

GUJARAT HIRA BOURSE

Developer-

Gem & Jewellery Park

Ichchhapore, Surat.





GUJARAT HIRA BOURSE

Company's Profile

- Gujarat Hira Bourse (GHB) is a Company Registered U/S 8 of the Indian Companies Act, 2013 having the Purpose of service with “No Profit and No Loss” motive.
- Entrepreneurs of the Gem and Jewellery Industry are the Members and Management of GHB.
- Main objects is to accelerate the growth of Gem & Jewellery Industry.
- Development of World-class Gem & Jewellery Park in 100 Hectare Area at Ichchhapore on Hazira Road near Surat.
- World-class infrastructure facilities available in the huge open space in the lap of nature.
- The best Industrial Park of Gujarat.



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Location

1. Development of Surat upto Jewellery Park
2. 9 KM from Surat International Airport.
3. Near Ichchapore village on Hazira Road.
4. Near Surat Ring Road.
5. 11 km from Khajod's new diamond market ring road (Bourse)

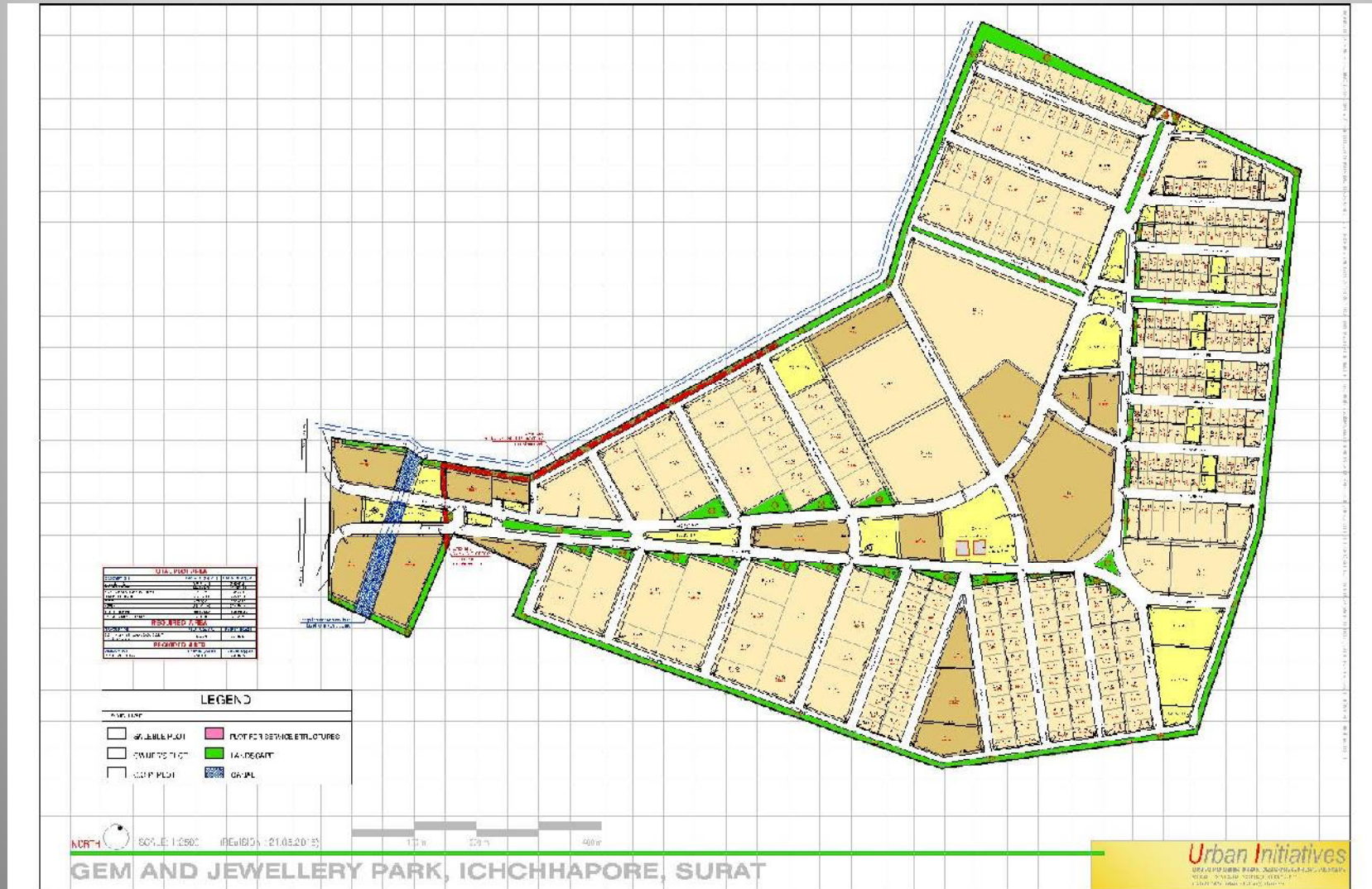


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Master Plan of Gem & Jewellery Park



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Roads leading to Jewellery Park

- Adajan-Pal-Ichchhapore Road
- Variyav to Ichchhapore Ring Road (Olpad-Hazira Road)
- Magadalla Bridge to Ichchhapore Ring Road
- Rader to via Bhesan
- Rander to via Pal Gauravpath Road
- Traffic free Open Roads
- 25 minutes distance from Katargam
- 25 minutes distance from Amroli



Pal-Hajira Road



Katargam Road

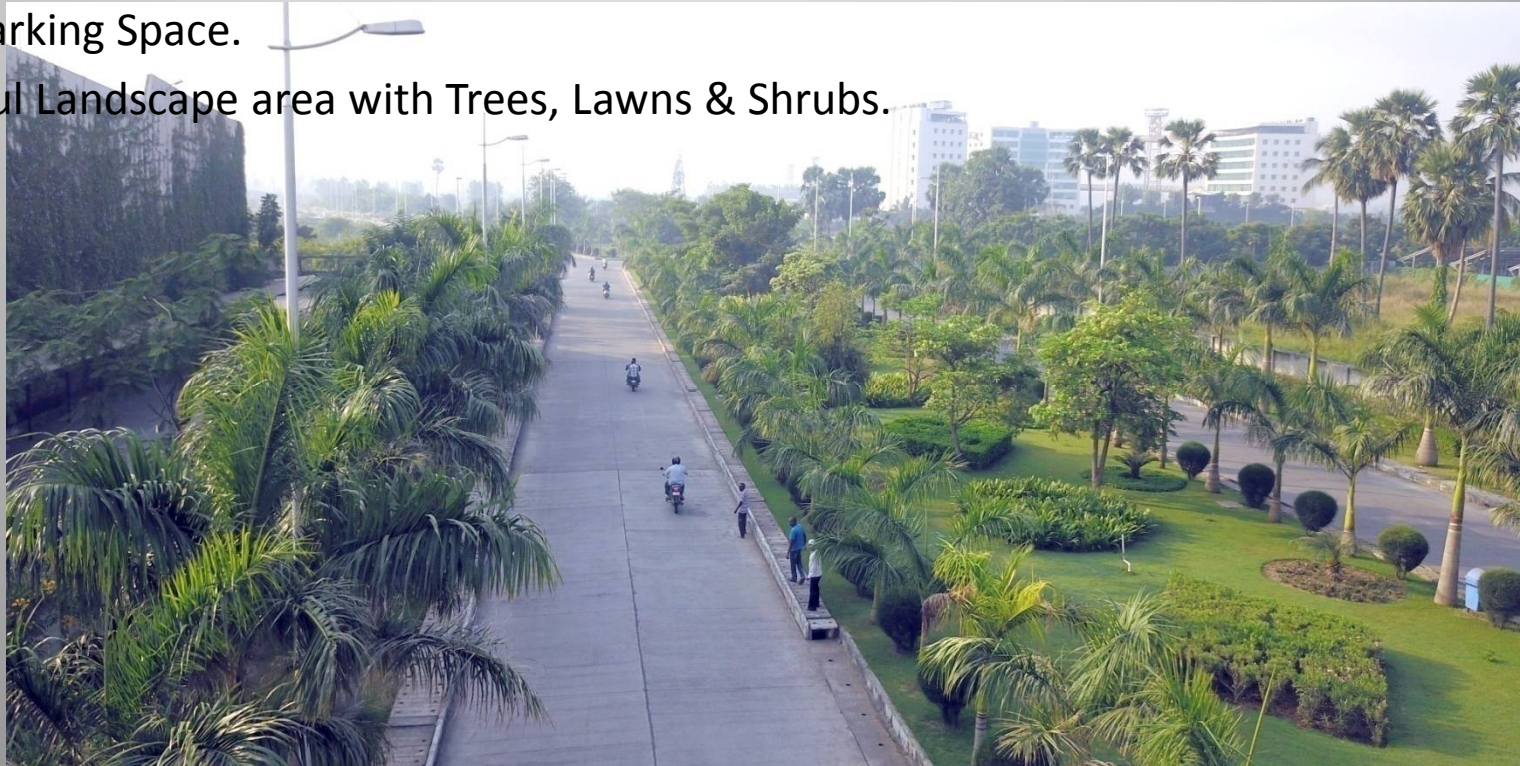
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Infrastructure Facilities in Gem & Jewellery Park

1. Wide RCC Road Network.
2. Peripheral Compound Wall with adequate safety
3. RCC Compound Wall for the internal plots.
4. Wide Parking Space.
5. Beautiful Landscape area with Trees, Lawns & Shrubs.



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Infrastructure Facilities in Gem & Jewellery Park

6. Water Treatment Plant
7. Drinking Water Pipeline Network.
8. Pipeline Network for Sewage Collection.
9. 10 MLD Sewage Treatment Plant.
10. Huge pipeline network to use STP purified water in the garden
11. Storm drain network for rainwater disposal and storage
12. Water, drainage and communication network connecting to each plot



Purified
Water



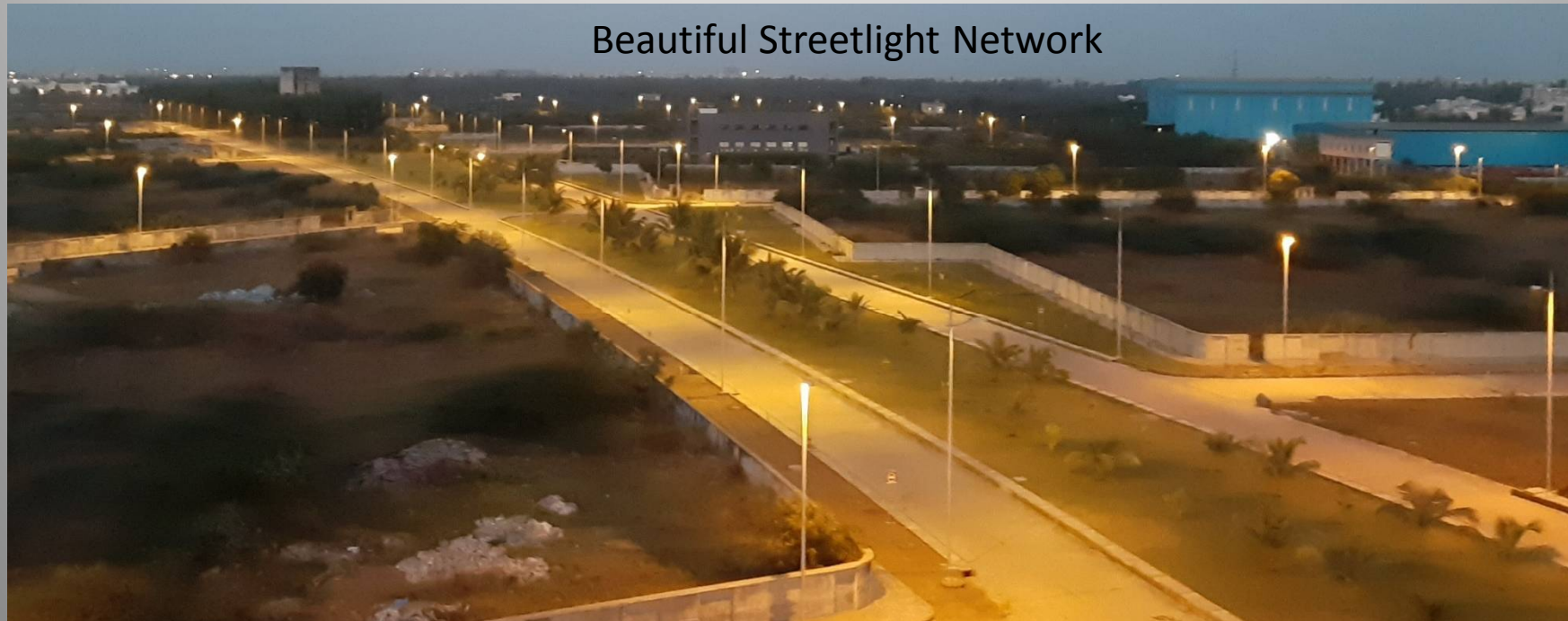
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Infrastructure Facilities in Gem & Jewellery Park

13. 66 KV Electric Sub-Station and Underground Cable Network
14. Beautiful Streetlight Network
15. OFC Underground Telecommunication Network





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Infrastructure Facilities in the Gem & Jewellery Park

16. Continuous connectivity with the public transport facility of the city.
17. Proposed planning of special BRTS bus facility for the Workers of the Park.
18. Proposed planning of common hostel facility for Diamond Workers.
19. Rough Diamond Trading center of mining companies will be operational soon.
(Office Infrastructure is Ready)



Surat International Diatrade Centre)

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Plot Size and Proposed Projects in Jewellery Park

- 500, 1000, 2000 to 50000 Sq.Yard Size open Plots available.
- Planning to provide constructed space in a common building in multiples of 2500-3000 square feet
- Planning of international level jewellery trading Centre in 60,000 square Yard is in primary stage. (World class Architect is assigned for the Project)



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Plot Size and Proposed Projects in Jewellery Park

Proposed Building Plan of for common Production Facility Center
(Units will be available in multiples of 2500-3000 square feet)



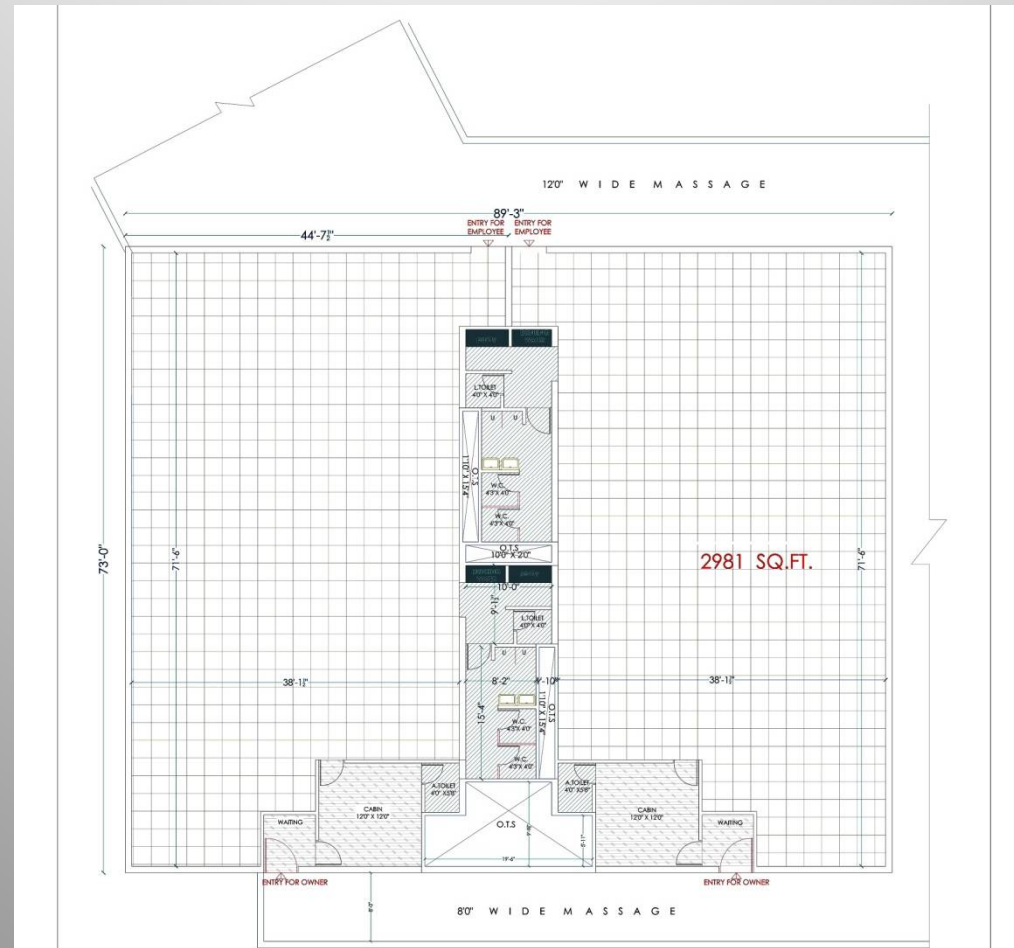
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Plot Size and Proposed Projects in Jewellery Park

Floor Plan of a Unit of Common Production Facility Centre (Area 2981 sq. ft.)



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Why Unit in the Jewellery Park?

1. Near City
2. Free from city traffic and polluted environment
3. Natural Environment
4. Good Infrastructure Facilities
5. Reasonable Rate yet open Space.
6. Near Courtyard Marriot, TGB and Casa Riva Hotels.
7. If schools and colleges are located outside the city; why not a factory?



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Comparison with the city

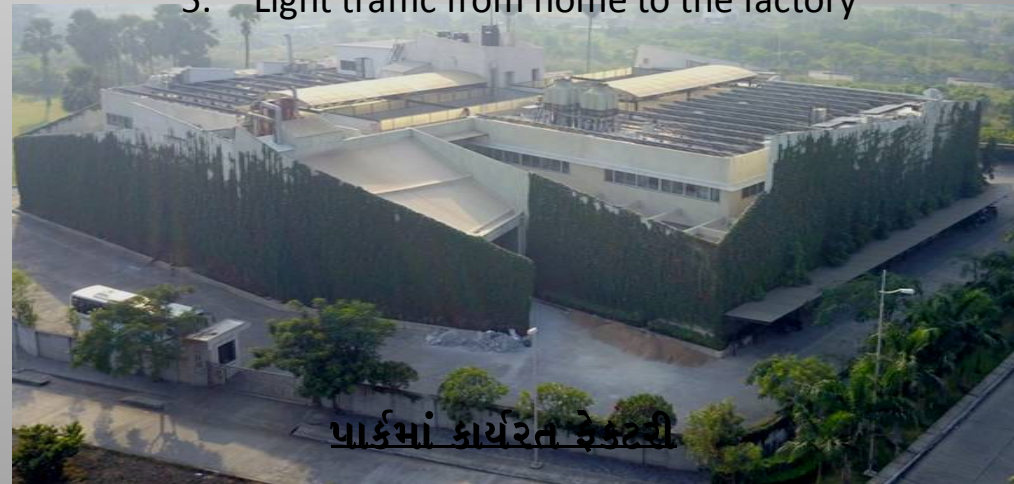
In the City

1. Polluted environment
2. Lack of environment as per international standard
3. Negative effect on quality of work due to the over crowded environment of the Factory both inside and outside.
4. Outside High temperatures increase maintenance costs
5. Heavy traffic from home to the factory



In the Jewellery Park

1. Non-Polluted environment
2. Environment as per international standard
3. Positive effect on quality of work due to open environment both inside and outside the factory
4. Reduce the cost of maintenance by keeping the temperature 1 to 2 degrees lower
5. Light traffic from home to the factory



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Comparison with the city

In the City

6. Waste of time and fuels to reach the factory from home due to traffic
7. Tension of Parking while leaving home
8. Price of 1 sq. Yard of land is more than 1 lakh
9. Lack of Capital in doing business due to huge investment in land

In the Jewellery Park

6. Save time and Fuels to reach to the factory from home
7. Free from the worries of Parking
8. The price of 1 sq. Yard of land is only 10 thousand.(As per the present decision)
9. Capital savings for doing business even after establishing the factory and land.



શહેરની ફેક્ટરીમાં પાર્ક કરેલ વાહનો



પાર્કની ફેક્ટરીમાં પાર્ક કરેલ વાહનો

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Scenario of Plot Price after the finalising the price of the plot in 2010

A	Total Cost of Land (969767 Sq. Mt × Rs.225/-)	21,84,29,811
B	Costs of Phase-1 & Phase-2 i.e Road, Underground Electrification Network, 66 KV Sub-Station, Building, Telecommunication Network, Streetlight, Water Treatment Plant, Sewage Treatment Plant, Landscaping etc.	149,07,78,340
C	Proposed Costs of Phase-3 i.e Sewage Treatment Plant-Phase-2, Remaining Electrification Network, Remaining Telecommunication OFC Network, Remaining Water Supply Network, Solid Waste Management System, Effluent Treatment Plant, Public Transportation, Museum, Training Center, Guest House, Security & Surveillance System, Convention Center, Remaining Landscaping etc.	100,00,00,000
D	TOTAL COST (A+B+C)	270,92,08,151
	Total cost of salable Area (per Sq.Yard) (2709208151/613681)	4415
E	Income of Salable Plot (As per Pervious Table)	142,14,64,454
F	Total Expense -Income (D-E) (270,92,08,151-142,14,64,454)	128,77,43,697
G	Area remaining after sale(613681-503168)	1,10,513Sq.Yard
	Remaining Area Cost Per Sq.Yard, (F/G)	11,652 / Sq.Yard



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Income from plots

Plot Price (Per Sq.Yard)	Plot Area (Sq.Yard)	Received Amount (Rs.)
2200	406294.794	89,40,39,082
3700	50406.87	18,54,69,530
5555	25890.17	14,38,19,996
9000	17700.51	15,93,04,590
10000	2875.93	2,87,59,300
Amount received for late payment of instalments (Rs.)		1,00,71,956
TOTAL	503168	142,14,64,454



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Financial Comparison of the Jewellery Park with the City

In the City

- The price of 1 square yard of land is approximate 1 lakh.
- 1 Sq.Yard 1.8 FSI
- 1 square yard contains 16.2 square feet of construction
- FSI Cost Rs. 6172/Sq.Ft
- FSI and Construction Cost per Sq. Ft. Rs. $6172+1000=7172$
- 1 sq. Ft. $7172-1694=5478$ Additional Expense
- Solar power is difficult to produce
- Huge Charges have to pay for Water and Drainage connection

In the Jewellery Park

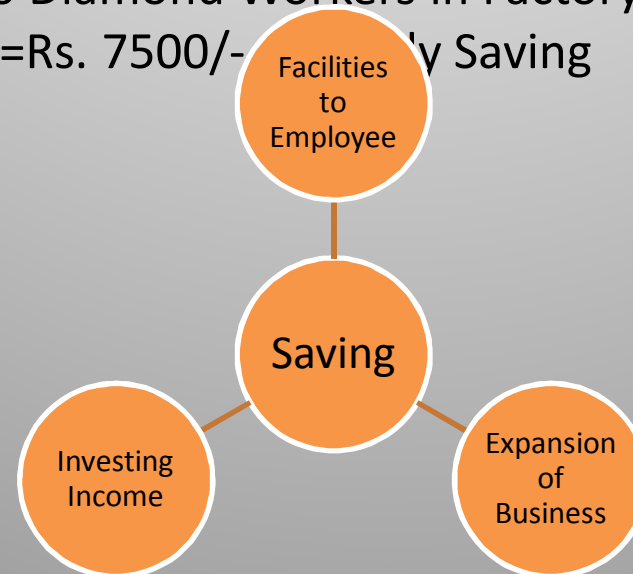
- The price of 1 square yard of land is currently 10 Thousand
- 1 Sq.Yard 1.6 FSI
- 1 square yard contains 14.4 square feet of construction
- FSI Cost Rs. 694/Sq.Ft
- FSI and Construction Cost per Sq. Ft. Rs. $694+1000=1694$
- 1 sq. Ft. $7172-1694=5478$ Savings that can be used in business
- By setting up solar power, the status of green building can be obtained and extra income can be generated.
- Water and Drainage connection will be provided at the door steps it results in Cost savings



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Financial Comparison of the Jewellery Park with the City

- Savings in Construction cost per sq. Ft. Rs. 5478/- (As shown below)
- Rs.54.78 Cr. Saving: If builds a factory of 1 lakh sq. Ft (1,00,000x5,478)
- Monthly savings of Rs. 45 lakhs with 10% interest per annum on the above savings.
- If there are 600 Diamond Workers in Factory per Diamond Workers $45,00,000/600=Rs. 7500/-$ Monthly Saving



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Importance of Parking

- Parking is as much important as the environment of office.
- Possibilities of ban in Parking on Public Roads as per the New parking policy of Surat Municipal Corporation in near Future.
- Parking of employee vehicles on public roads is a nuisance and a loss to the social environment
- A complete factory includes all the Facilities including sufficient Parking Space
- It is more expensive to set up all the facilities including Parking on Costly land.





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Ideal Workplace for Employee

- Should be quiet and open
- Should be protected from the environment
- There should be space per employee as per prescribed norms
- There should be an internal atmosphere as per the prescribed norms
- There should be enough space for vehicle parking
- Above all can only be possible only when the land is available at the low rates.



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Operational Units in the Park



M/s. Harikrishana
Export Pvt. Ltd.

M/s. K. P. Sanghvi &
Sons



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Operational Units in the Park



M/s. Technomist Pvt.
Ltd.

M/s. Ankit Gems Pvt.
Ltd.



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Operational Units in the Park



M/s. RSM Astute Consultech Pvt. Ltd.

M/s. Ramkrishna Export Pvt. Ltd.



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Operational Units in the Park



M/s. Naice Jewels Pvt.
Ltd.

M/s. Torra Jewels



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Number of Employee working in the operating units in the Park

Name of Units	Nos. of Employee
M/s. Harikrishana Export Pvt. Ltd.	4000
M/s. K. P. Sanghvi & Sons	1500
M/s. Technomist Pvt. Ltd.	200
M/s. Ankit Gems Pvt. Ltd.	1500
M/s. RSM Astute Consultech Pvt. Ltd.	150
M/s. Naice Jewels Pvt. Ltd.	100
M/s. Torra Jewels	100
M/s. Ramkrishna Export Pvt. Ltd.	200



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Availability of the Workers in the Jewellery Park

- Experience of existing unit holders in the park is very positive
- Workers are coming from the surrounding villages
- Special BRTS Bus Facilities will be available to the Park for the workers of the Park from various Areas very soon.
- Large number of Diamond Workers reside at Variyar, Kosad, Bhesan, Rander, Ugat, Jahangirpura.
- Units have workers doing up-down via Train for long-distance.
- Workers living in Varachha-Katargam Area are coming to the M/s. Ankit Gems, M/s. K. P. Sanghvi & Sons and M/s. Harikrishna Export etc. factories established in the Jewellery Park.
- In addition to the old Workers, new Workers have also joined.
- The problem of lack of workers is not faced by the existing units of the Jewellery Park
- The experience of the Workers working in the park is much more positive compare to the workers working in the city area.
- The quality of work and health of the Workers have been improved.



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જવેલરી પાર્કનાં ફાયદાઓ

- Improve the Health of Workers.
- Develop Peace of Mind in Workers.
- Improvement in Workers' Skills and abilities.
- Positive effect in quality of Work.
- Diamond may get the status of **Green Product**.
- Green Products get preference in International Markets.
- More Capital savings can be reserved for Business as Plot Value is less.



Swimming Pool



Game Zone



GYM



Library



Auditorium

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Thanks

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