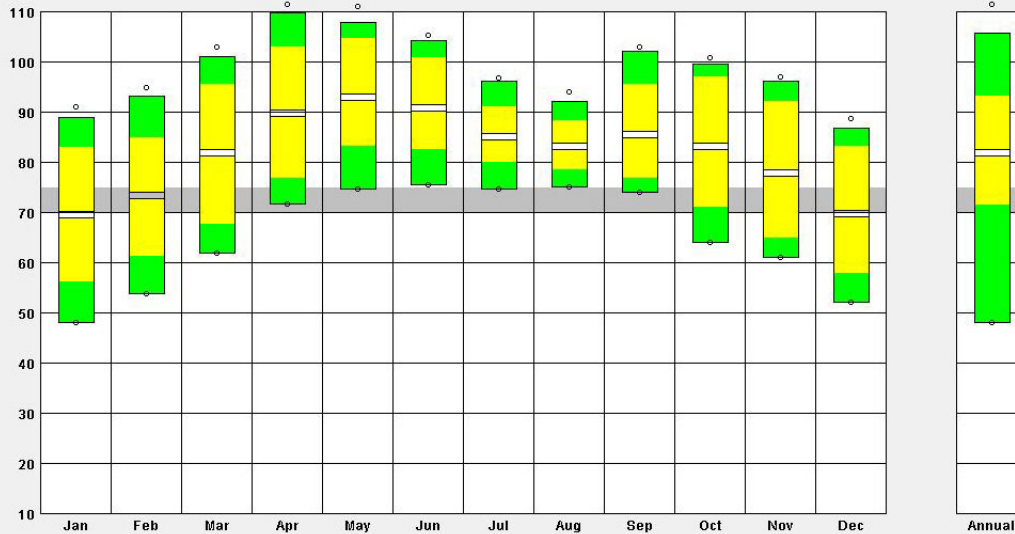
Financial Incubator

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

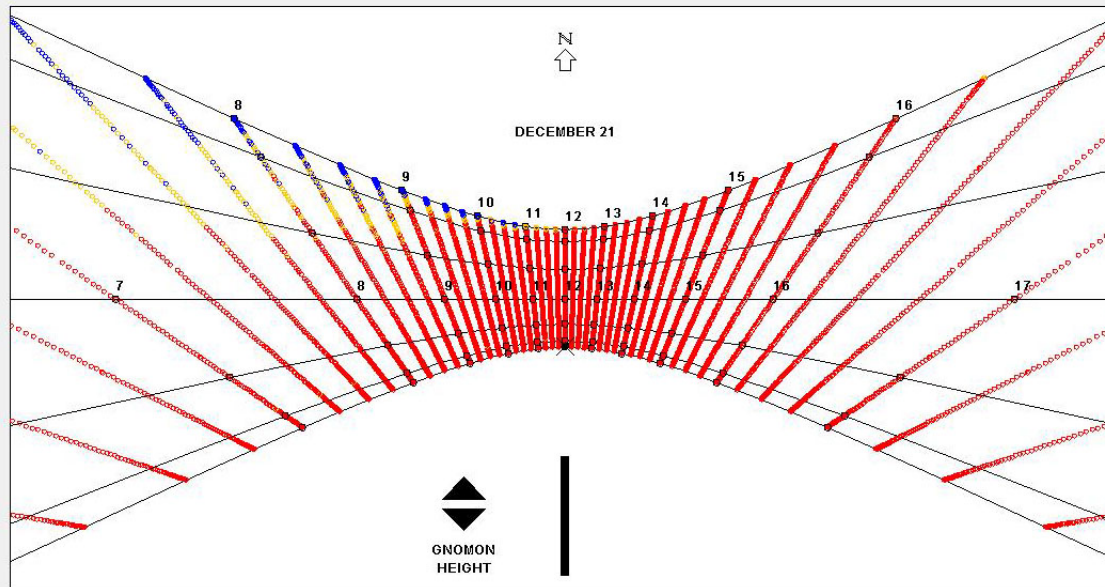
SUN CHART

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

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

The climatic conditions of Ahmedabad vary from season to season.

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

Financial Incubator



Radiant Cooling

Environmental Control Diagram

Financial Incubator



Radiant Cooling

Environmental Control Diagram

Financial Incubator



Raised Floor

Environmental Control Diagram

Financial Incubator



Environmental Control Diagram

Financial Incubator



Environmental Control Diagram

Financial Incubator



Environmental Control Diagram

Financial Incubator



Fire Suppression

Environmental Control Diagram

Financial Incubator



Sprinklers System

Environmental Control Diagram

Financial Incubator



Data/Cable

Environmental Control Diagram

Financial Incubator



Indirect Lighting

Environmental Control Diagram

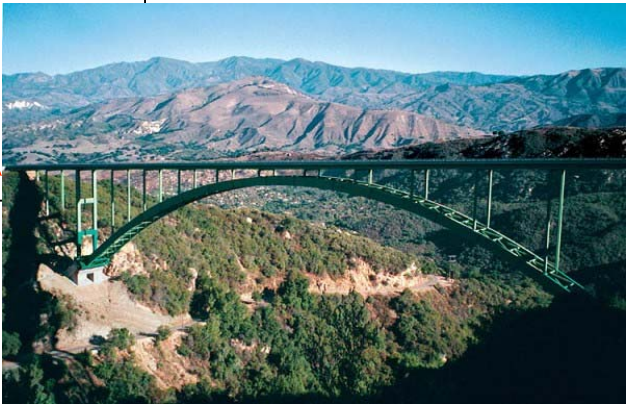
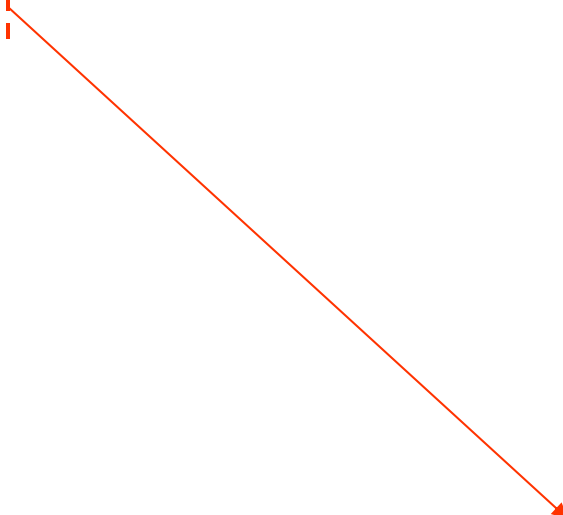
Financial Incubator



Indirect Lighting

Environmental Control Diagram

Financial Incubator



Landscape

Financial Incubator



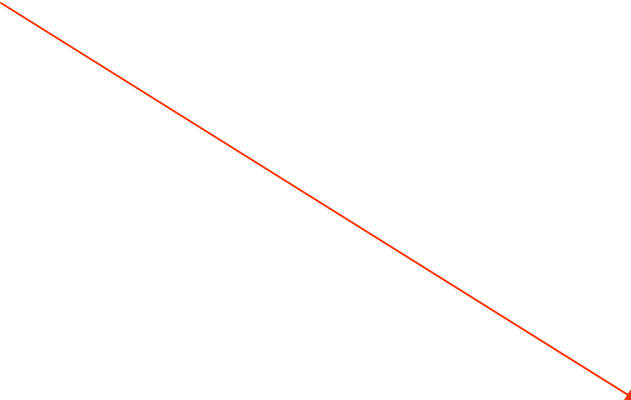
Landscape

Financial Incubator



Landscape

Financial Incubator



Landscape

Financial Incubator



Landscape

Financial Incubator



Landscape

Financial Incubator



Landscape

Financial Incubator

