

activation royce



WHERE LUXURY MEETS ROYALTY

dholera

— INDUSTRIAL CITY —
A NEW ERA

INDIA'S LARGEST GREENFIELD SMART CITY



INDUSTRIAL AREA BIGGER THEN
SANGHAI - CHINA



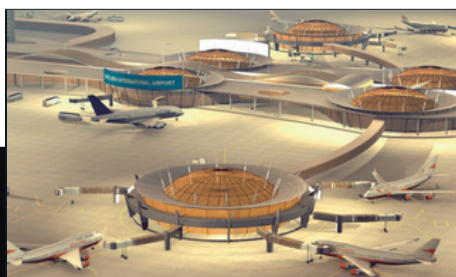
INDIA'S LARGEST
5000MW SOLAR PARK



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



**JUST BESIDES DHOLERA VILLAGE
1 MINUTE**



**SEA PORT
30 MINUTE**



**AHMEDABAD-DHOLERA EXPRESS WAY
5 MINUTE**



**DHOLERA INTERNATIONAL AIRPORT
10 MINUTE**



**ABCD BUILDING
10 MINUTE**



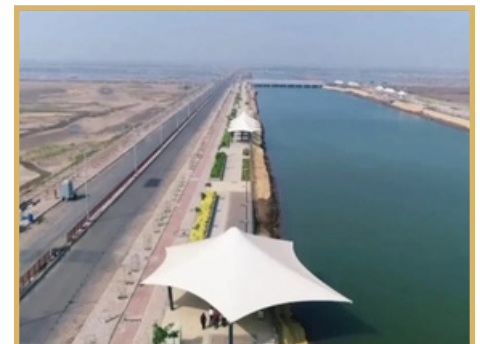
**RENEW POWER PLANT
5 MINUTE**



**DHOLERA JUNCTION
(AHMEDABAD-BHAVNAGAR ROAD)
11 MINUTE**

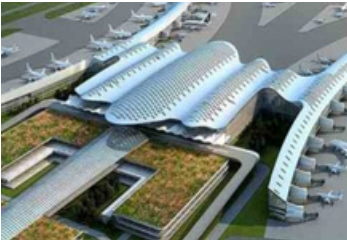


**SWAMINARAYAN & JAIN TEMPLE
10 MINUTE**



**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

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 Outdoor Adventure Sports, Film City; Restaurants, Food Plazas and Food Streets, Sports complex; Stadium; Park Botanical garden; Zoo; Nature Park; Petrol/CNG/LPG Pump	The following uses may be permitted subject to approval of a special permit on a case-by-case basis: - Broadcasting towers and line-of- site relay devices for telephonic, radio or television communications - Special non-habitable structures for entertainment in theme parks or for outdoor adventure sports 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: - Devices for generation of non- conventional energy, such as solar panels, wind power - Lodging facilities for caretaker/security personnel 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)

*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



RESTAURANT



BANK



STADIUM PARK



HOSPITAL



PETROL PUMP



COMMERCIAL PLAZA



FARMHOUSE & VILLA

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

TATA

FINE ORGANICS

HP

vedanta
transforming for good

POLYCARB

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 :

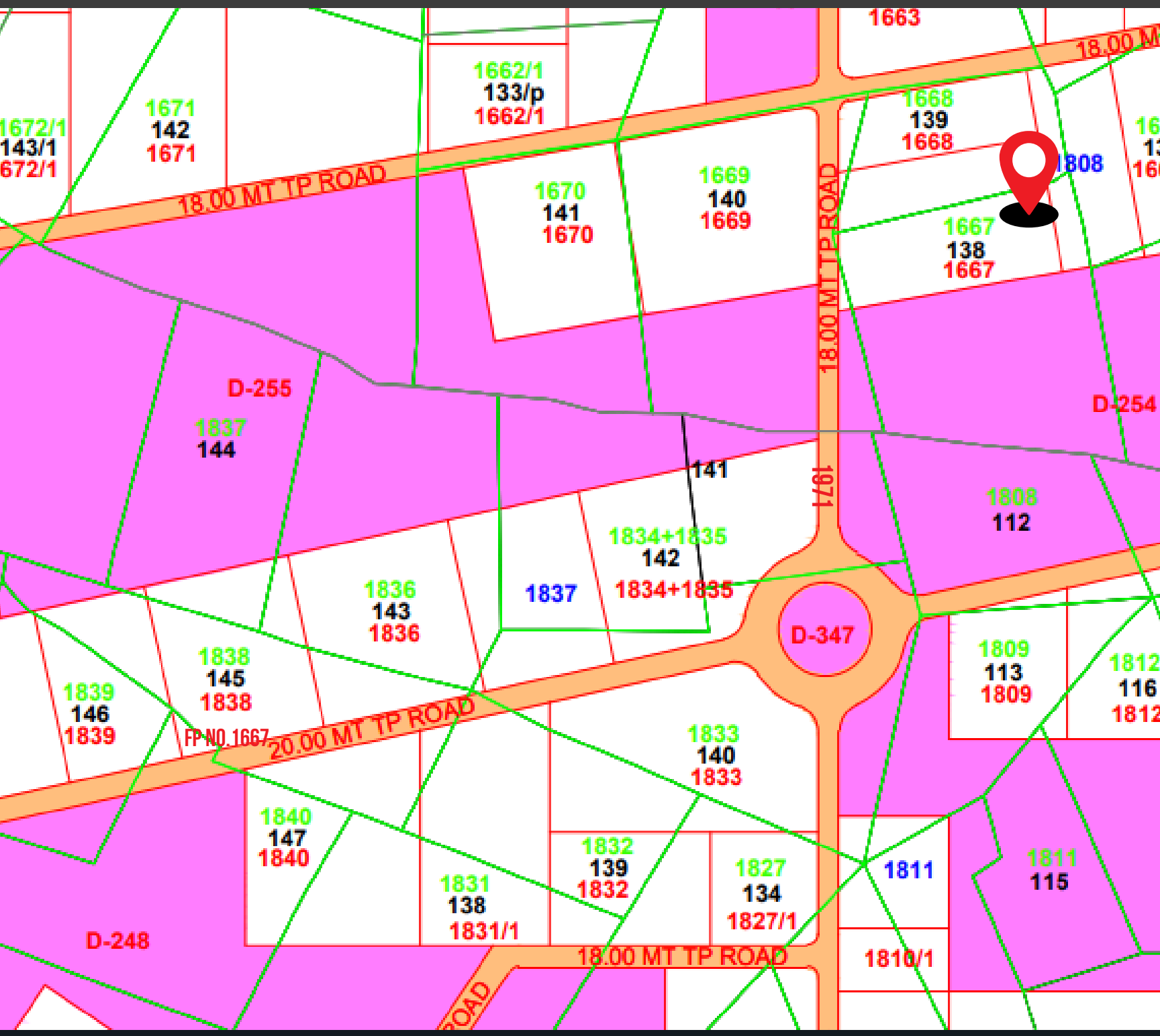
Impressive market appreciation,
Projected growth secure investment

Trusted Brand :

Reputation for quality and customer satisfaction

EA
GILTY

PROJECT LOCATION



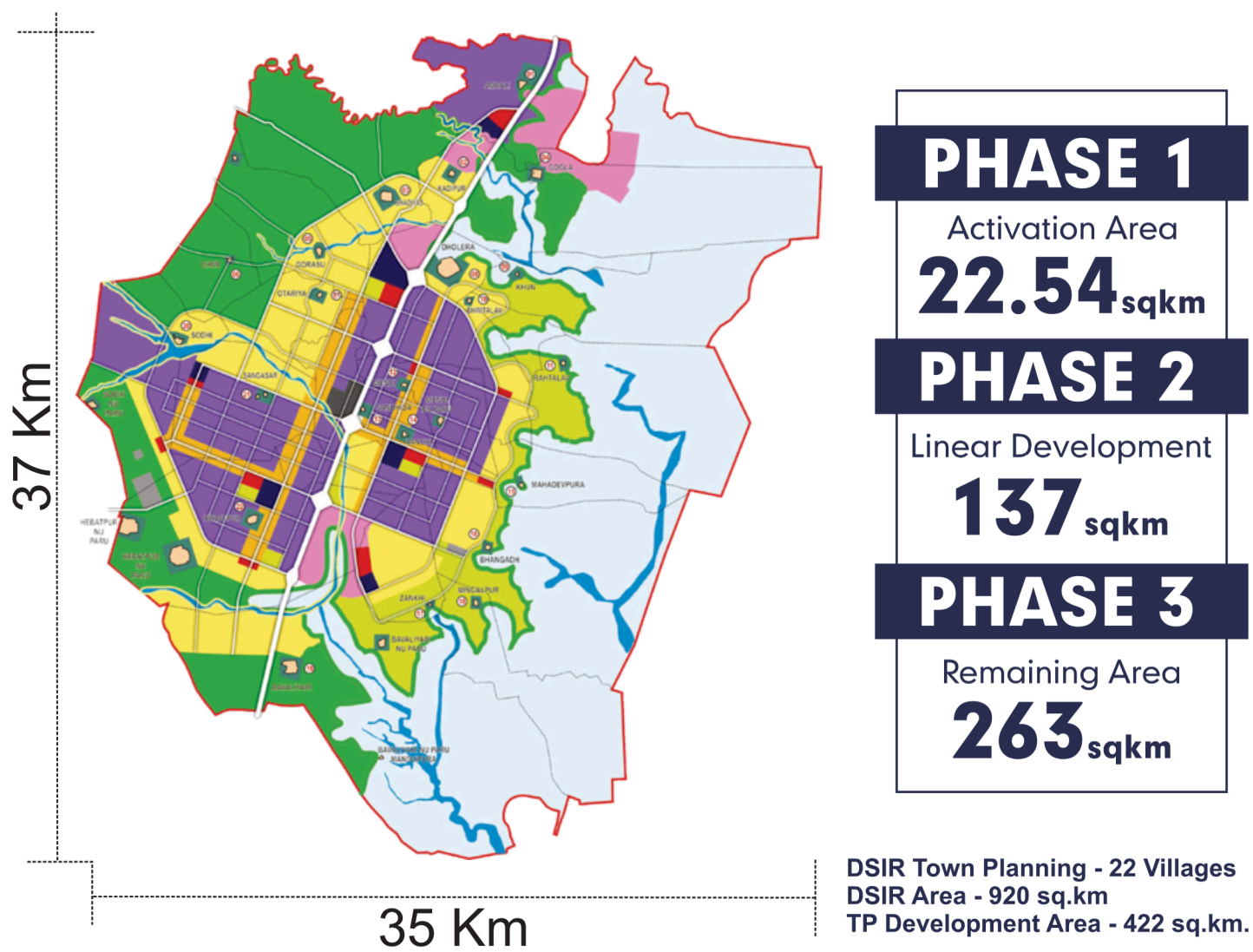
PROJECT LOCATION



PROJECT LAYOUT



DHOLERA SIR - INDIA'S FIRST GREENFIELD SMART CITY



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



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

