

# DHOLERA ESTATES

INVEST IN THE FUTURE - PREMIUM RESIDENTIAL PLOTS AT DHOLERA SIR India's First Smart Green Industrial City



WWW.DHOLERAESTATES.COM







# WHO WE ARE?

We are a reputed developer based in Ahmedabad, Gujarat, committed to delivering future-ready real estate developments. With a vision aligned with the Government of India's Smart City initiative, we are proud to present premium residential plots in Dholera Special Investment Region (DSIR).

### **Our Vision**

To shape the future of real estate by creating smart, sustainable communities that offer both high returns and a better quality of life.

### **Our Mission**

To deliver legally secure, infrastructure-ready plots in emerging smart cities like Dholera, backed by trust, transparency, and long-term growth.





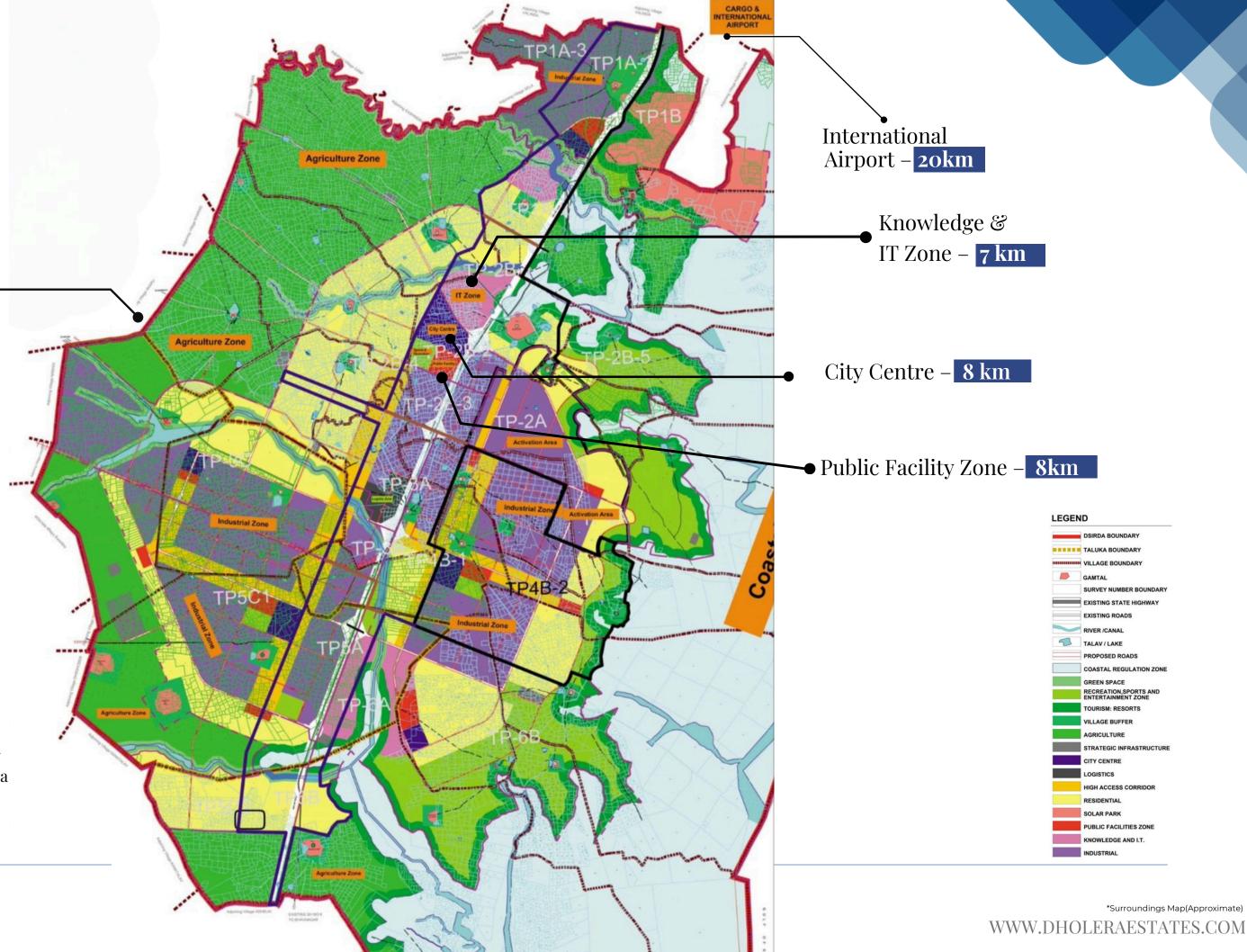
Dholera SIR (TP) – **0.7mtr** 

Ahmedabad-Dholera Expressway (NH-751) – 8km

Proposed Metro Station – 9km

### **PRIME LOCATION**

Strategically located with excellent connectivity to key hubs, essential services, and lifestyle amenities, Omana projects offer the ideal blend of convenience, comfort, and future growth.



# John Charles Control of the Control

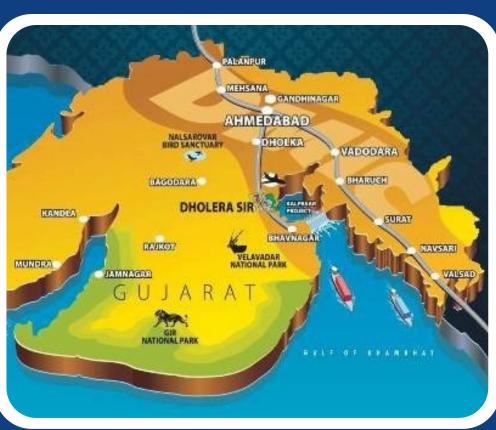
Dholera Special Investment Region (DSIR) is a greenfield industrial city strategically planned approximately 90 km southwest of Ahmedabad. To facilitate its development, the Government of Gujarat enacted the Special Investment Region Act, 2009, establishing a comprehensive legislative framework. Under this act, a dedicated regional development authority has been formed to oversee and manage the planning and development of DSIR.

DEVELOPABLE AREA	<b>422</b> sq km
AREA UNDER CRZ	<b>340</b> sq km
AREA OUTSIDE CRZ	<b>580</b> sq km
POPULATION	<b>2.0</b> million
EMPLOYMENT	<b>0.8</b> million

TOTAL AREA
920
SQ KM









# WHAT IS SIR?

# THE SPECIAL INVESTMENT REGION (SIR) ACT - 2009

The Government of Gujarat enacted the Gujarat Special Investment Region Act in 2009, which came into effect on 6th January of the same year. This Act provides a comprehensive legal framework for the establishment, operation, regulation, and management of large-scale Investment Regions and Industrial Areas within the state. It is aimed at facilitating the development of these regions as global hubs of economic activity.

The legislation emphasizes the creation of world-class infrastructure, the provision of premium civic amenities, and the establishment of Centres of Excellence, all supported by a forward-looking and pro-active policy framework. Through this Act, the state aims to attract significant domestic and international investments and promote industrial growth at a global scale. An amendment to the Act, introduced in November 2016, further strengthened its provisions to better align with the evolving economic and industrial objectives of Gujarat.







# WHY INVEST IN DHOLERA?

### 1. Government-Supported Mega Project

• Dholera is not a private township — it's an official Government of India project, ensuring transparency, longterm viability, and infrastructure delivery.

### 3. NRI & Investor Friendly

- Perfect for long-term capital gains
- Low maintenance costs
- Ideal for future retirement homes or weekend villas

# 5. Affordable Entry – High ROI Potential

- Residential land prices are still attractive and low compared to metro cities
- Expected appreciation of 3x to 5x in the next 5–10 years
- Best time to invest before commercial and residential demand explodes

### 2. Strategic Location

- Only 100 km from Ahmedabad
- Near to upcoming Dholera International Airport (22 sq. km)
- Easy access to Dedicated Freight Corridor (DFC)
- National Highway 751 and metro rail in pipeline

### 4. Fastest-Growing Investment Region

- Already designated as an Industrial & Residential Zone
- Home to future mega industries: Defense, Electronics, Aviation, EVs, and Pharma
- International companies already showing interest
- Approved Town Planning Schemes (TP2, TP3 etc.)



### LOCATION ADVANTAGE

Dholera Special Investment Region (DSIR) is located approximately 100 kilometers southwest of Ahmedabad, in the state of Gujarat, India. It's a greenfield industrial city, spanning around 920 square kilometers. The area is strategically situated between the industrial hubs of Ahmedabad, Vadodara, Rajkot, and Bhavnagar.

> 20 minutes from Dholera **International Airport**

Near to future metro rail corridor

Access via 6-lane express highway

> Surrounded by key industrial and logistics hubs











# DHOLERA CONNECTIVITY

Dholera SIR is strategically located just 100 km from Ahmedabad having excellent connectivity by air, road, rail and sea. Well connected to other major cities of Gujarat including Vadodara, Bhavnagar and Rajkot











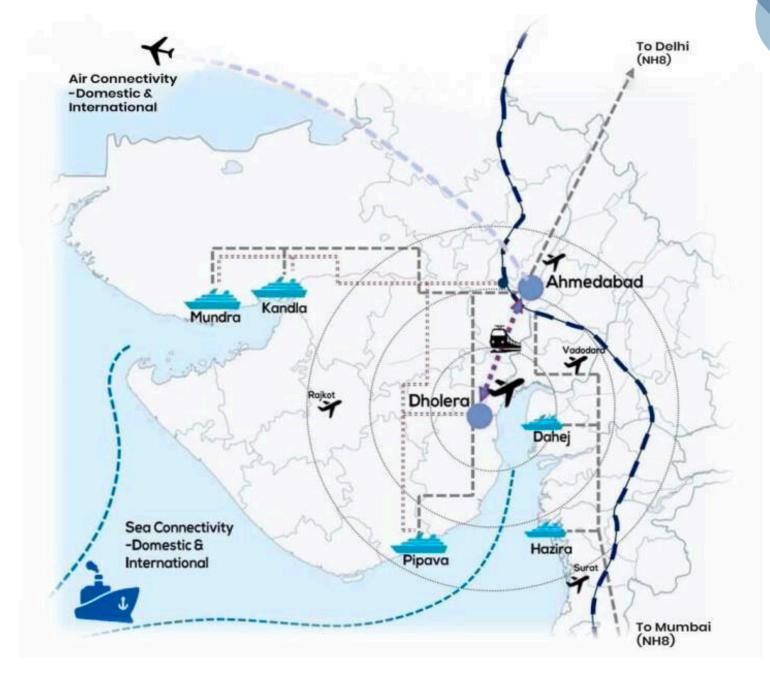
CORRIDOR



CORRIDOR

DHOLERA INT. AIRPORT 22 kms
BHAVNAGAR 62 kms
VADODARA 142 kms
PIPAVAV 193 kms
DAHEJ 212 kms

VERAVAL	291 kms
KANDIA	305 kms
HAZIRA	310 kms
PORBANDAR	<b>312 kms</b>
MUNDRA	<b>350</b> kms



### Ahmedabad -122 kms

Closest DFC Station- 97 kms. (Direct Connectivity to JNPT and other destinations on DMIC)



# PROPERTY TYPES



### **Ridhi Residential Plots**

Ridhi Residential Plots, Dholera – Smartly planned plots in India's first smart city, offering great connectivity, modern infrastructure, and high growth potential.



### **Samridhi Industrial Plots**

Samridhi Industrial Plots, Dholera – Engineered for growth, powered by smart infrastructure in a future-ready industrial hub.









# We're not just selling land —

we're offering a lifestyle investment in the future. Our plotted development is designed to offer a comfortable, secure, and future-ready living experience.

# FACILITIES YOU WILL GET WITH OUR RESIDENTIAL PLOTS

### O1 Project Features

- Residential-zoned plots with clear title and legal approvals
- RERA Registered Project
- Located in a prime TP scheme of Dholera SIR
- Secured gated layout
- Internal wide RCC roads
- Tree-lined streets and landscaped green spaces
- Rainwater harvesting and solar lighting provisions

### **Q2** Property Growth Potential

- In the next 5–10 years, Dholera is projected to become Asia's most advanced greenfield city
- Land appreciation in Dholera SIR has already seen 30–50% growth in 2 years
- With industries, airport, and infrastructure coming up, demand will multiply
- Real estate experts forecast 4X to 6X appreciation by 2035

### **03** Value Drivers for Future Growth:

- Operational International Airport by 2026–2027
- Metro rail connectivity to Ahmedabad
- Expansion of industrial hubs (Tata, Vedanta, Adani, etc. exploring presence)
- 100% digital governance + eco-friendly urban planning



# UNDERSTANDING YOUR INVESTMENT GOALS

Dholera Special Investment Region is a greenfield industrial planned city near Dholera in Gujarat's Ahmedabad district, around 100 kilometers to the south-west. Spread over more than 920 km2 it is a new industrial city being jointly developed by the Government of India and Gujarat. Dholera is strategically located, well connected with trade gateways and falls in the influence zone of proposed Delhi – Mumbai Industrial Corridor project (DMIC), a joint initiative by the Government of India and Japan.

### **9 Core Thrust Sectors**



**Electrical Machinery** 



Industrial Machinery



Ceramics



Auto and Auto Components Ch



Chemicals (In designated area)





Agro and Food Processing



Technical Textiles



Gems and Jewelry

### **6 Sunrise Sectors**



Industry 4.0 Manufacturing



Waste Management



100% Export Oriented Units



Green Energy (Solar and Wind)



Electric Vehicles and Components



Eco-friendly material



# LAYING THE FOUNDATION

# FOR SUCCESS

India's 1st "Platinum" Rated Greenfield Smart City. Certified as Platinum Rated Green City by Indian Green Building Council. Strategically located and is the largest node on Delhi Mumbai Industrial Corridor. SPV named Dholera Industrial City Development Limited (DICDL) to enable swift and efficient governance.

### 1. Research rental rates and potential

Ahmedabad–Dholera Expressway, a 109 km (68 mi) long, four-lane wide (expandable to eight) access-controlled under-on struction expressway in the state of Gujarat in India. Bhimnath– Dholera Freight Rail Network, a proposed railway line from Bhimnath to Dholera.

### 2. Identify upcoming developments

South Korean firms visited Dholera SIR to explor business opportunities, indicating growing international interest in the region. The region is also ready to kickstart its plug-and-play infrastructure, aimed at attracting both national and international investments

### 3. Analyze local market

Ultra-Mega Solar Park of 4400 MW capacity: Out of the 4400 MW, Phase-1 of 1000 MW is under implementation; 300 MW of work has already been commissioned by

WWW.DHOLERAESTATES.COM









# DHOLERA ESTATES

PAYMENT PLAN		
Booking Amount:	50,000	
Within 7 days (of total value)	10%	
Within 30 days of booking	40%	
Within 45 days of booking + Legal fees + Stamp Duty + Development Charges	50%	

# **Dholera SIR targets** defence investments

### Pre-Vibrant **Event To** Make Pitch

TIMES NEWS NETWORK

Ahmedabad: The Government of Gujarat is promoting the Dholera Special Investment Region (SIR) as an ideal destination for investments in the defence manufacturing sector. Authorities plan to host a summit at Dholera ahead of the Vibrant Summit, Dholera is 110km from Ahmedabad.

"We are capable of providing huge land parcels that are required for defence manufacturing facilities," said Jai Prakash Shivhare, the managing director of the Dholera Industrial City Development (DICC) Ltd. "Such a facility needs 400-500 hectares of land. Such large land parcels are not available anywhere in India." Shivhare was present at the Defence the Confederation of Indian Industry and Society of Indian Defence Manufacturers.

"Chief minister Vijay Rupani has said that Vibrant Lockheed Martin has shown Gujarat Summit 2019 will project Dholera as a key in- cially for manufacturing batvestment destination," Shivevent at Dholera will push in the region. The company for investments in the re- representatives will visit Corridor (DMIC).

**INFRASTRUCTURE BOOST** activation area Developable 3,351 cr area

Mass Rapid Transit System Rs 6,700 cr Bhimnath to Dholera freight rail line | 28km. Rs 300 cr

DAOS Six-lane expressway to Dholera Rs 7,000 cr Solar Park - Rs 25,000 cr

Several international players have expressed interest. in setting up manufacturing brant Summit and will invest facilities at Dholera SIR. "Re- at an appropriate time, he sa-Conclave 2018, organized by cently, we presented the id. aspects of Dholera SIR at the DefExpo 2018 in Chennai." Shivhare said. "American defence and aerospace giant interest in Dholera SIR, espe-region. The state govern-

Dholera in June." Airbus signed a memorandum of understanding at the last Vi-

Investment | Rs 2,123 cr

Comprising two runways |

2,910 metres & 4,000 metres

Special project | 5,000MW

vestments in the region, seshown interest in seeking a distribution licence in the ment is looking at pushing investments in other sectors hare said. "The pre-Vibrant lar power plant is coming up in the region as it falls on the

### MNRE approves 5,000MW solar park at Dholera

teries as a 5,000 megawatt so-

Ahmedabad: The ambitious 5,000 megawatt solar park to be set up in the Dholera Special

Investment Region (DSIR). has received approval from the ministry of new and renewable energy. The tender for the first 1,000MW will be floa-

"We got approval from the Union ministry of new and renewable energy for the solar park on Thursday, With

this, the tender for the first phase of the solar tract investment of Rs 25,000 crore and genepark is set to be out in June itself. The next rate employment for 20,000 people.

phase will be undertaken in the subsequent months," said Jai Prakash Shivhare, managing director of Dholera Industrial City Development Corporation Ltd (DICC).

Dholera, 116km from Ahmedabad, is now set to have the country's largest solar park. Earlier this month, the state government gave in-principle approval to the project, which will come up on 11,000 hectares of land along the Gulf of Khambhat. The government

projects that the park will at-

# Govt: 95% of work on Phase 1 of Dholera SIR completed

TIMES NEWS NETWORK

Gandhinagar: Chief minister Bhupendra Patel visited the Dholera Special Invest-

ment Region (SIR) on Thursday and inspected various ongoing projects at the greenfield industrial smart ci-

The Dholera SIR is being showcased as a prime project of the state government at the forthcoming Vibrant Gujarat Global Summit(VGGS).

The state government said on Thursday that 95% of the work of phase 1 at Dholera SIR has been completed and it will

soon be ready for investments en covered under the Dholera from the global ecosystem. The statement added that state-of-the-art infrastructure facilities are set up at the site,

which is a dream project of PM Narendra

The CM also held a meeting with top officials of the state administration at the site to chalk out a time-bo-

und programme for the completion of projects of Dholera SIR, the statement informed. Development and infrastructure works have been taken up over an area of 22.54 sq km in phase 1 of the project.

A total of 920 sq km has be-

SIR, and this includes 22 villages of Dholera taluka of Ahmedabad district.

The infrastructure facilities being put together at the SIR include a 72-km road network. Arrangements have been made to provide 150 MLD (million litres per day) of water supply.

The government said that the plug-and-play facilities being offered at Dholera SIR makes it an ideal location for companies from defence and aerospace, engineering, auto and auto ancillaries, pharmaceuticals, agro and food processing. renewable energy, IT and electronics sectors to set up their

### **Vibrant Gujarat 2024**

# CM invites over 1,500 industrialists, investors

Bhupendra Patel underscores state's investor-friendly policies, highlights key projects like GIFT and Dholera SIR which are shaping emerging sectors

riday invited over 1,500 promient industrialists and investors. turing the Vibrant Guiarat Global Summit (VGGS) 2024 curtain-raisin event held in New Delhi. The 10th VGGS will be held in January 2024.

In his address, CM Bhupendra Patel underscored Gujarat's pivotal role in fostering new industries, advancing technologe, and generating employment oppor tunities. He hailed Guiarat as a beacon of development and most preferred investment destination due to its proactive policies, investor-friendly approach and robust industrial infrastructure

Themed 'Gateway to the Future,' the and establishing Dholera SIR as India's and investment-friendly policy. He said Minister Narendra Modi's vision of developed India by the year 2047

transformative projects such as GIFT City. ing sectors, including aircraft leasing.



Chief Minister Bhupendra Patel with delegates at the curtain-raising event of Vibrant Gujarat Global Summit to be held in January 2024, in New Delhi on Friday

region and a smart city of the future.

The event featured insights from CM Patel emphasised on Gujarat's con-Rajesh Kumar Singh, Secretary of DPRT, tributions to India's progress, highlighting Government of India, and \$1 Haider, the Chief Additional Chief Secretary of the Guiarat Chief Minister Bhusendra Pate Dholera SIR, DREAM City, Greenfield Industries Department, Guiarat, on Friday met Railway Board chairnerson Ports, and the Ahmedabad-Mumbai High- Additionally, prominent businessmen. Java Sinha on the sidelines of the Delhi Speed Rail initiative or the Bullet Train also shared their experiences related to the roadshow for the forthcoming Vibrant project. These projects are shaping emerg. Vibrant Summit. ICK Goenka, President of Guiarat Global summit 2024. The pro-ASSOCHAM and Chairman of Welspun gress of various railway projects in Gujarat

upcoming VGGS will boost Prime largest greenfield industrial investment. Gujarat and business are synonymous

#### Patel meets Railway Board

financing, and fintech hubs in GIFT City. Group praised Gujarat's business prowess were reviewed during the meeting. All

ted previous Congress-led go-

vernments saying India could

have begun semicon manu-

facturing in the 1960s, howe-

ver, the then governments

lacked will, efforts and ability

to understand India's potenti

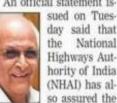
"India dreamed of semi-

### Rail link to Dholera SIR a priority for govt

TIMES NEWS NETWORK

Gandhinagar: The Union and the state governments will work to ensure quick rail connectivity for the Dholera special investment region

> An official statement issued on Tues-

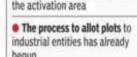


the National Highways Authority of India (NHAI) has al-

state government that it will prioritize construction of Ahmedabad to Dholera.

Chief minister Bhupendra Patel on Tuesday attended through video-conferencing the second meeting of the apex monitoring authority of the National Industrial Corridor Development Programme held in Delhi. Chief ministers and ties in India.

### **CM ON DHOLERA SIR** affordable rental housing model in



Dholera SIR has attracted investments for production of semiconductors, EV batteries, solar cells, and aerospace components

industries ministers of five presence of Union finance and corporate affairs minister Nirmala Sitharaman merce and industry Piyush

Corridor Development Programme is the central government's ambitious infrastructure initiative to develop futuristic industrial ci-

An official statement said other states virtually atten- that Patel informed the ded the meeting, held in the Union ministers about the progress made so far in the development of Dholera SIR including the construction of and Union minister of com- an airport, an expressway connecting Ahmedabad to Dholera and a railway line to connect the region with the Western Dedicated Freight

The chief minister urged the apex authority to consider including Mandal-Bechraji SIR in the Delhi-Mumbai

and also sought necessary approvals for the Ahmedabad-Dholera Semi High-Spe ed train project, the release said. Apprising the ministers

about the progress made in the development of Dholera SIR, a greenfield industrial smart city near Ahmedabad, Patel said the construction of various facilities in the activation area of the SIR is nearing completion and the process to allot plots to industrial entities has already begun.

Patel said that Dholera SIR has attracted investment for the production of semiconductors, EV batteries, solar cells and aerospace components, the release said.

He said that 600 units will be built under the affordable rental housing model of the Pradhan Mantri Awas Yojana in the activation area of the SIR, the release stated.

### 'India to soon become global power in semiconductor too'

### We Could Have Begun Chip Mfg In 1960s: Modi

TIMES NEWS NETWORK

Ahmedabad: India will soon become a global power in semiconductor manufacturing. said PM Narendra Modi, as he virtually performed the groundbreaking ceremony of Tata Group's semiconductor fabrication unit at Dholera in Gujarat on Wednesday. The day is not far when India becomes a global power in semiconductors, just like it has been a nuclear, digital and space power, the PM said.

Modi remotely laid the foundation stone of three semi- CG Power, Renesas Electroconductor projects worth Rs nics Corporation-Japan and 1.25 lakh crore -- a Rs91,000 crore chip fabrication unit of Ta- land in Sanand and Rs 27,000 ta Electronics Private Limi- crore Tata's OSAT facility in



PM Modi laid foundation stone of three semiconductor facilities through video conferencing on Wednesday

ted (TEPL) and Taiwan-based Powerchip Semiconductor Manufacturing Corporation (PSMC) at Dholera, a Rs 7,600 crore outsourced assembly and testing (OSAT) facility by Stars Microelectronics-Thai-

conductor manufacturing in the 1960s. Yet, the then governments did not capitalise on the opportunities available then The previous regime didn't find it urgent enough to act in this direction... Hiding behind India's poverty they overlooked opportunities for every modern technological investment that could have come to India. They only engine ered scams worth thousands of crores but couldn't invest thousands of crores in India. Modi said.

► Continued on P 2





adani







WWW.DHOLERAESTATES.COM

# DHOLERA ESTATES

Corp. Office: H Block | Plot No. 221 | Sector 63 | Noida | Gautam Buddha Nagar | Uttar Pradesh

Site Office: Survey No 467 | Cher Aakru Road | SIR Border | Phone: 93157-82996 | Email: info@dholeraestates.com

\*Disclaimer:\* The plans, specifications, images, brands, and other details provided herein are for general information purposes only and are subject to change without prior notice. The Developer/Owner/Architect reserves the right to make modifications or alterations in the interest of the project. This printed material does not constitute an offer or contract of any kind between the Developer/Owner and the recipient. Any purchase or lease of a unit in this development shall be governed solely by the terms and conditions set forth in the Agreement for Sale/Lease. The information contained in this material does not form part of any legal contract. Tolerance of +/- 2% in the unit areas may occur due to design and construction variances.