

### Gujarat - A Best Investment Destination in the WORLD Gujarat **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. New York Gujarat has direct international flight connectivity to cites 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 Sea-based trade destinations-West Europe, Middle East, Asia Destination of growing potential - Africa

### **Gujarat** is India's Economic Powerhouse



7.5%
Gujarat's
Contribution
to India's
GDP



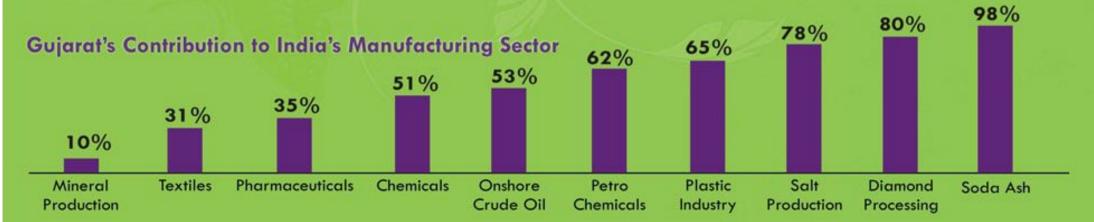
17%
Gujarat's
Contribution
to India's
Industrial Output



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



9.5% Gujarat's share in India's Workforce





## "Dholera will be better developed then 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.



# 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-wideintegrated 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. Chongquing, 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 basis Infrastructure : Road, Rail, Hospital, Water, Sanitation, Tourism & Hospitality

Set up a Metro Rail system and an International Airport Potential for development as a multi-model 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 mode 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

#### **Road Connectivity**



### halang L. . . . . Airmark (Company Bassansa)

Bigger than the Biggest Development in The World

### Dholera International Airport (Cargo cum Passanger)

- 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



#### **Rail Connectivity**



#### Sea Connectivity



#### Air Connectivity









GUJARAT 2011

















### 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 Projectto 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 aprox 60000 sqm in TP1, TP2E & TP2W.

### Raw Water & Portable Water



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

### 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.

### 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.

**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.

### ( Industrial Effluent collection system



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

### 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.

### 



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

### **Linked Projects**



Central Spine Road (Sh6)

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



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

### Storm Water collection system



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

### River Training / Bunding



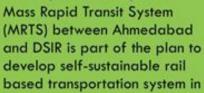
DSIR is located in the flood plain of three rivers, from Sukhbhadar River in the north to the Lilka and Utavli at the south. River training and bunding necessitated along the river course for 200 km in length for flood protection.

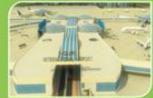
### O Domestic Sewage Collection System



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

#### MRTS (Metro Train)





Airport

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

order to provide connectivity both within DSIR and between DSIR and Ahmedabad.

### Mega Projects of Dholera Special Investment Region

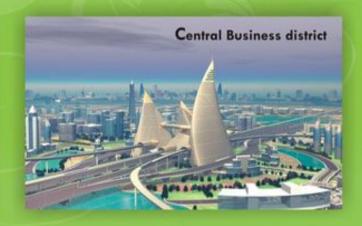




















Gold

Very high volatile market now a days

## "Grab an Investment Opportunity which is Capable enough for

## doubling your Money in just Couples

of Years"



### 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



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

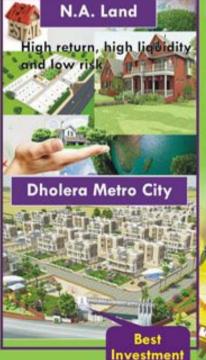


**Agriculture Land** 

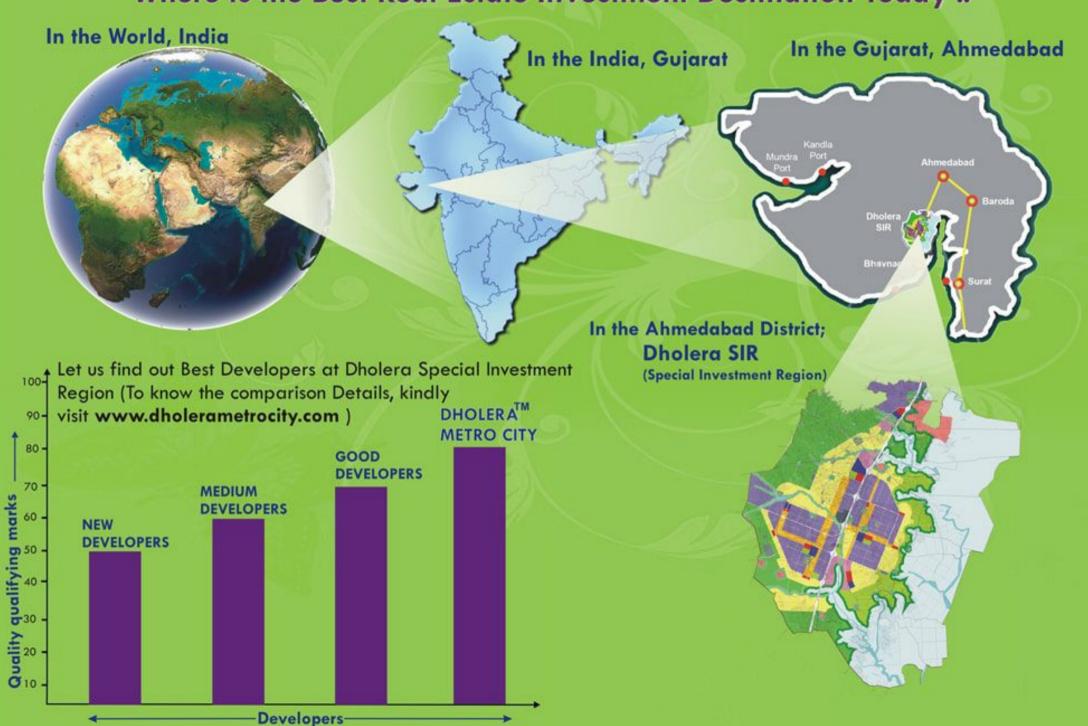
Low risk but

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





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



#### SIX STEPS APPROCH OF INVESTMENT DECISION

A Estimate Your real estate investment budget

Identify best real estate investment Destination

C Identify qualified Developer

Select the property for investment

Pay through online Payment Options



### IT'S REALITY

### 100% No Question asked Money Back Guarantee

- It's Simple, Transparent, legal, best profitable Investment option for you
- You have seen Real Estate Investment Opportunities in this Brochure
- 3. You witnessed of our Company's Legal Documentation Proofs
- You saw what <u>DHOLERA SIR Infra Development</u> is doing right now & how its performing
- 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 >> Booking Status page to hold Your Choice of Property by just paying Rs. 10.000 right now, still its available







### **DHOLERA METRO CITY-5004 PLOT AREA**

Total Sq Yard : 50,337.16 Total Sq Feet : 4,53,214.40

Piot	Area	Area
No	Sq Yard	Sq Feet
1	425.13	3826.18
2	434.10	3906.92
3	434.10	3906.92
4	434.10	3906.92
5	434.10	3906.92
6	434.10	3906.92
7	434.10	3906.92
8	434.10	3906.92
9	434.10	3906.92
10	777.15	6994.31
11	248.52	2236.64
12	189.39	1704.49
13	189.39	1704.49
14	189.39	1704.49
15	189.39	1704.49
16	189.39	1704.49
17	189.39	1704.49
18	189.39	1704.49
19	189.39	1704.49
20	189.39	1704.49
21	189.39	1704.49
22	189.39	1704.49
23	189.39	1704.49
24	189.39	1704.49
25	189.39	1704.49
26	294.93	2654.37
27	294.93	2654.37
28	189.39	1704.49
29	189.39	1704.49
30	189.39	1704.49
31	189.39	1704.49
32	189.39	1704.49
33	189.39	1704.49
34	189.39	1704.49
35	189.39	1704.49
36	189.39	1704.49
37	189.39	1704.49

_		77
Plot	Area	Area
No	Sq Yard	Sq Feet
38	189.39	1704.49
39	189.39	1704.49
40	189.39	1704.49
41	189.39	1704.49
42	309.01	2781.05
43	211.99	1907.91
44	189.39	1704.49
45	189.39	1704.49
46	189.39	1704.49
47	189.39	1704.49
48	189.39	1704.49
49	189.39	1704.49
50	189.39	1704.49
51	189.39	1704.49
52	189.39	1704.49
53	189.39	1704.49
54	189.39	1704.49
55	189.39	1704.49
56	189.39	1704.49
57	189.39	1704.49
58	189.39	1704.49
59	294.93	2654.37
60	294.93	2654.37
61	189.39	1704.49
62	189.39	1704.49
63	189.39	1704.49
64	189.39	1704.49
65	189.39	1704.49
66	189.39	1704.49
67	189.39	1704.49
68	189.39	1704.49
69	189.39	1704.49
70	189.39	1704.49
71	189.39	1704.49
72	189.39	1704.49
73	189.39	1704.49
74	189.39	1704.49

LEI	VM IVII	EIRO
Plot	Area	Area
No	Sq Yard	Sq Feet
75	189.39	1704.49
76	272.20	2449.76
77	177.69	1599.24
78	189.39	1704.49
79	189.39	1704.49
80	189.39	1704.49
81	189.39	1704.49
82	189.39	1704.49
83	189.39	1704.49
84	189.39	1704.49
85	189.39	1704.49
86	189.39	1704.49
87	189.39	1704.49
88	189.39	1704.49
89	189.39	1704.49
90	189.39	1704.49
91	189.39	1704.49
92	189.39	1704.49
93	189.39	1704.49
94	294.93	2654.37
95	294.93	2654.37
96	189.39	1704.49
97	189.39	1704.49
98	189.39	1704.49
99	189.39	1704.49
100	189.39	1704.49
101	189.39	1704.49
102	189.39	1704.49
103	189.39	1704.49
104	189.39	1704.49
105	189.39	1704.49
106	189.39	1704.49
107	189.39	1704.49
108	189.39	1704.49
109	189.39	1704.49
110	189.39	1704.49
111	189.39	1704.49

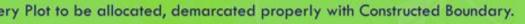
Plot No	Area Sq Yard	Area Sq Feet
112	288.92	2600.30
113	267.19	2404.75
114	295.35	2658.18
115	328.25	2954.26
116	372.43	3351.83
117	395.04	3555.35
118	451.00	4059.02
119	248.69	2238.23
120	261.28	2351.55
121	450.20	4051.82
122	269.52	2425.71
123	189.39	1704.49
124	189.39	1704.49
125	261.28	2351.55
126	261.28	2351.55
127	189.39	1704.49
128	189.39	1704.49
129	189.39	1704.49
130	189.39	1704.49
131	189.39	1704.49
132	189.39	1704.49
133	189.39	1704.49
134	189.39	1704.49
135	269.52	2425.71
136	562.09	5058.77
137	332.67	2994.01
138	303.64	2732.77
139	400.87	3607.87
140	189.39	1704.49
141	294.93	2654.35
142	294.93	2654.37
143	189.39	1704.49
144	189.39	1704.49
145	189.39	1704.49
146	189.39	1704.49
147	189.39	1704.49
148	189.39	1704.49

10.700	Access	1000000
Plot No	Area Sq Yard	Area Sq Feet
149	189.39	1704.49
150	189.39	1704.49
151	268.77	2418.90
152	269.52	2425.71
153	189.39	1704.49
154	189.39	1704.49
155	189.39	1704.49
156	189.39	1704.49
157	189.39	1704.49
158	189.39	1704.49
159	189.39	1704.49
160	189.39	1704.49
161	189.39	1704.49
162	189.39	1704.49
163	189.39	1704.49
164	294.93	2654.37
165	317.38	2856.41
166	189.39	1704.49
167	189.39	1704.49
168	189.39	1704.49
169	189.39	1704.49
170	189.39	1704.49
171	189.39	1704.49
172	189.39	1704.49
173	189.39	1704.49
174	189.39	1704.49
175	189.39	1704.49
176	189.39	1704.49
177	189.39	1704.49
178	189.39	1704.49
179	189.39	1704.49
180	189.39	1704.49
181	189.39	1704.49
182	357.43	3216.85
183	425.13	3826.18
184	405.26	3647.37
185	405.26	3647.37

Plot No	Area	Area Sq Feet
186	5q Yard 408.05	3672.43
187	419.64	3776.78
188	425.50	3829.47
189	425.50	3829.47
And A		Service and the service of the servi
190	425.50	3829.47
191	425.50	3829.47
192	425.50	3829.47
193	425.50	3829.47
194	425.50	3829.47
195	417.26	3755.30
196	327.84	2950.53
197	189.39	1704.49
198	189.39	1704.49
199	189.39	1704.49
200	189.39	1704.49
201	189.39	1704.49
202	189.39	1704.49
203	293.79	2644.14
204	253.04	2277.39
205	189.39	1704.49
206	189.39	1704.49
207	189.39	1704.49
208	189.39	1704.49
209	189.39	1704.49
210	189.39	1704.49
211	212.89	1916.04

### **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.











### **Our Projects**







Residential Plots, Villas & Bungalows www.dholerametrocity.com



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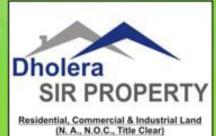












www.dholerasirproperty.com

### **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**











Add More Vigour To Your Weekend Living



## 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.



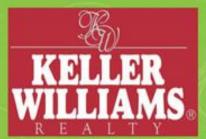




### We are the Member of











Washington DC Real Estate Professionals

### **Our Strength**



Transparent



**Trademark** 



**Corporate Banking** 



Approved



High Return



**ISO Certified Organisation** 



Legal



Secure



Signed MoUs with Govt. of Gujarat

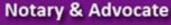


**Statutory Auditors** 

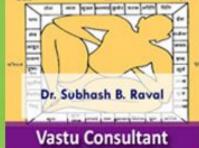












#### Site Address

Opp. Proposed new International Airport, on State Highway No. 6 (New Express Way) Ahmedabad-Bagodara-Pachchham Village- Pachchham, Taluka : Dhandhuka District : Ahmedabad, Gujarat

#### Legal notes

The contents of this brochure are purely conceptual and have no legal binding on the developers.

The dimensions shown in brochure are approximate.

The developers reserve the rights to change or make any modifications, additions, omissions or alterations in the scheme as a whole or any part. There of any details here in, of their sole discretion.

Development cum Maintenance charges, landscaping charges, utility charges, service tax, stamp duty, Registration duty and legal expenses shall be charged extra to the prospective acquirers.

All matters are subject to Ahmedabad jurisdiction only. The designs of all bungalows are purely conceptual.

The developers shall have the right to (A) Enhance/ reduce and expanse of scheme and add/ remove contiguous/ non-contiguous parcels of land in the scheme.

(B) Change service of the scheme (C) Changes/ Revise/ Relocate roads, common Plot, Club house, complex, common infrastructure service & plot allotted to members to suit development requirements.

All members should follow the rule if changed due to any circumstances by State & Central Government. Till handover maintenance charge additionally shall be payable for common amenities.

Activation Area	- 15 Minutes
-----------------	--------------

Express Highway - 10 Minutes

New International Airport - 10 Minutes

Central Business District - 10 Minutes

#### Dhandhuka City

Ihuka City - 20 Minutes

#### Metro Train

- 10 Minutes

#### ABCD Building

- 5 Minutes

### State Highway No.-6

- 10 Minutes

#### State Highway No. 36

- 10 Minutes

#### Media Release

## સિંગાપુરથી પણ વિક્**સિત** શહેરો ઊભાં થશે

Dholera SIR to run on solar power

DHOLERA CALLING

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#### દેશેજ- માંડલને બહુરાસ્છા સર્કિટ ૫૦ જવાની કંપનીઓથી દામદામણે

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મેટ્રો પ્રોજેક્ટને નાણાકીય-ટેકનિકલ સહાયની તૈયારી દર્શાવતા DAMICના સીઈઓ

### ધોલેરા 'સ્માર્ટ સિટી' પડકારની સાથે તક

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સ્માર્ટ સિટી માટે 26 હજાર હૈ. અને એરપોર્ટ માટે 10 હજાર હૈ. જમીન

'ધોલેરા સર' માટે રા. ૨૪ હજાર કરોડનાં M.O.U

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#### DMICDC ધોલેરા SIRમાં ૩,૦૦૦ કરોડનું રોકાણ કરશે

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