India's First Operational Smart City & International Financial Services Centre

www.giftgujarat.in
To tie up with technology, to create a hub complete with infrastructure, 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
Prime Minister of India

A World-Class Ecosystem

15 million sq. ft. Built Up Area (BUA) allotted
2 million sq. ft. BUA operational
3 million sq. ft. BUA under development
5000+ Jobs generated
200+ Companies operational
A New Business Power Centre Now Operational

GIFT City is an integrated development on 886 acres of land with 62 mn sq. ft. of built-up area which includes office space, residential, schools, hospitals, hotels, clubs, retail and various recreation facilities which makes GIFT a truly walk to work city. GIFT is the vertical city which will optimize the land area consumption for the development.

GIFT is located on the banks of Sabarmati river connecting business capital (Ahmedabad) and political capital (Gandhinagar) of Gujarat State – The Growth Engine of India.

A World Class Business District has Emerged in India

GIFT City is India’s first Operational Smart City with development of world class infrastructure and sustainable master planning, which will make GIFT at par or above par with renowned centres like London, Shanghai, New York, Hong Kong, Singapore, Dubai, etc.

GIFT City has dedicated multi services Special Economic Zone (SEZ) for International operations for various services sector players. Also, GIFT multi services SEZ has a status of India’s first International Financial Services Centre (IFSC) approved by Government of India.

To develop and implement the project, the Government of Gujarat through its agency - Gujarat Urban Development Company Ltd. (GUDC) & Infrastructure Leasing & Financial Services Ltd. (IL&FS) have established a 50:50 joint venture company - ‘Gujarat International Finance Tec-City Company Limited’ (GIFTCL).
World Class Infrastructure - A Business Enabler

**INDIA’S FIRST**

**District Cooling System**
Introduced for the first time in India for any commercial use. ETA Engineering Pvt. Ltd. - a reputed international agency from Dubai has partnered with GIFT City to develop this modular plant along with state-of-the-art TES tank.

**30-40% reduction in operational cost. No capital cost to be incurred for setting up chillers in the tower**

**Utility Tunnel**
For all utility services except gas and sewerage from plants to various buildings. For Phase I, construction of Utility Tunnel of 2.2 km length in Domestic Services Zone (DTA) is completed. Phase II construction has also commenced.

**INDIA’S FIRST**

**Automated Waste Collection System**
India’s first AWCS plant is operational and developed by Envac, Sweden. It has been designed in line with the prevailing international standards in developed countries. GIFT City has developed the Automated Waste Collection System (AWCS) that segregates the organic/inorganic 2D/3D waste for treatment with composting, to avoid human intervention in a best possible way and to reduce health and environment issues. Plasma Pyrolysis Technology is also being deployed for processing organic waste in an environmentally safe manner.

**No human intervention which also reduces operational cost. Provides clean environment for the people working in the city**

**ICT**
The ICT services/platform is above or at par with global business districts. At GIFT we provide ring architecture which makes IT infrastructure more reliable. The Tier IV data centre has a capacity of up to 900 racks.

**Roads**
World class roads in GIFT city are planned in manner which will facilitate zero accidents.

**Power**
Supply from two different grids ensures 99.9% which means minimal / negligible power outage.

**GIFT Water Infrastructure Limited**

**Minimal / Negligible Power Outage**

**Water**
GIFT City provides for potable water (drinkable water) from any tap. Water supply to GIFT is provided from the Narmada canal, then treated and supplied for consumption in the city. Storage of surface run-off & rain water has been implemented. The Water infrastructure consisting of next class Water Treatment Plant (3MLD) & Sewage Treatment Plant (2.2 MLD) by Voltas Ltd. in partnership with GIFT, is operational.

**Drinkable water from any tap. Sustainable model through zero discharge concept**
Why GIFT?

- World Class Business District
- India’s First Operational Smart City
- Multi Services SEZ
- India’s First International Financial Services Centre
- World Class Infrastructure (First Time in India)
- Single Window Clearance
- Strategic Location
- Integrated Development (Commercial, Social & Residential)

- Walk to Work
- Quality of Life
- Reduced Attrition
- Stable Political Environment
- Plug n Play Offices
- Sustainable Development
- Partnership with India’s top Developers

*Operational Cost Benefits* For 1000 Staff Operations

<table>
<thead>
<tr>
<th>No.</th>
<th>Description</th>
<th>Savings Upto</th>
<th>Savings per annum</th>
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</thead>
<tbody>
<tr>
<td>01</td>
<td>EPF Contribution by Employer</td>
<td>₹2-3 Crores</td>
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</tr>
<tr>
<td>02</td>
<td>Rental</td>
<td>₹30-40 Lakhs</td>
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<tr>
<td>03</td>
<td>Capital Subsidy for Hardware,</td>
<td>₹1 Crore</td>
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<td></td>
<td>Networking &amp; related Hardware</td>
<td>(one time)</td>
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<tr>
<td>04</td>
<td>HVAC (Cooling System)</td>
<td>₹50-60 Lakhs</td>
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<tr>
<td>05</td>
<td>Power Subsidy</td>
<td>₹10-11 Lakhs</td>
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</table>

*Assumptions: 1000 employees with average salary of ₹5,00,000 per annum occupying office space of 1,00,000 Sq. Ft.

The developer or institution developing own tower of 0.5 mn sq. ft. will also be eligible for subsidy of ₹300 per sq. ft. i.e. saving of around ₹15 Crores (₹150 million).

*The benefits are as per Government of Gujarat IT Policy for 2016-21.

**SEZ Benefits**

- 100% of income tax for the first 5 years
- 50% of income tax for the next 5 years
- 50% of profits ploughed back for the next 5 years, only 18.5% (excluding surcharge and education cess) would be payable on book profit

**IFSC Benefits**

- Minimum Alternate Tax (MAT) reduced from 18.5% to 9% in IFSC
- Commodity Transaction Tax (CTT) waived off
- Security Transaction Tax (STT) waived off
- Dividend Distribution Tax (DDT) abolished
- Long Term Capital Gain (LTCG) waived off

Also, various benefits are applicable on indirect taxes like Customs Duty, Central Excise Duty, Drawback, Deemed Export, Service Tax and Central Sales Tax.
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

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 retrofits 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).

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