



A city  
where wealth  
creates wealth











"The vision of Gujarat would be incomplete without capitalizing on the in-house financial business acumen.

To tie up with technology, to create a hub complete with infrastructure, to meet the needs of modern Gujarat, modern India and to create a space in the global financial world... that is my dream!"

*SHRI NARENDRA MODI*  
Honourable Chief Minister, Gujarat

The world's  
financial centre of  
gravity is shifting  
towards India

These are exciting times for India! The country is being increasingly acknowledged as one of the most stable and powerful investment magnets on the world map. With its \$1.3 trillion economy growing at a rapid pace, India is poised to become one of the five largest economies in the world by 2020.

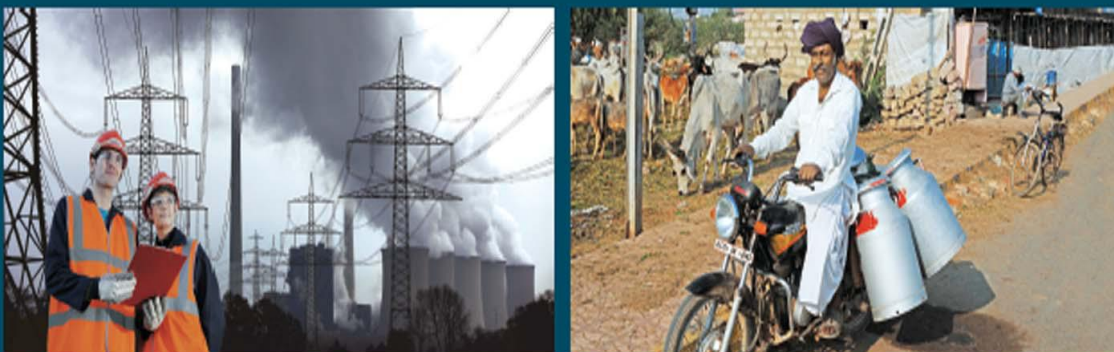


## India shifts into high gear

According to a McKinsey Study, the financial services sector in India is a significant contributor to the country's GDP, employs over 3 million people and has an estimated market capitalization of over US \$200 billion. As the Indian economy leaps forward, the financial sector too will see a symbiotic spike

Gujarat, as one of India's forward thinking, entrepreneurial states and a pillar of industrial and economic prosperity, is in an ideal position to harness opportunities in the growing financial services sector





# GUJARAT.

## Inspiring financial and business growth

Gujarat is one of India's fastest growing states, with a double digit average economic growth over the last ten years

The state, which has the highest project implementation rate, is today a bustling hub for key industries and brands, across sectors. It is one of the country's most powerful engines for economic growth and takes pride in its reputation built on the following strengths:

- Its standing as an attractive business and investment destination
- Proactive policies of the nimble footed government
- The entrepreneurial mindset of its over 60 million population
- The trade fostering long coast line of over 1200 kms
- Better infrastructure and surplus power situation
- Availability of natural resources and higher economic productivity
- Its ascent as an emerging destination for IT, ITeS, BFSI and other service industries

Gujarat's progressive spirit, in fact, finds reflection in the 2010 Forbes list, with Ahmedabad positioned at number 3 on the list of world's fastest growing cities

Having successfully created and nurtured the Agro and Manufacturing sector, Gujarat's next focus is the creation of a vibrant Financial Services and IT & ITeS sector



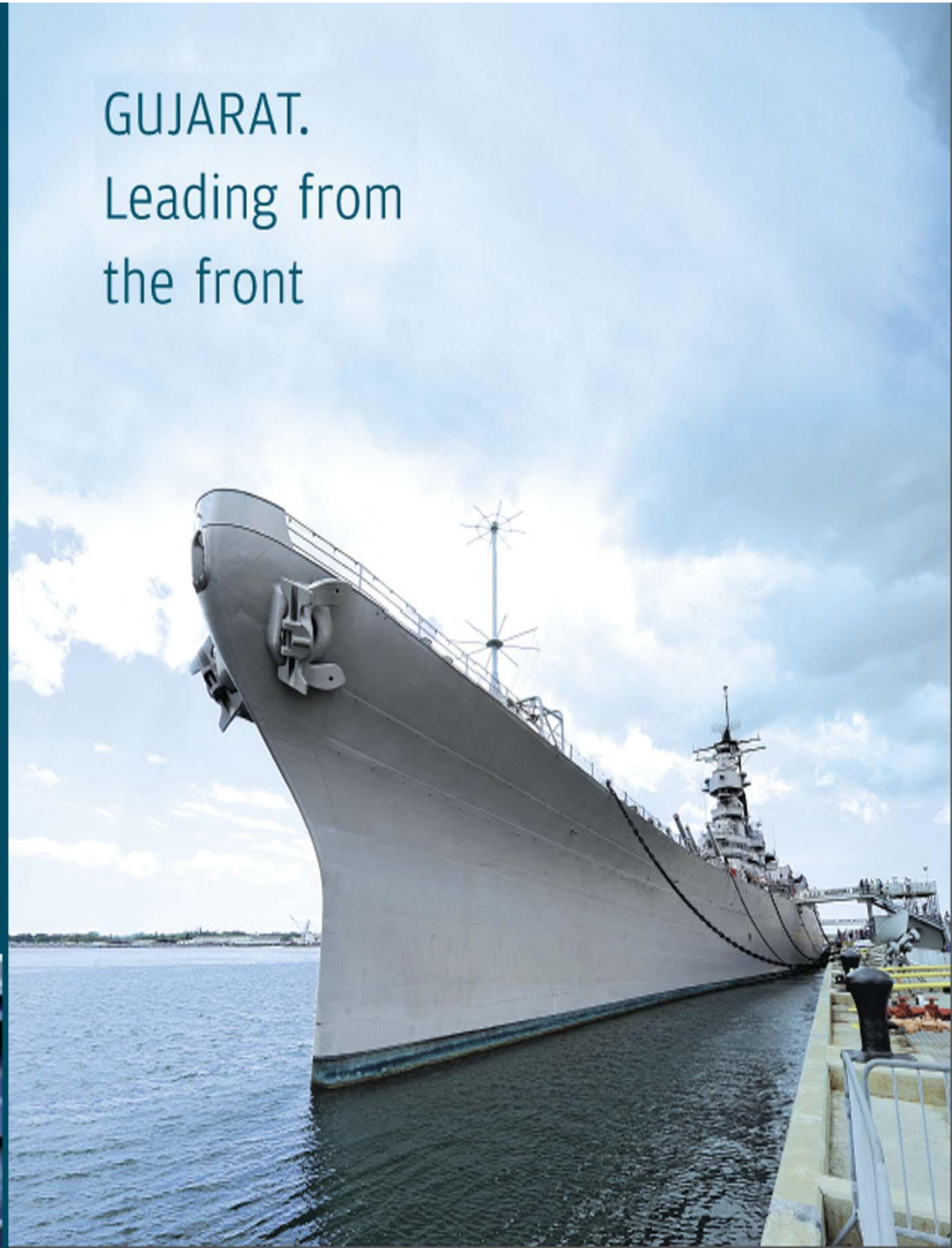
Gujarat has used its desire for growth in changing the quality of life of its people. Visionary leadership and transparency has made Gujarat an ideal destination for investment

"Gujarat will be one of India's most developed states by the year 2020"  
2011 Dun & Bradstreet report

Gujarat is home to:

- Nano, (world's first US \$2500 car), manufacturing plant
- Amul, world's largest cooperative dairy movement
- India's largest private sector port
- India's first LNG import terminal
- Asia's largest grassroots petroleum refinery
- World's largest gas-based single location sponge iron plant
- World's largest processed diamond industry
- World's third largest denim producing industry

GUJARAT.  
Leading from  
the front





## Development through good governance

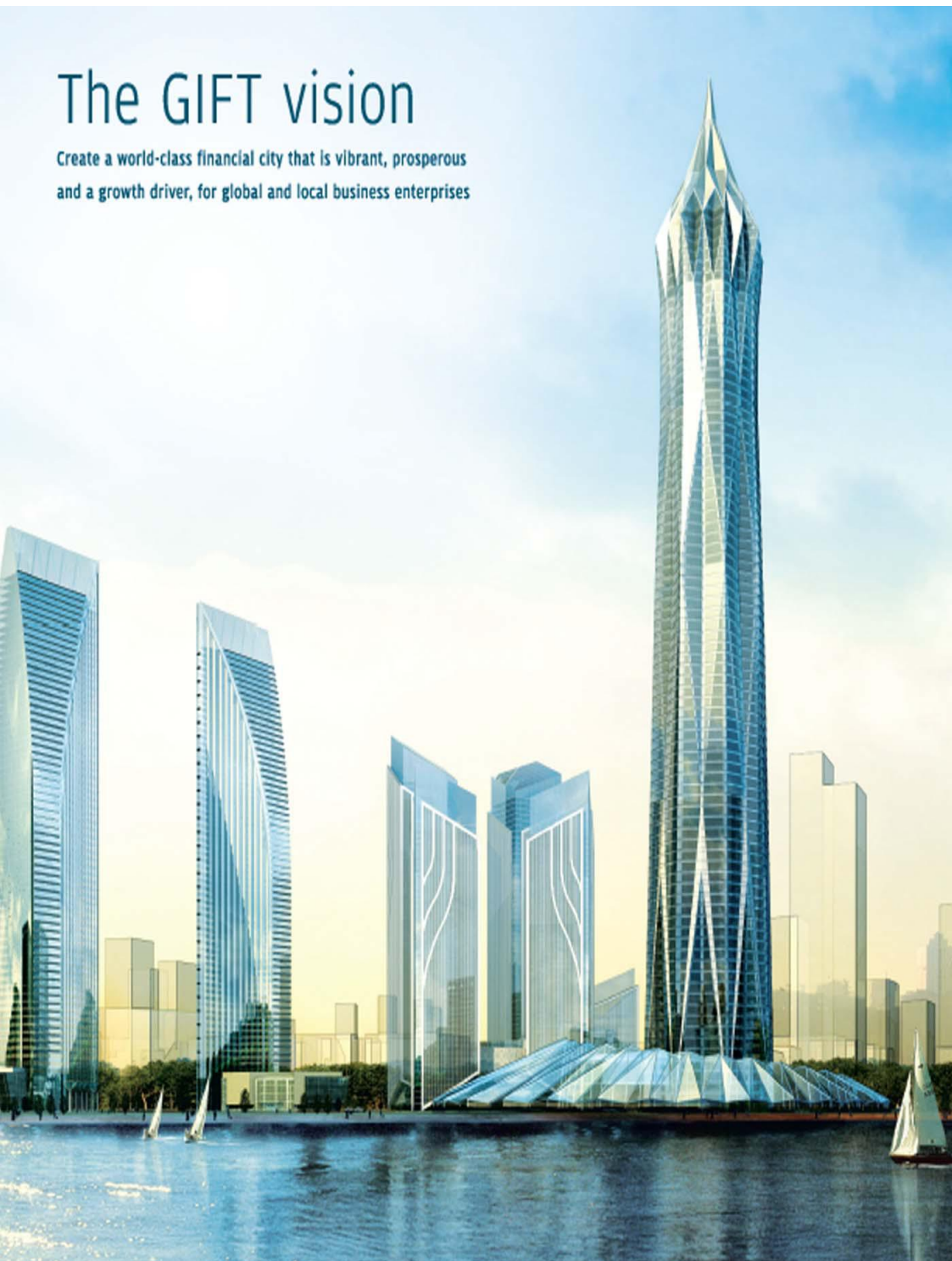
Gujarat, today, is one of India's most pre-eminent states focusing its energies towards the growth of financial infrastructure. The Honourable Chief Minister of Gujarat, Shri Narendra Modi has, in fact, taken up the issue of development as a primary political agenda and his unflinching support has been the driving force behind a number of mega development projects in the state. The Gujarat International Finance Tec-City (GIFT) is Shri Narendra Modi's brainchild, a concept envisioned to change the Indian financial and information technology services arena.

GIFT forms a part of the state's urban development strategy for Ahmedabad-Gandhinagar region, which is the heart of Gujarat and is being driven by Gujarat Urban Development Company Ltd (GUDC) and Infrastructure Leasing & Financial Services Ltd (IL&FS).



# The GIFT vision

Create a world-class financial city that is vibrant, prosperous  
and a growth driver, for global and local business enterprises



## A GIFT of GUDC and IL&FS

Gujarat International Finance Tec-City Company Limited (GIFTCL) is a joint venture between Gujarat Urban Development Company Ltd (GUDC) and Infrastructure Leasing & Financial Services Ltd (IL&FS)



GUDC is an entity of the Government of Gujarat with a mandate to formulate policies, build institutional capacity and implement projects in the urban development sector. GUDC has executed several mega projects such as the Gujarat Earthquake Rehabilitation and Reconstruction Project, the Gujarat Urban Reforms Project and the GUDA Township Project



IL&FS is one of India's leading infrastructure development and financial services companies promoted by strong domestic & international banks and financial institutions such as Life Insurance Corporation of India, Central Bank of India, Housing Development Finance Corporation Ltd., Orix Corporation Japan and State Bank of India. IL&FS has conceptualised, developed, financed, implemented and managed projects across a variety of infrastructure sectors such as transportation, energy, water supply, area development, industrial parks, waste management, environment management and social infrastructure projects in the areas of education, training & skill development, health, sanitation, urban amenities etc



# The GIFT of prosperity and business growth

GIFT 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, as the name implies, is envisaged to be a boon for business growth and profits, and a land fertile with infrastructure and wealth creation opportunities

This prestigious district will be the ideal plug and play destination for a cross section of businesses and industries, from global financial services firms to IT / ITeS firms & local entrepreneurs

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

# GIFT, a benchmark of infrastructure

- Integrated, technology driven urban planning
- Intelligent transport system
- ICT & Data centre infrastructure for tech-finance hub, IT / ITeS
- Integrated safety, security & surveillance system
- District cooling system
- Modern water & waste management system
- Modern, urban skyline
- An invigorating water front
- Superior social & hospitality infrastructure and lifestyle options
- Training and skill development centre

# Internal Connectivity

## Integrated Urban Transport System

The vision for transportation, which shall be the lifeline of GIFT, will be achieved through a robust, well integrated Urban Linkage System which can efficiently serve such a dense development. The up-coming Bus Rapid Transit System (BRTS) and the Metro Rail System, connecting Ahmedabad and the capital city of Gandhinagar, passing through GIFT, will further boost connectivity in and around the area

### Highlights:

- Shuttle service to aid mobility
- Segregation of vehicular and pedestrian movement
- Thoughtful split of 90:10 between public and private transport
- Planning Transit Oriented Development where people walk to work
- Combination of modes along main spines - linking city within and outside
- Convenient Multi-level Parking Hubs

# A GIFT to Gujarat, India and the world

GIFT, the financial city, aims to catalyze a world of prosperity and growth in the region. It is strategically located between Ahmedabad (12 Kms) and Gandhinagar (8 Kms)

In a world where location is everything, GIFT would be a coveted business destination on several counts - easy access to over 40 large and small ports, 13 domestic airports and an international airport at Ahmedabad. Plus, easy accessibility from all directions via 4-6 lane State and National Highways makes it one of the most well connected business landmarks

GIFT, as an iconic address, is envisioned to attract business enterprises from within the state, India and around the world with the promise of growth and profitability, thanks to its comprehensive business infrastructure and a culture that nurtures business efficiency and wealth creation

GIFT is part of the larger urban development plan which includes the Delhi-Mumbai Industrial Corridor Project (DMIC), an ambitious project by the Government of India aimed at developing an Industrial Zone spanning across six states in India. The project will see major expansion of Infrastructure and Industry - including industrial clusters, rail, road, port, air connectivity in all the states along the Corridor. GIFT will become an important node in the influence area of DMIC





## The blueprint for building a pool of talent

Gujarat is home to some of the finest educational institutes in the country. These include the Indian Institute of Management, National Institute of Design, Mudra Institute of Communications, Ahmedabad (MICA), Nirma Institute of Management and MS University, among others. GIFT will aim to harness the prowess of students coming out of these eminent institutions to build a significant work force to populate the many businesses, services and organisations based here. Also, as a part of the talent management program, GIFT will work closely with the Government of Gujarat & IL&FS, through the following initiatives within GIFT as well as at other places in Gujarat:

- A nodal agency for talent development
- Finishing schools and vocational training centres
- Education infrastructure development in GIFT and Ahmedabad

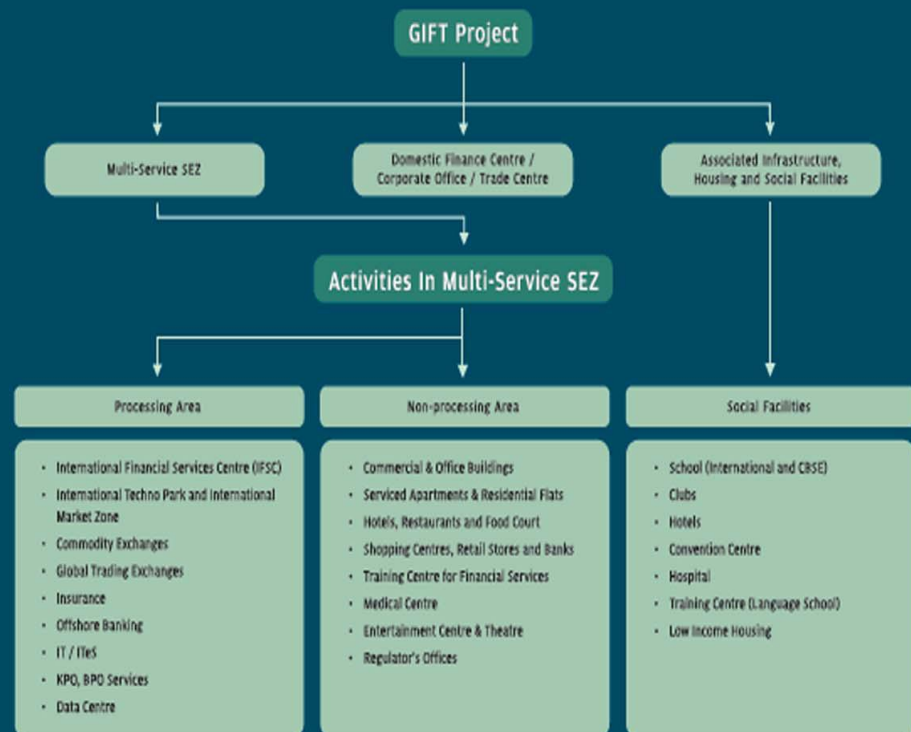
## Defining GIFT. Redefining an IFSC

An International Financial Services Centre provides a suitable regulatory regime and creates a business environment to promote talent and increased capital flow. GIFT will offer all that an IFSC is designed to offer and more

There are six parameters critical to making a city competitive as an International Financial Services Centre. GIFT scores on all these parameters:

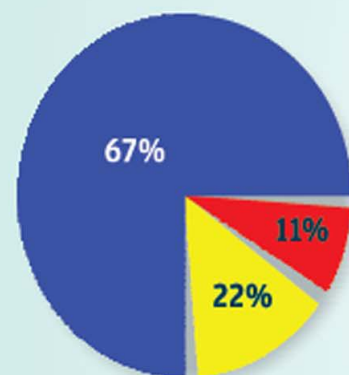
- Best-in-class infrastructure
- Good quality of life
- Rational legal-regulatory framework
- Strategic geographic location
- Stable political environment
- Attractive, sustainable local economy

### Business Structure



## Built up area distribution

Total Built up Area: 62.0 million square feet



- Commercial
- Residential
- Social Facilities

## GIFT MASTER PLAN

### LEGEND

- GIFT AREA BOUNDARY
- COMMERCIAL
- RESIDENTIAL
- INSTITUTION
- UTILITIES
- TRANSPORTATION
- WATER BODIES
- GREEN AREA
- GIFT SEZ BOUNDARY
- METRO LINE
- MLP: MULTI LEVEL PARKING





## Homely residential options



The residential options will range from hostels, affordable housing to luxurious apartments to suit every budget. Everybody, from the locals to the expatriates, will feel at home in these well designed abodes



## Plug & Play; Live & Work

The voluminous 92 million\* sq. ft. area at GIFT will feature delightfully convenient walk-to-work office spaces, starting with the two high-end office towers, the Diamond Tower and the World Trade Centre, on the banks of a scenic water body. Around this you will discover well designed residences, fine retail choices, entertainment, recreation zones and more

\*Subject to height clearance



## Efficient business spaces



GIFT will feature new age, efficient office blocks, designed to house the most technologically demanding organizations. On offer here will be built-to-suit office spaces engineered to fit business dreams and aspirations of every scale



## Fun entertainment spaces

Enjoy a stroll through a neighbourhood with green spaces and clean, refreshing air, this may be all that it takes to get revved up. The entertainment area will be dotted with Restaurants, Craft bazaars, Multiplexes and Water bodies for water sports, to ensure you have waves of fun

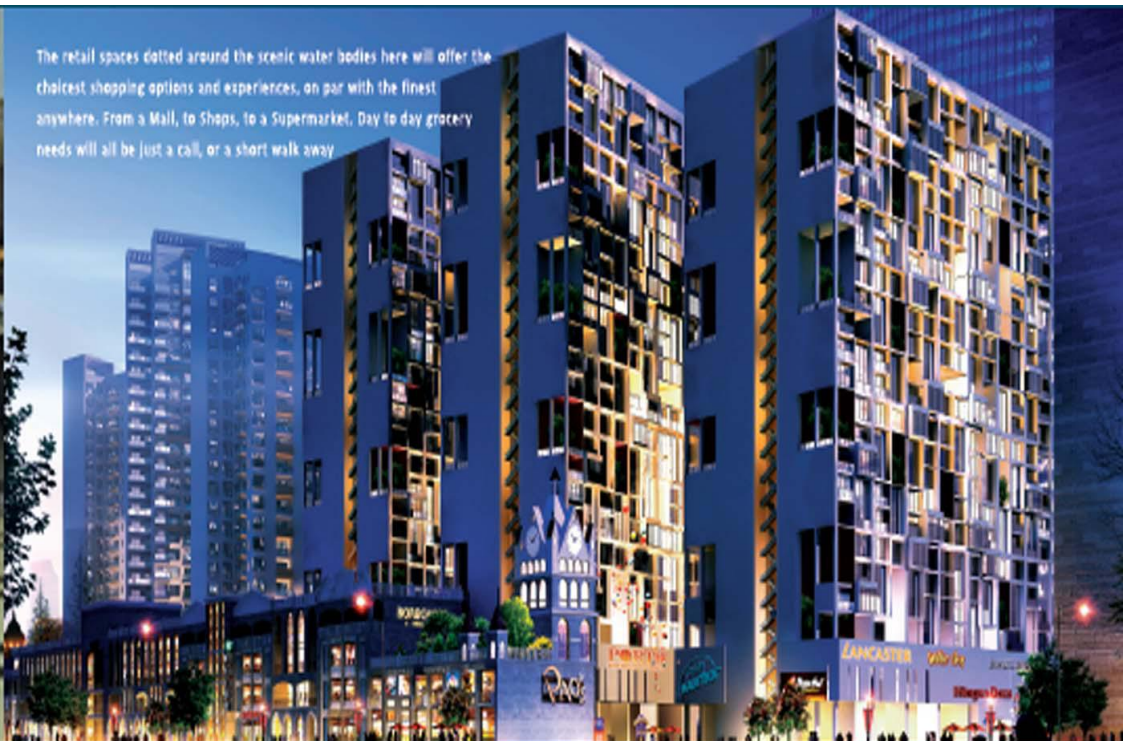




## Engaging spaces



The retail spaces dotted around the scenic water bodies here will offer the choicest shopping options and experiences, on par with the finest anywhere. From a Mall, to Shops, to a Supermarket. Day to day grocery needs will all be just a call, or a short walk away.



## Inspiring social facilities



GIFT will also feature a well appointed Convention Centre, generous Exhibition Spaces, prestigious Schools, new age Medical Facilities and exciting venues for cultural events to inspire one and all. The wide range of Restaurants located within walking distance from each other will cater to both the connoisseur as well as the foodie.







## Internal Connectivity

### Integrated Urban Transport System

The vision for transportation, which shall be the lifeline of GIFT, will be achieved through a robust, well integrated Urban Linkage System which can efficiently serve such a dense development. The up-coming Bus Rapid Transit System (BRTS) and the Metro Rail System, connecting Ahmedabad and the capital city of Gandhinagar, passing through GIFT, will further boost connectivity in and around the area.

#### Highlights:

- Shuttle service to aid mobility
- Segregation of vehicular and pedestrian movement
- Thoughtful split of 90:10 between public and private transport
- Planning Transit Oriented Development where people walk to work
- Combination of modes along main spines - linking city within and outside
- Convenient Multi-level Parking Hubs





"We selected Gujarat because of its pro-business environment, infrastructure, access to ports in North Western India and skilled workforce."

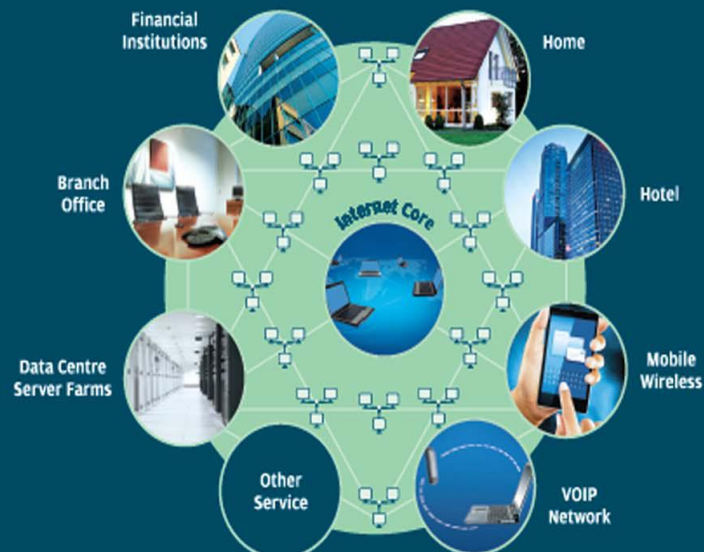
*Joe Hinrichs*  
President and CEO, Ford  
Apac and Africa regions

# Information and Communication Technology (ICT)

GIFT's ICT Vision is to "Create leading-edge infrastructure, services and platforms and offer Financial Service Enterprise, IT, BPO, KPO, ITeS and Multi-Service Enterprises a significant competitive advantage to operate regionally and globally"

GIFT will enable enterprises to flourish, providing them with best-in-class infrastructure, services and cutting-edge technology, giving them an edge over competition across geography

## GIFT vision for connectivity



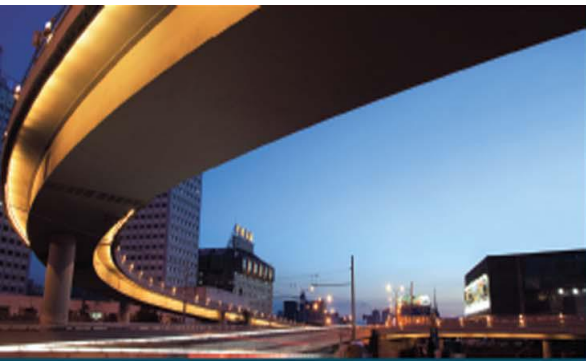
## ICT connectivity scope / Services segment



### Benefits to tenants:

- Efficient workplaces
- Low operating costs
- Flexible & scalable infrastructure
- High reliability
- Excellent customer service
- Better tenant/landlord relationship





# Engineering Infrastructure

## Uninterrupted Power:

- 24x7 uninterrupted power
- Aesthetically planned, underground cabling for power distribution within GIFT
- Substation and distribution automation

## District Cooling System:

- Reduced energy costs
- Improved air quality and temperature control
- Low noise & vibration levels in the area

## Water Supply and Sewerage System:

- 24x7 water supply
- Zero discharge city

## Solid Waste Management:

- Automated Waste Collection System (AWS) through chute system in line with modern city requirements
- Minimum human intervention
- Waste treatment through plasma technology

## Samrudhi Sarovar and Waterfront Development:

- Artificially created concrete storage reservoir ensuring captive water supply for daily water needs
- Water body of 75 million m<sup>3</sup> capacity to enhance aesthetics & provide water sports





## Engineering Infrastructure

"Asia should not be painted with one brush;  
India has separated itself from the pack;  
it is not unduly dependent on external demand  
and it has an increasingly powerful IT-enabled,  
services-led growth dynamic."

**STEPHEN ROACH**  
Eminent Economist



# GIFT

## The new wealth creation capital of India

As one of India's most prestigious financial cities designed to drive business growth and profitability, GIFT will host corporate powers of national and international influence and provide an ideal platform for medium and large sized enterprises to move to the next league of growth and prosperity. GIFT will do so by delivering new age business infrastructure, advanced technology, an inspired work environment, smart residential options, exciting recreation & entertainment zones and much more

So if you are an investor looking at enhancing your ROI by leasing space at GIFT, or a developer looking to turn infrastructure into a wealth creating opportunity, or an entrepreneur looking to set up a sustainable and scalable business, or a global entity looking to establish a footprint in India, consider this GIFT ideal. Come talk to us and allow us to share with you the secret of creating wealth



*A Global Financial Hub*

**Gujarat International Finance Tec-City Company Limited**

A joint venture between



**Gujarat Urban Development Company Ltd.**



**Infrastructure Leasing & Financial Services Ltd.**

For enquiries contact



**Gujarat International Finance Tec-City Company Limited**  
 One Floor, 'A' Wing, Ghanshyam Nagar, University Ground,  
 157, P. V. N. Road, Gandhinagar, Ahmedabad - 380 015, Gujarat,  
 India. T. No. + 91 79 30050000 / 30050001  
 Fax: +91 79 31622258 E-mail: [info@giftgic.com](mailto:info@giftgic.com)  
[www.giftgic.com](http://www.giftgic.com)



**Infrastructure Leasing & Financial Services Ltd.**  
 The IL&FS Financial Center, Bandra Kurla Complex,  
 Bandra, W, Mumbai - 400 051, India.  
 Tel: +91 22 26533333 T. +91 22 26533333 / 3349  
 E-mail: [info@ilands.com](mailto:info@ilands.com)

Disclaimer: The information and views contained in this brochure are for representation purposes only and are not to be considered as a final and binding offer. The data herein presented is solely for the consideration of prospective participants in the opportunity who have the knowledge and experience in financial and business matters and the capability to conduct their own due diligence, investigation and evaluation in connection with the opportunity.