

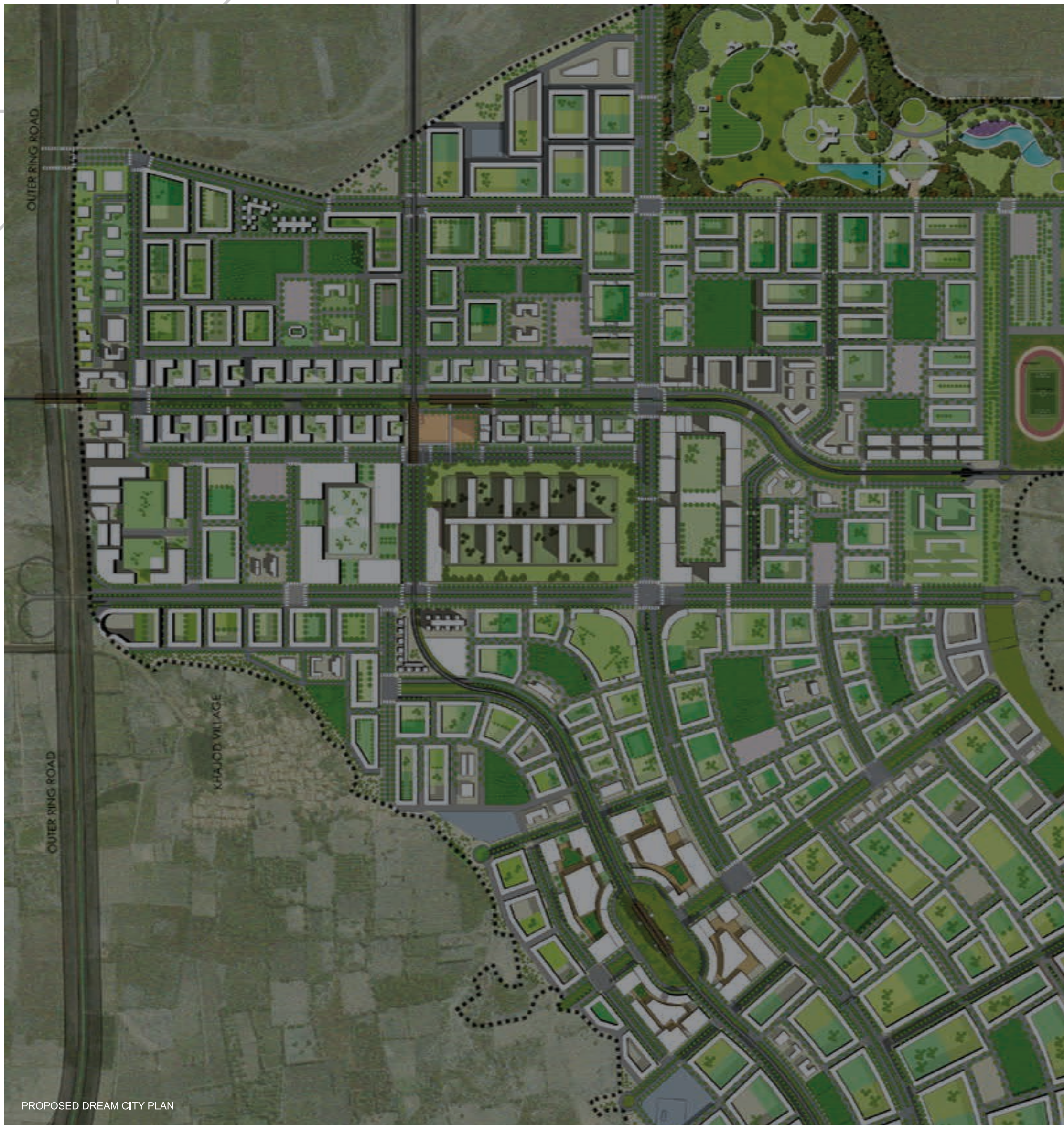
**Surat  
Diamond  
Bourse**



# “ONE CITY WHICH HAS MADE ITS MARK ON THE GLOBAL DIAMOND BUSINESS”

## ACUMINATING STONES TO PRECIOUSNESS

Surat, the city that sparkles to every mind - for quality & precision diamonds. 6 decades ago, Surat diamond industry started with very rudimentary tools and techniques which now incorporates the most sophisticated and advanced technology for various processes. Such advancement, has made this market, the producer of more than 90% of world's processed diamonds. Stopped onto the work, on either side, the highly skilled laborers chore over the rough diamonds; polish and process them, which are then sent further for trading & export. Trust and skill are the pillars of the smooth & systematic functioning of the diamond trade in Surat.



PROPOSED DREAM CITY PLAN

# “ONE DREAM, TO BE A PART OF LARGER DREAM”

## **DREAM CITY, SURAT**

Surat is also home to International Institute of Diamond Grading and Research (IIDGR) owned by De Beers. Adding to the existing fame of Surat, is the DREAM (Diamond Research And Mercantile) city project, is now undertaken by the Government of Gujarat, planning to be developed in 2000 Acres near Khajod (Surat), availing various residential and commercial spaces for business owners and employees in this industry. The Dream City will have a Central Business District (CBD) that will not only consist of Surat Diamond Bourse but also a high-rise district area with numerous land mark buildings, office buildings, exhibition areas, educational institutions, private & nationalised banks.

- RESIDENTIAL SPACES**
- COMMERCIAL SPACES**
- HOTELS**
- TEXTILE UNIVERSITY**
- INSTITUTIONS**
- GOLF COURSE**
- METRO RAIL**

#### CORE COMMITTEE

Vallabhbhai Patel	Sevantibhai Shah	Govindbhai Dholakiya	Mathurbhai Savani
Lalajibhai Patel	Diyalbhai Vaghani	Arvindbhai Dhanera	

#### CHAIRMAN

Vallabhbhai Patel

#### VICE CHAIRMAN

Kishorbhai Koshiya	Asheshbhai Doshi
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#### SECRETARY

Manekbhai Lathiya	Ishvarbhai Navadiya
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#### CO-SECRETARY

Rajendrabhai Shah	Dayabhai Jivani
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#### TREASURER

Manharbhai Sanspara	Tulshibhai Monpara
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#### PLANNING & CONSTRUCTION COMMITTEE

Lalajibhai Patel	Kishorbhai Koshiya	Asheshbhai Doshi	Manekbhai Lathiya
Manharbhai Saspara	Rajendrabhai Shah	Ishvarabhai Navadiya	Dayabhai Jivani
Devjibhai Kakadiya	Tulsibhai Monpara		

#### LIASONING COMMITTEE

Mathurbhai Savani	Lalajibhai Patel	Kishorbhai Koshiya	Asheshbhai Doshi
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#### OFFICE MANAGEMENT COMMITTEE

Dharambhai Patel	Manubhai Davariya
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#### GENERAL COMMITTEE

Vallabhbhai Patel	Mathurbhai Savani	Lalajibhai Patel	Sevantilbhai Shah
Govindbhai Dholakiya	Ashitbhai Mehta	Diyalbhai Vaghani	Dharambhai Patel
Savjibhai Dholakia	Jitendrabhai Shah	Arvindbhai Ajbani	Dilipbhai Mehta
Kishorbhai Virani	Nitinbhai Adani	Pravinbhai Nanavati	Ashokbhai Doshi
Kishorbhai Koshiya	Dineshbhai Navadiya	Chandrakantbhai Sanghavi	Manjibhai Dholakia
Mathurbhai Sojitra	Manubhai Davariya	Nagjibhai Sakariya	Ranchhodbhai Detroja
Ravjibhai Pansuriya	Vasantbhai Gajera	Vallabhbhai Kakadia	Vasantbhai Shah
Asheshbhai Doshi	Manekbhai Lathiya	Manharbhai Saspara	Rajendrabhai Shah
Ishvarabhai Navadiya	Dayabhai Jivani	Devjibhai Kakadiya	Tulsibhai Monpara



SHRI VALLABHBHAI PATEL  
Chairman

Dear Friends,

We, at Surat Diamond Bourse, take immense pleasure in acknowledging the giant step, taken by us, to embrace all the aspects and needs of people working in Diamond Industry.

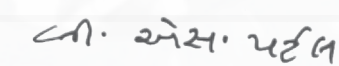
Surat diamond industry, has been fulfilling the requirements, of more than 90% of the well finished diamonds across the world, being an epicentre for the same. To overcome the setbacks of easy approachability, and boosting profitability, we at SDB, unanimously, have made an effort to get the maximum gain for all the stakeholders, in Diamond industry. This initiative, as projected, is expected to bring in, a turnover of over Rs 2 Lakh Crores (\$27 Billion Dollars approx.) annually, and we all, together, will be the beneficiaries.

We heartily, thank all the members, for your support, in making this dream, come true.

As glorious and perfect, our polished diamonds are, the glory of this majestic project, will magnify, spreading across borders, in conjunct with the advanced systems & infrastructure. The design manifests, a "Green Building Concept" built with Architectural Expertise amalgamated with Ecological Integrity, making SDB project qualify, to the list of Top Five commercial building in the world for "2018 Cityscape Awards for Emerging Markets". Although building Global reputation, bestowing an at-home factor, with a comfortable and safe work environment for everyone.

This facility will be a boon for all buyers, granting cost efficiency. With SDB standing in Surat, the hub where diamond cutting, polishing & entire processing is done, SDB will aid in cost cutting, across the supplier value chain. In turn, passing on the value to buyers, in terms of sensible pricing.

We convey, our gratitude to all who have been an integral part of SDB, since inception of the idea. It is the sheer commitment, dedication & innovative methods, which has turned the idea into a possibility & hence execution. Truly, a Dream come true, for Diamond Industry, in the DREAM city.



Shri Vallabhbhai Patel

# “WORLD'S LARGEST OFFICE BUILDING, PRESAGED TO BE A HUB FOR ALL DIAMOND TRADING ACTIVITIES”

## BUYERS, MAKERS AND SELLERS OF SPARKLES UNDER ONE ROOF

With growing commercialization and professionalism in the Diamond market, the industry giants have come up with the amazing concept of accommodating all the buyers, manufacturers and sellers under one single roof, which is **SURAT DIAMOND BOURSE**. Planned & proposed to be the **WORLD'S LARGEST COMMERCIAL BUILDING** structure, this venture would be at the heart of **DREAM CITY** project, envisioned by our current PM and Visionary Mr. Narendra Modi. This will ensure the maximization of profits to all along with the greater quality and precision, and undoubtedly the ease of access to all the foreign traders.

This 35.54 Acres wide gargantuan project, dwarfing diamond exchanges in Mumbai, Israel and Belgium, is expected to increase the business growth with around 90,000 Crore annually. Provisioning 66 lakh Sq.ft. built up area, this gigantic structure, encompasses 4,200+ offices for national & international traders.



**Surat Diamond Bourse, India**

**66,00,000 Sq.Ft.**

**81.9 Mtr. Height (From AMSL)**

The Pentagon, USA

CMG Headquarters, China

Burj Khalifa, UAE

Taipei 101, Taiwan

65,00,000 Sq.Ft.

41,88,000 Sq.Ft.

33,31,135 Sq.Ft.

31,67,360 Sq.Ft.



**6.6**  
MILLION  
SQUARE FEET

OVER **4200+**  
DIAMOND  
MERCHANT OFFICES

**OBSTACLE  
FREE**  
LANDSCAPE VIEW  
FROM EVERY OFFICE

ACCOMMODATES  
**67,000**  
PROFESSIONAL

TRAVEL TIME:  
SECURITY GATE TO  
OFFICE IN **4** MINUTES

**24** FT. WIDE  
CENTRAL  
SPINE CORRIDOR  
CONNECTING  
ALL OFFICES

**H** EIGHTENED  
SECURITY

THEMATIC  
LANDSCAPING BASED ON  
**PANCHTATVA**

**9** ICONIC  
TOWERS,  
G+15  
FLOORS

OFFICES RANGING  
FROM **300** To  
**75,000**  
SQ.FT.

**RADIANT  
COOLING**  
SYSTEM IN CENTRAL  
SPINE CORRIDOR

DIRECT  
EMPLOYMENT TO  
**1.5** LAKH  
PEOPLE

**125** LIFTS  
CONNECTING  
THE FLOORS, **3** M/S  
SPEED

**ICONIC**  
BUILDING &  
SUSTAINABLE  
ARCHITECTURE

**PLATINUM**  
RATED GREEN  
BUILDING

CLUB WITH CONFERENCE HALL,  
HEALTH CLUB, BANQUET HALL,  
RESTAURANT &  
**MUCH MORE**



# “GREEN BUILDING CONCEPT”

## ARCHITECTURAL EXPERTISE WITH ECOLOGICAL INTEGRITY

SDB is setting standards in Commercial sector, with the development and maintenance of ecological standards, hence accoladed with an IGBC ranking of **PLATINUM RATED BUILDING**. The structure design is focused on energy efficiency and sensitive to the industry's dependence upon sunlight, mainly for assorting and grading of diamonds, thus letting ample daylight in all office spaces. As proposed, all 9 buildings will be connected with 24 ft. wide spine corridor.

All Entrance Foyers, Spine Corridor, Lift Lobbies at Ground Floor are Air Conditioned, and Spine corridors at the upper floors have radiant cooling system to maintain the pleasant environment, during transit.

Further, each building will have 8 ft. wide office corridors, 13 ft. floor height and the ground floor height being gracefully, 19 ft. In total there will be 125 lifts, with speed of 3 mtr/sec. All the offices are centrally air conditioned, through chilled water-cooling system, with each sighting onto the exquisitely designed landscape courts, which are designed on the concept of "Panchtatva" (5 Elements of Nature; Air, Water, Fire, Earth, Sky) spanning almost 200 ft wide and 300 ft long. It will also have 100% power back up, for common areas and offices.

**SUSTAINABILITY** is one of the most important aspects apart from the astonishing aesthetics & landscaping, contemplated to design this facility. Aspects, considered, for the same are **MICROCLIMATE** – to maintain the temperature within the confined spaces, **SOLAR CONTROL** – to reduce the direct heating due to sun light, **WIND ANALYSIS** – to evaluate and maximize natural ventilation, Orientation according to Sun and Wind direction, **ENERGY PERFORMANCE** – for energy efficiency and WWR.

# “LANDSCAPE THAT EMBODIES NATURE THROUGH PANCHTATVA CONCEPT”

## DEVELOPING BALANCE AND HARMONY

Surat Diamond Bourse is an integration of a high-density commercial architecture amalgamated with an efficacious environmental concept. Though engulfed with massive structures, these buildings have been carefully designed and reckoned to reduce the adverse environmental impacts, while establishing a nurturing, comfortable arena for the occupants & workers.

Mythological facts foster the statement – “The chakra of universe revolves within Panchtatva”. The astonishing 5 elements of the nature - Air, Water, Fire, Earth, Sky, when in balance, bring in peace, prosperity, happiness & success. Thus, special efforts have been brought in to form a perfect combination of all the 'five tatvas' and in turn create zones which are seamlessly integrated to their larger environment.



AIR



WATER



FIRE



EARTH



SKY





# Air



The essence of 'Vayu' element has been created in this arena, with the artistic wind spinners, surrounded by the green landscape, enabling a blissful environment to relax.





# Water

The most basic element which influences one's mind, bolstering calmness & creativity, is the aquatic wing of the panchtatva structures. This area is designed with tiny fountain sprinklers in a water body, with shiny steel spherades, highlighting the essence of reflection of the Water, 'Ja', element.





# Fire

Amidst the blooming fountain, encircled by artistic plantations, the fiery lighted picturesque shrub forms aesthetics of the Fire, 'Agni', element in this area.

# Earth

The presence of the trees lifting branches across inspires minds to head heights of imagination, thus bringing in a soothing happiness & re-energize self through Earth, 'Prithvi', element.





# Sky

The glazing geodesic polyhedron dome reflects the natural sky light, connoting the presence of the gigantic shade onto this sphere. Also fostering the sense of sustainability & strength which reflects the parts of Sky, 'Aakash', element.



# A SOOTHING PROMENADE

## PEACEFUL NATURE, HANDHOLDING AT EVERY STEP

Walking oneself to or from office, when eyes revolve, scanning the space around, the verdure landscaping, will bring in a refreshing experience. Making your travel appeased, throughout the facility, the internal landscape is bestowed with lush green plantations, all through the atrium. Further, the green courts, an embracing periphery and internal areas with flora, offer significant and unusual opportunities for recreation for every passer-by.



# RECREATIONAL ZONE

## AL-FRESCO & MEETING AREA-VITALIZING A STATE OF MIND

The meeting area emanates an understated but timeless elegance, in-line with its exclusive landscaping & greenery in the area. Designed to embody the relaxed elegance like feeling, the area creates a sophisticated, yet soothing atmosphere for members and visitors to feel at ease, for any formal/informal meetings.



# AN AMIABLE WELCOME WITH A PLEASANT & CONVENIENT DRIVE



## ENTRANCE & DROP-OFF ZONE

The entrance provides a picturesque genesis to the facility, with a welcoming frame. While you drive through the well-defined & directed pathways, the scenic view of the landscape on either side, captivates your visuals completely. The drop off area is designed creatively, making it very functional & convenient, with wide spacing for smooth movement of the traffic. The vehicular & pedestrian movement spaces are well organized, increasing the efficiency, with no overlaps and adequate number of gates for entry/exit points. The routes are outlined & designed to minimize the travel and walking time within the premises, thus maximizing time efficiency & security.





# MEET AND GREET AT PEACE

## ENTRY LOBBY

The entrance foyer is designed, so as to create an impact on every individual. The space is aesthetically defined, well-lit and speaks in volumes about the experience, which members & visitors will consort from the entire building. The lobby provides an adequate level of comfort along with a welcoming atmosphere. The minimalistic mural & ornamental features, with adequate lighting, have set an elegant tone, bestowing a professional look to the entire space. This significant area sets the tone for the entire facility, helping establish the building's identity, while serving essential functions to provide a central informational point and space for members to gather - formally or informally.





# TRANQUIL TRANSIT THROUGH SPINE CORRIDOR

## THE ATRIUM

The central spine corridor, which is one-of-its-kind, has a central atrium with elegantly designed indoor landscaping. The architectural adornments with aesthetically designed landscaping along the spine corridor, draw every eye, while functioning as transit line to the entire building. The Grand Atrium not only lets the light in but also bring in a sense of openness. The **RADIANT COOLING SYSTEM** constituted throughout the corridor, maintaining a pleasant temperature in the environment, throughout the day. The well-planned green spaces and food courts, on every floor facilitate break-out zones, for informal discussions & socializing.

# ENCAPSULATING THE CONVENIENCE



MULTIPURPOSE HALL



CONFERENCE ROOMS



AUCTION HOUSE

## COMMON AMENITIES

The facility accommodates the auxiliary yet conventional needs of a commercial centre like **Multipurpose Banquet Halls, Conference Halls, Restaurants, Kitchen & Dining Spaces** for all, along with proposed allied facilities of **Custom House, Banking Facilities, Auction House, Safe Deposit Vaults, Retail Shops** and so on. All the offices and spaces will be protected through advanced security measures. Also taking care of the connectivity for the travellers, these facilities will be situated only 5 kms away from the airport.



BANKING



KITCHEN & DINING SPACES



SAFETY DEPOSIT VAULTS

# EFFECTIVELY UNDER AN EYE, AT ALL TIMES

## SECURITY & SURVEILLANCE

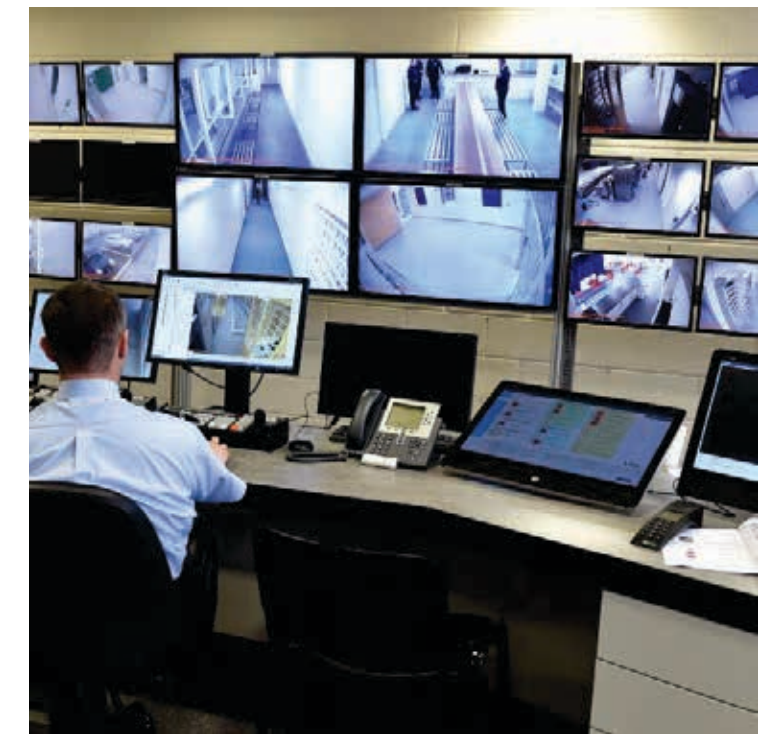
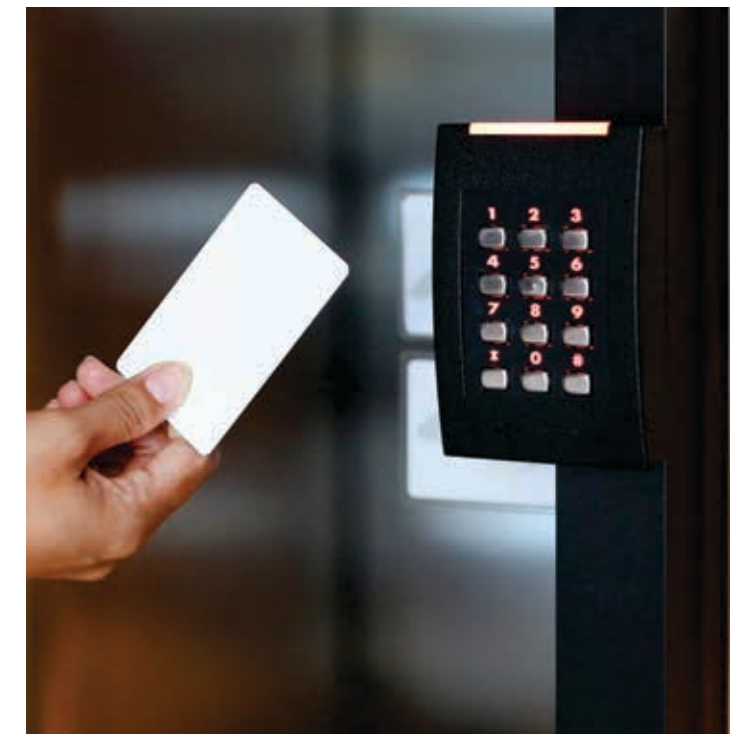
Strategically located secured lobbies in the building, ensure safety & quick access to all the spaces.

On safety and security side, it will have highly secured campus security check points at all entry and exits, CCTV Surveillance, Control Rooms, Public Announcement System, Provision of Under Car Scanners at Entry Gates. The facility is also equipped with a Digitally Integrated Fire Protection System as per Latest Standards. The High-Tech Structure System with Structural Stability Certification is done by IIT, Mumbai.

# PARK AT EASE

## PARKING FACILITY

For ease of travellers & vehicle parking, there is 20 Lakh sq.ft. basement area, planned for organised vehicle parking. The traffic layout provides a one-way traffic circulation on the peripheral internal road, with separate entry & exit points, which minimizes traffic congestion and removes/reduces the potential point of vehicular conflict. The traffic layout gives provision for Cars, Taxis, Autos, Service Vehicles/Goods, Vehicles, Custom Vehicles and Two-Wheelers, along with specific entry/exit for dedicated service vehicles.





**“YOUR ESTEEMED  
SUPPORT IS CHERISHED,  
TREASURED AND  
HIGHLY APPRECIATED!”**



# LAYOUT PLAN



60 M. WIDER ROAD

60 M. WIDER ROAD

60 M. WIDER ROAD

40 M. WIDER ROAD

DIAMOND CLUB

SPINE

SERVICE BLOCK

PEDESTRIAN ENTRY & EXIT SERVICE STAFF

PEDESTRIAN ENTRY & EXIT

EXIT

ENTRY

PEDESTRIAN ENTRY & EXIT

EXIT

INTERNAL ROAD

INTERNAL ROAD

ENTRY

EXIT

PEDESTRIAN ENTRY & EXIT

ENTRY

PEDESTRIAN ENTRY & EXIT

ENTRY

EXIT

PEDESTRIAN ENTRY & EXIT

CUSTOMS ENTRY+EXIT

EXIT



## PROJECT TEAM

**Architect**  
Morphogenesis, New Delhi

**Landscape Consultant**  
IPDM Services (India) Pvt. Ltd., New Delhi

**Façade Consultant**  
FACET Facade Consultancy Pvt. Ltd., Hyderabad

**Structure Consultant**  
JW Consultants LLP, Pune

**MEP Consultant**  
AECOM, Los Angeles, USA

**Lighting Consultant**  
KSA Lighting Designers, Mumbai

**Signage Consultant**  
Leaf Design Pvt. Ltd., Mumbai

**Security Consultant**  
MIPL Security & IT Consultants, Mumbai

**PMC**  
Masters Management Consultants (India) Pvt. Ltd., Mumbai

**Cost Managers & QS**  
Gleeds Hooloomann Consulting India Pvt. Ltd., London, UK

**Traffic Consultant**  
Transportation and Traffic Engineering Consultants, Mumbai

**Vertical Transport Consultant**  
TAK Consulting Pvt. Ltd., Mumbai

**IT Design Consultant**  
Techno Consultants, Delhi

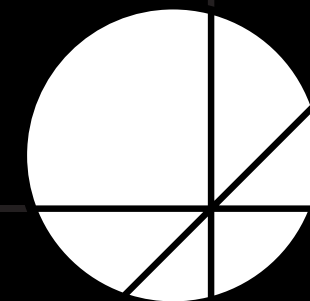
**Liasoning Consultant**  
Spacecreators, Surat

**Technical Coordinators**  
Studio13 Management Consultants, Surat

**Project Contractor**  
PSP Projects Ltd., Ahmedabad



**“GLORY &  
PERFECTION  
PERSONIFIED”**



**Surat  
Diamond  
Bourse**



**SURAT DIAMOND BOURSE**

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