



“One Your Space,
Build Your Dreams”



LUXURIOUS VILLA PLOTS
OFFERING EXCEPTIONAL
VALUE



Activation Area, Dholera SIR.



Discover the treasures of life

DHOLERA RIVERFRONT



ACTIVATION
ARCADE

THE
FUTURE
IS EXCITING

Upcoming Infrastructure



Ahmedabad-Dholera
Metro



Dholera
Smart City



10 Lane
Expressway



Dholera International
Airport

INDIA'S GATEWAY
TO TOMORROW

The iconic place of PRIME INVESTMENT

NR. DHOLERA
RIVERFRONT



dholera

— INDUSTRIAL CITY —
A NEW ERA



**INDUSTRIAL AREA BIGGER THEN
SANGHAI - CHINA**



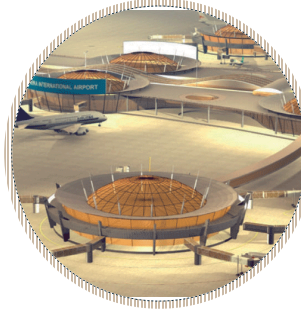
**INDIA'S LARGEST
5000MW SOLAR PARK**



**250 M WIDE 10 LANE
AHMEDABAD - DHOLERA EXPRESS WAY**



DHOLERA ABCD BUILDING



INTERNATIONAL CARGO AIRPORT



GREENFIELD SMART CITY



COMMERCIAL HUB



AHMEDABAD - DHOLERA METRO RAIL

INDIA'S LARGEST
**GREENFIELD
SMART CITY**



LOCATION ADVANTAGE



JUST BESIDES DHOLERA VILLAGE
1 MINUTE



World's largest 5,000 MW
solar park to come up
in Dholera, Gujarat

TATA SOLAR PARK
7 MINUTE



AHMEDABAD-DHOLERA EXPRESS WAY
5 MINUTE



DHOLERA INTERNATIONAL AIRPORT
10 MINUTE



ABCD BUILDING
10 MINUTE



RENEW POWER PLANT
5 MINUTE



DHOLERA JUNCTION
(AHMEDABAD-BHAVNAGAR ROAD)
7 MINUTE



DHOLERA TATA SEMICONDUCTOR PLANT
5 MINUTE



DHOLERA RIVERFRONT
2 MINUTE

UPCOMING FEATURES OF DHOLERA SIR



Dholera Green Field
International Airport



Expressway And Inter
Connectivity Access



Rapid Rail Transportation
System (metro)



MRTS And BRTS
Transportation System



Rail Cargo
Transportation Corridor



Port And Cargo Terminal



High Access Corridor



Logistic Park



Resort



Tourism Park



Knowledge And IT Park



Industrial Park



City Centre



Shopping Mall



Residential Park



ABCD Building



RESTAURANT



BANK



HOSPITAL



SCHOOL



PETROL PUMP/ CNG PUMP



**COMMERCIAL
PLAZA**



**FARMHOUSE &
VILLA**



5 STAR HOTEL

**PERMITTED
USES**

If appreciation is
what you love,
you'll love ACTIVATION
ARCADE

- Considering the price trends near Dholera SIR & Activation Area, the rising demand, the locality proves to be a good investment
- Being an Activation Area, Dholera SIR is one of the biggest focuses of Gujarat Government for even more infrastructural development



ALL THE BIGGIES PREFER THE DESTINATION DHOLERA SIR, WHAT ARE YOU WAITING FOR?



With its excellent connectivity and bustling city life, it is quickly becoming an investors paradise, especially for those seeking to invest in Villa Plots. Today it is a highly attractive location due to its **High Potential for Appreciation**.



Significant **industrial and infrastructural growth** over the years, making it a prime location for residential and commercial projects



Rapid urbanization and development, with new infrastructure projects being undertaken to support the expanding population and industries.



Well-maintained **roads and excellent connectivity** to major highways

Buy. Build. Live
a plot. a home. the dream.

SOCIAL INFRASTRUCTURE



Dholera SIR offers the best of both worlds, combining excellent infrastructure with a fulfilling way of life for its residents. The location is renowned as an industrial hub.



This strategic positioning provides easy access to **Major Industrial Zones & Business Centers**, making it an ideal choice for professionals and businesses alike.



As the demand for residential and commercial spaces soars in this rapidly growing area, our township stands as a testament to **Comfort, Convenience and a Well-rounded Lifestyle**.



Experience the convenience of living in **Close Proximity to Industrial Hubs & Global Brands**, and foster a symbiotic relationship between work and home by choosing to invest in **Dholera SIR - The Land of Tranquility!**

DHOLERA SIR - HOME TO GLOBAL BUSINESS GIANTS.

ReNew
POWER



FINE ORGANICS



vedanta
transforming for good

POLYCAB

torrent
POWER

CHIRIPAL

AVAADA
FOUNDATION

SALIENT FEATURES



Exceptional
Amenities



Vaastu
Compliant



Strategic
Location Advantages



Ready-To-Build
Villa Plots



Transparent Legal
Framework



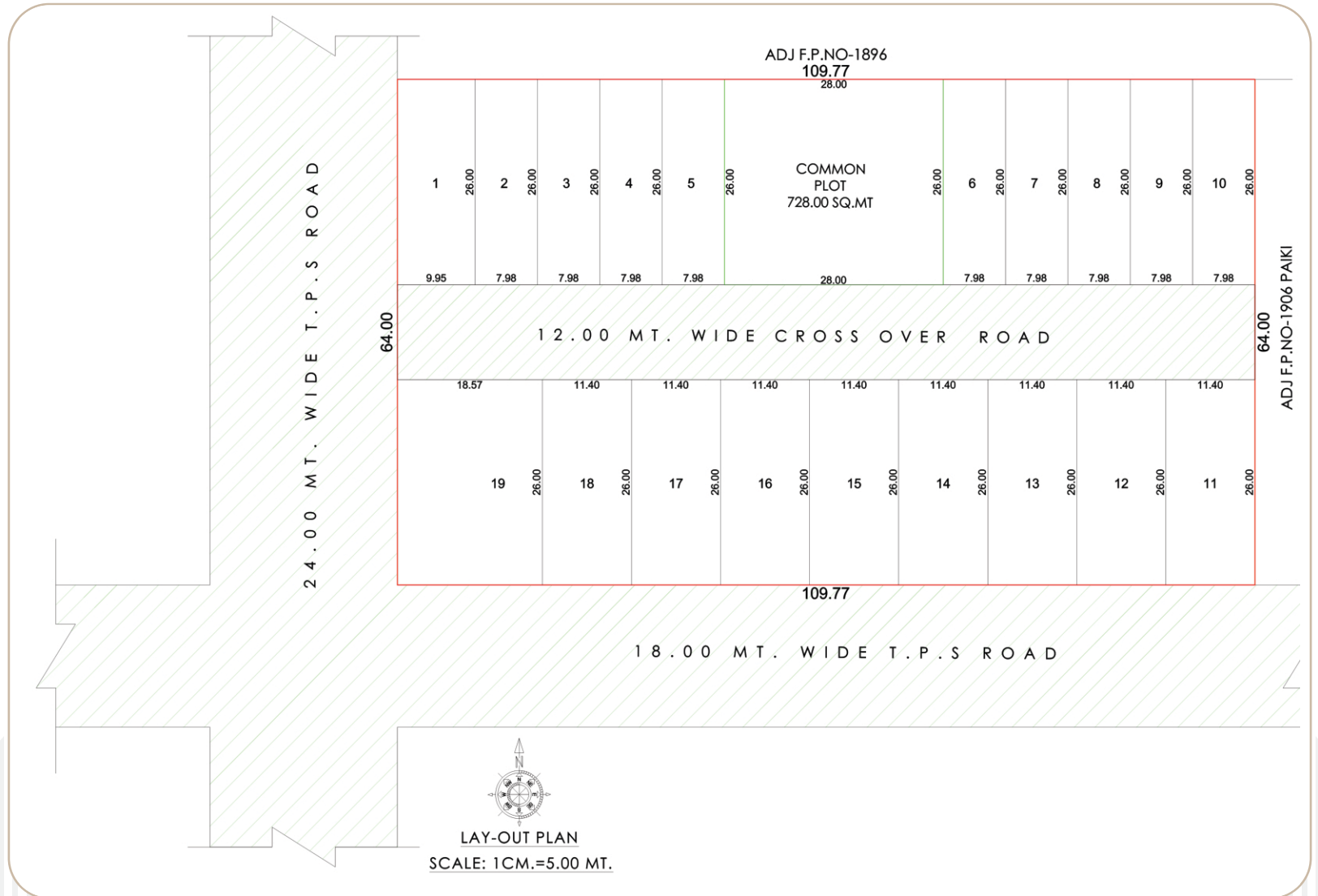
Serene
Green Spaces



- 
- **Afordable Luxury :**
Blend of luxury and affordability
 - **Prime Location :**
Strategic location along Activation Road, easy access to Ahmedabad - Dholera Express highway, IT parks & airport
 - **Competitive Pricing :**
Attractive pricing structure, high return on investment
 - **Abundant Amenities :**
Landscaped gardens, Jogging tracks, Club house. Swimming pool & Sports facilities
 - **Plug-n-Play :**
Completed project, ready for immediate construction all utilities available
 - **Best Investment Opportunity :**
Impressive market appreciation, Projected growth secure investment
 - **Trusted Brand :**
Reputation for quality and customer satisfaction

FACILITY

LAYOUT PLAN



AREA TABLE

PLOT NO.	PLOT AREA (SQ.MT.)	PLOT AREA (SQ.YARD)	UNDIVIDED SHARE (SQ.YARD)	TOTAL PLOT AREA (SQ.YARD)
1	258.70	309.40	127.06	436.46
2	207.48	248.14	101.89	350.03
3	207.48	248.14	101.89	350.03
4	207.48	248.14	101.89	350.03
5	207.48	248.14	101.89	350.03
6	207.48	248.14	101.89	350.03
7	207.48	248.14	101.89	350.03
8	207.48	248.14	101.89	350.03
9	207.48	248.14	101.89	350.03
10	207.48	248.14	101.89	350.03
11	296.40	354.49	145.57	500.06
12	296.40	354.49	145.57	500.06
13	296.40	354.49	145.57	500.06
14	296.40	354.49	145.57	500.06
15	296.40	354.49	145.57	500.06
16	296.40	354.49	145.57	500.06
17	296.40	354.49	145.57	500.06
18	296.40	354.49	145.57	500.06
19	482.82	577.45	237.14	814.59

Petrol Pump/
CNG Pump

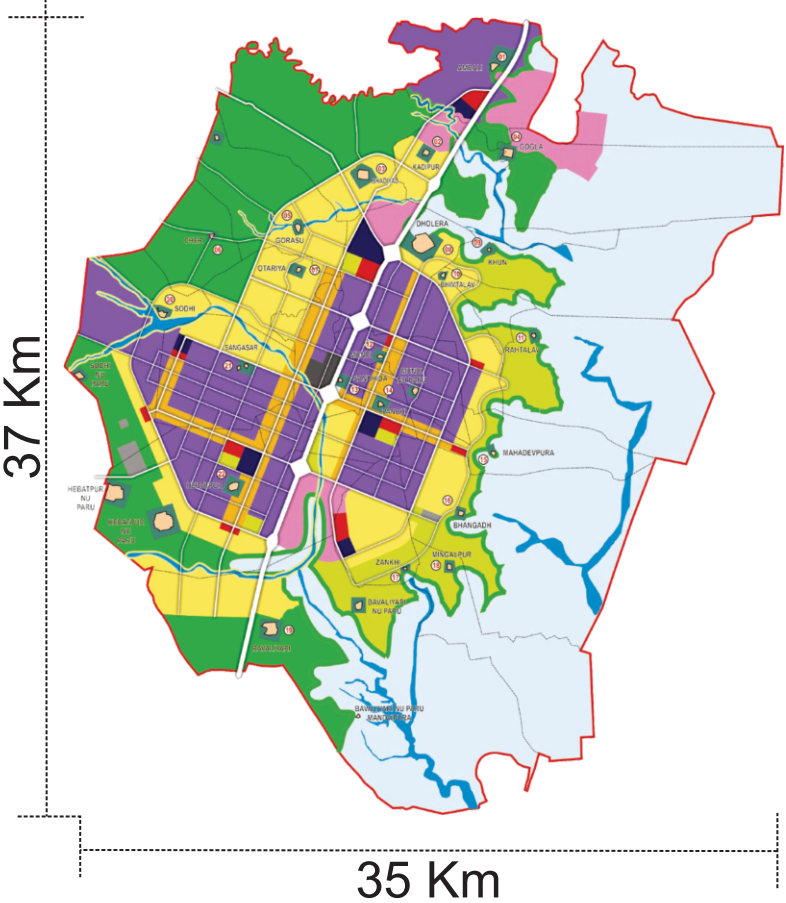


5 Star Hotel

DHOLERA SIR -
INDIA'S FIRST GREENFIELD
SMART CITY

LEGENDS

- | | | |
|----------------------|----------------------|-----------------------|
| Industrial Zone | Community Facilities | Tourism & Resort Zone |
| Residential Zone | Knowledge & IT Zone | Recreation Zone |
| High Access Corridor | Open Green Space | City Center Zone |



PHASE 1

Activation Area
22.54sqkm

PHASE 2

Linear Development
137sqkm

PHASE 3

Remaining Area
263sqkm

DSIR Town Planning - 22 Villages
DSIR Area - 920 sq.km
TP Development Area - 422 sq.km.



WHY INVEST IN DHOLERA



PRICE APPRECIATION

The development of Dholera SIR will be going on till 2040, therefore the scope of appreciation is very high.



RENTAL INCOME

Due to high job creation, there will be high demand for residential property so there is a lot of scope in rental income.



JOB / BUSINESS OPPORTUNITIES

There will be multiple opportunities for job / business seekers in upcoming largest smart city of India, therefore there is high scope of job / business at Dholera.



MAJOR USPs OF DHOLERA

The dawn of a new city with excellent connectivity is here. Let's usher in a new era of world-class infrastructure, efficient governance and ease of doing business.

INTERNATIONAL BENCHMARK



World class Infrastructure



Ease of Governance



Plug & Play



Security



Social Infrastructure



Sustainability



Internal Connectivity



Ease of Business



Fast Track Approvals



External Connectivity



Live, Work and Play



Technology

LOCATION MAP

