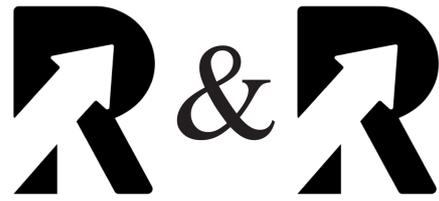


EXPLORE THE CITY
OF TOMORROW

GLOBAL CITY GURUGRAM

Global City Gurugram is all set to emulate magnificence and brilliance that will add a completely new dimension to the city. This will help Gurugram be at par with many existing and upcoming international cities across the globe. Here's what to expect



Research & Reports

DESCRIPTION

Research & Reports (R&R) is an independent entity that aims to create a credible ecosystem which is fact-based, data driven and analysis-laden within the ever-growing Indian real estate growth story.

R&R team is dedicated to bringing the actual reality of realty to buyers and sellers alike. The R&R reports decode the complex world of real estate and empower the stakeholders with key insights to take the right decisions.

R&R is an independent research wing of Rise Infraventures Limited.

VISION

R&R stands for transparency and sustainable approach leading to a creation of world class infrastructure and consistent growth in real estate in India.

MISSION

Our mission is to provide independent, unbiased research and reports on real estates trends, movements and practices. We support transparent buying and selling experiences which align to public policy, and, as a result deliver RERA approved standard transaction process throughout the nation.



**GLOBAL CITY GURUGRAM
IS SET TO ADD A NEW
DIMENSION AND HORIZON
TO THE ALREADY
EXPANDING CITY**

AN INSIGHT:

GLOBAL CITY GURUGRAM: FUTURE BECKONS

Gurugram continues to be a rapidly growing metropolis and is considered to be one of the major financial and technology hubs of India. Gurugram has seen a significant rise in its population, infrastructure, and economy over the past few decades, and has become a global city in its own right.

Gurugram has been home to several multinational corporations and major Indian companies and continues to be the city known for its thriving real estate industry with numerous luxurious residential and commercial developments.

Gurugram is well-connected to other major cities in India, with its own international airport and a well-developed network of roads and railways. The city has a diverse population and is known for its cosmopolitan culture with residents from all over India and from around the world.

HSIIDC (Haryana State Industrial and Infrastructure Development Corporation) is a government agency responsible for industrial and infrastructural development in the state of Haryana, including in Gurugram. It has been working on developing Gurugram as a global city with a focus on attracting investment in the areas of industry, commerce, and trade. HSIIDC has developed several industrial estates, business parks, and special economic zones (SEZs) in Gurugram to provide a conducive environment for businesses to operate in.

HSIIDC has also developed world-class infrastructure in Gurugram, and has been working to enhance the quality of life in the city by developing parks, shopping malls, sports facilities, and other such amenities. In addition to infrastructural development, HSIIDC has been actively promoting the Global City Gurugram as a destination for investment and business. The Global City Gurugram is expected to bring in the new 'sustainable' dimension to the city with the new-age concept where one can live, work and play, all in a sustainable manner!

THE NEXT BIG THING

An upcoming business and financial hub

Global City Gurugram

1000+ acres

\$15 bn

Investment potential

30 km

from Delhi Intl. Airport

US \$1 Bn

Cost of Infrastructure Development

300

Global FAR with Mixed-land Use

A PEEK INTO THE FUTURE

TOMORROW'S WAY TO LIVE, WORK AND PLAY
Every inch of 1000 acres with ...

- A self-sufficient city within a city
- Flexible, people-oriented mix-use development
- Freshwater lake surrounded by a vibrant cultural and sustainable district
- 6-km of vast, lush green corridor

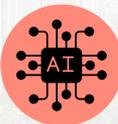
NEOM

NEOM is a projected cross-border metropolis in Saudi Arabia's northwestern area on the Red Sea Coast. NEOM's mission is to become a futuristic and sustainable city at the forefront of innovation and technology.



The Line:

In January 2021, NEOM announced "The Line," a revolutionary infrastructure project that aims to create a 170 km long linear city, without roads or cars.



AI and Robotics:

In February 2021, NEOM announced the launch of an AI & Robotics Academy in collaboration with global technology giants, such as IBM and Alibaba.



Sustainability:

NEOM is committed to sustainability, and in March 2021, NEOM announced that it had signed an agreement with Air Products, a global leader in industrial gases, to build a \$5 billion green hydrogen production facility in the city. The facility is expected to be the world's largest green hydrogen plant.

TELOSA

Telosa is a proposed sustainable city project in the US, with a vision to create a sustainable and innovative city that provides a high quality of life for its residents while prioritising environmental and social responsibility.



Sustainability:

The city is being designed with cutting-edge technology and sustainable practices in mind, with a goal of achieving a carbon-neutral footprint.



Mobility:

Telosa's design is focused on creating a walkable, bikeable city that is easy to navigate without the need for cars. The city is planned to have a comprehensive public transportation system, with a network of electric buses and trains.



Social Equity:

Another key aspect of Telosa's vision is social equity. The city is being designed with a focus on affordable housing, access to education.

Sustainable Cities Across the Globe

A Land of Opportunities

All set to be a thriving business hub

Global City Gurugram

250+

More than 250 of the Fortune 500 companies operating out of Gurugram

1 One of the largest greenfield projects in the heart of Gurugram

4 phase

Development plan for the future city

100%

Land in possession, project SPV formulated, Master Plan finalised

NH 48

Bound by two National Highways – NH 48 & Dwarka Expressway



Business Hub

Strategically located over more than **1000** acres of land spreading across parts of Sectors **36, 36B, 37, and 37B** of Gurugram along the **8-lane Dwarka Expressway**, the Global City is envisioned to emerge as a self-sufficient Central Business District for Gurugram with an intensive focus on modern technology fields, low carbon green.



Lifestyle

The city offers a comprehensive **Live, Work, Play** ecosystem comprising of inspiring workspaces, bespoke residential towers, modern retail spaces, inclusive social infrastructure, and a multi-model connectivity - promoting a holistic and sustainable lifestyle.

- **Lush Green Corridors and Open Spaces**
- **Freshwater lake representing the spirit and source of life**
- **Integrated Command and Control Centre to ensure safety and security**
- **A sustainable ecosystem**

Gift City

Gujarat International Finance Tec-City (GIFT City) is a planned smart city and international financial services center located in the state of Gujarat, India. The vision of GIFT City is to create a world-class business and financial hub that can compete with other global financial centers such as London, New York, and Singapore.



Mobility:

The city will be designed as a walkable community with pedestrian-only zones and green spaces.



Connectivity:

GIFT City is designed as a sustainable and energy-efficient city with smart transportation systems, green buildings, and renewable energy sources. The city has world-class connectivity.



Growth Engine:

The vision of GIFT City is to position India as a global financial and business hub, attract investments, create employment opportunities, and contribute to the country's economic growth.

Smart Forest City

Plans have been unveiled to create a forested smart city near Cancun, Mexico, which is being designed as the pioneer of eco-efficient developments. Smart Forest City is to be built on a 557 hectare site near the Mexican city. The city will contain 7.5 million species of plants.



Botanical Garden:

Smart Forest City is a botanical garden within a contemporary city, based on Mayan heritage and in its relationship with the sacred world. It's an urban ecosystem where nature and city intertwine.



Smart Concept:

The project forms a part of Boeri's Forest City concept which will see cities made up of plant-covered skyscrapers. The abundance of greenery intends to depollute the surrounding environment.



Eco-friendly:

Smart Forest City will absorb 116,000 tons of carbon dioxide with 5,800 tons of CO2 stocked per year.

Sustainable Cities Across the Globe

Global City Gurugram is unique in several ways, making it one-of-its-kind:

Smart City Infrastructure:

Global City Gurugram is being developed as a smart city with a focus on technology and sustainability. The city will have state-of-the-art infrastructure, including smart buildings, intelligent transportation systems, and renewable energy solutions.



Integrated Township:

The city is being developed as an integrated township, with a mix of residential, commercial, and industrial areas with a range of amenities, including hospitals, schools, parks, and shopping centers.



Large-scale Development:

The city is one of the largest planned urban developments in India, covering an area of over 1,000 acres, being designed to accommodate a population of up to 1 million, making it a significant contributor to the economy.



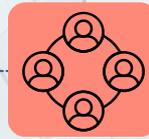
Strategic Location:

The city is strategically located in the NCR of India, making it an attractive destination for businesses and investors. The city is well-connected to major cities in India and has easy access to airports and other transportation infrastructure.



International Collaboration:

The development of Gurgaon Global City is being carried out in collaboration with China Fortune Land Development Company (CFLD) with expertise in urban planning and development.



Sustainable Practices:

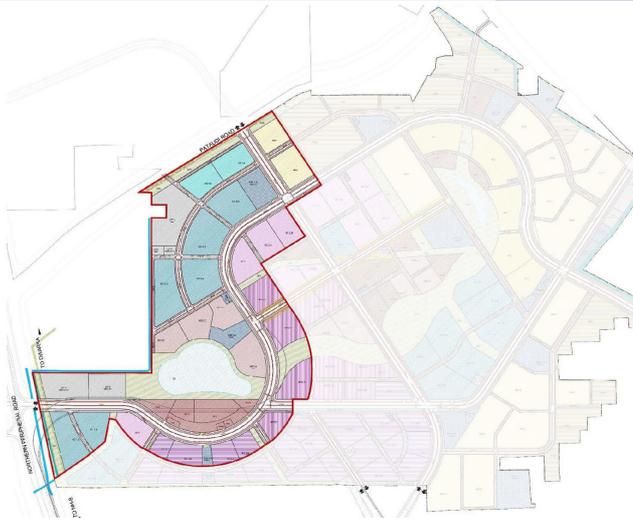
The city will have green spaces, use renewable energy sources, and implement measures to reduce its carbon footprint. It aims to become a model for sustainable urban development in India.



THESE UNIQUE FEATURES DEMONSTRATE THE CITY'S POTENTIAL TO TRANSFORM THE REGION AND CREATE A NEW BENCHMARK

Phases, planned development milestones, and areas under development:

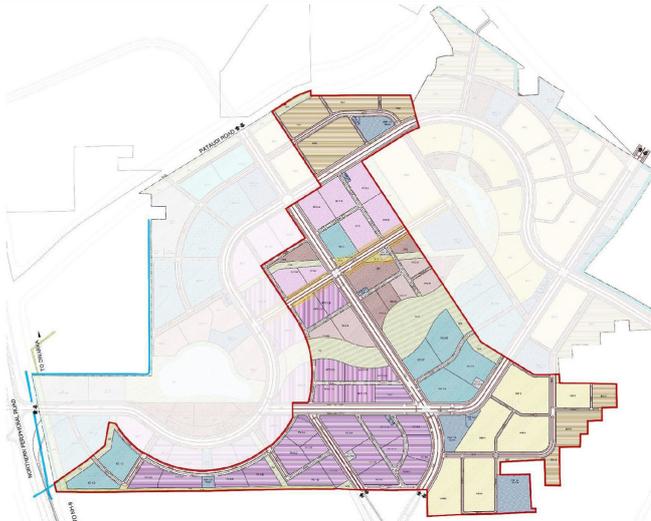
Phase 1



• Total BUA = 3.83 million square meters

Legend	Saleable Land Uses	Area (Acres)
Service Sector		
	Service Sector	116.49
	Multi Tenanted Offices	19.02
	IT/ITeS/ FinTech	11.03
	Innovation / Start-Up / Incubation Zone	17.66
	Hospitality, ECC & Cultural	18.20
	Knowledge Zone	41.75
	Health Care Zone	8.83
	Residential	9.45
	Residential – Luxury	-
	Residential – Mid	9.45
	Residential – Affordable	-
	Commercial	14.77
	Retail-Dedicated	-
	Mixed Use	14.77
	Public Semi Public	4.86
	Schools	4.86

Phase 2



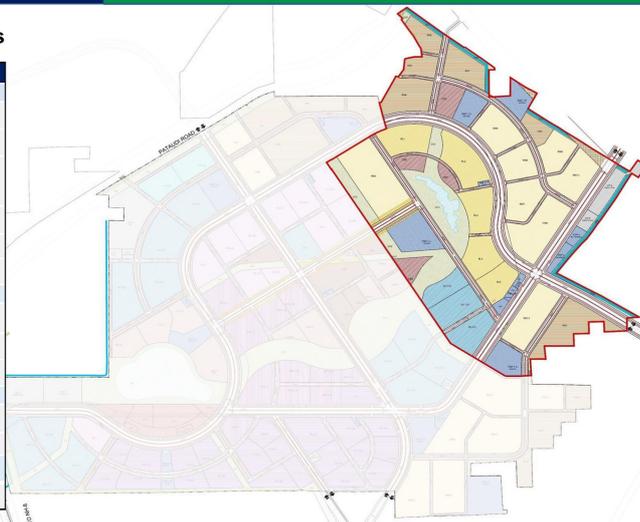
• Total BUA = 5.40 million square meters

Legend	Saleable Land Uses	Area (Acres)
Service Sector		
	Service Sector	157.63
	Multi Tenanted Offices	19.51
	IT/ITeS/ FinTech	58.60
	Innovation / Start-Up / Incubation Zone	28.43
	Hospitality, ECC & Cultural	13.42
	Knowledge Zone	37.67
	Health Care Zone	-
	Residential	85.70
	Residential – Luxury	-
	Residential – Mid	59.93
	Residential – Affordable	25.77
	Commercial	14.58
	Retail-Dedicated	14.58
	Mixed Use	-
	Public Semi Public	14.04
	Schools	14.04

Phase 3

• Total BUA = 2.95 million square meters

Legend	Saleable Land Uses	Area (Acres)
Service Sector		
	Service Sector	16.93
	Multi Tenanted Offices	-
	IT/ITeS/ FinTech	-
	Innovation / Start-Up / Incubation Zone	-
	Hospitality, ECC & Cultural	-
	Knowledge Zone	16.93
	Health Care Zone	-
	Residential	133.54
	Residential – Luxury	32.69
	Residential – Mid	67.11
	Residential – Affordable	33.74
	Commercial	9.86
	Retail-Dedicated	9.86
	Mixed Use	-
	Public Semi Public	19.16
	Schools	19.16



Unique Value Proposition for Investors



Approvals through HSIIDC

- Facilitation of ease of doing business through online allotment process and approvals through HSIIDC
- Reduction of Project Costs



Master Planning on Best Practices

- Designed to exceed International benchmarks and best practices
- Master planning by AECOM an internationally renowned company



Confluence of Business and Lifestyle

- Multi-use buildings with services, commercial residential usages



Multi-Modal Connectivity

- Multi-modal connectivity through MRTS, dedicated Bus Corridor Heliport



Rise above the Gurugram Skyline

- Opportunity to rise above the Gurugram skyline FAR range from 1.5 to 10.5 is available



Agile Planning

- Flexible plot sizes to match the requirement of the developers across the city



Future Proof City Design

- Unique feature of utility services through underground tunnels, with benefit of inspection, maintenance and easy of extension



Ready-to-use Plots

- All trunk infrastructure facilities at plot level provided by HSIIDC

**GLOBAL CITY GURUGRAM
WILL BE BUILT ON
FUTURE-PROOF DESIGN
AND UNIQUE FEATURES**

Complete vision and key points



What can one expect from the city?
Here are the key points outlining the vision of Global City Gurugram:

1



Self-contained City:

Global City Gurugram aims to create a self-contained city with world-class infrastructure and amenities that can cater to the needs of its residents.

2



Sustainable Development:

The project aims to promote sustainable development practices by incorporating green spaces, energy-efficient buildings, and water conservation measures.

3



Mixed-use Development:

The city will be a mix of residential, commercial, and industrial properties, making it a vibrant and diverse community.

4



Job Creation:

The project is expected to create thousands of new jobs in various industries, including manufacturing, logistics, hospitality, and services.

5



International Standards:

The city will be developed to international standards, with modern amenities such as hospitals, schools, shopping centres, and entertainment centres.

GLOBAL CITY GURUGRAM HAS ALL THE QUALITIES THAT MAKE IT A TRULY GLOBAL DESTINATION

What makes the star shine...



There are multiple reasons why Global City Gurugram is going to be the country's next big thing:

6



Strategic Location:

The city's strategic location in the National Capital Region of India will make it an attractive destination for businesses and investors.

7



Innovation & Technology:

The project aims to promote innovation and technology by developing smart city features, including smart transportation systems and digital connectivity.

8



Quality of Life:

Global City Gurugram aims to provide its residents with a high quality of life, with a focus on safety, security, and community engagement.

9



Connectivity:

The city will be well-connected to major highways, airports, and railway stations, making it easily accessible to people from all parts of India.

10



Economic Growth:

The project aims to promote economic growth by creating a vibrant and sustainable ecosystem that can attract domestic and foreign investments.

THE FUTURISTIC FEATURES OF THIS GLOBAL CITY ARE EXPECTED TO ATTRACT PEOPLE FROM ALL OVER

Growth Story of Gurugram: How Global City Gurugram will add to the value of the region

Gurugram, also known as Gurgaon, has been one of the fastest-growing cities in India over the past few decades. The city has transformed from an agricultural town to a leading financial and technology hub in India, attracting multinational companies and a young, skilled workforce.

The growth story of Gurugram started in the 1990s when the Indian government allowed foreign direct investment (FDI) in the country. This led to the establishment of several multinational companies in the city, mainly in the fields of IT, ITeS, and BPOs. The city's proximity to the national capital, New Delhi, and its excellent connectivity through roads, railways, and airports also contributed to its growth.

Today, Gurugram is home to several Fortune 500 companies and has a thriving startup ecosystem. The city has also witnessed rapid urbanisation, leading to the development of world-class infrastructure, including the Delhi-Gurugram Expressway, Rapid Metro, and the upcoming Delhi-Mumbai Industrial Corridor.



INTEGRATED TOWNSHIP

The city is designed as an integrated township that offers a range of amenities, including residential, commercial, and recreational.



JOB CREATION

The city is expected to create multiple new job opportunities in the region, both during the construction phase and after the project is completed.



SUSTAINABLE DEVELOPMENT

The project is expected to incorporate green technologies, such as solar power, and waste management systems, reducing the carbon footprint of the city.



AFFORDABLE HOUSING

It aims to provide affordable housing to people from diverse backgrounds, including low and middle-income groups, which will improve access to housing.



WORLD-CLASS INFRASTRUCTURE

The project is expected to develop world-class infrastructure, including roads, water supply, electricity, and sewage systems, improving quality of life.

THE CITY IS EXPECTED TO IMPROVE THE QUALITY OF LIFE FOR RESIDENTS AND ATTRACT NEW INVESTMENTS TO THE REGION

What's in it for stakeholders



GLOBAL CITY GURUGRAM HAS ALL THAT IT TAKES TO ATTRACT THE INTEREST OF ALL ITS STAKEHOLDERS



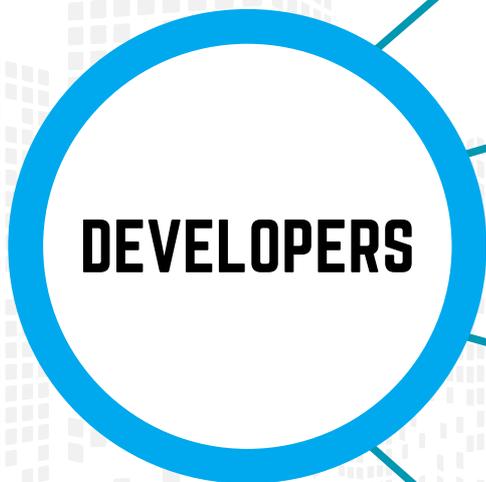
POLICY MAKERS

The government and its developing agencies have a chance to create something that will be remembered for generations.

Play an integral role in getting global investments to the country and state as a whole.

Bring in policies and plans that can promote presence of new companies and corporates.

Lead to job creation, infrastructure development and overall development of the state.



DEVELOPERS

Opportunity to develop world class buildings and infrastructure that will be remembered for generations.

Be part of the growth moment and diversify in various asset classes of the nation.

Develop and introduce concepts that are well aligned with new age needs and aspirations

Offer projects that are iconic and create landmarks of the future. Explore and harness unique value propositions.

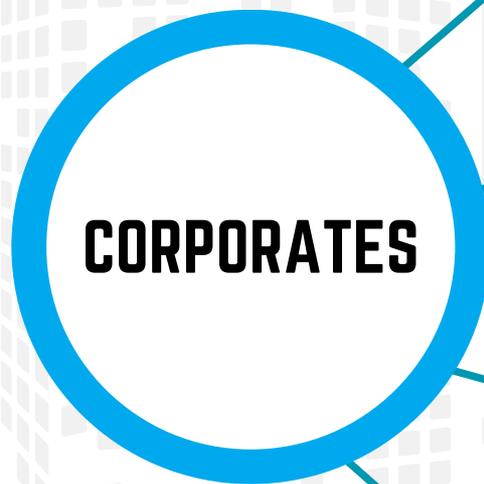


GLOBAL CITY GURUGRAM WILL POSITION NOT JUST THE STATE, BUT THE ENTIRE COUNTRY IN A FAVOURABLE LIGHT

What's in it for stakeholders



GLOBAL CITY GURUGRAM IS GOING TO BE AN IDEAL DESTINATION NOT JUST FOR INVESTORS AND BUSINESSES, BUT ALSO FOR PEOPLE LOOKING TO LEAD A BALANCED LIFE



CORPORATES

With development of the new city and infrastructure, corporates will have the opportunity to make the city their new base.

Also with unique development preposition, corporates can look at various options and set up headquarters and other offices.

These corporates can also be part of the larger environment movement by being part of the sustainable and effective workplaces.

Promote and encourage concepts of walk to work and holistic lifestyle in the highly integrated city.



CONSUMERS

Consumers can look at having an inclusive lifestyle and be part of the bigger movement

Be part of the city that promotes holistic lifestyle that takes good care of work, life and health of people.

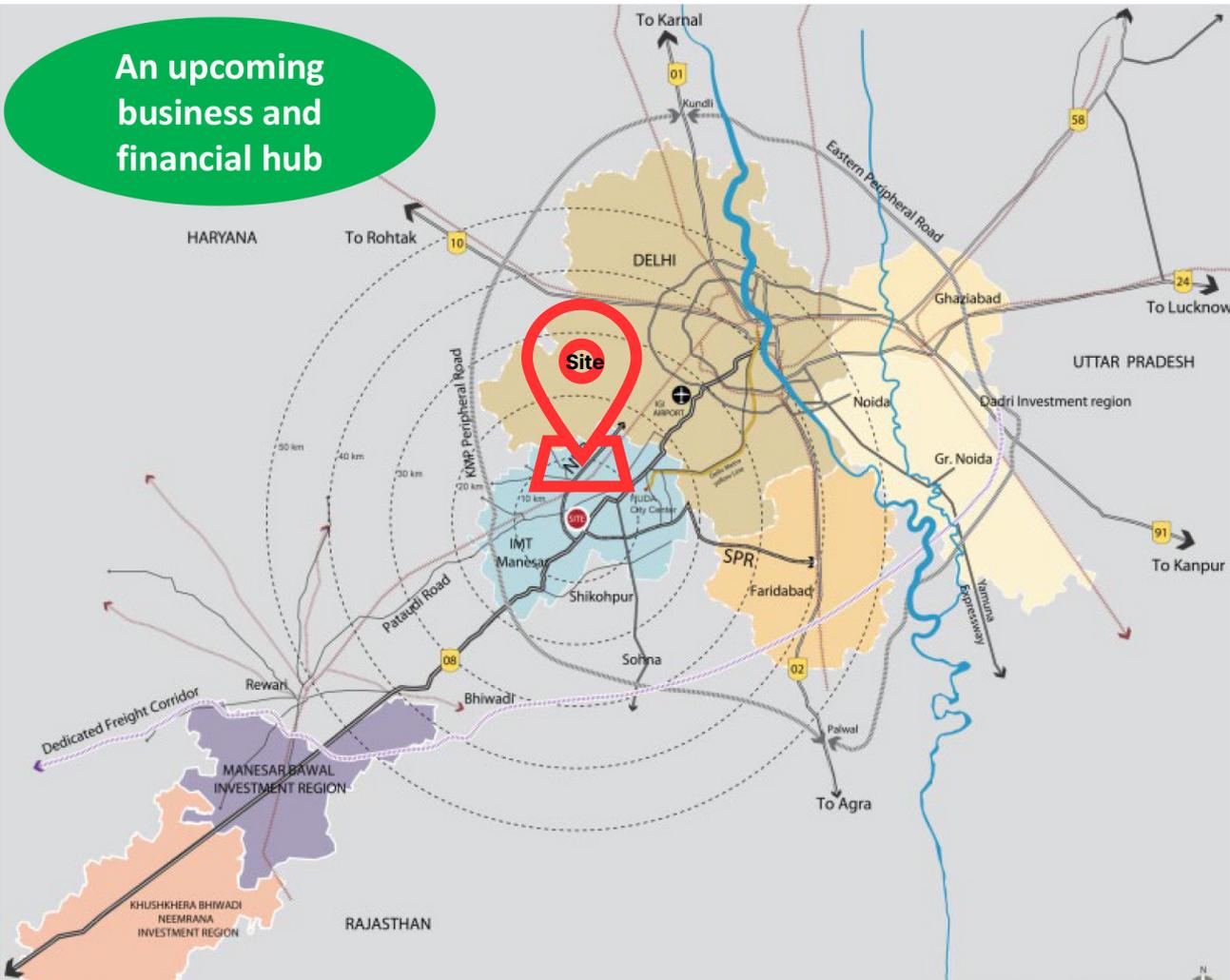
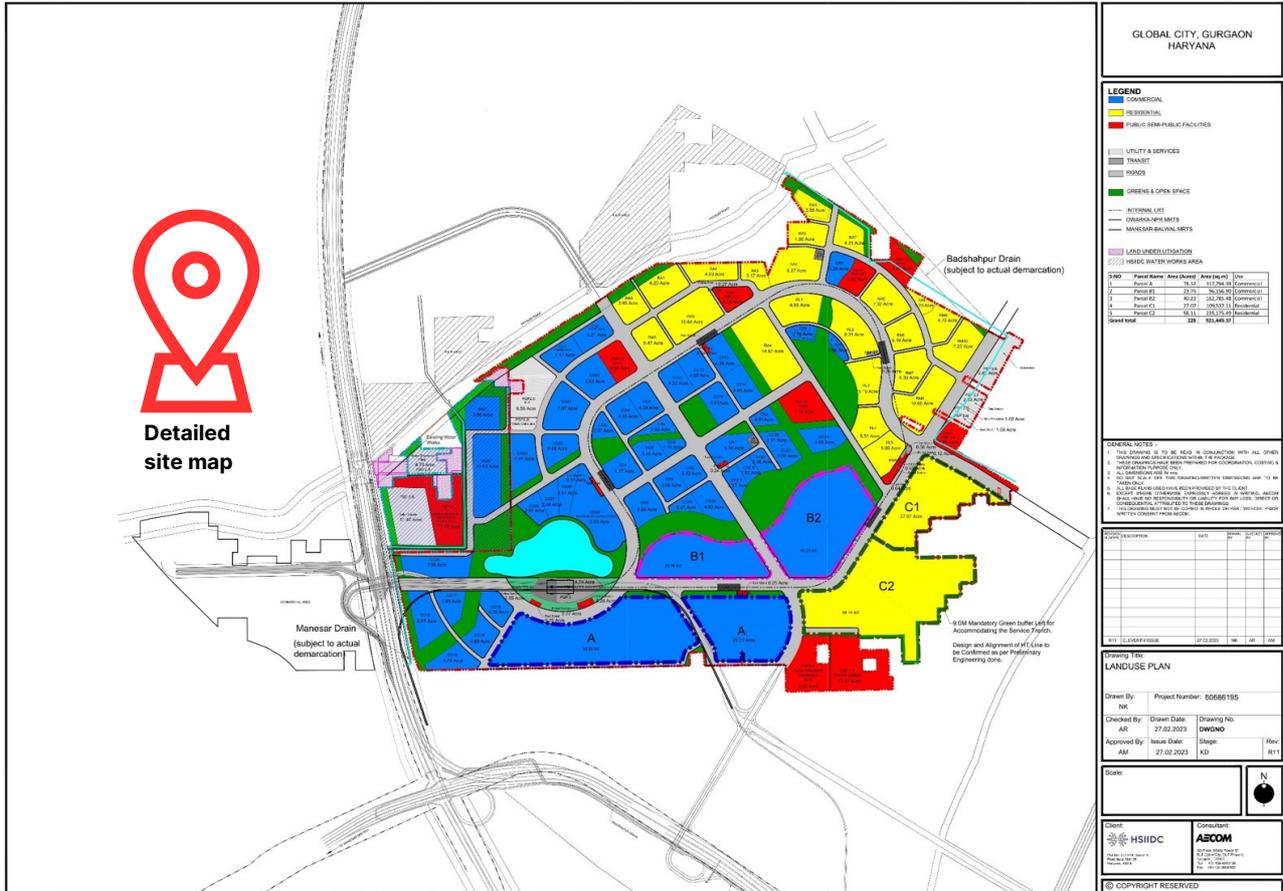
Experience the world-class amenities and offer best in class living to people with high aspirations.

Invest in assets that can provide for higher Return on Investment, and create a better future for themselves.



THIS CITY WILL BE A PERFECT AMALGAMATION OF WORLD-CLASS INFRASTRUCTURE, EXCELLENT OPPORTUNITIES, AND A BEAUTIFUL QUALITY OF LIFE

GLOBAL CITY GURUGRAM





Research & Reports

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