



Ahmedabad's 1st IT SEZ with
**IGBC PLATINUM
PRE-CERTIFICATION**

AHMEDABAD'S First **IT SEZ** with **IGBC** Platinum Pre-Certification



Phase I



The **Next Decade**
Demands Integrated

THINKING

at Scale.



18+

Mn. Sq. Ft.

Integrated Development

10+

Mn. Sq. Ft.

Tech Park

06+

Mn. Sq. Ft.

Luxurious Residential
Development

02+

Mn. Sq. Ft.

Mix Development Mall/
Hotels / Service Appt

GUJARAT

A Proven Engine of
Long-Term **Economic Growth**

INDUSTRIAL SCALE & OUTPUT

₹25.7–27.9 lakh crore GSDP (FY 2023–25);
among India's top 3 state economies

~8% of national GDP; ~20%
of India's industrial output

Handles ~30–40% of India's total
port cargo - strongest export-led state



FINANCIAL DEPTH & ENTERPRISE PARTICIPATION

High per-capita investment and
industrial credit uptake

Strong MSME–large enterprise integration

Capital recycling led by reinvestment
and enterprise growth, not consumption alone



INSTITUTIONAL & TALENT CAPACITY

Home to IIM Ahmedabad and
leading technical universities

60,000+ engineers added annually

Mature ecosystem of professional
services, R&D, and GCC-ready talent



INVESTMENT & CAPITAL FORMATION

₹47,900+ crore FDI inflows in FY 2024–25

₹3.4+ lakh crore cumulative FDI (last 5 years);
Top 3 FDI destination

Capital deployment driven by manufacturing,
energy, electronics, and emerging tech



CONNECTIVITY & INFRASTRUCTURE

Ahmedabad International
Airport: ~11–12 million passengers annually

Direct global links to Middle East,
Europe, UK, SE Asia

Integrated expressway, freight corridor,
port–rail–road network



NATIONAL CONTRIBUTION

Among top contributors to
GST and exports

High formalisation and
compliance–led revenue base





GUJARAT

India's Growth Engine

A State Built for Scale, Stability & Business

A state defined by execution, infrastructure, and policy continuity, Gujarat is structuring the next phase of India's economic expansion.



Gujarat ranks **3rd** nationwide in **GST collections for 2025**, with **total revenues of ₹1,36,748 crore**.



Gujarat ranks **1st** nationwide in **number of airports (2025)**, with a **total of 20 airports**.



Gujarat ranks **2nd** nationwide in **FDI inflows (2024–25)**, attracting **USD 5,566 million** in investments.



Gujarat ranks **4th** nationwide in **number of universities (2024–25)**, with **30 universities**.



Gujarat ranks **5th** nationwide in **bank deposits (2024)**, with **total deposits of ₹11,95,365 crore**.



Gujarat ranks **2nd** nationwide in **number of 5-star hotels (2025)**, with **76 hotels**.



Gujarat ranks **3rd** nationwide in **registered investors (UCC)** as of **Jan 2026**, with **2,14,06,708 accounts**.



Gujarat ranks **1st** nationwide in **exports (2024–25)**, contributing **USD 116.35 billion**.



Gujarat ranks **7th** nationwide in **per capita NSDP (2025)**, with a **per capita income of ₹3,00,957**.



Gujarat ranks **5th** nationwide in **solar potential capacity (2025)**, with **243.2 GW capacity**.

Million Minds Tech City is aligned with this shift, enabling the kind of large-scale, integrated environments that modern enterprises demand.



1.3 MN. SQ.FT. OF TOTAL DEVELOPMENT

G + 16 Floors
(Two dedicated
floors for the amenities)

Floor Plat
~42000 sq ft Carpet

4.20 M Height
(Typical Floor)

100% Power
Backup

Centralized AC/HVAC
(HIGH COP with
Water-Cooled
Centrifigal Chillers (VFD))

25 High
speed lifts

Double-Glazed
Unitized Panels

Precast Concrete
Technology

Auto Fire Sprinkler,
Advanced Addressable
Fire alarm with
smoke Detectors

Building Management
System Smart &
Green Building
with 20% EV Parking

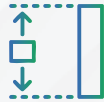


VISITOR CENTRE

GLOBALLY INSPIRED DESIGN



Signature
Elite Café



Grand 32-Foot
Vertical Height



Networking zone



Waiting Lounge



Business &
Presentation Suites



Acoustically Engineered
Ceilings Creating a Serene,
Sound-Controlled Environment



2 High-Speed
Elevators

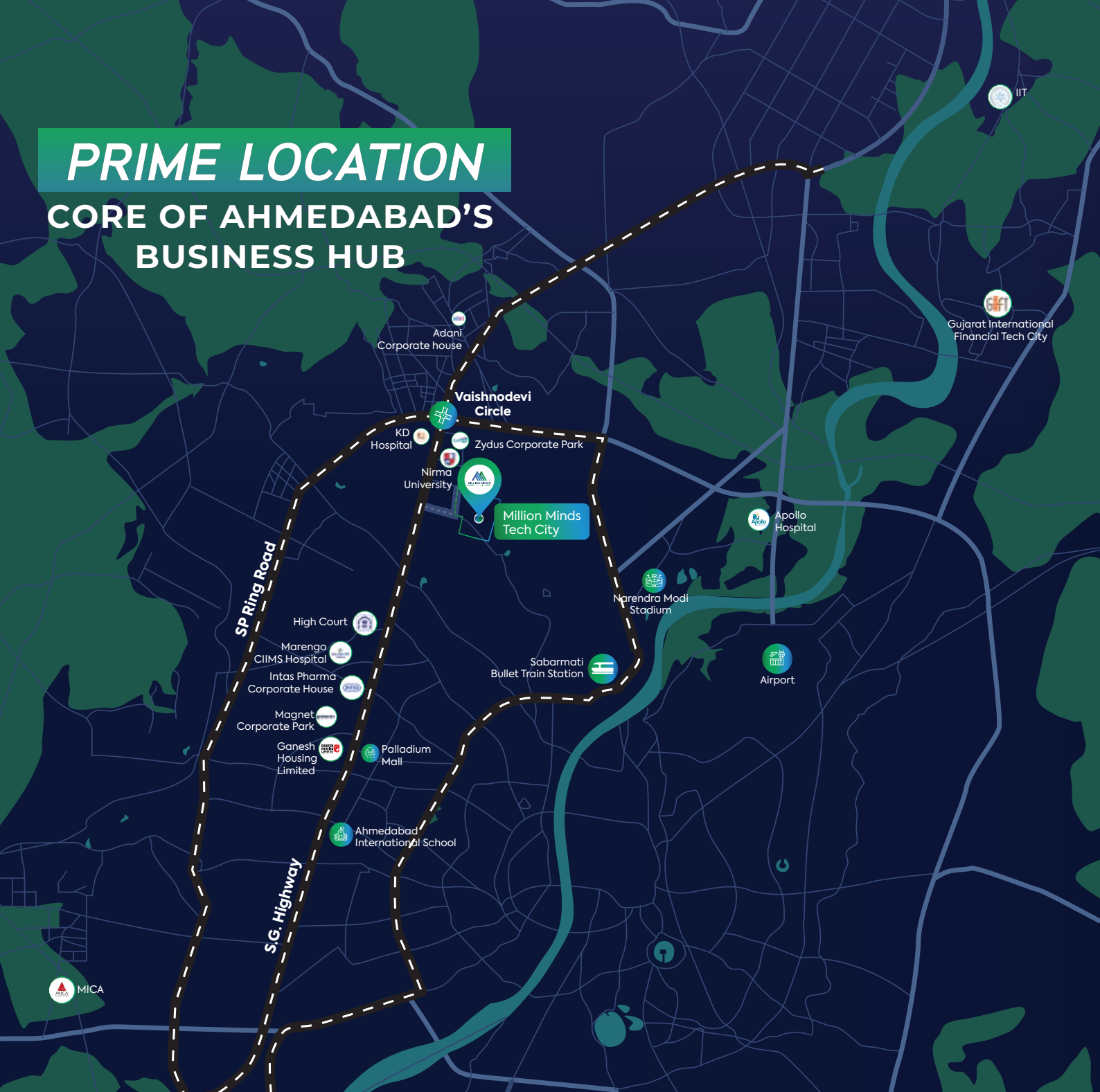


3 Escalators
for Seamless
Connectivity



PRIME LOCATION

CORE OF AHMEDABAD'S BUSINESS HUB



ENTERTAINMENT



Belvedere Club	10 Mins
Rajpath Club	15 Mins
Karnavati Club	20 Mins
Nexus Ahmedabad	20 Mins
One Mall	20 Mins
Fun Blast, SBR	20 Mins

EDUCATION

IIT, Gandhinagar
IIM, Ahmedabad
NID
MICA, Ahmedabad
CEPT University



20 Mins
20 Mins
25 Mins
30 Mins
20 Mins

HOSPITALITY



ITC Narmada	20 Mins
Taj Skyline	25 Mins
Courtyard by Marriott	20 Mins
Hyatt Regency	20 Mins
Crowne Plaza	20 Mins

LIFESTYLE AMENITIES

Gymnasium



Indoor Games



Play Court



Food Court



Crèche



Podium Cafe



1.65 Lakh Sq. Ft.

Exclusive Lifestyle & Wellness Amenities



Visitor Lounge: designed for a world-class experience



Pharmacy store with ambulance provision



Podium Amenities : floating garden, vertical tree garden, breakout zones, and premium play courts for serene, vehicle-free retreat



3 Cafés for Collaboration : Three distinct, strategically placed hubs designed to facilitate team huddles, informal meetings, and seamless creative synergy.



Elite Gymnasium : A professional-grade fitness center featuring high-end equipment and a dedicated Exclusive Meet-up Zone, specifically designed for post-workout collaboration and networking.



Collaborative and recreational spaces for team engagement



Grand Food Court : A sprawling culinary destination with a 450-seat capacity, featuring a rotating selection of diverse global cuisines to fuel the city.



Dedicated EV Charging Infrastructure for Seamless, Future-Ready Mobility

GROUND FLOOR PLAN



1. Employee vehicle entry - cars, company cab & bus
2. Employee pedestrian walkway
3. Cab drop-off - OLA & Uber
4. Auto drop-off
5. Buggy pickup
6. Arrival plaza
7. Visitor Centre
8. Vehicle security check point

9. Pedestrian security check point
10. Drop-off
11. Concourse
12. Reception
13. Lift lobby - low rise
14. Lift lobby - high rise
15. Shuttle lift lobby - from parking
16. Parking
17. Medical centre & pharmacy

18. Shuttle lift lobby to podium
19. Lobby restroom
20. Minibus temporary parking
21. Cab temporary parking
22. Visitor parking
23. Driver's room
24. Vehicular exit
25. Fire ramp
26. DG room
27. Transformer room

28. Electrical panel room
29. Security control
30. Fire control room
31. Mail room
32. Fire tower - 1
33. Fire tower - 2
34. Service lift lobby
35. Loading & unloading dock
36. Receiving office
37. OWC
38. Dry & wet garbage

39. E-commerce holding area
40. HSD yard
41. Assembly area
42. Security room
43. Security kiosk



FIRST FLOOR - PODIUM

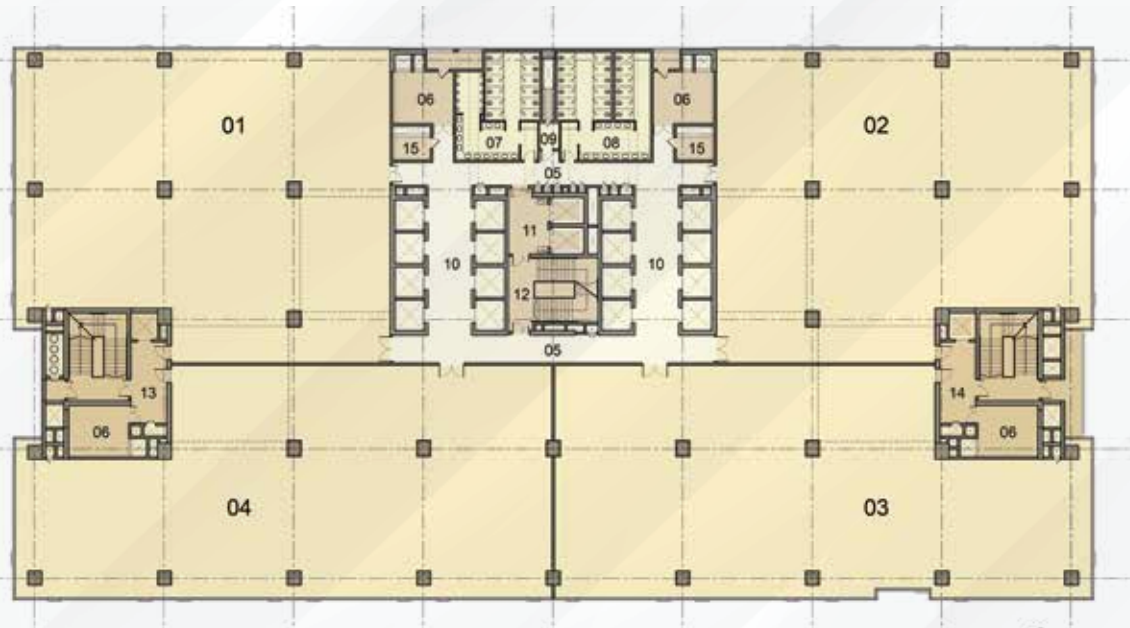


1. Lobby
2. Lift lobby - low rise
3. Lift lobby - high rise
4. Amenities
5. Food court
6. Kiosks
7. Gents restroom
8. Ladies restroom
9. ADA toilet
10. Service lift lobby

11. Service staircase
12. Fire tower - 1
13. Fire tower - 2
14. Electrical room
15. AHU
16. Entry block from visitor's centre
17. Entrance plaza
18. Formal gathering / event space
19. Building entry lobby
20. Central green island

21. Seating pavilions with cafe spillover
22. Pergola
23. Pedestrian plaza with green in between
24. Gathering lawn with seatings
25. Futsal court
26. Seating
27. Amphitheatre
28. Landscape along the building corridor
29. Ventilation wells for the ground floor

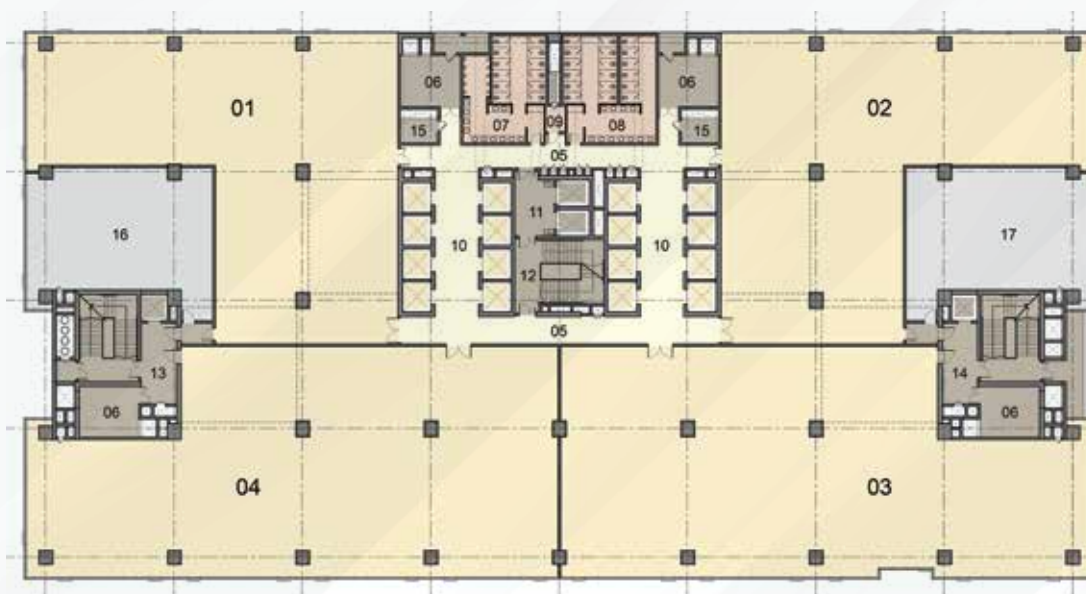
2nd, 4th, 6th, & 7th Floors



- 01- OFFICE- 01
- 02- OFFICE- 02
- 03- OFFICE- 03
- 04- OFFICE- 04
- 05- CORRIDOR
- 06- AHU
- 07- GENT'S RESTROOM
- 08- LADIES RESTROOM
- 09- ADA TOILET
- 10- PUBLIC LIFT LOBBY
- 11- SERVICE LIFT LOBBY
- 12- SERVICE STAIRCASE
- 13- FIRE TOWER- 01
- 14- FIRE TOWER- 02
- 15- ELECTRICAL ROOM

Gross Carpet Area | 41,885

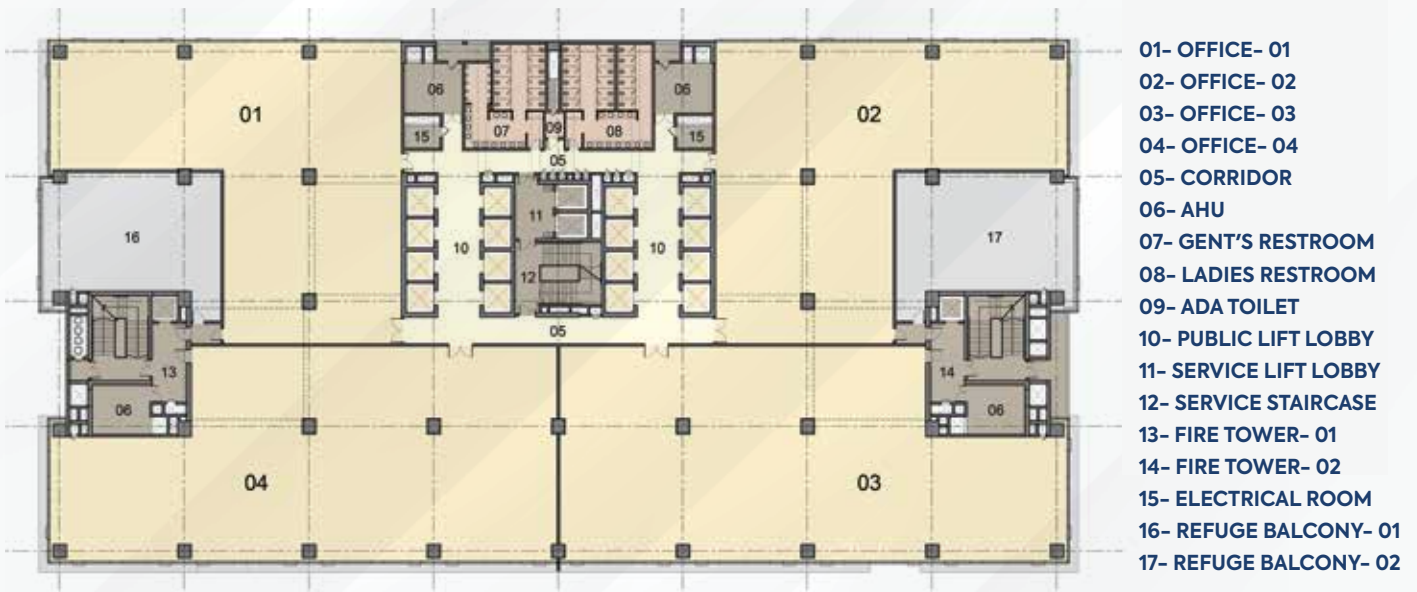
3rd & 5th Floors



- 01- OFFICE- 01
- 02- OFFICE- 02
- 03- OFFICE- 03
- 04- OFFICE- 04
- 05- CORRIDOR
- 06- AHU
- 07- GENT'S RESTROOM
- 08- LADIES RESTROOM
- 09- ADA TOILET
- 10- PUBLIC LIFT LOBBY
- 11- SERVICE LIFT LOBBY
- 12- SERVICE STAIRCASE
- 13- FIRE TOWER- 01
- 14- FIRE TOWER- 02
- 15- ELECTRICAL ROOM
- 16- REFUGE BALCONY- 01
- 17- REFUGE BALCONY- 02

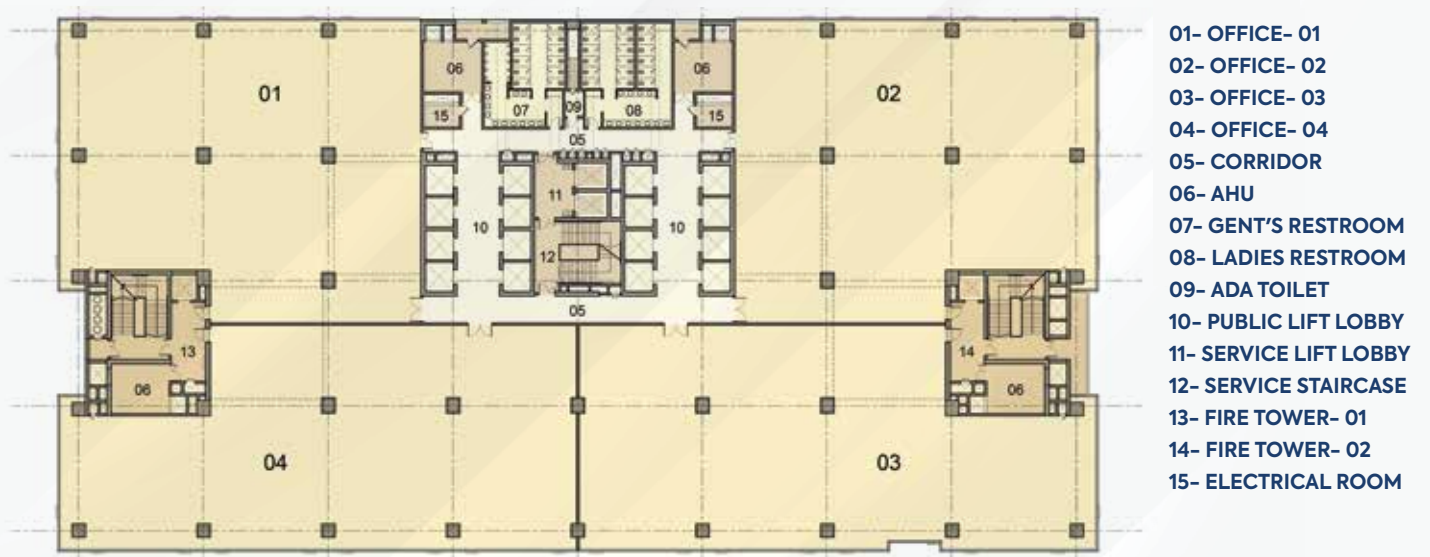
Gross Carpet Area - 38343 + Refuge Area - 3542 = Total Gross Carpet Area - 41,885

8th Floor



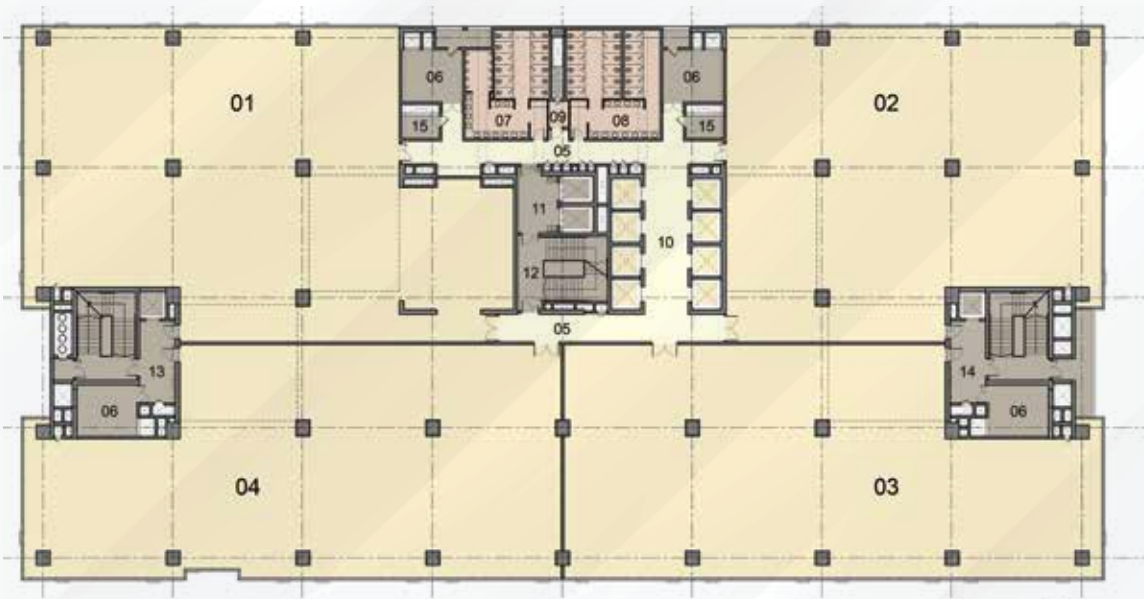
Gross Carpet Area - 37343 + Refuge Area - 3559 = Total Gross Carpet Area - 40,902

9th & 10th Floors



Gross Carpet Area | 41,885

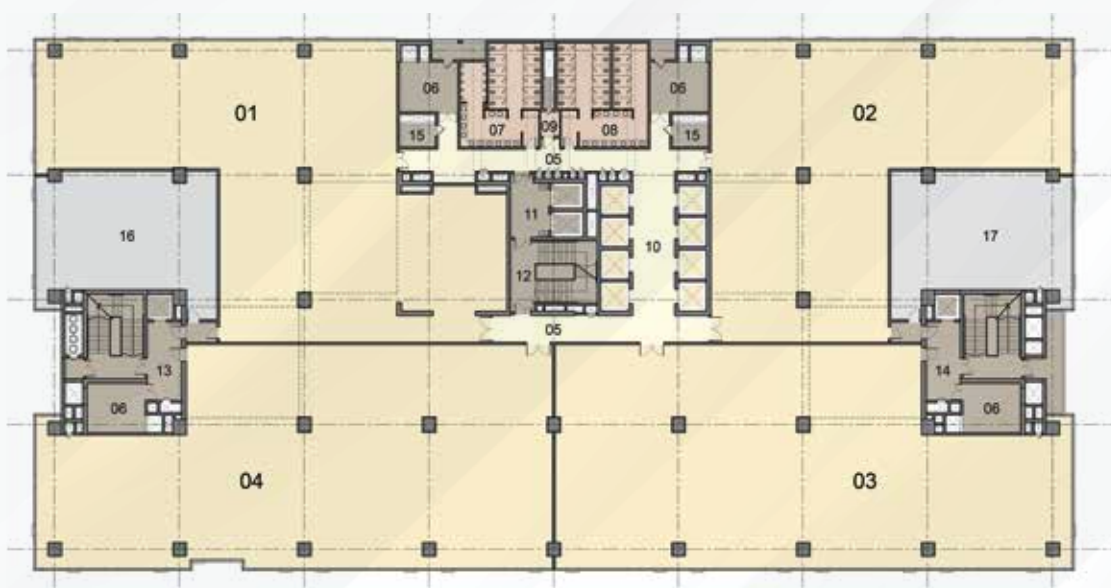
11th, 13th, 14th, & 16th Floors



- 01- OFFICE- 01
- 02- OFFICE- 02
- 03- OFFICE- 03
- 04- OFFICE- 04
- 05- CORRIDOR
- 06- AHU
- 07- GENT'S RESTROOM
- 08- LADIES RESTROOM
- 09- ADA TOILET
- 10- PUBLIC LIFT LOBBY
- 11- SERVICE LIFT LOBBY
- 12- SERVICE STAIRCASE
- 13- FIRE TOWER- 01
- 14- FIRE TOWER- 02
- 15- ELECTRICAL ROOM

Gross Carpet Area | 42,963

12th & 15th Floors



- 01- OFFICE- 01
- 02- OFFICE- 02
- 03- OFFICE- 03
- 04- OFFICE- 04
- 05- CORRIDOR
- 06- AHU
- 07- GENT'S RESTROOM
- 08- LADIES RESTROOM
- 09- ADA TOILET
- 10- PUBLIC LIFT LOBBY
- 11- SERVICE LIFT LOBBY
- 12- SERVICE STAIRCASE
- 13- FIRE TOWER- 01
- 14- FIRE TOWER- 02
- 15- ELECTRICAL ROOM
- 16- REFUGE BALCONY- 01
- 17- REFUGE BALCONY- 02

Gross Carpet Area - 39377 + Refuge Area - 3586 = Total Gross Carpet Area - 42963

Key Technical Highlights

of

MILLION MINDS TECH CITY

STRUCTURAL INTEGRITY

Precast Concrete Technology for faster construction and uniform quality.

High-grade reinforced concrete (M40+) and **(Fe500/Fe550)** steel reinforcements with **High Tensile Strength** 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).

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**.

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.

High-speed elevators (up to 3 m/sec) with **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 centre for sound absorption.

PARKING INFRASTRUCTURE

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

Provision for EV Charging Interface covering at least **20% of total parking**.

Provision for bus parking for improved accessibility.

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

COMPLIANCE & CERTIFICATIONS

NBC 2016 compliance for fire and life safety.

IGBC Platinum pre-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.

Expansive ~42,000 sq. ft.
gross carpet area.

Specially designated
high load bearing area for
server in each office.

Floor Heights :

- . 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

inspired by global architecture,
the dome-shaped **Visitor Centre**
features soaring **32 ft. high vault**
and an advanced **acoustic**
system, delivering a **world-class**
visitor experience.

Visitor Centre: 3 escalators + 2
passenger lifts

Elevated Podium Experience:
The first-floor podium features
tunning floating garden and a
captivating **vertical tree garden**
complemented by **dynamic**, a
breakout zones and **premium**
play courts, creating a

harmonious blend of nature
recreation, and relaxation in a serene,
vehicle-free zone.

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 major offices.

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

M ONE TOWER EXCLUSIVE ELEVATORS

- 1. 16 passenger lifts (8 for low-rise + 8 for high-rise) with customized finishes.
 - 2. Exclusively dedicated 3 jump lifts from basement to ground floor for direct access.
 - 3. 2 service elevators
 - 4. 2 fire elevators
 - 5. 2 visitor lifts
- Total – 25 lifts**

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

- 1. **Dedicated electrical and networking shafts** for uninterrupted connectivity.
- 2. Provisions for **advanced data cabling** and **fiber optic installations.**
- 3. **Dedicated loading/unloading zones** for smooth logistics handling.
- 4. **Low-loss, dry-type energy-efficient transformers** for **reduced power wastage & to limit the transformer loss.**

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 on-site registration and **QR code-based entry**.

Multilayer access control systems.

AMENITIES

1.65 lakh sq. ft. area for world-class amenities.

Restaurant infrastructure with dedicated kitchen.

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

Dedicated wellness area with on-site gym and **Crèche rooms**.

On-site daycare facilities

Mother care room and pharmacy store infrastructure with ambulance provision

Collaborative and recreational spaces for team engagement.



Developer



The Force Behind the Ahmedabad-Gandhinagar Technology Corridor

50+ YEARS OF LEGACY

Decades of transforming
land into defining
urban developments

INDUSTRY PIONEERS

Decades of transforming
land into defining
urban developments

LAND & VISION

Strategic land ownership
enabling large-scale,
future-ready ecosystems

Shaping the Future of Ahmedabad's Skyline



Publicly listed since 1991
Ganesh Housing Limited
stands among the early
institutions that formalised
and shaped Ahmedabad's
organised real estate
sector.



Among the pioneers in
ISO-led quality and
certification standards



Early adopters of advanced
construction methodologies
including precast



Consistent focus on
sustainable, future-oriented
developments



CORE CONSULTANTS

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



Design
Architect

RSP Design Consultants
(Singapore)



Development
Manager

Tishman Speyer India Pvt. Ltd.
(New York)



Structural
Consultant

Melior Structural Solutions Pvt. Ltd.
(Chandigarh)



Interior Design
Consultant

Connect Four Design Studio
(Mumbai)



Structural
Peer Review

Ducon Consultants Pvt. Ltd.
(Ahmedabad)



MEPF &
Landscape

RSP Design Consultants Pvt. Ltd.
(Singapore)



Facade
Consultant

BES Consultants Pvt. Ltd.
(Mumbai)



Traffic
Consultant

GMD Consultants
(Mumbai)



Verticle
Transportation

PAPL - PVN Associates Pvt. Ltd.
(Chennai)



Security
Consultant

IIRIS Consulting
(Gurugram)



Sustainability
(IGBC AND LEED)

Savvy Greens (Consulting Sustainability)
(Ahmedabad)



MOEF
(Environmental)

Anand Consultant
(Ahmedabad)



Signage
Consultant

Rivet Design
(Bangalore)



Kitchen
Consultant

HPG Consulting Pvt. Ltd.
(New Delhi)



Lighting
Consultant

T2 Consultants Pvt. Ltd.
(Bangalore)



Built for Minds That Shape the World

☎ 079-67776251

✉ enquiries@millionmindstechcity.com

🌐 www.millionmindstechcity.com

📍 On SG Highway, Near Vaishnodevi Circle, Ahmedabad.

