



GUJARAT IT / ITeS POLICY (2022 - 27)

Post October 2024
Amendments



Ganesh Housing Limited: Shaping Ahmedabad's Tech- Driven Future

Ganesh Housing Limited is a distinguished leader in Gujarat's real estate landscape, renowned for reshaping Ahmedabad's skyline with landmark developments that exemplify sophistication, sustainability, and architectural excellence. Our diverse portfolio includes high-end **Grade A commercial spaces, luxury residences, villas, industrial hubs, 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 pioneering spirit, driven by transparency and growth.

With a bold vision to position Ahmedabad as a global technology powerhouse, we are focused on creating an ecosystem that fosters innovation and entrepreneurship. At the heart of this ambition is **Million Minds Tech City**, an integrated development on S.G. Road spanning 65 acres and offering **18 million sq. ft.** of premier space tailored for the **IT and tech ecosystem**.

Rooted in a legacy of trust and innovation, Ganesh Housing is not just a developer—it is a visionary force shaping Ahmedabad's future, transforming the city into the **Silicon Valley of Western India** by attracting global technology leaders and nurturing talent.





Brought to life by **Ganesh Housing Limited (GHL)**, a visionary leader with over 60 years of legacy in shaping Ahmedabad's skyline, **Million Minds Tech City** is poised to redefine innovation, sustainability, and transformative growth. Developed with the expertise of **Tishman Speyer**, a global infrastructure leader, and designed by **RSP Architects**, Million Minds sets a new benchmark for integrated tech cities nationwide.

Spanning **65 acres**, this world-class ecosystem is more than just a tech hub. It offers **premium office spaces, luxurious residential enclaves, co-living apartments, a flagship hotel, and a vibrant retail mall**—all seamlessly integrated with state-of-the-art amenities. Designed to empower and inspire future global leaders, Million Minds embodies the work-life balance ethos championed by Ganesh Housing's decades-long legacy of excellence.

The project is **IGBC Platinum-certified** and Grade A, setting new standards for sustainability and quality. With over **1.65 lakh sq. ft.** of world-class amenities, including floating gardens, a luxurious club, and lifestyle spaces, it fosters **a walk-to-work culture** that enhances both productivity and quality of life.

POLICY INTERVENTIONS

CAPEX & OPEX Support

CAPEX Support

CAPEX support @ 20% for Non-IT infrastructure and 30% for IT infrastructure

- Up to INR 50 Cr for IT/ITeS units
- Up to INR 200 Cr for Mega Projects

OPEX Support

OPEX support @ 15%

- Up to INR 20 Cr per year for IT/ITeS units
- Up to INR 40 Cr for Mega Projects

CAPEX components: Capital Expenditure as per GFCI (construction and purchase of the building, computers, software, networking related hardware and other related fixed assets, excluding the cost of land), Stamp Duty and Registration Fees and Renewable Energy Expenditure.

OPEX Components: Expenditure on Lease rental, Bandwidth, Cloud rental, Power tariff and Patent.

Special Incentives

- **Interest Assistance** on term loan up to **7%** of the principal loan amount
 - **100%** reimbursement of **Electricity Duty**
 - **Support** for new job creation applicable for new **employees** hired and retained for min. one year @ **50%** of CTC up to **INR 60,000** for female & **INR 50,000** for male employee
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- EPF for employees working in the offices situated within Gujarat for a period of **five years**
 - **100%** for female employees
 - **75%** for male employees

Data Centers, Deep Tech CoE & Global Capability Centers

Data Centers

- CAPEX Support
- OPEX Support
- Special Incentives

Global Capability

- CAPEX Support
- OPEX Support
- Special Incentives

Deep Tech CoE

- CAPEX Support
- OPEX Support
- Special Incentives

R&D Centers



R&D institutes / R&D center
under AICTE recognized Educational Institutes

CAPEX Support to set up in-house R&D center/laboratory **@60%**

up to **INR 5 Cr.**

To R&D Institute/R&D center acknowledged by CSIR/DSIR

Cable Landing Station



Cable Landing Station (CLS) Regulatory Approval from GoI

- **CAPEX Support @25%** up to **INR 20 Cr.** for civil works of CLS building
- Facilitation for land identification & allotment
- **OPEX Support – INR 1 / Unit** power tariff subsidy



Facilitation for Land
identification & allotment



Support in infrastructure
development

IT Park and IT City/Township

Core Concept

IT Parks- 1,00,000 sq. ft.
built-up area

IT Township – 10-50 Acre

IT City - >50 Acre

State-of-the-art IT cities

Walk to work Concept



For IT City/ Township:

Relaxation in zoning and land use laws, Assistance in identification of land and process approvals



Relaxation in FSI norms & Utilities support at doorstep



For IT Parks: CAPEX Support @25% up to INR 100 Cr.

Incentives for ICT & DeepTech Startups

- Assistance in R&D, Prototype Creation and Product Development @ 25% up to INR 25 Lakhs.
- Patent Assistance @ 75% up to INR 5 lakhs per patent for domestic patent and INR 10 lakhs per patent for international patent.
- Quality certification @ 50% up to INR 5 Lakhs per certificate for a maximum of three quality certifications.
- Facilitating shared infrastructure @ 35% of the internet (bandwidth) cost and cloud cost for procuring cloud for 6 months up to INR 10 Lakhs
- Monthly Lease Rental Support of INR 25/sq. ft. of built-up area or actual lease rental expenditure
- Special Incentives.

ICT & Deep Tech Incubators & Accelerators

ICT & Deep Tech Incubators

- CAPEX support @25% up to INR 25 Cr.
- OPEX support @ 15% Lease Rental expenditure, 15% of Power tariff expenditure, 20% of Bandwidth expenditure and 20% of Cloud rental expenditure up to INR 10 Cr per year
- Special Incentives

ICT & Deep Tech Accelerators

- 10% for the investments facilitated through venture capitalists and investors to ICT & deep tech startups
- Special Incentives

Facilitating State-of-the-art Infrastructure



Empanelment Model

- Empanel IT Office Space providers to create Plug-&-Play IT Infrastructure
- Boost demand by incentivizing IT companies



Government Facilitated Model

- Government to develop a World class Co-working facility in the long run
- Acquire Plug-&-Play IT Office spaces on short term lease and rent to market in short run
- Utilize existing infra at GIFT City for immediate implementation

Monthly Rental Support

Monthly Rental Support	Period (Yr)	Limit / Seat / month (INR)
50%	First 2	10,000
25%	3-5	5,000

Additional Incentives for IT/ITeS Units

Eligible units can also claim:

- Employment Generation Incentive
- Atmanirbhar Gujarat Rojgar Sahay

Upskilling Industry Ready Talent



Direct Benefit Transfer (DBT)

up to **INR 50,000** for successful certification

- Technical courses on emerging tech on leading MOOC platforms
- Target Group - IT professionals, Graduate & Undergraduate Students of Gujarat
- Collaborate with IT Giants for course requirement

- IEC programs for **enhancing digital literacy & IT awareness**
- Scholastic activities – STEM & Rural IT Quizzes
- Target group - school children & general public
- Transforming school education by use of technology

Gujarat IT/ITeS Policy 2022-2027



**Global Capability
Centers (GCC)**



**IT Parks and IT
City/Township**



**Employment
Enhancement**



**Fostering R&D
in Emerging
Tech**



**Deep Tech
CoE**



**Cable Landing
Stations**



**CAPEX-OPEX
Support**



**Upskilling
Talent**



**ICT & Deep Tech
Startups, Incubator
& Accelerator**



**Data
Center**

Policy Outcomes

600+ units registered for expansion generating an employment of 80,000+.

INR 450 Million support provided/dispursed to 3 IT Parks under IT/ITeS Policy (2016-21).

INR 1600+ Million support disbursed under the policy.

150+ new companies formed and registered under the new policy

45+ MoUs signed under IT/ITeS Policy (2022-27) with proposed investment of INR 36,000+ Crores and proposed employment ~70,000.

Total 442 IT Companies & Startups registered under IT/ITeS Policy (2016-21)



POLICY
OUTCOMES



Let's Discuss!

With Million Minds, Ahmedabad is not just entering the future—it's shaping it, blending business, lifestyle, and technology into a new reality.

-Viren Mehta

President, Sales & Marketing



Million Minds Tech City

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