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SAN FRANCISCO



SEATTLE



BENGALURU



WASHINGTON



TORONTO



TOKYO



GERMANY



SINGAPORE



NEW YORK



SHANGHAI



NEW DELHI

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

HERE -
WORK, LIFE & SUSTAINABILITY
BLEND SEAMLESSLY





A MILLION OPPORTUNITIES
ONE HOME



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



16+ MN SQ.FT.
INTEGRATED
DEVELOPMENT



IT/ITeS SEZ:
SPECIAL
ECONOMIC ZONE



10+ MNSQ.FT.
TECH PARK



5+ MNSQ.FT.
RESIDENTIAL
DEVELOPMENT



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



65 Acres
TOTAL LAND



Opted for IGBC
PLATINUM GREEN BUILDING





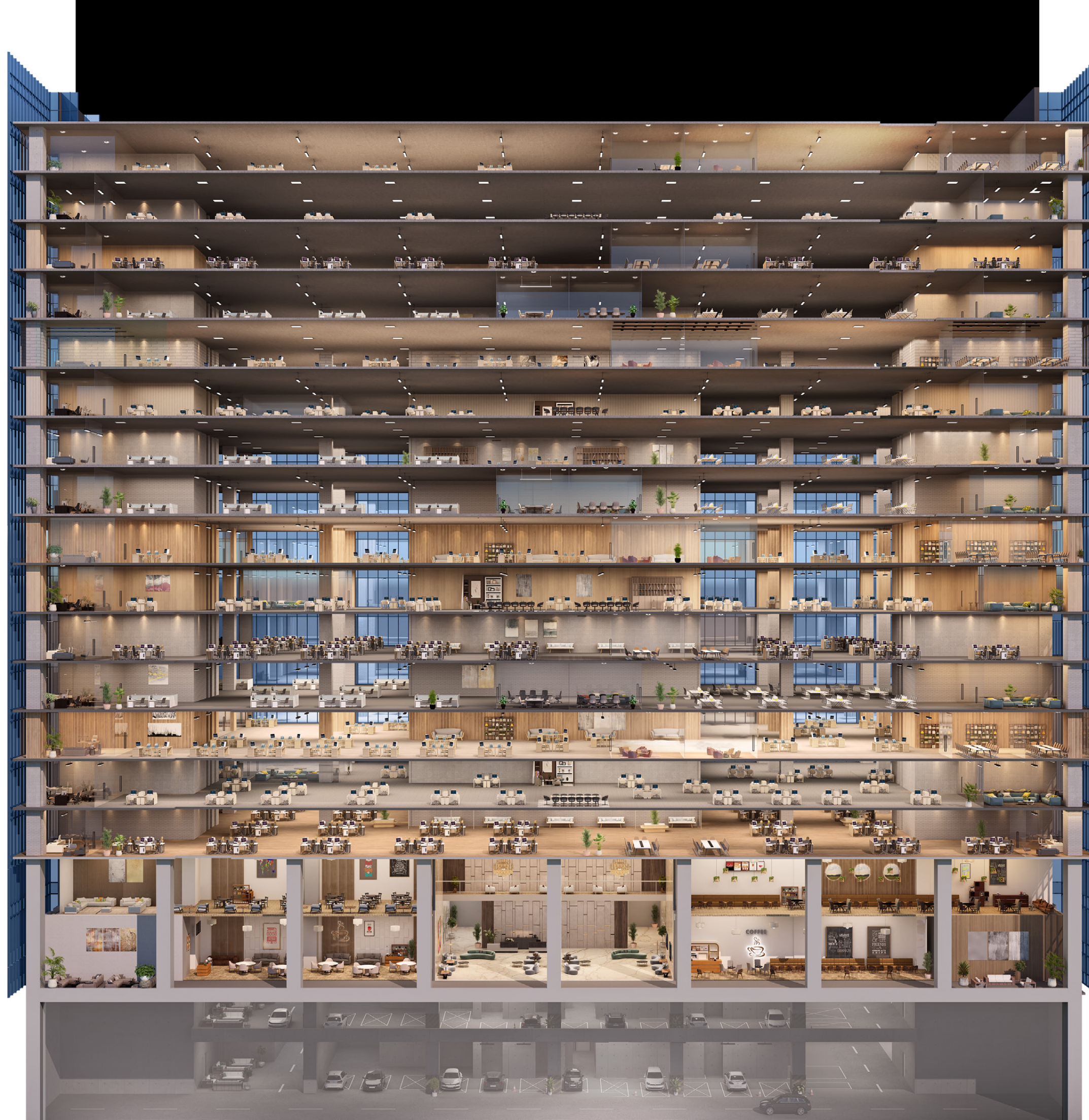
BRIDGING TECH, CULTURE, AND SUSTAINABILITY

WELCOME TO THE M 1 TOWER,
A SPACE DESIGNED FOR BOTH BUSINESS
INNOVATION AND PERSONAL GROWTH.
**SPANNING 16 FLOORS WITH EXPANSIVE
55,000 SQ.FT. EACH.**
M 1 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 6.5M HEIGHT
1ST BASEMENT 4.M HEIGHT
GROUND FLOOR 6.5M HEIGHT
FIRST FLOOR 6.0 M HEIGHT



CONSTRUCTION AREA:

Phase 1 encompasses a construction area of
13,18,750 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

TECH PARK DEVELOPMENT:

ON 33 ACRES

DESIGNED BY:

RSP ARCHITECTS

FLOOR HEIGHT:

4.2 METERS

100% POWER BACKUP:

WITH N+1 REDUNDANCY

DEVELOPMENT MANAGED BY:

TISHMAN SPEYER

7 TECH PARKS +
ULTRA LUXURIOUS RESIDENCIES
EXPERIENCE THE WALK TO WORK CULTURE



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.

UTILITIES:

The building offers essential utility services, including 100% power backup, charging stations for electric vehicles, energy-efficient systems, and a sewage treatment plant.

COMPLETION AND COMPLIANCE:

The estimated completion date for Phase 1 is September 2025.

The project complies with local building codes, environmental regulations, and safety standards, including GDCR.



Amenities:

Big Lush Green Area 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 & MISE

Safety and Security Features:

To ensure a secure environment, the building
is equipped with a video surveillance system,
access control system, security traffic management,
and a dedicated security command center.





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

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,
MAHARAJA AGRASEN VIDYALAYA



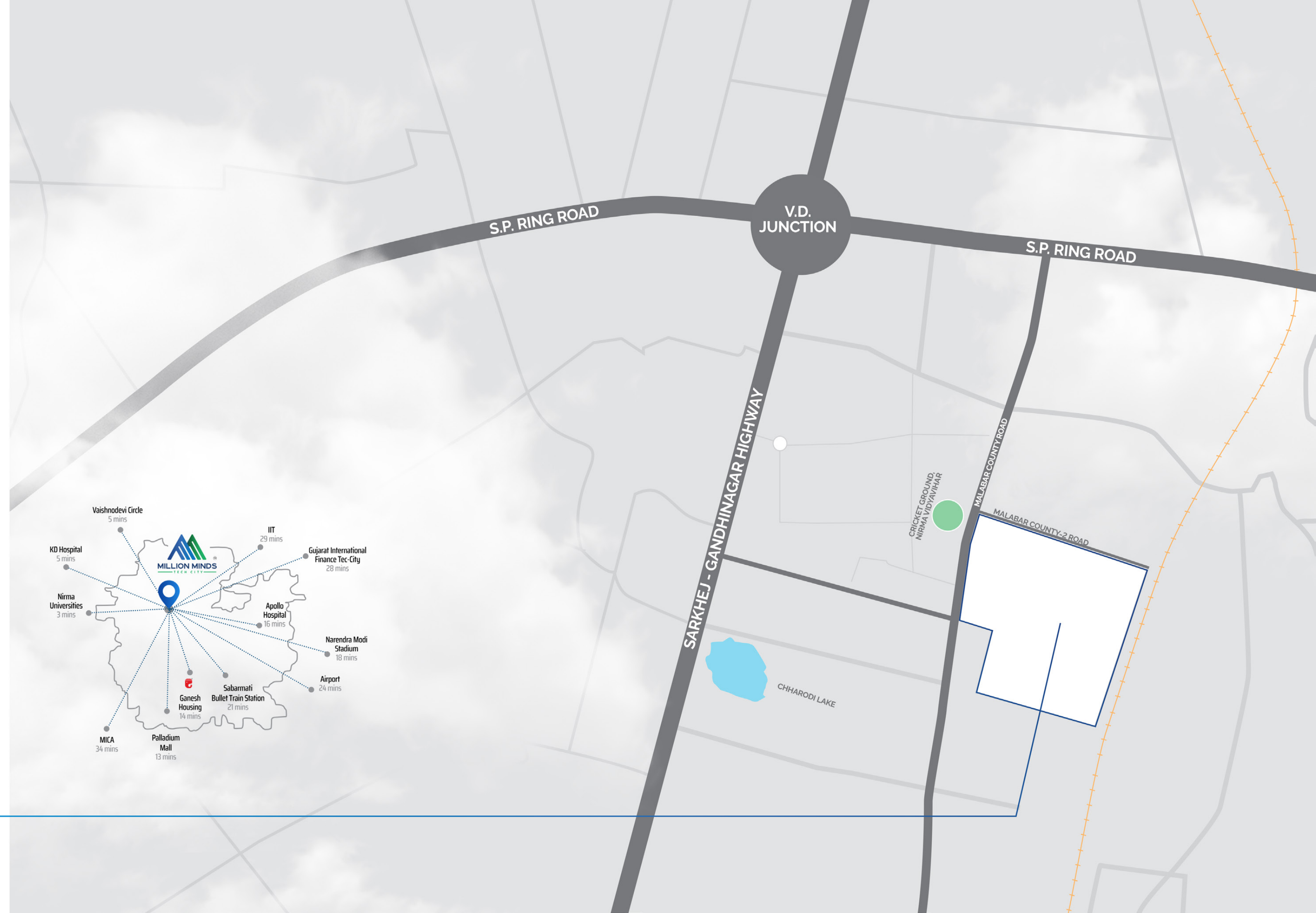
ENTERTAINMENT ZONES:

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
- **COMMITMENT TO SUSTAINABILITY:** GREEN BUILDING CERTIFICATION

GREEN INITIATIVES AND LEED CERTIFICATION

- CHARGING STATIONS FOR ELECTRIC VEHICLES
- ENERGY EFFICIENT AIR CONDITIONING
- SOLAR PANELS
- SEWAGE TREATMENT PLANT (STP)

**TARGETING
PLATINUM LEVEL
FOR SUSTAINABILITY
AND ECO-FRIENDLY
PRACTICES**



SEZ MEANS LOTS OF BENEFITS

ADVANCED SEZ FEATURES

- TAX BENEFITS
- BUSINESS-FRIENDLY POLICIES
- ACCESSIBILITY TO MAJOR HUBS
- TOP-NOTCH INFRASTRUCTURE AND UTILITIES
- EMPLOYEE WELL-BEING INITIATIVES
- GREEN INITIATIVES AND SAFETY MEASURES

REGULATORY BENEFITS

- CUSTOMS DUTY EXEMPTIONS
- EXCISE DUTY EXEMPTIONS
- ZERO-RATED GST

ADVANCED SECURITY SYSTEMS

- VIDEO SURVEILLANCE
- ACCESS CONTROL
- TRAFFIC MANAGEMENT
- SECURITY COMMAND CENTRE



MILLION MINDS TECH CITY

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