

# GROUND ZERO FOR GLOBAL INNOVATION



#### SHAPING THE FUTURE OF AHMEDABAD'S SKYLINE

Ganesh Housing Limited is a distinguished leader in Gujarat's real estate landscape. Renowned for redefining Ahmedabad's skyline through landmark developments. It's diversified portfolio spans all asset classes, including high-end Grade A commercial spaces, luxury residential properties, villas, industrial hubs, upcoming hotels, and data centers.

As one of the **first real estate companies listed on the stock exchange in 1994,** Ganesh Housing has consistently demonstrated a commitment to transparency and growth.

Ganesh Housing envisions a future where the city becomes a thriving hub for technology, entrepreneurship, and innovation. The crown jewel of this ambition is **Million Minds Tech City**, located on S.G. Road, in the heart of Ahmedabad, an **integrated development spanning 65 acres**. By crafting an ecosystem that attracts global technology leaders and nurtures talent, the company is transforming the city into the **Silicon Valley of Western India**.



# Ahmedabad's FIRST INTEGRATED TECH CITY

Million Minds Tech City, brought to life by Ganesh Housing Limited (GHL), is a visionary development that redefines the future of Ahmedabad. With over 60 years of excellence in shaping the city, GHL presents a transformative space that blends innovation, sustainability, and growth.

Spanning 65 acres, Million Minds Tech City offers an unparalleled mix of premium office spaces, luxury residences, co-living apartments, a flagship hotel, and a dynamic retail mall. Anchored by world-class amenities, this IGBC Platinum-rated, Grade A development sets new standards in sustainability and quality, creating lifestyle spaces designed to inspire productivity and enhance the living experience.



65 Acres
Total Land



18+ Mn. Sq. Ft Tech City



10+ Mn. Sq. Ft.



6+ Mn. Sq. Ft
Luxurious Residential
Development



2+ Mn. Sq. Ft.

Mix Development Mall/Hotels/Service Appt.



**IGBC Platinum** 

Rated Green Building Design



IT/ITeS SEZ Catering to International/Domestic Companies



# WORLD-CLASS EXPERTISE DRIVING INNOVATION AT MILLION MINDS



Our development manager, Tishman Speyer is renowned for integrating real estate with people, technology, and communities, creating spaces that inspire and enhance urban living. With operations in 35+ key markets and a portfolio of 1,800 customers worldwide, Tishman Speyer brings its global

expertise to shape this world-class project with a focus on innovation, sustainability, and community-driven



Founded in 1978, our architecture designer, RSP Architects brings decades of expertise in consulting, and design, having served a diverse clientele from global corporations to start-ups and public institutions. RSP Architects has brought this expertise to Million Minds Tech City, crafting designs that reflect the GHL's vision of sustainability, innovation, and integrated urban living.



# **MASTER PLAN**

Total Land Area: 65 Acre | Processing Zone: 32.5 Acre | Non - Processing Zone: 32.5 Acre



PH-1: M One Office Space & Visitor Centre PH-2: Office Space

PH-5: Office Space PH-6: Office Space PH-3: Office Space PH-7: Office Space

PH-4: Office Space RESI-1: Luxury Residence RESI-2: Luxury Residence

RESI-3 : Luxury Residence RESI-4: Luxury Residence RESI-5: Luxury Residence RESI-6: Luxury Residence RESI-7: Luxury Residence RESI-8: Luxury Residence

# Ahmedabad A HUB OF GROWTH & OPPORTUNITY



## Thriving Workforce

- Population of 6.35 million with an 88.29% literacy rate.
- 98.7% employment rate, offering a skilled and dynamic talent pool.



#### Connectivity Advantage

- Well-connected via efficient road networks.
- Home to India's 7th busiest airport, ensuring seamless global access.



#### **Emerging Business Hub**

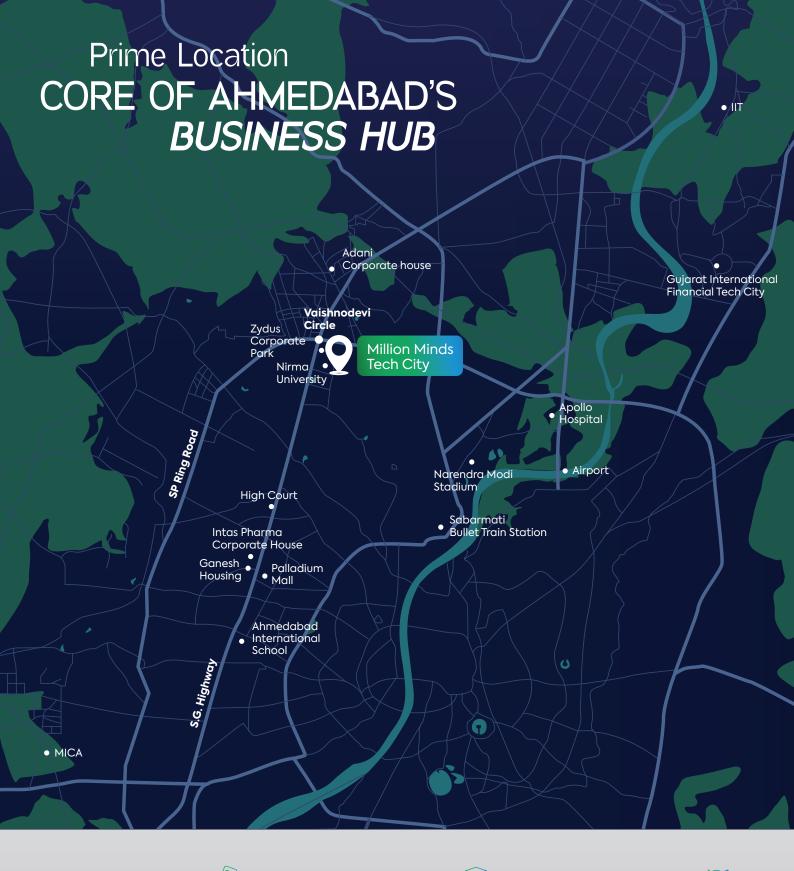
- Strategic location in India's Western corridor with robust connectivity.
- 25.5% of households in upper socio-economic classes, showcasing high spending power.



#### Vibrant Infrastructure

- Rapidly growing with a focus on innovation and enterprise.
- Stable governance fostering a conducive environment for investment.





ENTERTAINMENT —	<u> </u>	EDUCATION ———		HOSPITALITY	— <u> </u>
Belvedere Club	10 Mins	IIT, Gandhinagar	20 Mins	ITC Narmada	20 Mins
Rajpath Club	15 Mins	IIM, Ahmedabad	20 Mins	Taj Skyline	25 Mins
Karnavati Club	20 Mins	NID	25 Mins	Courtyard by Marriott	20 Mins
Nexus Ahmedabad One Mall	20 Mins	MICA, Ahmedabad	30 Mins	Hyatt Regency	20 Mins
Fun Blast, SBR	20 Mins	CEPT University	20 Mins	Crowne Plaza	20 Mins



Million Minds Tech City embarks on its Phase-1 development with M One Tower, a **16-storey state-of-the-art office space**, complemented by a **globally inspired Visitor Centre**. This premier space is enhanced by **1.65 lakh sq. ft. of premium amenities**, with the ground and first floor exclusively dedicated to creating a dynamic work environment. Featuring a Floating Garden, this development is designed to provide an inspiring, innovative space that seamlessly integrates **office functionality with sustainability and lifestyle**.







16-Storeys With 4.2 Meters Floor Height



Largest Floorplates With 42k Sq. Ft. Rera Carpet Area – Each floor



25 High Speed Lifts



1.65 Lakh Sq. Ft. Dedicated To Exclusive Amenities



100% Power Backup With N+1 Redundancy



High COP Water Cooled Centrifugal Chillers With VFD



High-Performance DGU Facade With Insulated DGU Spandrel Panels



CO Sensor-Controlled Car Park Ventilation With Jet Fans



EV Charging Stations

#### **LAND & CONSTRUCTION**

**Construction Area:** 

1.3 million+ sq. ft.

#### **BUILDING LEVELS**

2<sup>nd</sup> Basement:

Ist Basement:

**Ground Floor:** 

First Floor:

3.8m height 4.2m height 6.5m height 6.0m height





# EXCLUSIVE M ONE AMENITIES FOR WORK-LIFE BALANCE









#### A HUB FOR RECREATION & RELAXATION



Podium Floating Gardens
Vehicle free zone with
open green spaces.



#### **Grand Visitor Centre**

Offering a striking first impression with energy-efficient double-height (40 Ft.) reception spaces.

#### RECREATIONAL FACILITIES



#### **Gym**

Equipped with modern fitness equipment and wellness zones.



#### **Food Court & Restaurants**

Dining options for employees & visitors. Dedicated kitchen provision for restaurants.



#### **Entertainment Zone**

Featuring engaging activities for leisure and relaxation.



#### Creche

Supporting work-life integration for families with young children.



#### Juice Lounge

Offering health-focused beverages to rejuvenate the workforce.



#### **Amphitheatre**

An outdoor venue for cultural performances, talks, and community gatherings.



#### **Coffee Shop**

Perfect for casual breaks and networking.



# **Event Ground with Stage**

A dedicated space for hosting corporate events, celebrations, and large-scale activities.



# **INFRASTRUCTURE EXCELLENCE**



## **Individual Entry & Exit Ramps**

Separate entry and exit ramps, along with VIP-specific drop-off points, designed by traffic



### **Podium Top Garden**

Thoughtfully designed function lawn, sports fields for leisure and events.



## **Ample Parking Facilities**

Dedicated bus and visitor parking, tenant parking spaces for convenience and efficiency.

# ARCHITECTURAL AND BUILDING DESIGN



# **High-Performance DGU Facade**

DGU spandrel panels that minimize heat transmission, reducing energy consumption.



# **Ultra High-Ceiling Lobbies**

Lobbies with premium marble and granite finishes, exuding sophistication and grandeur.



# STATE-OF-THE-ART INFRASTRUCTURE & UTILITIES

### **POWER AND ENERGY**

# 100% Power Backup

N+1 redundancy with underground diesel storage for 48 hours

## **Energy-Efficient Systems**

Incorporating smart lighting and HVAC systems.

# Electric Vehicle (EV) Charging Stations Supporting green mobility

#### 25 elevators

Total Number of Lifts - Tower passenger lifts - 16 Nos; Tower service lifts - 2 Nos; Tower parking lifts - 3 Nos; Podium parking lifts - 2 Nos; Visitors center passenger lifts - 2 Nos

# **High COP Centrifugal Chillers**

Equipped with VFD ensuring optimal cooling with minimal energy consumption.

# **Air Handling Units & Cooling Towers** with EC Fans for optimal efficiency

Dry-type energy-efficient transformers minimize power loss.

Occupancy sensor-based Lighting Control System for common areas.

IE-3 rated motors for AHUs, Pumps & Systems as per IS-12615-2011.

# WATER MANAGEMENT

## **Advanced Sewage Treatment Plant**

#### **Rainwater Harvesting**

Optimizing water usage & sustainability.

Condensate Drain Recovery & wastewater treated for reuse in Cooling Towers & irrigation.

# SAFETY AND SECURITY

Equipped with a video surveillance system, access control system, & dedicated security command center for a secure environment.

Comprehensive traffic management for smooth operations.

# **BUILDING MANAGEMENT**

24/7 BMS optimizes air conditioning, monitors fire safety, power, lifts & water levels for real-time control.



# STRUCTURAL MATERIALS

Use of high-grade reinforced concrete (M40 or above) for all structural elements.

Steel reinforcements with high tensile strength (Fe500 or Fe550).

Seismic-resistant design with compliance to IS 1893:2016 (Earthquake resistant design of structures).

Precast concrete technology for faster construction and uniform quality.

High-performance glass with low emissivity (Low-E) for windows and façade systems.

# FIRE & SAFETY COMPLIANCE

Fire-resistant doors and partitions (minimum 2-hour fire rating).

Automatic fire sprinkler systems with integrated fire pumps and water storage tanks.

Addressable fire alarm systems with smoke and heat detectors.

External and internal hydrants with high-pressure water supply.

Emergency lighting systems and illuminated exit signs.

Non-toxic, fire-retardant materials for interiors (paints, furnishings, and cables).

# ENERGY EFFICIENCY & SUSTAINABILITY

LED lighting systems throughout the building for low power consumption.

Solar panels for renewable energy generation and integration with the power grid.

Rainwater harvesting systems and greywater recycling for irrigation and flushing

# SMART BUILDING FEATURES

Building a Management System (BMS) to monitor and control all utilities.

loT-enabled sensors for lighting, temperature, and occupancy control.



Smart meters for energy and water consumption monitoring.

Automated access control systems with biometric capabilities.

# INTERIOR FINISHES & MATERIALS

Epoxy or anti-static flooring for server rooms.

Non-VOC (Volatile Organic Compounds) paints for walls and ceilings.

Acoustic ceiling panels for sound absorption in meeting rooms and workspaces.

# **SECURITY & SURVEILLANCE**

24/7 high-definition CCTV surveillance with remote monitoring capability.

Integration of AI-based threat detection systems in the surveillance network.

Multi-layer access control systems with RFID and biometric authentication.

Visitor management system with pre-registration and QR code entry.

# COMPLIANCE & CERTIFICATIONS

#### Standards and Codes Compliance

- Bureau of Indian Standards (BIS) –
   Relevant codes
- National Building Code of India (2016)
- Energy Conservation Building Code (ECBC)
- ASHRAE & ISHRAE Standards for HVAC
- Indoor Air Quality & Ventilation –
   ASHRAE Standard 62.1-2016
- AHRI Standard for HVAC Equipment
- Duct Construction Standards BIS Codes & SMACNA
- ASHRAE Standard 90.1 (2016) Energy Standard
- ASHRAE Standard 55 (2017) –
   Thermal Comfort

# **Electrical & Plumbing Regulations**

- Central Electricity Authority Regulations
- National Electrical Code of India
- National Lighting Code (2010)
- Environment Protection Rules
- Uniform Plumbing Code (2015)
- Special Emphasis on Plumbing (SP-35)



 American Society of Plumbing Engineers (ASPE)

# Security & Green Building Compliance

- Application Codes & Standards Security systems for Access & CCTV
- Certified/Approved Products Underwriters Laboratory (UL) latest listing & CE marking
- IGBC Green Building Guidelines

# **BUILDING SPECIFICATIONS**

Grade A building classification for superior quality and performance.

High load-bearing capacity per floor to support or heavy equipment.

Minimum 4-meter floor-to-ceiling height for spaciousness and equipment clearance.

# **INFRASTRUCTURE**

Multiple high-speed internet providers for redundancy.

Dedicated server rooms with advanced cooling systems and UPS support.

Separate electrical and networking risers for IT infrastructure.

Provisions for advanced data cabling and fibre optic installations.

# **HVAC SYSTEMS**

Centralized HVAC with energy-efficient and environmentally friendly systems.

Zoning capabilities for temperature control in different building areas.

Indoor air quality sensors and advanced filtration systems.

# FIRE AND SAFETY

Integrated fire alarm systems and sprinklers in all critical areas.

External and internal hydrants with sufficient pressure and backup systems.

Emergency evacuation plans and periodic fire drills.





1. Employee Vehicle Entry - Cars, Company Cab & Bus. 2. Employee pedestrian walkway. 3. Cab drop-Off -OLA & Uber. 4. Auto Drop-Off. 5. Buggy Pickup. 6. Arrival Plaza. 7. Visitor Centre. 8. Vehicle security

check point.

- 9. Pedestrian security check point. 10. Drop-Off. 11. Concourse. 12. Reception.
- 13. Lift lobby low rise 14. Lift lobby high rise. 15. Shuttle lift lobby from parking.
- 16. Coffee Shop. 17. Restaurant.
- 18. Medical Centre. 19. Amenities.
- 21. Lobby restroom. 22. Minibus temporary parking. 23. Cab temporary parking. 24. Visitor parking. 25. Parking area. 26. Vehicular exit. 27. Fire ramp. 28. DG room.

29. Transformer

room.

to podium.

- 20. Shuttle lift lobby 30. Security panel room. 31. Security control. 32. Fire control room. 33. Mail room.
  - 34. Fire tower 1. 35. Fire tower - 2.
  - 36. Service lift lobby. 37. Loading & unloading dock.
  - 38. Receiving office. 39. OWC. 40. Dry & wet

garbage.

- 41. E-commerce holding area.
- 42. HSD Yard. 43. Gas Bank. 45. Assembly
- area. 46. Security room. 47. Security kiosk.



#### FIRST FLOOR



- Lobby.
   Lift lobby Low rise.
- 3. Lift lobby high rise.
- 4. Amenities.
- 5. Food court.
- 6. Kiosks.
- 7. Gents restroom.
- 8. Ladies restroom.
- 9. ADA toilet.
- 10. Service lift lobby.
- 11. Service staircase.
- 12. Fire tower 1.
- 13. Fire tower 2.
- 14. Electrical room.
- 15. AHU.
- 16. Entry block from
- visitor's center.
  - 17. Entrance plaza.
  - 18. Formal gathering /
  - event space.

  - 19. Building entry lobby. 20. Central Green Island.
  - 21. Seating pavilions with cafe spillover.
- 22. Pergola.23. Pedestrian plaza
- with green in between. 24. Gathering lawn
- with seatings.
- 25. Play court zone. 26. Tree court on lawn.
- 27. Seating.
- 28. Amphitheatre. 29. Landscape along the building corridor.
- 30. Ventilation wells for the ground floor.



At M One, every floor is a masterclass in design and functionality. **Crafted to** optimize space and enhance flow, the layouts are meticulously planned to offer a balance of aesthetics and practicality.

The floorplates are designed with versatile configurations, ensuring seamless adaptability to your needs, whether it's maximizing natural light, optimizing ventilation, or creating fluid transitions between different spaces.

## 2<sup>nd</sup>, 4<sup>th</sup>, 6<sup>th</sup>, & 7<sup>th</sup> Floors



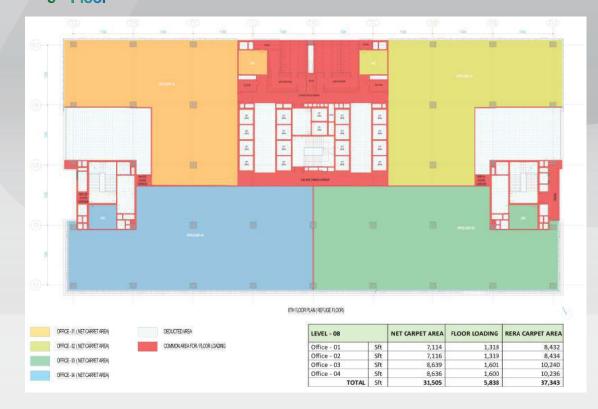
- 1. Office 01
- 2. Office 02
- 3. Office 03
- 4. Office 04
- 5. Corridor
- 6. AHU
- 7. Gent's Restroom
- 8. Ladies Restroom
- 9. ADA Toilet
- 10. Public Lift Lobby
- 11. Service Lift Lobby
- 12. Service Staircase
- 13. Fire Tower 01 14. Fire Tower - 02
- 15. Electrical Room

#### 3rd & 5th Floor



- 1. Office 01
- 2. Office 02
- 3. Office 03
- 4. Office 04
- 5. Corridoor
- 6. AHU
- 7. Gents Restroom
- 8. Ladies Restroom
- 9. ADA Toilet
- 10. Public Lift Lobby
- 11. Service Lift lobby
- 12. Service Staircase
- 13. Fire Tower 01
- 14. Fire Tower 0215. Electrical Room
- 16. Refuge Balcony 01
- 17. Refuge Balcony 02

#### 8<sup>th</sup> Floor



- 1. Office 01
- 2. Office 02
- 3. Office 03
- 4. Office 04
- 5. Corridor
- 6. AHU
- 7. Gents Restroom
- 8. Ladies Restroom
- 9. ADA Toilet
- 10. Public Lift Lobby
- 11. Service Lift Lobby
- 12. Service Staircase
- 13. Fire Tower 01
- 14. Fire Tower 02
- 15. Electrical Room
- 16. Refuge Balcony 1
- 17. Refuge Balcony 2

#### 9th & 10th Floor



- 1. Office 01
- 2. Office 02
- 3. Office 03
- 4. Office 04
- 5. Corridor
- 6. AHU
- 7. Gents Restroom
- 8. Ladies Restroom
- 9. ADA Toilet
- 10. Public Lift Lobby
- 11. Service Lift Lobby
- 12. Service Staircase
- 13. Fire Tower 01
- 14. Fire Tower 02
- 15. Electrical Room

### 11th, 13th, 14th, & 16th Floor



- 1. Office 01
- 2. Office 02
- 3. Office 03
- 4. Office 04
- 5. Corridor
- 6. AHU
- 7. Gent's Restroom
- 8. Ladies Restroom
- 9. ADA Toilet
- 10. Public Lift Lobby
- 11. Service Lift Lobby
- 12. Service Staircase
- 13. Fire Tower 01
- 14. Fire Tower 02
- 15. Electrical Room

# 12th, 15th Floor



- 1. Office 01
- 2. Office 02
- 3. Office 03
- 4. Office 04
- 5. Corridor
- 6. AHU
- 7. Gents Restroom
- 8. Ladies Restroom
- 9. ADA Toilet
- 10. Public Lift Lobby
- 11. Service Lift Lobby
- 12. Service Staircase
- 13. Fire Tower 01
- 14. Fire Tower 02
- 15. Electrical Room
- 16. Refuge Balcony 1
- 17. Refuge Balcony 2



Development Manager



Architectural
Design Consultant



# **Million Minds Tech City**

Behind Nirma University, Off S.G. Highway, Malabar County Road, Ahmedabad, Gujarat 382481

# PROJECT: MILLION MINDS - TECH CITY, AHMEDABAD

# CONSULTANT LIST

S.No	ORGANIZATION	ROLE	ADDRESS		
1	Ganesh Housing Limited	Client	Ahmedabad		
2	Tishman Speyer India Pvt Ltd	Development Manager	Mumbai		
3	RSP design consultants	Design Architect	Bangalore		
4	Melior Structural Solutions Pvt.Ltd.	Structural Consultant	Chandigarh		
5	Ducon Consultants Pvt. Ltd.	Structural Peer review	Ahmedabad		
6	RSP design consultants Pvt.Ltd	MEPF & Landscape	Bangalore		
7	Connect Four Design Studio	Interior Design Consultant	Mumbai		
8	GMD Consultants	Traffic Consultants	Mumbai		
9	PAPL - PVN Associates Pvt. Ltd	Vertical Transportation	Chennai		
10	BES Consultants Pvt Ltd	Facade Consultant	Mumbai		
11	Savvy Greens (Consulting Sustainability)	Sustainability (IGBC and LEED)	Ahmedabad		
12	Anand Consultant	MOEF (environmental)	Ahmedabad		
13	IIRIS Consulting	Security Consultant	Gurugram		
14	HPG Consulting Pvt Ltd	Kitchen Consultants	New Delhi		
15	T2 Consultants Pvt Ltd	Lighting Consultants	Bangalore		
16	Rivet Design	Signage Consultants	Bangalore		