



GURGOAN



HYDERABD



PUNE



BENGALURU



WASHINGTON



TORONTO

IT'S TIME FOR AHMEDABAD'S FIRST INTEGRATED TECH PARK



TOKYO



GERMANY



SINGAPORE



NEW YORK



SHANGHAI



NEW DELHI

HERE -
WORK, LIFE & SUSTAINABILITY
BLEND SEAMLESSLY







WHAT IS MILLION MINDS TECH CITY?

IMAGINE A WORLD WHERE LIFE
SEAMLESSLY MERGES WITH WORK.
CRAFTED BY THE VISIONARY MINDS AT
GHCL, MILLION MINDS TECH CITY
TRANSCENDS CONVENTIONAL
BOUNDARIES, INTEGRATING RETAIL,
RESIDENTIAL, AND COMMERCIAL SPACES
INTO A HARMONIOUS ECOSYSTEM.
EMBRACE THE 'WALK TO WORK'
LIFESTYLE, ENRICHING LIVES WITH
CONVENIENCE AND WELL-BEING.
WELCOME TO A VIBRANT COMMUNITY
FOSTERING INNOVATION AND PROGRESS.

INTEGRATED
DEVELOPMENT OVERVIEW

- 

18+ MN SQ.FT.
INTEGRATED
DEVELOPMENT
- 

IT/ITES SEZ:
SPECIAL ECONOMIC ZONE CATERS TO
INTERNATION/DOMESTIC COMPANIES
- 

10+ MNSQ.FT.
TECH PARK
- 

6+ MNSQ.FT.
RESIDENTIAL
DEVELOPMENT
- 

2+ MNSQ.FT.
MIXED DEVELOPMENT
(MALL / HOTELS /
SERVICE APARTMENTS)
- 

65 ACRES
TOTAL LAND
- 

IGBC
PLATINUM RATED
GREEN BUILDING





KEY FEATURES OF THE TECH HUB

DISCOVER URBAN BRILLIANCE AT
MILLION MINDS TECH CITY,
AHMEDABAD'S REVOLUTIONARY
DEVELOPMENT.

LUXURY RESIDENCES:
3 & 4 BHK HIGH RISE APARTMENTS

CO-LIVING SPACES:
FOR COLLABORATION AND CONNECTION

HOTELS AND MALLS:
PREMIUM HOSPITALITY AND
RETAIL WITHIN REACH

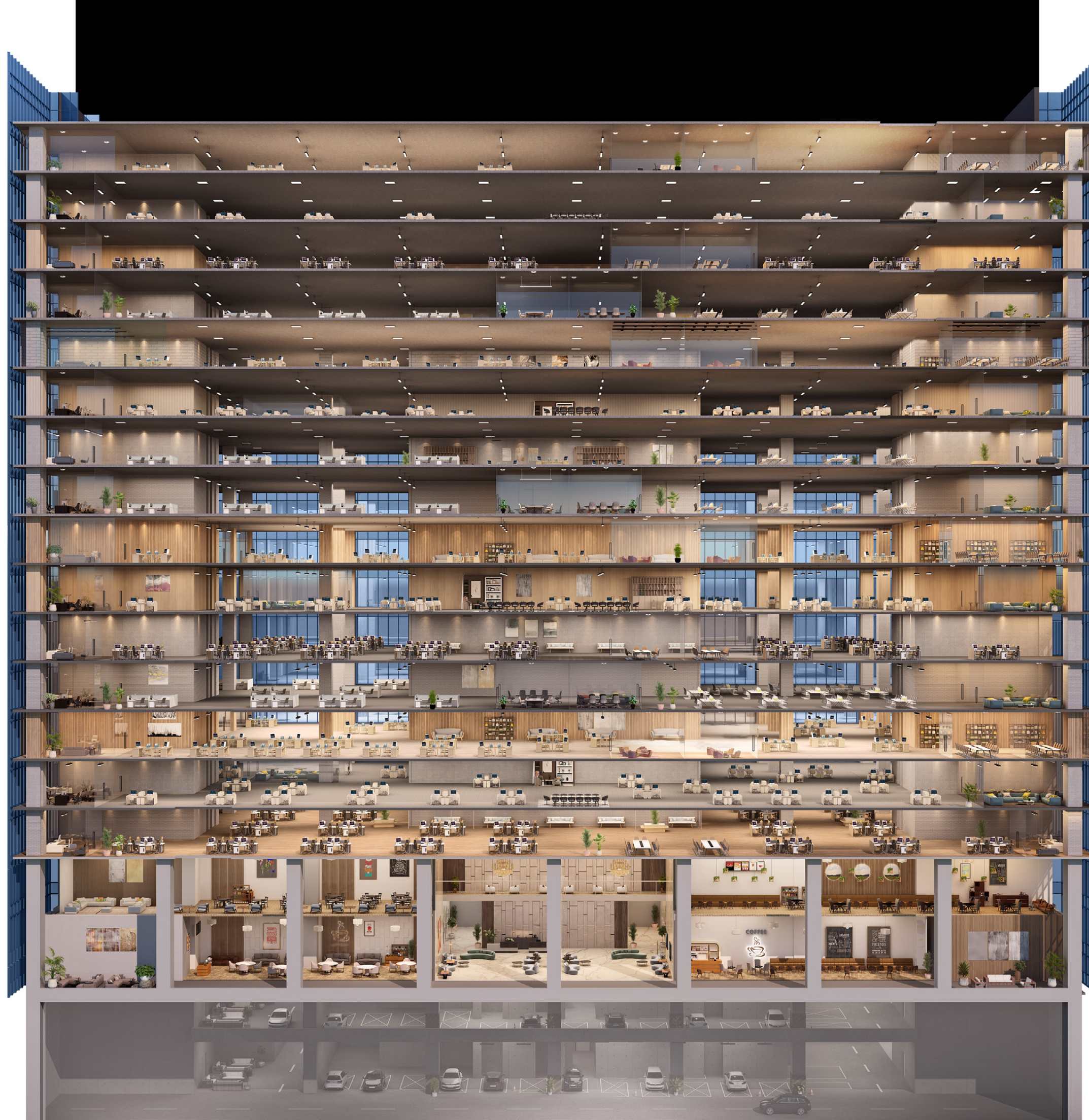


BRIDGING TECH, CULTURE, AND SUSTAINABILITY

WELCOME TO THE M ONE TOWER,
A SPACE DESIGNED FOR BOTH BUSINESS
INNOVATION AND PERSONAL GROWTH.

**SPANNING 16 FLOORS (15 FLOORS -
OFFICES, G.F & F.F - AMENITIES) WITH
EXPANSIVE 55,000 SQ.FT. EACH,**

M ONE TOWER OFFERS HIGH CEILINGS,
ABUNDANT AMENITIES, AND
CUTTING-EDGE TECHNOLOGY TO
ENSURE A SEAMLESS
EXPERIENCE FOR ALL.



PHASE 1 OVERVIEW

PLOT/ LAND AREA
2,87,000 SQ.FT.

BUILDING LEVELS:

2ND BASEMENT 3.8M HEIGHT

1ST BASEMENT 4.2M HEIGHT

GROUND FLOOR 6.6M HEIGHT

FIRST FLOOR 6.0 M HEIGHT

CONSTRUCTION AREA:

PHASE 1 ENCOMPASSES A CONSTRUCTION AREA OF
1.30 MILLION SQUARE FEET.

FLOOR PLATE EFFICIENCY RATIO:

WE PRIORITIZE MAXIMUM EFFICIENCY ON EACH FLOOR
TO ENHANCE WORKSPACE FUNCTIONALITY.

PARKING:

A TOTAL OF **1,140 PARKING SPACES** ARE AVAILABLE.

ELEVATORS:

VARIOUS ELEVATOR TYPES ENSURE
SEAMLESS VERTICAL MOBILITY:

- PASSENGER LIFTS
- SERVICE LIFTS
- TOWER PARKING LIFTS
- PODIUM PARKING LIFTS
- VISITORS CENTER PASSENGER LIFTS

PHASE 1 ESTIMATED COMPLETION:

SEPTEMBER 2025

DESIGNED BY:

RSP ARCHITECTS

FLOOR HEIGHT:

4.2 METERS

100% POWER BACKUP:

WITH N+1 REDUNDANCY

DEVELOPMENT MANAGED BY:

TISHMAN SPEYER

ARCHITECTURE THAT INSPIRES
WALK TO WORK CULTURE
WITH CORPORATE SPACES AND
ULTRA- LUXURIOUS RESIDENCIES



**ELEVATING LIFESTYLES
AT MILLION MINDS TECH CITY**

EXCLUSIVE AMENITIES:
PHASE 1 RESIDENTS OR OCCUPANTS
ENJOY EXCLUSIVE
AMENITIES SUCH AS A GYM, FOOD COURT,
COFFEE SHOP, AND CRECHE.

AMENITIES:
FLOATING GARDENS PODIUM LEVEL WITH FIRE RAMP PROVISION (1.3 LAC SQ.FT.)
VISITOR CENTRE, GRAND DOUBLE HEIGHT RECEPTION, RESTAURANT, FOOD COURT,
CRECHE, GYM, ENTERTAINMENT ZONE, JUICE BAR







STRATEGICALLY SITUATED
FOR CONVENIENCE & GROWTH



BEST HEALTHCARE:

HCG HOSPITAL, CIMS HOSPITAL,
ZYDUS HOSPITAL, STERLING HOSPITAL,
SHALBY HOSPITAL



**REPUTED EDUCATIONAL
INSTITUTES:**

MICA, CEPT UNIVERSITY,
NATIONAL INSTITUTE OF DESIGN,
MAHATMA GANDHI INTERNATIONAL SCHOOL



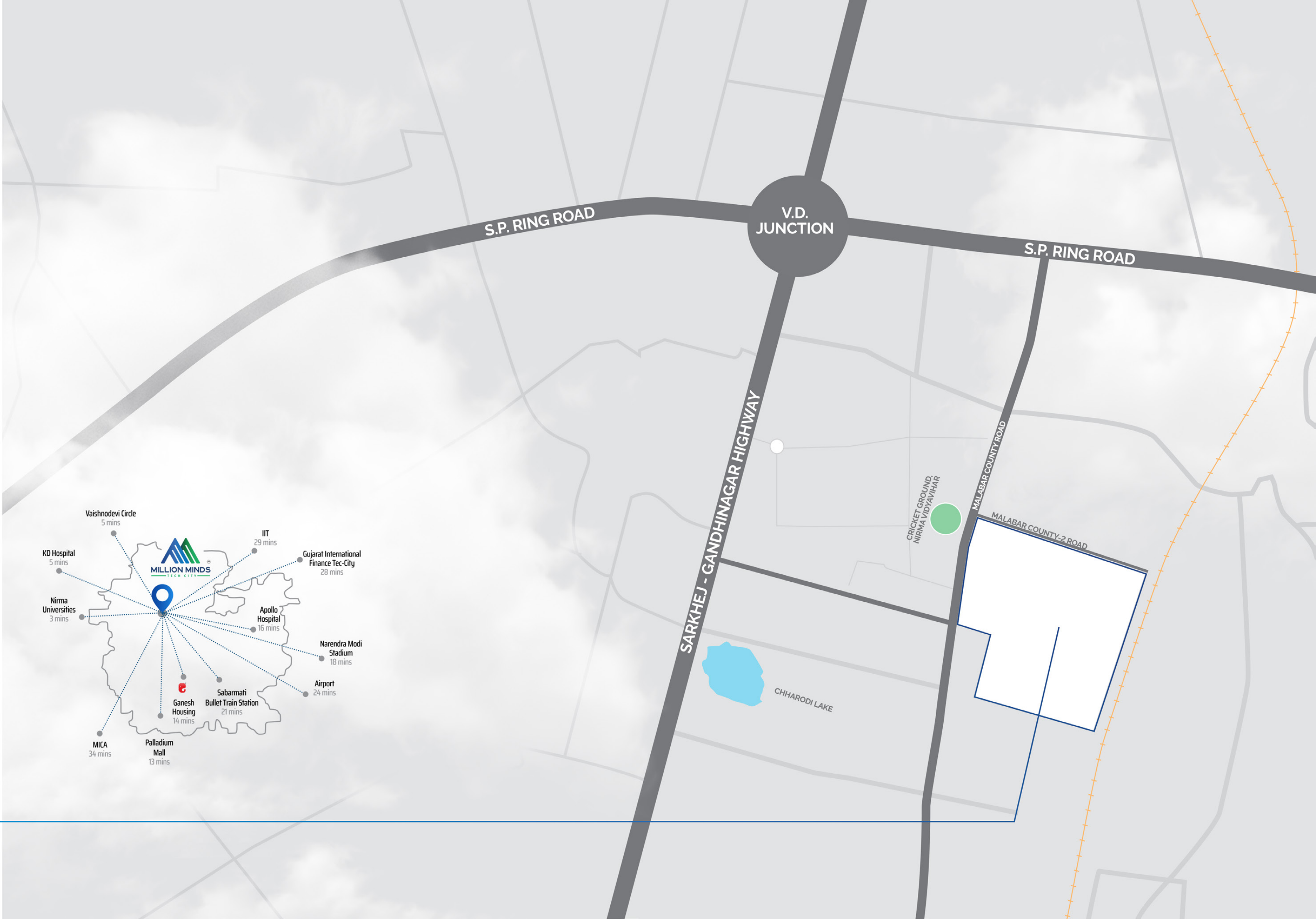
ENTERTAINMENT ZONES:

BELVEDERE CLUB, RAJPATH CLUB,
KARNAVATI CLUB, NEXUS AHMEDABAD ONE MALL,
FUN BLAST – SBR, SHOTT AHMEDABAD GAME ZONE



HOTELS & RESTAURANTS:

ITC NARMADA, TAJ SKYLINE,
COURTYARD BY MARRIOTT, HYATT REGENCY,
CROWNE PLAZA



BUILT OVER THE PILLARS OF
INNOVATIVE & SUSTAINABILITY

REGULATORY COMPLIANCE

- LOCAL BUILDING CODES
- ENVIRONMENTAL REGULATIONS
- SAFETY STANDARDS



INNOVATIVE CONSTRUCTION METHODS

- PRESTRESSED PRECAST METHOD
- **SUSTAINABLE MATERIALS:** HIGH-STRENGTH STEEL, RESILIENT CEMENT, SLEEK GLASS
- SEWAGE TREATMENT PLANT (STP)

GREEN INITIATIVES AND LEED CERTIFICATION

- CHARGING STATIONS FOR ELECTRIC VEHICLES
- ENERGY EFFICIENT AIR CONDITIONING
- SOLAR PANELS
- COMMITMENT TO SUSTAINABILITY: GREEN BUILDING CERTIFICATION

TARGETING
PLATINUM LEVEL
FOR SUSTAINABILITY
AND ECO-FRIENDLY
PRACTICES



SEZ BENEFITS TO IT/ITES

GOVT. OF GUJARAT'S BENEFITS TO IT/ITES

- CAPEX SUPPORT
- OPEX SUPPORT
- SPECIAL INTEREST ASSISTANCE
- SPECIAL INCENTIVES FOR IT/ITES UNITS
- CAPEX CLAIM FOR R&D CENTERS
- EMPLOYEE GENERATION INCENTIVES
- MONTHLY RENTAL SUPPORT (PER SEAT BASIS)
- POWER TARIFF SUBSIDY @ RS.1/UNIT FOR % YEARS

REGULATORY BENEFITS

GOODS AND SERVICE TAX ON DOMESTIC PROCUREMENT: UPFRONT EXEMPTION FROM PAYMENT OF GST ON ALL TYPES OF GOODS OR SERVICES REQUIRED FOR AUTHORIZED OPERATIONS BY SEZ UNITS OR DEVELOPERS

CUSTOMS DUTY: UPFRONT EXEMPTION FROM CUSTOM DUTY ON ALL TYPES OF GOODS REQUIRED FOR AUTHORIZED OPERATIONS BY SEZ UNITS OR DEVELOPERS

DTA SALE OF GOODS OR SERVICES:
THERE IS NO RESTRICTION ON DTA SALE OF GOODS OR SERVICES (ONLY IN FOREIGN EXCHANGE)
SUBJECT TO ACHIEVEMENT OF POSITIVE NET FOREIGN EXCHANGE EARNINGS

DUTY/TAXES ON DTA SALE:
CUSTOMS DUTY (BCD+IGST+CESS) IS TO BE PAID ON FINISHED GOODS VALUE- IN CASE OF GOODS.
IGST IS TO BE PAID IN CASE OF DTA SALE OF SERVICES.

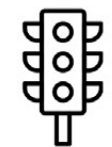
ADVANCED
SECURITY SYSTEMS



VIDEO SURVEILLANCE



ACCESS CONTROL



TRAFFIC MANAGEMENT



SECURITY COMMAND CENTRE



A Project by



DM Partner



TISHMAN SPEYER

Architectural
Design Consultant



MILLION MINDS TECH CITY

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