



Technical Specifications & List of Consultants



STRUCTURAL INTEGRITY

Precast Concrete Technology for faster construction and uniform quality.

High-grade reinforced concrete (M40+) and steel reinforcements with High Tensile Strength (Fe500/Fe550) for superior strength far exceeding the industry standard M25.

Seismic-resistant design compliant with IS 1893:2016, ensuring enhanced structural stability and protection from earthquakes.

FIRE & SAFETY COMPLIANCE

Fire-resistant doors and partitions (minimum 2-hour fire rating). Twice the Industry Standard.

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

Advanced addressable fire alarm systems with smoke detectors.

High-pressure water supply with external and internal hydrants.

Use of nontoxic, fire-retardant materials for enhanced safety (Interior, Paints, Furnishings, etc.)

ENERGY EFFICIENCY & SUSTAINABILITY

Double-glazed unitized panels with insulated glass units (DGU) –

for Thermal and Acoustic insulation with 35% visual light transmission for balanced daylight and heat reduction.

High Performance Vision Glass and Insulated Spandrel Panels at Building Exteriors to Minimize Heat Transmission.

Energy-efficient HVAC systems with VFD-controlled chillers and air handling units.

100% LED lighting systems throughout the building for lower energy consumption.

Solar panels are integrated with the power grid for renewable energy.

Rainwater harvesting and greywater recycling for irrigation and flushing.

Sewage Treatment Plant (STP) of required capacity as per pollution control norms and MOEF Requirements– Treated wastewater reused in cooling towers and irrigation.

Rainwater Ground Recharge Pit. Rainwater Harvesting Tank.

SMART BUILDING FEATURES

Building Management System (BMS) for real-time monitoring and controlling all utilities.

Automated access control systems with biometric capabilities. High-speed elevators (up to 3 m/sec) with destination control

INTERIOR FINISHES

Premium-grade marble and granite for lobby and common areas.

Non-VOC (Volatile Organic Compound) paints for walls and ceilings, ensuring healthier indoor air quality.

Acoustic ceiling panels in visitor centre for sound absorption.

PARKING INFRASTRUCTURE

3 levels of parking (2 basements + ground floor) with CO sensors for air quality control.

Dedicated EV charging Stations with Fast Charging Options covering at least 20% of total parking.

Provision for bus parking for improved accessibility.

Ventilation systems for maintaining air quality in parking areas.



TECHNICAL SPECIFICATIONS

COMPLIANCE & CERTIFICATIONS

NBC 2016 compliance for fire and life safety.

IGBC Platinum certification for green building standards.

Energy Star compliance for building equipment and systems.

ISO 45001 certification for occupational health and safety.

BUILDING SPECIFICATIONS

AAC Block Masonry with Plaster.

Unparalleled Grid Column Efficiency Expansive 11.2m grid- Nearly twice the industry standard (6m) for maximum flexibility & efficiency.

Carpet area: 42,000 – 43,000 sq. ft. in each floor.

High loadbearing capacity Server Room for supporting heavy equipment. Ensuring robust support for server loads & heavy equipment.

Floor Heights :

- 1. 2nd Basement – 3.8m
- 2. 1st Basement – 4.2m
- 3. Ground Floor 6.5m (Double Height)
- 4. First Floor – 6.0m (Double Height)
- 5. Typical Office Floor – 4.2m

The IGBC Platinum certification

target for sustainability and green features.

Inspired by global architecture, the dome-shaped **Visitor Centre** features soaring **40 ft high** vaults and an advanced **acoustic system**, delivering a **world-class visitor experience**.

Elevated Podium Experience: The first-floor podium features a **stunning floating garden** and a captivating **vertical tree garden**, complemented by **dynamic** ,

breakout zones and **premium play courts**, creating a harmonious blend of nature recreation, and relaxation in a serene, **vehicle-free** zone.

M One Tower Exclusive Elevators

Dedicated Passenger lifts with a customised finish **up to the speed of 3 mtr/sec**

16 passenger lifts (8 for low-rise + 8 for high-rise) with **customized finishes**.

Exclusively dedicated **3 jump lifts** from **basement to ground floor for direct access**.

- 1. 2 service elevators
- 2. 2 fire elevators
- 3. 2 visitor lifts
- 4. **Total- 25 lifts**

Visitor Centre: 3 escalators + 2 passenger lifts

High quality & well-known water efficient plumbing fixtures as per **IGBC guidelines**.

High-quality waterproofing in wet areas & terrace.

Exclusive Director's Toilet & Pantry shaft provision in each office.

Restroom on each floor with **high-quality fixtures & pre-laminated partition** for WC areas.

High-speed elevators (up to 3 m/sec) with **destination control** for optimized traffic flow.

INFRASTRUCTURE

Dedicated entry and exit ramps with **designated drop-off and pickup zones** for seamless traffic movement, expertly designed and **approved by a nationalized traffic control consultant** team- GMD Mumbai.

2 Double-height lobbies at the ground and first floor for a premium arrival experience.

Exclusive Amenities

Dedicated electrical and networking shafts for uninterrupted connectivity.

Provisions for **advanced data cabling** and **fiber optic installations**.

Dedicated loading/unloading zones for smooth logistics handling.

Low-loss, dry-type energy-efficient transformers for **reduced power wastage & to limit the transformer loss**.

One

TECHNICAL SPECIFICATIONS

HVAC SYSTEMS

Centralized HVAC with energy-efficient and environmentally friendly systems.

High COP with water-cooled centrifugal chillers (VFD) with N+1 redundancy.

Air Handling Units with Electronically Commutated motors (EC Fans) IE-3 as per IS -12615: 2011 for efficiency rating in each office & other area.

POWER BACKUP

100% DG standby power with N+1 DG Set configuration redundancy will be provided to ensure uninterrupted operations.

On-site diesel storage for generators to cover up to 48 hours of operation.

SECURITY SYSTEMS

24/7 surveillance with high-definition CCTV cameras covering all entry, exit, and key zones.

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

Multilayer access control systems with RFID and biometric authentication.

Access Control Systems for Secure Entry.

AMENITIES

1.65 Lakhs Sq.ft. of World Class Amenities.

Restaurant with Dedicated Kitchen.

Cafeteria and food court with ample seating for **large teams**.

Dedicated wellness area with on-site gym and meditation rooms.

Onsite Daycare Facilities

Mother Care Room

Pharmacy store with Ambulance Provision.

Collaborative and recreational spaces for team engagement.



One

TECHNICAL SPECIFICATIONS

DEVELOPMENT TEAM & CORE CONSULTANTS

As the principal developer, **Ganesh Housing Limited** has brought together a distinguished team of global and national consultants to shape **Million Minds Tech City** into a world-class destination.



Ganesh Housing
Limited
(Ahmedabad)



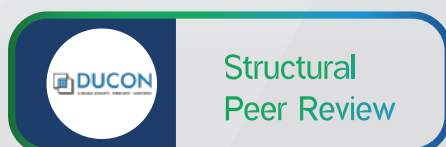
Tishman Speyer India Pvt. Ltd.
(Mumbai)



RSP Design Consultants
(Bangalore)



Melior Structural Solutions Pvt. Ltd.
(Chandigarh)



Ducon Consultants Pvt. Ltd.
(Ahmedabad)



RSP Design Consultants Pvt. Ltd.
(Bangalore)



Connect Four Design Studio
(Mumbai)



GMD Consultants
(Mumbai)



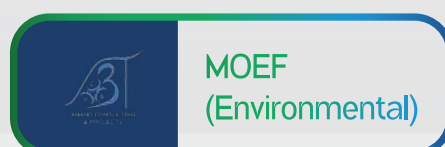
PAPL - PVN Associates Pvt. Ltd.
(Chennai)



BES Consultants Pvt. Ltd.
(Mumbai)



Savvy Greens (Consulting Sustainability)
(Ahmedabad)



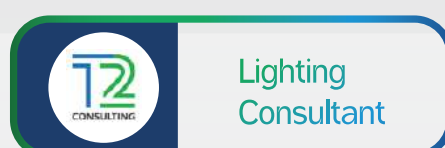
Anand Consultant
(Ahmedabad)



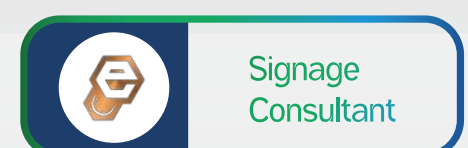
IIRIS Consulting
(Gurugram)



HPG Consulting Pvt. Ltd.
(New Delhi)



T2 Consultants Pvt. Ltd.
(Bangalore)

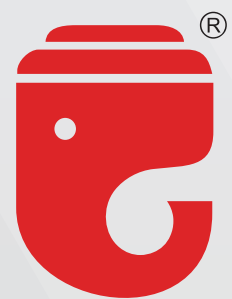


Rivet Design
(Bangalore)



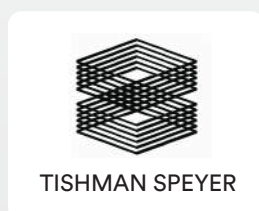
A Project By:

**GANESH
HOUSING
LIMITED**



(Formerly known as Ganesh Housing Corporation Limited)

Managed By



Designed By

