

# THE SKY IS JUST THE BEGINNING.

— PRESENTING GIFT ONE —

AT GUJARAT INTERNATIONAL FINANCE TEC-CITY(GIFT)





HOW ABOUT A WORKPLACE  
THAT SOARS BEYOND EVERY SET  
STANDARD? OR A 9-TO-5 THAT  
DEFIES EVERY RULE, INCLUDING  
GRAVITY? OR A BUSINESS SPACE  
THAT BRINGS YOU A VIEW ONLY  
FEW CAN BOAST OF?

Welcome to GIFT ONE, a world-class commercial tower that allows you to do all of the above. Towering 28 floors above the ground, GIFT ONE is thoughtfully designed to take your company to the next level. The tallest tower in Gujarat, this business landmark of the future is equipped with well-planned commercial and office spaces with state-of-the-art facilities. This makes it an ideal location to start writing your growth story. Welcome to a business centre where success comes without limits.

# A DESIGN TO MATCH HIGH STANDARDS.



## DESIGN INSPIRATION

GIFT ONE has been built to set a new benchmark in aesthetics and functionality. The design perfectly blends in elements of Gujarat's history, with contemporary facilities and layouts. The traditional architecture is inspired by the intricate Jaali work seen in Siddhi Sayed's Mosque, a major tourist attraction in Ahmedabad. The crown at the top of the magnificent tower is symbolic of a world that is bigger, better, faster and more efficient. GIFT ONE confidently rises into the sky as an iconic element, overlooking what strives to be the hub of the business world.



## DESIGN PLAN

### BASEMENT

- Stack car parking

### GROUND FLOOR

- Grand double-heighted entrance lobby
- Aquascript waterscape
- Recreational space with coffee lounge
- Concierge and reception area with elegant Jaali backdrop and subtle lighting
- Italian marble flooring in common areas

### FIRST FLOOR

- Provision like gym, spa & restaurant

### SECOND FLOOR

- Provision for food court & recreational spaces

### FLOORS THREE TO TWENTY-EIGHT

- Office spaces - Warm shell condition
- 12 super high speed e-destination controlled elevators with capacity of 24 passenger each
- 2 high speed service elevators
- Spacious washrooms with designer fittings
- Equipped with Intelligent Building Management Systems (IBMS)
- Air Handling Units (AHU) provide

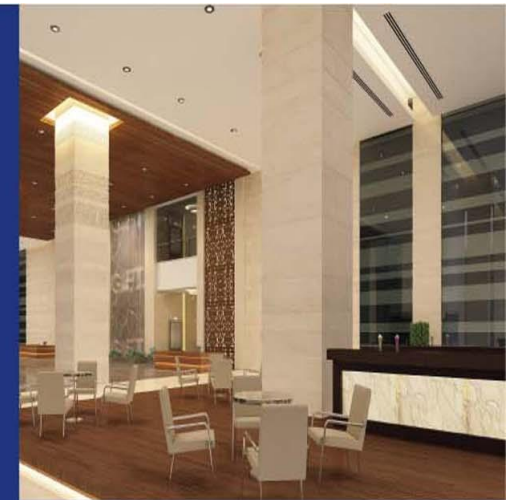
### SALE AREA STATEMENT

#### OFFICE SPACE

Type	Unit	Sale Area (Sq. ft.)
	Office 01	5831
4-Office	Office 02	9276
Floors	Office 03	9276
	Office 04	5831
Refuge	Office 01	11805
Floors	Office 02	11807
2-Office	Office 01	15115
Floors	Office 02	15106

#### RETAIL SPACE

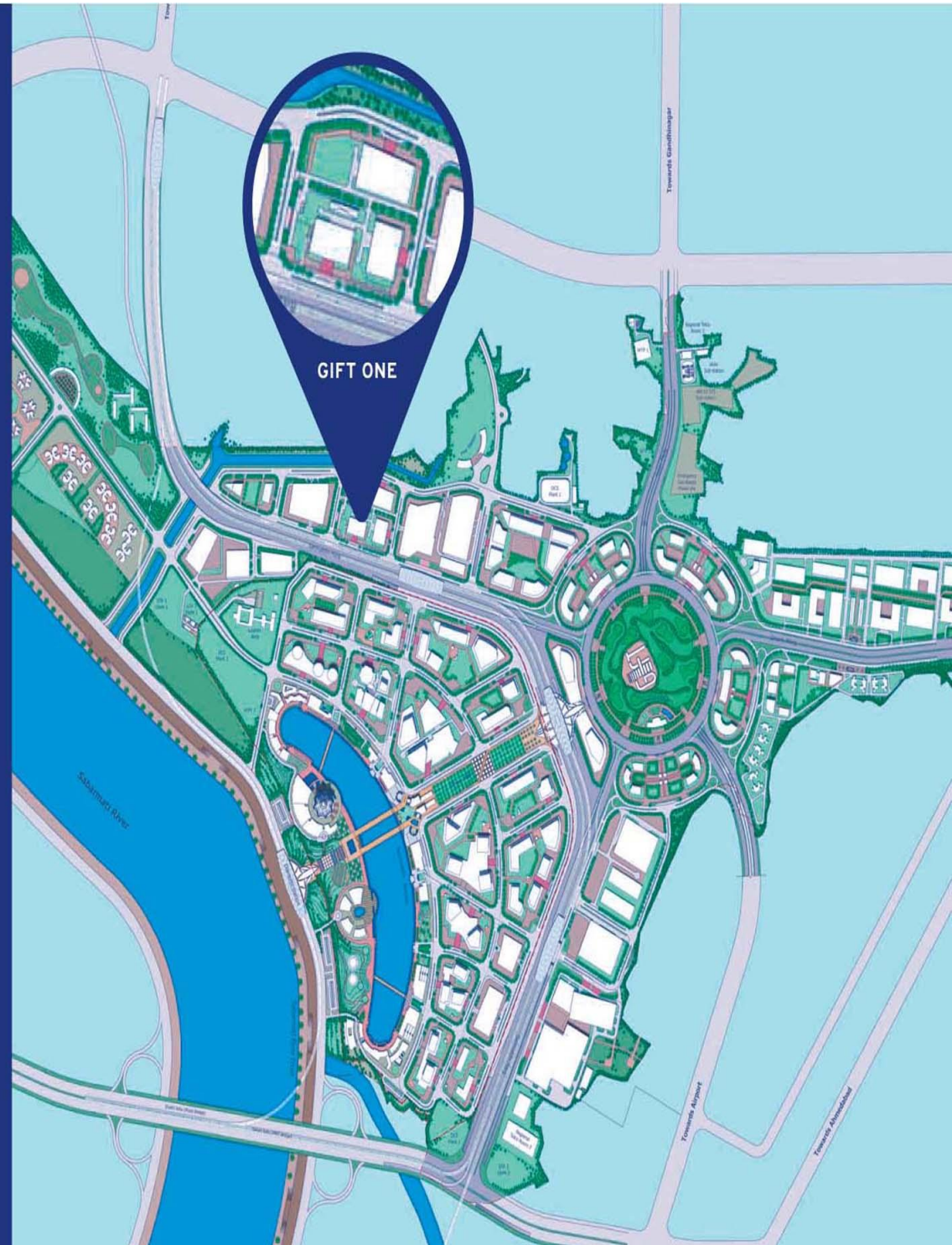
Floors	Use	Sq. ft.
Ground Floor	Retail	4028
	Business Center	4028
First Floor	Gym	5127
	Restaurant	6041
Second Floor	Food Court	30572



# CONTROL THE BUSINESS WORLD FROM THE SKY.

## THE LOCATION

The building is located right at the entrance of GIFT, making it an iconic structure representing the essence of what lies ahead in this business city of the future.



# ENOUGH SPACE TO ACCOMMODATE BIG IDEAS.



## INFORMATION AND COMMUNICATION TECHNOLOGY (ICT)

The Gift ICT vision is to create a world-class financial city by offering an unrivalled business environment to global and local financial services enterprises. GIFT ICT takes an Immediate Emergency Response for Disaster/Crisis Management. It enables creation of GIS platform for monitoring of services and builds a wide range of connectivity.



## FACILITIES

GIFT ONE OFFERS A RANGE OF SUPERLATIVE FACILITIES THAT MAKE IT A SELF-SUFFICIENT BUSINESS TOWER.

- Banks & ATM
- Gym / Food court / Restaurants
- Elevated walkways
- Supr hi-speed elevators
- Hi-tech security systems
- Surveillance cameras
- Destination control systems for elevators
- High connectivity via fibre-optic link to the rest of the city
- Command-and-control maintenance system
- Intelligent safety & disaster management system
- Voice-video-data
- Air Handling Unit (AHU) provided in office space
- Other automated features

## INTELLIGENT BUILDING MANAGEMENT SYSTEMS (IBMS)

The GIFT ONE is equipped with Intelligent Building Management Systems (IBMS) provided and maintained by Honeywell. The objective of IBMS is to ensure occupant safety, security and comfort, assess real time performance of the building to enhance quality, bringing operating efficiency and optimisation of costs. The IBMS sub-systems comprise Building Management System (HVAC, Lighting Control, Water Monitoring, Billing, Facility Management System, etc.), Life Safety (Fire Detection and Alarm System, Evacuation and Public Address System, etc.), Security (Security Surveillance System, Access Control System).

## BUILDING SPECIFICATIONS

STRUCTURE: RCC STRUCTURE WITH RAFT FOUNDATION

<b>Type of building:</b> Commercial	<b>Elevators:</b> Super High-speed elevators - 12 passenger elevators & 2 service elevators	<b>FPS:</b> Fire Protection System provided as per norms. Sprinkler system provided for common areas. Tap-off point for tenant office areas provided
<b>Building Height:</b> 122 mt		
<b>Built-up area of the building:</b> 73, 368 sq mt	<b>HVAC:</b> Based on chilled water supply from a central cooling unit up to heat exchanger. The distribution is up to AHU rooms on respective floors.	<b>Solid Waste:</b> Vertical chutes on each floor
<b>No. of floors:</b> Basement + Ground + 28 Upper Floors	<b>Electrical:</b> <ul style="list-style-type: none"> <li>• Connection point provided in the service lobby at the Electrical Room</li> <li>• Energy meter provided at every floor near respective office blocks</li> <li>• Power backup for emergency lighting and services provided for the common areas</li> </ul>	<b>Toilet Blocks:</b> Toilet block on every floor provided as per the NBC norms including finishing and fittings
<b>Typical floor height:</b> 3.9 mt		
<b>Design:</b> Carried out as per NBC.		
<b>Earthquake zoning:</b> As per BIS, having importance factor of 1.5		
<b>Facade:</b> 70% Glazed + 30% ACP Cladding	<b>PHE:</b> Public Health Engineering (water, sanitation, etc.) facilities provided as per norms, servicing the common utilities at every floor	

# GOING GREEN STARTS AT THE TOP.



## THE GREEN ADVANTAGE

WHILE ACHIEVING ITS VISION TO BE THE BUSINESS CITY OF THE FUTURE, GIFT HAS ENSURED THAT THE ENVIRONMENT IS NOT HARMED IN ANY WAY.

GIFT is a landmark development, not only for India but also for the world. Spread over 886 acres with world-class infrastructure, it sets the benchmark for convenience, safety and energy efficiency.

60% of the city has been designated as a green zone.

Utmost care has been taken while designing every aspect of the building in terms of construction quality, safety, amenities and energy efficiency.

In order to conserve a clean, pollution-free environment, 2 and 4-wheeler traffic will be kept at a minimum. To ensure this, the residents and visitors will be encouraged to use pedestrian walkways and highly efficient shuttle services.

Special LED lights, sensor-based taps and other automated features are incorporated in waste water recycling and utility services to ensure optimal consumption and energy conservation.

# GIFT. THE CITY WHERE WEALTH CREATES WEALTH.

Gujarat International Finance Tec-city Company Ltd. (GIFTL) is a joint venture between Gujarat Urban Development Company Ltd. (GUDC) and Infrastructure Leasing & Financial Services Ltd. (IL&FS) is conceived to be an International Financial and Technology Services Centre on the lines of its eminent predecessors in London, Hong Kong and Singapore.

GIFT, a boon for business growth and profits is envisaged to be the wealth creation capital of India.

Spread over a vast 886 acres and earmarked as the Central Finance Business District, GIFT is engineered to offer an environment that encourages business development, profitability and growth for all manner of business enterprises, local and global.



## PARTNERS GIFT ONE

Developer: IL&FS Township & Urban Assets Ltd.

Design & Build Contractor: Larsen & Toubro ECC

Review Consultants:

Architect - P G Patki

Interior Designer: Perkins Eastman, USA

Structural - Sterling India Pvt. Ltd.

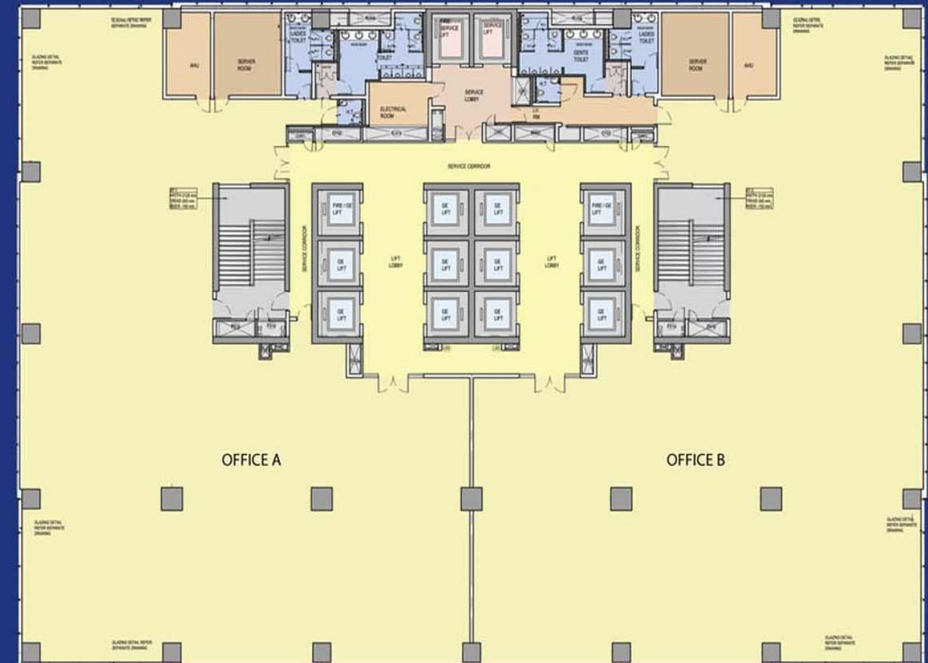
MEP Consultant: SGS India Pvt. Ltd.

Proof Check Consultant: Buro Happold, UK

# GROUND FLOOR - LANDSCAPE



# TYPICAL FLOOR - 2 OFFICE



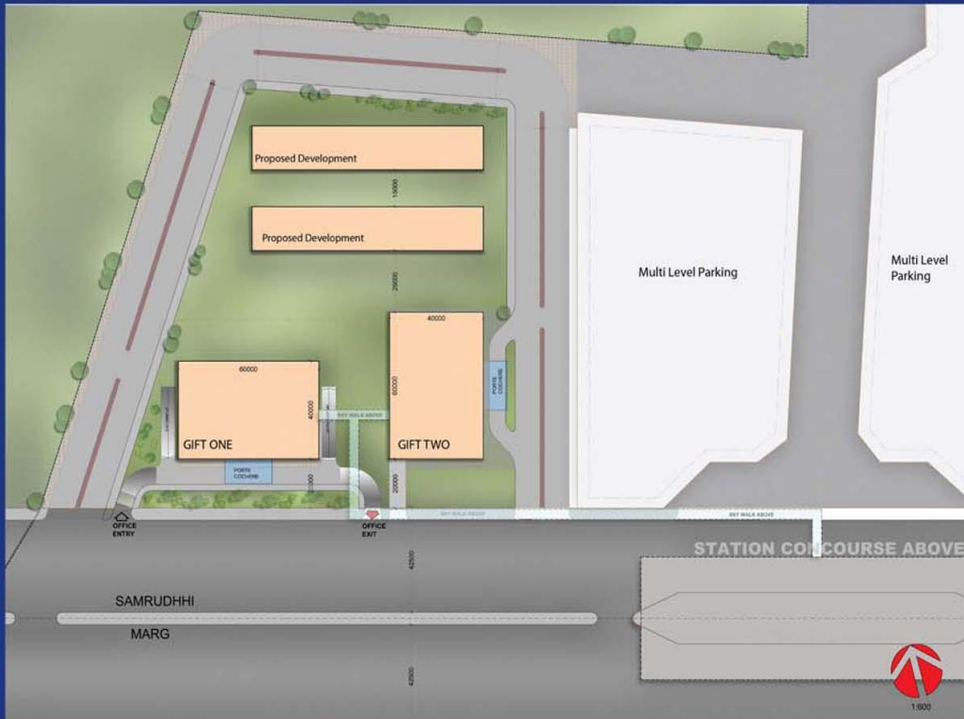
# TYPICAL FLOOR - 4 OFFICE



# REFUGE PLAN



# SITE LAYOUT PLAN



## CONNECT WITH US

**GUJARAT INTERNATIONAL FINANCE  
TEC-CITY COMPANY LIMITED,**  
 'A' Wing, Khanij Bhavan, 3rd Floor,  
 132 ft Ring Road, Near University Ground, Vastrapur,  
 Ahmedabad - 380 052, Gujarat, INDIA.  
 Tel: + 91 79 30018300 / 30018321 | Fax: +91 79 27912516  
 Email: query@giftgujarat.in

**INFRASTRUCTURE LEASING & FINANCIAL  
SERVICES LTD**  
 The IL&FS Financial Center, Bandra Kurla Complex,  
 Bandra (E), Mumbai -400 051, INDIA.  
 Tel: +91 22 2653 3333 | + 91 22 26593253 / 3249  
 Email: giftenquiry@ilfsindia.com | www.giftgujarat.in



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