



Technical Specifications & List of Consultants

STRUCTURAL INTEGRITY

Precast Concrete Technology for faster construction and uniform quality.

High-grade reinforced concrete (M40+) and **steel reinforcements (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 & partitions (minimum 2-hour fire rating) – twice the industry standard with non-toxic interiors.

Automatic fire sprinkler systems with high capacity fire pumps & dedicated water storage tanks.

Advanced **addressable fire alarm systems** with smoke detectors.

High-pressure **external and internal hydrants** with backup systems.

Use of **non-toxic, fire-retardant materials** for enhanced safety (interior, paints, furnishings, etc.)

ENERGY EFFICIENCY & SUSTAINABILITY

100% LED lighting for lower energy consumption.

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 & **Self-tinting Vision glass** & insulated spandrel panels at building exteriors to minimize heat transmission.

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

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

Rainwater harvesting and **greywater recycling** for irrigation and flushing.

Sewage Treatment Plant (STP) ensuring **zero sewage discharge** – treated wastewater reused in **cooling towers and irrigation**.

Rainwater ground recharge pit and **rainwater harvesting tank**.

SMART BUILDING FEATURES

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

Automated biometric access control systems.

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

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 areas 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**.

Dedicated bus parking for improved accessibility.

Ventilation systems for maintaining **air quality in parking areas**.

COMPLIANCE & CERTIFICATION

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.



TECHNICAL SPECIFICATIONS

BUILDING SPECIFICATIONS

AAC Block Masonry with Plaster

Unparalleled grid column with expansive 11.2m grid.

Nearly twice the industry standard (6m) for maximum flexibility & efficiency.

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

Floor heights

2nd Basement – 3.8m

1st Basement – 4.2m, Ground 6.5m

First Floor – 6.0m, Typical Floor – 4.2m.

IGBC Platinum certification for sustainability and green features.

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.

High Loadbearing Capacity Server Room: 10 KN/m² for supporting **heavy equipment**. Ensuring robust **support for server loads & heavy equipment**.

Twice the industry standard (4 KN/m²),

Dedicated **passenger lifts** with a customized finish **up to the speed**

of 3 mtr/sec. 16 passenger lifts (8 for low-rise + 8 for high-rise) with customized finish.

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

2 service elevators + 2 fire elevators + 2 visitor 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 provision in each office.

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

MOne features **27 high-speed lifts**, ensuring **smooth and efficient vertical movement** across the building.

Three Staircases: The building is designed with three strategically placed staircases to enhance safety and provide convenient access.

INFRASTRUCTURE

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

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

2 Levels/Floors for 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.

HVAC SYSTEMS

Centralized HVAC with energy-efficient and environmentally friendly systems.

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

Smart cooling towers with VFD for dynamic energy adjustment.

Air handling units with electronically commutated motors (EC Fans) IE-3 as per IS -12615: 2011 for efficiency rating in each office & other area.

One

TECHNICAL SPECIFICATIONS

POWER BACKUP

100% DG standby power with N+1 redundancy.

Power Load:

Tenant Areas (Office Floors): 0.5 kV per 100 sq. ft. (or 5 VA per sq. ft.)

Overall Tower 1 Demand: 0.8 kV per 100 sq. ft. based on office area.

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.

Multi-layer RFID and biometric access control.

AMENITIES

1.65 Lakhs Sq. Ft of World-Class Amenities

Podium Amenities: Floating gardens, vertical tree garden, breakout zones, and premium play courts — offering a serene, vehicle-free retreat.

Visitor Centre: Designed to offer a world-class experience.

Restaurant with PNG provision.

Cafeteria and food court with PNG provision & seating for large teams.

On-site gym and meditation rooms.

On-site daycare facilities.

Pharmacy store.

Collaborative and recreational spaces for team engagement.





PROJECT: MILLION MINDS - TECH CITY, AHMEDABAD

CONSULTANT LIST

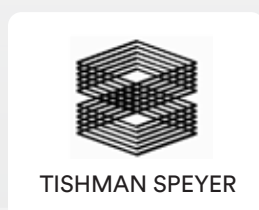
S.No	ORGANIZATION	ROLE	ADDRESS
1	Ganeshhousing Corporation Limited	Client	Ahmedabad
2	Tishman Speyer India Pvt Ltd	Development Manager	Mumbai
3	RSP design consultants	Design Architect	Bangalore
4	Melior Structural Solutions Pvt.Ltd.	Structural Consultant	Chandigarh
5	Ducon Consultants Pvt. Ltd.	Structural 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



A Project By:



Managed By



Designed By

