

# DHOLERA

A new Gujarat within Gujarat.....

**A NEW ERA**

World's Biggest and India's 1st Greenfield Smart City & SIR (Special Investment Region)



*We welcome you to Indian Smart cities  
and SIRs where we offer your:*

**Great Business Opportunities**

**Serena Lifestyle**

**A rare combination of Business, Living,  
Learning and Amusement Facilities**

**Way**  **ne**  
Infrabuild

**DHOLERA FARMS**

Invest Today for Better Tomorrow

## ABOUT DHOLERA

Dholera Special Investment Region( DSIR) is a green field industrial city planned and located approximately 100 km.south west of Ahmedabad. Dholera spans an area of approximately 920 sq. km. & the total sir will be completed in the next two decades, while land is ready for allotment in the area of development under 22sq. km. It is strategically located between the industrial cities of Ahmedabad, Vadodra, Rajkot and Bhavnagar. Dholera's immediate city development area of approximately 5600 acres is already operational. It is envisaged to be world-class destination with excellent infrastructure. It will also have its own self sustaining eco-system, while industry will be the main economic driver. The city will provide opportunities for the setting up of manufacturing units. While also aiming to provide an environment to Work. Live.Learn and Play. Dholera SIR will be a role model for future cities in India. **DMIC - THE VISION AND PLAN** Delhi - Mumbai industrial Corridor (DMIC) is India's most ambitious infrastructure program, Aiming to develop new industrial cities as "Smart Cities" and converging next generation technologies across infrastructure sectors. DMIC will emerge as a **"Global Manufacturing and Trading Hub"** over the next few ears. Dholera will be the **Largest Node On The DMIC** and will most likely be the first smart city under he Delhi Mumbai industrial Corridor Development Corporation (DMICDC). It will have state-of-the-art tility & logistic infrastructure, social infrastructure including education, menities and ore. healthcare, other public amenities and much more.

## WHY DHOLERA

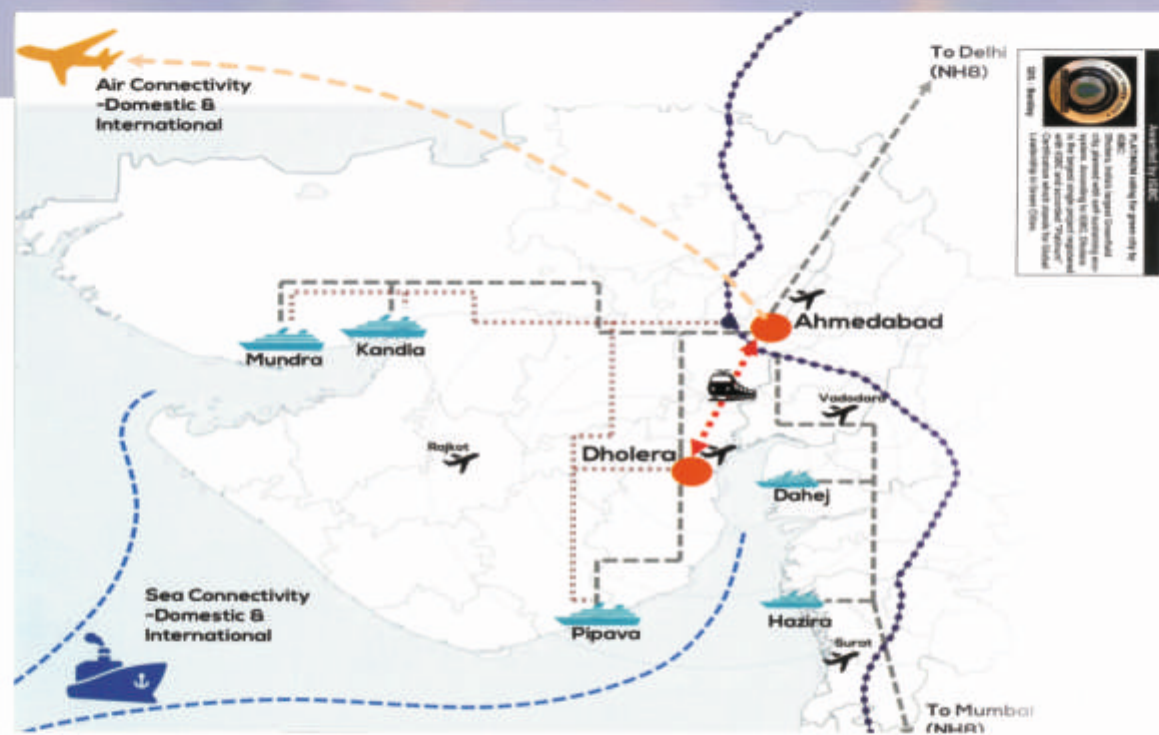
Dholera SIR is set to become one of India's most regions wherein all aspects of life work and play seamlessly converge to create a world-class city. Dholera have carefully planned and gone the extra mile to make Dholera SIR the destination of choice for Investors Advantage of investment in Dholera SIR

- (1) Price appreciation:** the development of Dholera will be ongoing till 2040 so the scope of appreciation is very high
- (2) Rental Income:** Due to high job creation, there will be a major demand for a residential property so the plot owner will able to get good rent.
- (3) Job/Business Opportunities:** There will be multiple opportunities for job/business seekers in upcoming largest smart city of India so you can have job/business at Dholera.
- (4) High Quality of Life:** Dholera smart city has th eunique concept of live-work-play so the of life would of abe on comparable
- (5) Major USP of Dholera Smart City:** The dawn new city with Excellent Connectivity is here Let's usher in a new era of, investment Advantage in Dholera SIR

World-Class Infrastructure • Efficient Governance • Sustainability • Ease of Doing Business • Live Work Play • Social Infrastructure



## DMIC (Delhi Mumbai Industrial Corridor) DMIC Connecting to Dholera SIR



Dholera SIR area-920 Sq. km., divided in 6 Town Planning, Consisting of 22 villages of Taluka-Dholera, district Ahmedabad are listed below :

- |             |               |                |                |              |
|-------------|---------------|----------------|----------------|--------------|
| 1. Ambali   | 6. Cher       | 11. Rahtalav   | 16. Bhangadh   | 21. Sangasar |
| 2. Kadipur  | 7. Otariya    | 12. Mundi      | 17. Zankhi     | 22. Hebatpur |
| 3. Bhadiyad | 8. Dholera    | 13. Sandhida   | 18. Mingalpur  |              |
| 4. Gogla    | 9. Khun       | 14. Panchi     | 19. Bavaliyari |              |
| 5. Gorasu   | 10. Bhimtalav | 15. Mahadevpur | 20. Sodhi      |              |

Some of the world's renowned companies doing work for SIR :

- ❖ Master Plan - Hal crow (UK)
- ❖ Project management Company - AECOM (USA)
- ❖ Information and Communication Technology Wipro, IBM & CISCO
- ❖ Town Planning Development, Sewage Treatment Plant, Common Effluent Treatment Plant - Larsen & Turbo Ltd.
- ❖ ABCD Building - Cube Construction Engineering Ltd.
- ❖ Water Treatment Plant - SPML

Landmark Development :

- ❖ World Class Infrastructure & Connectivity (ICT Enabled)
- ❖ Central spine express way (250 Meter Ahmedabad to Dholera SIR) and metro rail to link the SIR with Megacities.
- ❖ Dholera International Airport-1426 hactors of land selected at Village Navagam Ta. Dholera, Dis. Ahmedabad for the Airport. Airports Authority of India (AAI) has prepared the Feasibility Report.
- ❖ Connectivity : Sea, Air, Rail & 250 Meter Express Highway



## PERMISSIBLE INDUSTRIES IN DHOLERA SIR



### LEGALITY:

- NA, NOC, Title Clear Plots.
- Ready for Registration.
- Project as per GDCR of Dholera Sir Development Authority.



- Eco Friendly & Green Environment
- Freehold Plots / Gated Project
- Round the Clock Security / 24 Hours Water Supply
- 24 Hours Power Backup
- Swimming Pool
- Party Lawn
- Wide Road for Easy Approach
- Religious Place
- Plumber, Electrician & Car Mechanic on Call
- Wi-fi and Intercom Facility



## DHOLERA ZONE BENEFITS

### City Center Zone Benefits:

- Super Shopping Mall & Retail Stores
- Commercial Offices & Building/Complex
- 5 Star/4 Star Hotels
- Multiplex Theater/Cinema Hall Auditorium
- Super Specialty Hospitals
- Restaurant - Cafe/Food Street
- Large Departmental Stores
- Convention and Exhibition Center
- Multi - Model passenger Transport hub
- Petrol Pump, Bank & Financial Institutions

### High Access Corridor Benefits:

- High-rise tower for corporate office
- Super Shopping mall & all Retail Stores
- Night shelter/Dharamshala/Library
- Place for worship
- Health - Club/Swimming Pool
- Creche/Day care center
- School of physically/Mentally Challenged
- Service/Repair shop, CNG/Fuel Station
- Electric Battery charging stations
- Cinema hall/Multiplex
- 5 Star Hotel/4 Star Hotel

## DHOLERA TENDERS

### Project Under Progress

- Power Transmission & Sub Stations - 86 Crores
- Roads & Services - 1734 Crores
- Sewage Treatment Plant (STP) - 54 Crores
- Water Treatment Plant (WTP) - 90 Crores
- Adhiya River Bunding - 15 Crores
- Administrative and Business Center for Dholera
- (ABCD) - 73 Crores
- Common Effluent Treatment Plant (CEPT) - 160 Crores
- Pipli - Dholera Water Supply Pipeline - 29 Crores
- Power Distribution network by License - 1100 Crores
- Solid Waste Management - 130 Crores

### Connectivity Projects

- Ahmedabad - Dholera Expressway-NH-751 (by NHAI)-5000 Crores
- Ahmedabad - Dholera MRTS - 7000 Crores
- Bhimnath Dholera Rail Line - 300 Crores
- Dholera International Airport - 2000 Crores

### Knowledge & IT Park Zone Benefits:

- Business IT Park/Education Park
- University & Hostel Campus
- School/College/Medical college
- Diagnostic/Radiology Center
- 5 Star & 4 Star Hotel
- Multiplex Cinema Hall
- Super Shopping Mall /All Retail Store/Cafe/Restaurant
- Technical Institute for Research & Development
- Recreational/Gym/Health Club

### Allowed Industries in Dholera SIR:

- Aviation & Defense
- MRO (Maintenance, Repair & Overhaul)
- Automobile & Auto Ancillary
- Heavy Engineering
- IT Sector
- Gems & Jewellery
- Financial & Banking Sector
- Pharma & Bio-Tech
- Agro/Food Processing
- SOLAR Park

### Upcoming Projects

- City Integrated Operation Center (CIOC) - 120 Crores
- ICT - 400 Crores
- Sukhbhadar River Bunding - 400 Crores
- 5000 MW Solar Park-250000 Crores

### Planning

- Total area - 920 Sq. Km.
- Development Area - 422 Sq. Km.
- Total Industrial Area-114 Sq. Km.
- Total Residential & Commercial Area - 124 Sq. Km.
- Open Green Space-50 Sq. Km.
- Recreational Area - 45 Sq. Km.
- Initial Activation Area - 22.5 Sq. Km.

# DHOLERA

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## A NEW ERA

## DHOLERA PAST, PRESENT AND FUTURE

### PAST

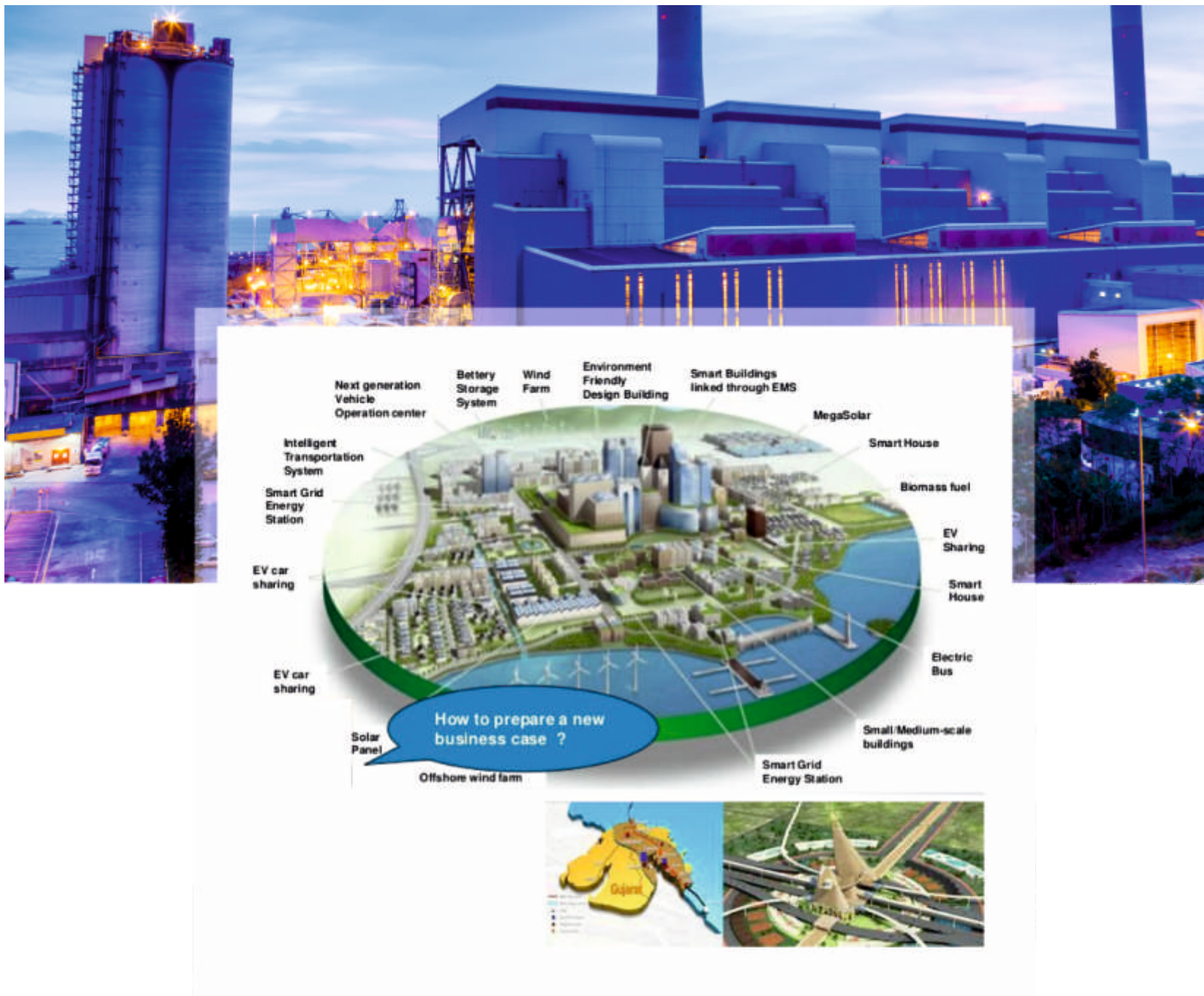


### PRESENT



### FUTURE





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