

**DHOLERA SIR**

Special Investment Region

First Planned Smart City of India

A New Gujarat,  
Within Gujarat

**DHOLERA METRO CITY - 5005**

3 BHK and 4BHK

Buy 1  
Get 1  
**FREE**  
Limited Offer!



Residential Plots, Villas & Bungalows

After Grand Success of

Dholera Metro City -1

Dholera Metro City-2

Dholera Metro City-3

Dholera Metro City-4

Dholera Metro City-5001

Dholera Metro City-5002

Dholera Metro City-5003

Dholera Metro City-5004

In The Vicinity of Dholera SIR

In The Vicinity of Dholera International Airport

Connected Near by Dholera-Ahmedabad Express Way

"Immediate Sale Deed Registration"

"N.A., N.O.C., Title Clear and Plan Pass"

Grab the Opportunity of

New Launching Dholera Metro City -5005"

- 100% Legal Documents
- Lowest rate in the Region
- Minimum Down Payment

- Best Location
- Loan without Documents
- EMI Option Available



# Gujarat - A Best Investment Destination in the WORLD

## Leveraging Strategic Location

Gujarat has a strategic location it is well connected to the major cities of the world both by air and sea routes.

- Gujarat has direct international flight connectivity to cities across Europe, Middle East, East Asia and America
- Gujarat has a coastline of 1600 km with 42 ports connecting to major sea-based trade routes and trade centres like Middle East, West Europe, Asia and upcoming destinations on the African Continent
- Gujarat as a gateway to landlocked states of India connecting to them by road, rail and air thereby providing a boost trading opportunities



## Gujarat is India's Economic Powerhouse



7.5%  
Gujarat's  
Contribution  
to India's  
GDP



17%  
Gujarat's  
Contribution  
to India's  
Industrial Output

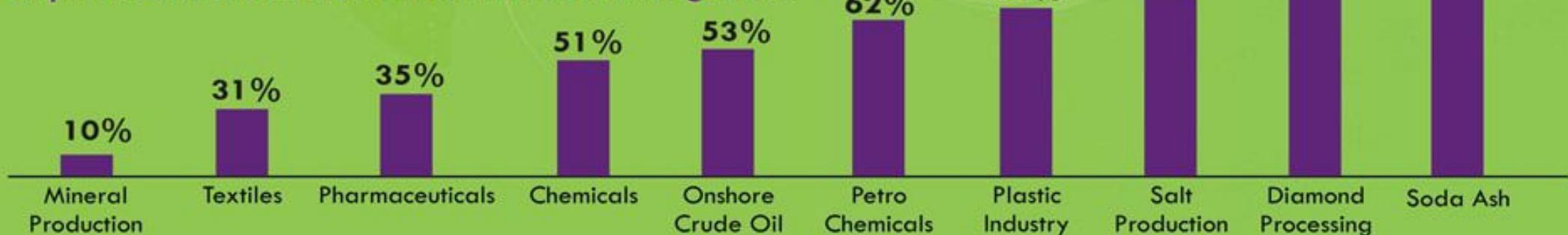


30%  
Gujarat's  
share in India's  
Stock Market  
Capitalization



9.5%  
Gujarat's  
share in  
India's  
Workforce

## Gujarat's Contribution to India's Manufacturing Sector





## “Dholera will be better developed than Delhi”

Stressing the need for developing urban and rural areas simultaneously, India's **Prime Minister Narendra Modi** said that port city of Dholera will be developed better than Delhi and six times bigger than Delhi and six times bigger than China's Financial Capital Shanghai. He said that at the end of a panel discussion on 'rurbanisation', organized as a part of a series of programmes heralding the Vibrant Gujarat Global Investors Summit.

The infographic is divided into three main sections:

- Why to Invest at Dholera SIR?** Shows a night view of the Shanghai skyline.
- 2 times bigger than DELHI** Shows a night view of the India Gate in Delhi.
- DHOLERA SMART CITY** Shows a conceptual architectural rendering of the Dholera Smart City with modern skyscrapers and infrastructure, featuring the "DHOLERA METRO CITY" logo.

Text overlays include:  
6 times bigger than SHANGHAI  
2 times bigger than DELHI  
DHOLERA SMART CITY  
What makes Gujarat's Dholera Smart City Investment Hotpot?

## Robust Infrastructure of Gujarat



Excellent road and rail connectivity  
- Bus rapid transit, METRO and other development projects in various urban centres



The state with one of largest wireless telecom markets in India (6.02% of total active subscriber base) and excellent broadband connectivity



The Power surplus state with an uninterrupted power supply in every town and village



The only Indian state have a state-wide integrated gas grid of 2,500 km 2 LNG terminals



A State with highest number of ports having 41 minor and 1 major port with connectivity across all the global ports



Excellent Air connectivity  
16 domestic Airport and 1 International Airport

## Social Infrastructure

Ahmedabad voted 3<sup>rd</sup> Fastest growing city of the world by Forbes

- Gujarat is home to some of the best educational institutes in India - Indian Institute of Management, Ahmedabad National Institute of Design, Indian Institute of Technology
- Gujarat is the first stat in the country to successfully implement the Bus Rapid Transit System (BRTS) in Ahmedabad
- Projects like Sabarmati River Front Development are unique to Gujarat with the aim of Creating quality space for cultural and recreational activities
- Surat, Vadodara and Rajkot are ranked amongst the fastest growing cities of India

## FASTEST-GROWING CITIES OF THE WORLD

01. Chengdu, China
02. Chongqing, China
- 03. AHMEDABAD, INDIA**
04. Santiago, Chile
05. Raleigh Durham North Carolina
06. Tel Aviv, Isreal
07. Kaula Lumpur, Malaysla
08. Suzhou, China
09. Hanoi, Vietnam
- 10. CHENNAI, INDIA**



## Futuristic Vision for Development

### Futuristic Vision for Development Blueprint for Infrastructure in Gujarat BIG 2020

Gujarat has envisioned a future and documented a vision BIG 2020. The new vision comprises investments of approximately USD 225 billion in various sectors like :

- Dholera SIR
- Other SIRs, Industrial Nodes, Logistics Parks & SEZs within the Delhi Mumbai Industrial Corridor
- Industrial Parks
- Roads, Ports, Railway, Airport
- Urban Infrastructure, Water Supply
- Tourism



## Landmark Development

### Dholera Special Investment Region (DSIR)

**Dholera SIR is Developed with a vision to create world class centre of industrial excellence and economic activity. This is one of the first SIR in the state after the SIR Act was passed in Gujarat**

#### Dholera SIR: Ideally located, Widely Connected

- Total Area 903 Sq. kms: a green field location
- Developable area : 547 sq. kms.
- Economic activity area : 377 sq. kms
- High Access Corridor : City Center, Industrial, Logistic, knowledge and IT, recreation & Sports, Entertainment
- World-class infrastructure & connectivity
- Central spine express way and Metro Rail to link the SIR with Mega Cities
- Airport and Sea port in the Vicinity
- Proximity to mega cities : Ahmedabad, Bhavnagar, Rajkot & Vadodara



## Opportunities in Dholera SIR

To build the Industrial Parks, Townships, Knowledge Cities

To Develop basic Infrastructure : Road, Rail, Hospital, Water, Sanitation, Tourism & Hospitality

Set up a Metro Rail system and an International Airport

Potential for development as a multi-modal transportation hub due to proximity to most of the north Indian States

A new Gujarat  
within Gujarat



"Gujarat has had a strong industrial base. In recent years, it has made an impressive progress from industrial clusters and estates to Special Economic Zones. Now, it graduates to Special Investment Region. You can foresee. It will be a New Gujarat within Gujarat"

**Shri Narendra Modi**  
**hon'ble Prime Minister of India**

# **Bigger than the Biggest Development in The World**

**Dholera International Airport** (Cargo cum Passenger)

- New International Airport on the Northern tip, 1 kms away of SIR
  - 9200hectors Government land reserved by the state Govt of Gujarat
  - DPR under preparation by Airport Authority of India
  - Site suitability established by Airport Authority of India
  - Well connected with proposed six lane express way & Metro Rail upto Ahmedabad and Gandhinagar
  - SPV has been formed by GoG
  - Cargo as well as Passenger Airport facility will be available



## Road Connectivity



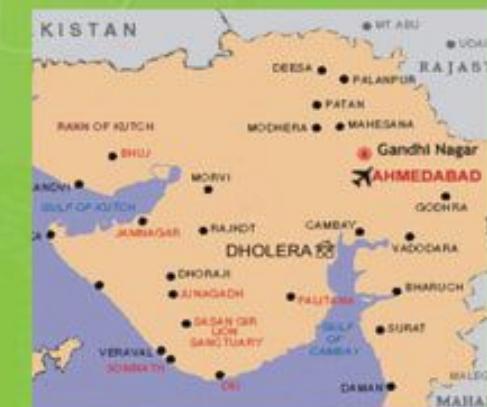
Rail Connectivity



## Sea Connectivity



## Air Connectivity



**Some Anchor Investors names who have signed MoUs with  
Govt. Of Gujarat during Vibrant Gujarat Summit (2009, 2011 & 2013) for Dholera (SIR)**



HCC USEL



Zydus  
Cadila



**DHOLERA SIR**  
Infra Development Limited  
ISO 9001 Certified Company



J.M. BAXI & CO.



# AN OVERVIEW OF THE DEVELOPMENT PROCESS AND PROJECTS IN D-SIR

**TOWN PLANNING SCHEMES :** As a part of micro level planning the entire DSIR urban development area is divided into six Town Planning Schemes, of which Town Planning Scheme 1 (TP1-51 sq.km) and Town Planning Scheme 2 (TP2-102 sq km) covering total area of about 150 sq km, are prioritised.

**PROSPECTIVE PROJECTS :** Various Projects to be taken up in Dholera SIR in the first phase are listed below. (Value amounting to approx. INR 28000 Crores.)

## Roads & Bridges



Envisaged 521 kms of roads comprising main carriageway, service roads, foot path, cycle track, plantation strip, street lighting and Bridges of area approx 60000 sqm in TP1, TP2E & TP2W.

## Power Transmission and Distribution



Effective power infrastructure will contribute to the economic prosperity of DSIR. This will be achieved through the development of sustainable state of the art infrastructure for power generation, transmission and distribution

- Source power for TP1 & Tp2 (Phase 1 of the DSIR development) locally from Gujarat Grid
- Plan for thermal and/or gas power plant for Phase 2 expected to create a separate Special Purpose Vehicle (SPV) for generation
- 400 kV transmission lines are expected to run around the periphery of DSIR
- Power infrastructure will be built around energy saving smart technologies Smart metering for consumers (electricity and gas).
- Form SPV with a local distribution company.

**Solid Waste Management :** Estimated municipal waste amounting to 500 tpd to convey and segregate by an automatic segregation plant. Waste-to-Energy treatment would be considered and the ash generated would be disposed only in the landfill.

## Raw Water & Portable Water



The raw water conveyance arrangements from Perie together with intake structure, pumping stations, raw transmission line, water treatment plant, potable water transmission main, MBRs & distribution network.

## Information and Communication Technology (ICT)



Information and communication technology (ICT) covers the development of comprehensive voice, data, video and IT infrastructure, aided with present day applications for education, local governance, medical support, transportation, data mining, efficient buildings, building/home security, etc.

The objective of the ICT project is to build a smart, attractive modern city of Dholera that will provide attraction to the economic development of the region. ICT infrastructure is envisaged to boost sustainable economic development and a high quality of life for the residents, with efficient management of the city's infrastructure. The smart city concept supported by ICT will bring high efficiency and active citizen participation.

## Industrial Effluent collection system



Formation of industrial effluent collection system network, effluent treatment plants in TP1 & TP2E and effluent out fall.

## Storm Water collection system



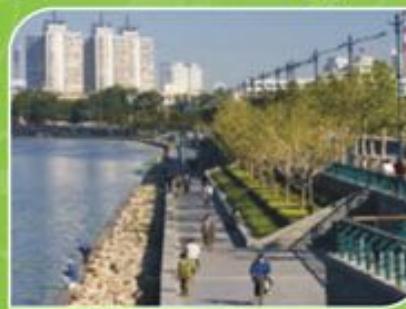
Formation of collection system of storm water run off within TP areas through RCC pipeline network & disposal.

## Administrative and Business Centre of Dholera (ABCD)



ABCD is proposed as abutting the expressway within TP2W, to serve as administrative functions of the city. DSIRDA building envisaged with a LEED GOLD rated building.

## River Training / Bunding



DSIR is located in the flood plain of three rivers, from Sukhabhadar River in the north to the Lika and Utavli at the south. River training and bunding necessitated along the river course for 200 km in length for flood protection.

## Waste Water Treatment & Recycle



Wastewater from AMC Vasnato TP1 tertiary treatment plant and to store in MBRs for industrial & agriculture purposes..

## Domestic Sewage Collection System



Formation of domestic sewage collection system network, sewage treatment plant, distribution network for conveyance of treated water for industrial & agriculture use.

## Linked Projects



### Central Spine Road (Sh6)

The Gujarat State Road Development Corporation Limited (GSRDC) is developing an access controlled expressway



### MRTS (Metro Train)

Mass Rapid Transit System (MRTS) between Ahmedabad and DSIR is part of the plan to develop self-sustainable rail based transportation system in order to provide connectivity both within DSIR and between DSIR and Ahmedabad.

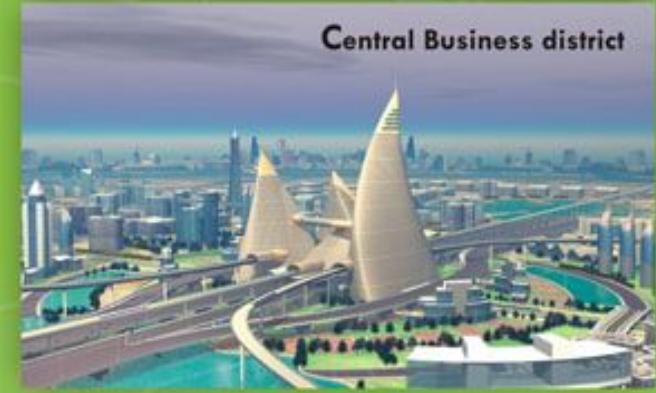
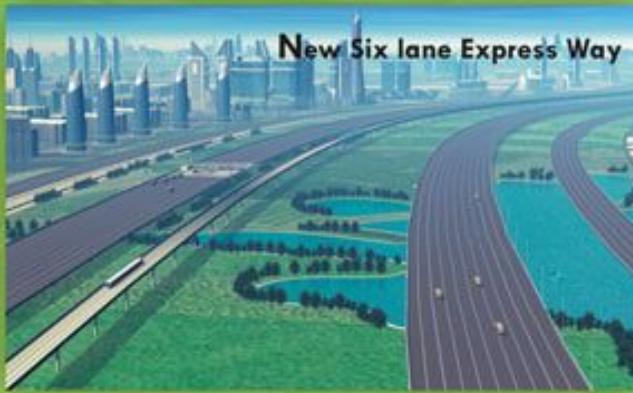


### Airport

Greenfield international airport is proposed on northern side of DSIR located at approx. 1 Km from DSIR boundary.

between Ahmedabad & DSIR to serve as a central spine road for DSIR.

# Mega Projects of Dholera Special Investment Region



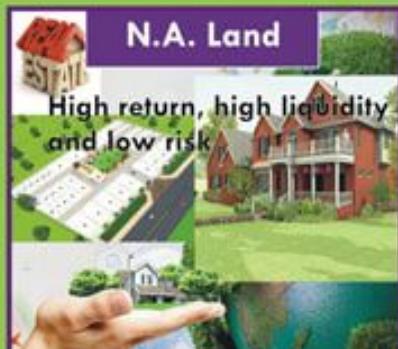
### Equity Market



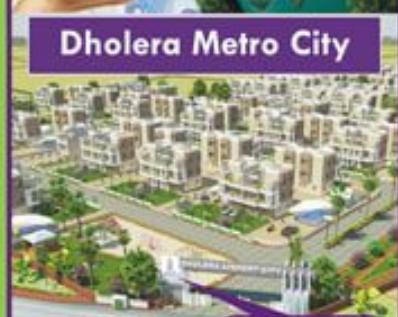
### Gold



### N.A. Land



### Dholera Metro City



**Best Investment**

# “Grab an Investment Opportunity which is Capable enough for doubling your Money in just Couples of Years”

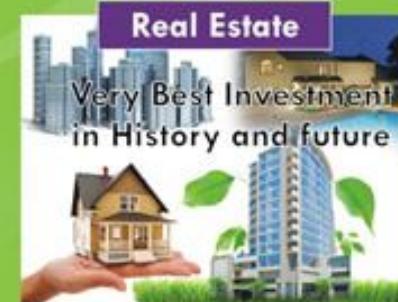
### Bond/Bank Fix deposit



Let's Start to think on Basic Ideas for Investment !!

No.	Investment Option	Risk	Liquidity	Return
1.	Equity Market	High	High	Medium to High
2.	Bond/Bank Fix deposit	Low	High	Very Low
3.	Gold	Low to Medium	High	Low to Medium
4.	Real Estate	Very Low	Low to Medium	High

### Real Estate



Land does not increase on the earth but its demand always increase due to population growth, so Real estate is the very best option across History as well as in future too.

No.	Investment Option	Risk	Liquidity	Return
1.	Constructed Property	High	High	Medium
2.	N.A. Land	Low	Medium to High	High
3.	Agriculture Land	Low	Low	Low

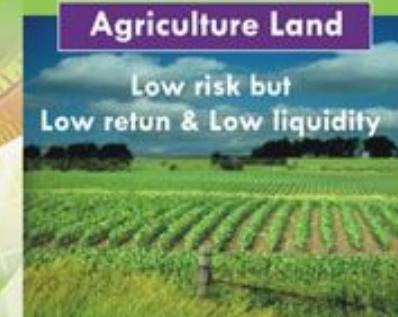
### Constructed Property



Let us find out the best Investment destination for N.A. Land Investment



### Agriculture Land

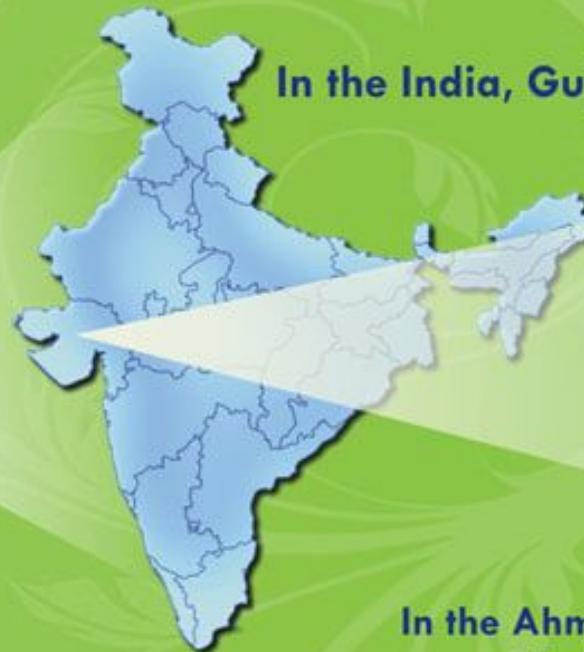


# Where is the Best Real Estate Investment Destination Today !!

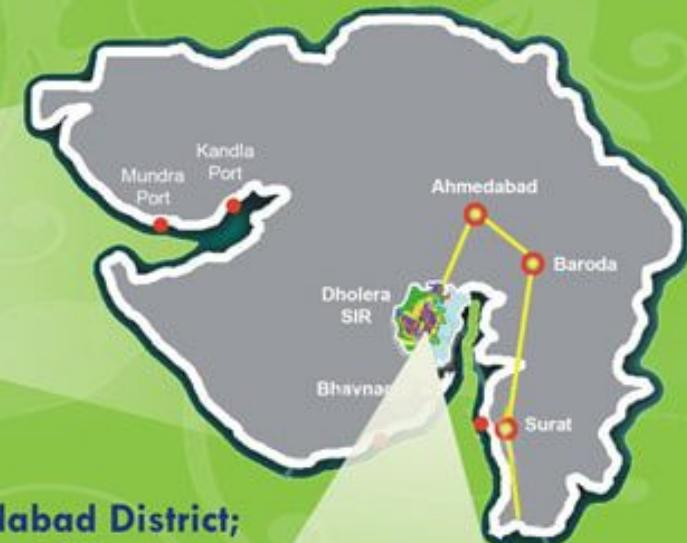
In the World, India



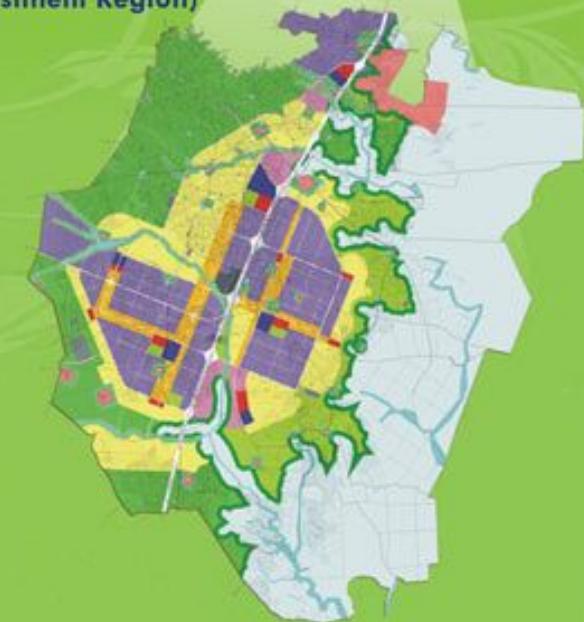
In the India, Gujarat



In the Gujarat, Ahmedabad



In the Ahmedabad District;  
**Dholera SIR**  
(Special Investment Region)



Let us find out Best Developers at Dholera Special Investment Region (To know the comparison Details, kindly visit [www.dholerametrocity.com](http://www.dholerametrocity.com) )



## SIX STEPS APPROCH OF INVESTMENT DECISION

A

Estimate Your real estate investment budget



B

Identify best real estate investment Destination



C

Identify qualified Developer



D

Select the property for investment



E

Pay through online Payment Options



F

Enjoy Your  
Peaceful Life  
by Appreciation



## IT'S REALITY



### 100% No Question asked Money Back Guarantee

1. It's Simple, Transparent, legal, best profitable Investment option for you
2. You have seen Real Estate Investment Opportunities in this Brochure
3. You witnessed of our Company's Legal Documentation Proofs
4. You saw what **DHOLERA SIR Infra Development** is doing right now & how its performing
5. You have seen our Company's current & future investment commitment MoU signed with Government of Gujarat

#### BUT...

It doesn't matter what **we think** how Dholera Metro City is performing for us & our existing Investors.....

It only matters what **you think !!**

For any reason, if you feel that "Dholera Metro City" is not best investment options for you,

We assured 100% Money back Guarantee within the first 30 days from the booking for a complete no questions asked refund

Hurry up and visit [www.dholerametrocity.com](http://www.dholerametrocity.com) >> Booking Status page to hold Your Choice of Property by just paying Rs. 10,000 right now, still its available



Come to **Dholera Metro City** and would come in terms with real meaning of weekend living. Through far from the boisterous Ahmedabad. Dholera Metro City has its own charm of being present at **Dholera SIR**. What makes it so unique is its close proximity to the Dholera Airport. So, cherish your dream of lying casually on a weekend on your terrace and watch your worries fly away just like the Airplanes

# DHOLERA METRO CITY -5005 ARIAL VIEW



Residential Plots, Villas & Bungalows

3 BHK & 4 BHK

sold  
out

Dholera Metro City -5004



Booking  
Open

Dholera Metro City -5005



# DHOLERA METRO CITY -5005 ARIAL VIEW WITH PLOTS



Residential Plots, Villas & Bungalows

**3 BHK & 4 BHK**





Total Sq Yard  
1,01,236.49

## DHOLERA METRO CITY-5005 PLOT AREA

Total Sq Feet  
9,11,128.43

Plot No	Area Sq Yard	Area Sq Feet	Plot No	Area Sq Yard	Area Sq Feet	Plot No	Area Sq Yard	Area Sq Feet	Plot No	Area Sq Yard	Area Sq Feet	Plot No	Area Sq Yard	Area Sq Feet
1	368.48	3316.34	41	187.35	1686.17	81	187.35	1686.17	121	187.35	1686.17	161	187.35	1686.17
2	311.64	2804.77	42	187.35	1686.17	82	187.35	1686.17	122	187.35	1686.17	162	187.35	1686.17
3	311.64	2804.77	43	187.35	1686.17	83	187.35	1686.17	123	187.35	1686.17	163	187.35	1686.17
4	311.64	2804.77	44	187.35	1686.17	84	187.35	1686.17	124	187.35	1686.17	164	187.35	1686.17
5	311.64	2804.77	45	187.35	1686.17	85	187.35	1686.17	125	187.35	1686.17	165	225.49	2029.41
6	311.64	2804.77	46	187.35	1686.17	86	187.35	1686.17	126	187.35	1686.17	166	268.61	2417.51
7	311.64	2804.77	47	187.35	1686.17	87	187.35	1686.17	127	175.00	1575.02	167	187.35	1686.17
8	311.64	2804.77	48	187.35	1686.17	88	187.35	1686.17	128	184.41	1659.69	168	187.35	1686.17
9	311.64	2804.77	49	187.35	1686.17	89	298.11	2683.00	129	187.35	1686.17	169	187.35	1686.17
10	311.64	2804.77	50	257.76	2319.85	90	387.90	3491.08	130	187.35	1686.17	170	187.35	1686.17
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37	187.35	1686.17	77	187.35	1686.17	117	187.35	1686.17	157	187.35	1686.17	197	344.18	3097.58
38	187.35	1686.17	78	187.35	1686.17	118	187.35	1686.17	158	187.35	1686.17	198	344.18	3097.58
39	187.35	1686.17	79	377.74	3399.66	119	187.35	1686.17	159	187.35	1686.17	199	306.13	2755.19
40	187.35	1686.17	80	414.47	3730.25	120	187.35	1686.17	160	187.35	1686.17	200	306.13	2755.19

Residential Plots, Villas & Bungalows



## **3 BHK & 4 BHK**

## Residential Plots, Villas & Bungalows

**Buy 1  
Get 1  
FREE**

Limited Offer!

**Booking  
Open**

**Villas & Bungalows**

**FREE Limited Offer!**

294	319	320	346	347	374	348	373	349	372	350	371	351	370	352	369	353	368	354	367	355	366	356	365	357	364	358	363	359	362	360	361	385	386	384	387	383	388	382	389	381	390	380	391	379	392	378	393	377	394	376	395	375	396	398	419	397	420	400	417	401	416	402	415	403	414	404	413	405	412	406	411	407	410	408	409	421	450	422	449	423	448	424	447	425	446	426	445	427	444	428	443	429	442	430	441	431	440	432	439	433	438	434	437	435	436	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465
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293	281	280	24.61 Feet Wide Road	268	267	24.61 Feet Wide Road	256	255	24.61 Feet Wide Road	244	243	24.61 Feet Wide Road	232	231	24.61 Feet Wide Road	220	219	24.61 Feet Wide Road	207	206	24.61 Feet Wide Road
292	282	279		269	266		257	254		245	242		233	230		221	218		208	205	
291	283	278		270	265		258	253		246	241		234	229		222	217		209	204	
290	284	277		271	264		259	252		247	240		235	228		223	216		210	203	
289	285	276		272	263		260	251		248	239		236	227		224	215		211	202	
288	286	275		273	262		261	250		249	238		237	226		225	214		212	201	
	287	274																	213	200	

### N.A., N.O.C., Title Clear and Plan Pass

**Lowest Price in the Region**

Total Sq Yard : 1,01,236.49

**DHOLERA METRO CITY-5005 PLOT AREA**

Total Sq Feet : 9,11,128.43

Plot No	Area Sq Yard	Area Sq Feet	Plot No	Area Sq Yard	Area Sq Feet	Plot No	Area Sq Yard	Area Sq Feet	Plot No	Area Sq Yard	Area Sq Feet	Plot No	Area Sq Yard	Area Sq Feet	Plot No	Area Sq Yard	Area Sq Feet	Plot No	Area Sq Yard	Area Sq Feet	Plot No	Area Sq Yard	Area Sq Feet
200	293.17	2638.53	230	192.17	1729.55	260	192.17	1729.55	290	218.70	1968.30	320	348.94	3140.42	350	192.17	1729.55	380	192.17	1729.55	410	192.17	1729.55
201	192.17	1729.55	231	299.53	2695.79	261	253.59	2282.31	291	222.85	2005.67	321	192.17	1729.55	351	192.17	1729.55	381	192.17	1729.55	411	192.17	1729.55
202	192.17	1729.55	232	299.53	2695.79	262	307.43	2766.90	292	226.91	2042.17	322	192.17	1729.55	352	192.17	1729.55	382	192.17	1729.55	412	192.17	1729.55
203	192.17	1729.55	233	192.17	1729.55	263	192.17	1729.55	293	365.14	3286.27	323	192.17	1729.55	353	192.17	1729.55	383	192.17	1729.55	413	192.17	1729.55
204	192.17	1729.55	234	192.17	1729.55	264	192.17	1729.55	294	222.22	1999.96	324	192.17	1729.55	354	192.17	1729.55	384	192.17	1729.55	414	192.17	1729.55
205	192.17	1729.55	235	192.17	1729.55	265	192.17	1729.55	295	192.17	1729.55	325	192.17	1729.55	355	192.17	1729.55	385	299.53	2695.79	415	192.17	1729.55
206	299.53	2695.79	236	192.17	1729.55	266	192.17	1729.55	296	192.17	1729.55	326	192.17	1729.55	356	192.17	1729.55	386	299.53	2695.79	416	192.17	1729.55
207	299.53	2695.79	237	246.34	2217.08	267	299.53	2695.79	297	192.17	1729.55	327	192.17	1729.55	357	192.17	1729.55	387	192.17	1729.55	417	192.17	1729.55
208	192.17	1729.55	238	279.69	2517.25	268	299.53	2695.79	298	192.17	1729.55	328	192.17	1729.55	358	192.17	1729.55	388	192.17	1729.55	418	192.17	1729.55
209	192.17	1729.55	239	226.79	2041.14	269	192.17	1729.55	299	192.17	1729.55	329	192.17	1729.55	359	192.17	1729.55	389	192.17	1729.55	419	192.17	1729.55
210	192.17	1729.55	240	226.79	2041.14	270	192.17	1729.55	300	192.17	1729.55	330	192.17	1729.55	360	299.53	2695.79	390	192.17	1729.55	420	284.60	2561.37
211	192.17	1729.55	241	226.79	2041.14	271	192.17	1729.55	301	192.17	1729.55	331	192.17	1729.55	361	299.53	2695.79	391	192.17	1729.55	421	195.96	1763.63
212	192.17	1729.55	242	226.79	2041.14	272	192.17	1729.55	302	192.17	1729.55	332	299.53	2695.79	362	192.17	1729.55	392	192.17	1729.55	422	192.17	1729.55
213	245.55	2209.99	243	356.16	3205.47	273	342.75	3084.71	303	192.17	1729.55	333	299.53	2695.79	363	192.17	1729.55	393	192.17	1729.55	423	192.17	1729.55
214	365.12	3286.09	244	356.16	3205.47	274	204.57	1841.14	304	192.17	1729.55	334	192.17	1729.55	364	192.17	1729.55	394	192.17	1729.55	424	192.17	1729.55
215	192.17	1729.55	245	226.79	2041.14	275	192.17	1729.55	305	192.17	1729.55	335	192.17	1729.55	365	192.17	1729.55	395	192.17	1729.55	425	192.17	1729.55
216	192.17	1729.55	246	226.79	2041.14	276	192.17	1729.55	306	299.53	2695.79	336	192.17	1729.55	366	192.17	1729.55	396	278.91	2510.16	426	192.17	1729.55
217	192.17	1729.55	247	226.79	2041.14	277	192.17	1729.55	307	299.53	2695.79	337	192.17	1729.55	367	192.17	1729.55	397	284.60	2561.37	427	192.17	1729.55
218	192.17	1729.55	248	226.79	2041.14	278	192.17	1729.55	308	192.17	1729.55	338	192.17	1729.55	368	192.17	1729.55	398	192.17	1729.55	428	192.17	1729.55
219	299.53	2695.79	249	257.49	2317.43	279	192.17	1729.55	309	192.17	1729.55	339	192.17	1729.55	369	192.17	1729.55	399	192.17	1729.55	429	192.17	1729.55
220	299.53	2695.79	250	219.49	1975.39	280	299.53	2695.79	310	192.17	1729.55	340	192.17	1729.55	370	192.17	1729.55	400	192.17	1729.55	430	192.17	1729.55
221	192.17	1729.55	251	192.17	1729.55	281	299.53	2695.79	311	192.17	1729.55	341	192.17	1729.55	371	192.17	1729.55	401	192.17	1729.55	431	192.17	1729.55
222	192.17	1729.55	252	192.17	1729.55	282	192.17	1729.55	312	192.17	1729.55	342	192.17	1729.55	372	192.17	1729.55	402	192.17	1729.55	432	192.17	1729.55
223	192.17	1729.55	253	192.17	1729.55	283	192.17	1729.55	313	192.17	1729.55	343	192.17	1729.55	373	192.17	1729.55	403	192.17	1729.55	433	192.17	1729.55
224	192.17	1729.55	254	192.17	1729.55	284	192.17	1729.55	314	192.17	1729.55	344	192.17	1729.55	374	333.67	3003.05	404	192.17	1729.55	434	192.17	1729.55
225	317.35	2856.17	255	299.53	2695.79	285	192.17	1729.55	315	192.17	1729.55	345	192.17	1729.55	375	278.91	2510.16	405	192.17	1729.55	435	299.53	2695.79
226	254.40	2289.57	256	299.53	2695.79	286	192.17	1729.55	316	192.17	1729.55	346	206.99	1862.94	376	192.17	1729.55	406	192.17	1729.55	436	299.53	2695.79
227	192.17	1729.55	257	192.17	1729.55	287	239.86	2158.78	317	192.17	1729.55	347	283.69	2553.24	377	192.17	1729.55	407	192.17	1729.55	437	192.17	1729.55
228	192.17	1729.55	258	192.17	1729.55	288	417.37	3756.33	318	192.17	1729.55	348	192.17	1729.55	378	192.17	1729.55	408	299.53	2695.79	438	192.17	1729.55
229	192.17	1729.55	259	192.17	1729.55	289	214.70	1932.31	319	272.26	2450.30	349	192.17	1729.55	379	192.17	1729.55	409	299.53	2695.79	439	192.17	1729.55

Express Highway

Metro Train

Railway Station

Café Area

- 15 Minutes

- 10 Minutes

- 05 Minutes

- 05 Minutes

New International Airport

International School

Dholera Village

Dhandhuka Village

- 15 Minutes

- 05 Minutes

- 15 Minutes

- 15 Minutes

Hotel

State Highway No.-6

State Highway No. 36

-

- 05 Minutes

- 5 Minutes

- 10 Minutes

-

# Amenities and Services

1. Plan Pass, Non Agriculture, N.O.C. Title Clear Residential Plots.
2. Plot Area onward 198.39 sq. yard is available.
3. Well manicured greenery and integrated landscaping with special structures.
4. Separate Club house of Society, offering Indoor sports facilities, Health Center with Modern Facilities
5. Gym equipments and a Special Hall for celebrations and Meeting.
6. Tree Plantation Lined Internal Roads for Green and Natural Environment.
7. Street Lights System on every internal Road.
8. Provision for water supply through borewell.
9. Party Celebration Place with setting arrangement for all.
10. Meditation Area arrangement.
11. Round the clock security.
12. Attractive entrance Gate.
13. Landscape lush green Garden.
14. Children Play Area.
15. Drainage facility.
16. Designer Gazebos at different locations.
17. Senior citizen Sitting Area and benches.
18. Open Air Theater.
19. Walkway for Jogging.
20. Electricity facility up to each plots
21. Every Plot to be allocated, demarcated properly with Constructed Boundary.



A golden opportunity for industrial investor to own titled cleared private land in Dholera SIR.



## Our Projects



### DHOLERA METRO CITY

Residential Plots, Villas & Bungalows  
[www.dholerametrocity.com](http://www.dholerametrocity.com)



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### DHOLERA METRO CITY 5001

Residential Plots, Villas & Bungalows  
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### DHOLERA METRO CITY 5002

Residential Plots, Villas & Bungalows  
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### DHOLERA METRO CITY 5003

Residential Plots, Villas & Bungalows  
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### DHOLERA METRO CITY 5004

Residential Plots, Villas & Bungalows  
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### Dholera SIR PROPERTY

Residential, Commercial & Industrial Land  
(N.A., N.O.C., Title Clear)  
[www.dholerasirproperty.com](http://www.dholerasirproperty.com)

## Testimonials



"I am based in Noida. Getting a good and trustworthy land dealer/agent is a big deal here. I had a very pleasant experience dealing with Dholera Metro City. They are very adjusting, professional and transparent. I wish them the very best for future"

Name:- Indra Agrawal

Plot no.: - 60

Education Qualification:- B.E.

Designation/Occupation:- Software Professional

"The Dholera City project team is really very efficient and active in marketing. I had very pleasant experience to deal with Patel Brothers. All the Directors have professional approach in the deal. Mr. Ankit a very young and dynamic Director explained the project and its future prospects very well.

The senior Director Mr. Dhirubhai is really a man of hi-tech. He has used the hi-tech in explaining the project, its future and its probabilities of appreciation in value, because of Government policy of developing that area. We have purchased five plots in our group because we are convinced about the prospects of the Dholera Metro City Development. I wish grand success for the project "

Name:- CA. Dr. Ashokkumar Nensukh Pagariya & Group,

Plot no.: - 6B /7/8 Education Qualification:- M.Com ,LL.B ,FCA, PhD

## Amenities & Services





**3 BHK and 4BHK**

**Add More Vigour To Your Weekend Living**

## FLOOR PLAN

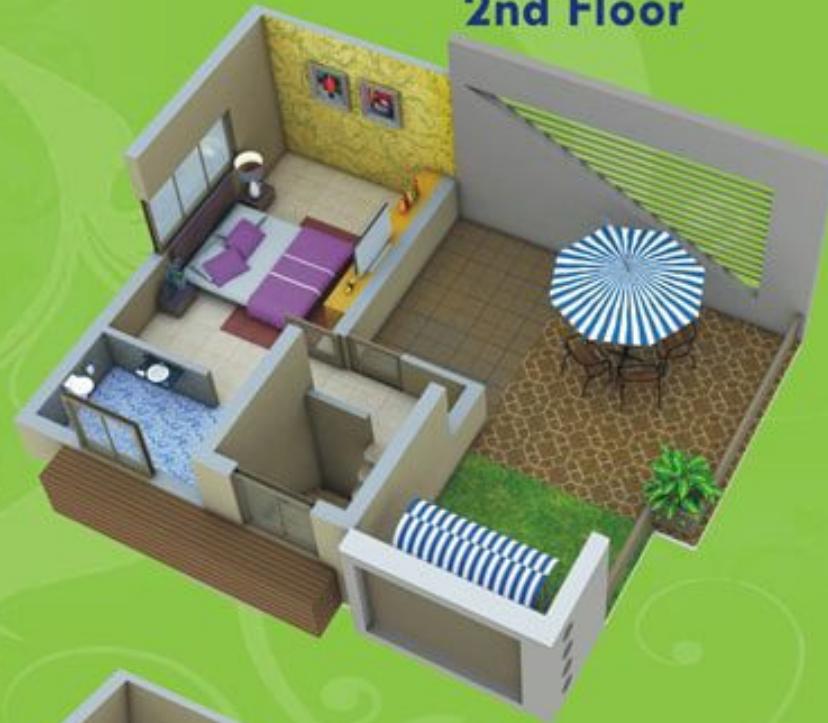


Ground Floor

**3 BHK and 4BHK**



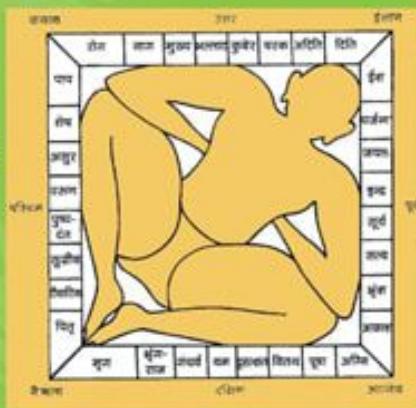
1st Floor



2nd Floor

## Luxury Home with Best Return of Your Investment

**Luxury home** is an attractive abode equipped with all facilities where you can spend your holidays and weekend days in exclusivity with the people you most in the vast green surroundings.



Vastu Compliance

At "Dholera Metro City" we provide you your own private resort in the natural habitat beyond want you could conceive because it is located away from hue and cry of the polluted vicinities where you will like to breath from the heavenly breezes and hear the sound of nature in the chirping of birds. We can assure you of an experience of enchanting living and unrivaled Luxury at your own exotic locale by having your own nest amidst greens of the island.

Come and pick your desired piece where you can spend your lazy weekend evening with your family and just with your worries fly away with Airplane. Yes, with your capital asset investment appreciation.



## Our Esteem Investors World Wide

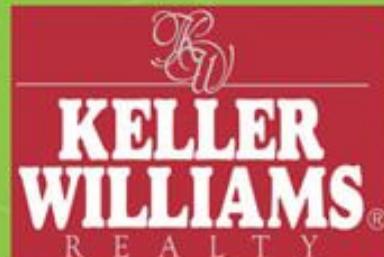


## Our Esteem Investors across India



## We are the Member of

Member of



## Our Strength



Transparent



Trademark



Corporate Banking



Approved



High Return



ISO Certified Organisation



Legal



Secure



Signed MoUs with Govt. of Gujarat



M/S Jigar Shah & Associates

Statutory Auditors



Ketan K. Patel  
(M/s. Akshat Priority)

Structural Consultant



Dr. Dinesh Goswami  
(M/s. SIGMA BIOTECH )

Landscape Coordinator



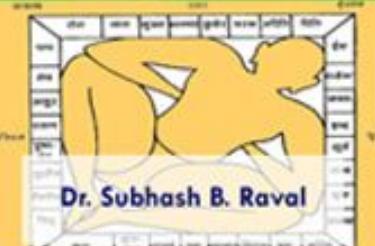
Mr. Mukund N Jani

Notary & Advocate



Manoj L. Kanani  
(M/s. Akshat Priority)

Architect



Dr. Subhash B. Raval

Vastu Consultant

## Amenities & Services



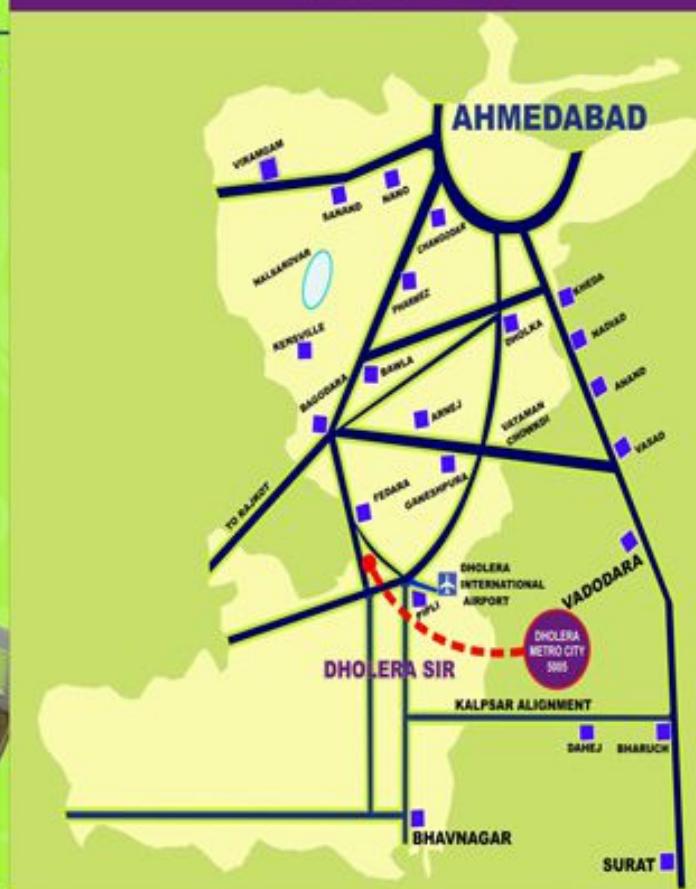
## Floor Plan



1st Floor

2nd Floor

## LOCATION MAP



## SITE ADDRESS

Opp. Proposed New International Airport, on State Highway No. 6 (New Express Way)  
Ahmedabad-Bagodara-Pachchham

Village : Pachchham, Taluka : Dhandhuka, District : Ahmedabad, GUJARAT

## CORPORATE HOUSE

Plot No. 337, Sector-8, Gandhinagar, 382 008,  
Mobile : +91-9978952340, +91-9978944715, Toll Free No. : 18004190341  
E-mail : info@dholerametrocity5005.com, Website : www.dholerametrocity.com



Websites of Our Group

## Group of Experts in Dholera Metro city Project

Architect :	Mr. Manoj L Kanani (M/s. Akshat Priority)
Landscape Coordinator :	Dr. Dinesh Goswami (M/s. SIGMA BIOTECH)
Structural Consultant :	Ketan K Patel (M/s. Akshat Priority)
Legal Advisor :	Mukund N Jani (Notary & Advocate, Dhandhuka)
Vastu Consultant :	Dr. Subhash B Raval



Invest in Dholera SIR, Invest in your Future



WELCOME HOME

**DC**  
**DHOLERA SIR**  
Infra Development

Registered Office/ Corporate House

Plot No. 337, Sector - 8,

Gandhinagar, 382 008

✉ : +91-9978952340, 9978944715

✉ : [info@dholerametrocity5005.com](mailto:info@dholerametrocity5005.com)

✉ : [www.dholerametrocity.com](http://www.dholerametrocity.com)