

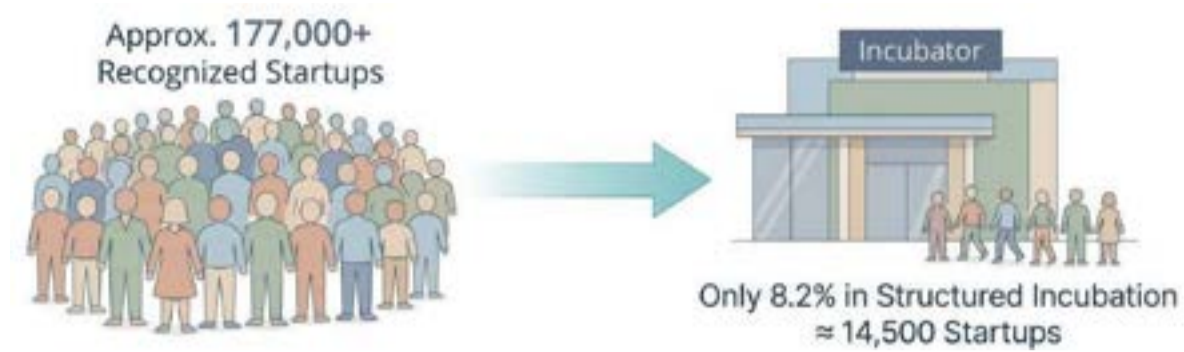


“FINTECH HYBRID BUSINESS INCUBATION CENTRE”

SIDHIKA ROHILA | DYPUSOA, AMBI, PUNE

STARTUPS SEEKING INCUBATION

- India has ~0.8 incubators per million, vs 8–10 in global ecosystems
- Accelerator programs accept only ~3% applicants (high selectivity)
- Inference: Large startup base but limited incubation access



STARTUP INDIA INITIATIVE

- Launched in 2016 by Government of India to promote startups & innovation
- Implemented by DPIIT (Ministry of Commerce & Industry)



- Startup India formalised India's startup ecosystem with policy and funding support
- Startups grew from a few thousand (2016) to 2.2+ lakh (2025), showing rapid entrepreneurial growth

DPIIT



Tax benefits & simplified compliance



Fast-track IPR processes



Access to funding & gov. tenders



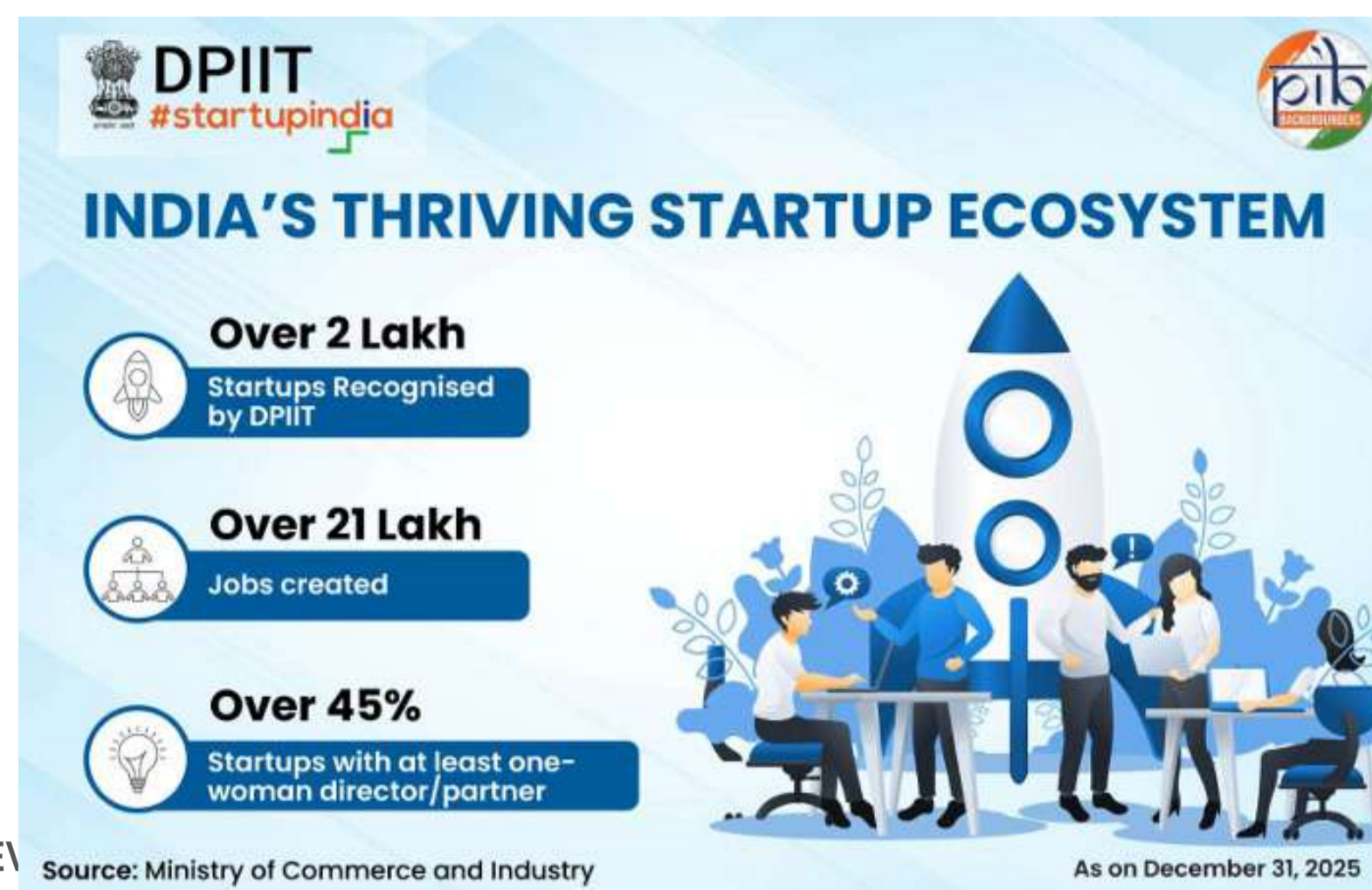
Support for innovation & skill development

LEADING INCUBATORS IN INDIA



BACKGROUND STUDY & RESEARCH

BUSINESS INCUBATION CENTRE



Startup India Initiative: A Decade of Building India's Innovation Backbone

NEWSPAPER INSIGHTS ON STARTUPS IN INDIA

Printed from THE TIMES OF INDIA

India retains its position as world's third largest startup base

TNN | Oct 26, 2016, 02:47 PM IST

CHENNAI: India continues to harbour the third largest startup base, marginally behind the UK, according to the Nasscom-Zinnov startup report titled "Indian Startup Ecosystem Maturing - 2016." The report states that the ecosystem is poised to grow by 2.2X to reach more than 10,500 startups by 2020.

The report was released on the sidelines of Nasscom Product Conclave 2016 in Bengaluru on Wednesday in the presence of C P Gurnani, chairman, Nasscom, R. Chandrashekhar, president, Nasscom, Ravi Gururaj, chairman, Nasscom Product Council, and Pari Natarajan, CEO, Zinnov.

The report predicts continued growth in the number of startups in 2016, with Bengaluru, NCR, and Mumbai continuing to lead as the major startup hub for the nation.

In terms of vertical growth, investors are looking at domain like Healthtech, Fintech, and Edutech. With a total funding of approximately \$4 billion, close to 650 startups were funded signifying an aware and healthy growth of the ecosystem.

R Chandrashekhar, president, Nasscom, said, "Technology startups are creating a new identity for India and its technological prowess. They are defining the way the world operates making life better and easier for people and businesses alike. Our startup report is a testimony to the potential of the startup landscape and the scope of growth and opportunity that India presents. Nasscom has always been working towards creating a heterogeneous bond between all stakeholders and craft a conducive and innovative environment for start-ups to grow."

FINTECH ECOSYSTEM OVERVIEW

- India's fintech sector is rapidly growing, driven by digital adoption & innovation
- Covers payments, lending, insurtech, wealthtech & blockchain
- Growth supported by Digital India, UPI & RBI regulations
- Increased internet & smartphone use wider financial inclusion
- Inference: Fintech offers strong potential for innovation-driven incubation spaces

GOVT. POLICIES & STARTUP INITIATIVES

Gujarat initiatives:

- Industrial Policy 2020 – tech & manufacturing growth
- Startup Policy 2022–27 – funding, mentoring & infra support
- GIFT City – fintech & global finance hub
- State-backed incubators & accelerators

ATAL INNOVATION MISSION

Business Standard

HOME POLITICS ELECTIONS E-PAPER DECODED OPINION

Home / Politics / From tinkering labs to AI ambitions: AIM scales innovation in schools

From tinkering labs to AI ambitions: AIM scales innovation in schools

But Atal Innovation Mission faces utilisation, depth challenges as it turns a decade

As India pushes AI readiness, the Atal Innovation Mission marks 10 years with wide reach in schools, even as participation and spending trends flag challenges for AIM 2.0.

Shikha Chaturvedi | New Delhi
4 min read Last Updated : Feb 23 2026 | 12:11 AM IST

CW CONSTRUCTION WORLD.in

HOME NEWS GOLD EVENTS VIDEOS CONTACT US MOST ADMIRE

ECONOMY & POLICY

Atal Innovation Mission Highlights Student AI Innovations at Summit

23 Feb 2026 2 Min Read CW Team

Atal Innovation Mission (AIM), under NITI Aayog, played a prominent role at the India AI Impact Summit 2026 by showcasing how artificial intelligence work is advancing at both grassroots and policy levels. The AI Tinkerpreneur Showcase brought together 50 student teams from Atal Tinkering Labs (ATLs) across the country to present AI driven innovations that address healthcare, agriculture, climate resilience, accessibility, education and public service delivery. The presentations illustrated increasing alignment between school level innovation and India's national priorities.

AI Tinkerpreneur is a flagship initiative implemented in collaboration with Intel and is designed to strengthen AI competencies, creativity and entrepreneurial thinking among school students. The programme encourages young innovators to identify real world challenges and develop scalable technology driven solutions using AI tools and methodologies. This year the initiative saw participation from over 12,000 student teams nationwide and a rigorous multi stage evaluation selected the top 50 teams to present at the Summit.

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HOME MUMBAI NEWS FPJ SHORTS ENTERTAINMENT BUSINESS GAMES FEATURES INDIA SPORTS VIRAL EDUCATION TECH

Delhi Govt Launches ₹325 Crore Startup Incubation Policy To Support 5,000 Student Ventures

Delhi Minister Ashish Sood, at the Startup Yuva Festival 2026, announced a Rs 325 crore "Startup Incubation Policy" to support 5,000 student startups from campus to market. The initiative offers funding, mentorship, IP protection, and market access, aiming to nurture innovation, turn students into job creators, and position Delhi as a hub for youth entrepreneurship.

Printed from THE TIMES OF INDIA

T-Hub, French region tie up to build Indo-French startup corridor

TNN | Feb 19, 2026, 02:40 PM IST

NEW DELHI: From Hyderabad to northern France, a new startup bridge is taking shape. India's startup ecosystem took another step towards global expansion on Wednesday as T-Hub entered into a strategic partnership with the Hauts-de-France region to deepen cooperation between Indian and French startups and investors.

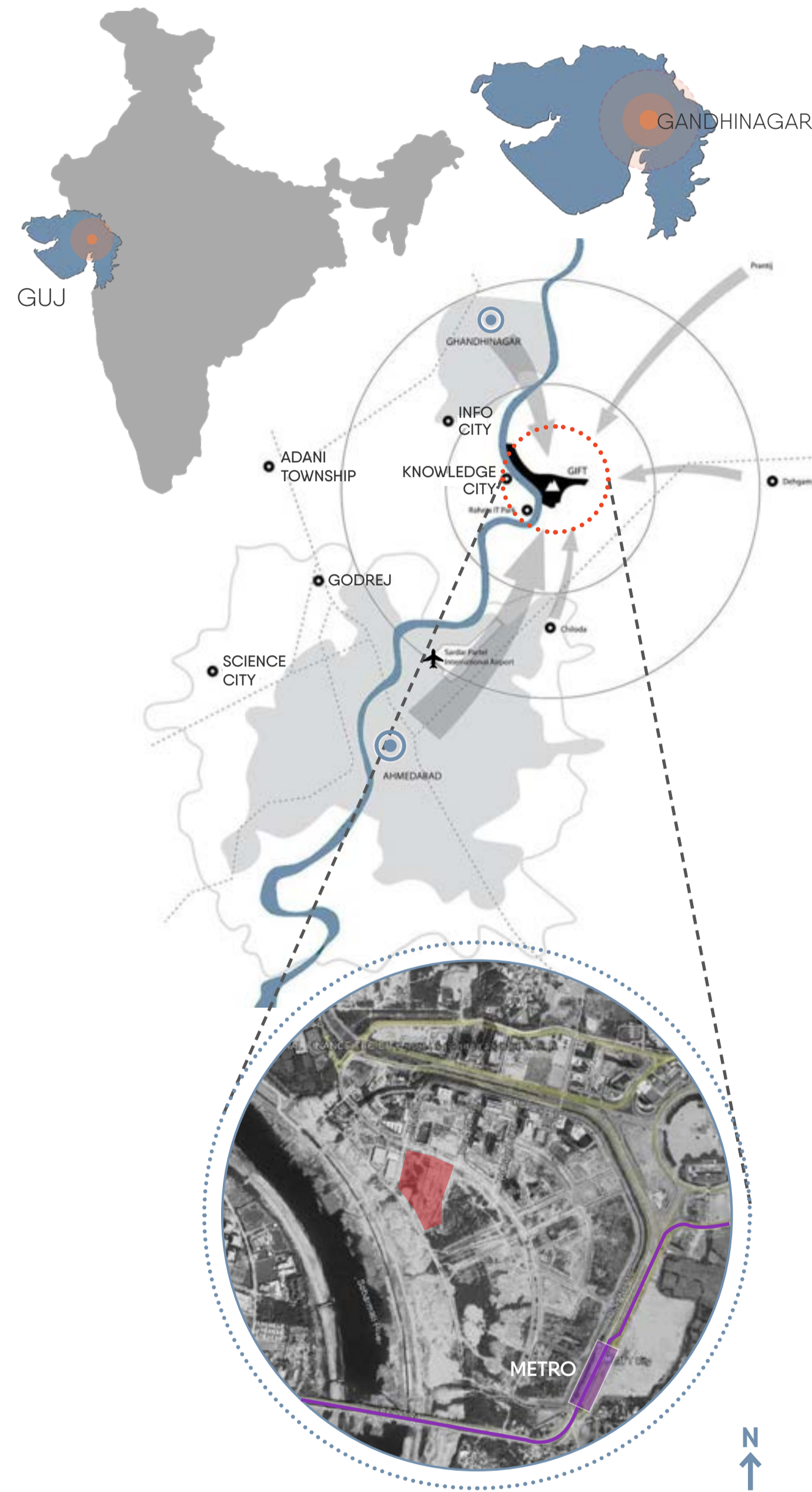
Announced on Thursday at the India AI Impact Summit 2026, the partnership aims to create a structured, long-term corridor for startup-led economic collaboration between the two countries. The agreement focuses on easing market entry for startups, enabling cross-border investments and building strong links between incubators, academia, investors and corporates on both sides.

Under the partnership, startups from India and France will get access to structured immersion programmes, market access support and assistance with registration in new geographies. Investor networks from both ecosystems will also be connected to facilitate syndication and co-investment opportunities. The long-term target is to help at least 10 French startups enter the Indian market and 10 Indian startups expand into France.

INTRODUCTION TO SITE

The proposed site is located in GIFT City, Gandhinagar, Gujarat, within the designated International Financial Services Centre (IFSC) zone. The site lies in a planned financial district surrounded by commercial office towers, institutional buildings, and mixed-use developments.

The structured urban grid, smart infrastructure, and established financial ecosystem make the site suitable for a FinTech-focused Hybrid Business Incubation Center.



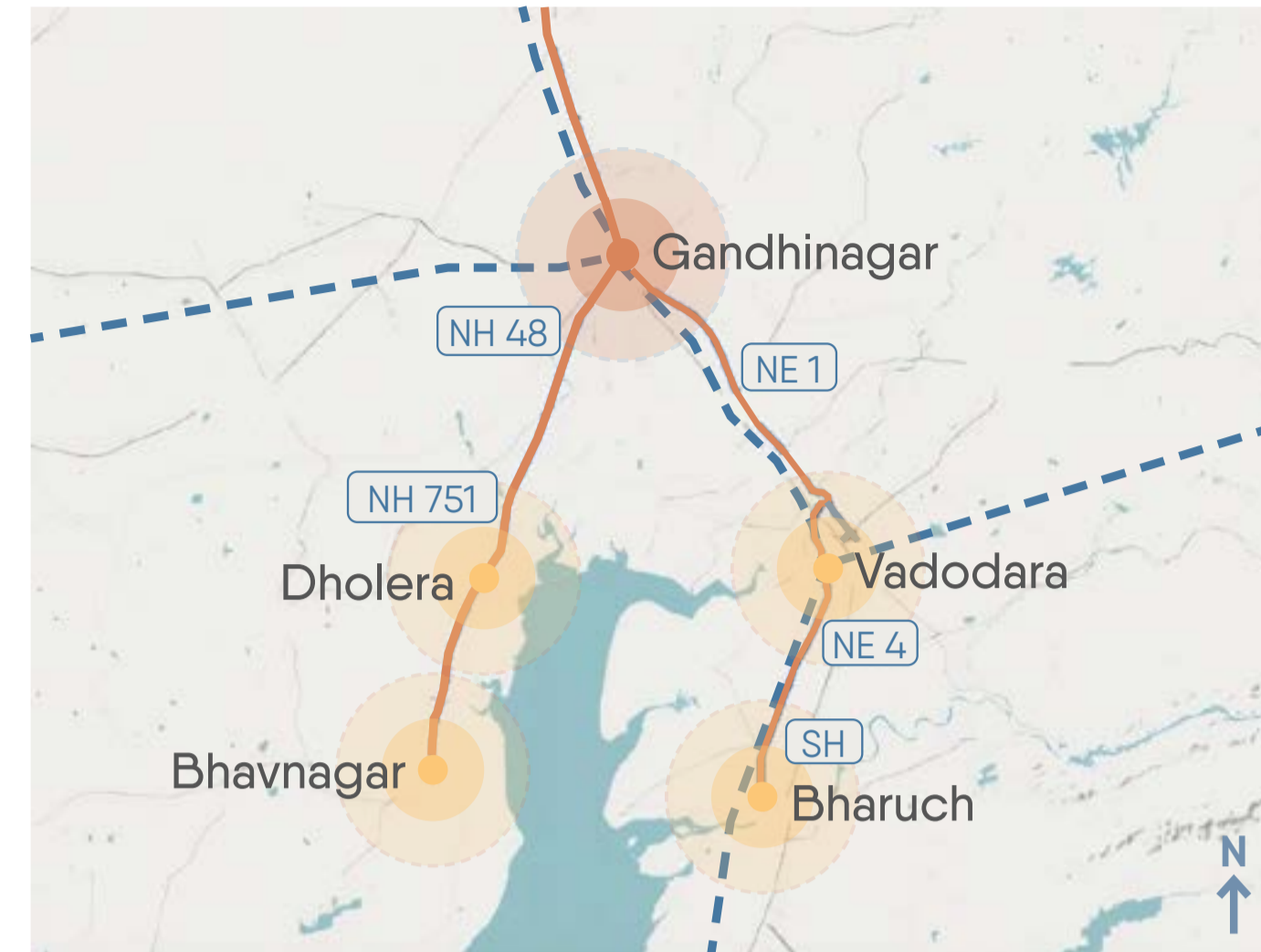
Location: GIFT City, Gandhinagar, Gujarat
Site Area: 57,617.62 Sq.m (14.23 Acre)

CONNECTIVITY TO THE SITE

- 12-15 km from SVP International Airport
- Direct access from SG Highway and the GN - Ahmedabad corridor
- 20-25 km from Ahmedabad Junction Railway Station
- Connected through Ahmedabad Metro Phase 2 extension towards GIFT City

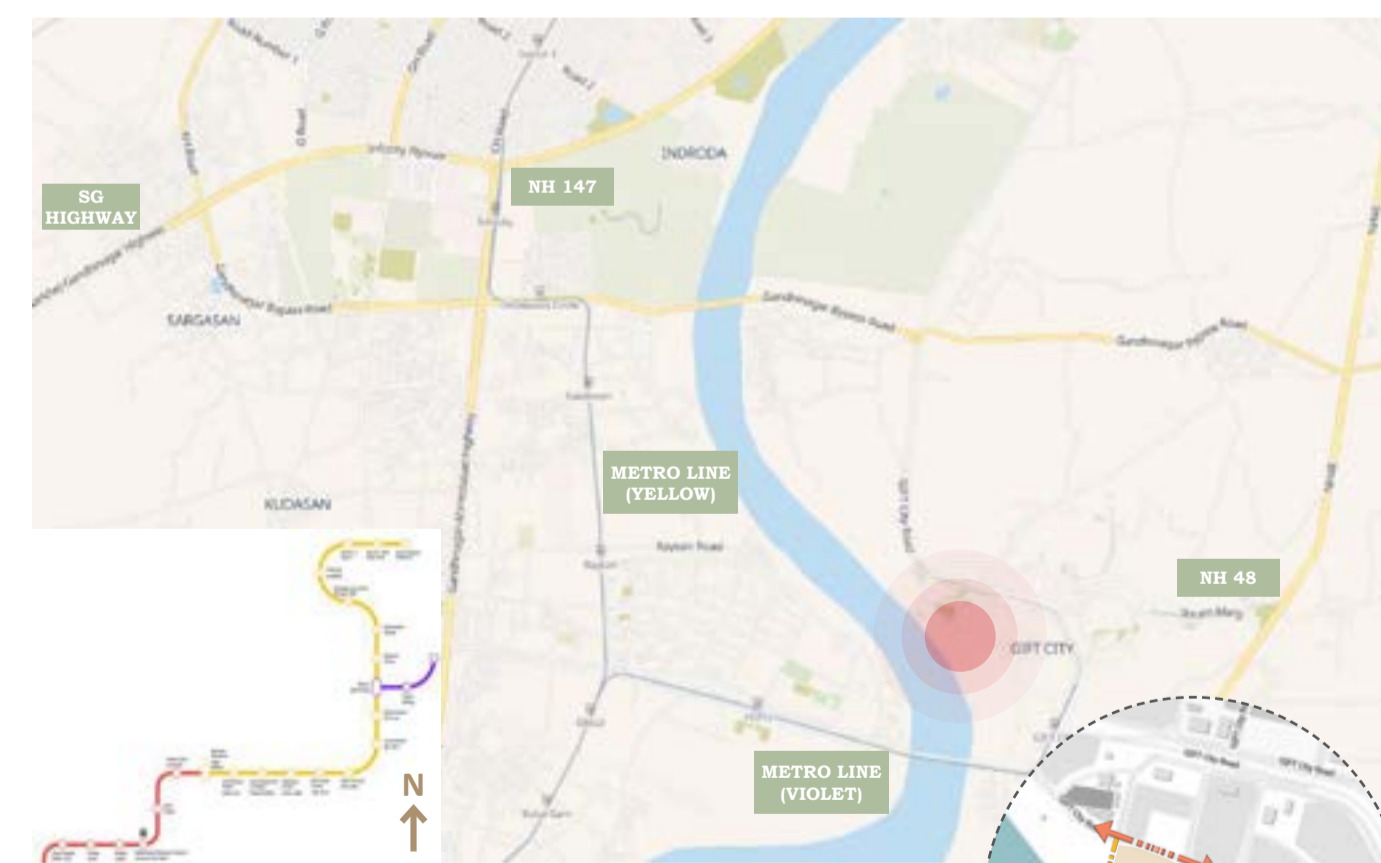
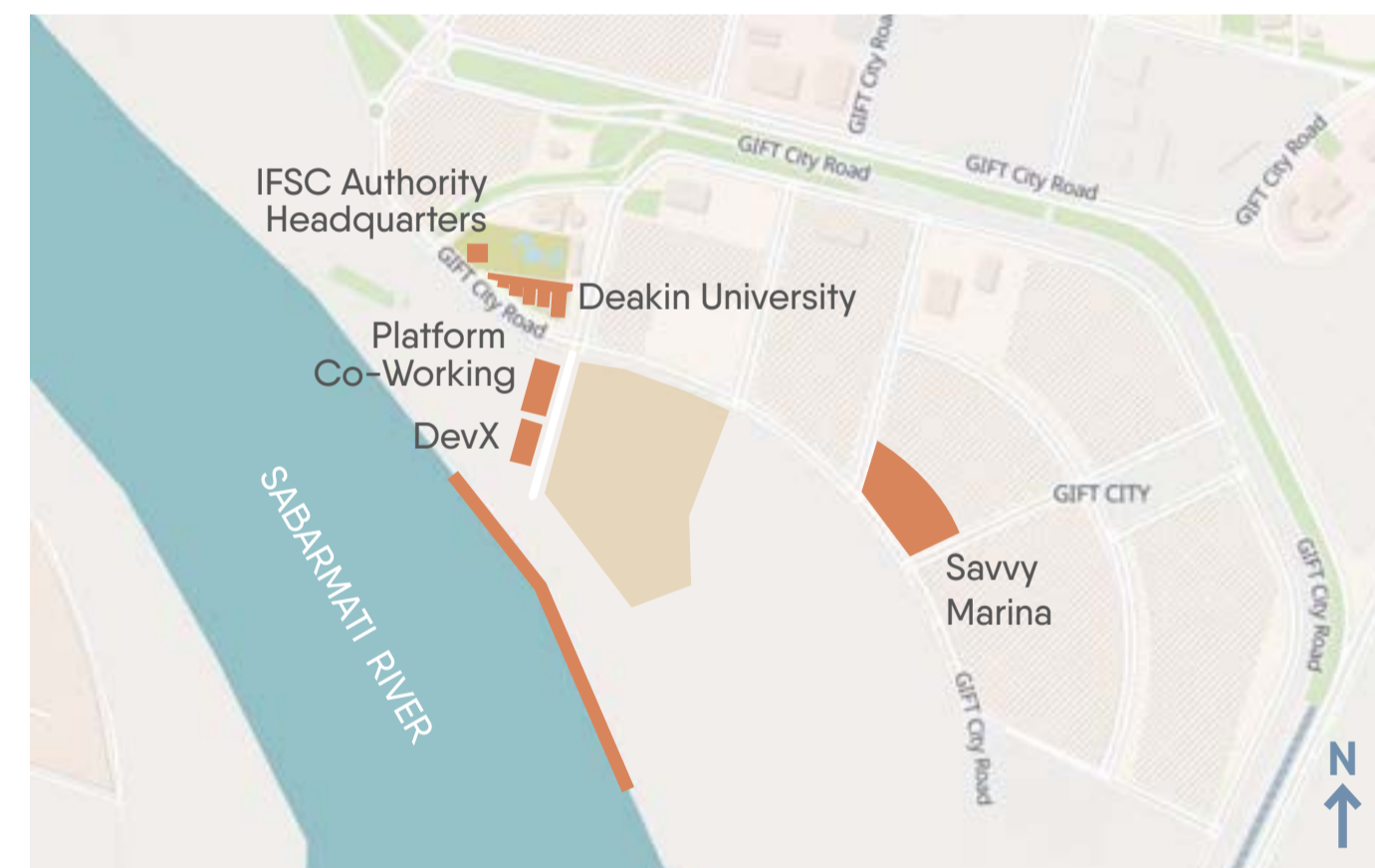
WHY GIFT CITY ?

GIFT City is chosen for its strong **fintech ecosystem**, **institutional support**, and **conducive environment** for business incubation.



MAJOR LANDMARKS

- IFSC Authority Headquarters to the north-west
- Savvy Marina residential development to the east
- GIFT City Riverfront (Sabarmati River edge) to the south-west
- Deakin University to the north-west
- Platform Co-Working to the west
- DevX co-workspace facility nearby



- Primary Access
- Secondary Access

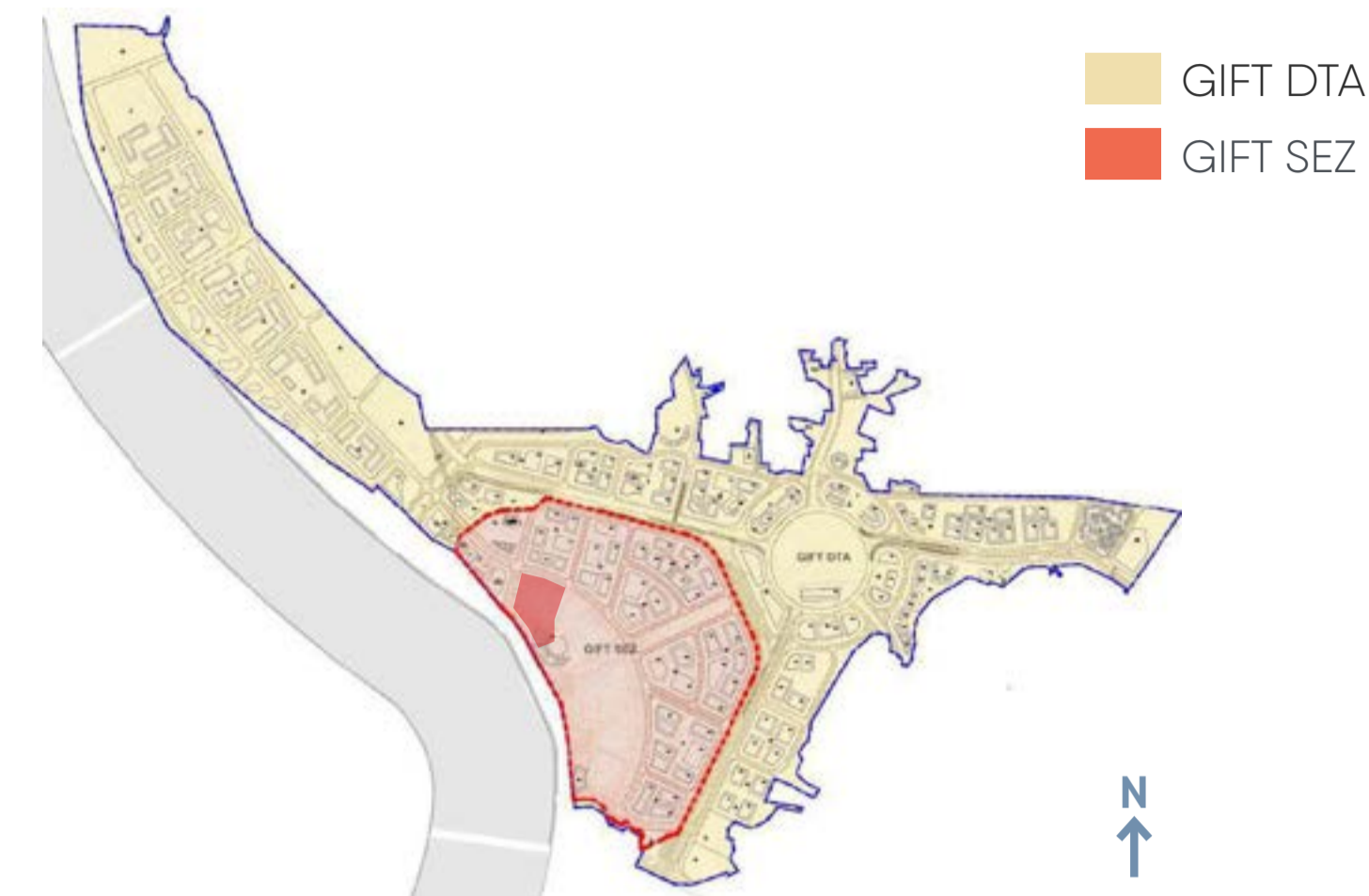
ZONING

Location: GIFT City, Gandhinagar, Gujarat

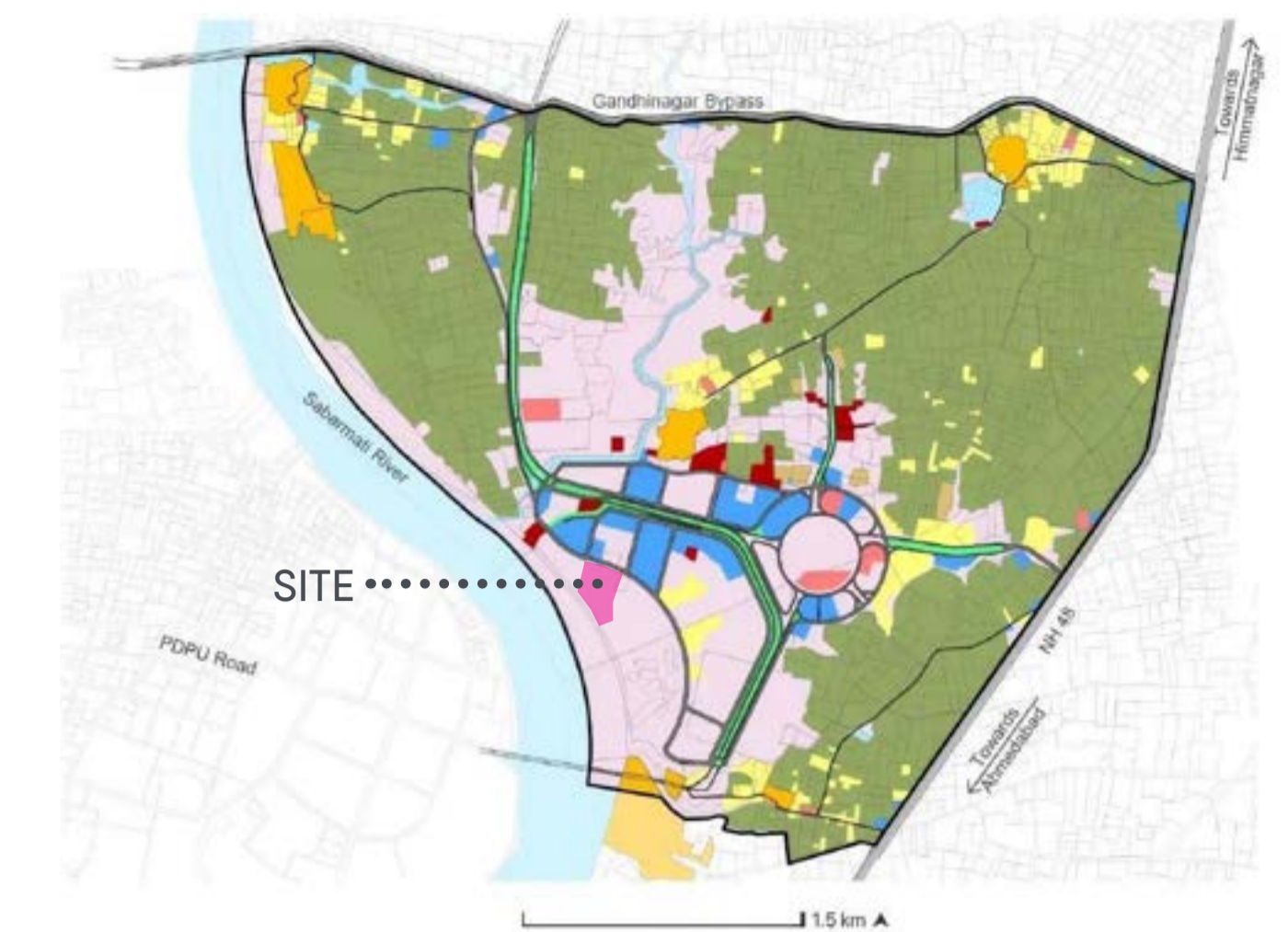
Site Area: 57,617.62 Sq.m (14.23 Acre)

Zone: Commercial (IFSC)

The selected site lies within the notified Special Economic Zone (SEZ) of GIFT City.



LAND USE MAP

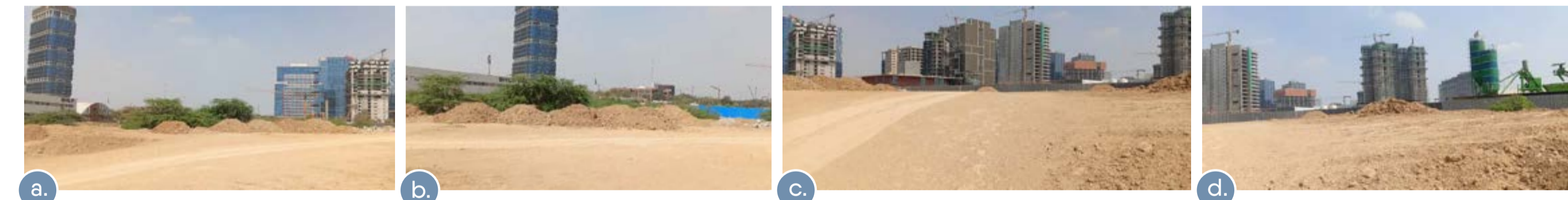


- Residential Area
- Gamtal
- Labor Colony
- Commercial
- Public / Semi Public
- Utility
- Agriculture
- Vacant
- Existing Roads
- Water Body

The site lies within an underdeveloped area dominated by vacant land parcels, offering significant scope for future development.

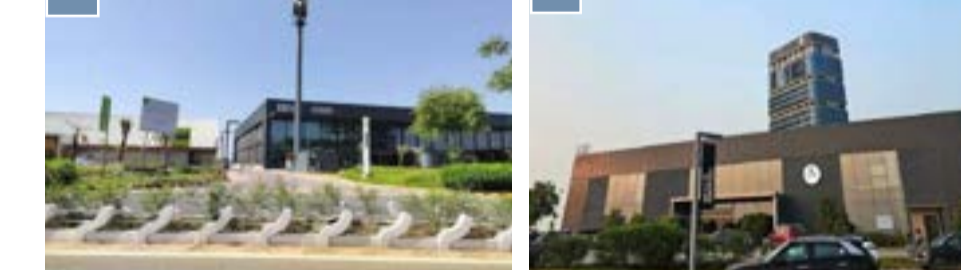
SITE CONTEXT

SITE IMAGES



Sabarmati River

02



DevX



Deakin University



Platform Co-Working



Located in GIFT City, the site benefits from a strategic business environment and strong urban context. The relatively flat terrain and river edge provide opportunities for stepped development, visual connectivity, and integration of outdoor collaborative spaces.

LOCATION & SITE CONTEXT

LOCATION : GIFT CITY, GUJARAT

SIDDHIKA ROHILA
5th YEAR | SEMESTER X
THESIS
ACADEMIC YEAR : 2025-26

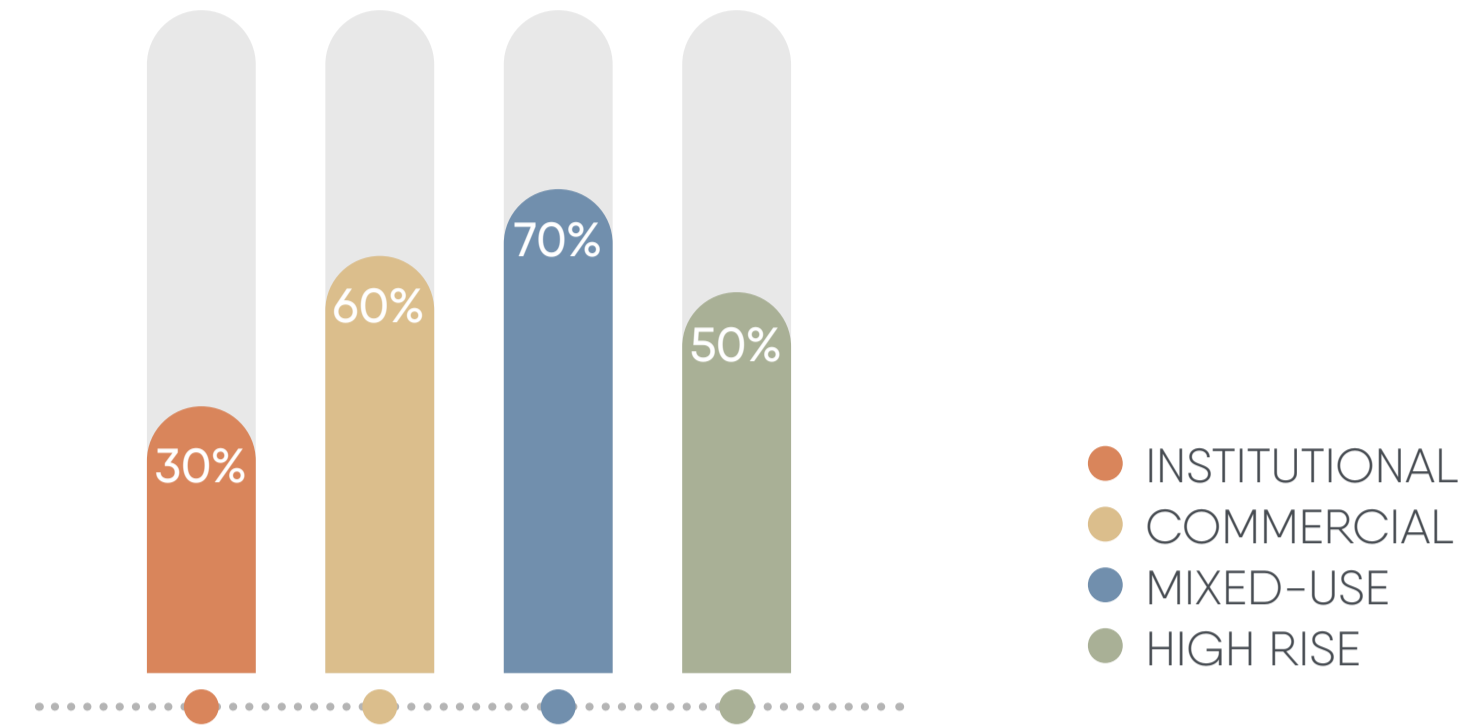


URBAN CONTEXT OF SITE

NATURE OF DEVELOPMENT OF GIFT CITY

What exists around the site

The surrounding development projects are under phased growth. The area reflects a CBD-oriented pattern, with higher density at the core and a contemporary skyline defined by modern commercial architecture (GIFTCL, 2023).



DENSITY & BUILT CHARACTER

How it is built + form + regulations

The area features high-density vertical development with podium-tower forms, curtain-glazed facades, and a cohesive urban structure shaped by regulated setbacks.

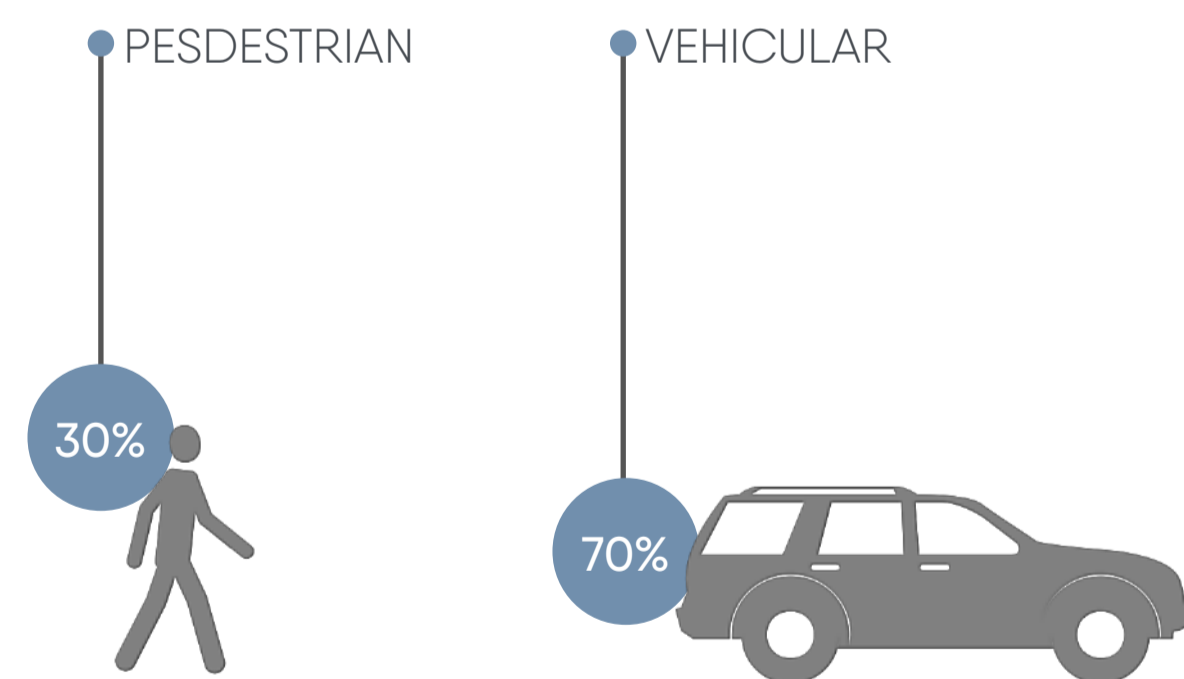
PEDESTRIAN & VEHICULAR MOVEMENT

Planned with wide roads + strong vehicle infrastructure

Pedestrian systems exist but are underutilized due to:

- Large block sizes
- Heat (semi-arid climate)
- Dispersed buildings

Movement is still car-dependent in current phase



MINOR ANALYSIS

SITE DIMENSIONS & BOUNDARIES

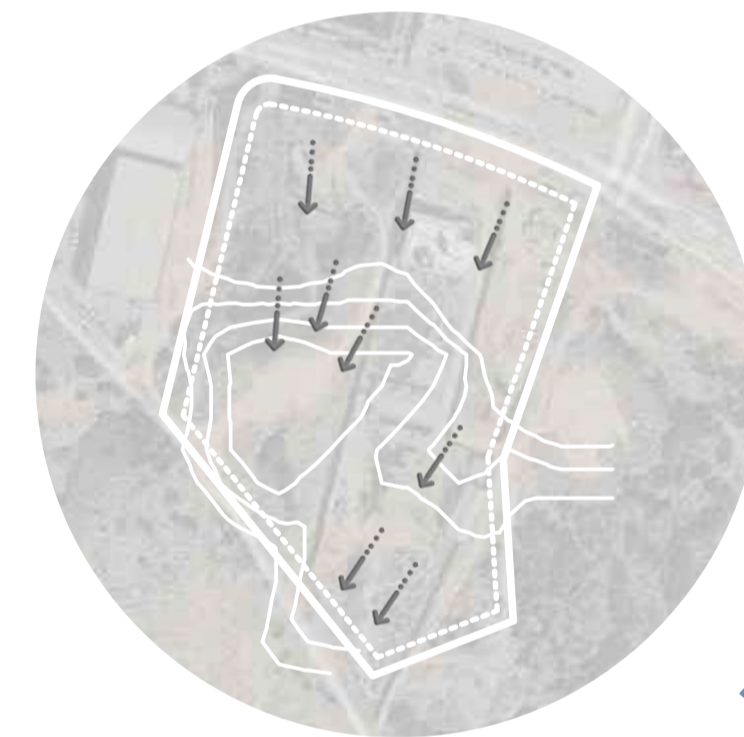


- Front & Left Road (24 M WIDE) - 15 M
- Right Side - 9 M | Rear - 9 M

ACCESS POINTS

The site is accessible from the front and left sides, both with 24 m wide roads.

DRAINAGE PATTERN



- The gentle inward slope supports efficient natural drainage
- Low-maintenance landscaping suited to the hot semi-arid climate.

VEGETATION

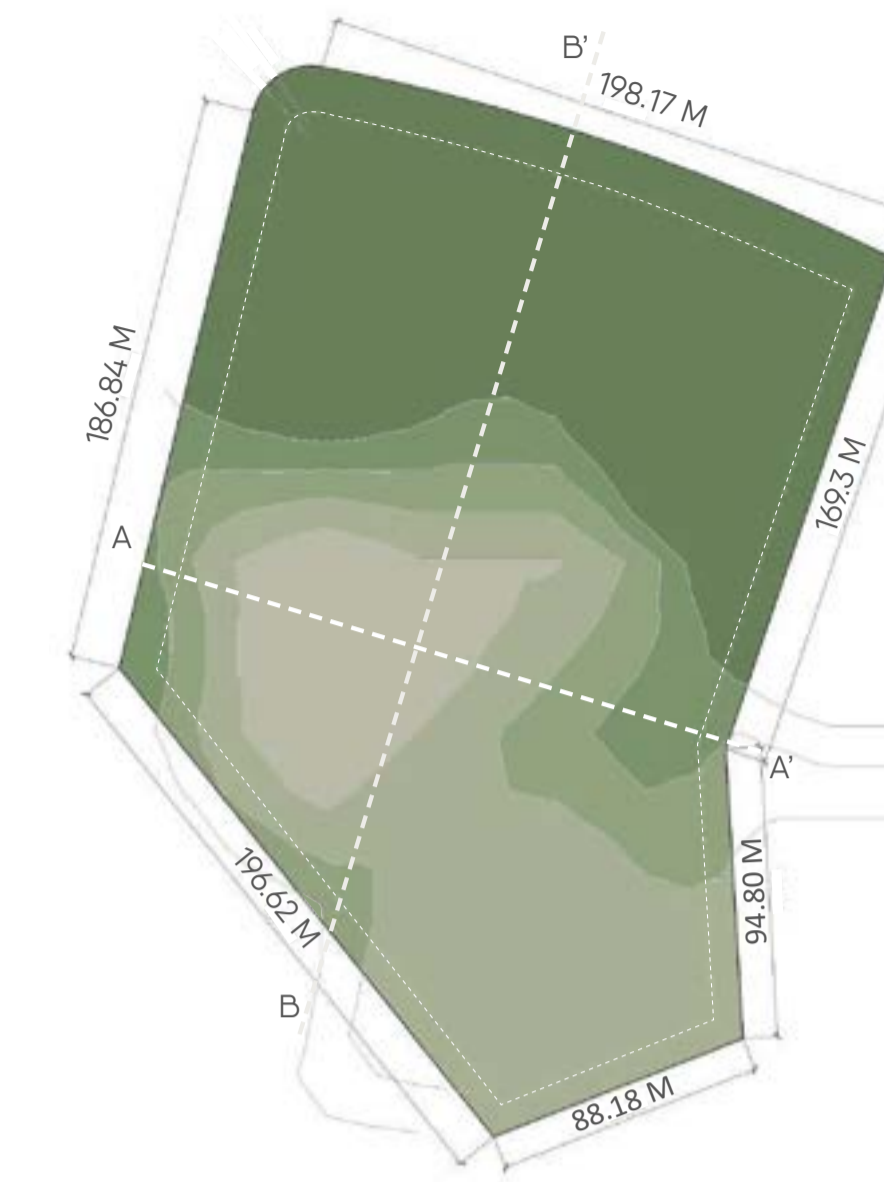
The site surrounding features a mix of native and ornamental species such as Neem, Banyan, Arjun, Gulmohar, Mango, Rain Tree, and Karanj, reflecting a planned, drought-resistant landscape suited to the hot semi-arid climate.

WATER BODY



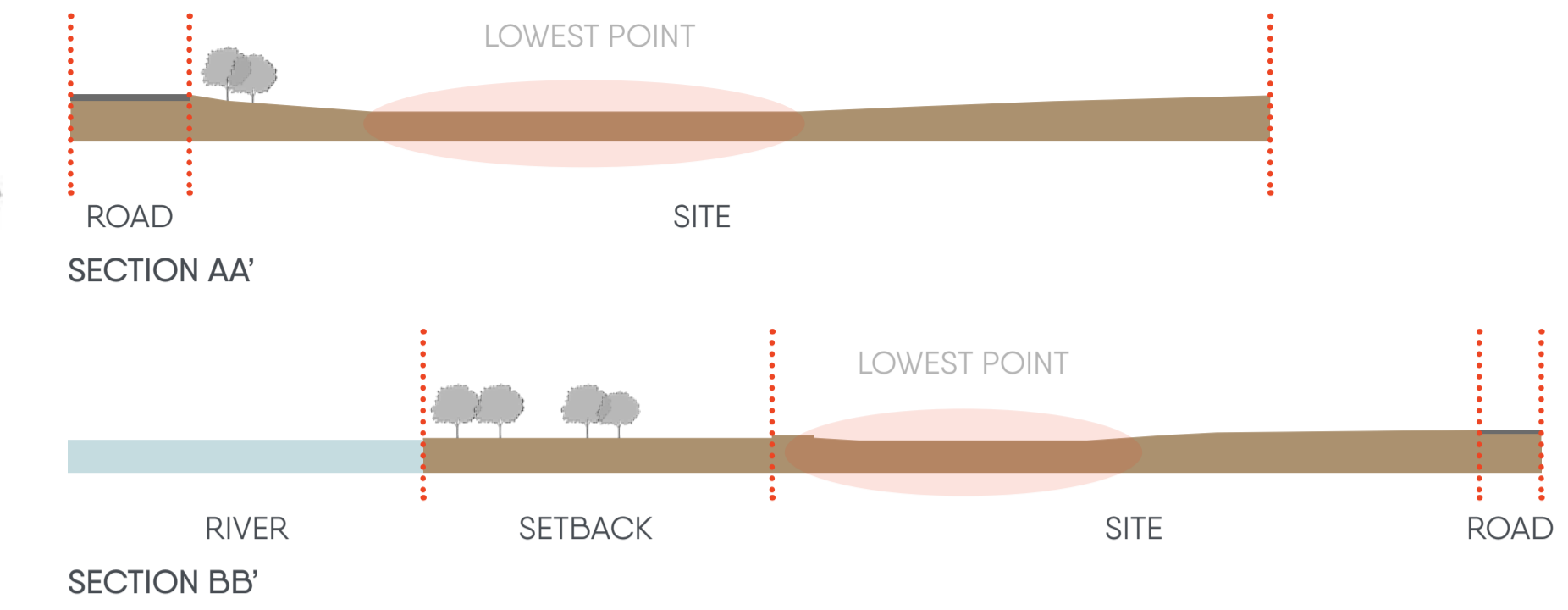
- Sabarmati River (West)
- Major natural edge to GIFT City
 - Influences microclimate and wind flow
 - Enhances ecological and visual quality
 - Strengthens riverfront character

SITE TOPOGRAPHY



- +83 M LVL
- +82 M LVL
- +81 M LVL
- +80 M LVL
- +79 M LVL

SITE SECTION



SEISMIC ZONE

Zone III (Moderate Seismic Risk)

SOIL TYPE

The site predominantly consists of alluvial soil, comprising sandy silt and clay, typical of the Sabarmati river basin.

SOCIO-FUNCTIONAL CONTEXT

WHO USES THE AREA?

The area is primarily occupied by finance professionals, corporate employees, entrepreneurs, incubation center users, institutional faculty and students. Ancillary users include service staff, visitors, consultants, and support personnel associated with commercial and institutional establishments (GIFTCL, 2023).

TIME-BASED ACTIVITY PATTERNS

The zone exhibits peak activity during weekday office hours (09:00-19:00), reflecting its corporate and institutional character. Activity significantly reduces during late evenings and weekends, indicating a work-centric urban environment rather than a mixed-use residential fabric.

ECONOMIC CHARACTER OF THE ZONE

The precinct functions as a specialized financial and knowledge-based district, anchored by banking, fintech, corporate offices, incubation facilities, and institutional infrastructure. The economic framework aligns with the Central Business District (CBD) model under the GIFT City development strategy (Government of Gujarat, 2022).

INFRASTRUCTURAL ADVANTAGE



UTILITY TUNNEL



POWER INFRA



SMART WATER INFRA



INDIA'S 1ST DCS



AUTOMATED WASTE MNGT. SYSTEM

SITE STUDY & ANALYSIS

LOCATION : GIFT CITY, GUJARAT

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ACADEMIC YEAR : 2025-26



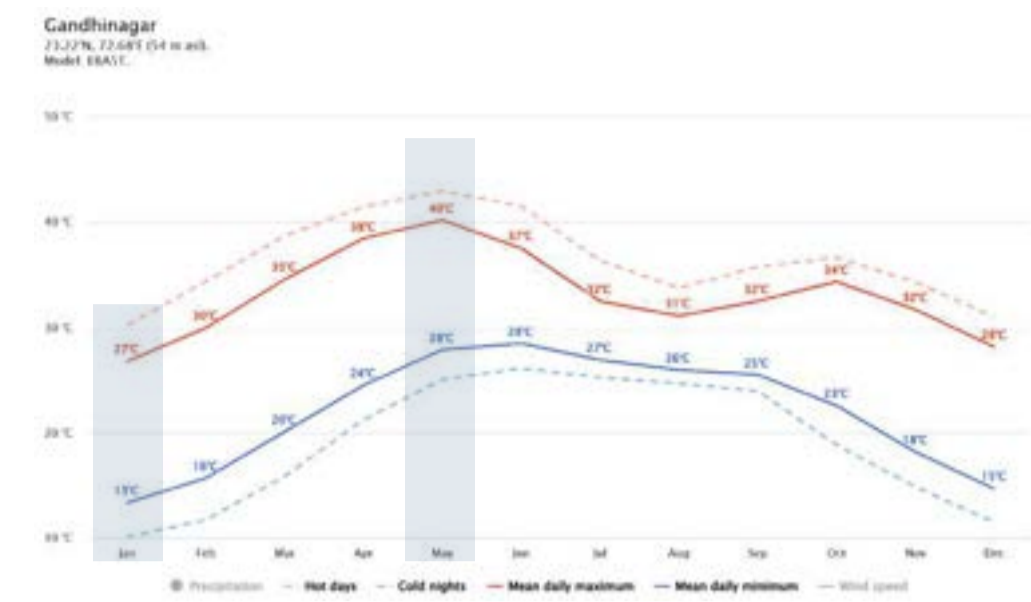
CLIMATE ANALYSIS

MACRO CLIMATE

TEMPERATURE

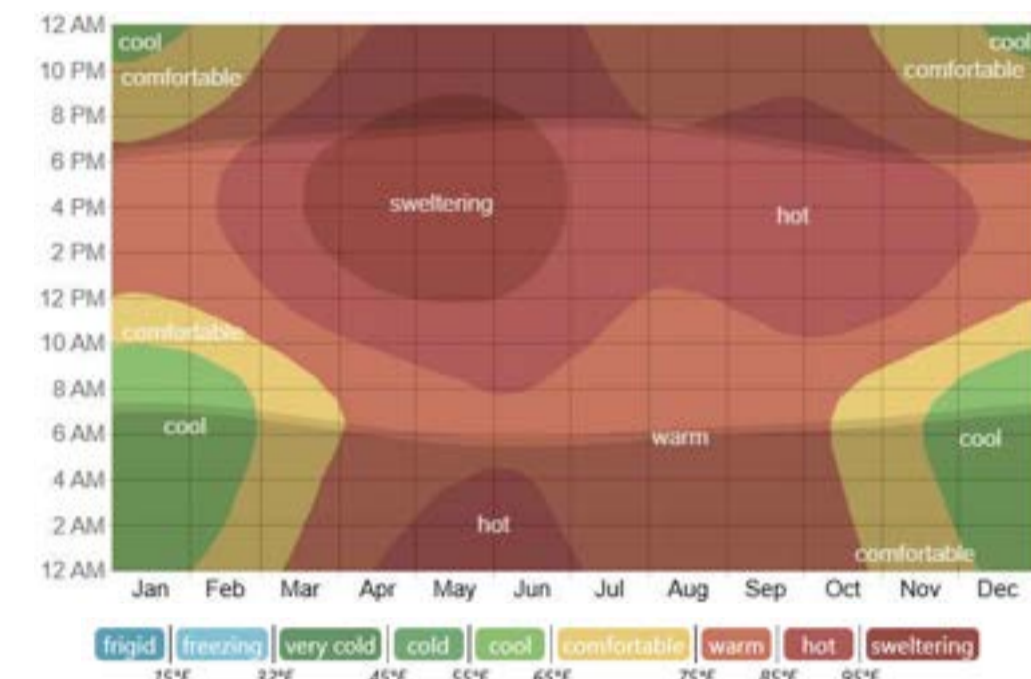
Peak Heat: May (40°C)

Coollest Month: January (13°C min)



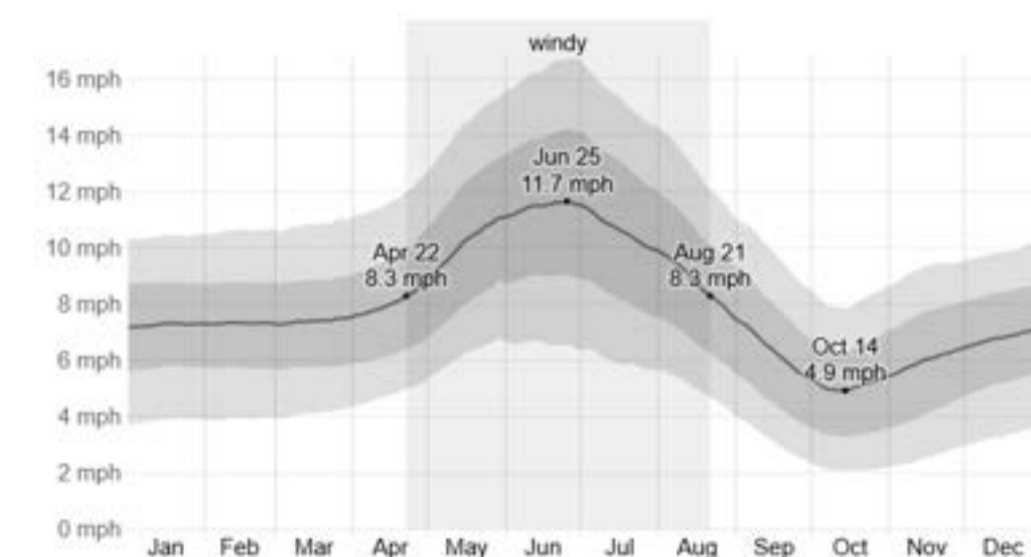
AVG HOURLY TEMPERATURE

Peak temperatures occur between 2:00 PM and 8:00 PM during the summer months of April, May, and June.



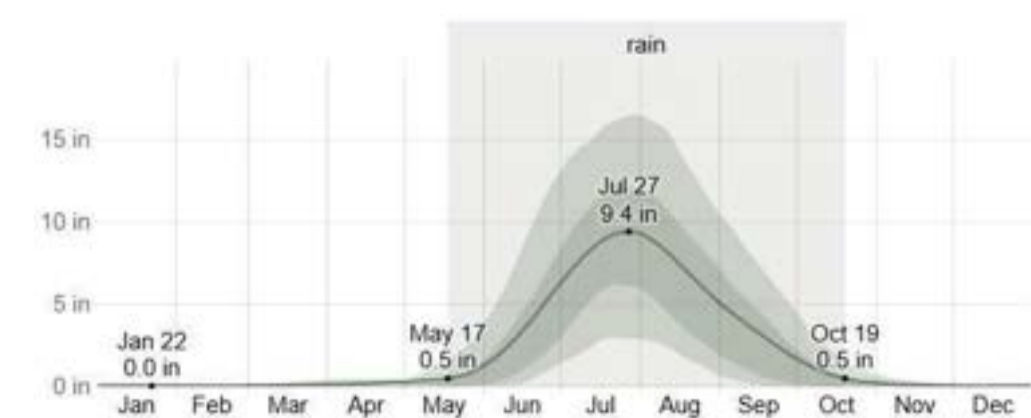
WINDS

South - West (SW/WSW) during monsoon
North-East (NE) during winter



RAINFALL

Average annual rainfall: 780 - 800 mm
Major rainfall during June - September



HUMIDITY

Average: 50 - 60%

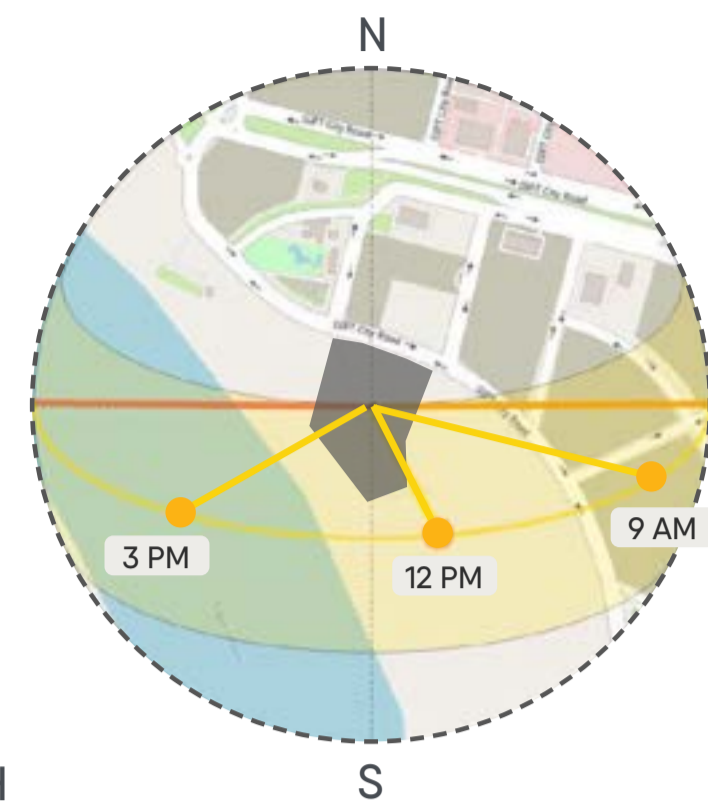
Monsoon humidity can reach 80 - 90%

SUN PATH & SHADOW STUDY

High solar exposure due to low latitude (23°N)

Summer sun from North-East - North-West (high angle)

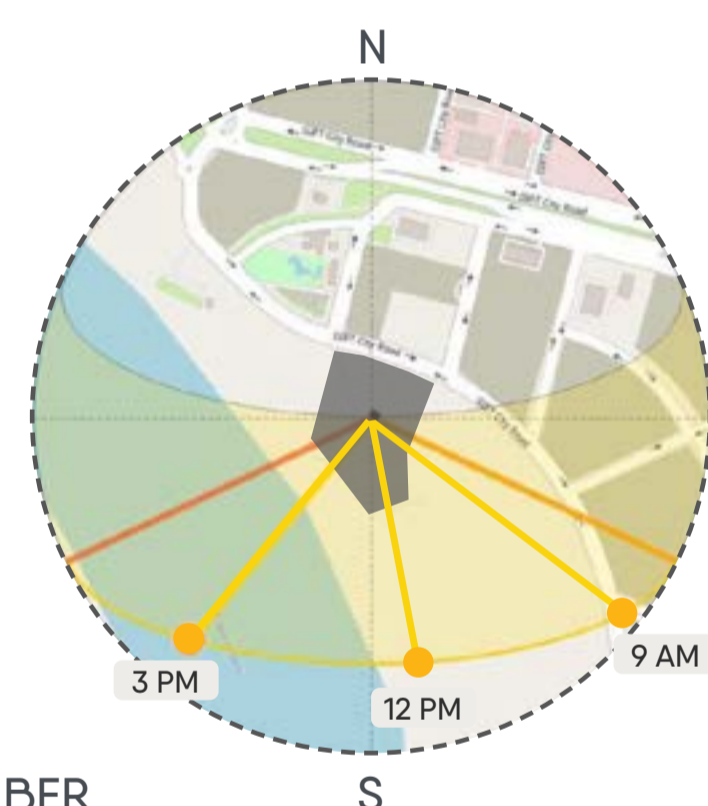
Winter sun from South-East - South-West (lower angle)



MARCH



JUNE



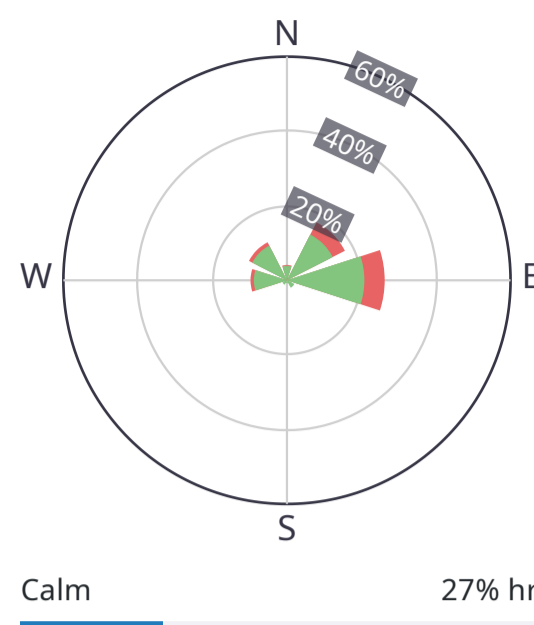
DECEMBER

CLIMATE INFERENCE

- High solar heat gain from west and south-west facades
- North-south orientation minimizes solar exposure
- Prevailing south-west winds support passive cooling
- Proximity to Sabarmati River creates a cooler microclimate
- Landscape buffers reduce heat and improve outdoor comfort

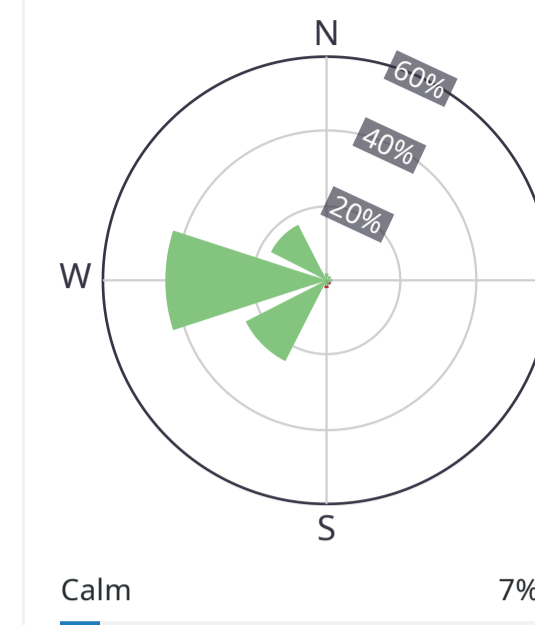
ENVIRONMENTAL INFERENCE

Dec 21 to Mar 20
Winter - Cool, dry



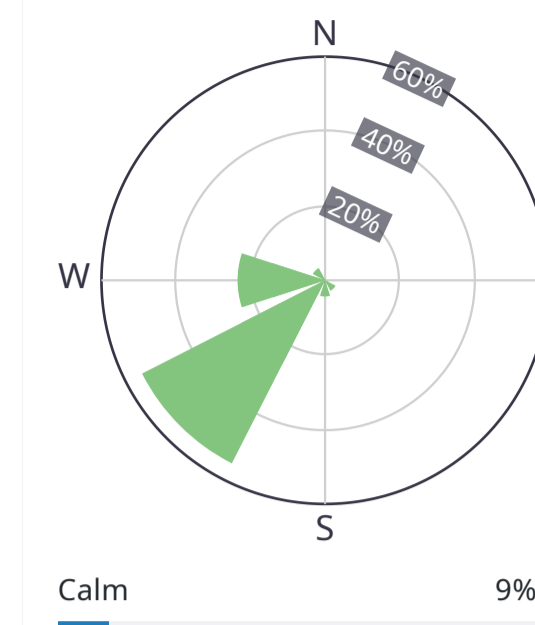
Daily daylight hrs
Avg 11.3 hrs

Mar 21 to Jun 20
Summer - very hot, dry



Daily daylight hrs
Avg 13.0 hrs

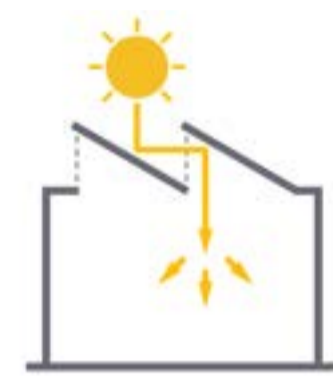
Jun 21 to Sep 20
Rainy - Windy



Daily daylight hrs
Avg 13.1 hrs

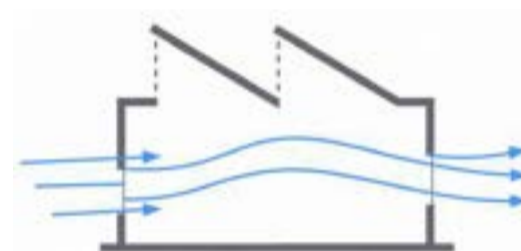
TOPLIGHTING

SAWTOOTH FACING NORTH



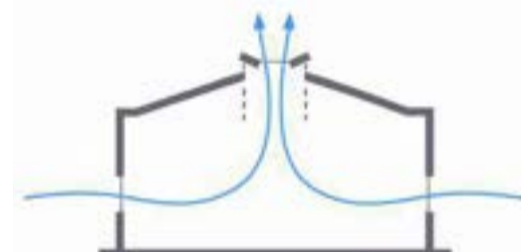
- Limits glare by facing away from direct sun.
- Cooler daylight from northern sky.
- Great view of northern sky.
- Decent sense of time passing

CROSS VENTILATION



- Improves natural airflow inside spaces.
- Keeps interiors cooler naturally.

STACK VENTILATION



- Pulls warm air upward and out of the space.
- Improves passive cooling and ventilation.

OUTSIDE SPACES



Rain cover

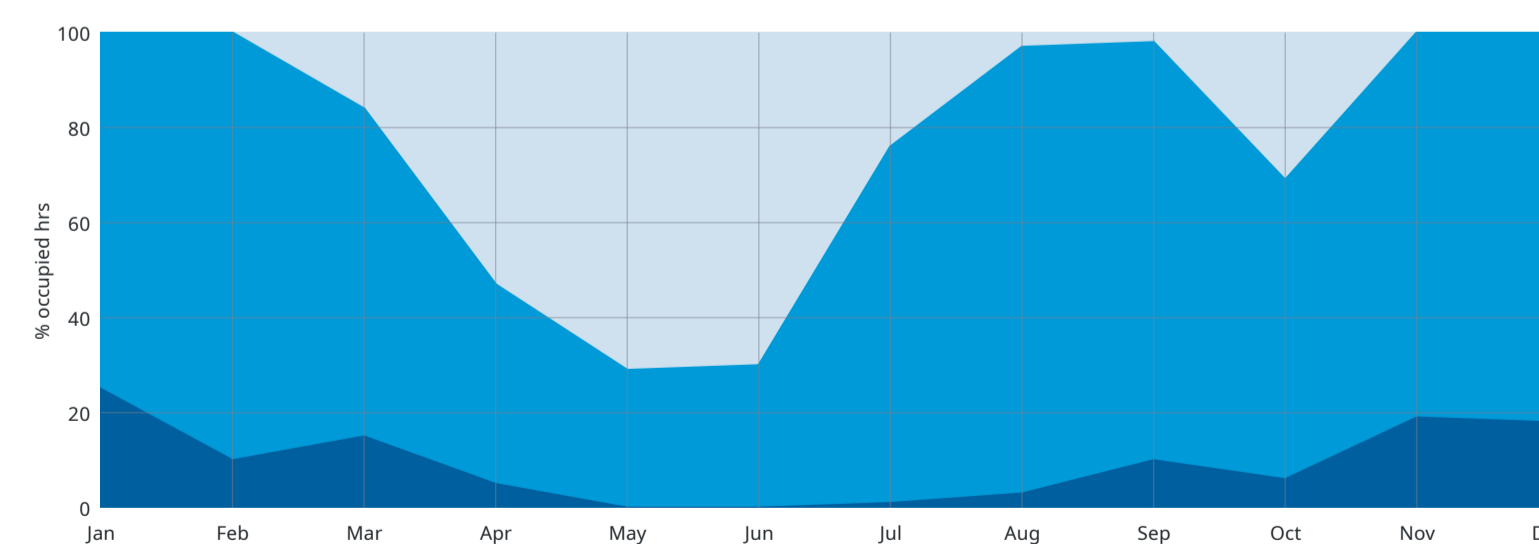


Sun shade



Wind breaks

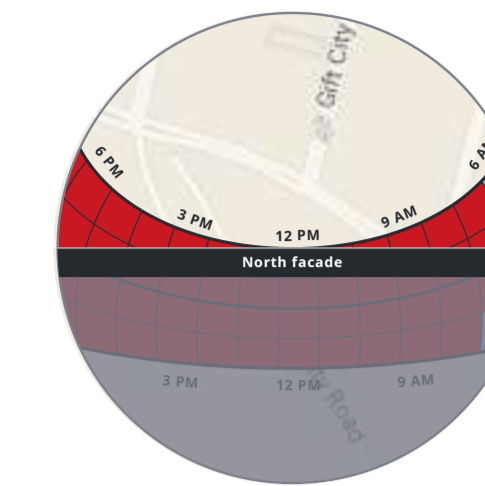
Annual Usability : 70%



- Usable without interventions
- Additional use with interventions
- Generally unusable

ENVIRONMENTAL STRATEGIES

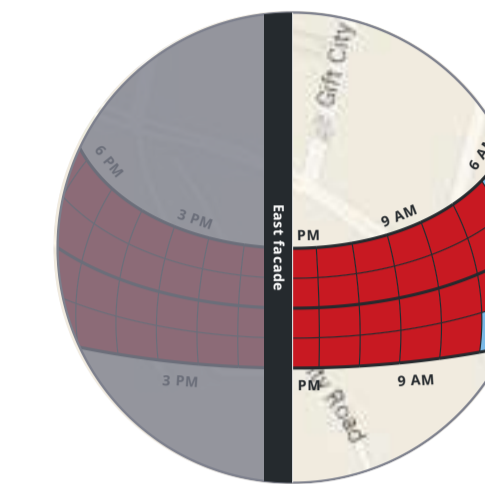
SHADING



No Shading

Overhang

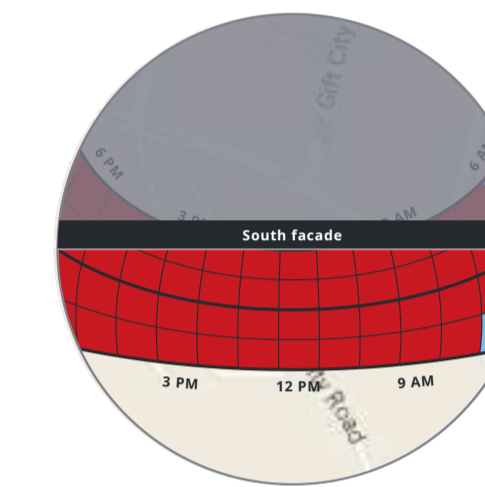
Offset Panel



Fins

Hood

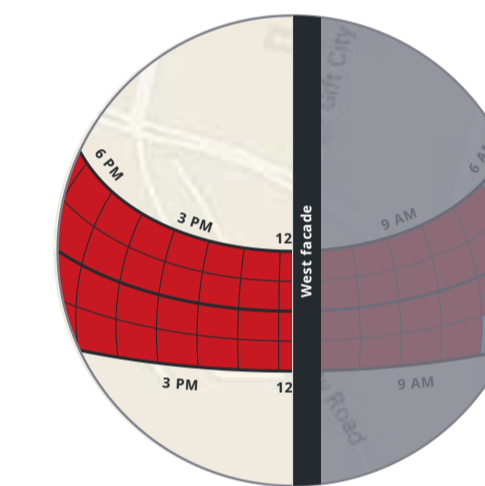
Offset Panel



Overhang

Double Overhang

Eggcrate



Fins

Eggcrate

Brise Soleil

SWOT ANALYSIS

| | | | |
|--|---|--|--|
| Strategic location within India's emerging fintech hub | Strong connectivity to Ahmedabad and major business corridors | Presence of corporate ecosystem and financial institutions | High potential for innovation-driven workspaces |
| Harsh hot climate with high solar heat gain | Limited pedestrian comfort during peak daytime hours | Creating climate responsive collaborative workspaces | Using shading and landscape to enhance outdoor usability |
| Extreme west sun affecting thermal comfort | High heat exposure increasing energy demand | Future expansion around site affecting views and ventilation | |

CLIMATE ANALYSIS

LOCATION : GIFT CITY, GUJARAT

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THESIS
ACADEMIC YEAR : 2025-26



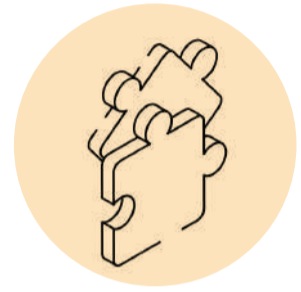
ASPIRE

BUSINESS INCUBATION CENTRE?

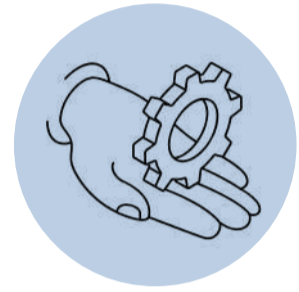
A Business Incubation Centre provides startups with infrastructure, mentorship, and funding access within a collaborative ecosystem, fostering innovation and supporting the growth of technology-driven enterprises.

The project proposes a Business Incubation Centre in GIFT City, supporting startups across multiple sectors with a focus on fintech. It creates a unified environment that fosters **collaboration**, innovation, and **growth** within the business ecosystem of Ahmedabad.

ISSUES



Limited access to affordable **plug-and-play** workspaces



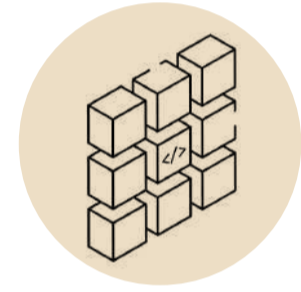
Lack of shared **high-end facilities** (meeting rooms, AV, labs, server spaces)



Inadequate collaborative environments for structured interaction



Absence of **investor-ready** presentation and meeting spaces



Fragmented ecosystem of startups, mentors, and industry experts

NEED FOR THE PROJECT

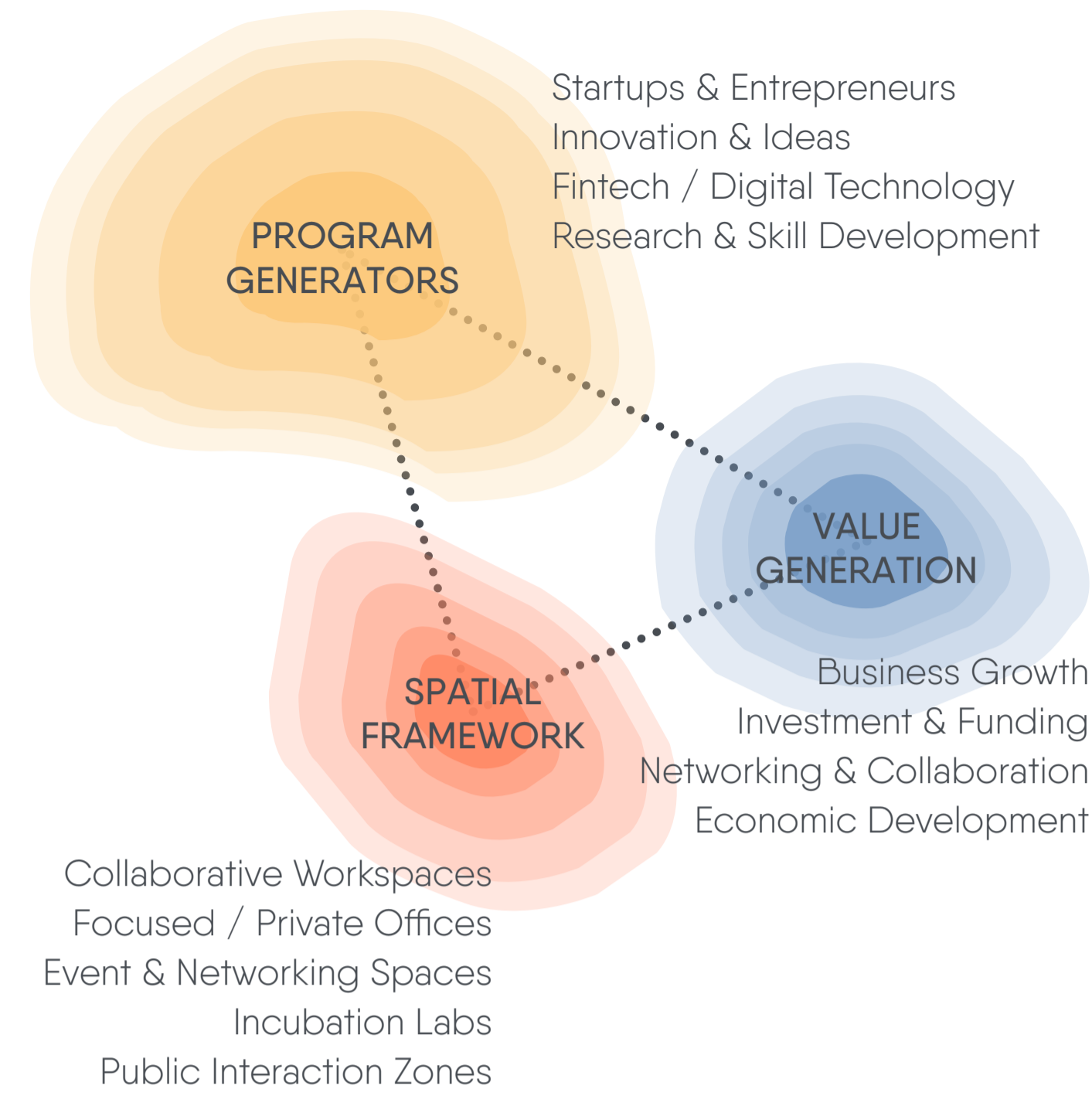
Established companies typically function in **siloes** and lack the agility of startups



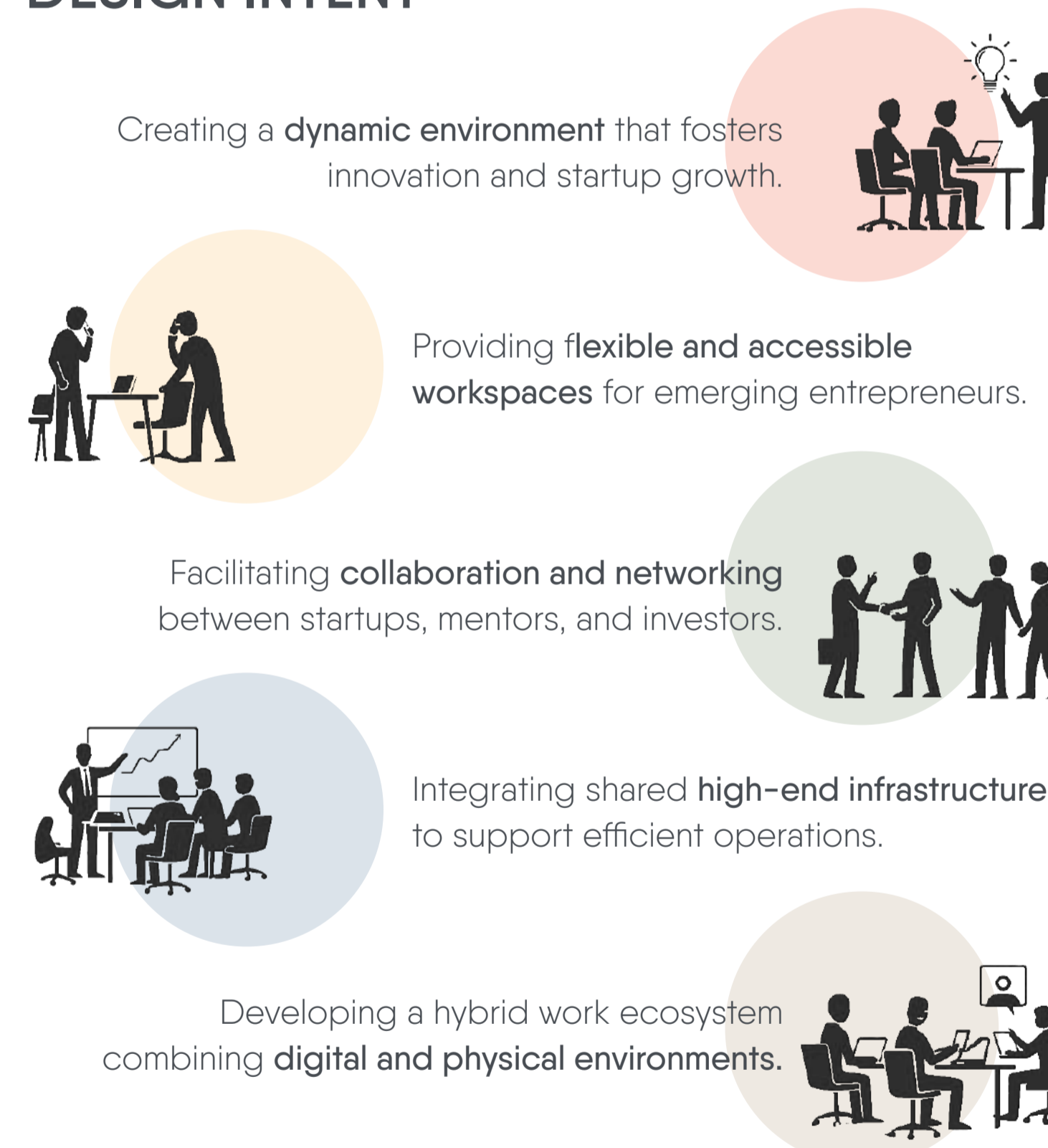
The growing need for a structured ecosystem where innovation can be nurtured, launched, and accelerated toward success.



PROPOSAL



DESIGN INTENT



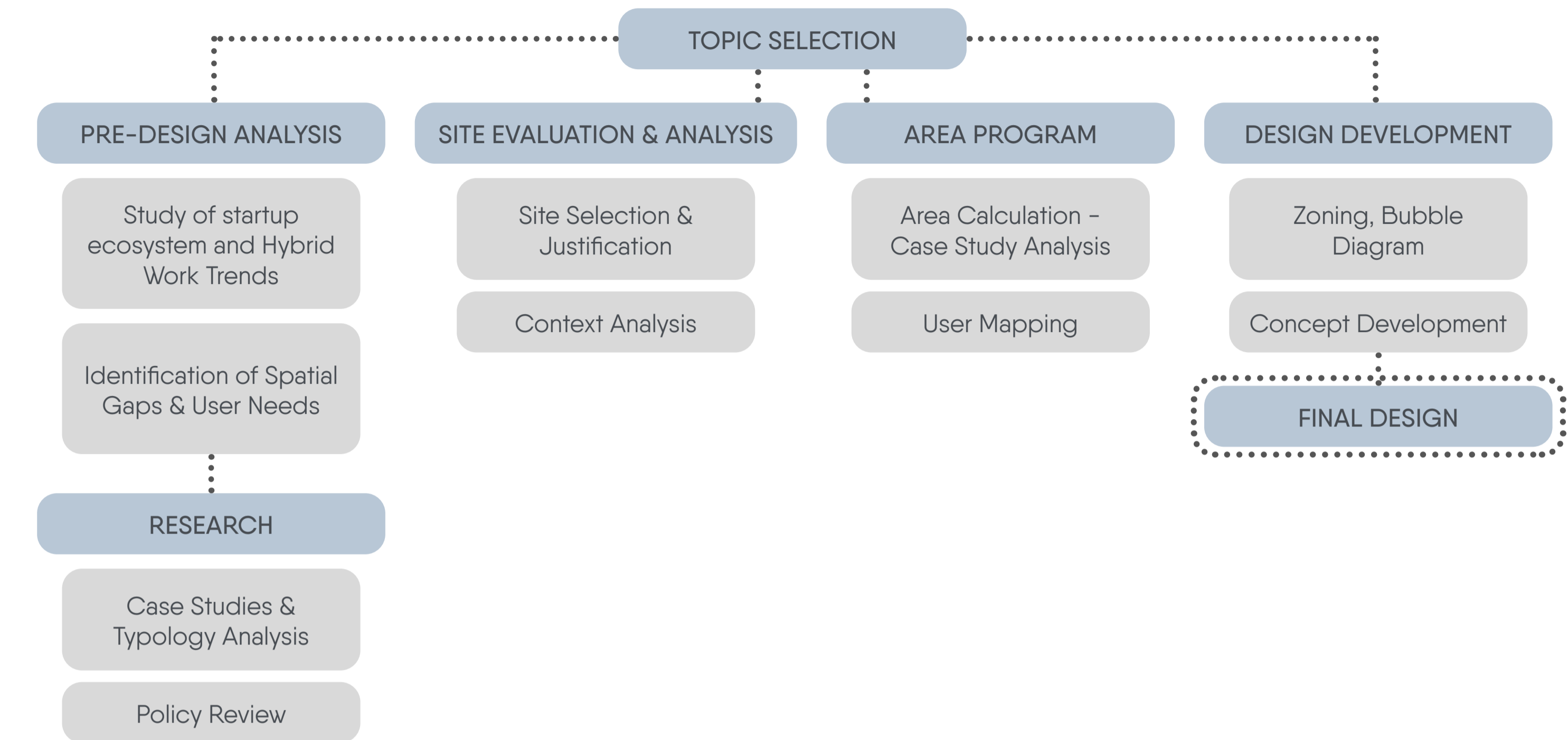
Architecturally, the project aims to create a space that physically represents this journey from ideation zones to collaborative hubs and growth-oriented work environments. The built environment becomes a catalyst that transforms individual ideas into scalable enterprises.

PROPOSITION

To create a cohesive innovation ecosystem that integrates spatial, technological, and collaborative frameworks, empowering startups to connect, innovate, and scale within a dynamic built environment.

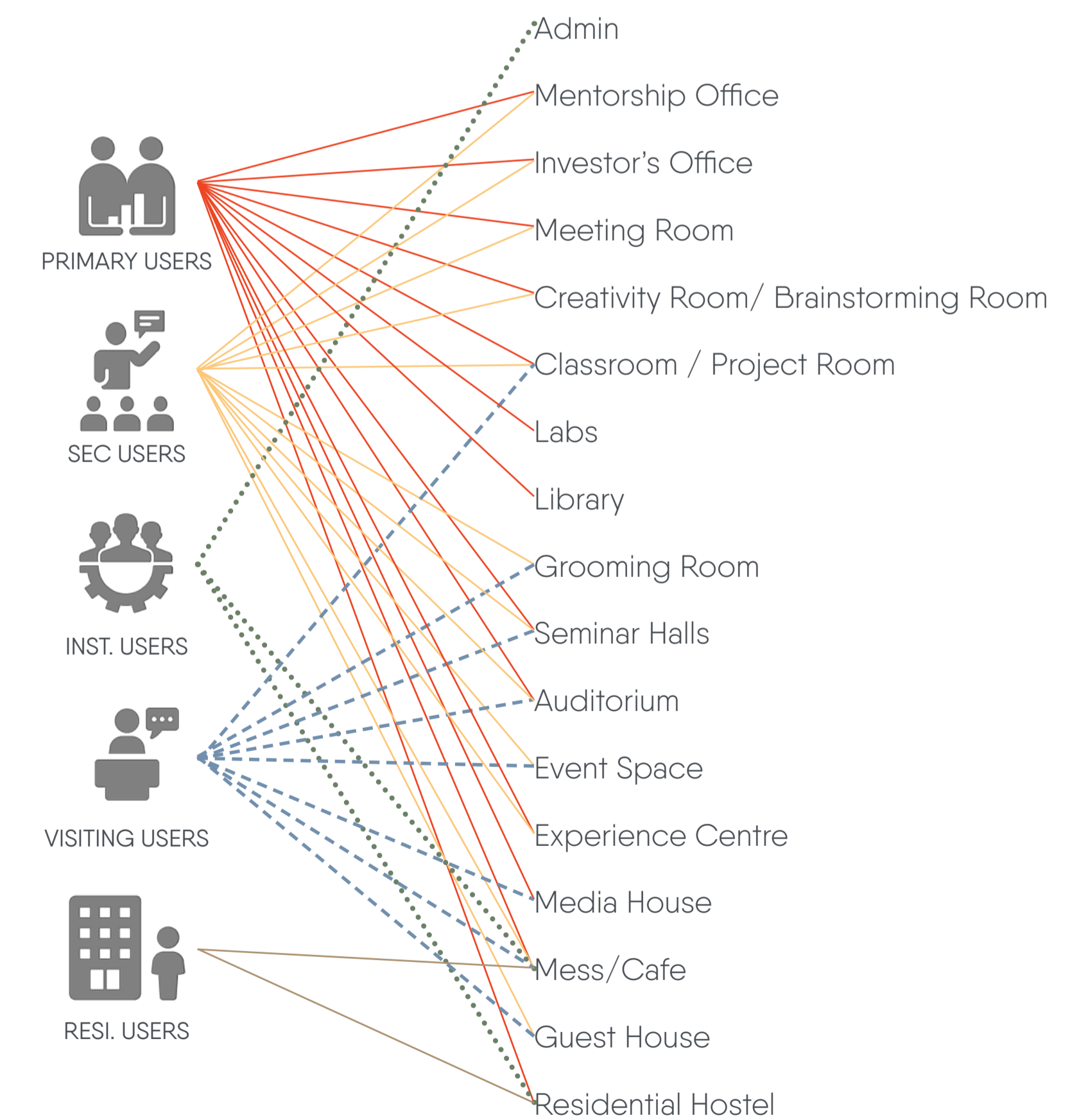
DESIGN METHODOLOGY

A systematic approach integrating research, analysis, and iterative design to develop a cohesive incubation ecosystem.



USER STUDY

- Primary Users** (Core Daily Occupants - Direct Beneficiaries)
Startup Founders & Co-founders
- Secondary Users** (Ecosystem Enablers - Strategic Support Layer)
Mentors & Industry Experts
- Institutional Users** (Operational Backbone of the Incubation Model)
Incubation Management Team
- Visiting Users** (Periodic & Event - Based Users)
Guest Speakers & Workshop Trainers
- Residential Users (Live - Work Model)**



DESIGN STRATEGY & APPROACH

LOCATION : GIFT CITY, GUJARAT

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5th YEAR | SEMESTER X
THESIS
ACADEMIC YEAR : 2025-26



CONCEPT

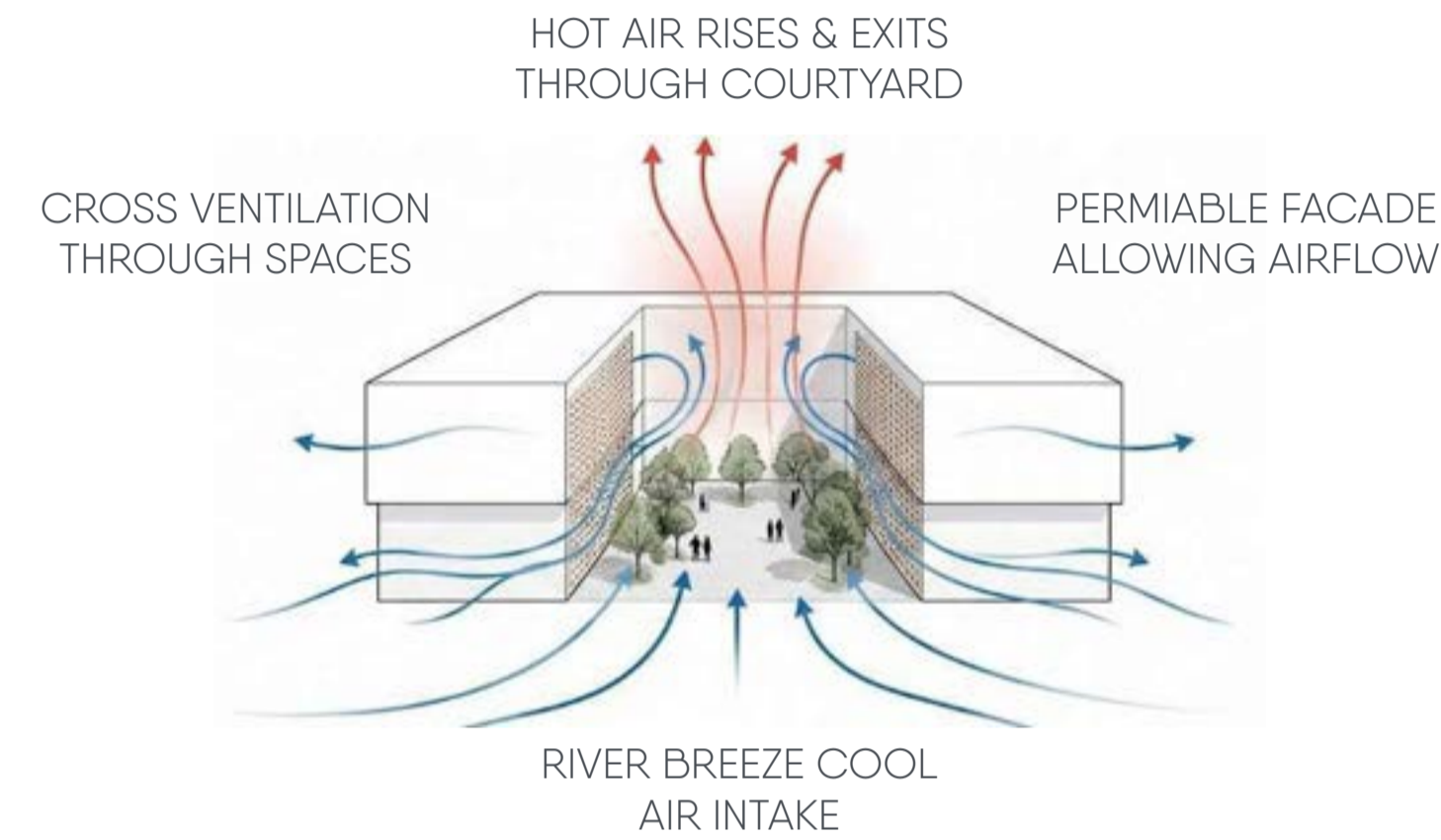
BUSINESS INCUBATION CENTER SHAPED BY CLIMATE, CONTEXT, AND COLLABORATION

CONNECT • INCUBATE • GROW

The project is envisioned as a collaborative incubation ecosystem where interconnected spaces encourage innovation, interaction, and entrepreneurial growth.

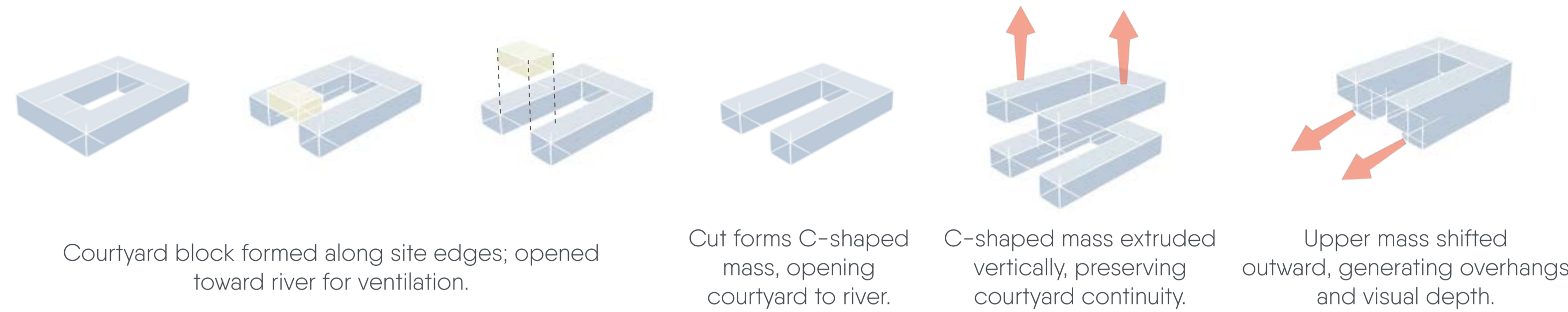


COURTYARD AS THERMAL & SOCIAL CORE



01 | EVOLUTION OF MASSING

Built form wraps around the courtyard and opens on one side toward the river to allow breeze to pass through.

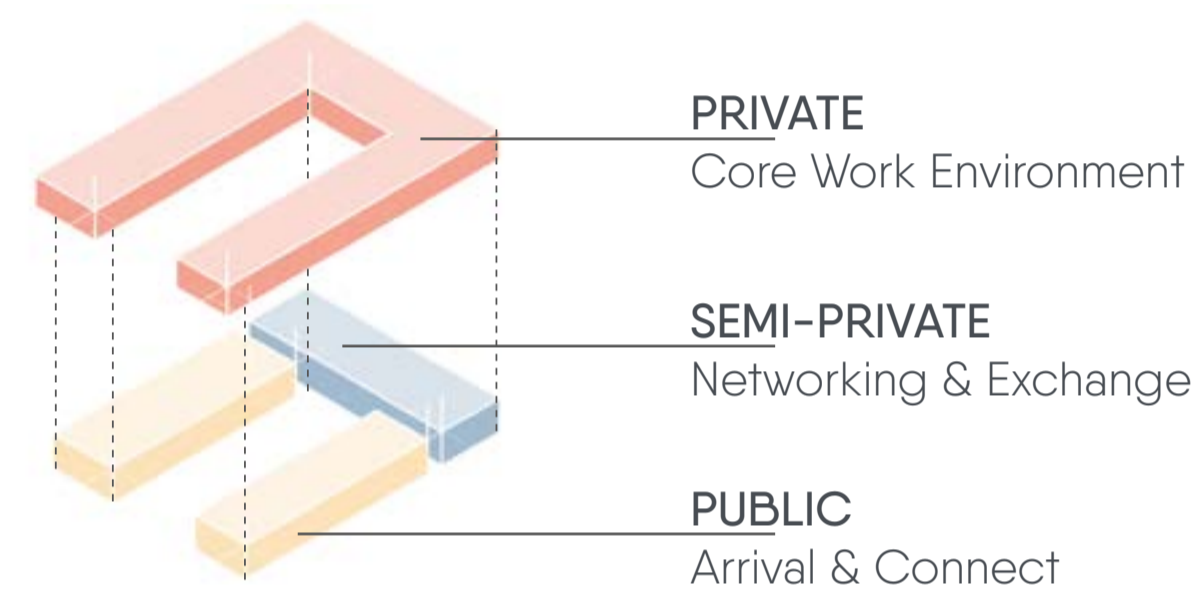


Form derived from climate forces and airflow optimization.

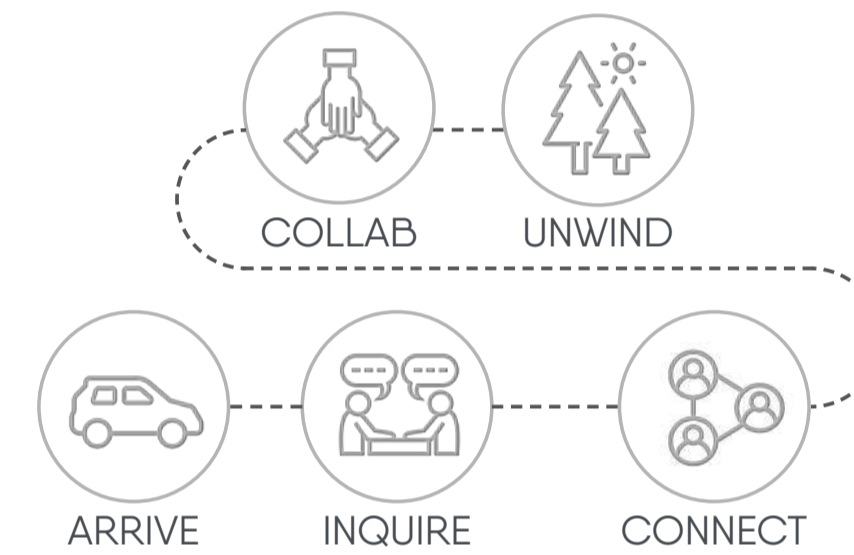
CLIMATE RESPONSE

- River breeze intake (SW)
- Courtyard air circulation
- Stack Ventilation
- Shaded massing

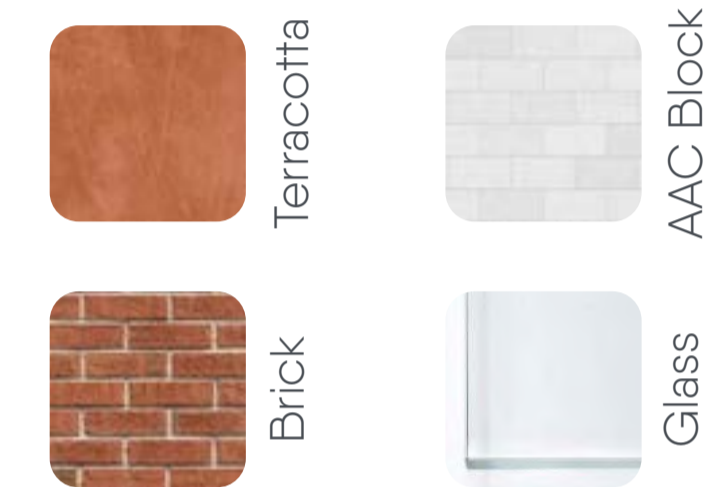
02 | SPATIAL HIERARCHY



03 | CIRCULATION STRATEGY

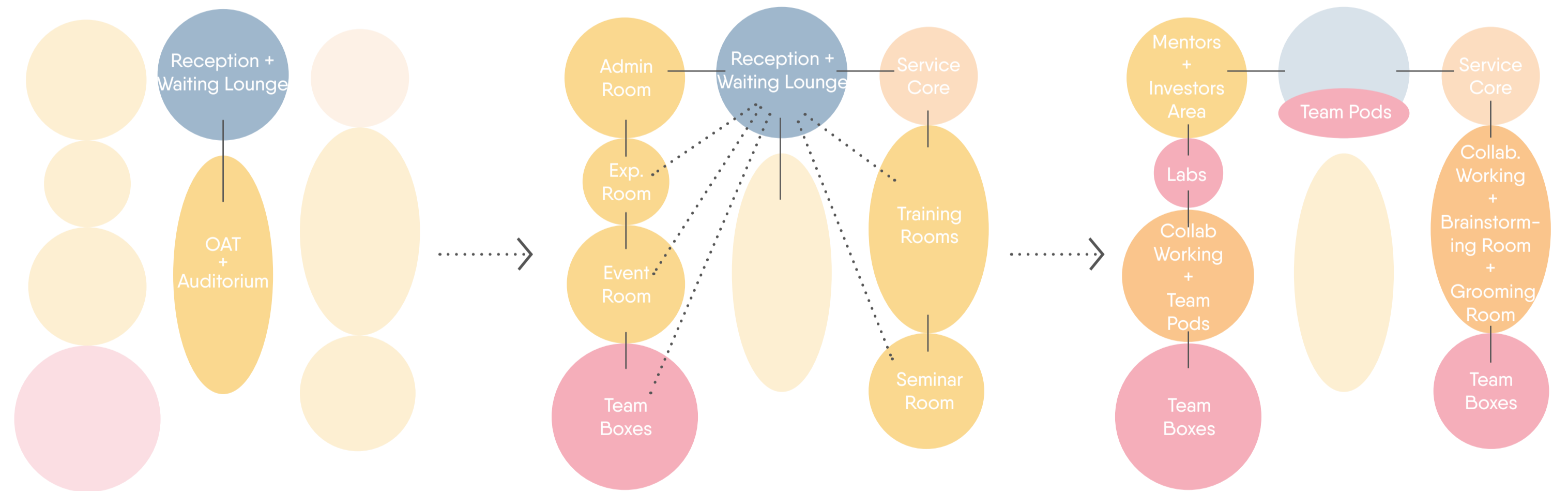


04 | MATERIAL PALETTE



ZONING STRATEGY

PROGRAM RELATIONSHIP DIAGRAM



BASEMENT LEVEL

Auditorium, Open Air Theatre (OAT) placed in basement for optimal access and acoustic control.

GROUND FLOOR LEVEL

Arrival, public interface and learning spaces organized around central courtyard for easy orientation.

FIRST FLOOR LEVEL

High focus, collaboration, and mentorship spaces clustered for synergy and interaction

- Public/ Semi-Public
- Focused / Semi - Private
- Private
- Support Core
- Central Courtyard/ OAT

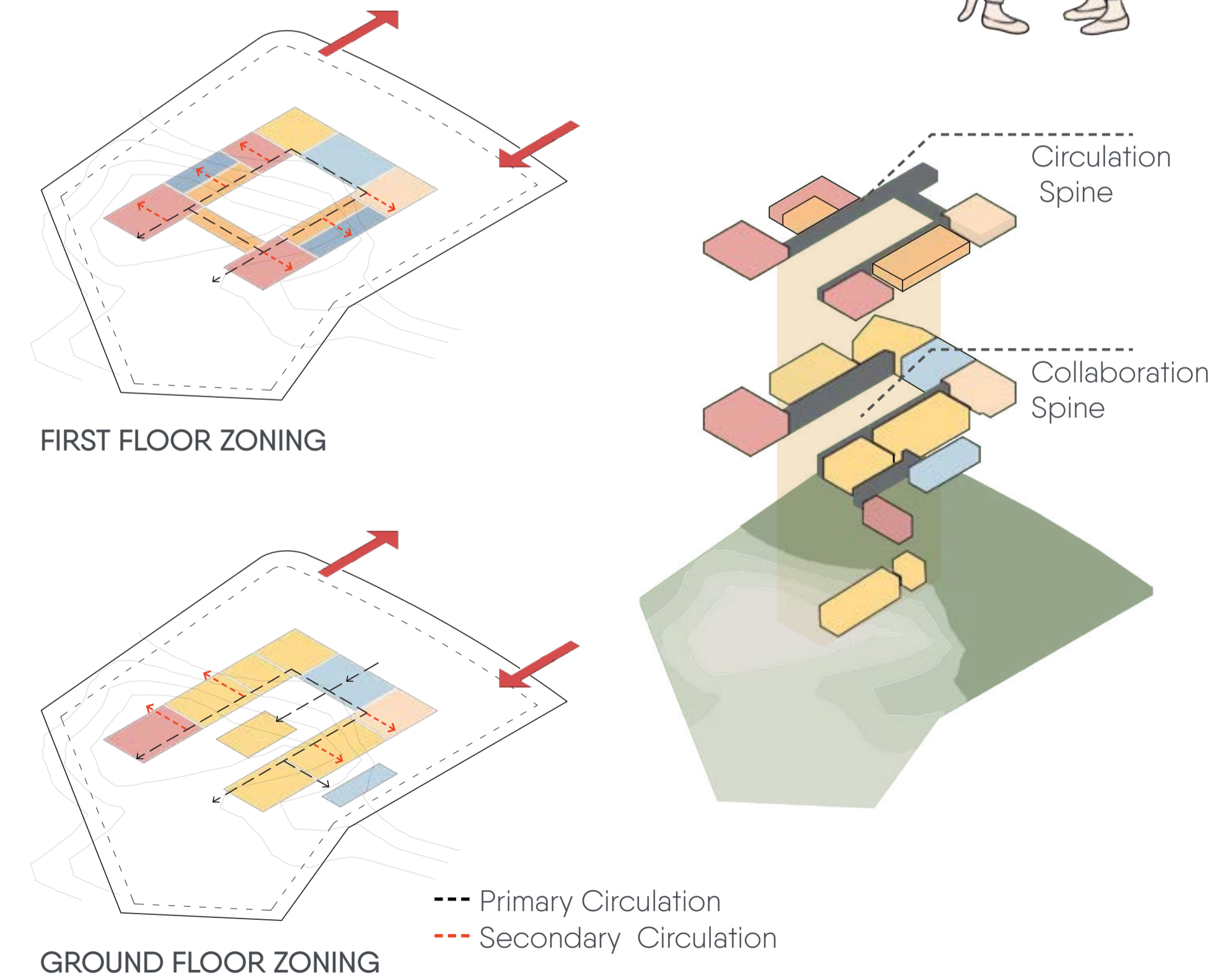
RELATIONSHIP KEY

- Strong Adjacency (Direct Relationship)
- Moderate Adjacency (Indirect Relationship)

ZONING PHILOSOPHY

Gradual transition from public engagement to private focus zones.

- ENGAGEMENT ZONE (PUBLIC)**
Arrival Plaza, Reception, Waiting, Cafe lounge, Dining Zone
- COLLABORATION ZONE (SEMI-PUBLIC)**
Admin, Auditorium, Experience Room, Training Rooms, Event Room, Seminar Room
- FOCUSED WORK ZONE (SEMI-PRIVATE)**
Co-Working Space, Brainstorming Rooms, Grooming Room, Collab Lounge
- CORE ZONE (PRIVATE)**
Team Box, Individual Pods, Team Pods
- STAFF SUPPORT ZONE**



FINTECH-HYBRID BUSINESS INCUBATION CENTRE

LOCATION : GIFT CITY, GUJARAT

SIDDHIKA ROHILA
5th YEAR | SEMESTER X
THESIS
ACADEMIC YEAR : 2025-26



MASTER PLAN



SABARMATI RIVER

SECTION AT AA'

SECTION AT BB'

- +12.35 M LVL
- +10.75 M LVL
- +0.60 M LVL
- +0.00 M LVL
- 1.95 M LVL
- 2.70 M LVL
- 8.10 M LVL
- 13.20 M LVL

- +11.75 M LVL
- +8.10 M LVL
- +2.00 M LVL
- +0.00 M LVL
- 1.00 M LVL
- 2.00 M LVL
- 9.20 M LVL

FINTECH-HYBRID BUSINESS INCUBATION CENTRE

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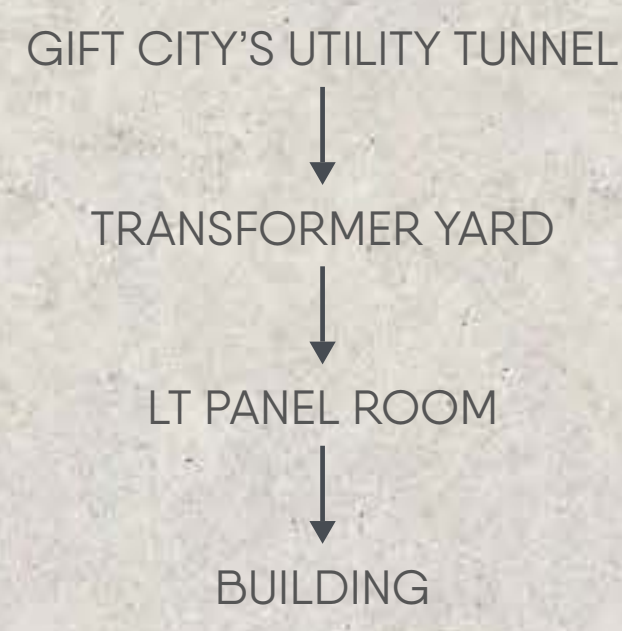
SIDDHIKA ROHILA
5th YEAR | SEMESTER X
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ACADEMIC YEAR : 2025-26



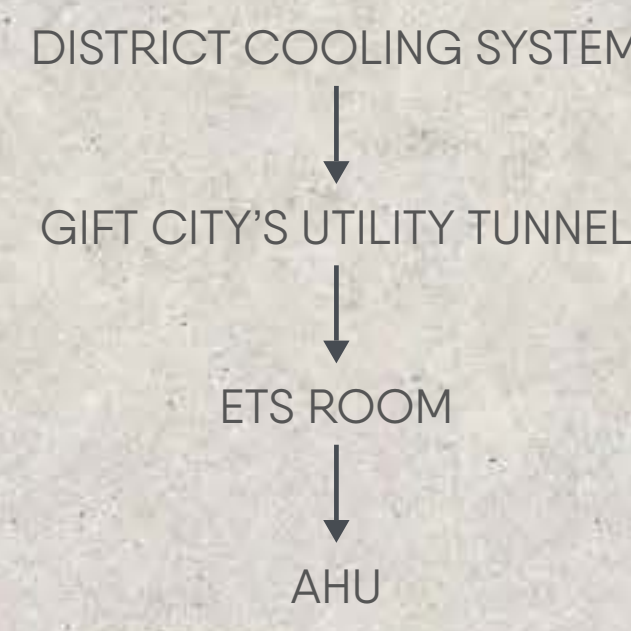
ALL DRAWINGS ARE IN SCALE OF 1 : 500 OTHERWISE MENTIONED

SITE PLAN

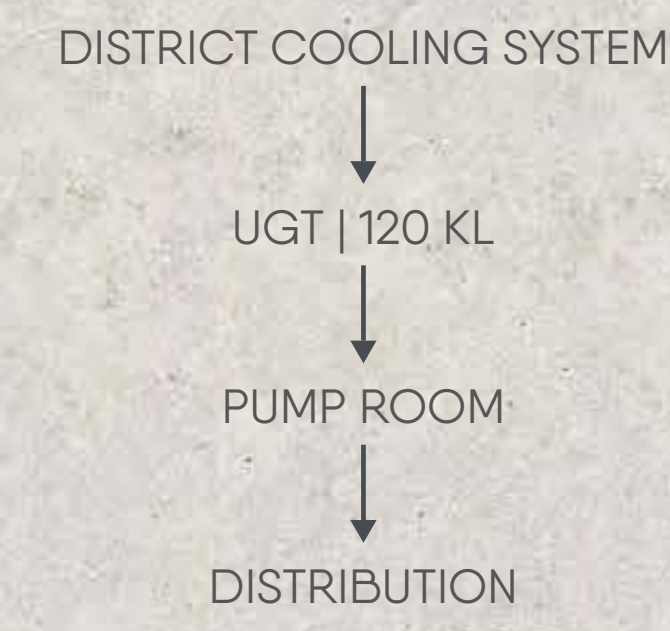
ELECTRICITY POWER DISTRIBUTION FLOW



GIFT CITY'S DCS - II



WATER INFRASTRUCTURE



INFRA UTILITY TUNNEL

24 M WIDE ROAD

UGT CAPACITY

OCCUPANCY = 1000 PERSONS
 WATER DEMAND = 45 LPCD (NBC)
 STAFF - 45 KLD (L/DAY) X 800 = 36,000 L/DAY
 VISITORS - 15 KLD X 150 = 2,250 L/DAY
 MESS - 70 KLD X 210 = 14,700 L/DAY
 TOTAL = 52,950 L/DAY = 53 KL / DAY
 UGT - 60 KL
 FOR APPROX 2 DAYS
 60 X 2 = 120 KL = 120 M³
 UGT TANK SIZE = 8 X 5 X 3 M

FIRE TANK CAPACITY

1 HYDRANT + SPRINKLER WORKING
 EACH HYDRANT = 1000 L/MIN
 2 HOURS = 120 MINUTES
 1000 X 120 = 120,000 L
 SPRINKLER + SAFETY MARGIN
 120,000 X 1.25 = 150,000 L
 FIRE WATER REQUIREMENT:
 1,50,000 LITRES = 150 KL
 FIRE TANK SIZE = 10M X 5M X 3 M

STP

WATER DEMAND: 60 KLD
 SEWAGE GENERATION: 48 KLD (80% OF DEMAND)
 STP CAPACITY: 50 KLD
 TREATMENT SYSTEM: MBBR / SBR
 STP VOLUME: 60 M³
 APPROX. SIZE: 10 M X 5 M X 3 M
 AREA REQUIRED: 80 - 100 M²

LANDSCAPE DESIGNED FOR GROUNDWATER PERCOLATION

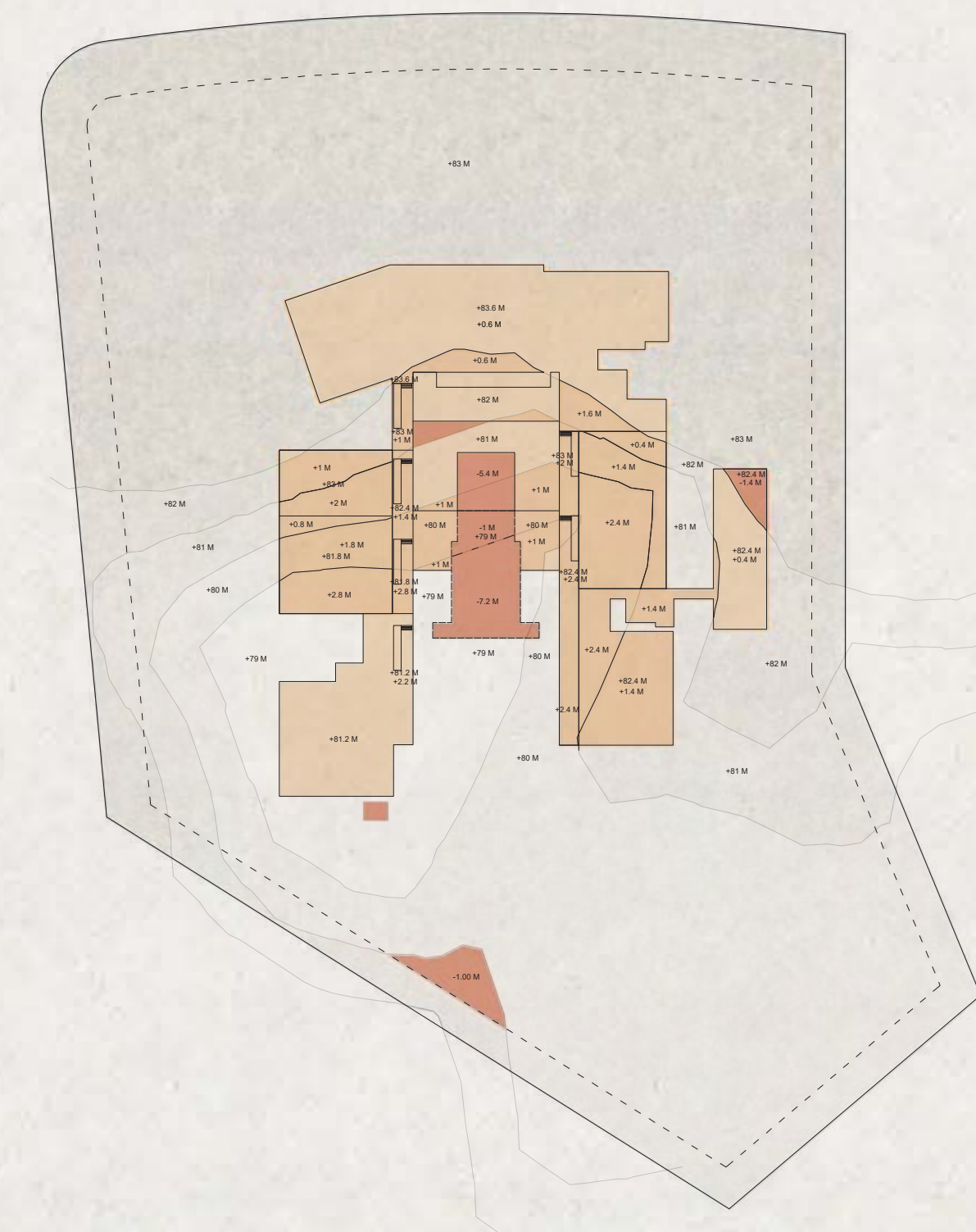


INTEGRATED SEATING

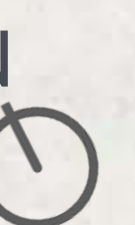
FUTURE EXPANSION ZONE
 LIVE - ON CAMPUS MODEL
 5700 SQ.M

LEGEND

- PORTABLE WATER
- ELECTRICAL POWER LINE
- FIRE WATER LINE
- WASTE WATER (SEWAGE)
- CHILLED WATER SUPPLY
- - - CHILLED WATER RETURN
- RECHARGE PIT
- HYDRANT



- CUT AREA
- FILL AREA
- RAISED PLINTH AREA



ALL DRAWINGS ARE IN SCALE OF 1 : 500 OTHERWISE MENTIONED

FINTECH-HYBRID BUSINESS INCUBATION CENTRE

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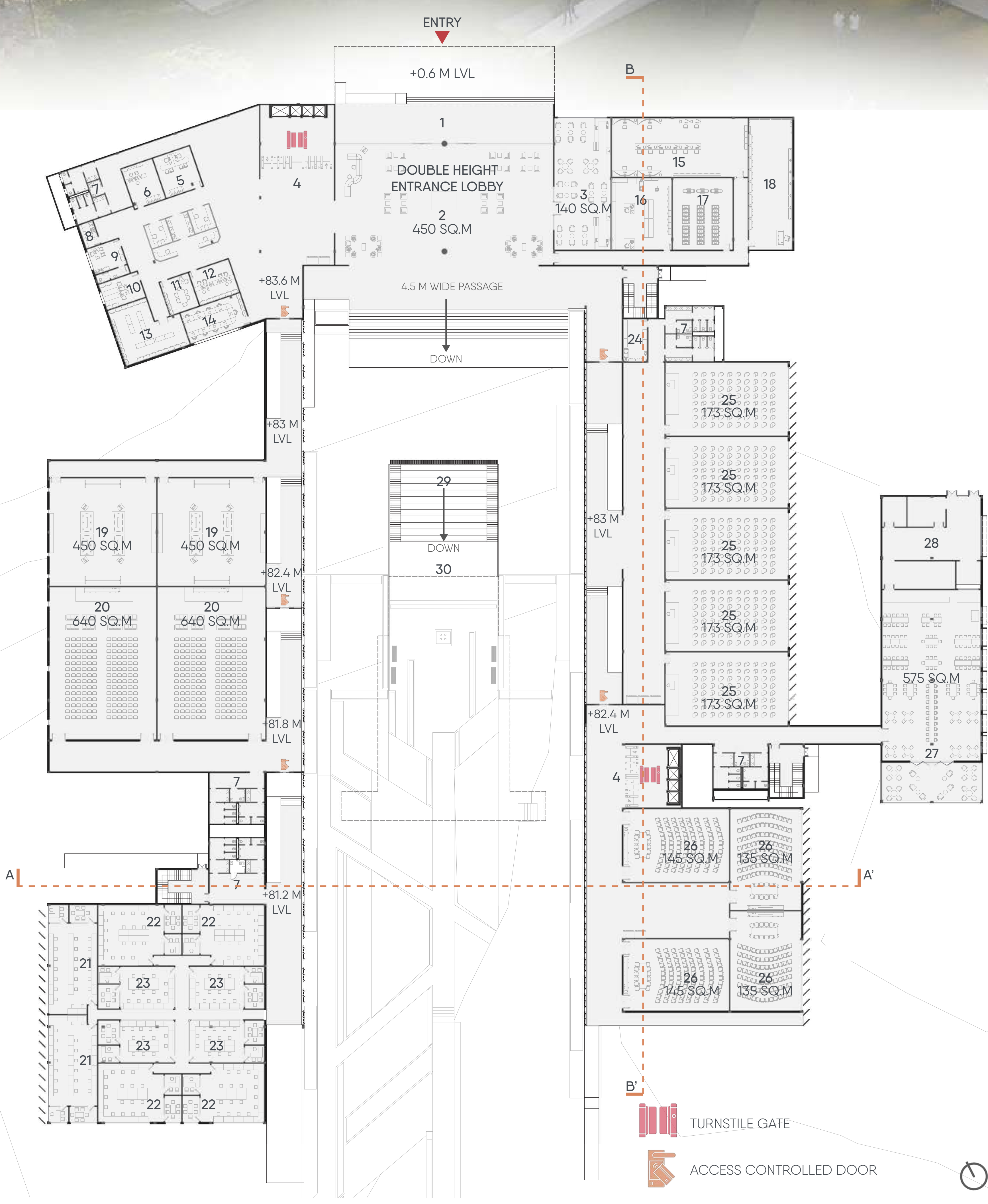
SIDDHIKA ROHILA
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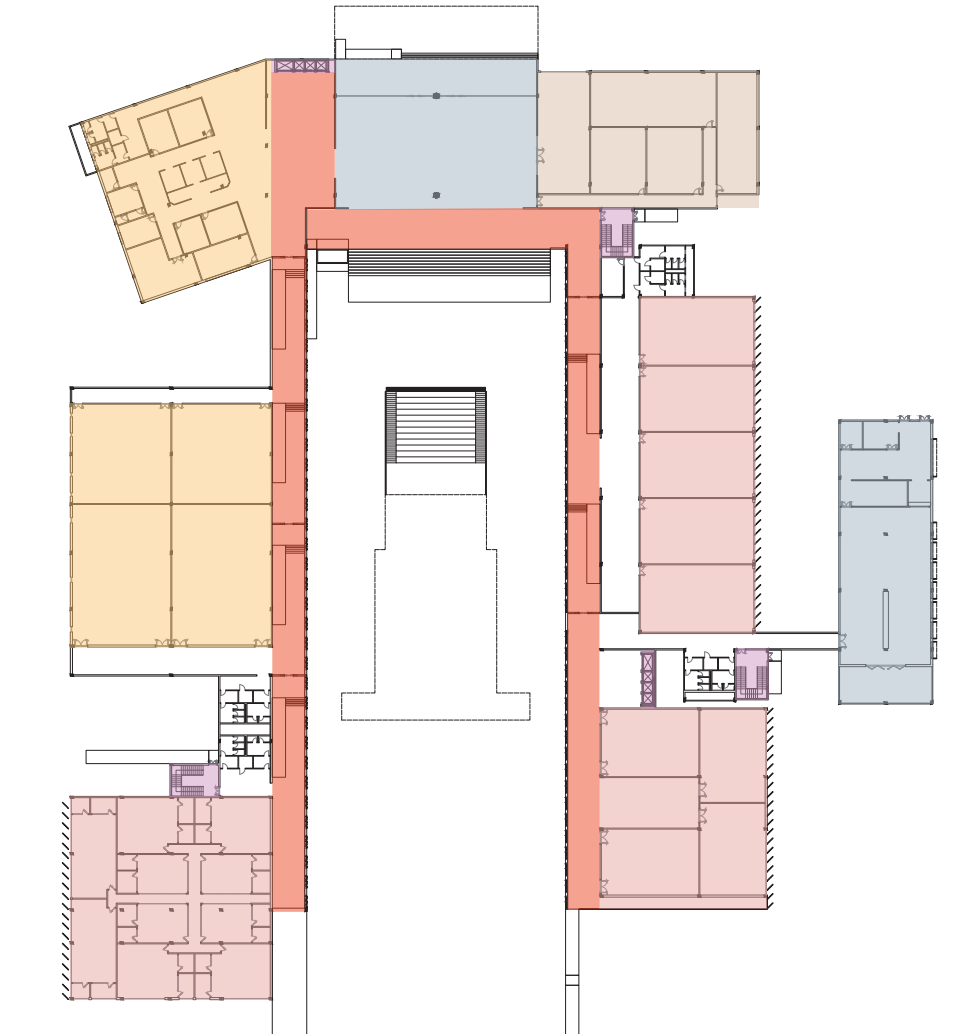
SABARMATI RIVER



GROUND FLOOR PLAN



USER FLOW & FUNCTIONAL ZONING

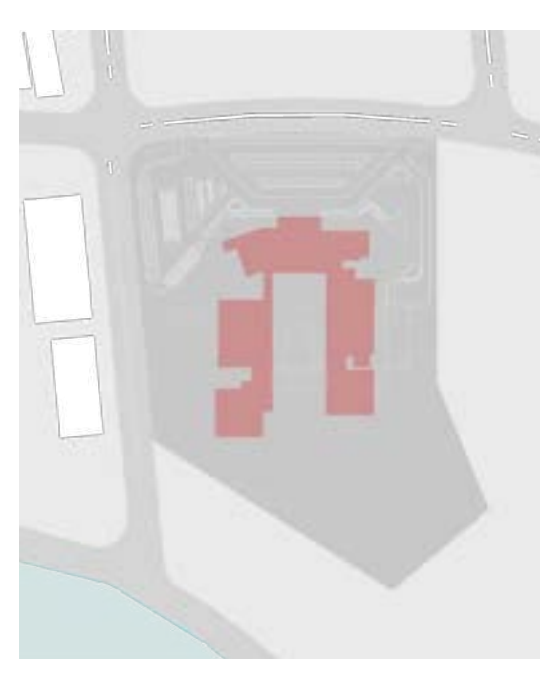


- PUBLIC / ENGAGEMENT ZONE
- SEMI PUBLIC / COLLABORATION ZONE
- PRIVATE / CORE ZONE
- STAFF SUPPORT ZONE
- VERTICAL CIRCULATION
- MAIN CIRCULATION SPINE

LEGEND

1. ENTRY PLAZA
2. RECEPTION / WAITING LOBBY - 450 m²
3. CAFETERIA - 140 m²
4. LIFT LOBBY - 106 | 73 m²
5. STARTUP INQUIRY ROOM - 30 m²
6. INTERVIEW ROOM - 26 m²
7. TOILETS - 60 m²
8. PANTRY - 9 m²
9. HR OFFICE - 23 m²
10. ADMIN (BACKEND STAFF) - 20 m²
11. MEETING ROOM - 20 m²
12. ADMIN ROOM (FRONT END) - 27 m²
13. RECORD ROOM - 60 m²
14. CONFERENCE ROOM - 40 m²
15. CONTROL ROOM - 150 m²
16. HOUSEKEEPING - 80 m²
17. UPS / SERVER ROOM - 80 m²
18. ELECTRICAL ROOM - 110 m²
19. EXPERIENCE ROOM - 225 m²
20. EVENT ROOM - 320 m²
21. TEAM BOX - 22 NO. - 105 m²
22. TEAM BOX - 17 NO. - 95 m²
23. TEAM BOX - 12 NO. - 60 m²
24. JANITOR ROOM - 195 m²
25. TRAINING ROOM - 80 NO. - 173 m²
26. SEMINAR ROOM - 120 | 145 m², 96 | 135 m²
27. MESS - 400 m²
28. KITCHEN - 175 m²
29. OPEN AIR THEATRE (OAT)
30. WAY TO AUDITORIUM

KEY PLAN



- ADMIN / MENTORS / INVESTORS
- ...
- GUEST SPEAKERS / WORKSHOP TRAINERS
- ...
- STARTUP FOUNDERS & CO-FOUNDERS
- ...
- INCUBANTS



ENTRY TO INCUBATION CENTRE



ENTRY TO BUILDING



ENTRANCE LOBBY + RECEPTION

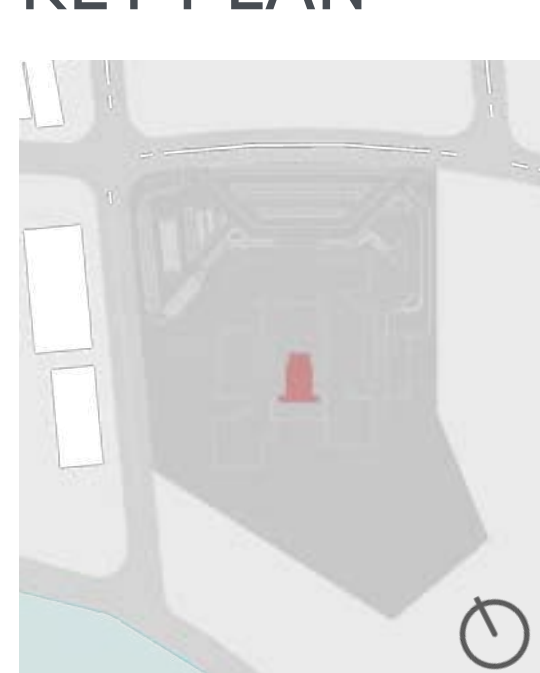


COURTYARD

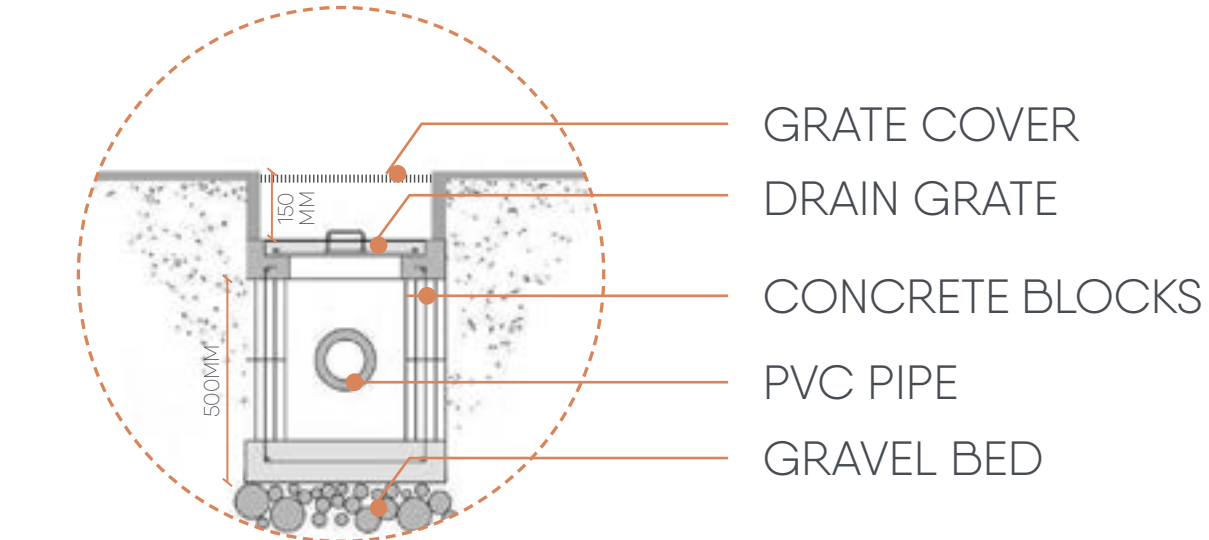
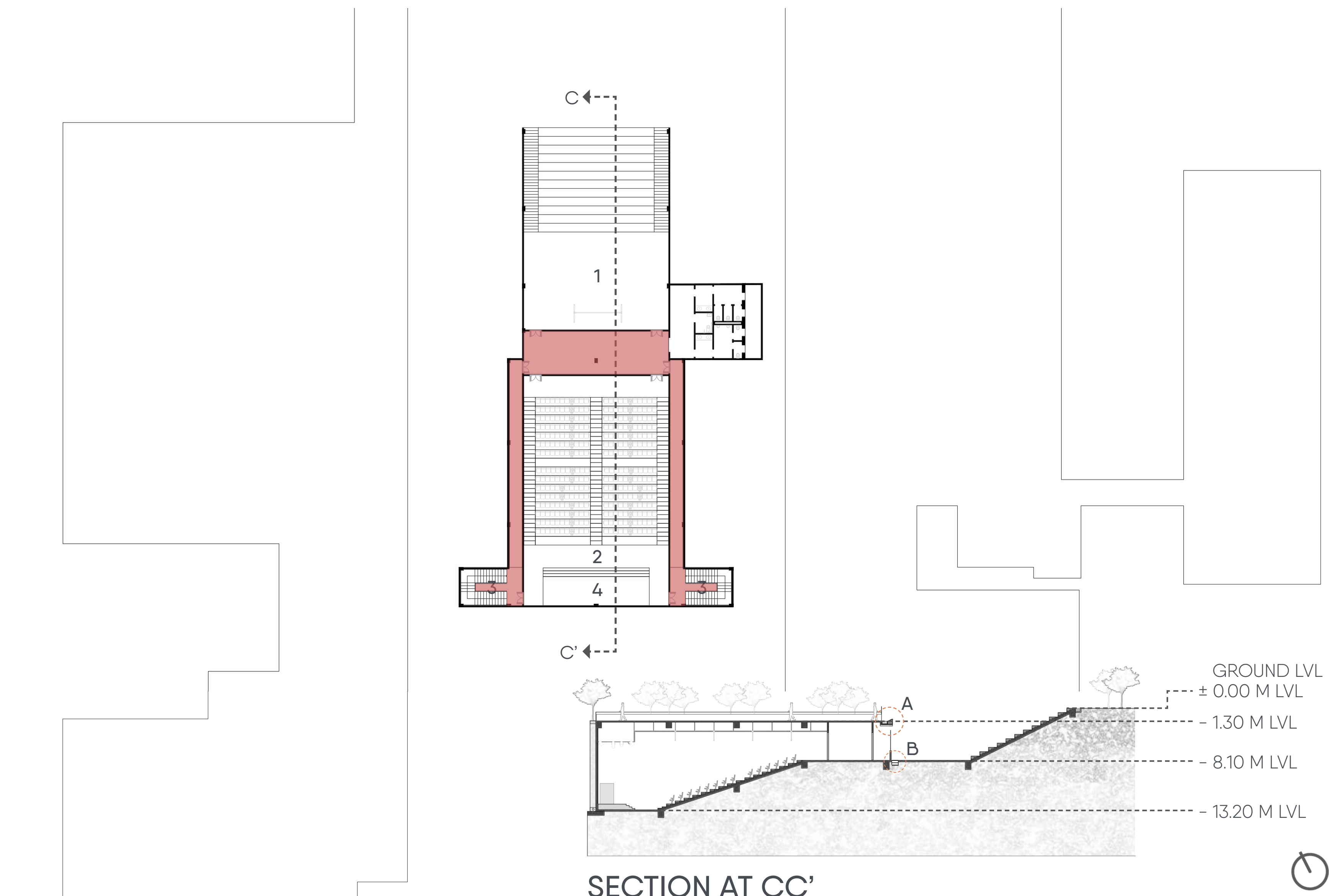


AUDITORIUM

KEY PLAN

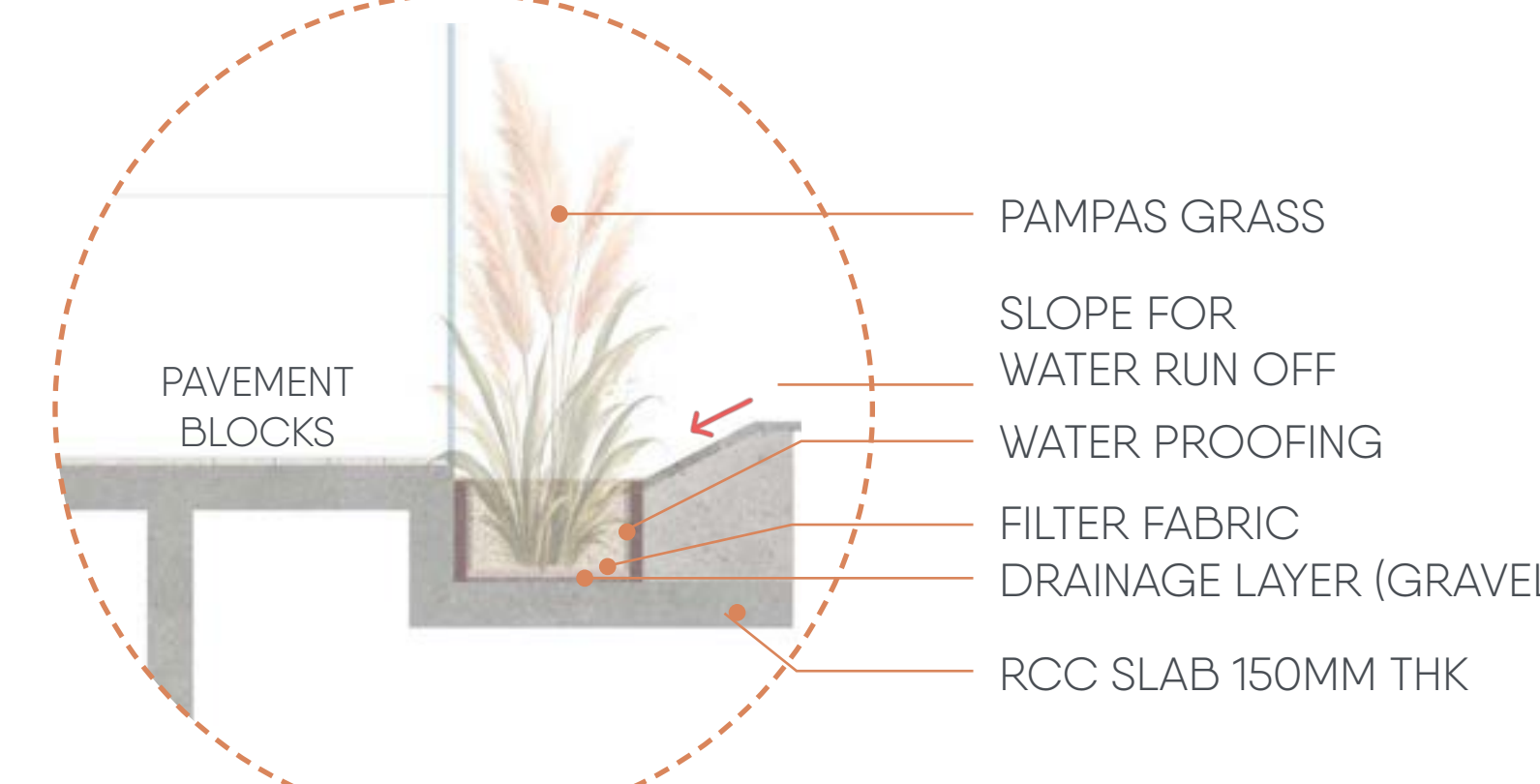


BASEMENT AUDITORIUM PLAN



CATCH BASIN | DETAIL AT B

NTS



BIOPHILIC EDGE | DETAIL AT A

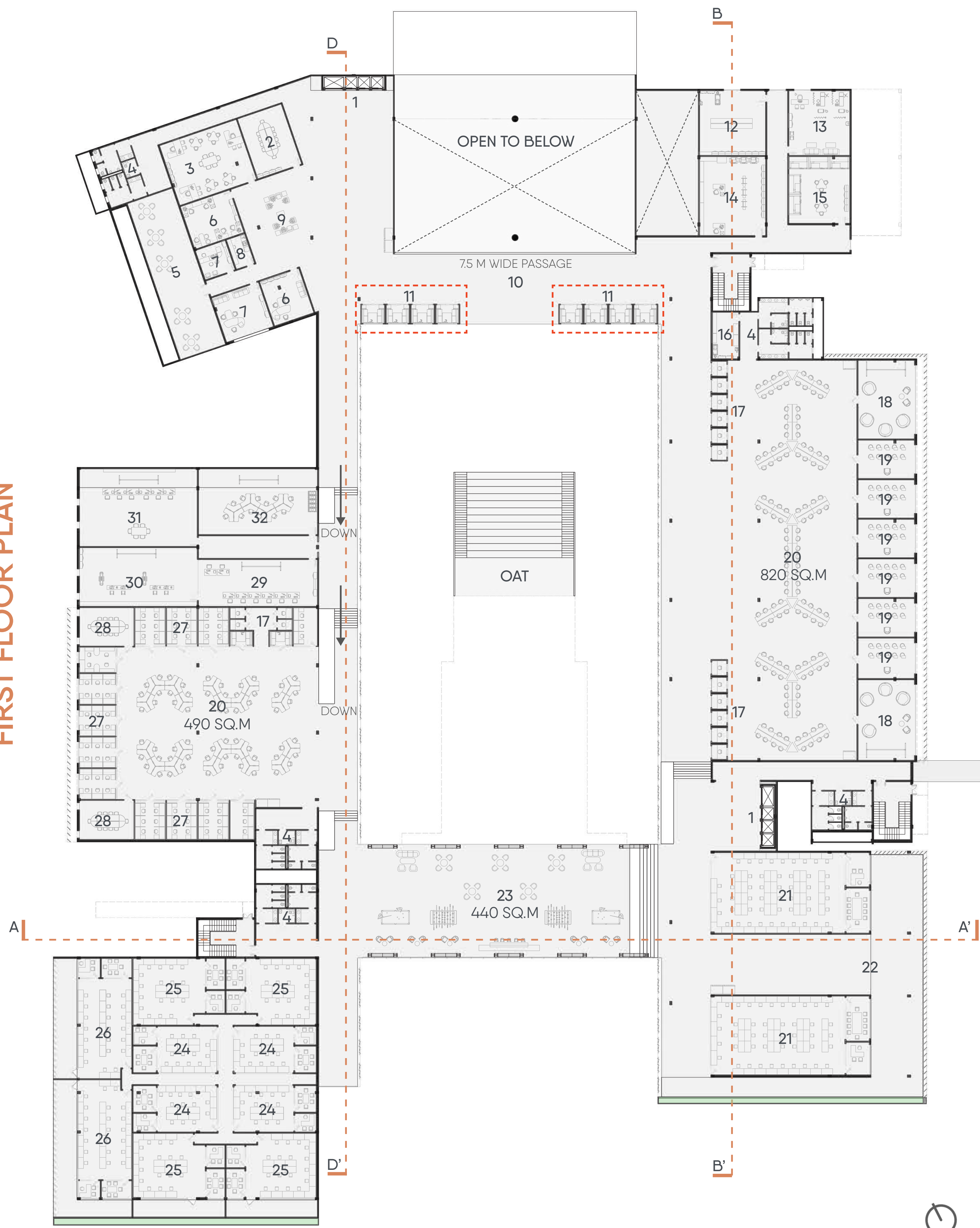
SCALE: 1:20

LEGEND

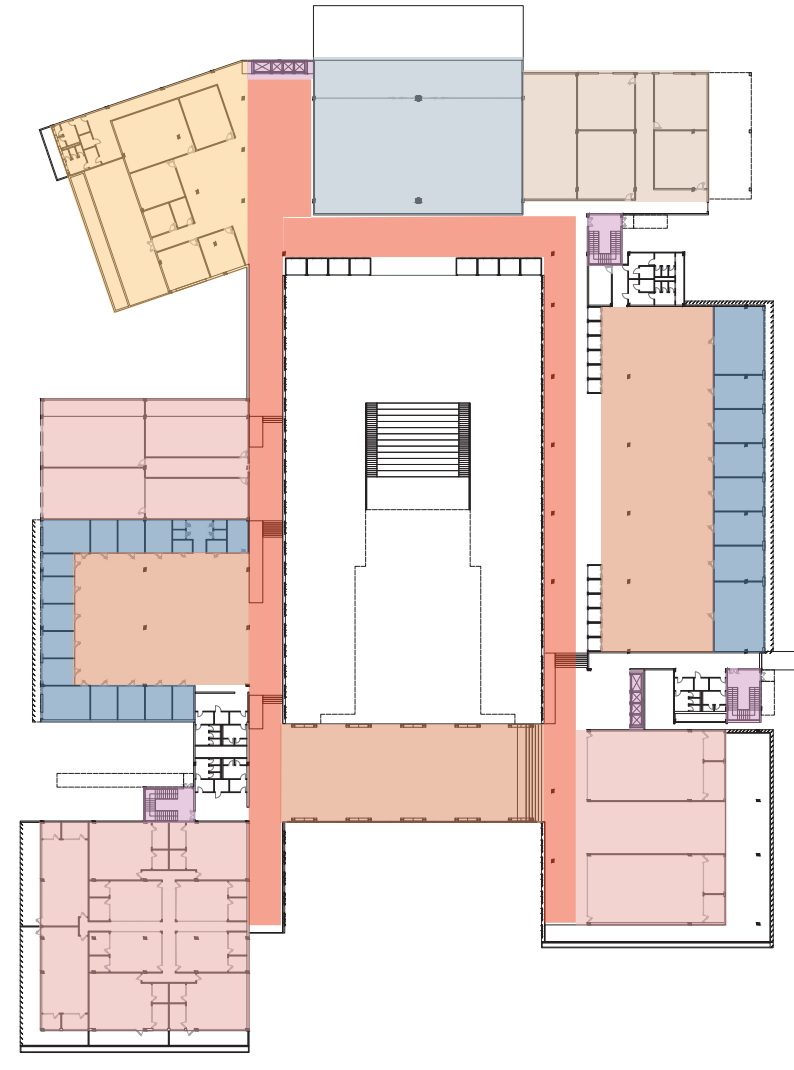
1. OPEN AIR THEATRE (OAT) - 180 SEAT | 310 m²
2. AUDITORIUM - 330 SEATS | 640 m²
3. EXIT STAIRCASE
4. STAGE

ALL DRAWINGS ARE IN SCALE OF 1:300 OTHERWISE MENTIONED

FIRST FLOOR PLAN

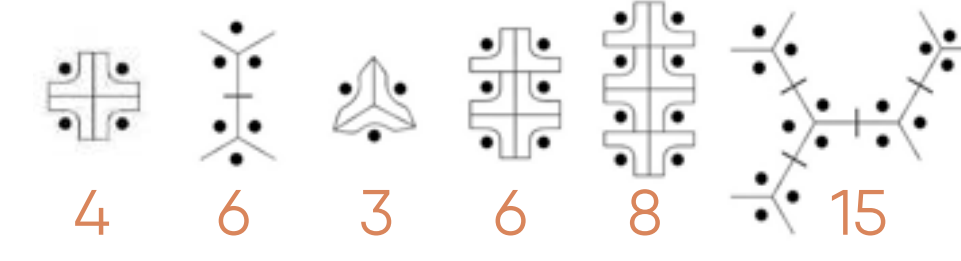


USER FLOW & FUNCTIONAL ZONING



- SEMI- PRIVATE/ FOCUS WORK ZONE
- SEMI PUBLIC / COLLABORATION ZONE
- PRIVATE / CORE ZONE
- STAFF SUPPORT ZONE
- VERTICAL CIRCULATION
- MAIN CIRCULATION SPINE

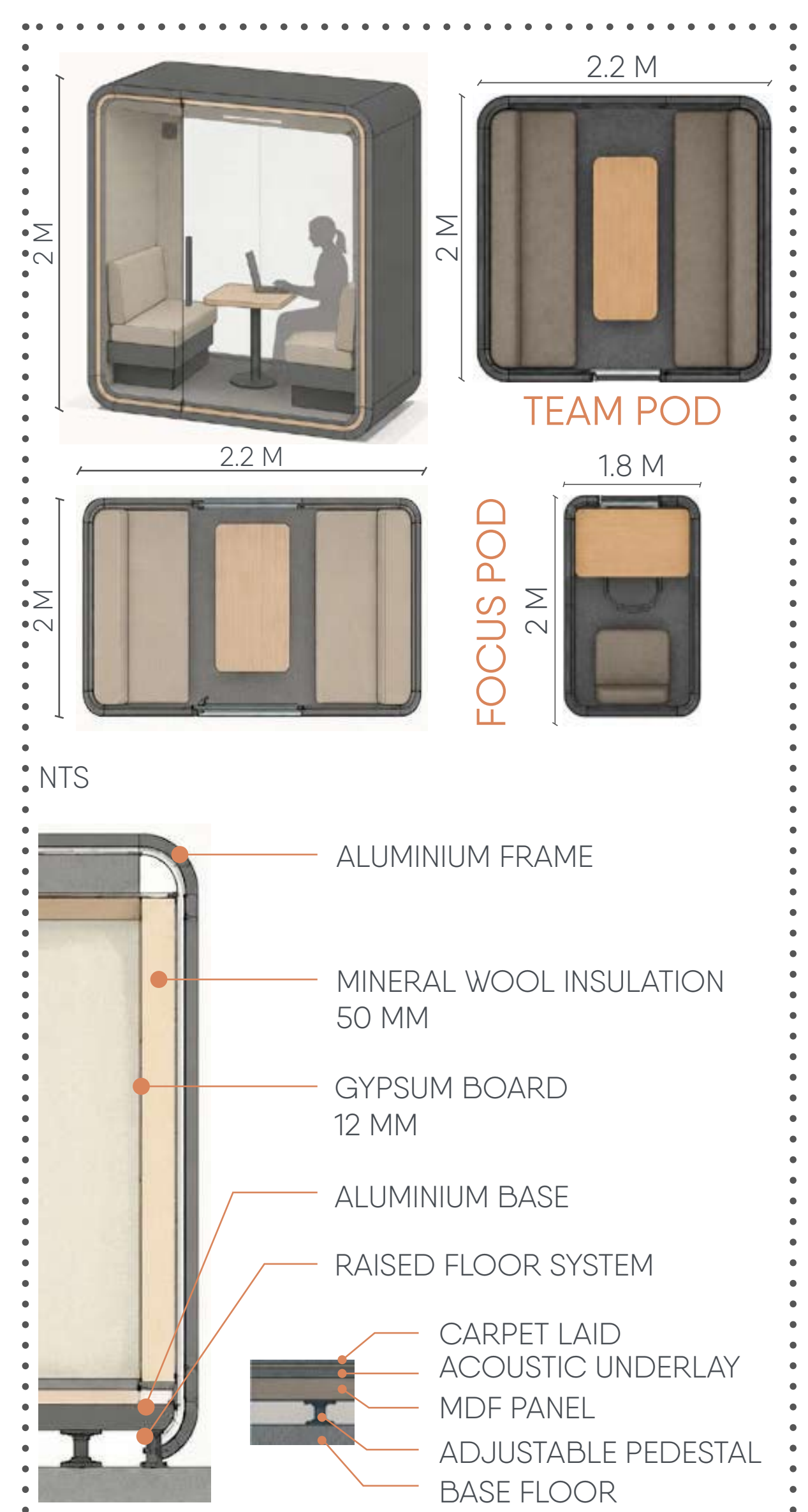
TEAM CLUSTERS



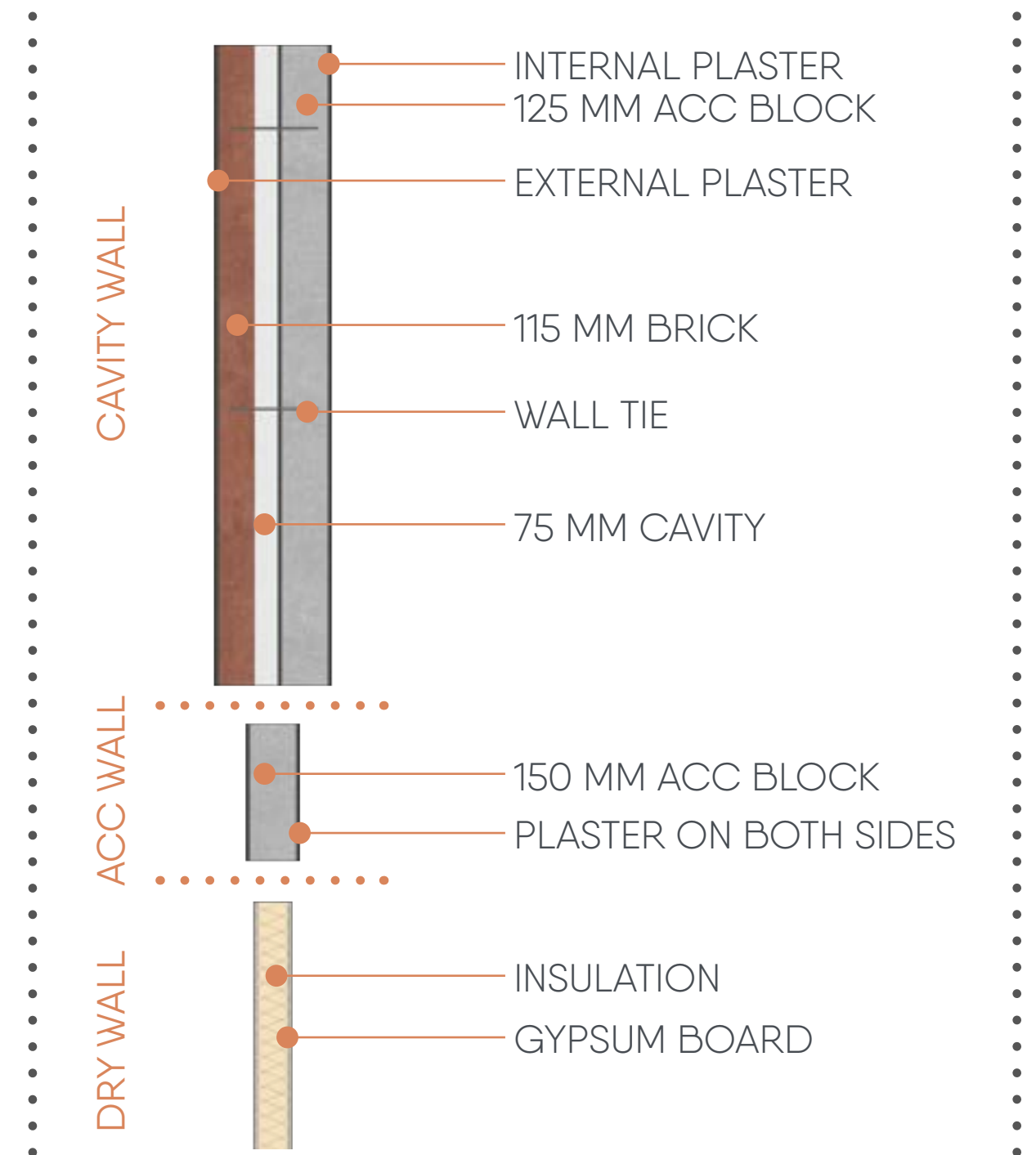
LEGEND

- | | |
|---|---|
| 1. LIFT LOBBY - 106 73 m ² | 17. FOCUS PODS - 3 m ² |
| 2. CONFERENCE ROOM - 45 m ² | 18. IDEATION ROOM - 72 m ² |
| 3. MENTORSHIP ROOM - 82 m ² | 19. GROOMING ROOM - 36 m ² |
| 4. TOILETS - 60 m ² | 20. SHARED WORKSPACE - 490 820 m ² |
| 5. CHILL OUT TERRACE - 125 m ² | 21. TEAM BOX - 50 NO. - 205 m ² |
| 6. INVESTOR'S OFFICE - 15.5 30 m ² | 22. SMOKING TERRACE - 175 m ² |
| 7. DIRECTOR OFFICE - 15.5 38 m ² | 23. NETWORKING DECK - 440 m ² |
| 8. PANTRY - 9 m ² | 24. TEAM BOX - 12 NO. - 60 m ² |
| 9. WAITING LOUNGE - 110 m ² | 25. TEAM BOX - 17 NO. - 95 m ² |
| 10. OVERLOOK CORRIDOR - 270 m ² | 26. TEAM BOX - 22 NO. - 105 m ² |
| 11. MEETING PODS - 10 x 6.8 m ² | 27. TEAM PODS - 19 m ² |
| 12. HOUSEKEEPING - 53 m ² | 28. CONFERENCE PODS - 33 m ² |
| 13. MEDICAL ROOM - 68 m ² | 29. BLOCKCHAIN / WEB3 LAB - 90 m ² |
| 14. PRINTER ROOM - 80 m ² | 30. SANDBOX TESTING LAB - 105 m ² |
| 15. NAP ROOM - 65 m ² | 31. CYBER SECURITY LAB - 140 m ² |
| 16. JANITOR ROOM - 195 m ² | 32. TRADING/ SIMULATION LAB - 85 m ² |

MODULAR POD DETAIL



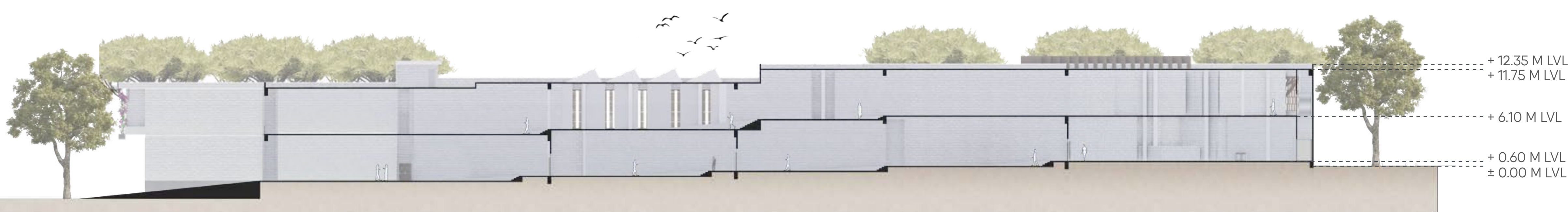
WALL SYSTEM



NORTH - EAST ELEVATION



SECTION AT DD'



LIFT LOBBY



SEMINAR ROOM



CO-WORKING AREA



NETWORKING BRIDGE



SANDBOX TESTING LAB



ALL DRAWINGS ARE IN SCALE OF 1:300 OTHERWISE MENTIONED

FINTECH-HYBRID BUSINESS INCUBATION CENTRE

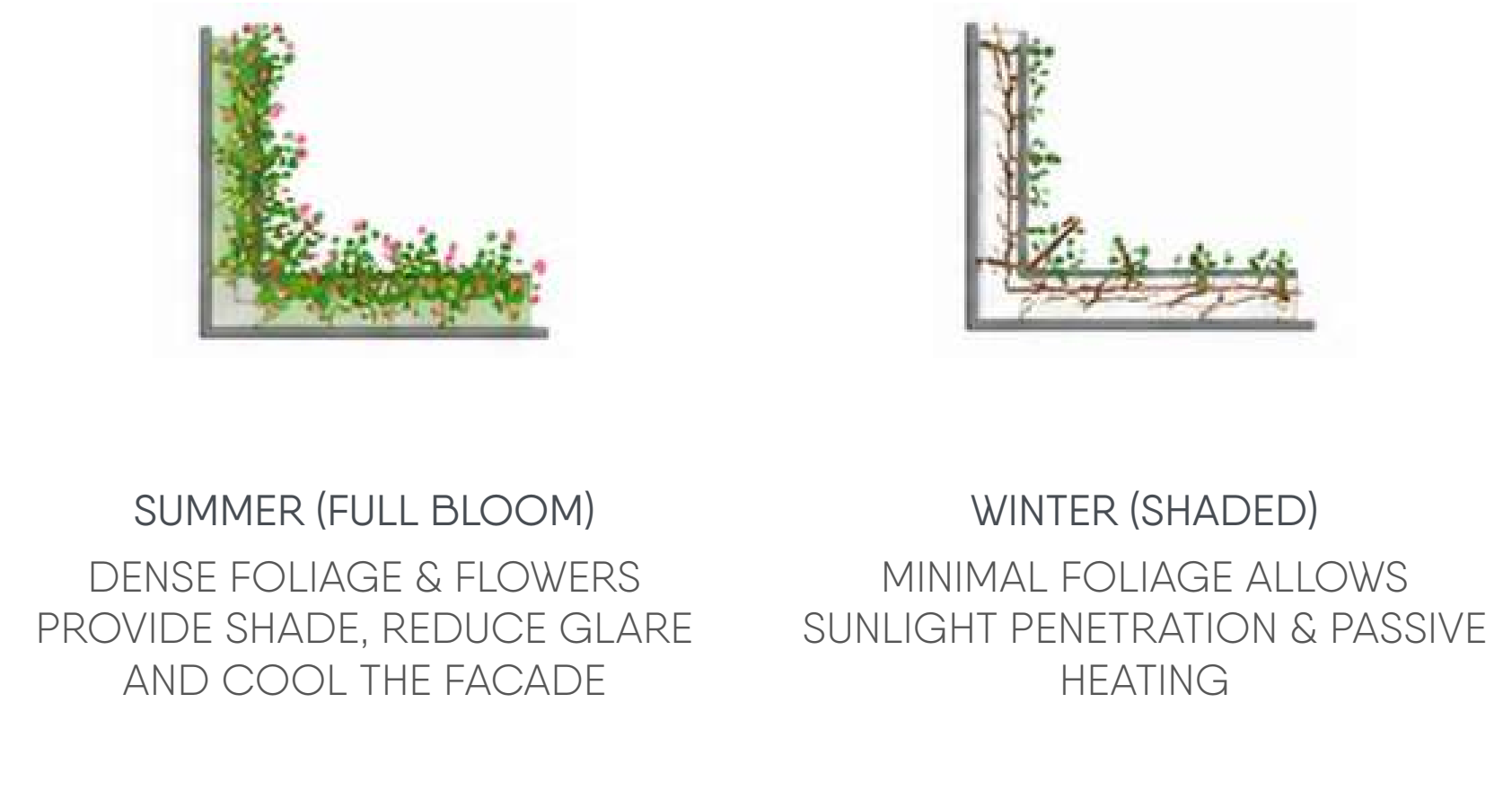
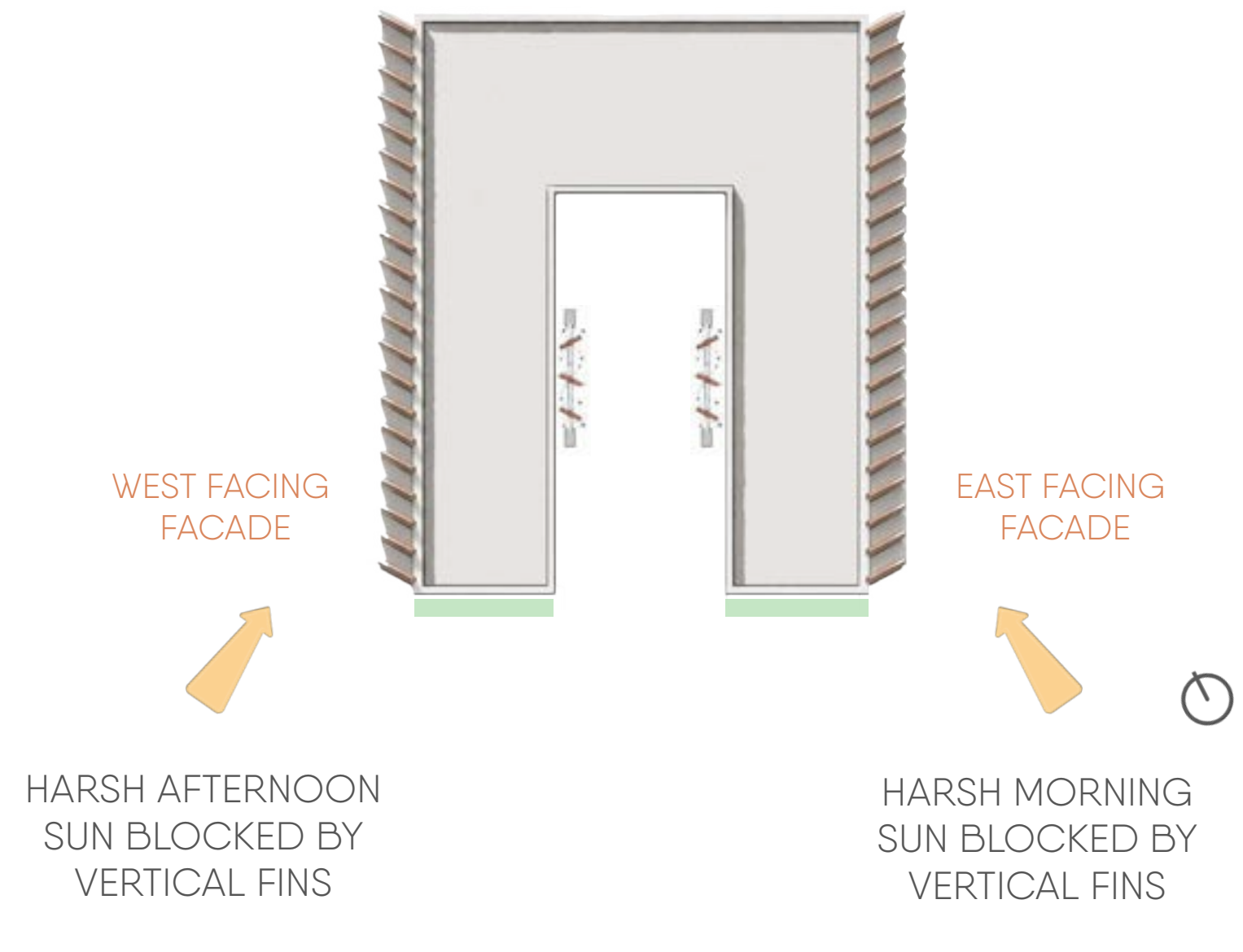
LOCATION : GIFT CITY, GUJARAT

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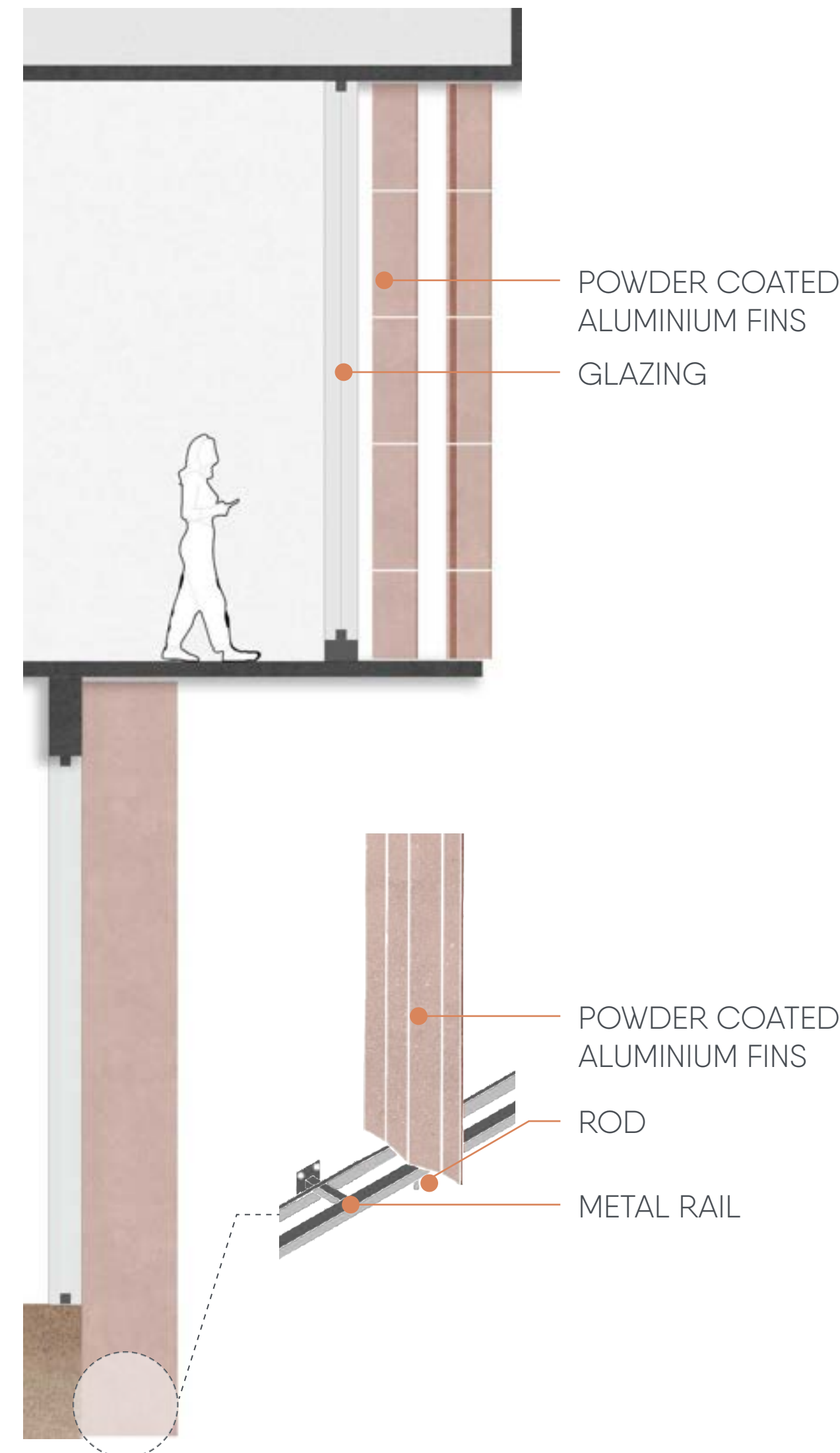
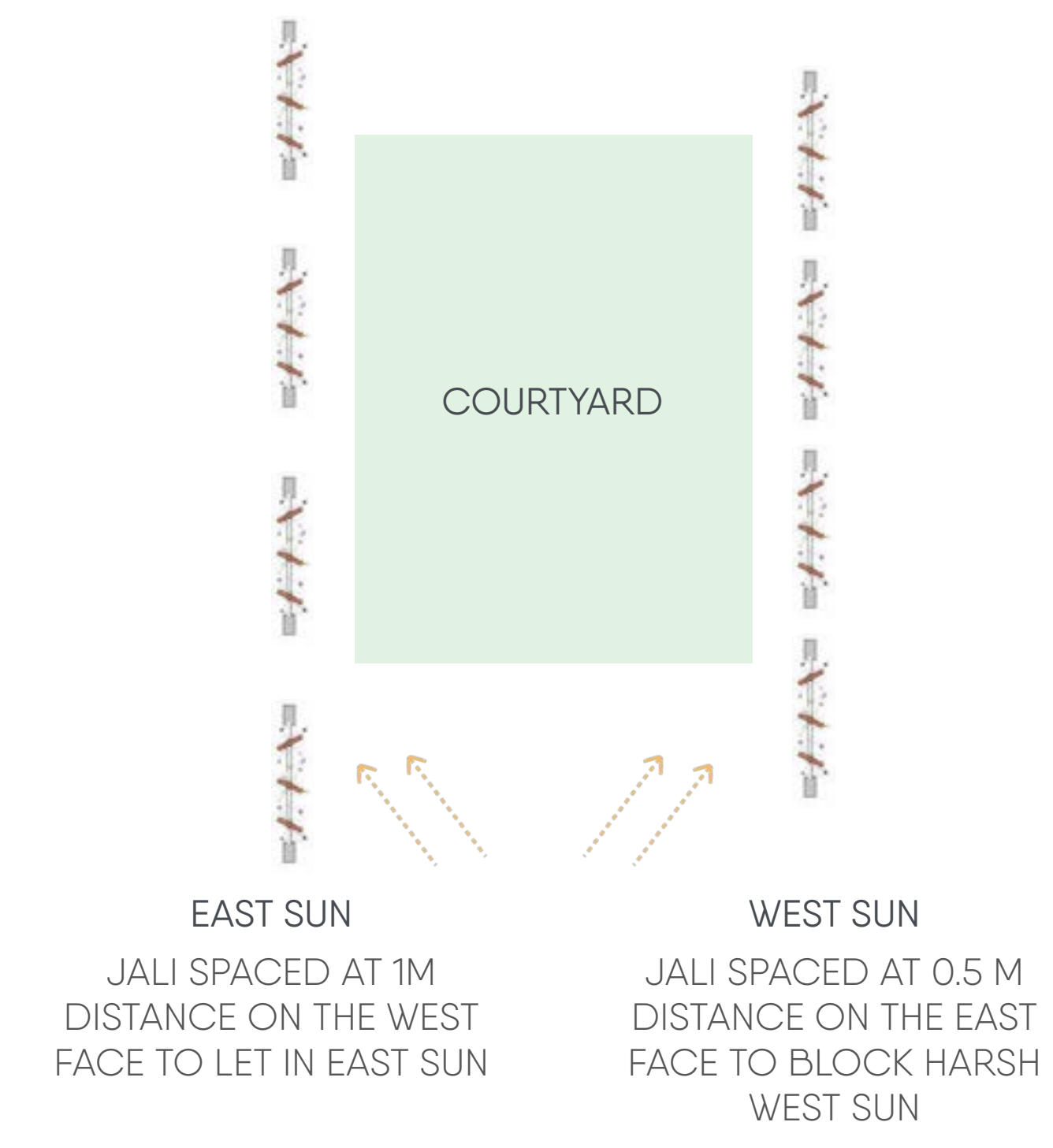
FACADE SHADING STRATEGY

REDUCE HEAT GAIN | PROVIDE SHADE | IMPROVE VISUAL COMFORT

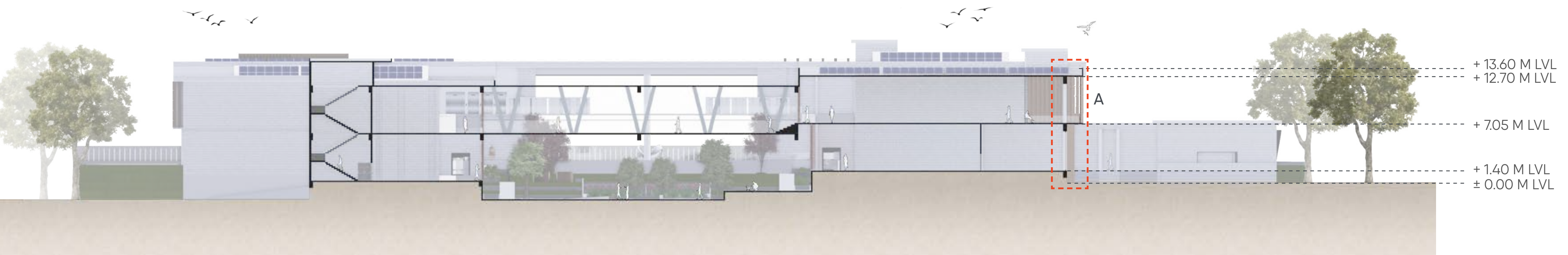


SOUTH FACING FACADE

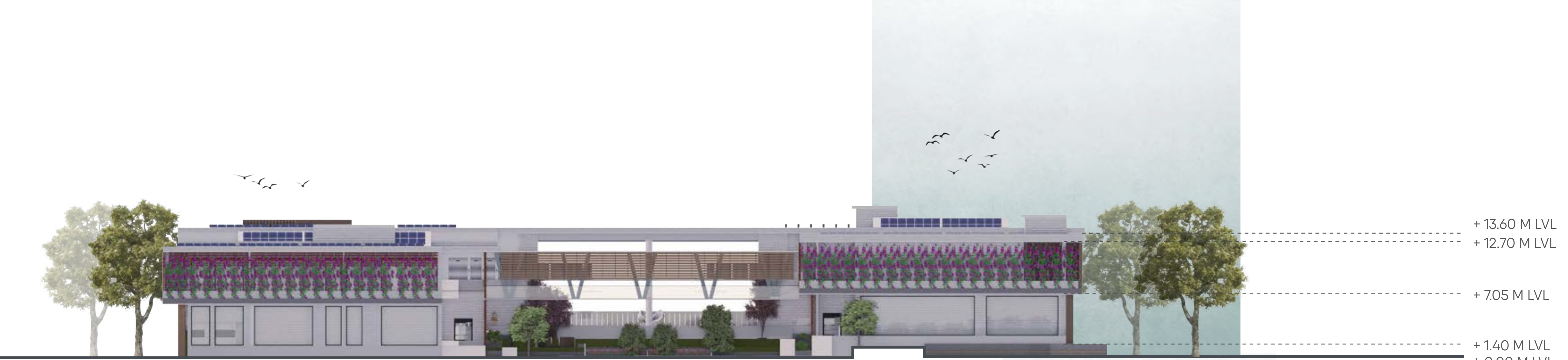
ROTATING MODULES



SOLAR SHADING FIN |
DETAIL AT A
SCALE: 1:50

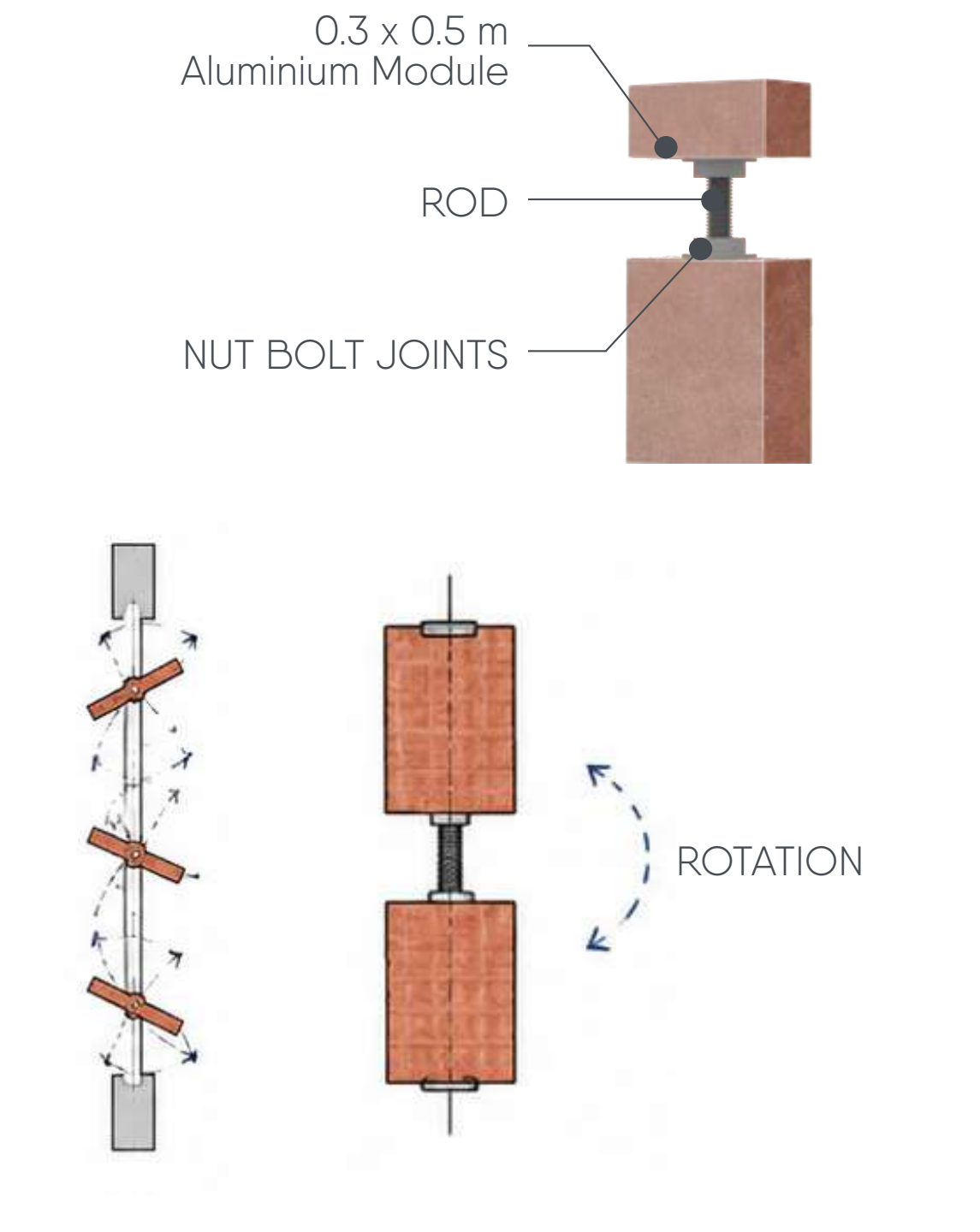


SECTION AT AA'

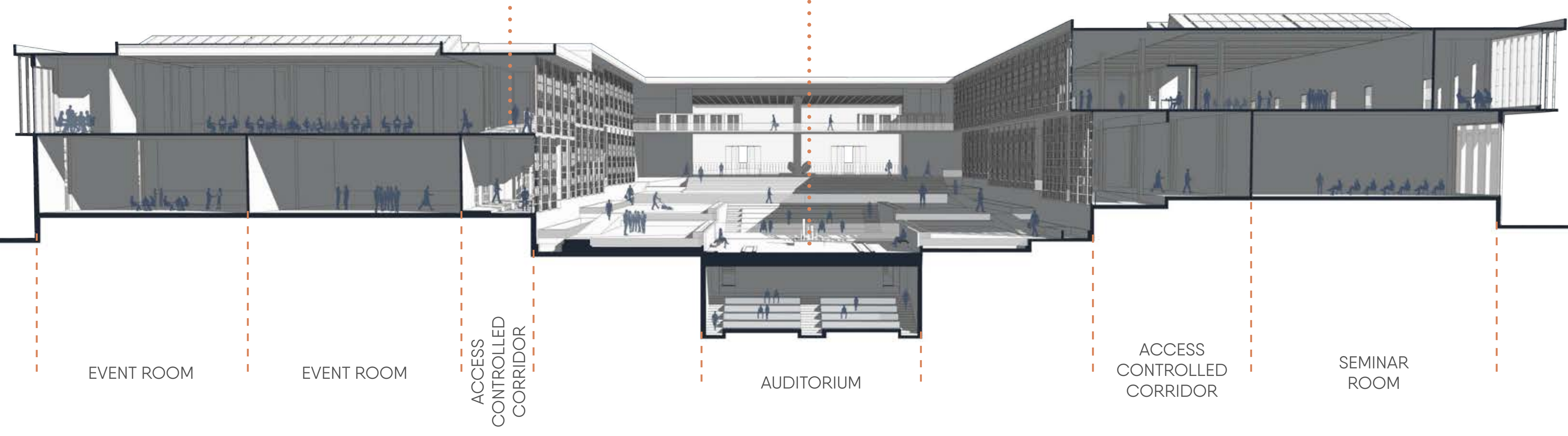


SOUTH - WEST ELEVATION

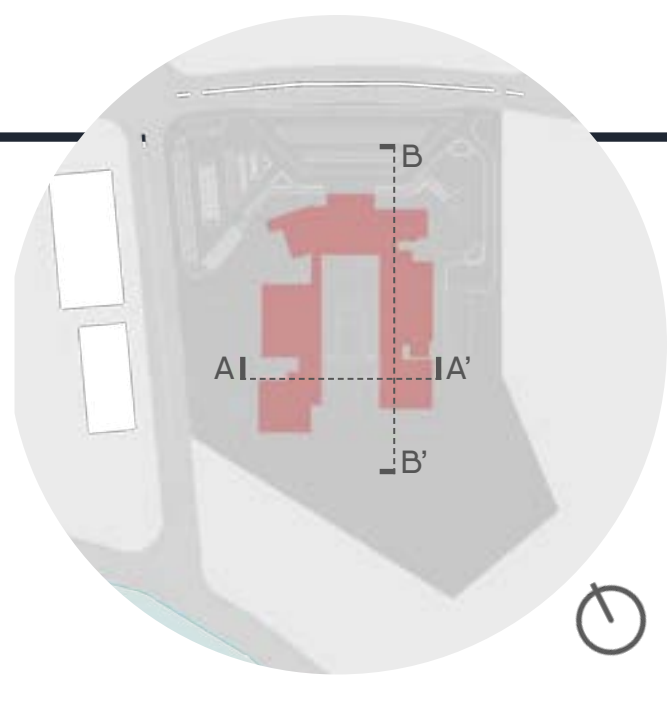
ROTATING MODULES DETAIL | WORKING



NORTH - WEST ELEVATION



KEY PLAN

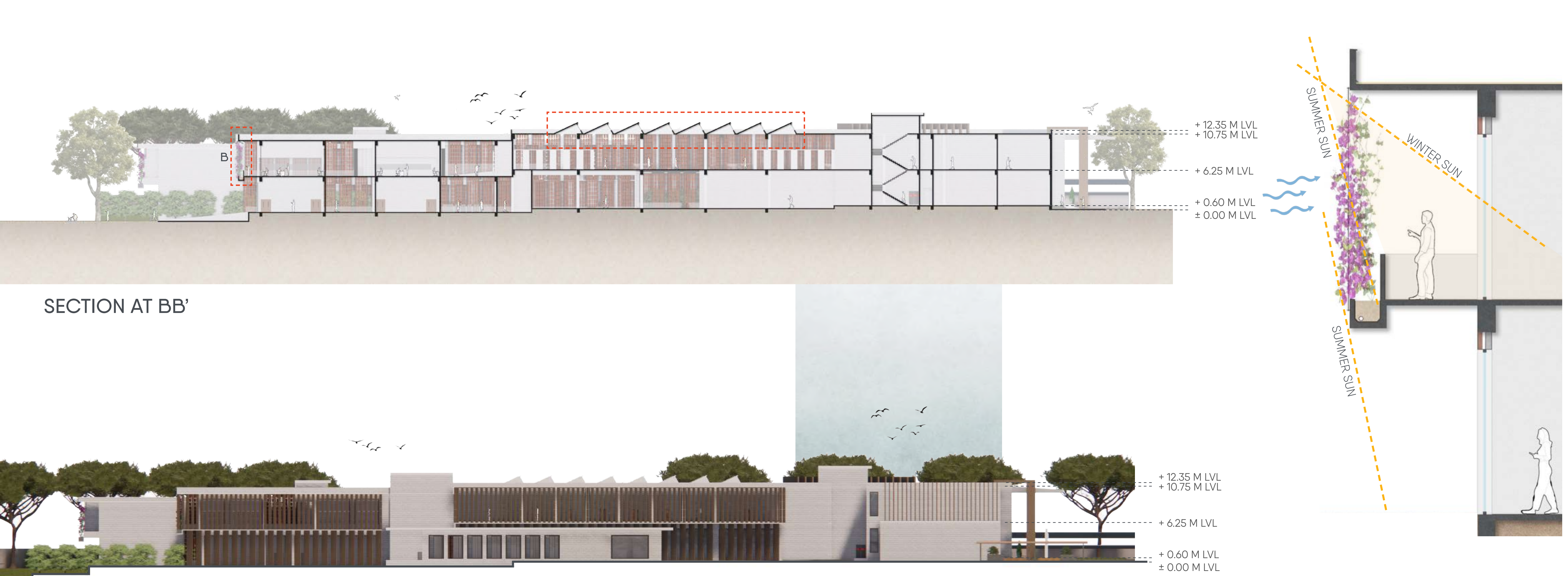


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SECTION AT BB'

SOUTH - EAST ELEVATION

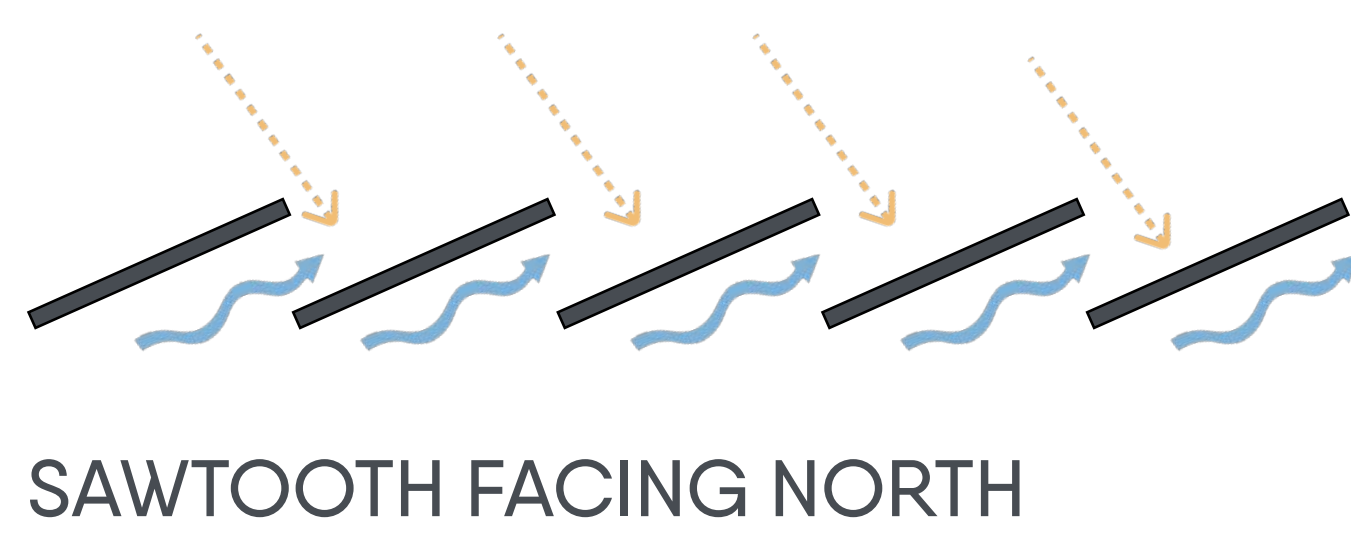
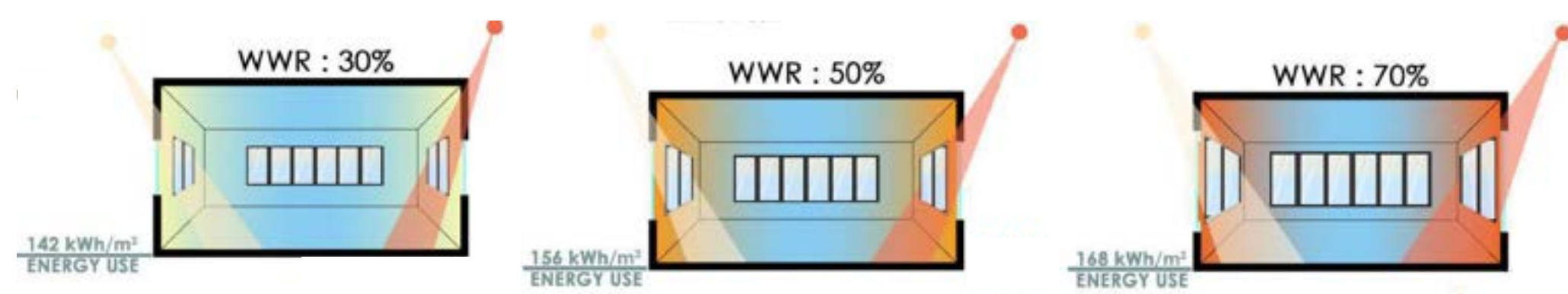
IMPACT OF WINDOW-WALL RATIO ON ANNUAL ENERGY USE

FACADE AREA = 30 X 14 M = 420 M²
 ONE WINDOW = 6.5 X 4.5 M = 29.25 M²
 4 WINDOWS = 29.25 X 4 = 117 M²

WWR = 117 / 420 X 100 = 27.9%
 WWR = 28%

ASHRAE & LEED RECOMMEND ≤40% WWR UNLESS USING HIGH-PERFORMANCE GLAZING.

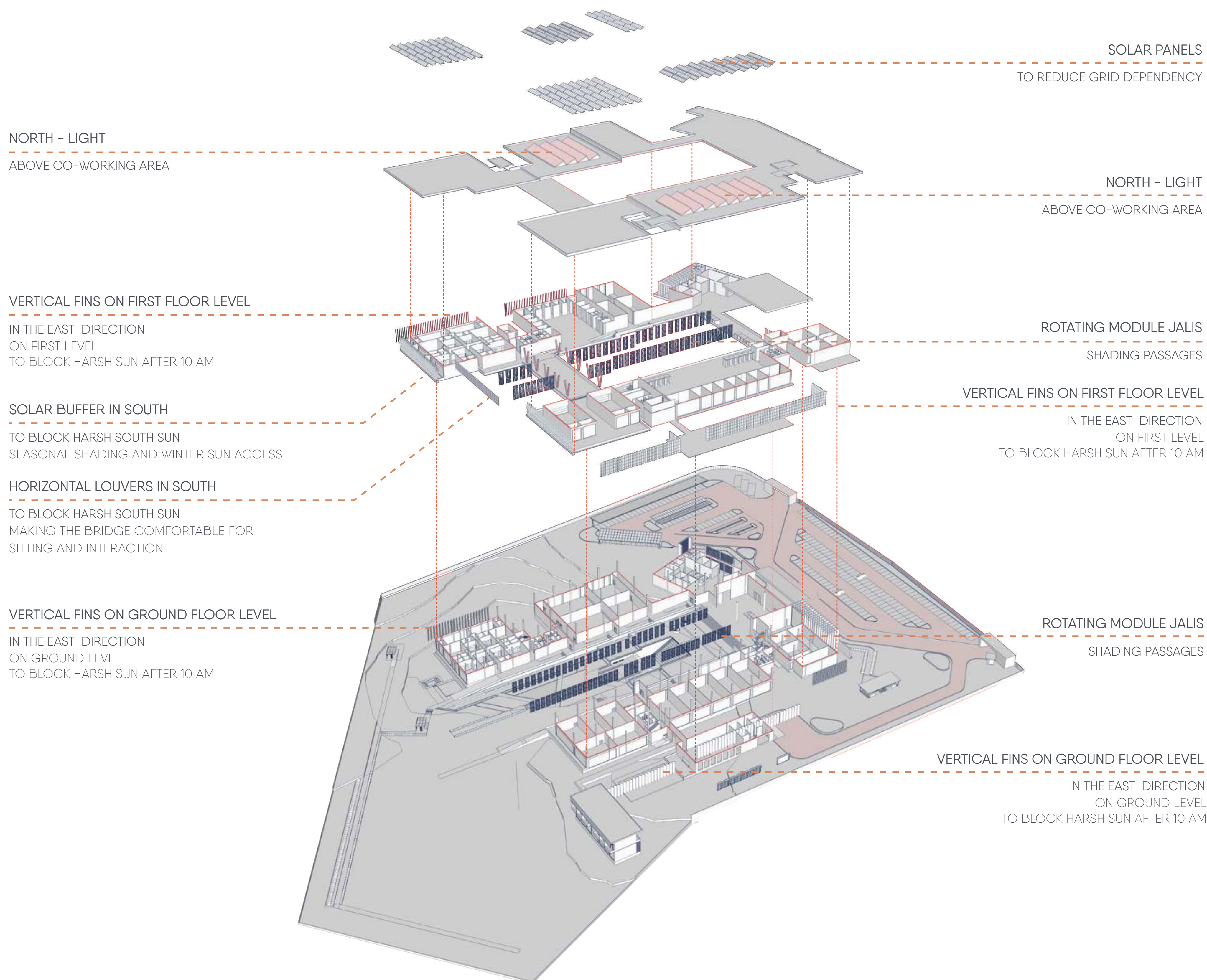
THE FAÇADE HAS AN APPROXIMATE WINDOW-TO-WALL RATIO (WWR) OF 28%, ENSURING ADEQUATE DAYLIGHT PENETRATION WHILE MINIMIZING SOLAR HEAT GAIN. THE GLAZING IS FURTHER PROTECTED BY EXTERNAL SHADING ELEMENTS, ENHANCING THERMAL COMFORT AND ENERGY EFFICIENCY.



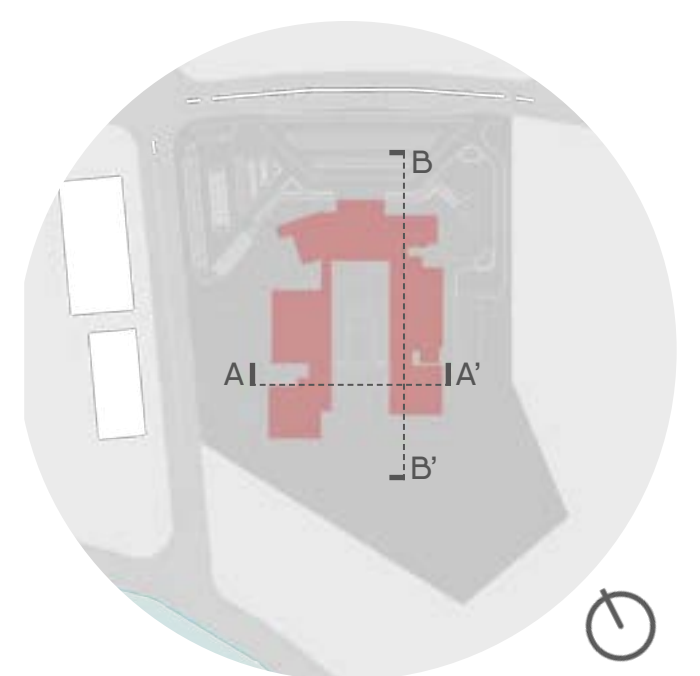
COURT PLAZA



SOUTH FACADE BUFFER |
 DETAIL AT B
 SCALE: 1:50



KEY PLAN



3D EXPLODED ISOMETRIC

ALL DRAWINGS ARE IN SCALE OF 1:300 OTHERWISE MENTIONED

FINTECH-HYBRID BUSINESS INCUBATION CENTRE

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