



International Architecture Design Competition Dossier  
for  
Proposed International Branch Campus Building  
in GIFT City



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**GIFTCL OFFICE, ASPIRE-III, GIFT SEZ, GIFT CITY, GANDHINAGAR-382050**  
**GUJARAT, INDIA**

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# 1. Background

## 1.1. About GIFT City

GIFT City (Gujarat International Finance Tec-City) is India's first operational smart city and International Financial Services Centre (IFSC), located in Gandhinagar, Gujarat. Designed as a global financial and technology hub, GIFT City offers world-class infrastructure, sustainable development, and a business-friendly regulatory framework. It aims to attract financial institutions, fintech companies, multinational corporations, and foreign universities, positioning India as a competitive player in global finance.

GIFT IFSC (International Financial Services Centre) is a special economic zone (SEZ) within GIFT City that facilitates seamless offshore financial services. It provides a regulatory environment comparable to leading international financial hubs, allowing banks, insurance firms, asset managers, and fintech companies to operate with tax incentives and relaxed regulations. Under Global Financial Centre Index, GIFT City ranks 46 out of 133 international financial centres and top 15 financial centres in Asia Pacific region.

GIFT City promotes banking units, capital market activities, aircraft leasing, reinsurance, and global investment flows, making GIFT City a strategic destination for international businesses looking to tap into India's growing financial sector.

GIFT CITY is the key pillar of the tri-city approach, located on the banks of the Sabarmati River between Ahmedabad and Gandhinagar, each 30 minutes away from each other. Ahmedabad boasts of a glorious history, Gandhinagar is the central hub of policy and decision making, and GIFT City is poised to become India's gateway for international financial services. Each city provides a distinct supportive ecosystem.

## 1.2. International Branch Campus Building - Design Perspective

Gujarat International Finance Tec-City (GIFT City) is emerging as a global financial and technological hub. As part of its vision to strengthen the fintech ecosystem, GIFT City is facilitating the establishment of





International Branch Campuses (IBCs) by reputed foreign universities. These institutions will offer world-class education, particularly in the Financial Management, FinTech, Science, Technology, Engineering, Mathematics etc. To facilitate the presence of institution of international standards at GIFT City, it is proposed to construct an iconic tall building that would house those campuses of such universities/institutions.

To ensure the creation of a state-of-the-art educational infrastructure, GIFTCL proposes to conduct a **design competition** for selecting an outstanding architectural design firm for the International Branch Campus Building within GIFT Special Economic Zone (SEZ).



Representative View of GIFT City

### 1.3.Objective of the Competition:

The primary objective of this competition is to identify a world-class architectural design for a tall building that reflects innovation in modular built space, sustainability, and functionality while meeting the academic and extracurricular needs of multiple IBCs. The design should support an ecosystem conducive to high-quality education and research, integrating cutting-edge technology and modern learning spaces.

## 2. Design Scope & Requirements

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### 2.1. Site Context and mandatory Code Provisions

The site designated for the establishment of an International Branch Campus building is situated at the entrance (Block - 12) of the special economic zone (SEZ) of GIFT City. It is positioned at a corner, offering clearly defined entry and exit access points facilitating smooth vehicular movement. This layout features, connection with the utility tunnel to provide GIFT's state-of-the-art infrastructure and utilities. The city utility tunnel will connect with the building for water supply, waste collection system, ICT, electrical power, and chilled water line from district cooling System.

The building will be allowed to design on building footprint 12 C admeasuring maximum basement extent area of 5,178 Sq.mt and the allowable building footprint area is 3601 Sq.mt. (**Refer Site plan at Annexure-C**). The ramp and other ancillary services are required to be planned within the basement extent area.

For the development and design of the building, it is expected to achieve Development Rights (BUA as per GIFT Area DCR) of 7.2 Lakhs Sq. Ft. The anticipated total construction area of the building will be around 10.8 Lakhs Sq Ft. with approx. height of 120 meter. As per height clearance from Airport Authority, highest structure of the building should not be more than 183.88 meter AMSL (average ground level is 63.00meter). Given the vertical nature of GIFT City Development, the design should incorporate vertical campuses with certain common facilities.

As per Fire regulations, a 12-meter fire driveway must be maintained from south & east direction and a 10-meter clear driveway free for firefighter movement from north & west side (shown in given site plan- Annexure C). The building's services and parking as per GIFT DCR requirements must be accommodate in basements only. Also, fire skip floor at 70 m height of the proposed building shall be planned.

The design of the building shall be done adhering to National Building Code (NBC), GIFT DCR and Fire regulations.

### 2.2. Building Uses/ Requirements

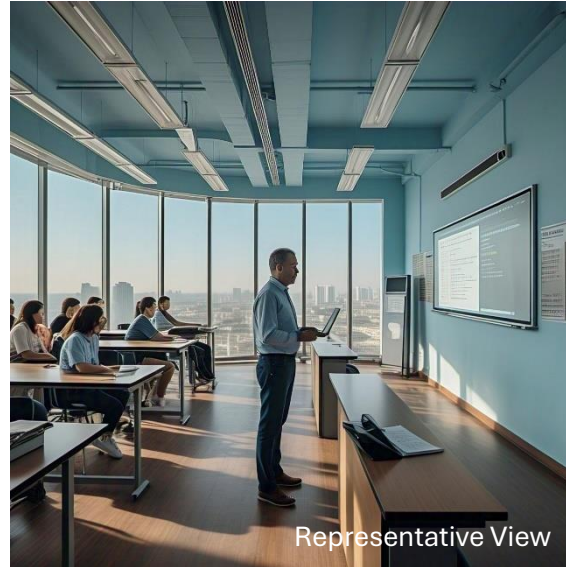
The proposed International Branch Campus Building will be developed on **Building Footprint 12C** within GIFT SEZ (Footprint area, location and other details are given in this document). It will serve as a central hub for foreign universities and educational institutions, ensuring a superior academic environment with top-notch facilities. Other than the academic and non-academic requirements, design should also incorporate the common facilities:

### 2.2.1. Tentative list of Academic and Non-Academic Requirement

#### A) Academic Facilities:

The proposed IBC building is expected to accommodate multiple IBCs from foreign universities worldwide, with varying capacities based on the types and range of courses offered.

**Classrooms:** Modular classrooms with flexible sizing based on course requirements, well-lit and ventilated, and equipped with modern teaching aids such as smart boards, projectors, and audio-visual systems.



**Lecture Theatre:** Strategically distributed to serve individual IBCs or shared based on best practices and demand, featuring tiered seating, advanced audio-visual systems, and comfortable seating arrangements.

**Seminar Rooms:** Flexible, technology-enabled spaces designed for group discussions, presentations, and workshops.

**Laboratory:** Specialized labs catering to various disciplines, including science, engineering, and computer science, equipped with modern instruments and essential safety features.



**Library:** State-of-the-art libraries offering extensive collections, digital resources, and collaborative study spaces.

#### B. Non Academic (Administrative and Support) Facilities

**Reception and Welcome Area:** A spacious, well-designed space providing reception, information, and welcome services.

**Administrative Offices:** Comfortable, well-equipped offices for university staff, faculty, and administrators.

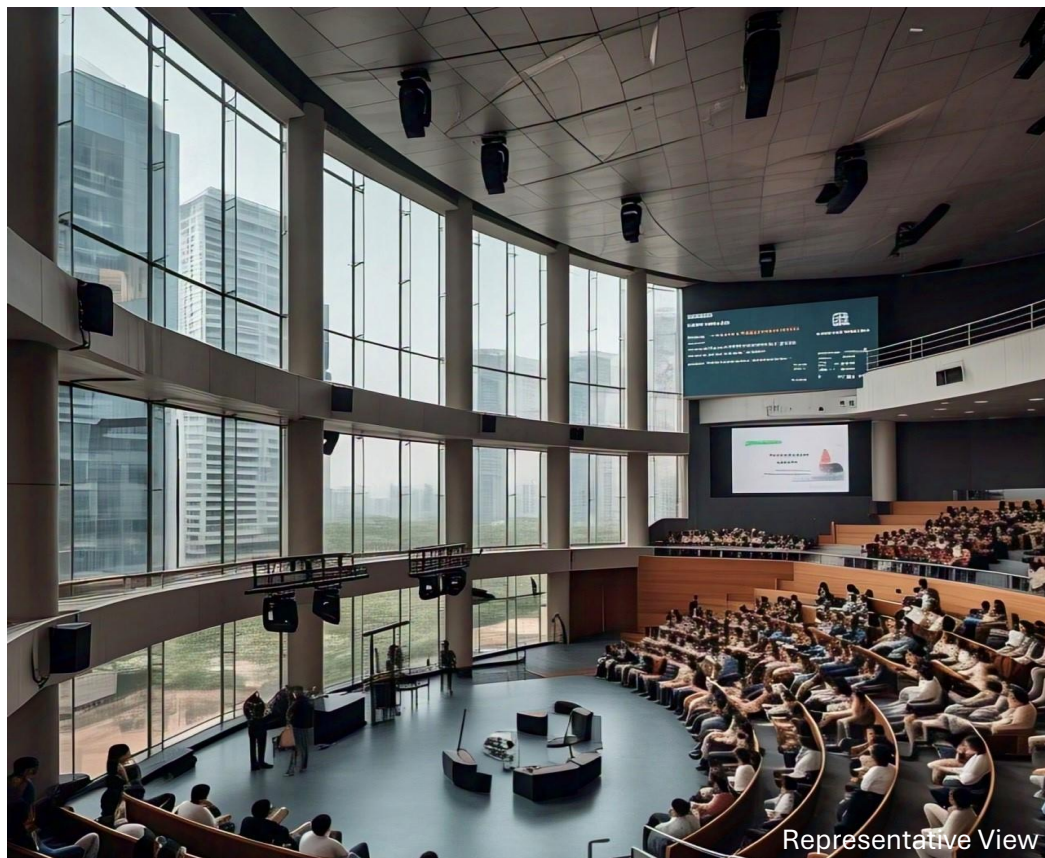


**Student Services:** Dedicated areas for student support, including counselling, career guidance, and student organizations.

**Pantry Service:** A designated space for small breakouts, refreshments, and pantry services.

### 2.2.2. Tentative list of Common Facilities

- **Auditorium:** A spacious and well-equipped auditorium for hosting academic events, conferences, and seminars.
- **Library:** A comprehensive library with extensive physical and digital resources to support research and learning.
- **Gym and Fitness Centre:** A modern facility promoting health and wellness among students and faculty.
- **Canteen and Dining Facilities:** A cafeteria and dining area offering diverse cuisine options to cater to an international student base.
- **Breakout Area:** Multiple designated space, separate from the usual academic area, where students can relax, socialize, collaborate, or take a break from their classrooms promoting well-being and potentially boosting productivity.
- **Bookstore and Convenience Store:** Convenient retail spaces for students to purchase textbooks, stationery, and daily essentials.
- **Other Academic and Recreational Spaces:** Additional provisions to support academic collaborations, innovation labs, study lounges, and recreational activities.



### 2.3. Design Considerations

The competition invites architectural firms and design consultants to propose building designs that emphasize the following key aspects:

- **Global Standards & Compliance:** Adherence to international academic and regulatory standards to attract top-tier foreign university's IBCs.
- **Flexibility & Scalability:** Modular design allowing future expansion of one IBC as the institution grows.
- **Smart Campus Infrastructure:** Integration of technology-enabled classrooms, digital learning spaces, and research labs.
- **Sustainability & Green Architecture:** Environmentally friendly design incorporating energy-efficient solutions.
- **Aesthetic & Functional Excellence:** A visually appealing structure with functional spaces ensuring optimal utilization.
- **Project Cost** –Budgeted cost of the International Branch Campus building (Civil, MEPF & Façade) is INR 450 crore. Proposed Design should not exceed the budgeted cost.

## 3. Eligibility for Participants

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The competition invites participation from renowned national and international architectural and design firms with a proven track record in designing vertical educational institutions, research centres, or mixed-use academic spaces. The participating firms must demonstrate expertise in handling large-scale, complex projects that integrate cutting-edge architectural innovation, sustainability, and functionality tailored for educational environments.

For international firms, it is mandatory to have a local office or establish an association or collaboration with a local architectural firm. The local partner firm must have a minimum of five years of experience working on international projects, ensuring familiarity with global best practices as well as experience in designing an educational institute showcasing the experience of local regulatory and construction standards. This requirement fosters seamless execution of the project by leveraging both global expertise and local knowledge.

Further details regarding the **eligibility criteria, evaluation parameters, and selection methodology** are provided in the Section 4.0 of this dossier.



## 4. Desing Evaluation & Selection Process:

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Entries from both Indian and International Architectural Firms will be evaluated through a structured two-stage assessment process to ensure fairness, transparency, and the selection of the most competent firm.

### **Stage 1: Competency Evaluation**

In the first stage, all submissions will be assessed based on the firm's **technical expertise, experience, and ability to deliver a state-of-the-art International Branch Campus building in GIFT City**. The evaluation will focus on assessing the competency of the participants in delivering a state-of-the-art International Branch Campus building in GIFT City. This assessment will be conducted based on the specific criteria outlined in this design dossier. A panel of experts will review all submissions and, using a suitable methodology, identify upto top five entries that best meet the evaluation criteria.

### **Stage 2: Presentation for Final Selection**

Upto five shortlisted participants will then be invited to present their proposals. Each shortlisted participant must ensure that their presentation aligns with the minimum requirements specified in the design dossier. This stage will provide an opportunity for the experts to gain deeper insights into the proposed designs and capabilities of the participants before making the final selection.

#### 4.1. Competency Evaluation-Stage 1 (Minimum Qualifications):

##### 4.1.1. Special Requirement (Non-Negotiable):

*This requirement ensures that the firm possesses the necessary experience and expertise to handle large-scale, complex architectural projects.*

The Architectural Firm/Group company must have successfully completed the design a commercial, multi-use or institutional building with a minimum height of 100 meter and constructed area of **750,000 square feet**, whereas execution is completed within the last **five years**.

A **deviation of 5%** from the specified area may be permitted for firms that demonstrate exceptional competence and capability, provided they meet all other eligibility criteria and showcase a strong portfolio of similar large-scale developments.

The completed project should reflect the firm's ability to design and manage large, multi-functional spaces efficiently, adhering to high standards of quality, sustainability, and innovation.

#### 4.1.2. Minimum Financial Turnover of the Firm

*This criterion is intended to ensure that the selected firm has a **strong business foundation**, the ability to manage complex projects, and the financial capability to invest in high-quality design, technology, and human resources.*

To ensure that the firm has the necessary **financial stability, operational capacity, and resources** to successfully undertake and deliver a large-scale project such as the proposed **International Branch Campus building in GIFT City**.

The Architectural Firm must have a **minimum annual turnover of ₹10 Crore** (last 3 years) from **architectural services**. (Currency Conversion as on the date of Issuing the EOI)

The turnover should be derived **exclusively from architectural services**, including architectural design consultancy and related professional services. The firm must provide audited financial statements or other relevant documents as proof of meeting this requirement.

#### 4.1.3. International Portfolio:

*This requirement ensures that the firm is well-versed in handling **complex, high-rise developments**, complying with **international building codes**, and integrating **innovative design solutions** suitable for different urban contexts*

As part of the eligibility criteria, the firm must have successfully designed minimum of **01 buildings** outside India, each with a height of at least **100 meters** (measured from the average ground floor level to the slab of the topmost habitable floor). These projects should fall under the category of **commercial, multi-use, or institutional buildings** and must reflect the firm's capability to deliver high-quality architectural solutions at an international scale.

The Architectural Firm must have a diverse portfolio of projects that extends beyond India, demonstrating its ability to design and execute buildings in **varied cultural, climatic, and regulatory environments**. This international experience is essential to ensure adaptability and a global perspective in the design approach.

For international firms, it is mandatory to establish an association or collaboration with a local architectural firm.

#### 4.1.4. International Presence:

*This requirement ensures that the firm has a strong international presence, enabling it to operate seamlessly across different regions and adapt to varied regulatory, cultural, and environmental conditions.*

The Architectural Firm must have an established working office outside India in at least 01 countries.

Having offices in multiple countries demonstrates the firm's global outreach, operational capability, and experience in handling large-scale projects across different geographies. It also ensures that the firm has the necessary infrastructure, resources, and professional network to efficiently manage and coordinate international projects.

The presence of overseas offices will be considered a key indicator of the firm's ability to collaborate with global stakeholders, comply with international standards, and bring innovative architectural solutions to diverse markets.

## 4.2. Jury Presentation (Stage 2)

Upto 5 shortlisted firms will have the opportunity to present their design concepts to a distinguished jury panel comprising renowned architects, educationists, and industry experts. The presentation will play a crucial role in the evaluation process, allowing participants to showcase their **vision, design approach, and innovative solutions** for the proposed project.

To ensure a **clear and comprehensive understanding** of the design proposal, participants are encouraged to structure their presentations based on the following key criteria:

**Architectural Vision & Concept** – The overall design philosophy, inspiration, and how the proposal aligns with the project's objectives.

**Functionality & Spatial Planning** – Efficient space utilization, circulation, and adaptability to academic needs.

**Sustainability & Innovation** – Incorporation of green building principles, energy efficiency, and smart technology integration.

**Structural & Technical Feasibility** – Practicality of construction methods, material selection, and compliance with regulations.

**Cultural & Contextual Relevance** – Sensitivity to the site, local environment, and global academic trends.

**Project Cost** – Estimated Project cost not shooting up with the budgeted cost of INR 450 crore.

The final selection will be based on the jury's assessment of these aspects, ensuring the best-suited design for the project.



- Innovation & Creativity (30%)
- Feasibility & Practicality (25%)
- Sustainability & Energy Efficiency (20%)
- Functionality & User Experience (15%)
- Compliance with GIFT City Guidelines (10%)

## 5. Submission Requirement:

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### Stage -1 Submission:

All the necessary documents required for establishing the competency criteria including Relevant Portfolio and Experience must be submitted in seriatim order. Proprietor or Principal architect of Indian firm and local firm participating with international firm should be registered with the Council of Architecture.

*Note: If a participant is confident in meeting the competency criteria, they may proceed with preparing the Stage 2 presentation to develop an award-winning proposal.*

All entries shall be submitted to the below mentioned address or Email (refer **Annexure-G** to submit the relevant documents):

- By registered post /courier in a sealed envelope

**Office of the Managing Director & Group CEO  
Gujarat International Finance Tec- City Company Ltd.  
GIFT House, Block No.12, Road-1D, Zone 1, GIFT  
City, Gandhinagar 382050**

- Email: - [contract@giftgujarat.in](mailto:contract@giftgujarat.in)

### Stage -2 Submission:

Submissions should include:

- Copy of Presentation.
- Walkthrough/ AV if any
- Conceptual Design Proposal (Site Plan, Elevations, Plans and 3D Visuals)
- Area table (Built up areas under academic, non-academic and common facilities)
- Concept of Building Services in line of GIFT utilities.
- Project Timeline, Execution Strategy and Budget Estimates

## 6. Award to the Winner

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The winning entry will be selected by the Jury based on the requirements and expectations outlined in the Design Dossier. GIFTCL will appoint Jury members for evaluation of the presentations by the participants as scheduled in the timeline.

**Winner's Prize:** The firm with the best-selected design will be awarded a prize of INR 20 Lakhs.

**Honorarium for Participants:** Other shortlisted participants who complete the presentation process will receive an honorarium of INR 5.0 Lakhs as recognition for their efforts and contributions to the competition. Honoria will be paid to only those firms who have submitted minimum requirements mentioned in Stage 2. Decision of jury in this case will be final.

## 7. Appointment of the Project Architect

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The winner of the Design Competition will be officially appointed as the Project Architect for the proposed development. The selected firm will be engaged for the architectural consultancy services at a **fee of 1%** of the total project cost. The Winning firm will be responsible for developing the detailed architectural design, drawings for statutory approvals, overseeing the design implementation, and collaborating with other consultants throughout the project lifecycle. Project Architect will also be responsible for coordinating with the other consultants (Structural and MEPF) for preparing BOQ.

In addition to the Project Architect, Structural, MEPF (Mechanical, Electrical, Plumbing & Firefighting), and Green Building Consultants will be appointed separately. These consultants will be selected as per GIFTCL's accredited Consultant Guidelines, ensuring adherence to the highest standards of engineering, sustainability, and regulatory compliance. The estimated project cost is INR 450 crores.

## 8. Timeline & Important Dates

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- **Announcement of Competition:** 02 April 2025
- **Stage-1 Submission Deadline:** 21 April 2025
- **Evaluation & Shortlisting:** 25 April 2025
- **Jury Presentation:** 30 May 2025
- **Winner Announcement:** 05 June 2025

*Participants having technical expertise, experience and confident to fulfil the competency criteria outlined in this dossier, they may proceed with preparing the Stage 2 presentation to develop an award-winning proposal.*

## 9. Contact Information

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For further details and queries, interested participants may reach out to:

**Loveleen Garg, Chief Planner**

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**Mayank Parikh**

Manager -PA&E - +91-9978575659

Email id: - mayank.parikh@giftgujarat.in

## 10. Scope and Limitations

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Design will be verified in view of the GIFT Development Control Regulations & Other GIFT Guidelines given in building construction approval section at <https://giftgujarat.in/downloads> , standard practices, National Building Codes for high-rise buildings, Gujarat Fire Prevention and Life Safety Measures Regulations.



## 11. Annexures

### A. Geographical location

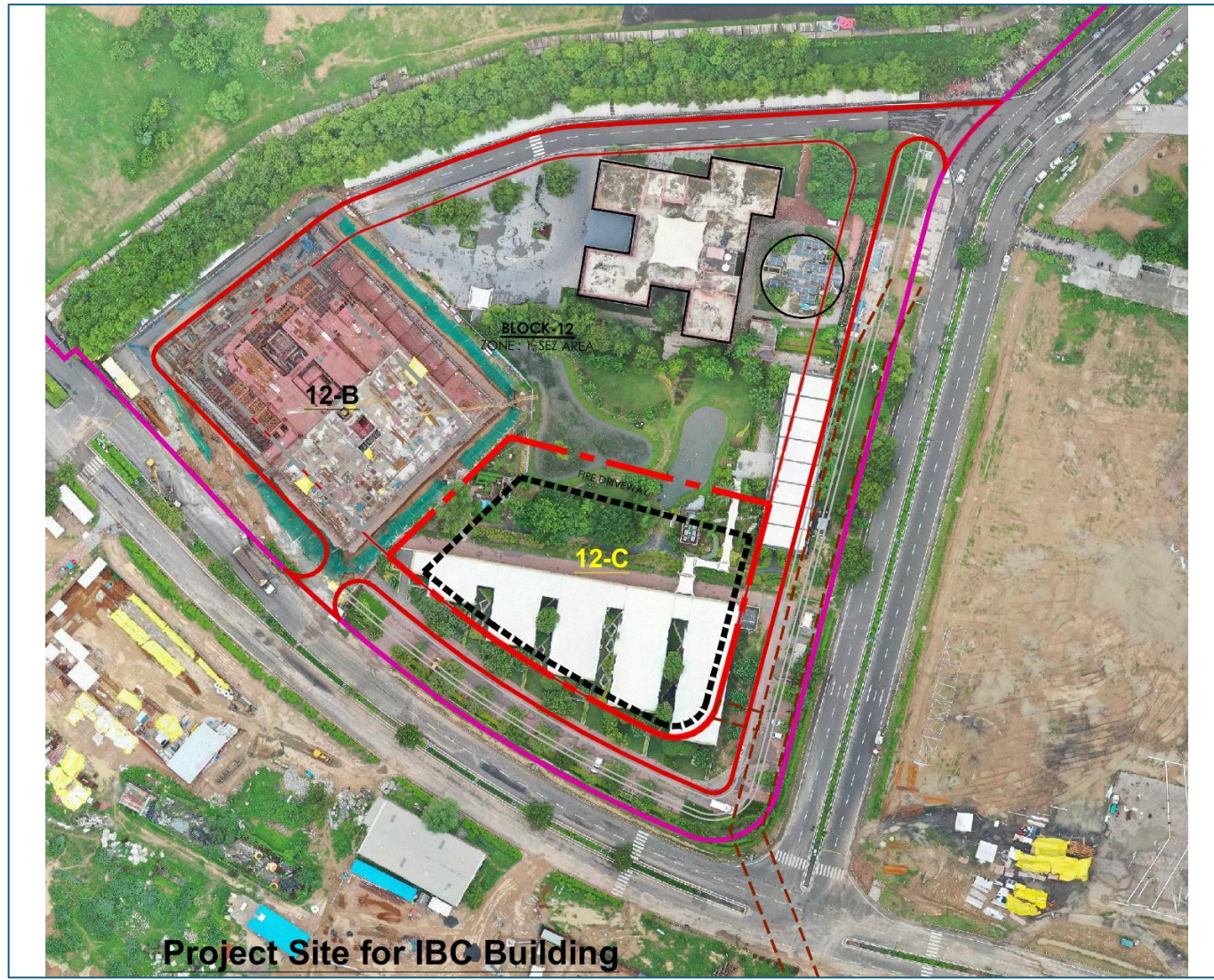
GIFT City is centrally located in the state of Gujarat, between Ahmedabad and Gandhinagar, on the bank of river Sabarmati. Proposed IBC building site is situated at the entrance (Block -12) of the special economic zone (SEZ) of GIFT City, having geographical coordinates 23°9'26''N 72°41'12''E. Presently, there is a temporary ground story structure which will be demolished before starting the construction of IBC building.

### Location for proposed International Branch Campus building at GIFT City:



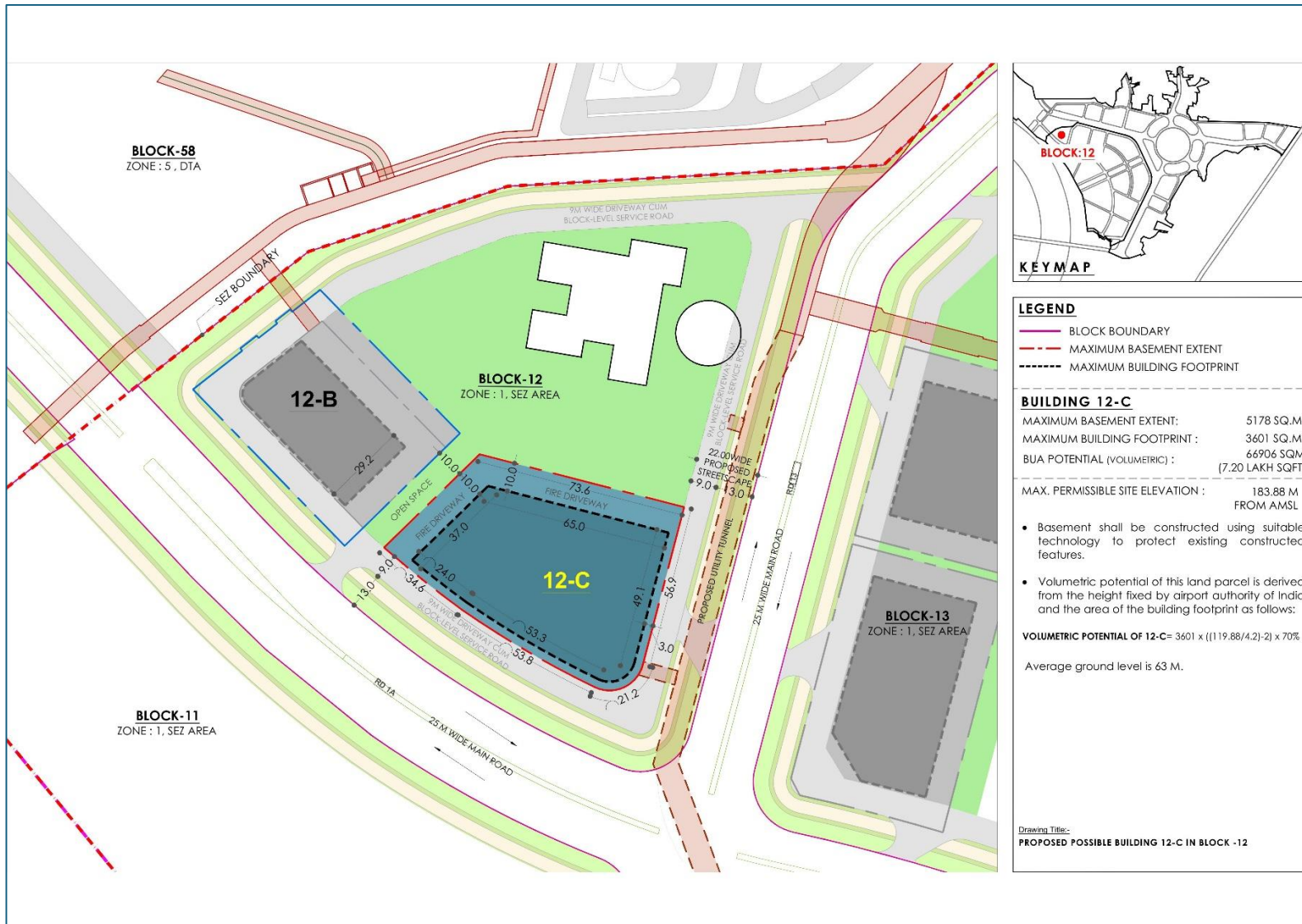


B. Proposed design site (Footprint 12-C ) for International Branch Campus Building





C. Site Plan for International Branch Campus at Building Footprint 12-C in the Processing Area of GIFT SEZ, GIFT City





## D. Key Features of GIFT City

# INTEGRATED DEVELOPMENT

### COMMERCIAL BUSINESS DISTRICT

- Smart & Intelligent offices
- High-rise business district
- Landmark buildings



### DEDICATED RESIDENTIAL ZONE

- Well planned residential areas
- Walk-to-work concept
- Affordable housing

### MOBILITY

- External Connectivity includes MRTS / Roads
- Efficient Public - Private Transportation
- Dedicated Pedestrian Walkways
- Dedicated Multilevel Parking



### TECHNOLOGY

- Broadband FTTP
- Shared IT services
- Global connectivity



### RETAIL CUM ENTERTAINMENT HUBS

- High quality entertainment and recreational areas
- Smart retail spaces, Restaurants and Sports areas

### SOCIAL INFRASTRUCTURE

- Educational Institutes
- International & Domestic Schools
- State-of-the-art healthcare
- Universities / Training schools



## Key Features of GIFT City

### INFRASTRUCTURE ADVANTAGES

Quality infrastructure plays a pivotal role in supporting the business environment and quality of life at GIFT City. A judicious combination with the latest technology and global best practices in infrastructure service delivery is in place, making living comparable to international standards.

#### UTILITY TUNNEL



#### POWER INFRASTRUCTURE



#### WATER INFRASTRUCTURE



#### INDIA'S FIRST DISTRICT COOLING SYSTEM



#### INDIA'S FIRST AUTOMATED WASTE MANAGEMENT

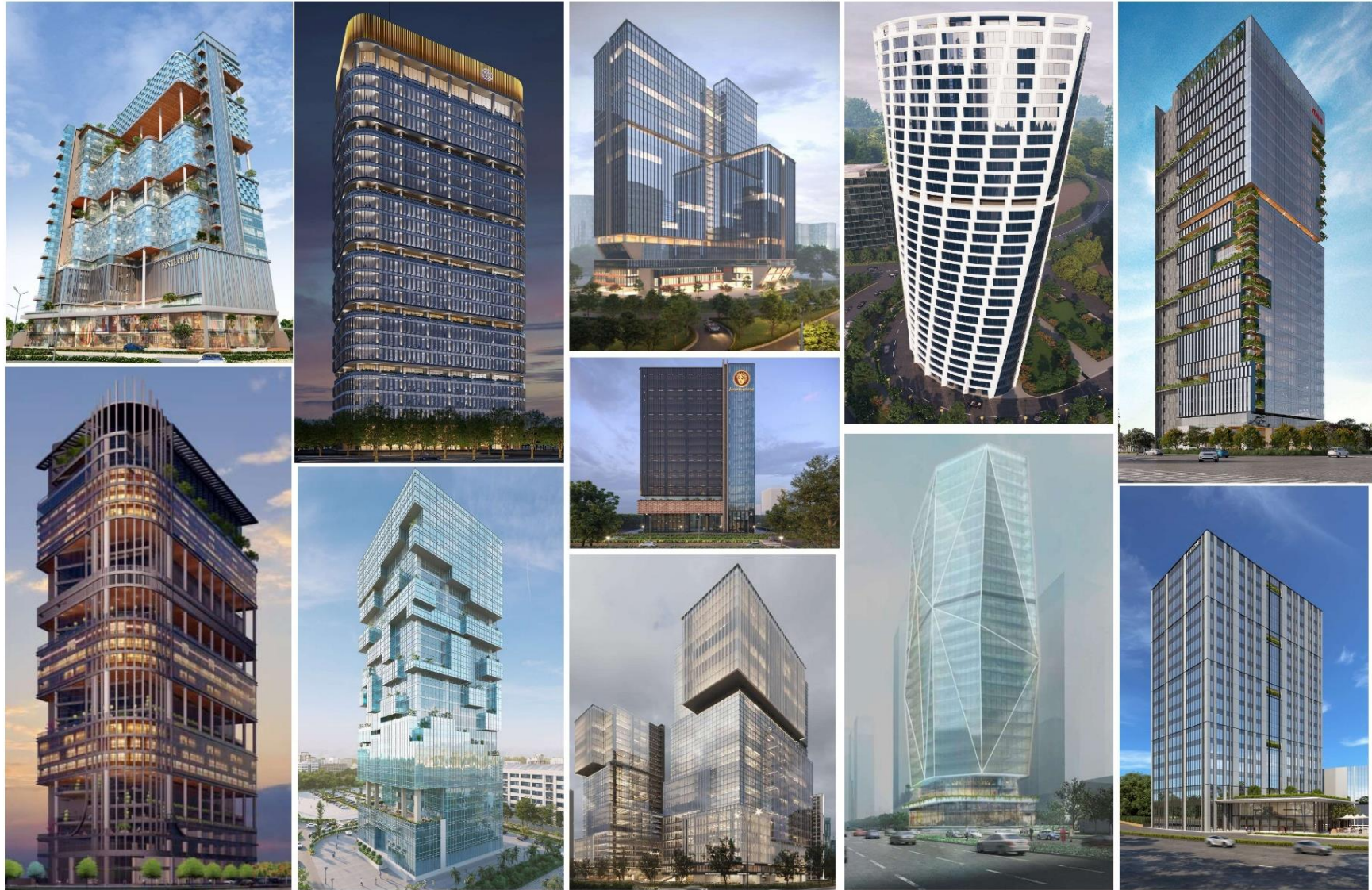


#### CITY COMMAND AND CONTROL CENTRE (C4)





E. Under Construction Commercial Building in GIFT City





F. Under Construction Residential Building in GIFT City



G. Requirement of documents submission for **Stage 1** shortlisting

Sr.no.	EOI Requirements	Required Documents (anyone mentioned in each category)
1.	<p><b>Clause 4.1.1</b></p> <p><b>Special Requirements (Non-Negotiable)</b></p> <p>Must have designed and constructed a multi-use or institutional building, having a minimum height of 100m and construction area of 7,50,000sq. ft. in the last 5years.</p>	<ul style="list-style-type: none"> <li>• Work Completion certificate of the project has minimum height, construction area and date of completion.</li> <li>• Client's certification to confirm completion.</li> </ul> <p><i>The participants may submit substantial work done of the similar category showcasing the competency.</i></p>
2.	<p><b>Clause 4.1.2</b></p> <p><b>Minimum Financial Turnover of the Firm</b></p> <p>Must have minimum annual turnover of INR 10 Cr. in the last financial years, exclusively from the architectural services.</p>	<ul style="list-style-type: none"> <li>• Audited financial statements for the last 3 years for architectural services.</li> </ul>
3.	<p><b>Clause 4.1.3</b></p> <p><b>International Portfolio</b></p> <p>Must have designed minimum 1 building of commercial, multi-use or institutional nature outside India having minimum height of 100m.</p>	<ul style="list-style-type: none"> <li>• Certified copy of work order.</li> <li>• Certificate from client</li> <li>• Published design, if any.</li> </ul> <p><i>The participants may submit substantial work done of a similar category showcasing the competency.</i></p>
4.	<p><b>Clause 4.1.4</b></p> <p><b>International Presence</b></p> <p>Must have an established working office outside India in atleast 1 country.</p>	<ul style="list-style-type: none"> <li>• Copy of the Certificate of Incorporation &amp; Service Licence from the Authorized Authority of the country.</li> </ul> <p><i>The participants may submit substantial documents showcasing the competency.</i></p>





For More Information:

Visit:

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

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