



LUXURIOUS PLOTS  
OFFERING EXCEPTIONAL  
VALUE



Nr. Activation Area  
Dholera SIR.

# INDIA'S LARGEST GREENFIELD SMART CITY

## 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



# LOCATION ADVANTAGE

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**DHOLERA MULTI SPECIALITY HOSPITAL**  
1 MINUTE



**MARRIOTT 5 STAR HOTEL**  
7 MINUTE



**AHMEDABAD-DHOLERA EXPRESS WAY**  
5 MINUTE



**DHOLERA INTERNATIONAL AIRPORT**  
10 MINUTE



**ABCD BUILDING**  
10 MINUTE



**RENEW POWER PLANT**  
5 MINUTE



**DHOLERA TATA SEMICONDUCTOR PLANT**  
03 MINUTE



**DHOLERA TATA POWER PLANT**  
12 MINUTE



**DHOLERA RIVERFRONT**  
2 MINUTE

# UPCOMING FEATURES OF DHOLE SIR

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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

# GENERAL DEVELOPMENT CONTROL REGULATIONS

## Draft General Development Control Regulations (DGDCR)

**Table 10-9:** Development Control Regulations for the Recreation, Sports and Entertainment Zone

| SR NO                             | MINIMUM ROAD ROW (METRES) | MIN. PLOT SIZE | MAXIMUM FAR | MAXIMUM GROUND COVERAGE AS PERCENT OF PLOT AREA | MAXIMUM BUILDING HEIGHT* | MINIMUM SETBACKS (FRONT-REAR-BOTH SIDES) | PERMITTED USE PREMISES                                                                                                                                                                 | CONDITIONAL USE SUBJECT TO SPECIAL PERMIT FROM DSIRDA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------------------|---------------------------|----------------|-------------|-------------------------------------------------|--------------------------|------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| RECREATION SPORTS & ENTERTAINMENT |                           |                |             |                                                 |                          |                                          |                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 1                                 | From 55 m to 12 m         | -              | 0.5         | 25%                                             | 25m                      | 6m-5m-3m-3m                              | Theme Park<br>Outdoor Adventure Sports, Film City; Restaurants, Food Plazas and Food Streets, Sports complex; Stadium; Park<br>Botanical garden; Zoo; Nature Park; Petrol/CNG/LPG Pump | <p>The following uses may be permitted subject to approval of a special permit on a case-by-case basis:</p> <ul style="list-style-type: none"> <li>Broadcasting towers and line-of- site relay devices for telephonic, radio or television communications</li> <li>Special non-habitable structures for entertainment in theme parks or for outdoor adventure sports</li> </ul> <p>The following uses and structures shall be permitted as ancillary uses to the main use of the building provided their name, location and size (if applicable) is indicated in the site plan submitted for approval:</p> <ol style="list-style-type: none"> <li>Devices for generation of non- conventional energy, such as solar panels, wind power</li> <li>Lodging facilities for caretaker/security personnel</li> </ol> <p>DSIRDA can grant special permission in height, FAR, Ground Coverage for Special Buildings (Star Hotels, Hospitals etc.) which have special privileges (under various Government Policies issued time to time) (in reference to Township, Special Regulations for Hospitals, Special Regulations for Hotels)</p> |

\*The relaxation of maximum building height may be applicable on the basis of conditional use permits from DSIRDA. Special approval with regard to fire safety norms shall be required in such cases from DSIRDA.

# PERMITTED USES

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**RESTAURANT**



**BANK**



**HOSPITAL**



**SCHOOL**



**COMMERCIAL PLAZA**



**FARMHOUSE & VILLA**

# PERMITTED USES 3D VISUAL

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# ALL THE BIGGIES PREFER THE DESTINATION DHOLE 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



Dholeira 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 Dholeira SIR. The peace and Tranquility!

**DHOLEIRA SIR, HOME TO GLOBAL BUSINESS GIANTS**

**ReNew**  
POWER

**TATA**

**FINE ORGANICS**

**HP**

**vedanta**  
transforming for good

**POLYCAB**

**torrent**  
POWER

**CHIRIPAL**

**AVAADA**  
FOUNDATION

# SALIENT FEATURES

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Exceptional  
Amenities



Vaastu  
Compliant



Strategic  
Location Advantages



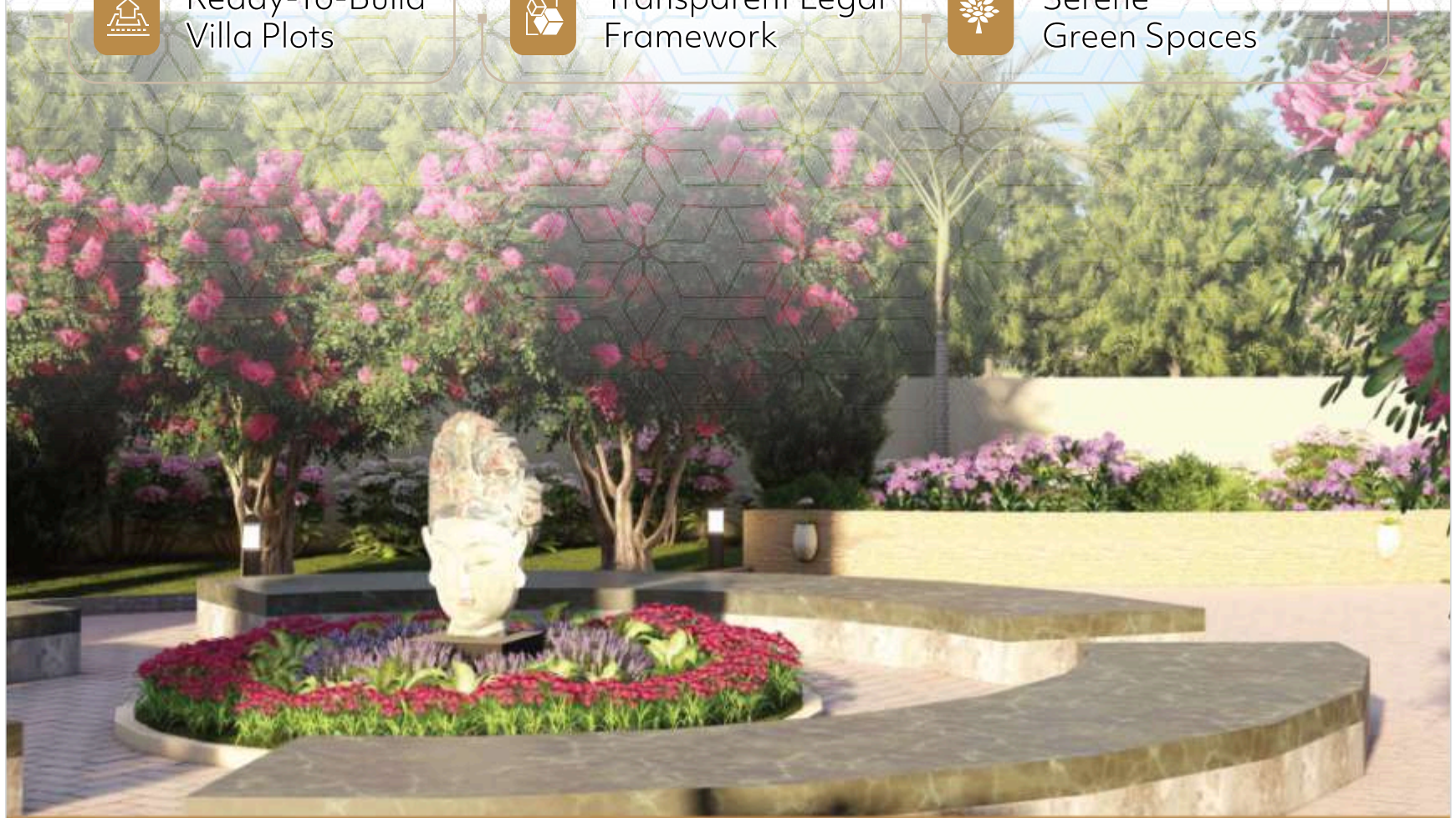
Ready-To-Build  
Villa Plots



Transparent Legal  
Framework



Serene  
Green Spaces



CG

**Afordable Luxury :**  
Blend of luxury and affordability

AAA

**Prime Location :**  
Strategic location along Activation Road, easy access to Ahmedabad - Dholera Express highway, IT park

**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

FF

# PROJECT LAYOUT



# BEST RESIDENTIAL PLOTING INSIDE DHOLERA SIR

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| PLOT | CARPET<br>AREA (in sq. yd) | S.B.A. TOTAL<br>AREA (in sq. yd) |
|------|----------------------------|----------------------------------|
| 1    | 1140.47                    | 1500.6                           |
| 2    | 761.01                     | 1000.95                          |
| 3    | 761.01                     | 1000.95                          |
| 4    | 761.01                     | 1000.95                          |
| 5    | 761.01                     | 1000.95                          |
| 6    | 761.01                     | 1000.95                          |
| 7    | 726.47                     | 955.52                           |
| 8    | 377.69                     | 496.78                           |
| 9    | 377.69                     | 496.78                           |
| 10   | 377.69                     | 496.78                           |
| 11   | 377.69                     | 496.78                           |

| PLOT | CARPET<br>AREA (in sq. yd) | S.B.A. TOTAL<br>AREA (in sq. yd) |
|------|----------------------------|----------------------------------|
| 12   | 377.69                     | 496.78                           |
| 13   | 377.69                     | 496.78                           |
| 14   | 377.69                     | 496.78                           |
| 15   | 377.69                     | 496.78                           |
| 16   | 377.69                     | 496.78                           |
| 17   | 377.69                     | 496.78                           |
| 18   | 377.69                     | 496.78                           |
| 19   | 1140.47                    | 1500.06                          |
| 20   | 1140.47                    | 1500.06                          |
| 21   | 1140.47                    | 1500.06                          |

# DHOLERA SIR - INDIA'S FIRST GREENFIELD SMART CITY

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### PHASE 1

Activation Area

**22.54**sqkm

### PHASE 2

Linear Development

**137**sqkm

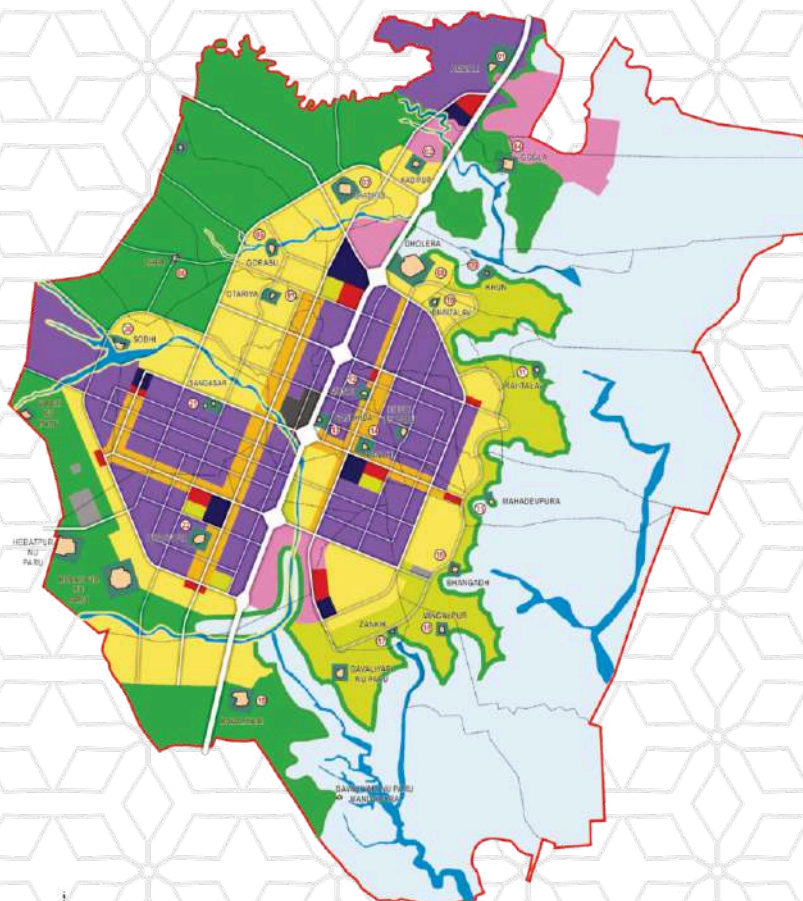
### PHASE 3

Remaining Area

**263**sqkm

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

DHOLERA SPECIAL INVESTMENT REGIONAL DEVELOPMENT AUTHORITY, GANDHINAGAR



## LEGENDS

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

# WHY INVEST IN DHOLERA

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### 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



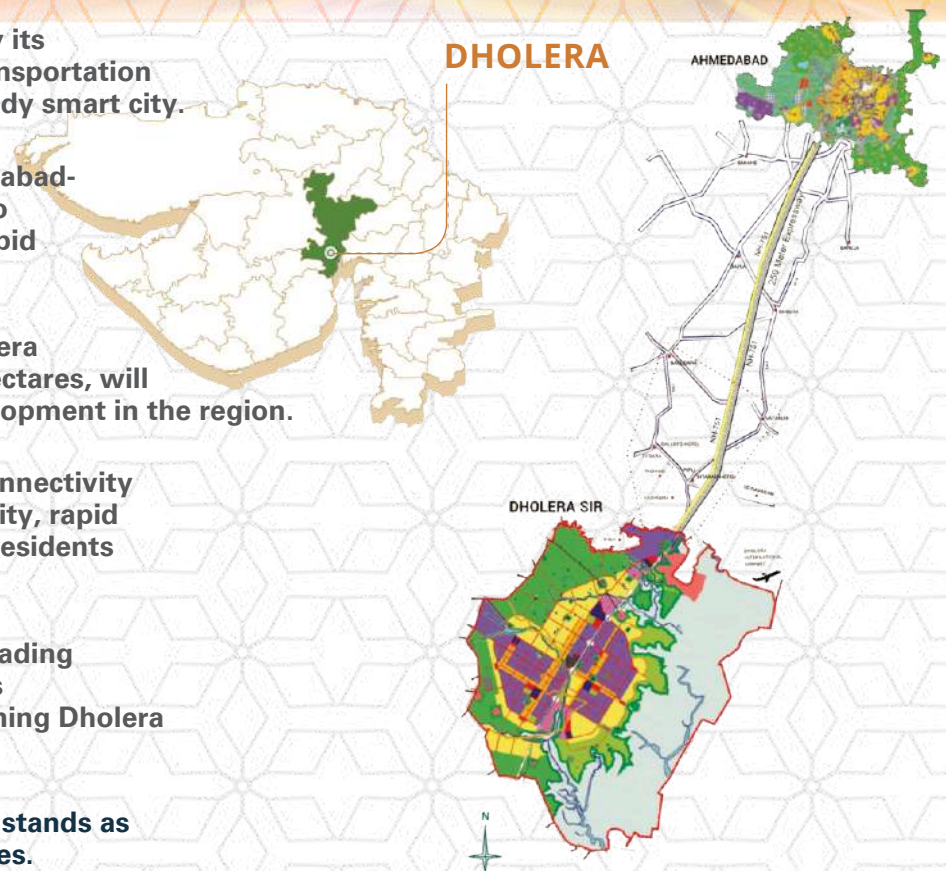
Technology

# DHOLERA CONNECTIVITY

Dholera's strategic location is amplified by its seamless connectivity across all major transportation channels-making it India's most future-ready smart city.

- **Express Highway :** The high-speed Ahmedabad-Dholera Expressway links the smart city to Ahmedabad in under an hour, ensuring rapid passenger and cargo movement.
- **International Airport :** The upcoming Dholera International Airport, spread over 1,400 hectares, will boost global access and aviation-led development in the region.
- **Metro/Monorail :** With proposed metro connectivity linking Dholera to Ahmedabad and GIFT City, rapid transit ensures easy commuting for both residents and professionals.
- **Sea Port Access :** Proximity to Gujarat's leading ports-Dahej, Pipavav, and Mundra-ensures uninterrupted import-export flow, positioning Dholera as a logistics powerhouse.

Whether by road, rail, air, or sea - Dholera stands as a true gateway to tomorrow's opportunities.



# LOCATION MAP

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Administration &  
Business Centre  
Dholera

TO DHANDUKA

TO FEDRA

PIPLI

BHAVNAGAR

Dholera

250 mtr. EXPRESS WAY

AHMEDABAD

Activation area  
Dholera SIR



NAVA GAM

BURANPUR

EXISTING VILLAGE ROAD

River

TO TATA SOLAR PARK

