

DHOLERA

INVESTMENT PROPOSAL

A CITY
THAT IS DESIGNED
TO SURPASS
GLOBAL
STANDARDS.

India's First **Smart City**



SMART CITY
OF THE FUTURE



INDUSTRIAL &
BUSINESS HUB



STRATEGIC
CONNECTIVITY



UNMATCHED
GROWTH POTENTIAL



DHOLERA
A NEW ERA OF GROWTH

DHOLERA

DEVELOPMENTS & HIGHLIGHTS



DHOLERA
A NEW ERA OF GROWTH

Transforming Vision into Reality



**WORLD CLASS
URBAN PLANNING**



EXCELLENT CONNECTIVITY



**STATE-OF-THE-ART
INFRASTRUCTURE**



**INDUSTRIAL ZONES &
INVESTMENT REGIONS**



**INTERNATIONAL AIRPORT
(UNDER DEVELOPMENT)**



RIVERFRONT DEVELOPMENT



SUSTAINABLE & GREEN CITY



**METRO RAIL CONNECTIVITY
(PLANNED)**



**SOCIAL INFRASTRUCTURE –
SCHOOLS, HOSPITALS & MORE**



**TATA SEMICONDUCTOR PLANT
COMING UP**



STRATEGIC LOCATION
Well connected to major
cities and ports



INVESTOR FRIENDLY
Transparent policies and
quick approvals



HIGH GROWTH POTENTIAL
Designed for sustainable
& exponential growth



FUTURE READY CITY
Smart, sustainable and
self-reliant

DHOLERA – WHERE OPPORTUNITY MEETS GROWTH

DHOLERA UPDATES

TRANSFORMING VISION INTO REALITY



DHOLERA
A NEW ERA OF GROWTH

DHOLERA SIR – INDIA'S FIRST GREENFIELD SMART CITY

A WORLD-CLASS INVESTMENT DESTINATION

A VISION TODAY, A LEGACY TOMORROW

920 SQ. KM.	580 SQ. KM.	422 SQ. KM.	20 LAKH+	8 LAKH+
Total Area	Developable Area	Urban Development Area	Proposed Population	Jobs Potential



TATA SEMICONDUCTOR PROJECT

- TATA Group is establishing a semiconductor manufacturing facility in Dholera.
- This will strengthen India's semiconductor ecosystem and create a robust foundation for high-tech manufacturing in the region.

The Govt of India has officially notified a (SEZ) for Tota Semiconductor Mfg. at Dholera. Tata is investing approx. ₹91,000 crore in India's first semiconductor fab plant here.



TATA AEROSPACE & HIGH TECH MANUFACTURING

- The TATA Group in addition to establishing the facility in Vadodara, will establish very large scale Aerospace and High Tech manufacturing facility (C-295 Aircraft) in Dholera.
- When the facility becomes available, expansion will happen in Dholera: Natarajan Chandrasekaran, Chairman Tata Sons

WHY INVEST IN DHOLERA?



Government Backed Mega Project



Strategic Location in Gujarat's Growth Corridor



Excellent Connectivity by Road, Rail, Air & Sea



Industrial & Economic Hub with Global Opportunities



Smart Infrastructure for a Sustainable Future



High Growth Potential for Long Term Investors

DHOLERA SIR AT A GLANCE



- Town Planning Schemes: 6
- Development Phases: 3
- Activation Area: ~5,600 Acres (Ready for operations)



Underground Utilities



24x7 Power Supply (SCADA)



Smart Water Management



ICT Enabled Infrastructure



Waste to Energy & Recycling



Green Mobility & Cycle Tracks



Integrated City Management

DHOLERA HIGHLIGHTS



INTERNATIONAL AIRPORT

Upcoming International Airport to boost business, trade, tourism and global connectivity.



AHMEDABAD – DHOLERA EXPRESSWAY

High-speed, access-controlled expressway for seamless and faster connectivity.



ADANDABAD – LOTHAL – DHOLERA METRO CONNECTIVITY MANUFACTURING FACILITY

Proposed MRTS corridor for fast, comfortable and sustainable travel.

- India plans to manufacture its first 100 seater passenger aircraft under Atmanirbhar Bharat Mission.
- Bharat's Embraer & Adani are evaluating Gujarat's Dholera and Adani's Bhojapuram to set up India's First Private Jet Factory.

HUDCO signs Rs.1 crore Funding pact with Gujarat, Boosting Dholera Smart City Development



ગુજરાત સમાચાર અહમદાવાદ 05-06-2026

ગાંધીધામ સ્થાપિત કરવા માટેના નવા ધોરણો પર આધારિત છે

ધોલેરા મેં નિર્માણાથીન ગ્રીનફીલ્ડ ઈરપોર્ટ પર પહલી બાર વિમાન કી સફલ લેઈંગ

Historic Moment for Dholera! Today (5th June 2026) marks a major milestone as the first aircraft successfully landed at Dholera Airport



Gujarat Govt mulls extending liquor relaxations to Dholera SIR



ULTRA MEGA SOLAR PARK

One of the world's largest single-location solar parks planned at Dholera supporting clean energy and a sustainable future.



ધોલેરા બનેગા ઈરોસ્પેસ હબ, અડાણી-ઈમ્બ્રેયર કા બડા સમઝોતા

CONNECTIVITY OVERVIEW



Ahmedabad – Dholera Expressway



Ahmedabad – Lothal – Dholera MRTS



Bhimnath – Dholera Rail Line



Dholera International Airport



Ghogha – Dahej Ferry Service



Major Road Network & Internal Infrastructure

FUTURE IS HERE. BE A PART OF IT.

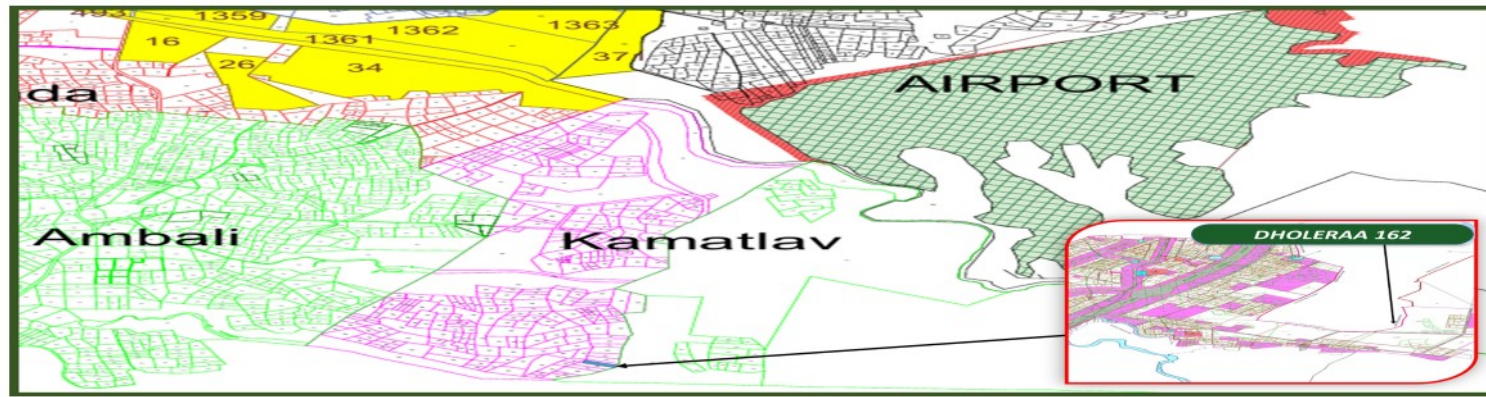
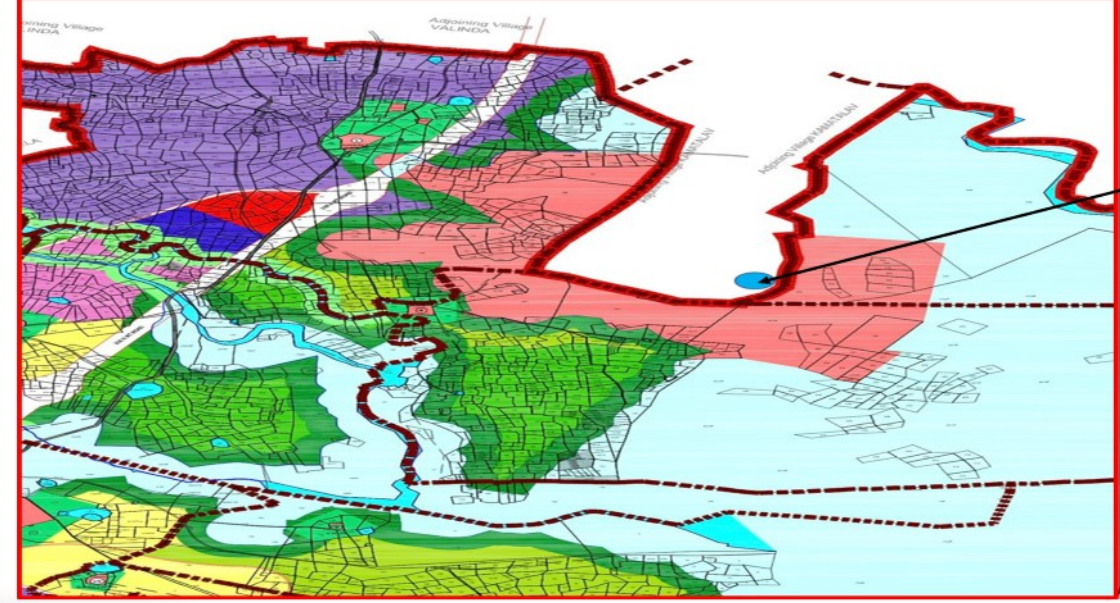
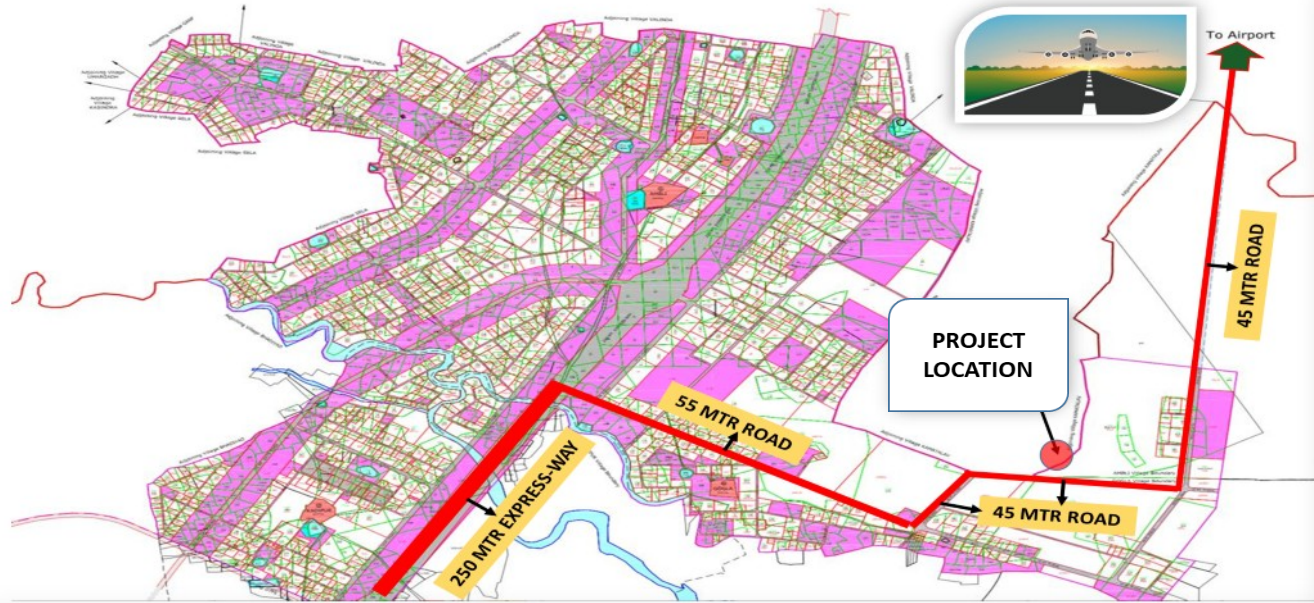
Dholera is not just a city, it is the future of India's sustainable growth.



Disclaimer: The information provided is for general informational purposes only and is based on publicly available data and government sources. Infrastructure, projects and timelines are subject to change as per government policies and approvals. Investors are advised to do their own due diligence before making any investment decisions.

PROJECT LOCATION

Strategically Located for Unmatched Connectivity & Growth



	Near Dholera International Airport	Less Than 3 km
	Dholera Special Investment Region (SIR)	0 km
	45 Mtr TP Road	0.2 km
	Central Spine Road (250 Meter TP Road)	Less Than 3 km



STRATEGIC LOCATION
In Dholera Smart City



EXCELLENT CONNECTIVITY
To Key Infrastructure



HIGH GROWTH POTENTIAL
In Emerging Hub

INVEST IN DHOLERA
INVEST IN THE FUTURE.

STRATEGIC LOCATION ADVANTAGE – DHOLERA 162

Right on the Path to Dholera International Airport

Dholera 162 enjoys one of the most promising and future-ready locations within the Dholera Smart City region.

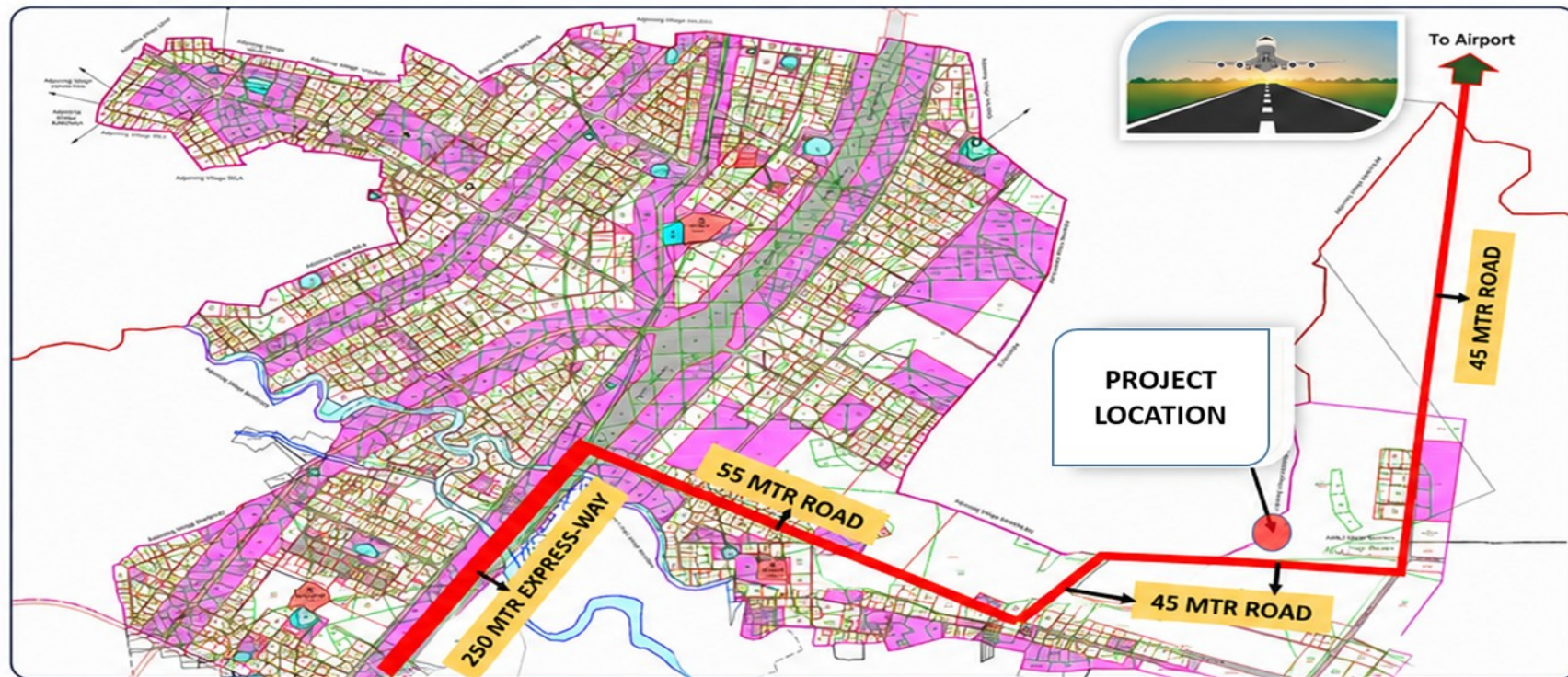


Situated right on the boundary of Dholera SIR (Special Investment Region) and **less than 3 km** from the upcoming Dholera International Airport, this project is positioned to benefit from exceptional connectivity and growth potential.

The red route shown on the map marks the main access corridor leading directly to the Airport — comprising the 250 Meter Expressway, 55 Meter Road, and 45 Meter Roads.



Importantly, this route **passes right through Dholera 162**, making it a key transit point for anyone traveling from any TP (Town Planning) Scheme towards the Airport in the future.



THIS MEANS:



Every major route to Dholera International Airport will pass via **Dholera 162**.



Excellent visibility and accessibility — ideal for residential, commercial, and mixed-use development.



High potential for **rapid appreciation** as infrastructure develops around the project.



Direct connectivity to major arterial roads and expressways within Dholera SIR.



Strategically located for **long-term value, unmatched convenience, and a strong investment advantage**.



In simple terms, **Dholera 162** is not just close to the Airport — it's **on the path to the future**.

Its location ensures long-term value, unmatched convenience, and a strategic edge for investors and end-users alike.



Close to Dholera International Airport (Less Than 3 km)



On the Main Access Corridor to Airport – 250 Mtr Expressway, 55 Mtr Road & 45 Mtr Roads



On the Boundary of Dholera SIR

INVEST IN DHOLERA 162
INVEST IN THE FUTURE.



DHOLERA

A NEW ERA OF GROWTH

IMPORTANCE OF LOCATION

ON THE BOUNDARY OF DHOLERA SIR

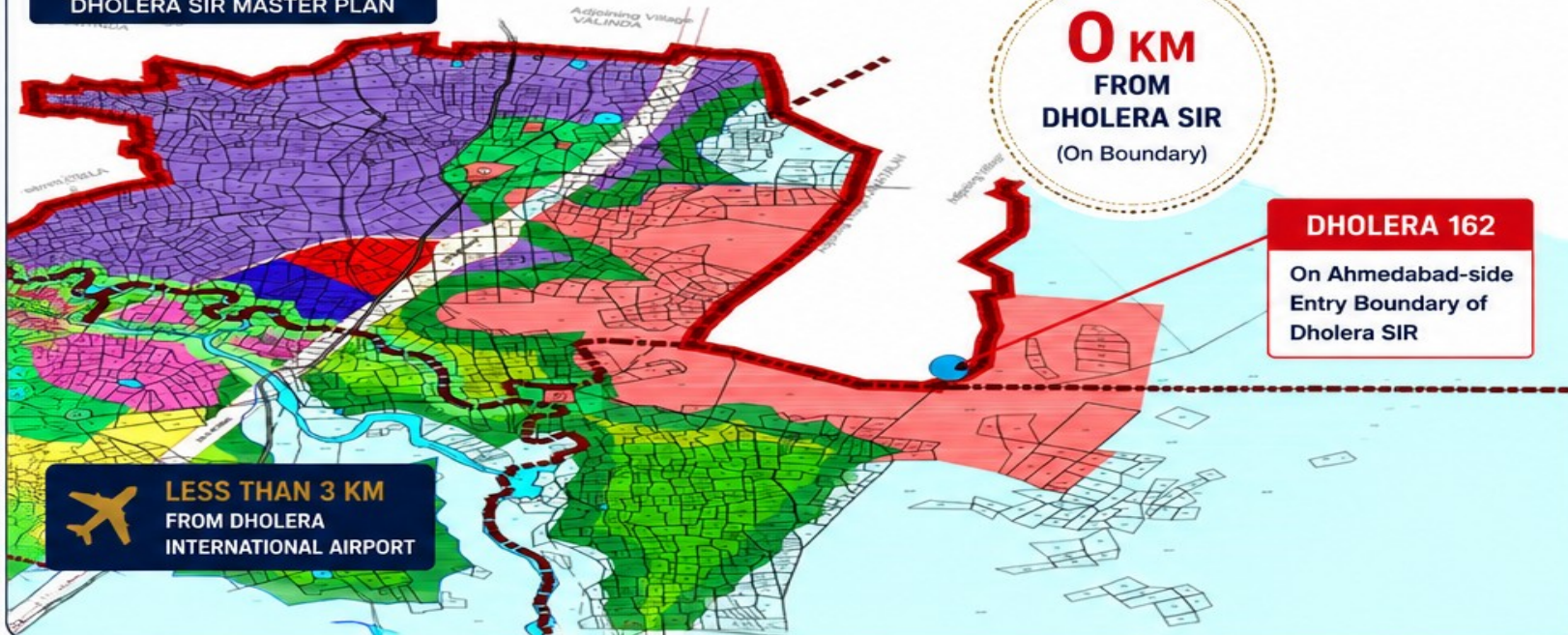
— A LOCATION THAT GIVES YOU A HEAD START —



Dholera 162 is located on the Ahmedabad-side entry boundary of Dholera SIR. **0 KM** from Dholera SIR.

This boundary location offers unmatched advantages for today and tomorrow.

DHOLERA SIR MASTER PLAN



ADVANTAGES OF BEING ON THE BOUNDARY



EARLY ACCESS TO INFRASTRUCTURE

Boundary projects get priority in road, utility & connectivity development.



MAXIMUM VISIBILITY

High visibility from main approach routes towards Dholera International Airport.



BETTER LIQUIDITY & EXIT OPTIONS

Boundary locations attract more buyers and investors.



IDEAL FOR END-USE & INVESTMENT

Perfect for both long-term holding and early development.



FUTURE-READY LOCATION

Aligned with Dholera Smart City's master development plan.

WHY LOCATION MATTERS



FIRST POINT OF ENTRY

The first land parcel encountered from Ahmedabad while entering Dholera SIR.



BOUNDARY ADVANTAGE

Projects on the boundary enjoy early infrastructure development, better visibility & faster growth.



SEAMLESS CONNECTIVITY

Direct connectivity to 250 M Expressway, 55 M Road & 45 M TP Roads.



HIGH APPRECIATION POTENTIAL

Proximity to Airport & major infrastructure drives strong long-term value appreciation.



STRATEGIC POSITIONING

Ideal for residential, commercial & mixed-use developments.



STRONG DEMAND DRIVERS

Airport, Industrial Plots, Logistics Parks, IT Parks & upcoming developments create strong demand.



Dholera 162 is not just close to the growth, it is **on the edge of growth**.

A boundary location today, a prime asset tomorrow.



0 KM FROM
DHOLERA SIR



LESS THAN 3 KM FROM
DHOLERA AIRPORT



ON MAIN ACCESS CORRIDOR:
250 MTR EXPRESSWAY, 55 MTR ROAD &
45 MTR ROADS



STRATEGIC LOCATION.
STRONGER RETURNS.
SECURE FUTURE.

IMPORTANCE OF LOCATION

— • ON THE BOUNDARY OF DHOLERA SIR — •

Land Close to Airports is Always Costly & Appreciates in Multiple Fold





AIRPORTS DRIVE GROWTH
World-class airports act as economic catalysts, transforming regions into high-growth hubs.



LAND VALUES SOAR
Land close to airports appreciates in multiple fold over a period of time.



INFRASTRUCTURE FOLLOWS
Excellent connectivity, commercial development and urbanization follow airport-led growth.



History has proven it time and again – land close to airports is always in high demand, limited in supply and **appreciates in multiple fold.**

WHY DHOLERA 162 IS UNIQUELY POSITIONED



LESS THAN 3 KM FROM AIRPORT

Located very close to the upcoming Dholera International Airport.



ON THE BOUNDARY OF DHOLERA SIR

0 KM from Dholera SIR (Special Investment Region) on the Ahmedabad-side entry boundary.



DIRECT ACCESS CORRIDOR

Connected via 250 Meter Expressway, 55 Meter Road & 45 Meter TP Roads.



HIGH GROWTH POTENTIAL

Strategically positioned to benefit from airport, infrastructure and smart city development.



STRATEGIC FIRST IMPRESSION

One of the first land parcels encountered while entering Dholera SIR from Ahmedabad.

WHY INVESTORS FOCUS ON AIRPORT-ADJACENT LOCATIONS



High Demand from Residential, Commercial & Industrial Sectors



Better Connectivity & Infrastructure Development



Boost in Employment, Business & Economic Activity



Strong Potential for Long-term Capital Appreciation



Dholera 162 is not just close to the Airport, it is **on the path to the future.**

A boundary location today, a prime asset tomorrow.



NEXT-GEN SMART CITY

Part of India's First Smart City – Dholera



AIRPORT BOOSTER

Upcoming International Airport Less Than 3 KM



INFRASTRUCTURE-LED GROWTH

Expressways, Wide Roads & World-Class Connectivity

**RIGHT LOCATION.
BRIGHT FUTURE.
GREATER RETURNS.**

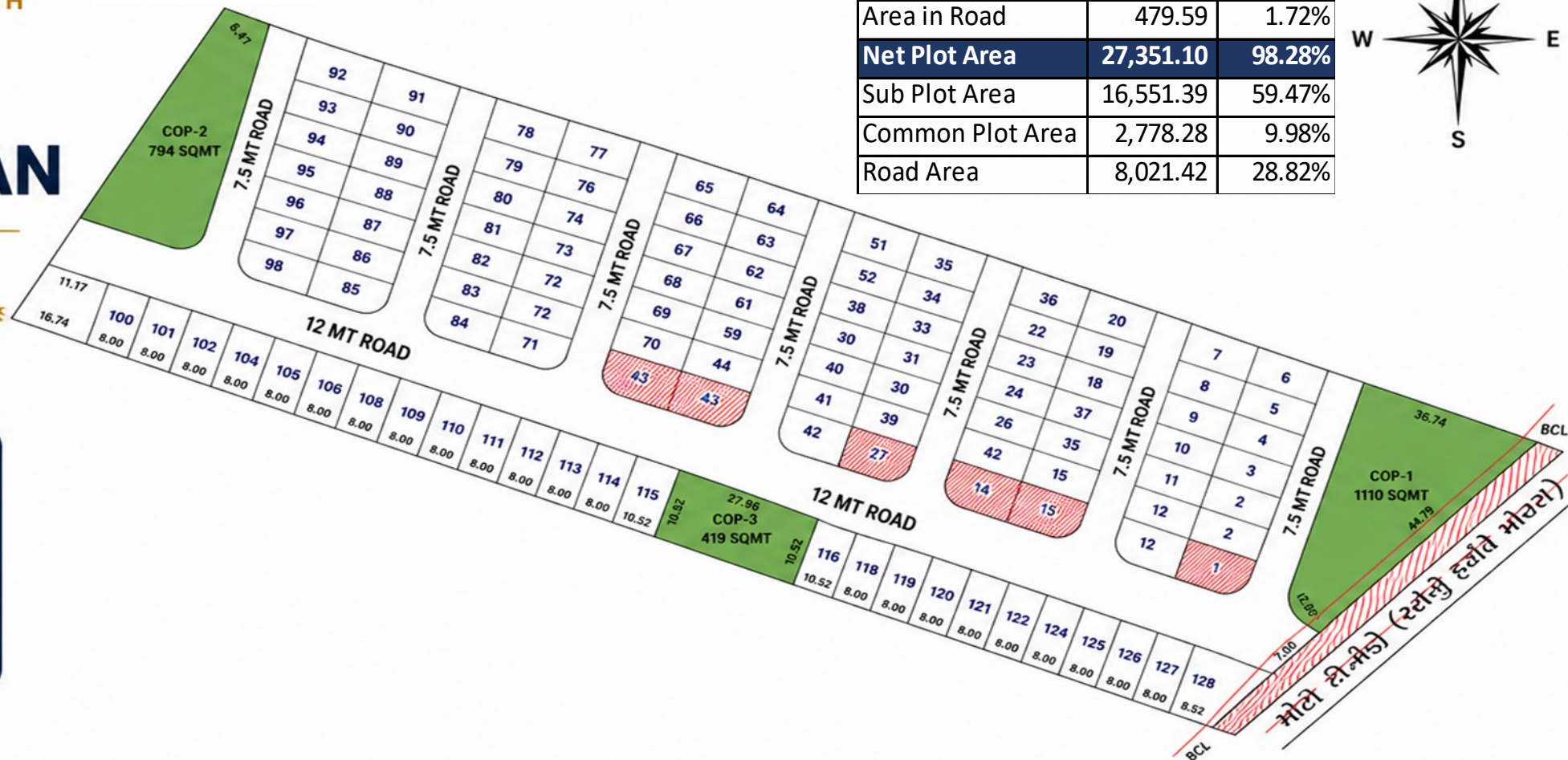
PROJECT LAYOUT PLAN

Well-Planned Development
with Wide Roads & Open Spaces



PROJECT LOCATION

Survey No. 162
Moje Kamatalav,
Dholera
Gujarat, India



128
Residential Plots



12 m & 7.5 m
Wide Internal Roads



3 Common Open
Plots (COP)



Planned Layout
for Easy Accessibility



STRATEGICALLY PLANNED • EXCELLENT CONNECTIVITY • HIGH APPRECIATION POTENTIAL

INVESTMENT PROPOSAL

DHOLERA 162, KAMATALAV, DHOLERA			
Cost Sheet (196.80 Sq Yard)			
Particular	Plot Value		
	Area	Rate	Value
Plot Cost (A)	196.80	10,000	19,68,000
Stamp Duty (B = A*4.9%)			96,432
Registration Fees (C = A*1%)			19,680
Legal Expenses (D)			15,000
Total Registration Cost (E = B + C + D)			1,31,112
Total Plot Cost with Registration (F = A + E)			20,99,112
Development Cost (G)	196.80	850	1,67,280
Total Plot Cost with Development Cost & Registration Expenses (H = F + G)			22,66,392



DHOLERA
A NEW ERA OF GROWTH

THANK YOU

Let's Build the **Future** Together



CA Ramesh Rajaram Gurav



Mumbai/Ahmedabad



Mobile: 9619666115



Info@dholera920sqkminfra.com



Invest in India's First
Greenfield Smart City –
Invest in the Future.

