

PRESENTING GIFT TWO  
AT GUJARAT INTERNATIONAL  
FINANCE TEC-CITY (GIFT)

**BIG DREAMS  
JUST NEED AN  
ADDRESS**

 **IL&FS** | Urban Infrastructure



# GIFT TWO - IT'S MORE THAN JUST A BUSINESS STRUCTURE

The preface of a success story, a symbol of achievement, is what sets those on top apart from the rest of the world. And sometimes even the reason behind it. Welcome to GIFT Two, the 28-storey business landmark designed to create wealth. Equipped with the finest features, the immaculately planned retail and office spaces are designed to meet every demand of your business expansion plans. This magnificent building, towers above every other man-made structure across Gujarat, making it the perfect vantage point to take your business to the next level.

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## EVER DREAMT OF DESIGN THAT BLENDS TRADITION WITH MODERNISM?

### DESIGN INSPIRATION

An iconic structure that conveys forward thinking through its design, GIFT Two is the embodiment of modern ideologies. Its sleek façade comprises glass panels of varying tints that add a sense of grandeur to the project. Balancing the contemporary architecture is the 10-metre high entrance lobby, inspired by Gujarat's rich cultural grandeur. True to its objective of revolutionising the Indian business world, GIFT Two attempts to redefine skylines and business standards, all at once.



## DESIGN PLAN

### BASEMENT

- Stack car parking

### GROUND FLOOR

- Grand double-height entrance lobby
- Recreational space with coffee lounge
- Concierge and reception area
- Italian marble flooring and dado in common areas

### FIRST FLOOR

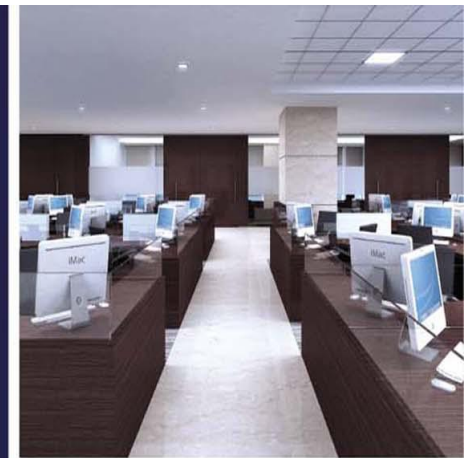
- Provisions like gymnasium, spa & restaurant

### SECOND FLOOR

- Provision for food court & recreational spaces

### FLOORS THREE TO TWENTY-EIGHT

- Office spaces - Warm shell condition
- 12 super high-speed elevators with a capacity of 24 passengers each
- 2 high-speed service elevators
- Spacious washrooms with designer and sensor fittings
- Equipped with Intelligent Building Management Systems (IBMS)



### SALE AREA STATEMENT

#### OFFICE SPACE

Type	Unit	Sale Area (Sq. Ft.)
4 Office Floors	Office 01	6,122
	Office 02	8,024
	Office 03	8,665
	Office 04	6,023
2 Office Floors	Office 01	14,684
	Office 02	14,834

#### RETAIL SPACE

Floors	Use	Sale Area (Sq. Ft.)
Ground Floor	Retail	3,332
	Business Center	2,867
First Floor	Gymnasium	6,300
	Restaurant	5,947
Second Floor	Food Court	29,813

#### REFUGE FLOOR

Type	Floor	Unit	Sale Area (Sq. Ft.)
3 Office Floors	5	Office 01	6,013
		Office 02	8,030
		Office 03	10,295
	9	Office 02	10,184
		Office 03	8,507
		Office 04	6,142
2 Office Floors	13	Office 01	6,025
		Office 02	8,488
		Office 03	10,325
	17 & 25	Office 01	10,184
		Office 02	14,739
		Office 01	14,644
	21	Office 02	10,328



EVER DREAMT  
OF OWNING A PART  
OF A GLOBAL  
LANDMARK?

## THE LOCATION

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



# EVER DREAMT OF AN ADDRESS WITH A BUSINESS EDGE?

## FACILITIES

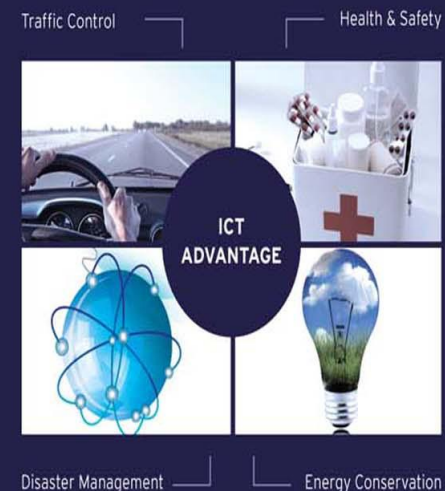
GIFT TWO OFFERS  
A RANGE OF SUPERLATIVE  
FACILITIES THAT MAKE  
IT A SELF-SUFFICIENT  
BUSINESS TOWER.

- Gym / Food court / Restaurants
- Super high-speed elevators
- Hi-tech security systems
- Surveillance cameras
- Intelligent safety & disaster management system
- Voice-video-data
- Other automated features
- High connectivity via fibre-optic link to the rest of the city
- Command-and-control maintenance system
- Banks & ATM



## 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.



## INTELLIGENT BUILDING MANAGEMENT SYSTEMS (IBMS)

GIFT Two 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, real time performance assessment of the building to enhance quality, 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>HVAC:</b> Based on chilled water supply from a central district 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>Built-up area of the building:</b> 72,389 sq mt	<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 sensor fittings
<b>No. of floors:</b> Basement + Ground + 28 Upper Floors	<b>Facade:</b> 70% Glazed + 30% ACP Cladding	



# EVER DREAMT OF A CITY WHERE WEALTH CREATES WEALTH?

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



# EVER DREAMT OF A GROWTH PARTNER THAT THINKS LIKE YOU?

THE BEST MINDS IN INFRASTRUCTURE HAVE COME TOGETHER TO CREATE  
AN ADDRESS THAT WILL WRITE YOUR SUCCESS STORY

Developer: Sabarmati Capital Two Limited,  
a subsidiary of IL&FS Township & Urban Assets Limited

**Review Consultants:**

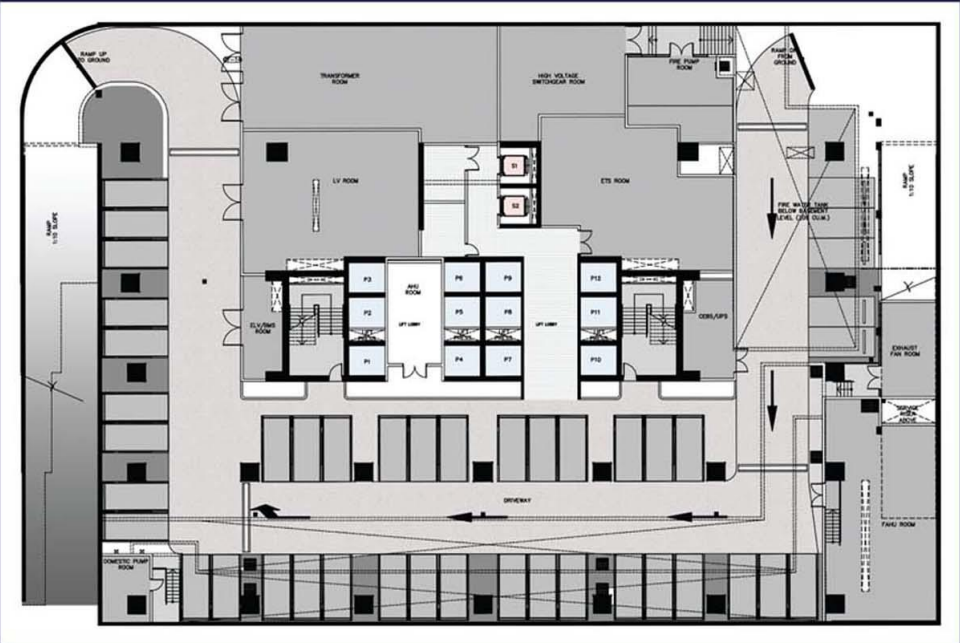
Architect: P G Patki

Structural: Sterling India Pvt. Ltd. and Buro Happold, UK

MEP Consultant: Jain Associates, UK



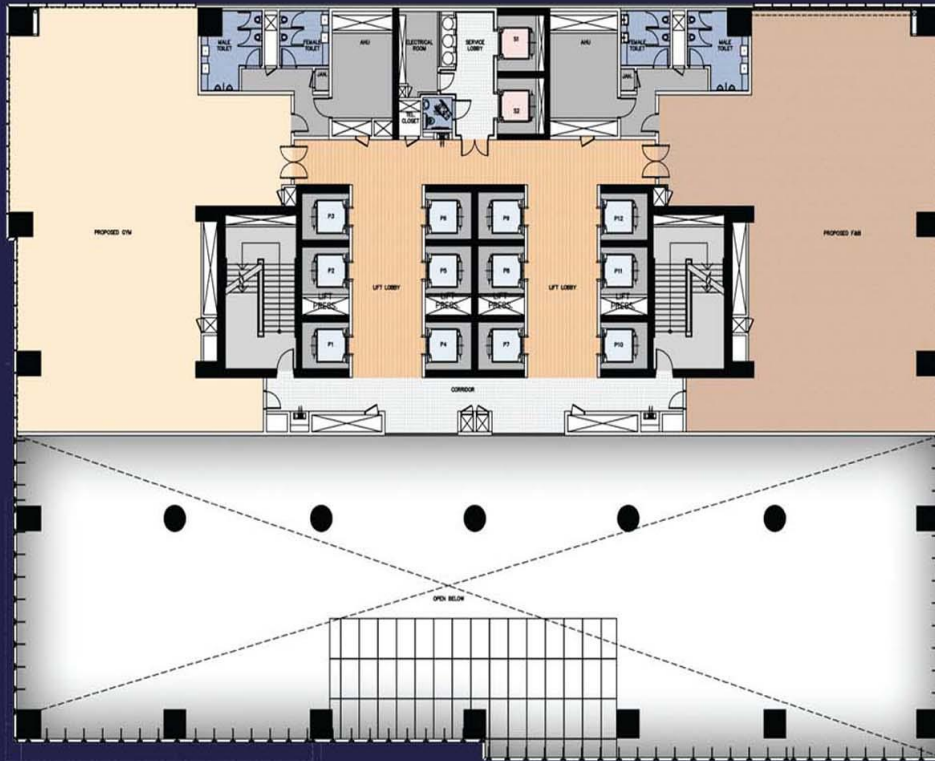
**BASEMENT**



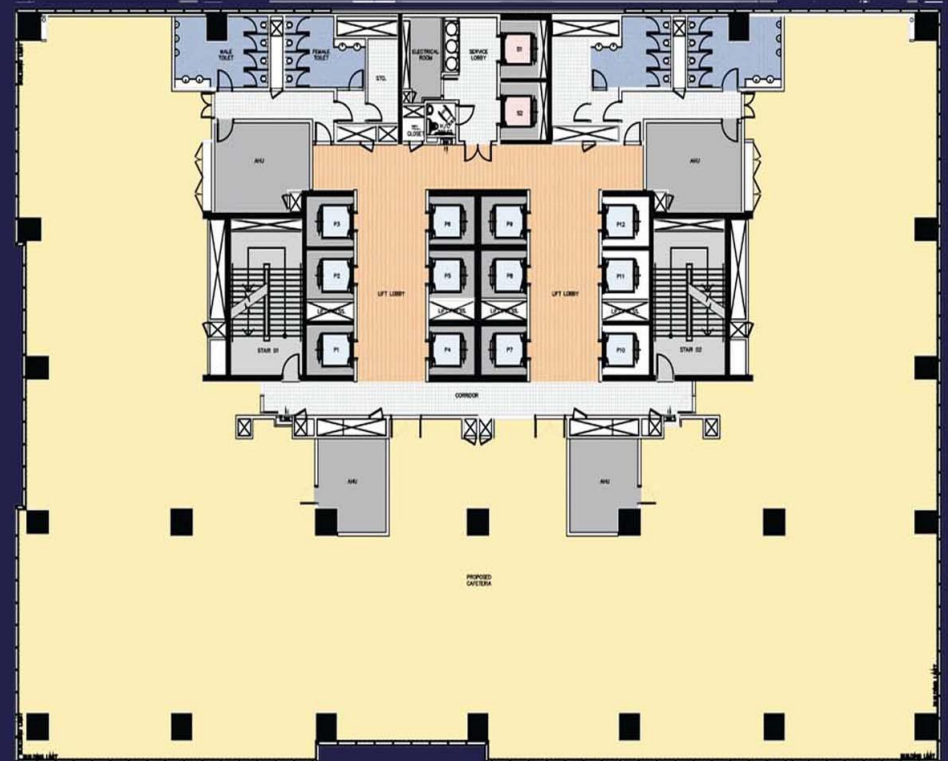
**GROUND FLOOR**



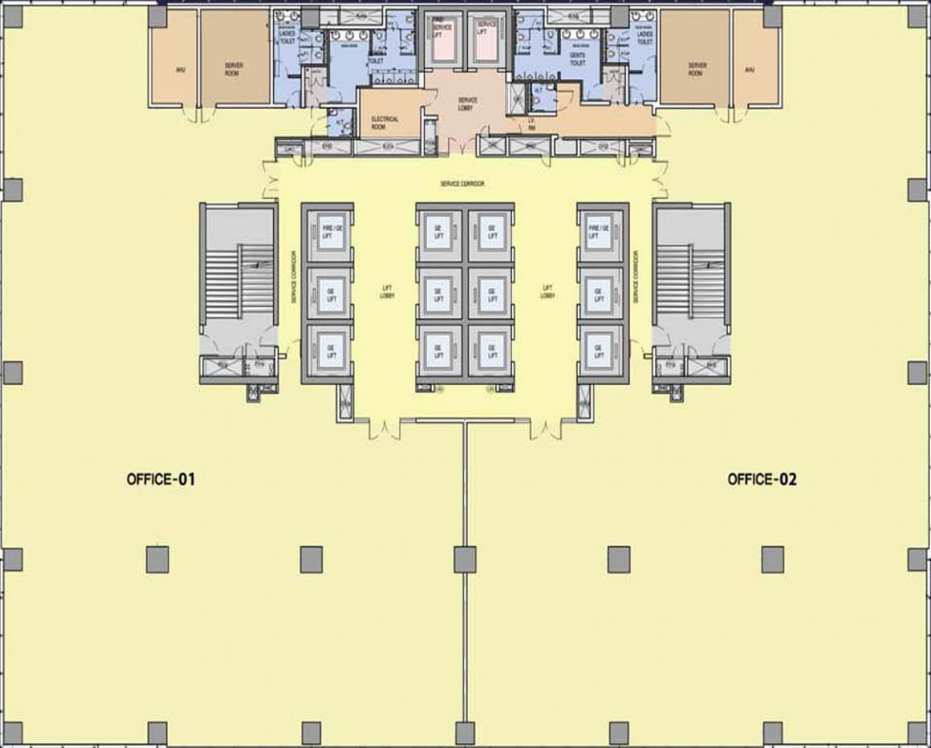
# 1<sup>ST</sup> FLOOR



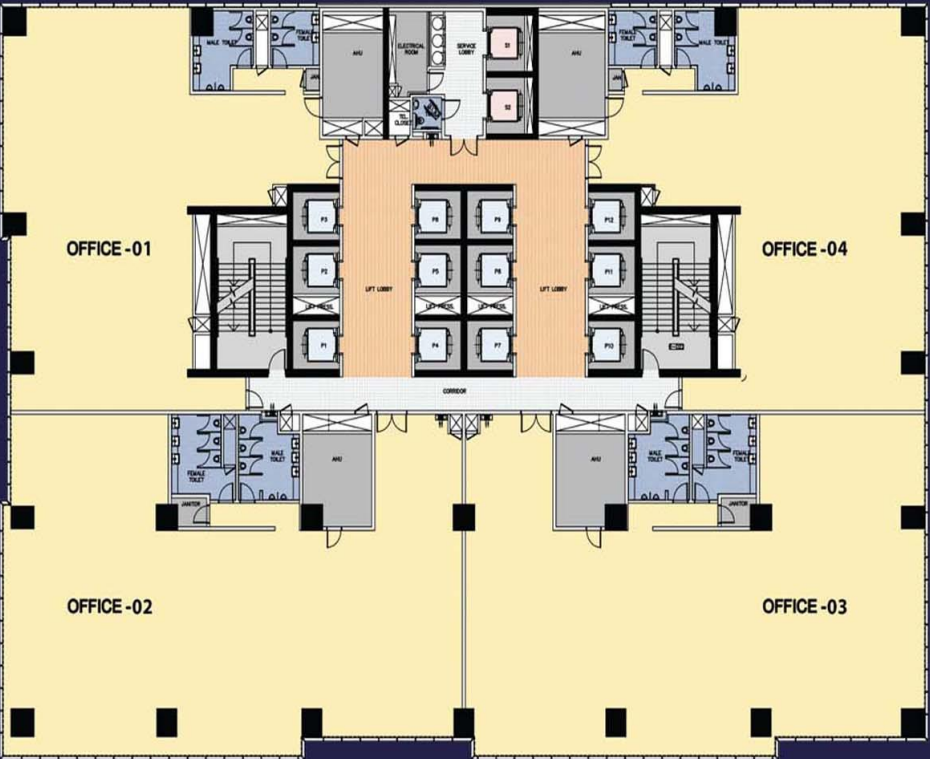
# 2<sup>ND</sup> FLOOR



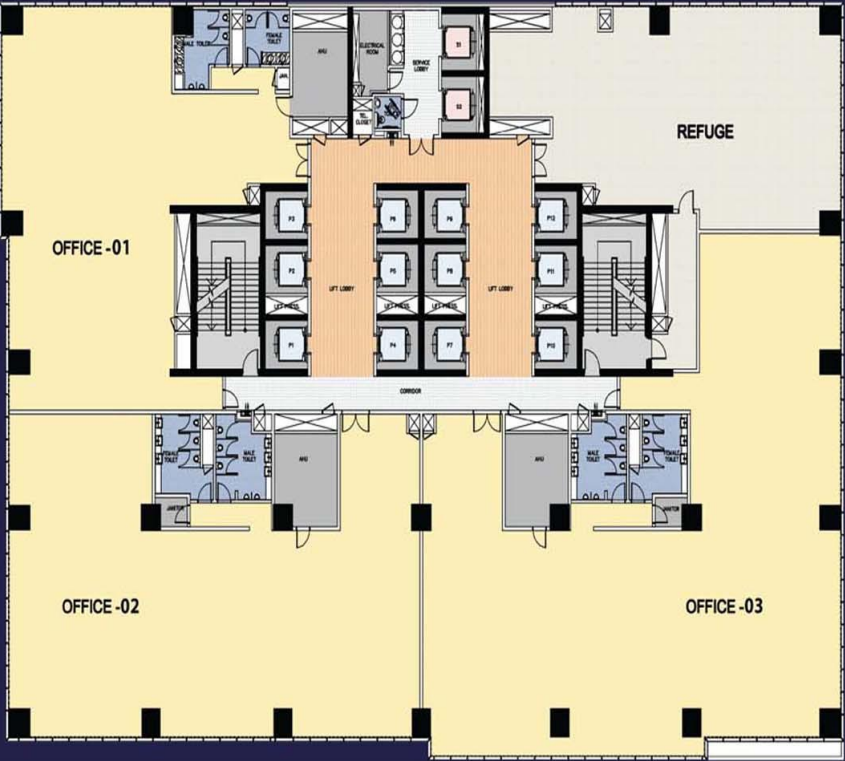
TYPICAL  
FLOOR - 2 OFFICE\_\_\_\_\_



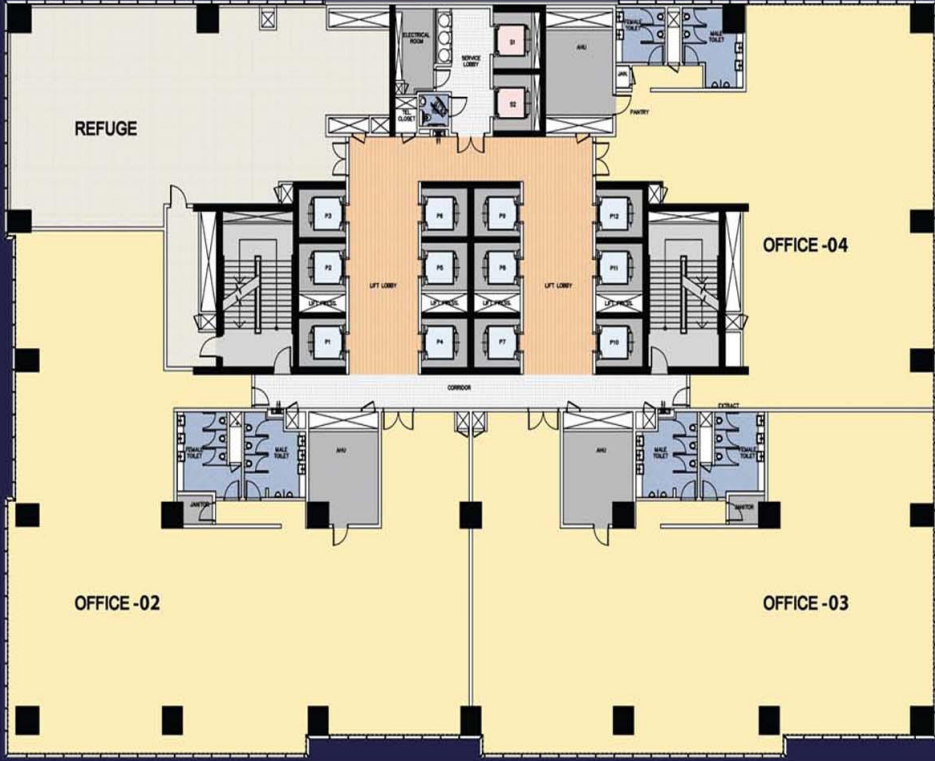
TYPICAL  
FLOOR - 4 OFFICE\_\_\_\_\_



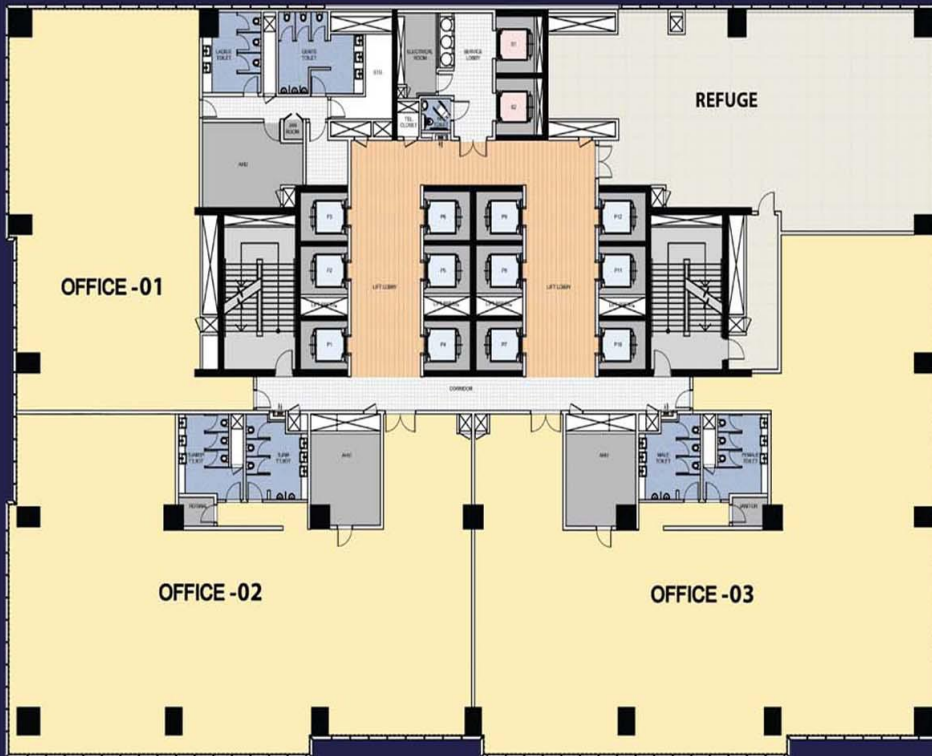
REFUGE  
5<sup>TH</sup> FLOOR



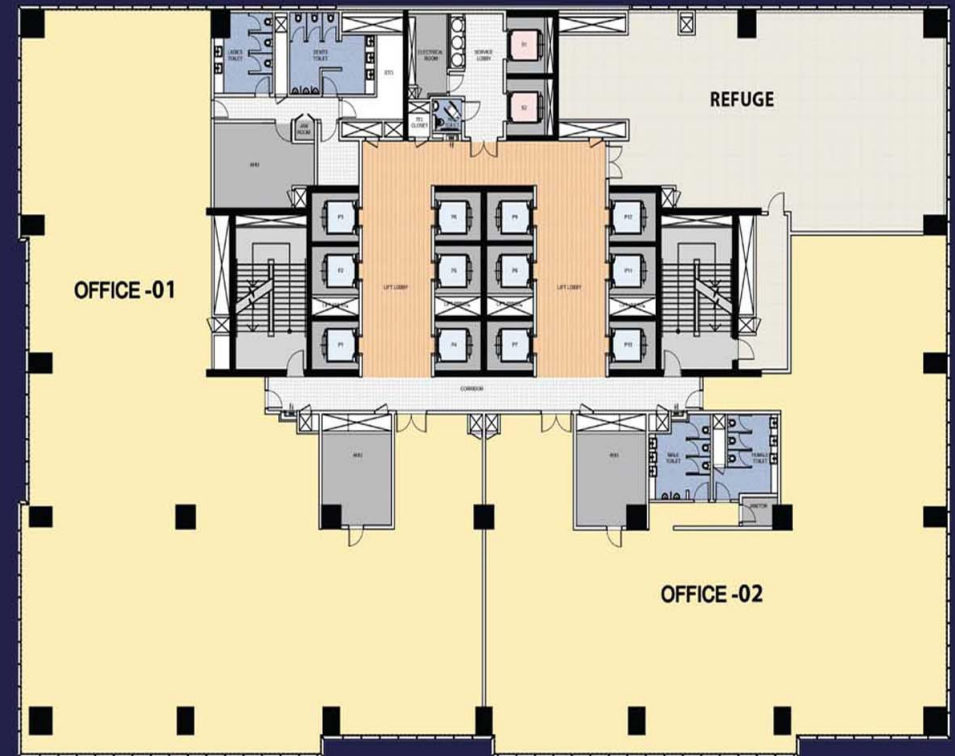
REFUGE  
9<sup>TH</sup> FLOOR



## REFUGE 13<sup>TH</sup> FLOOR

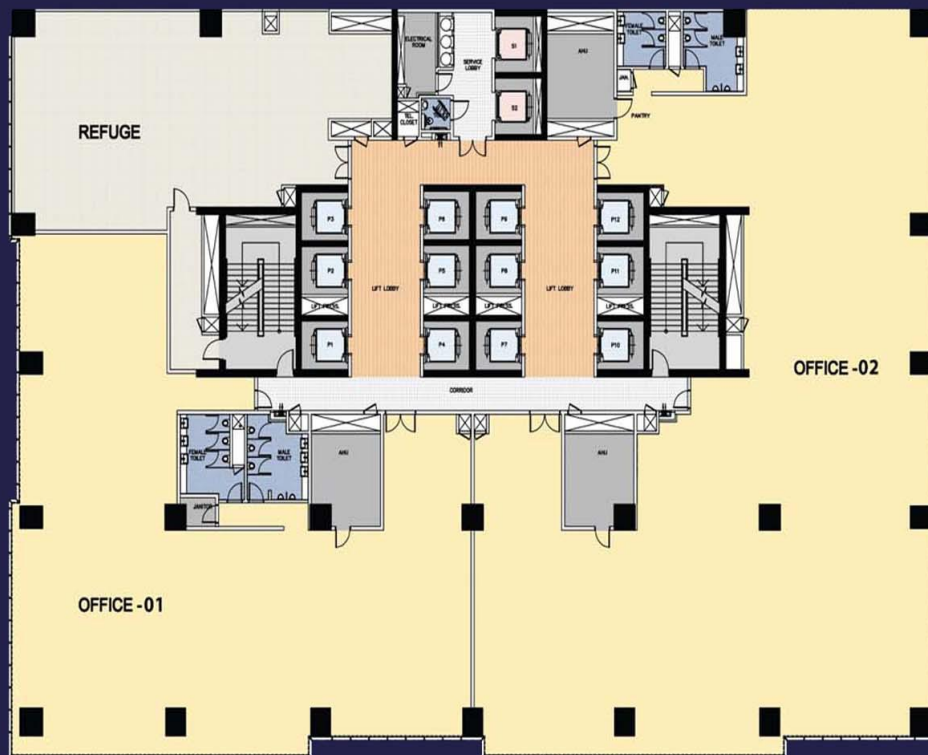


## REFUGE 21<sup>ST</sup> FLOOR



## REFUGE

### 17<sup>TH</sup> & 25<sup>TH</sup> FLOOR



#### CONNECT WITH US

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website: [www.giftgujarat.in](http://www.giftgujarat.in)

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