



# AHMEDABAD: The Next IT Hub



# Gujarat: Macro-Economic Indicators

A **\$500 billion economy**, contributing 10% of India's GDP (targeted for 2026-27).

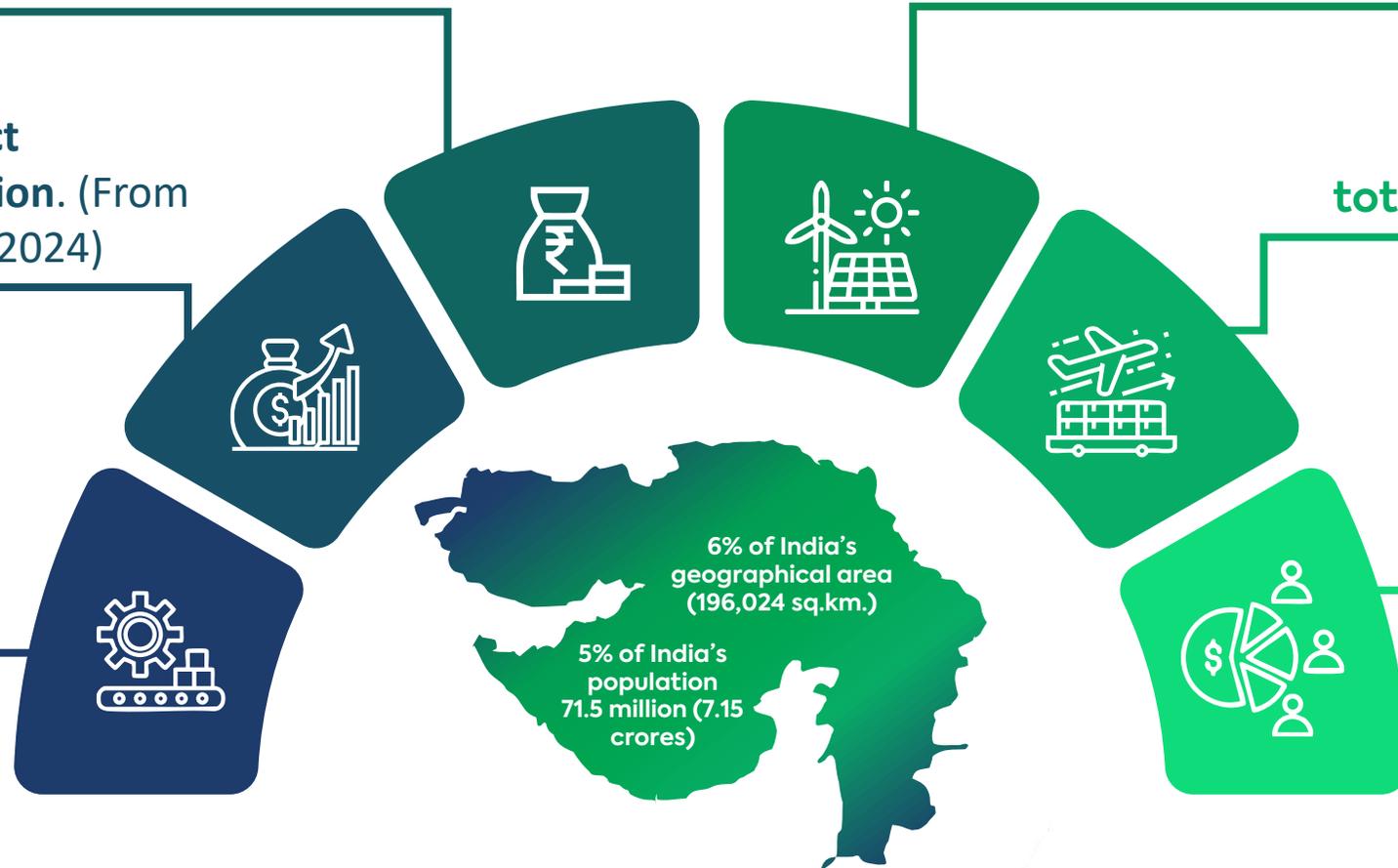
Leading state in harnessing **Renewable Energy Sources (RES)** 15.53 % share in Country's total Renewable Power Installed Capacity as of March 2023.

**Cumulative Foreign Direct Investment ~ USD 67 Billion.** (From April 2000 to September 2024)

**~31% share in India's total exports in 2023-24**

**35.3% share of Manufacturing Sector in State's Gross Value Added**

**3rd highest FDI equity inflow attracting state during FY 2022-23.**



# A pioneering state with many firsts...

FIRST RANK  
Good Governance  
Index (GGI) 2021

TOP PERFORMER  
NITI Aayog's State  
Energy & Climate  
Index 2022

TOP  
ACHIEVER/PERFORMER  
NATIONAL START-UP  
RANKINGS  
2022, 2021, 2019 &  
2018

TOP ACHIEVER  
Ease of Doing  
Business ranking  
2020

TOP ACHIEVER  
Logistics Ease  
Across Different  
States (LEADS)  
Index in 2022



# Enabling Infrastructure for supporting Economic Growth

## Power Abundant

~52.5 GW power generation capacity

Statewide gas and water grids spanning 2,700 km.



## Communication Connectivity

Tele-density : 93%. Optical Fiber Network : ~ 36000 kms.



## Air Connectivity

19 operational airports  
Upcoming India's largest airport in Dholera



## Road Connectivity

1.25 Lakh km State road network



## Port Connectivity

1 major port and 48 non-major ports handling 40% of India's cargo movement



## Rail Connectivity

Railway route length >5,200 kms.  
239 GIDC estates



# Skilled Talent and Future Potential

Gujarat nurtures a highly skilled workforce while laying the foundation for the technological domain.

## Human Capital:

- Home to **11 Institutes of national importance** & leading universities like **IIM Ahmedabad, IIT Gandhinagar, CEPT, NID, Nirma University, PDPU & Adani University.**
- Produces **50,000+ trained engineers** and **54,000+ diploma holders annually**

Universities

**100+**

Medical  
Colleges

**35+**

Engineering  
Colleges

**130+**

Polytechnic

**140+**

Industrial Training  
Institutes

**500+**

Gujarat's growing economy, cutting-edge infrastructure, and skilled talent positions it to not just lead India's IT revolution but also shape its global future.

# Key Metrics: Gujarat Cities vs. Others

| Comparative Analysis with cities in Gujarat | Mumbai | Pune | Hyderabad | Bangalore | Delhi/NCR | Chennai |
|---|--------|------|-----------|-----------|-----------|---------|
| Rent  | ↑      | ↑    | ↑         | ↑         | ↑         | ↑       |
| Cost of Living                              | ↑      | ~    | ~         | ↑         | ↑         | ~       |
| Safety                                      | ↓      | ~    | ~         | ↓         | ↓         | ↓       |
| Air Quality                                 | ↓      | ~    | ~         | ↓         | ↓         | ~       |
| Traffic & Congestion                        | ↑      | ↑    | ↑         | ↑         | ↑         | ↑       |
| Cost of Doing Business                      | ↑      | ~    | ~         | ↑         | ↑         | ~       |

↑ High

↓ Low

~ Moderate

# Pro-Active Governance

Gujarat is well known for its business-friendly environment and investment-supportive initiatives

## Incentive Management Portal

For efficient and transparent implementation of Gujarat IT/ITeS Policy (2022-27)

## Investor Facilitation Portal (IFP)

Over 200 approvals/licenses pertaining to 18 departments available online.

## Gujarat Single Window Clearance Act 2017

Online issuance of approvals, clearances licenses, and certificates within defined timelines

## Digital Land Bank

GIS based map providing real time Information of industrial land parcels

## MSME Act 2019

Exemption to MSMEs from obtaining approvals for a period of 3 years; can start operations immediately

## Self certification

Online Development Permission System (ODPS) 2.0 provides construction permission based on self-certification





# GUJARAT IT / ITeS POLICY

Driving innovation and growth in the IT sector, Gujarat's forward-thinking policy strengthens its position as a technology and innovation hub while emphasizing sustainable development.

## Capital Support:



Up to **₹200 crore** for mega projects.



Up to **₹40 crore** reimbursement for mega projects.

## Employment Generation Incentives:

- ₹60,000 per employee for job creation.
- 100% reimbursement for employer EPF contributions.

## Enabling Infrastructure:

- **IT Cities:** Up to ₹100 crore for IT city development
- **Co-Working Spaces:** State-supported facilities with modern amenities.

## Sustainability Focus:

- Renewable energy investments with up to **₹5 crore support.**

# Policy Outcomes

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

INR 450 Million support  
provided/disbursed 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

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

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



# IT/ITeS in Gujarat

Gujarat: 5000+ thriving small, medium and large high performing ICT Industries.

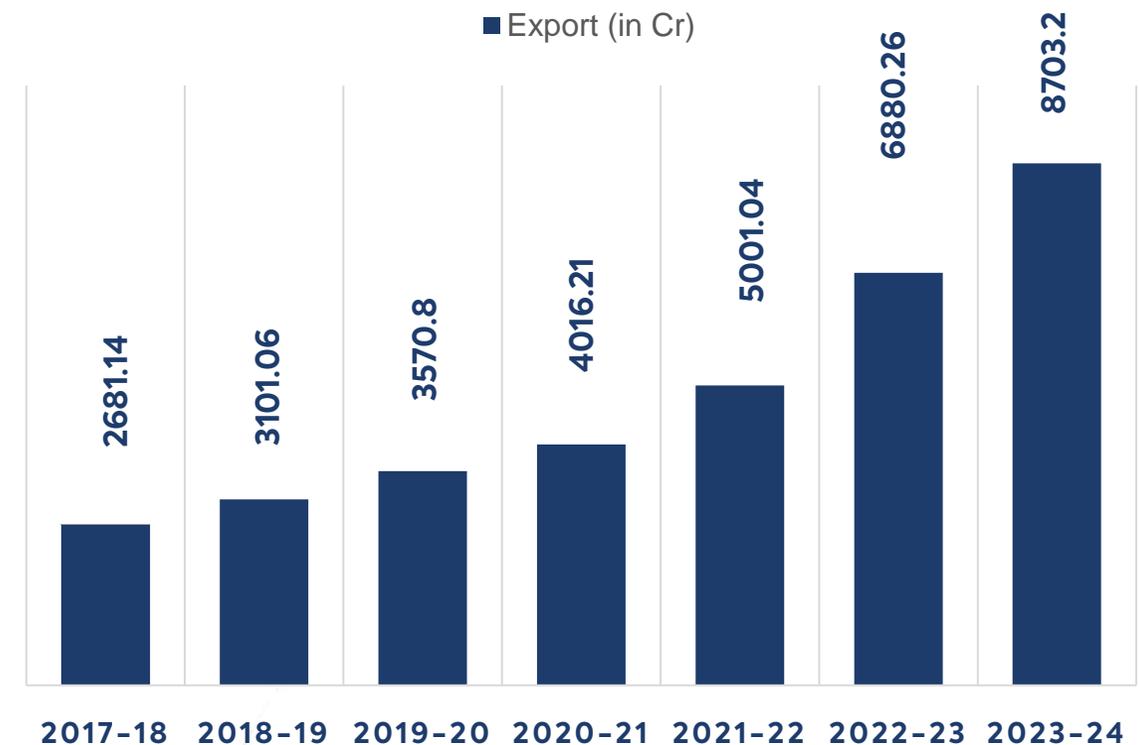
14% annual growth (2017-18 to 2020-21) in IT-ITeS exports

IT clusters: Ahmedabad, Gandhinagar, Vadodara, Surat

Gujarat: Best performer state in Start-up Ranking 2022.

12000+ registered start-ups in the state.

GUJARAT'S SOFTWARE EXPORTS MADE BY STPI-REGISTERED UNITS



# Gujarat IT/ITeS Special Economic Zones

**M/s Nipiam Infotech  
Pvt. Ltd.**

220 hectares  
Vadodara

**M/s Ganesh  
Infrastructure  
Pvt. Ltd.**

33 hectares  
Ahmedabad

**M/s Gujarat  
Industrial  
Development Corp.**

28 hectares  
Gandhinagar

**M/s Aqualine  
Properties Pvt. Ltd .  
(Raheja Group)**

27.85 hectares  
Gandhinagar

**M/s Adani Township &  
Real Estate Company  
Pvt. Ltd.**

20 hectares  
Ahmedabad

**M/s Calica  
Construction &  
Impex Pvt. Ltd.**

11 hectares  
Ahmedabad

**Tata Consultancy  
Services Ltd.**

10.32 hectares  
Gandhinagar

**M/s Larsen &  
Toubro Limited**

5.11 hectares  
Vadodara

# GUJARAT GCC POLICY

Gujarat is promoting and facilitating the growth of Global Capability Centers (GCCs) with targeted incentives, fostering a supportive and growth-oriented business environment.

## Capital Support:



20% For NON-IT Infrastructure and 30% For IT Infrastructure.



15%. Expenditure on Bandwidth and Cloud Rental capped up to 35% of the eligible OPEX or INR 7 Cr. p.a. for Category I units & INR 14 Cr p.a. for

## Employment Generation Incentives:

- ₹15,000 per employee/year for 5 years (₹20,000 for women employees).

## Enabling Infrastructure:

- Access to plug-and-play office spaces in notified IT Parks and SEZs.
- Fast-track land allotment in GIFT City, Million Minds Tech City, and Dholera SIR.
- Government support for built-up space availability in prime IT zones.

## Sustainability Focus:

- Promotion of digitally enabled, resource-efficient GCC infrastructure.
- Priority for projects with green building certifications and energy-efficient systems.



# Defining ESG in the Built Environment

ESG in real estate refers to three core dimensions that assess the sustainability and ethical impact of property assets and investment strategies. It is a holistic framework for evaluating performance.

## Environmental Factors

This dimension focuses on the ecological footprint of a building. It includes energy efficiency, carbon emissions, water usage, waste management, and the climate resilience of buildings against extreme weather events.

## Governance Factors

Governance involves the internal system of practices, controls, and procedures. It covers corporate structures, leadership diversity, business ethics, regulatory compliance, and transparency in financial and non-financial reporting.

## Social Factors

Social criteria encompass the human element of real estate. This includes tenant well-being, community impact, accessibility, health and safety standards, and the creation of broader social value within the neighbourhood.

# IGBC Certification: Building a Greener, Smarter Future



IGBC (Indian Green Building Council) certification ensures sustainable design, efficient resource use, and reduced environmental impact across all building operations. This globally recognized standard transforms how we design, construct, and operate buildings for a more sustainable tomorrow.



## Energy Savings

20–30% reduction in energy consumption through efficient systems and smart design



## Water Conservation

20–50% water savings via rainwater harvesting and efficient fixtures



## Healthier Spaces

Improved indoor air quality and natural daylight for occupant wellbeing



## Lower Costs

Reduced operating expenses and higher asset value with government incentives

**Silver** (Enhanced sustainability performance)

**Gold**(Advanced green building standards )

**Platinum** (Highest level of sustainability excellence)

## Success Story: Million Minds Tech City

Achieved **IGBC Platinum certification** as a Grade A, future-ready development. Features include smart meters for real-time energy monitoring, highly efficient HVAC and lighting systems, extensive green spaces for biodiversity, and advanced water recycling infrastructure. This project exemplifies how sustainable design creates healthier, more efficient workspaces while delivering long-term value.



# Top 9 Mega Projects Transforming Gujarat

1

## Delhi-Mumbai Industrial Corridor

A transformative manufacturing and logistics corridor enabling high-speed freight movement, industrial clusters, and large-scale investments, powering Gujarat's economic expansion.

2

## Dholera Special Investment Region

India's largest greenfield smart city offering advanced infrastructure, renewable energy focus, and global-ready industrial zones designed to attract high-value investments and future urban growth.

3

## Mandal-Becharaji SIR

A rapidly growing automotive and engineering hub hosting global manufacturers, generating large employment, and strengthening Gujarat's position in India's industrial and export ecosystem.

4

## GIFT City Development

India's only operational international financial centre, driving fintech, global banking, and high-value services while transforming Gujarat into a globally competitive financial powerhouse.

5

## Ahmedabad-Mumbai High-Speed Rail Project (Bullet Train)

High-speed rail reducing travel time while strengthening business connectivity and growth.

6

## Greenfield Ports Development in Gujarat

Ten next-generation ports enhancing maritime strength, improving global trade access, enabling efficient logistics, and positioning Gujarat as India's most dominant coastal economic gateway.

7

## Coastal Employment Zone (CEZ)

A port-led industrial zone offering plug-and-play infrastructure for petrochemical, apparel, automotive, and marine clusters, accelerating coastal development and large-scale job creation.

8

## Million Mind Tech City (MMTC)

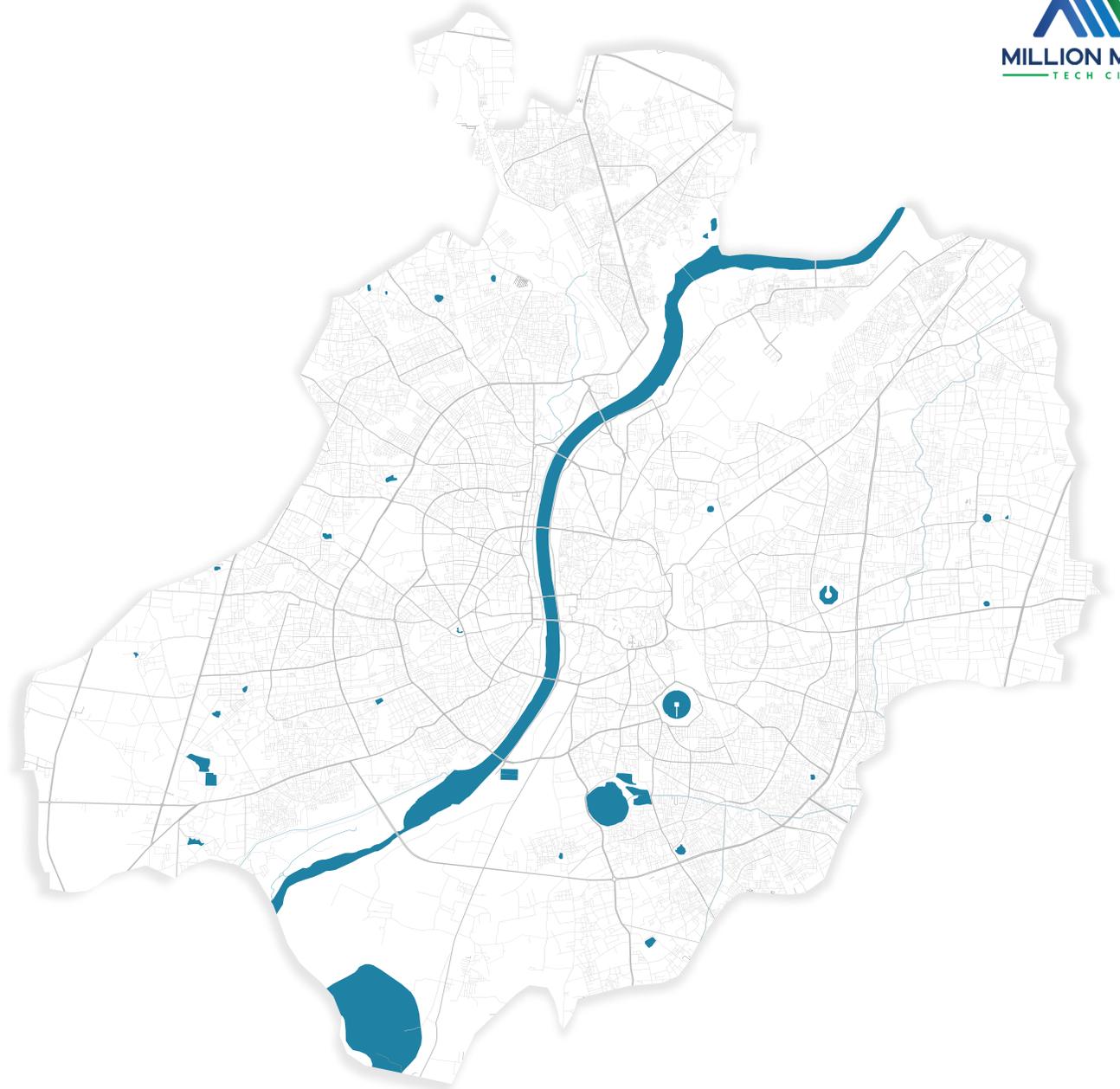
A 65-acre global tech ecosystem integrating SEZ offices, residences, retail, hospitality, and 2 lakh sq. ft. amenities to create Gujarat's future Silicon Valley.

9

## Offshore Wind Farm Project

India's first offshore wind development generating clean power, strengthening Gujarat's renewable energy leadership, and supporting long-term sustainability, coastal growth, and national climate goals.

# Why Ahmedabad?



# Ahmedabad – A Thriving Metropolis

Today, Ahmedabad stands tall as a **modern urban hub** reflecting a balance of economic prowess and cultural preservation.



## Economic & Population Growth:

- Contributes significantly to Gujarat's **\$280 billion GDP (2023)**.
- Population exceeds **8.2 million (2023)**.



## Cultural & Global Recognition:

- Declared a **UNESCO World Heritage City** in 2017.
- Featured in **Time Magazine's 50 Greatest Places of 2022**.



## Infrastructure & Lifestyle Leap

- Projects like the **Statue of Unity Tourist Circuit** and **metro connectivity** enhance mobility.
- Hosts **10+ malls, 3,000+ premium restaurants**, and luxury hotels with global brands like Starbucks now firmly established.

# Ahmedabad – A Hub of Growth and Opportunity

Ahmedabad's robust infrastructure, dynamic economy, and quality living make it a pivotal player in India's growth story.



## Economic Power House

- Ranked as **7th largest deposit center and credit center nationwide (RBI, 2012)**.
- Hosts **Global Capability Centers (GCCs)**:  
Bank of America (3,000 employees).  
Entegrity (600 employees).



## Real Estate Boom

- Property rates in prime areas have appreciated **200-250%** over the last decade.
- Affordable housing with rentals at ₹12,000–₹25,000 for a 1BHK.



## Connectivity & Vision for the Future

- Proposed **Sardar Vallabhbhai Patel Sports Enclave** for potential hosting of the 2036 Olympics.
- **Ease of Living Index: Ranked 3rd best city to live in India (2020)**.



**How Ganesh Housing is redefining  
Ahmedabad's skyline**

# Ganesh Housing Corporation Limited:

A leader in Gujarat's real estate, renowned for transforming Ahmedabad's skyline with landmark developments across Grade A commercial spaces, luxury residences, industrial hubs, hotels, etc. Listed on the stock exchange since 1994, we uphold a legacy of transparency and growth.

**22+** Mn Sq. Ft.

Developed and Sold

**35+** Mn Sq. Ft.

of Upcoming Developments

**60+** Years

of Building Trust, Quality, and Commitment

## **Our Vision:**

To make Ahmedabad a hub for technology, entrepreneurship, and innovation

Anchoring this ambition is Million Minds Tech City, shaping Ahmedabad into the Silicon Valley of Western India.





MILLION MINDS  
TECH CITY



# Million Mind Tech City

# Ahmedabad's 1<sup>st</sup> Integrated Tech City

Million Minds Tech City, developed with **global infrastructure leader Tishman Speyer** and **designed by RSP Architects**, sets a new benchmark for integrated tech cities in India.

Spanning **65 acres**, it combines premium office spaces, luxury residences, co-living apartments, a flagship hotel, and a vibrant retail mall with world-class amenities.

With **IGBC Platinum-certified** and **Grade A buildings**, it embodies sustainability, creating a walk-to-work culture with spaces that enhance the quality of life.

**18+** Million Sq. Ft. Total Development

**10+** Million Sq. Ft. Tech Park

**6+** Million Sq. Ft. Residential Development

**2+** Million Sq. Ft.

**IGBC Platinum**

**IT/ITeS SEZ:** Catering to International/  
Domestic Companies

Mixed Development  
(Malls/Hotels/Service Apartments)

Rated Green Buildings





**MILLION MINDS**

# M ONE - A Marvel of Modern Architecture Redefining Workspace

Phase 1 of Million Minds Tech City is a transformative development that combines architectural excellence, state-of-the-art infrastructure, and eco-conscious design setting the benchmark for sustainable business environments in Ahmedabad.

## Key Highlights of M One



16-Storeys with 4.2 Metres Floor Height



Largest Floorplates with 42k Sq. Ft. Carpet Area



1.65 Lakh Sq. Ft. Dedicated to Exclusive Amenities



20 High Speed Lifts



100% Power Backup With N+1 Redundancy



EV Charging Stations





## Indian Green Building Council (IGBC)

*hereby precertifies*

# Million Minds Tech City - Tower 1

A Project by Ganesh Housing Corp. Limited, Ahmedabad  
(IGBC Registration No. NBT 21 0106)

*The project has demonstrated intent to design and build  
high performance building in accordance with*

**IGBC Green New Buildings Rating System**  
(Tenant-Occupied Building)

## Precertified Platinum

01 July 2025

*(Precertification is valid for 3 years, renewed based on six monthly progress updates till certification)*



**C N Raghavendran**  
Chair, IGBC Green New Buildings



**B Thiagarajan**  
Chairman, IGBC



**K S Venkatagiri**  
Executive Director, CII-Godrej GBC

# M-One: The Beginning of India's Next Big Tech Ecosystem

Engineered for large-scale tech teams, global capability centres, and modern enterprises.





# 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

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

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**The Future of Workspaces is  
at Million Minds Tech City**



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of Million Minds Tech City