



Regalia - 8

15 YEARS
OF TRUSTED PRESENCE IN DHOLERA



India's First Planned
SMART INDUSTRIAL CITY

DHOLERA SMART CITY



ABOUT US

RSC Group Dholera has shaped Dholera's land with several iconic Residential, Commercial and Industrial projects. From Satisfaction to High-class Quality, our single each address defines prestige and superiority. Every project demonstrates our dedication to innovation, sustainability, and creating spaces that place Dholera on the global map.

RSC Group founded in 2010, is a pioneer in real estate development, specializing in commercial, residential, and industrial infrastructure projects. Technological advancements have enabled the organization to expand its construction site and change its overall to expand its wings and implement enticing construction strategies. We provide a 360-degree real estate ecosystem that extends beyond construction. We provide value at every step.



OUR MISSION

To achieve excellence in real estate development by working closely with our clients and stakeholders. We are committed to leveraging cutting-edge technologies and innovative practices to deliver high-quality properties that exceed industry standards in design, service, and long-term value—ensuring complete customer satisfaction. Our approach is driven by integrity, precision planning, and a deep understanding of evolving market dynamics. Every project we develop is envisioned to offer sustainable growth, functional efficiency, and lasting returns for our clients.



OUR VISION

To expand RSC Group Dholera's footprint as a trusted leader in planned real estate development by implementing forward-thinking construction strategies and sustainable growth models. We strive to offer our clients the most compelling investment opportunities, backed by transparency, value creation, and future-ready infrastructure. Our vision is to contribute meaningfully to the growth of Dholera Smart City while setting new benchmarks in reliability, innovation, and investor confidence. Through long-term partnerships, we aim to shape developments that stand as symbols of progress and prosperity.

ABOUT DHOLERA SIR

Dholera Special Investment Region (DSIR) is a planned Greenfield Industrial City located about 100 kilometres south-west of Ahmedabad. The Indian & Gujarat government have established a legislative framework for the formation of a Special Investment Region Act 2009. The act establishes a regional development authority for DSIR.

Precious Projects of Dholera SIR:

DHOLERA SMART CITY

India's First Planned Smart Industrial City

Location:

Situated in the Ahmedabad District, Gujarat, around 100 km south-west of Ahmedabad. Falls under the Delhi-Mumbai Industrial Corridor (DMIC) project.

Vision & Purpose:

Envisioned as a global manufacturing and trading hub. Aims to be a self-sustaining smart city featuring world-class infrastructure, cutting-edge technology, and sustainability. Will accommodate residential, commercial, industrial, and recreational zones.

Key Highlights:

Total Area:

920 sq. km

Activation Area:

22.5 sq.km

(Approx Activation Area)

Project Governance:

Managed by Dholera Industrial City Development Ltd. (DICDL),
A joint venture between Government of India & Government of Gujarat.



DHOLERA ISN'T JUST A CITY.



IT'S A SMART INVESTMENT INTO THE FUTURE.

THE FUTURE IS

DHOLERA

A NEW ERA BEGINS HERE

INDIA'S FIRST GREENFIELD SMART CITY

D

DYNAMIC DEVELOPMENT

H

HIGH-END LIVING &
INNOVATION

O

OPPORTUNITIES WITHOUT
LIMITS

L

LIVE. WORK. PLAY. THRIVE.

E

ECO-FRIENDLY & EFFICIENT
INFRASTRUCTURE

R

REVOLUTIONIZING URBAN
INDIA

A

A VISIONARY LEAP
INTO TOMORROW

Strategically located on the DMIC (Delhi-Mumbai Industrial Corridor), Dholera is the largest planned smart city initiative in India—spanning 920 sq. km. of limitless potential. With cutting-edge infrastructure, global-standard connectivity, green living principles, and policy-driven ease of doing business, Dholera is more than just a city—it's the platform where your ideas take flight. Fast-track approvals, plug-and-play industrial zones, and a robust framework for autonomy and governance make Dholera the ideal destination for businesses, investors, and forward-thinkers.

GOLDMINE INVEST IN DHOLERA, SIR!

Unlock the Future. Own a Piece of Tomorrow.

Planned Urban Infrastructure

920 sq. km. of world-class planning, with 24x7 power, water, and seamless digital networks.

Business-First Policies

Single-window clearances, tax incentives, and investor-friendly governance.

Backed by the Government of India

Developed under the 100 Smart Cities Mission, with strong policy support and national focus.

High ROI Potential

Early investors gain first-mover advantage in India's most ambitious urban project.



INVEST TODAY. **HARVEST TOMORROW.**

THE FUTURE ISN'T A DREAM – **IT'S DHOLERA.**

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.



ROAD CONNECTIVITY

The high-speed Ahmedabad-Dholera Expressway links the smart city to Ahmedabad in under an hour, ensuring rapid passenger and cargo movement.



SEA CONNECTIVITY

The high-speed Ahmedabad-Dholera Expressway links the smart city to Ahmedabad in under an hour, ensuring rapid passenger and cargo movement.



RAIL CONNECTIVITY

The high-speed Ahmedabad-Dholera Expressway links the smart city to Ahmedabad in under an hour, ensuring rapid passenger and cargo movement.



AIR CONNECTIVITY

The high-speed Ahmedabad-Dholera Expressway links the smart city to Ahmedabad in under an hour, ensuring rapid passenger and cargo movement.

MEGA PROJECTS IN DHOLERA

DHOLERA INTERNATIONAL AIRPORT

Dholera International Airport is located in Dholera, Gujarat, India, and is part of the Dholera SIR. The greenfield airport will be built on 1700 acres of land, with 1426 hectares of government land reserved for the airport in Navagam Village, Dholera.



ABCD BUILDING DHOLERA

The ABCD Building is Dholera's Administration Business Cum Center, serving as the central administrative office for the Dholera Greenfield Smart City. It was built in TP2 West (Phase 1) and is located in the commercial zone (KNOWLEDGE AND IT ZONE).

TATA SOLAR PARK

Tata Power Solar has started project in Dholera. It is Asia's largest single-axis solar tracking system and will be of 5000 MW. It has produced 774 MUs annually, also reduces carbon emissions by approximately 704340 MT per year.



AHMEDABAD DHOLERA EXPRESSWAY

109 km Ahmedabad Dholera Expressway (NH-751) is a six-lane access-controlled road under construction by NHAI that connects SP Ring Road, Sarkhej to Dholera SIR via Dholera Airport in Navagam.

DHOLERA METRO RAIL PROJECT

Dholera Metro Rail will cover the distance between Gandhinagar, Ahmedabad, and Dholera Smart City in two trenches, one from Gandhinagar to Ahmedabad and one from Ahmedabad to Dholera.



WATER & SEWAGE TREATMENT PLANT

The Contractor's scope covers design, construction, commissioning, a 3-month trial run, and 5-year O&M of a 10 MLD raw water pumping station and transmission main from Pipli Pumping Station (Pariyaji Reservoir) to the TP1 Water Treatment Plant, Dholera SIR.



INTERNATIONAL
AVIATION HUB



RAILWAY
STATION



WASTE WATER
RECYCLING



GREEN FIELD
TOWNSHIP



ROAD LINK BETWEEN
NEEMRANA - BHIWANDI



KNOWLEDGE
CITY



SOLAR POWER
PROJECTS



WATER
SUPPLY

DHOLERA GREENFIELD SMART CITY

PROJECT'S FEATURES & AMENITIES



Early Investment. Exponential Returns.

The Right Time. The Right Location. Dholera.

DMIC

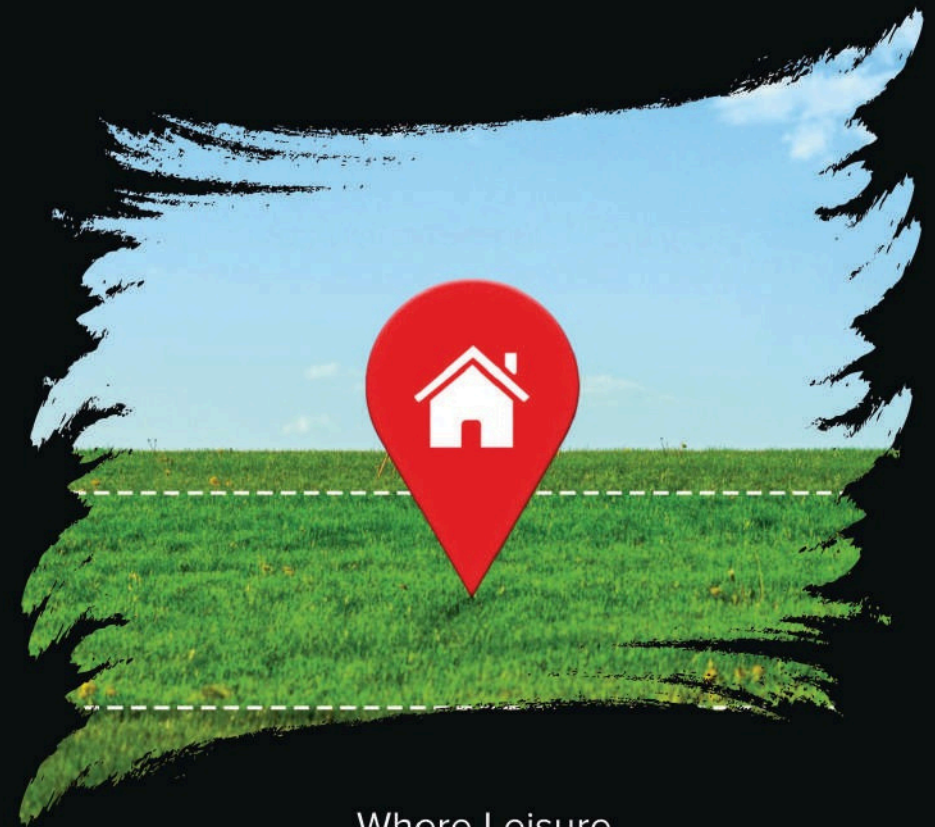
DELHI - MUMBAI INDUSTRIAL CORRIDOR

Smart Industrial Township Under DMIC

The Government of India is developing the Delhi Mumbai Industrial Corridor (DMIC), the first industrial corridor along the Western Dedicated Freight Corridor (DFC), which stretches between Delhi and Mumbai. The total length of the corridor is 1504 km, passing through the states of Uttar Pradesh, Delhi NCR, Haryana, Rajasthan, Gujarat, and Maharashtra, with the starting point at Dadri in the Delhi NCR and the endpoint at Jawaharlal Nehru Port (JNPT) near Mumbai.

This initiative spans across Uttar Pradesh, Haryana, Rajasthan, Madhya Pradesh, Gujarat, and Maharashtra, following the route of the Western Dedicated Freight Corridor (DFC). Below are the key projects under DMIC that are at various stages of development:

- Dholera Special Investment Region (DSIR), Gujarat (22.5 sq. kms/ 5560 acres)
- ShendraBidkin Industrial Area (SBIA), near Aurangabad, Maharashtra (18.55 sq. kms/ 4583 acres).
- Integrated Industrial Township – Greater Noida (IITGN), Uttar Pradesh (747.5 acres)
- Integrated Industrial Township – Vikram Udyogpuri (IITVU), Madhya Pradesh (1,100 acres)
- Integrated Multi-Modal Logistics Hub, Nangal Chaudhary, Haryana (886 acres)
- Multi-Modal Logistics Hub (MMLH) and Multi-Modal Transport Hub (MMTH), Uttar Pradesh 479 Ha (1184 acre)
- Dighi Port Industrial Area, Maharashtra (6056 acres)
- Jodhpur Pali Marwar Industrial Area (JPMIA), Rajasthan (6,570 acres)
- Khushkhhera Bhiwadi Neemrana Industrial Area, Rajasthan (1378 acres)
- Mandal -Becharaji Special Investment Region (MBSIR), Gujarat (2,849 acres)



Where Leisure *Finds its Landmark*

A thoughtfully crafted clubhouse designed to elevate everyday moments — unwind, connect, and celebrate life amidst nature and luxury.



ENTRANCE
GATE



CLUB
HOUSE



INTERNAL
ROAD



24 x 7
SECURITY



LANDSCAPE
GARDEN



SECURITY
CABIN



EACH PLOT
DEMARCATON



STREET
LIGHT



PROJECT
BOUNDARY



WATER
CONNECTION



CCTV
SURVEILLANCE
SYSTEM



24 x 7
ELECTRICITY

Perfectly Connected to Progress.

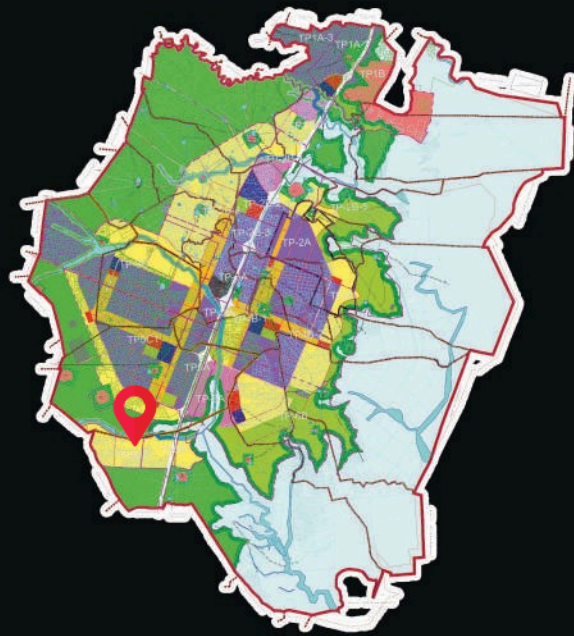
Think Smart. Think Dholera.



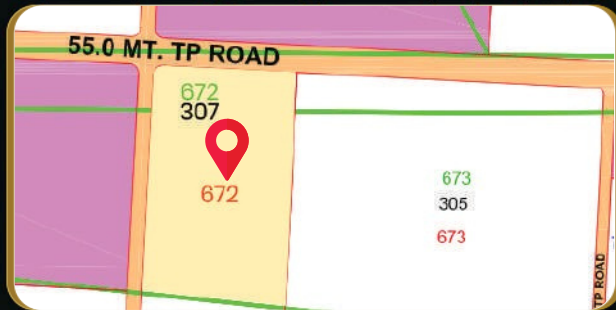
A Grand Gateway to
Peaceful Living

Enter through an iconic gateway that reflects prestige and promise
- setting the tone for the serenity, security, and sophistication within.





Final Plot Location



SURVEY NO. - 307/2

FINAL PLOT :- 672

TP NO. - 5 C2

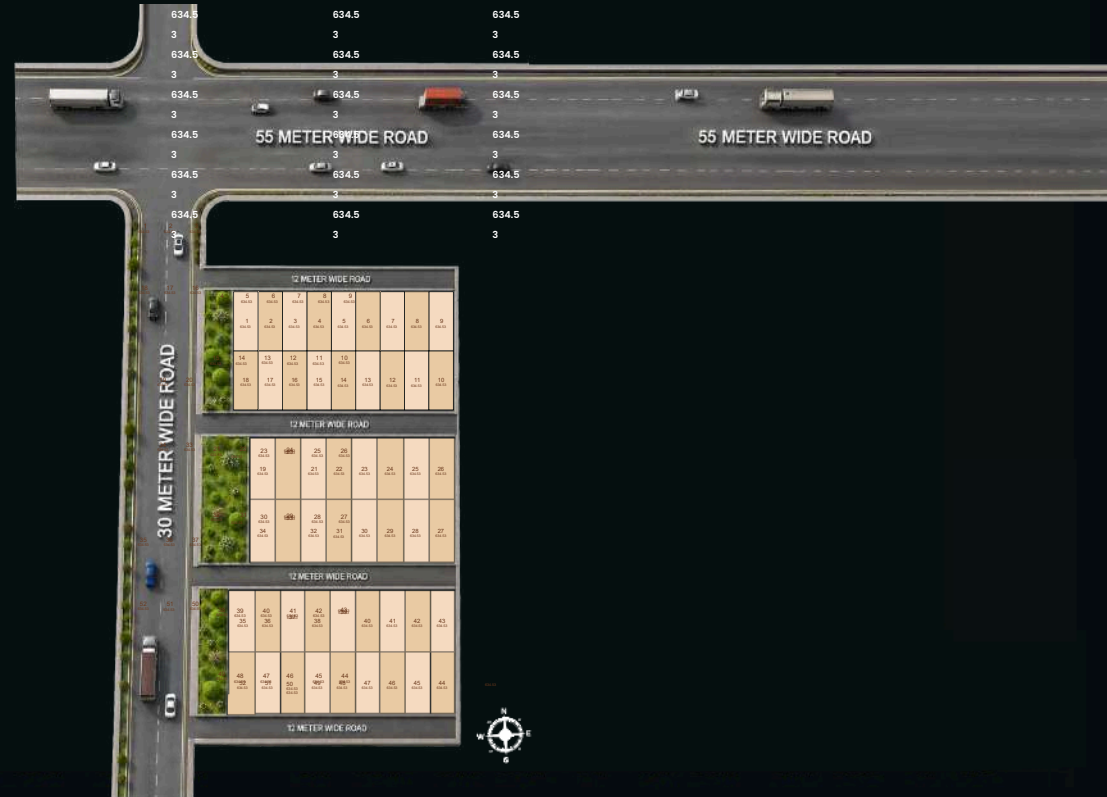
RESIDENTIAL ZONE

VILLAGE - Bavaliyari

30
MTR ROAD

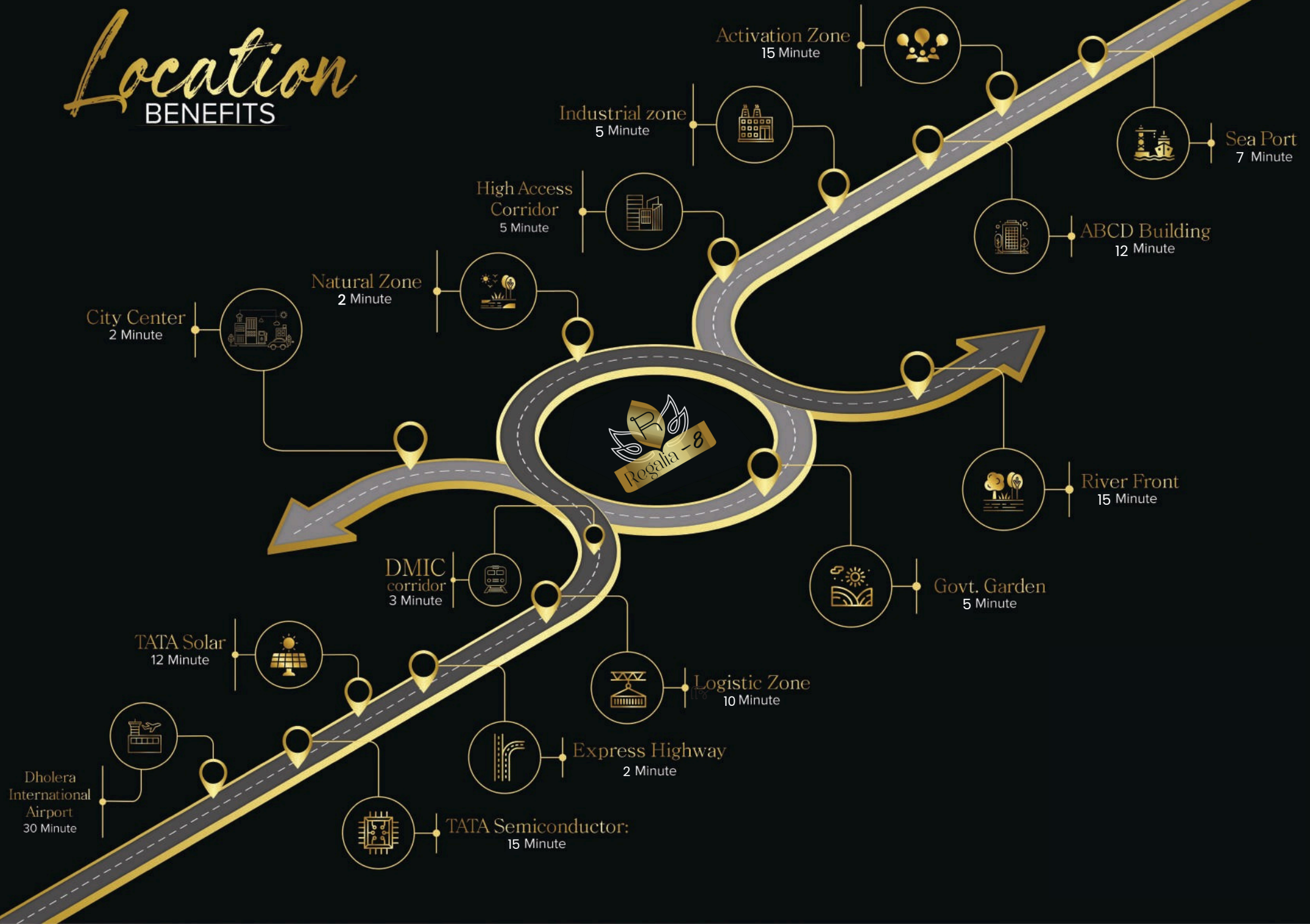
Best Residential Plotting

NO.	SQ.YARD	NO.	SQ.YARD	NO.	SQ.YARD	NO.	SQ.YARD
1	634.5	16	634.5	31	634.5	46	634.5
2	3	17	3	32	3	47	3
3	634.5	18	634.5	33	634.5	48	634.5
4	3	19	3	34	3	49	3
5	634.5	20	634.5	35	634.5	50	634.5
6	3	21	3	36	3	51	3
7	634.5	22	634.5	37	634.5	52	634.5
8	3	23	3	38	3		
9	634.5	24	634.5	39	634.5		
10	3	25	3	40	3		
11	634.5	26	634.5	41	634.5		
12	3	27	3	42	3		
13	634.5	28	634.5	43	634.5		
14	3	29	3	44	3		
15	634.5	30	634.5	45	634.5		
3	3	3	3	3	3		



- Developers / Society / Associations reserve all rights to make changes in the term and conditions, rules and regulations as well as in the layout plan.
- This Leaflet / Brochure & layout plan is not a part of any legal document and is meant for information/graphical presentation only.

Location BENEFITS





Dholera ABCD Building

Metro Station



Dholera International Airport



School



Multispecialist Hospital



Fire Station



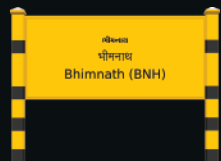
TATA Semiconductor



ReNew
POWER

INOX **INOX AIR PRODUCTS**

Sea Port



Bhimnath Railway Station

Logistic Park



National Blackbuck Park

