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
even under conservative assumptions, purchases by Indian households and firms of IFS will be nearly $50 billion by 2015, and could exceed $120 billion by 2025.

if India does not develop IFS in India by 2015 then every year India would lose US$ 50 bn to other countries.

If India builds an International financial center, with suitable rules and regulations, the earnings out of financial sector exports will surpass that of IT.
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

“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

<table>
<thead>
<tr>
<th>Financial Hubs</th>
<th>Share Of GDP</th>
<th>Jobs Share</th>
</tr>
</thead>
<tbody>
<tr>
<td>London</td>
<td>9</td>
<td>5.2</td>
</tr>
<tr>
<td>New York</td>
<td>10</td>
<td>5.4</td>
</tr>
<tr>
<td>Hong Kong</td>
<td>13</td>
<td>5.5</td>
</tr>
<tr>
<td>Singapore</td>
<td>12</td>
<td>5.2</td>
</tr>
<tr>
<td>Zurich</td>
<td>10</td>
<td>4.0</td>
</tr>
<tr>
<td>Franfurt</td>
<td>5</td>
<td>5.0</td>
</tr>
<tr>
<td>Sydney</td>
<td>8</td>
<td>4.0</td>
</tr>
<tr>
<td>Tokyo</td>
<td>20</td>
<td>10.0</td>
</tr>
<tr>
<td>Dubai</td>
<td>11</td>
<td>N/A</td>
</tr>
<tr>
<td>Channel Islands</td>
<td>60</td>
<td>30.0</td>
</tr>
<tr>
<td>Luxemburg</td>
<td>30</td>
<td>10.0</td>
</tr>
</tbody>
</table>

Source: IFSL; UK

% share
GIFT - An Integrated Smart City
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 its kind development in scale, scope and quality
- State-of-the-art infrastructure
# Defined Positioning of GIFT

**The Concept**

GIFT is being developed 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 90 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

- 6. International commodity trade hub
- 7. Participation in global capital markets

## IT Services

- 8. Global Hub for IT services for Financial services sector

## ITeS/BPO Services

- 9. Global Hub for BPO services for Financial services sector

**GIFT’s Target Business Segments**

1. National Financial services operations’ hub
2. Regional/functional headquarters for financial services players
3. International Hub for Insurance & Reinsurance
4. Private Banking hub for NRIs/ Regional HNWs
5. International microfinance hub

**Source:** McKinsey Analysis
GIFT an Integrated Urban Development

Integrated Residential Development:
- Well-planned residential housing projects
- Walk-to-work

Social Infrastructure:
- Educational Institutes
- International and Domestic schools
- State of the Art Hospital
- Training School
- 5 star Hotels and Business Club

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

Smart Business Environment:
- Benchmark office, high-rise district with landmark buildings

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

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

Retail Cum Entertainment Hubs:
- High quality entertainment malls
- Large river front entertainment development
- Over 60% of the green Space

PROACTIVE URBAN GOVERNANCE
GIFT City: A Single Window Clearance

- 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.
GIFT: Master Plan

BUA : 62 mn.sq.ft.

- Additional 22 Million to be developed after removal of height restriction by AAI

Building Use
- Commercial : 67% (42 Mn SqFt)
- Residential : 22% (14 Mn SqFt)
- Social : 11% (6 Mn SqFt)
Govt. of India approved GIFT Multi Services SEZ as an International Finance Services Centre.

GIFT is the only approved IFSC in India.
“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.”
Seeks to bring to the Indian shores, those financial services transactions that are currently carried on outside India by overseas financial institutions and overseas branches/subsidiaries of Indian financial institutions to a center which has been designated for all practical purposes as a location to have the same eco system as their present offshore location, which is physically on Indian soil.
## Opportunity

<table>
<thead>
<tr>
<th>Financial services sector is growing rapidly worldwide..</th>
<th>Opportunity loss*</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Banking</strong></td>
<td></td>
</tr>
<tr>
<td>Global banking asset size has crossed USD 100 trillion</td>
<td>~USD18.8 bn</td>
</tr>
<tr>
<td></td>
<td>(@5% share and 1% fees of global trade flows#)</td>
</tr>
<tr>
<td><strong>Insurance</strong></td>
<td></td>
</tr>
<tr>
<td>Global insurance premium stood at USD4.9 trillion in 2013</td>
<td>~USD4.9 bn</td>
</tr>
<tr>
<td>Expected to grow at 18% till 2018</td>
<td>(@1% share and 10% fees)</td>
</tr>
<tr>
<td><strong>AMC</strong></td>
<td></td>
</tr>
<tr>
<td>Global AuM stood at USD68.7 trillion in 20133</td>
<td>~USD13.2 bn</td>
</tr>
<tr>
<td>Expected to reach USD110 trillion by 2018</td>
<td>(@1% share and 2% fees)</td>
</tr>
<tr>
<td><strong>Capital Markets</strong></td>
<td></td>
</tr>
<tr>
<td>Global value of M&amp;A deals in 2013 was USD2.2 trillion</td>
<td>~USD440 mn</td>
</tr>
<tr>
<td></td>
<td>(@1% share and 2% fees)</td>
</tr>
<tr>
<td></td>
<td>~USD37 bn</td>
</tr>
</tbody>
</table>

| Total Opportunity Loss                                 |                   |
|                                                       | ~USD37 bn         |

As per HPEC Committee Report 2007, IFS demand will create an opportunity loss of USD48 billion by 2015
## Opportunities in GIFT IFSC

### Offshore Banking
- Corporate Banking
- Servicing JV/WOS of Indian cos. registered abroad
- Factoring / forfaiting of export receivables

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

### Offshore Asset Management
- Fund accounting
- Investment services
- Custodial services
- Trust services 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

### Ancillary Services
- Legal, Accounting & Audit
- Research and analytics etc.
- Compliance, Recruitment, Risk Management etc.
IBU Activities

- IBUs can undertake transactions with non-resident entities other than individual / retail customers / HNIs.
- All transactions of IBUs shall be in currency other than INR.
- IBUs can deal with the Wholly Owned Subsidiaries / Joint Ventures of Indian companies registered abroad.
- IBUs are allowed to have liabilities including borrowing in foreign currency only with original maturity period greater than one year. They can however raise short term liabilities from banks subject to limits as may be prescribed by the Reserve Bank.
- IBUs are not allowed to open any current or savings accounts. They cannot issue bearer instruments or cheques. All payment transactions must be undertaken via bank transfers.
- IBUs are permitted to undertake factoring / forfaiting of export receivables.
- IBUs are permitted to undertake transactions in all types of derivatives and structured products with the prior approval of their Board of Directors. IBUs dealing with such products should have adequate knowledge, understanding, and risk management capability for handling such products.
### Capital Market Activities in IFSC

<table>
<thead>
<tr>
<th>Institutions</th>
<th>Activities</th>
</tr>
</thead>
<tbody>
<tr>
<td>i. Indian stock exchanges</td>
<td>• Issue of depository receipts and Debt securities</td>
</tr>
<tr>
<td>ii. Foreign stock exchanges,</td>
<td>• Listing and trading of Equity Shares and Currency</td>
</tr>
<tr>
<td>i. Clearing Corporations</td>
<td>• Clearing, Settlement, Collateral Management and Risk Management for various segments of stock exchanges</td>
</tr>
<tr>
<td>i. Depositories</td>
<td>• Trading in Depository receipts</td>
</tr>
<tr>
<td>ii. Registered Intermediaries</td>
<td>• Dematerialization &amp; Rematerialization of Certificates from Physical to Electronic Form and Electronic Form to Physical</td>
</tr>
<tr>
<td>iii. Recognized Intermediaries of Foreign Jurisdiction</td>
<td>•Transfer of Securities, Index based Derivatives and Interest Rate Derivatives</td>
</tr>
<tr>
<td>i. Mutual Funds</td>
<td>• Settlement of trades done on exchange connected to the Depository</td>
</tr>
<tr>
<td>ii. Alternative Investment Funds</td>
<td>• Invests in securities and professionally managed them to get higher returns.</td>
</tr>
</tbody>
</table>
Insurance Activities in IFSC

IFSC Insurance Office (IIO) are permitted to:

- Accept reinsurance business of all classes of business within the SEZ and from outside the country.
- Accept re-insurance business from the insurers operating in the DTA in accordance with the IRDAI Regulations on reinsurance.

Provided that the IIO may retrocede up to 90% of its reinsurance business. The surplus available after such retrocession arrangements shall be held in the form of Government Securities issued by Govt. of India or in deposits with Scheduled banks in India.

Direct Insurance Business:

- An applicant being an Indian Insurer may (except a statutory body) also establish an IIO to transact specified Direct Insurance Business within the SEZ. However, the same IIO granted Certificate of Registration under clause 7 may also transact specified Direct Insurance Business.
- Such IIO may also underwrite specified direct insurance business of foreign jurisdictions.
- The IIO shall make an application in form prescribed for underwriting direct business.
- Such IIO shall not write direct insurance business in the DTA except in accordance with Section 2 CA of the Act.
GIFT Smart Infrastructure – Physical

- Integrated infrastructure for better diversity
- Smart Technology ensuring energy conservation
- All utilities/services to be coordinated through single agency

**INFRASTRUCTURE FACILITIES/SERVICES**

- Roads and Transportation
- Water Systems
- ICT
- Power Generation and Distribution
- District Cooling System
- Domestic Gas Distribution
- Waste Management Systems
- Utility Tunnel
- Landscaping
Roads & Street Lights

Road Length - 38.3 lane km completed
Solid Waste Management

World’s first Integrated Automated Waste Collection and Segregation Plant

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
Water Infrastructure

- Potable water from tap
- Waste water recycled for use in
  - District Cooling System
  - Horticulture

Water Treatment Plant (WTP) - 3 MLD operational
District Cooling System
Phase-I Plant of 10,000 Tones Operational

- Efficiency through economies of scale
- Reduces energy costs
- Reduces maintenance costs
- Improves air quality and temperature control
- Reduces noise and vibration
Utility Tunnel
Phase-I of 2.2 km (size 7.6 m x 6.2 m) completed
Samruddhi Sarovar

- Samruddhi Sarovar (Master Balancing Reservoir)
- Food courts: Restaurants, 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
### ICT at GIFT

#### GIFT ICT capabilities

<table>
<thead>
<tr>
<th>Overtaking &quot;Place&quot;</th>
<th>Triple Play</th>
<th>Smart Buildings</th>
<th>Faster Set-up</th>
<th>Competitive Service Provision</th>
<th>All Fibre</th>
<th>Mobile/Wireless</th>
<th>Trading Platform</th>
<th>Sub Sea Connectivity</th>
<th>Data Centre</th>
</tr>
</thead>
</table>

*Source: Study by British Telecom*
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

Smart Urban Infrastructure
- Water Systems
- Power
- ICT System
- District Cooling
- Domestic Gas
- Waste Management
- Fire Fighting
- Utility Tunnel

Smart Buildings
- Offices
- Home
- Hotel
- School
- Hospital

Smart Transport
- Traffic Mgmt
- Parking
- Area Traffic Control
- Road Condition System
- Real Time Travel Response

Smart Streets
- Digital Signage
- Streetscape

Smart Landscape
- Irrigation System

City Command and Control Centre (C4)

Smart Desks
- City Information
- Facilitation Centers

Smart City Security and Surveillance
Office Buildings – GIFT ONE and GIFT TWO

- Total BUA – approx. 0.8 mn sq ft (each)
- Structure: Basement + 28 Floors
- Tallest Buildings in Gujarat
- Grade A Commercial Office space with high end technical specifications and features like district cooling, vacuum based waste management system, Intelligent Building Management System, Energy Efficient Green Building
- Vertical transportation: Through 12 high speed elevators with a speed of 4m/sec
- GIFT ONE Tower inaugurated on January 10, 2013
- Space occupied by around twenty institutions in GIFT ONE Tower
State Bank of India & LIC of India

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

- Office Building
- BUA - 0.2 Mn Sqft
- 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

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

- Retail / Shopping Mall – 0.4 Mn Sqft BUA
- Residential Buildings – 0.32 Mn Sqft BUA
- Hotel – 4 Star Category
- Investment of around Rs. 500 Cr
- Employment Generation of more than 5000
Data Centre

- Tier IV Data Centre
- 900 Racks
- BUA- 0.1 Mn Sqft
- Investment of around Rs. 150 Cr
- Employment Generation- 100
- To be inaugurated by June 2015
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 Sqft
• Around 2000 Students
• Investment of around Rs. 40 Cr.
• Admission Started
• First academic year started from June 2015
GIFT International Centre (Business Club)

- Business Club
- BUA - 0.16 Mn Sqft
- Investment of around Rs. 120 Cr.
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.
Allotments in GIFT SEZ - IFSC

- Office Buildings in SEZ
- 0.25 Mn Sqft BUA
- Investment of around Rs. 100 Cr
- Employment Generation of more than 2500

- Office Buildings in SEZ
- 0.25 Mn Sqft BUA
- Investment of around Rs. 100 Cr
- Employment Generation of more than 2500

- Office and Residential Buildings in SEZ
- 0.5 Mn Sqft BUA
- Investment of around Rs. 200 Cr
- Employment Generation of more than 3000
### Private Investment & Employment Generation

<table>
<thead>
<tr>
<th>Use Type</th>
<th>BUA (Mn Sqft.)</th>
<th>Investment (in Rs. Cr.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>8.2</td>
<td>5,900</td>
</tr>
<tr>
<td>Social</td>
<td>1.6</td>
<td>900</td>
</tr>
<tr>
<td>Residential</td>
<td>4.1</td>
<td>2,800</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>13.9</strong></td>
<td><strong>9,600</strong></td>
</tr>
</tbody>
</table>

Employment Generation in GIFT City by 2018 - 30,000

Current Employment - 1000
110 Buildings

• 1 Tallest building above 400m
• 2 Landmark Buildings (Height- above 350 mt)
• 18 Buildings (Height- 150 mt to 300 mt)
• 73 Buildings (Height- 100 mt to 140 mt)
• 2 Schools – International and Domestic Board
• 200 Beds Hospital
• Hotels (5000 rooms)
An Intent of Co-operation was signed in the presence of the Chief Minister, GoG on May 20, 2015 between GIFT City (Gujarat International Finance Tec-City) and Qianhai Shenzhen – Hong Kong Modern Service Industry Cooperation Zone to work together for the development of smart cities in a reciprocal manner.
International Tie-Ups

- GIFT City has signed MoU with following exchanges for establishment of International Exchange in GIFT SEZ-IFSC:
  - Bombay Stock Exchange Ltd. (BSE Ltd.)
  - National Stock Exchange (NSE)
  - National Commodity & Derivatives Exchange Ltd (NCDEX)
  - Indian Commodity Exchange Ltd (ICEX)

- GIFT City is under discussion with Multi-Commodity Exchange (MCX Ltd.) and Chicago Mercantile Exchange (CME) for signing MoU for establishment of International Exchange in GIFT SEZ-IFSC.

- GIFT City has signed MoU with Singapore Co-operation Enterprises (SCE), Government of Singapore Enterprise for facilitating Singapore based Financial Institutions to establish operations in GIFT City

- GIFT City is in discussion with Dubai International Finance Centre (DIFC) and Dubai Multi Commodity Centre (DMCC) for signing MoC for joint promotion of both the centres.
GIFT City is awarded for “Best Implementation of ICT in Urban Development” by Indian Express group in 17th Edition of Express Technology Sabha held in Hyderabad on 12-15th Feb-2015

GIFT City has been conferred as “Smart City of Future” by Cisco Technology Award 2014

GIFT is recipient of IDC ICONIC Award 2014 in Government Sector category

GIFT won e-LETS Award 2014 for “Innovative Solutions for Smart City”

GIFT City was awarded “Best Industrial Development & Expansion” by the “World Finance Infrastructure Investment Awards - 2012” at London. (beating Songdo – South Korea & Moscow International Finance Center – Russia)

GIFT City selected as one of the world’s ‘Strategic Top 100 Infrastructure Projects’ in 2014 by CG/LA Infrastructure, 25 year old US based firm.

Leadership in Integrated Green City Design Planning at Green Cities Forum in 2014
## Commercial & Other Terms for GIFTCL & GIFT SEZ

<table>
<thead>
<tr>
<th></th>
<th>Commercial</th>
<th>Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development Rights (Non-SEZ Area of GIFT City)</td>
<td>INR 1250 per Sq. Ft. of BUA</td>
<td>INR 950 per Sq. Ft. of BUA</td>
</tr>
<tr>
<td>Development Rights (SEZ Area of GIFT City)</td>
<td>INR 1000 per Sq. Ft. of BUA</td>
<td>INR 750 per Sq. Ft. of BUA</td>
</tr>
</tbody>
</table>

**Note:**
Payment towards Development Rights to be made over a period of 3 years
Process for setting up IFSC Unit in GIFT IFSC

- On receipt of interest from the Organization for setting up IFSC Unit in GIFT IFSC, GIFT SEZ to issue Provisional Letter of Allotment (PLOA) to the organization for providing office space for setting up your IFSC Unit in GIFT SEZ – IFSC.

- Organization to submit application (Form-F) to Development Commissioner, KASEZ for taking approval for setting up the operations in GIFT SEZ along with the PLOA issued by GIFT SEZ.

- Simultaneously, Application to the concerned Regulator(s) (RBI/SEBI/IRDA) for required license to operate as IFSC Unit in GIFT SEZ – under the applicable regulations for banking / capital market / insurance to be made by the organization.

- On approvals from DC, KASEZ and Regulator(s), GIFT SEZ to issue Letter of Allotment for allocation of space in GIFT SEZ – IFSC for carrying the operations.
Thank you......