



A New Gujarat,
Within Gujarat

DHOLERA METRO CITY



"Dholera SIR"

Special Investment Region

At the entrance gate of Dholera (SIR)

In the vicinity of new International Airport

On State Highway No. : 6 (New Express Way)

"Immediate Sale Deed Registration"

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



Residential Plots, Villas & Bungalows

- 100% Legal Documents ➤ Best Location
- Lowest rate in the Region ➤ Loan without Documents
- Minimum Down Payment ➤ 60 Months EMI option

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



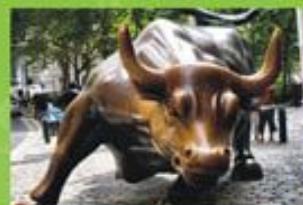
Gujarat is India's Economic Powerhouse



7.5%
Gujarat's
Contribution
to India's
GDP



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

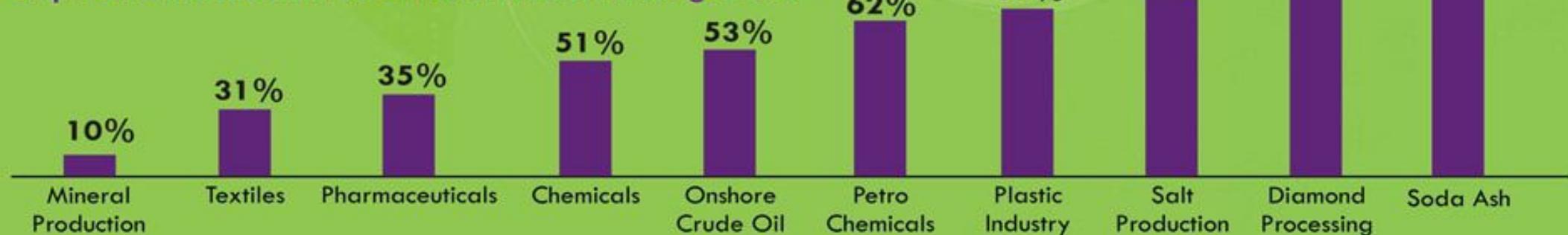


30%
Gujarat's
share in India's
Stock Market
Capitalization



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?** (Left section, blue background): Shows a night view of the Shanghai skyline. Text: "6 times bigger than SHANGHAI".
- 2 times bigger than DELHI** (Middle section, black background): Shows a night view of the India Gate in Delhi. Text: "2 times bigger than DELHI".
- DHOLERA SMART CITY** (Right section, green background): Shows a conceptual architectural rendering of the Dholera Smart City with modern skyscrapers and infrastructure. Text: "DHOLERA METRO CITY". Below it, the question "What makes Gujarat's Dholera Smart City Investment Hotpot?" is asked.

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 3rd 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 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 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



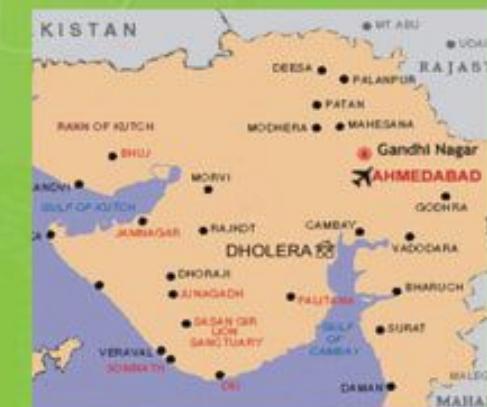
Rail Connectivity



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



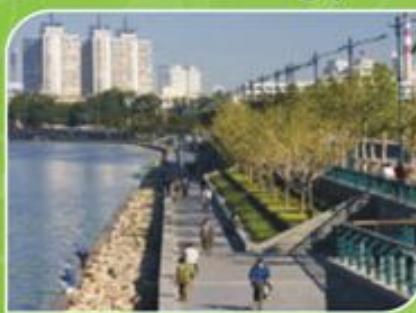
Formation of collection system of storm water run off within TP areas through RCC pipeline network & disposal.

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 Lilka 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.

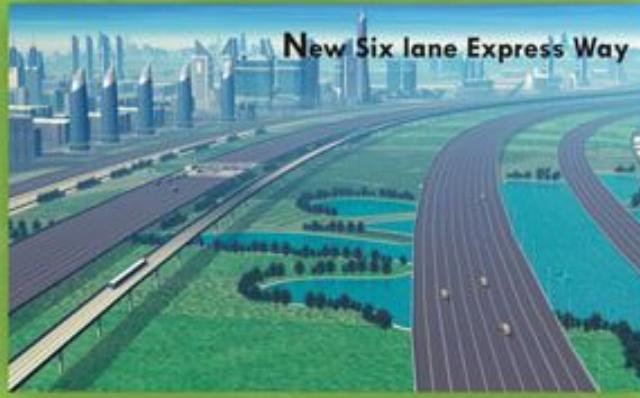


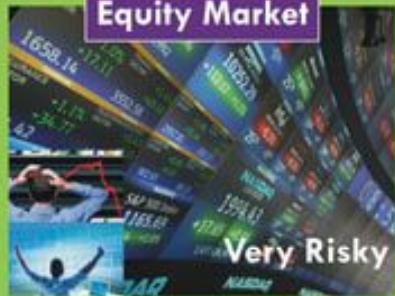
Airport

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

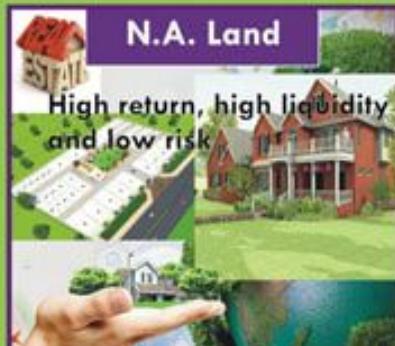
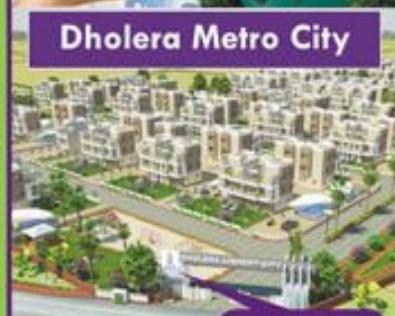


Equity Market

Very Risky

Gold

Very high volatile market now a days

N.A. Land**Dholera Metro City**

Best Investment

Bond/Bank Fix deposit

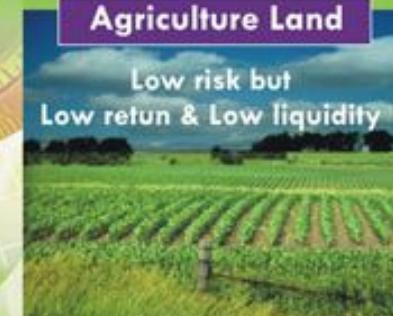
Very low Return

Real Estate

Very Best Investment in History and future

Constructed Property

Property Land Value increase but Construction value decrease

Agriculture Land

Low risk but Low return & Low liquidity

“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

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

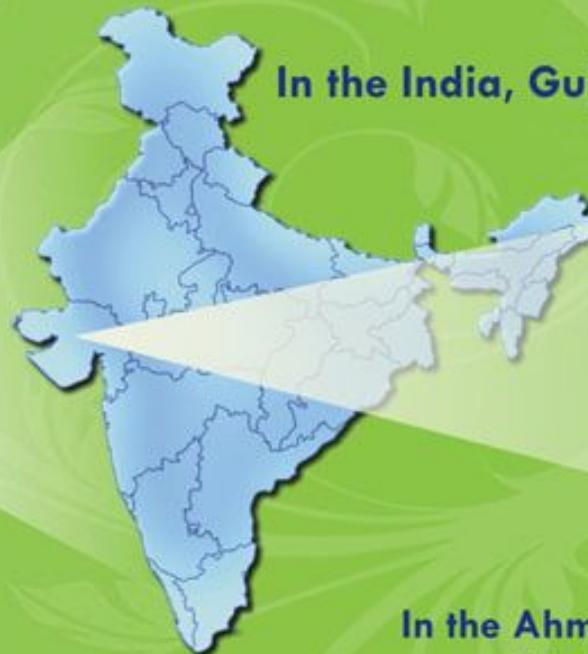


Where is the Best Real Estate Investment Destination Today !!

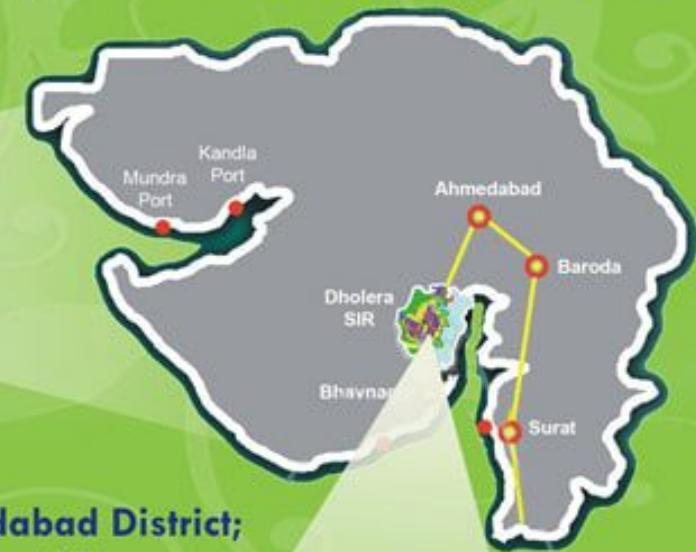
In the World, India



In the India, Gujarat



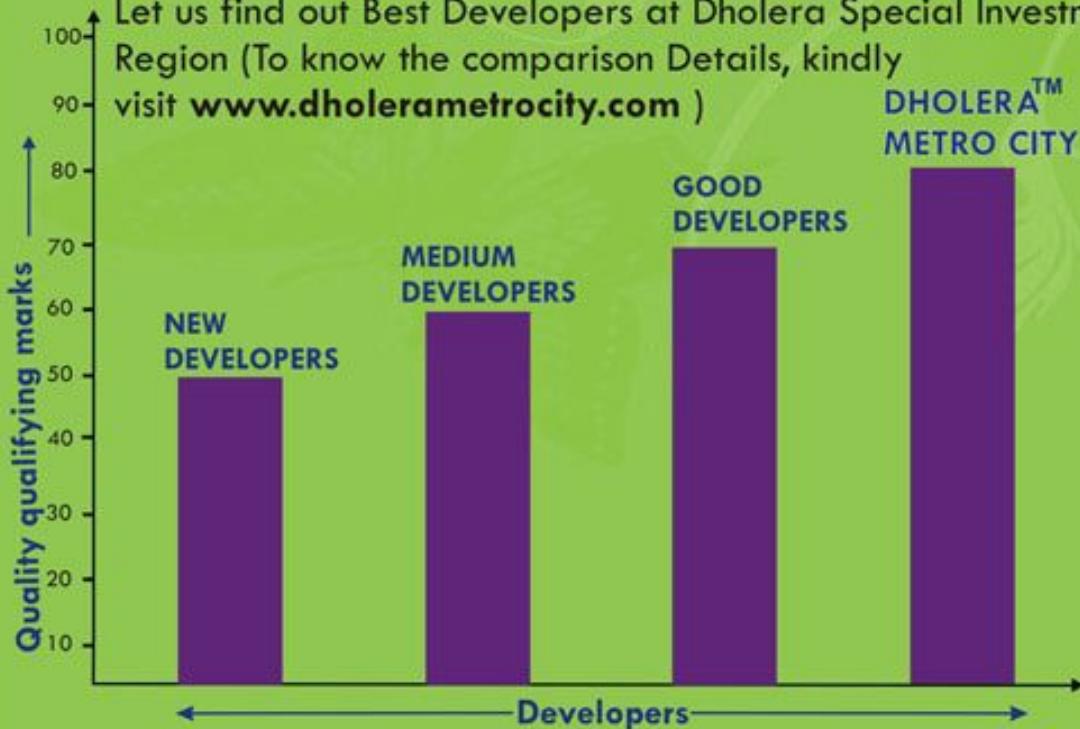
In the Gujarat, Ahmedabad



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)



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 >> 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-5004** 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**

Residential Plots, Villas & bunglows



sold
out



1



"Invest in Dholera SIR, Invest in your Future"

- Lowest rate in the Region
- Minimum Down Payment

- Loan without Documents
- 60 Months EMI option

Plot No.	S. Area Sq. Yard	Plot No.	S. Area Sq. Yard
1	924.74	38	617.16
2A	616.65	39	617.16
2B	616.65	40	617.16
3	608.62	41	602.89
4A	608.62	42	294.71
4B	616.65	43	308.99
5	616.65	44	308.99
6A	616.65	45	308.99
6B	616.65	46	308.99
7	616.65	47	308.99
8	872.91	48	308.99
9	825.11	49	300.96
10A	596.76	50	274.40
10B	596.76	51	282.43
10C	596.76	52	282.43
11A	616.65	53	282.43
11B	616.65	54	282.43
12	608.62	55	282.43
13A	608.62	56	282.43
13B	616.65	57	288.11
14	616.65	58	326.64
15A	616.65	59	317.86
15B	616.65	60	339.42
16	758.62	61	295.04
17	768.49	62	291.02
18	602.83	63	283.00
19	617.11	64	300.98
20A	411.39	65	309.01
20B	411.39	66	294.51
21	411.39	67	295.30
22	617.16	68	300.74
23	609.14	69	300.74
24	609.14	70	268.09
25	617.16	71	288.13
27	369.36	72	300.96
28	617.16	73	430.30
29	426.78	74	408.48
30	354.08	75	386.55
31	617.16	76	364.80
32	617.16	77	328.94
33	617.16	78	473.16
34	617.16	79	545.10
35	609.14	80	446.55
36	609.14	81	450.72
37	617.16	82	969.59

Total Area

43844

Immediate Sale Deed Registration



State Highway No. 6 (New Express Way)

Amenities and Services

1. Plan Pass, Non Agriculture, N.O.C. Title Clear Residential Plots.
2. Plot Area onward 179 sq. yard is available.
3. Two Big common plots totaling about 38,903 sq. ft. are reserved
4. Well manicured greenery and integrated landscaping with special structures.
5. Separate Club house of Society, offering Indoor sports facilities, Health Center with Modern Facilities
6. Gym equipments and a Special Hall for celebrations and Meeting.
7. Tree Plantation Lined Internal Roads for Green and Natural Environment.
8. Street Lights System on every internal Road.
9. Provision for water supply through borewell.
10. Party Celebration Place with setting arrangement for all.
11. Meditation Area arrangement.
12. Round the clock security.
13. Attractive entrance Gate.
14. Landscape lush green Garden.
15. Children Play Area.
16. Drainage facility.
17. Designer Gazebos at different locations.
18. Senior citizen Sitting Area and benches.
19. Open Air Theater.
20. Walkway for Jogging.
21. Electricity facility up to each plots
22. Every Plot to be allocated, demarcated properly with Construced 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



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DHOLERA METRO CITY

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DHOLERA METRO CITY 5005

Residential Plots, Villas & Bungalows
www.dholerametrocity.com



DHOLERA METRO CITY 5001

Residential Plots, Villas & Bungalows
www.dholerametrocity.com



DHOLERA METRO CITY 5002

Residential Plots, Villas & Bungalows
www.dholerametrocity.com



DHOLERA METRO CITY 5003

Residential Plots, Villas & Bungalows
www.dholerametrocity.com



DHOLERA METRO CITY 5004

Residential Plots, Villas & Bungalows
www.dholerametrocity.com



Dholera SIR PROPERTY

Residential, Commercial & Industrial Land
(N.A., N.O.C., Title Clear)
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

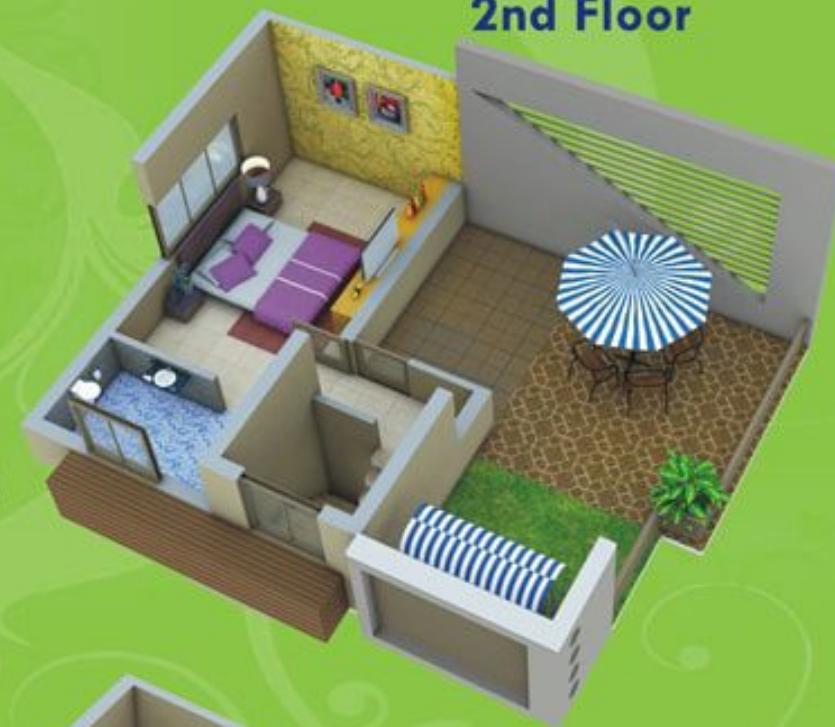
Add More Vigour To Your Weekend Living

FLOOR PLAN



Ground Floor

3 BHK and 4BHK



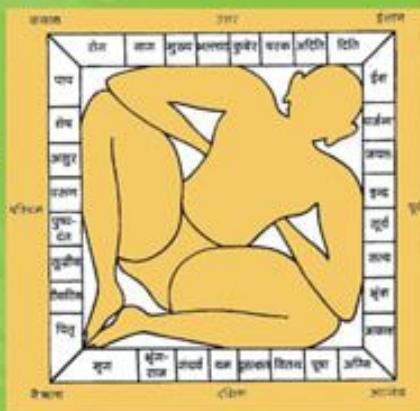
2nd Floor



1st 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

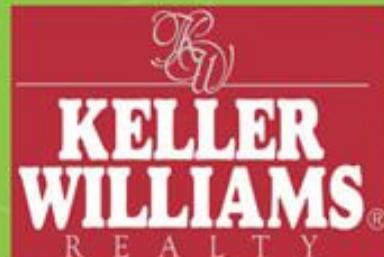


Our Esteem Investors across India



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



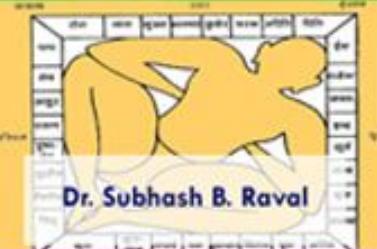
Mr. Mukund N Jani

Notary & Advocate



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

Architect



Dr. Subhash B. Raval

Vastu Consultant

Location Map



Site Address

Opp. Proposed new International Airport,
on State Highway No. 6 (New Express Way)

Ahmedabad-Bagodara-Fedara-Pipali-VALINDA-Dholera

Village : Valinda, Taluka : Dhandhuka,

District : Ahmedabad, U.P.

www.dbaclaymetrcity.com

[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.
 - Maintenance charges, landscaping charges (hard & soft), utility charges, service tax, stamp duty and legal expenses shall be charged extra to the prospective acquirers.
 - All matters are subject to Ahmedabad jurisdiction only.
 - The contents of all bungalows are purely conceptual.

The developer shall have the right to (a) Enhance / Reduce The expanse of scheme and add/remove contiguous/ non-contiguous parcels of land in the scheme. (B) Change/service defaults of the scheme. (C) Changes / Revise / Relocate roads, common plot, club house, complex common intrashrature service & plot allotted to members to suit development requirements All members should follow the rule if changed due to any circumstances by Government of Gujarat revenue department etc. Till handover maintenance charge additionally shall be payable for common amenities.

DMIC : 8 अर्ट डिलीवरी वेस्टी ब्रूकलिन 'न्यू यूर्क

સિંગાપુરથી પણ વિકસિત
શહેરો ઊભાં થશે

Dholera SIR to run on solar power

DHOLEPA CALLUM

મેટ્રો પ્રોજેક્ટને નાણાકીય-ટેકનિકલ સહાયની તૈયારી દર્શાવતા DAMICના સીઈઓ

ધોલેરા 'સ્માર્ટ સિટી' પડકારની સાથે તક

આઈ લિટી માટે 26 લાખ હૈ. રાબો રોટપોર્ટ માટે 10 લાખ હૈ. જોકી

• विद्युत	प्राकृतिक संसाधनों की संगति विद्युत का उत्पादन करता है।	विद्युत वित्तीय संसाधनों की संगति विद्युत का उत्पादन करता है।
• जल	जल संसाधनों की संगति विद्युत का उत्पादन करता है।	जल संसाधनों की संगति विद्युत का उत्पादन करता है।
• गैस	गैस संसाधनों की संगति विद्युत का उत्पादन करता है।	गैस संसाधनों की संगति विद्युत का उत्पादन करता है।
• अन्य	अन्य संसाधनों की संगति विद्युत का उत्पादन करता है।	अन्य संसाधनों की संगति विद्युत का उत्पादन करता है।

ધોલેરાસર' માટે ૩૧.૨૪
હજાર કરોડના M.O.U

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સ્થાનકીય રૂપ	લાંબા રૂપ	સ્થાનકીય રૂપ	લાંબા રૂપ
સ્થાનકીય રૂપ	લાંબા રૂપ	સ્થાનકીય રૂપ	લાંબા રૂપ
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