MILLION MINDS

TECH CITY

**GROUND ZERO FOR
GLOBAL INNOVATION**

GANESH HOUSING
CORPORATION LIMITED

SHAPING THE FUTURE OF AHMEDABAD'S SKYLINE

Ganesh Housing Corporation 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 Corporation Limited (GHCL), is a visionary development that redefines the future of Ahmedabad. With over **60 years of excellence** in shaping the city, GHCL 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.
Tech Park

6+ Mn. Sq. Ft
Luxurious Residential Development

2+ Mn. Sq. Ft.
Mix Development Mall/Hotels/Service Appt.

IGBC Platinum
Rated Green Building Design

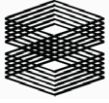**IT/ITeS SEZ** Catering to International/Domestic Companies

Managed by

TISHMAN SPEYER

Designed by

RSP

WORLD-CLASS EXPERTISE DRIVING INNOVATION AT MILLION MINDS

TISHMAN SPEYER

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

RSP

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 GHCL'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-4: Office Space	RESI-1 : Luxury Residence	RESI-5 : Luxury Residence
PH-2 : Office Space	PH-5 : Office Space	RESI-2 : Luxury Residence	RESI-6 : Luxury Residence
PH-3 : Office Space	PH-6 : Office Space	RESI-3 : Luxury Residence	RESI-7 : Luxury Residence
	PH-7 : Office Space	RESI-4 : 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.
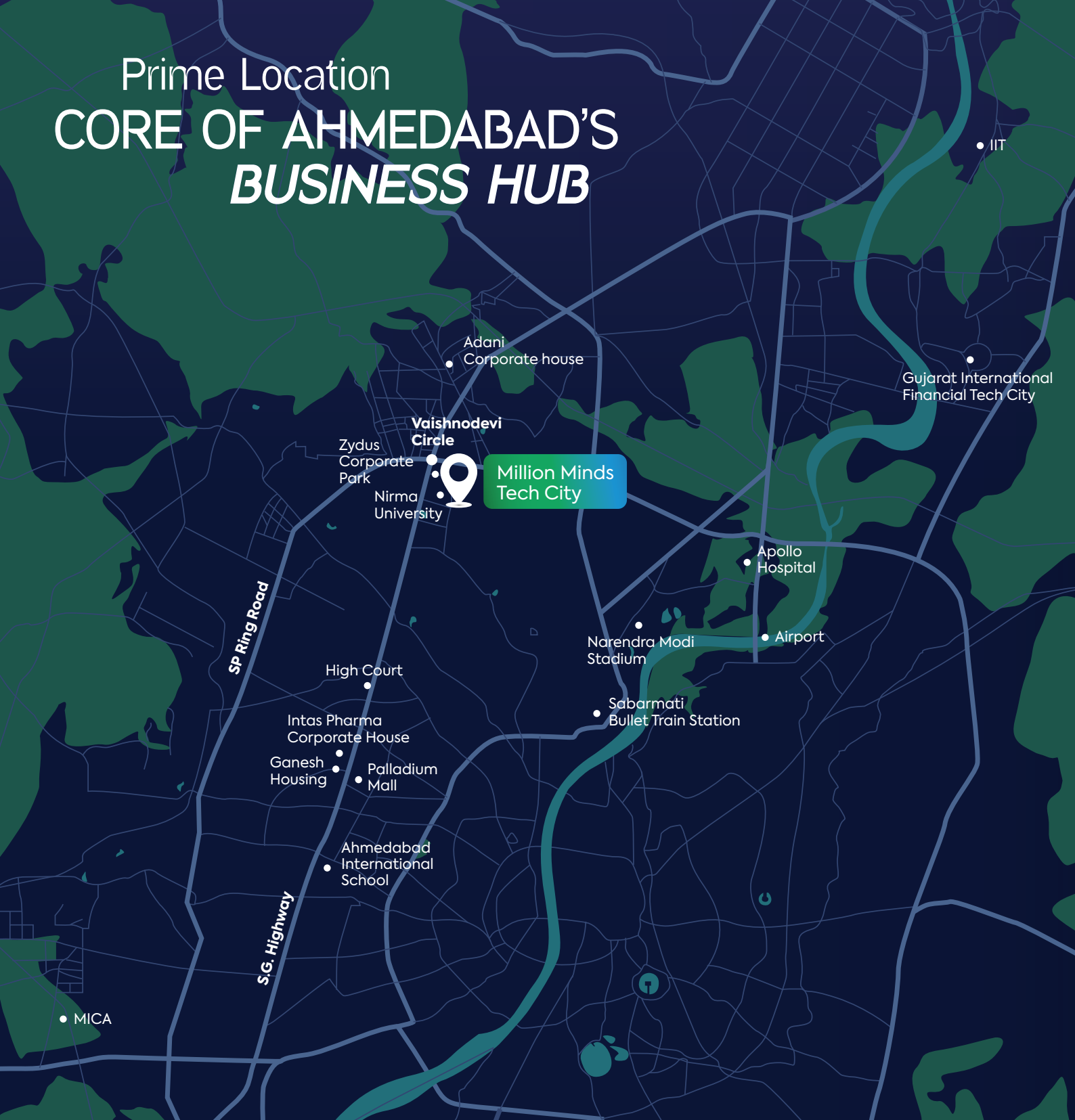
Vibrant Infrastructure
- Rapidly growing with a focus on innovation and enterprise.
- Stable governance fostering a conducive environment for investment.

Prime Location
CORE OF AHMEDABAD'S
BUSINESS HUB

IIT

Adani Corporate house

Gujarat International Financial Tech City

Vaishnodevi Circle

Zydus Corporate Park

Nirma University

Million Minds Tech City

Apollo Hospital

Narendra Modi Stadium

Airport

SP Ring Road

High Court

Sabarmati Bullet Train Station

Intas Pharma Corporate House

Ganesh Housing

Palladium Mall

Ahmedabad International School

S.G. Highway

MICA

ENTERTAINMENT 🎭		EDUCATION 🎓		HOSPITALITY 🍴	
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

M One

Tower & Visitor Centre

Million Minds Tech City embarks on its Phase-1 development with M One Tower, a **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.**

IGBC PLATINUM RATED GREEN BUILDING

MILLION MIND

One

Key Highlights

- **16-Storeys With 4.2 Metres Floor Height**
- **Largest Floorplates With 42k Sq. Ft. Carpet Area**
- **20 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

2nd Basement:
6.5m height

1st Basement:
4.0m height

Ground Floor:
6.5m height

First Floor:
6.0m height

M One

AMENITIES

EXCLUSIVE M ONE AMENITIES FOR WORK-LIFE BALANCE

Gym

Food Court

Coffee Shop

Crèche

Floating Garden

One
AMENITIES

A HUB FOR RECREATION & RELAXATION

Floating Garden
with open green spaces.

Grand Visitor Centre
Offering a striking first impression with energy-efficient double-height reception spaces.

RECREATIONAL FACILITIES

Gym
Equipped with modern fitness equipment and wellness zones.

Food Court
Offering diverse dining options for employees and visitors.

Entertainment Zone
Featuring engaging activities for leisure and relaxation.

Creche
Supporting work-life integration for families with young children.

Wellness Bar
Offering health-focused beverages to rejuvenate the workforce.

Amphitheater
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, ensuring smooth traffic flow.

Podium Top Garden
Thoughtfully designed function lawn, sports fields for leisure and events.
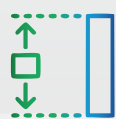
Ample Parking Facilities
Dedicated bus and visitor parking, tenant parking spaces for convenience and efficiency.

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
Passenger, service, tower parking, podium parking, and Visitor Centre lifts, ensuring seamless mobility.

High COP Centrifugal Chillers
Equipped with VFD ensuring optimal cooling with minimal energy consumption.

CO Sensor-Controlled Ventilation
Car parks are ventilated with jet fans to ensure air quality.

WATER MANAGEMENT

Advanced Sewage Treatment Plant

Rainwater Harvesting
Optimizing water usage and sustainability.

SAFETY AND SECURITY

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

Comprehensive traffic management for smooth operations.

One

TECHNICAL SPECIFICATIONS

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.

One

TECHNICAL SPECIFICATIONS

IoT-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

Adherence to NBC (National Building Code) 2016 for fire and life safety.

Energy Star compliance for building equipment and systems.

ISO 45001 certification for occupational health and safety management.

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.

M One

FLOORPLANS

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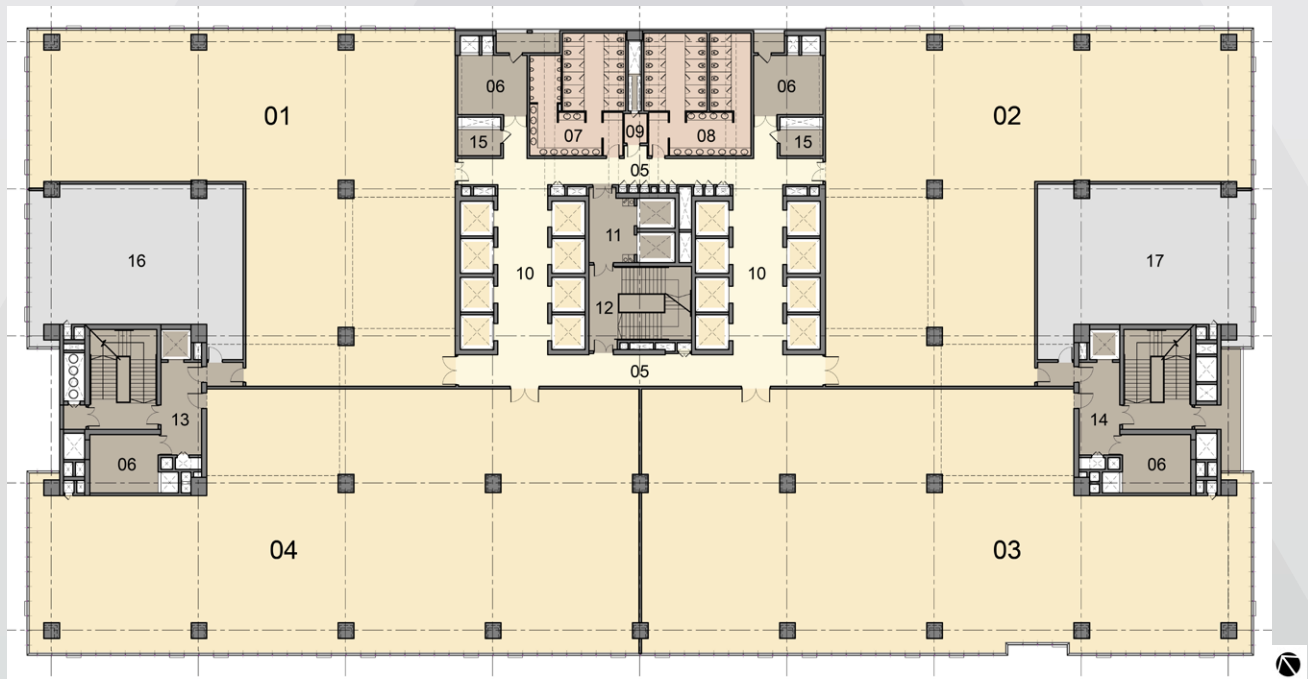
2nd, 4th, 6th, 7th, 9th, & 10th Floors
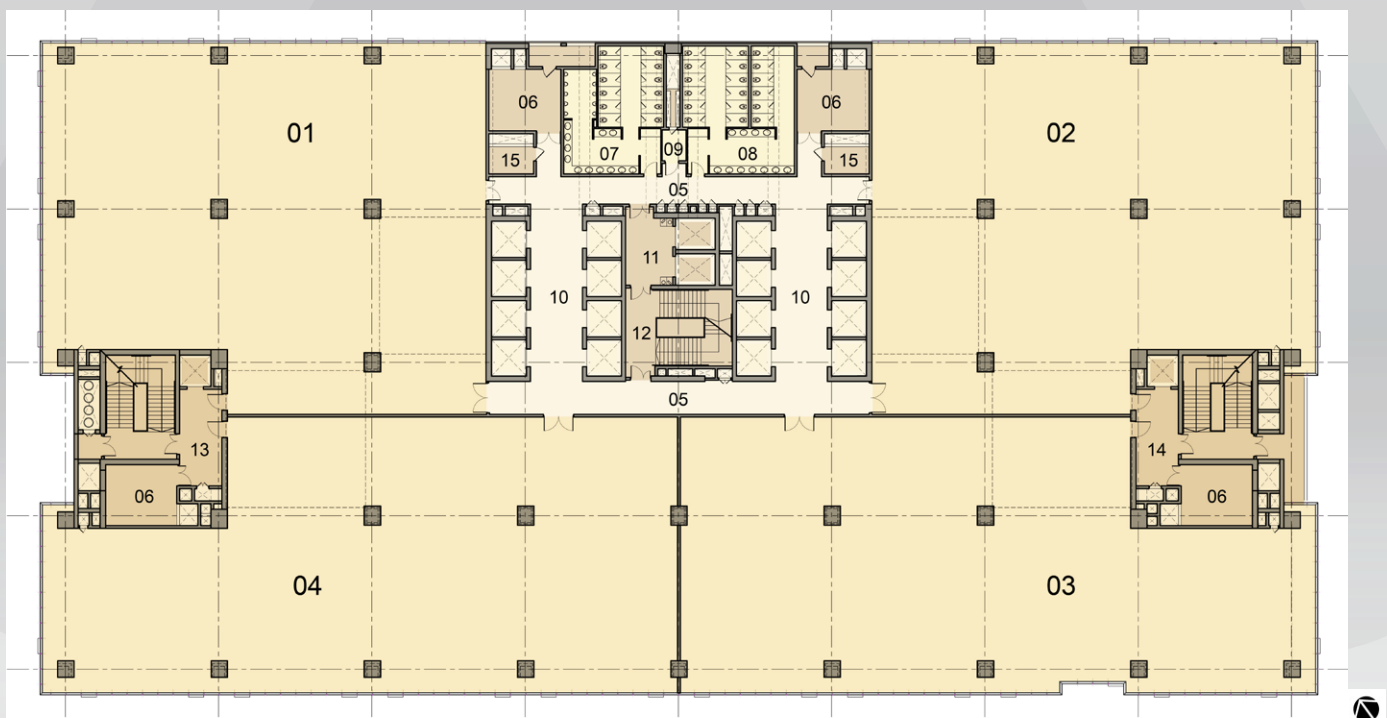
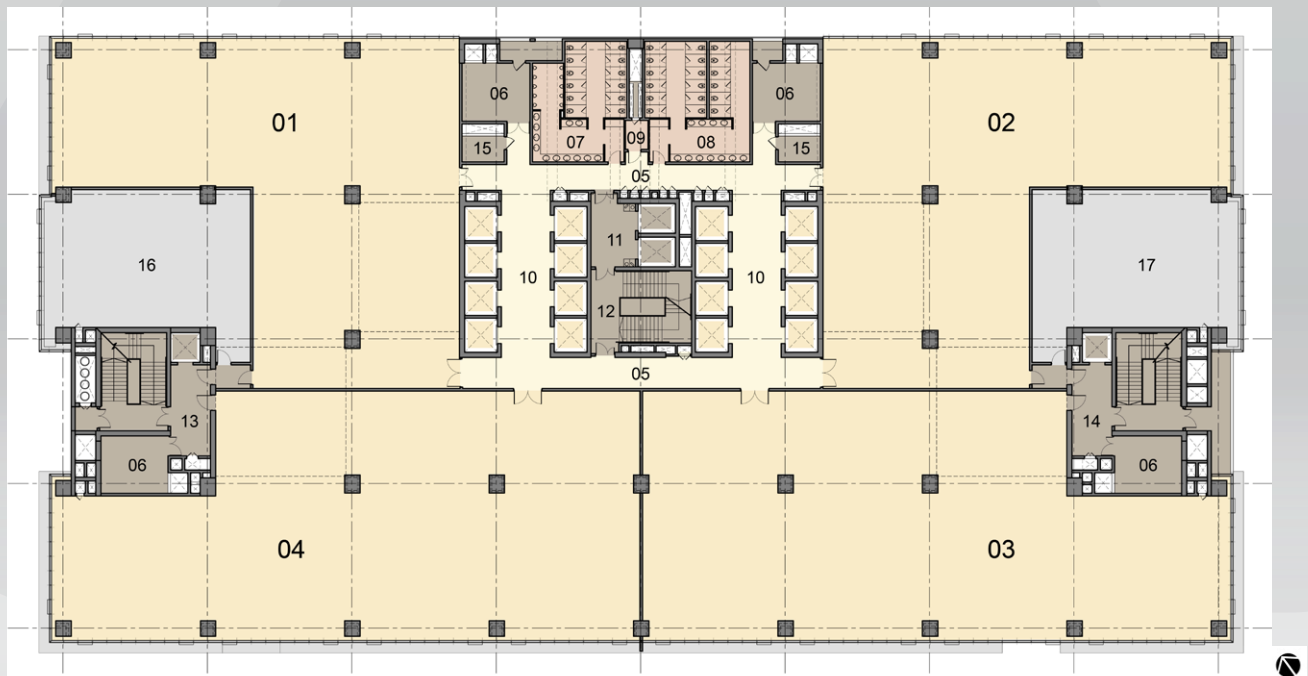| 1. Office – 01 | 7. Gent's Restroom | 13. Fire Tower – 01 |
2. Office – 02	8. Ladies Restroom	14. Fire Tower – 02
3. Office – 03	9. ADA Toilet	15. Electrical Room
4. Office – 04	10. Public Lift Lobby	
5. Corridor	11. Service Lift Lobby	
6. AHU	12. Service Staircase	

| Floor Carpet Area | 41,885 sq.ft. |

3rd, 5th Floor

| 01 | 02 |
| 04 | 03 |

06 06
15 07 09 08 15
05
16 10 11 10 17
12
05
13 14
06 06

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

| Floor Carpet Area | 38,343 sq.ft. |
| Refuge Balcony Area | 3,542 sq.ft. |
| Total Area | 41,885 sq.ft. |

8th Floor

| 01 | 02 |
| 04 | 03 |

06 06
15 07 09 08 15
05
16 10 11 10 17
12
05
13 14
06 06

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

| Floor Carpet Area | 38,368 sq.ft. |
| Refuge Balcony Area | 3,559 sq.ft. |
| Total Area | 41,927 sq.ft. |

11th, 13th, 14th, & 16th Floor
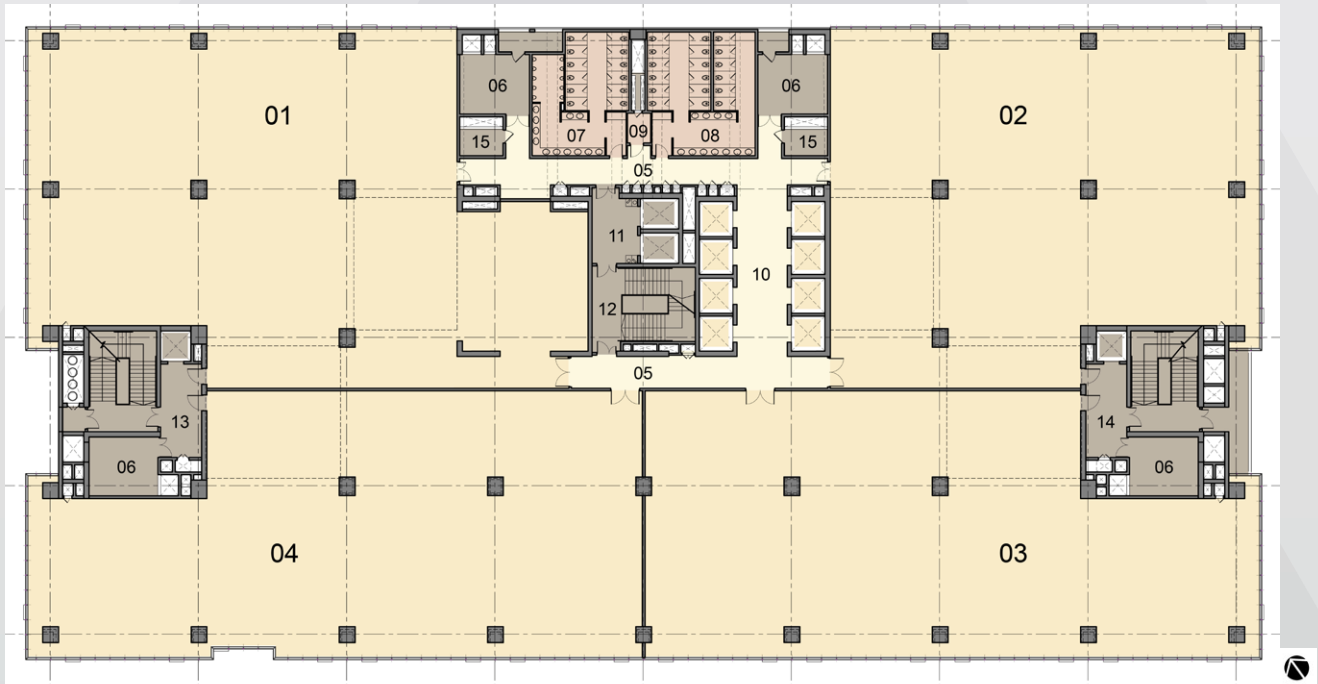
Legend		
1. Office – 01	7. Gent's Restroom	13. Fire Tower – 01
2. Office – 02	8. Ladies Restroom	14. Fire Tower – 02
3. Office – 03	9. ADA Toilet	15. Electrical Room
4. Office – 04	10. Public Lift Lobby	
5. Corridor	11. Service Lift Lobby	
6. AHU	12. Service Staircase	

Floor Carpet Area	42,963 sq.ft.

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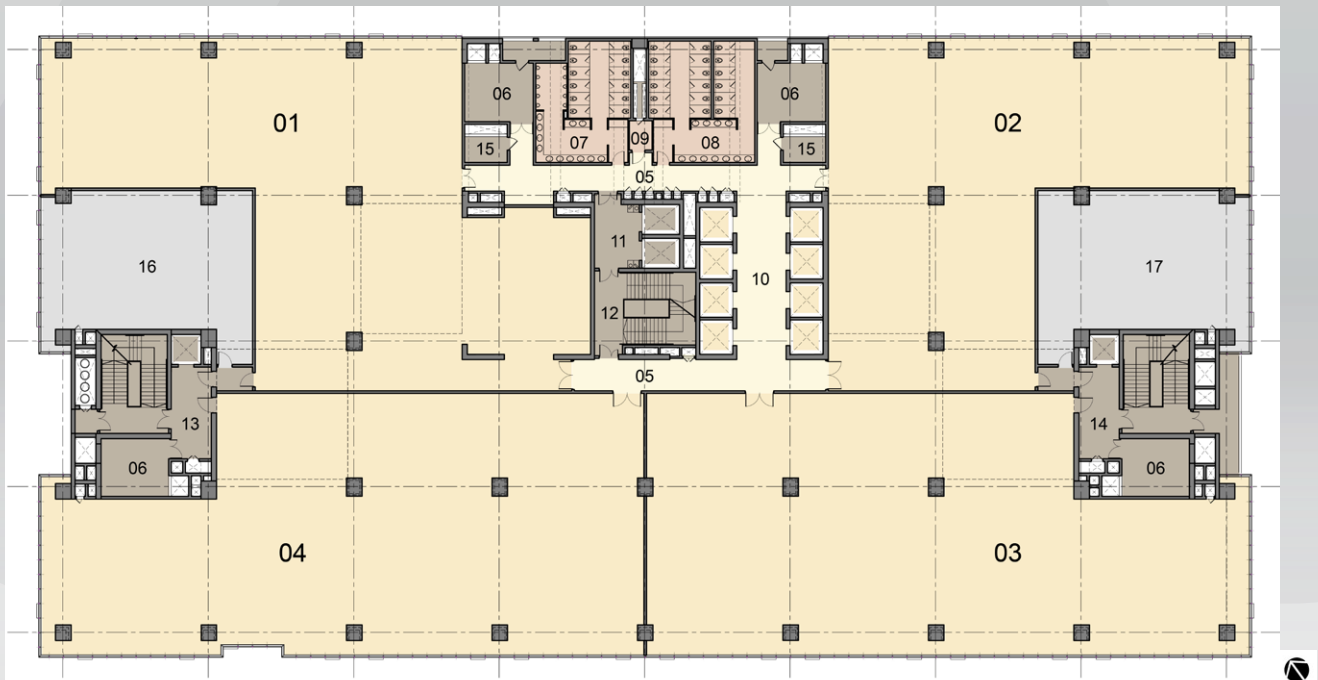
Legend		
1. Office – 01	7. Gents Restroom	13. Fire Tower – 01
2. Office – 02	8. Ladies Restroom	14. Fire Tower – 02
3. Office – 03	9. ADA Toilet	15. Electrical Room
4. Office – 04	10. Public Lift Lobby	16. Refuge Balcony – 1
5. Corridor	11. Service Lift Lobby	17. Refuge Balcony – 2
6. AHU	12. Service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

Floor Carpet Area	39,377 sq.ft.
Refuge Balcony Area	3,586 sq.ft.
Total Area	42,963 sq.ft.

A Project By

GANESH HOUSING
CORPORATION LIMITED
®

Development Manager	Architectural Design Consultant
TISHMAN SPEYER	RSP

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