

DHOLERA

INVESTMENT PROPOSAL

India's First **Smart City**



SMART CITY
OF THE FUTURE



INDUSTRIAL &
BUSINESS HUB



STRATEGIC
CONNECTIVITY



UNMATCHED
GROWTH POTENTIAL

A CITY
THAT IS DESIGNED
TO SURPASS
GLOBAL
STANDARDS.



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

ગાંધીધર્મ સ્માર્તિકે પૂના સાંસ્કૃતિક સેન્ટર ઉપરાંતથી બે મિનિટ અંતરે

धोलेरा में निर्माणाधीन ग्रीनफील्ड एयरपोर्ट पर पहली बार विमान की सफल लैंडिंग

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.



FUTURE IS HERE. BE A PART OF IT.

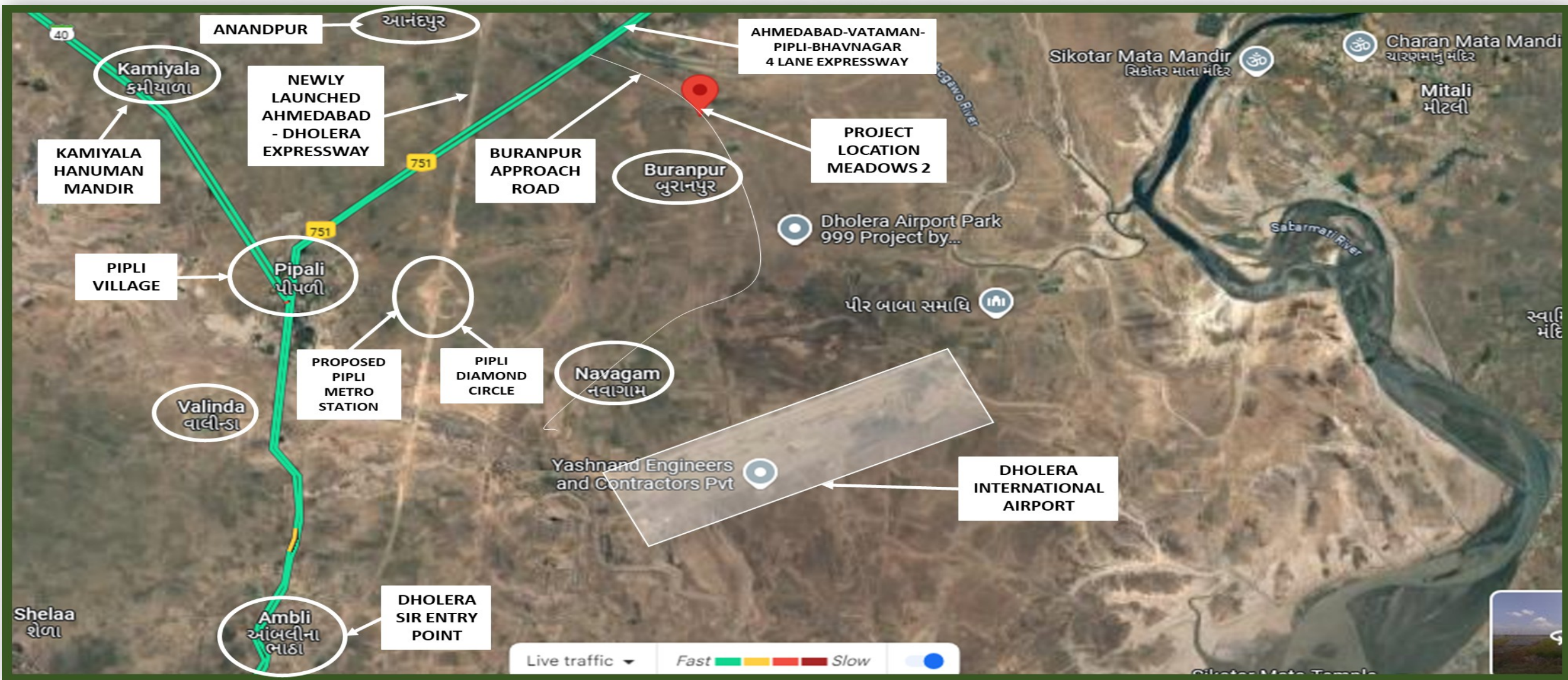
Dholera is not just a city, it is the future of India's sustainable growth.



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



STRATEGIC LOCATION
In Dholera Smart City



EXCELLENT CONNECTIVITY
To Key Infrastructure



HIGH GROWTH POTENTIAL
In Emerging Hub

INVEST IN DHOLERA
INVEST IN THE FUTURE.

PROJECT LOCATION

Strategically Positioned Near Dholera International Airport



LOCATION ADVANTAGES



NEAR DHOLERA INTERNATIONAL AIRPORT

Situated in close proximity to the upcoming international airport, driving connectivity and economic growth.



EXCELLENT CONNECTIVITY

Located on the primary approach road connecting the Ahmedabad-Vataman-Pipli-Dholera Expressway to the airport.



BURANPUR ROAD FRONTAGE

Direct road frontage ensures easy access and excellent visibility for future development.



EMERGING GROWTH CORRIDOR

Surrounded by planned infrastructure and urban development within Dholera Special Investment Region (SIR).



STRONG INVESTMENT POTENTIAL

Strategic location and upcoming infrastructure projects make this an ideal choice for long-term appreciation.



PRIME LOCATION

Strategically positioned in the heart of Dholera's development corridor.



AIRPORT CONNECTIVITY

Very close to Dholera International Airport for unmatched convenience.



EXCELLENT ROAD ACCESS

Easy approach via major roads ensuring smooth connectivity to key destinations.



HIGH GROWTH POTENTIAL

Infrastructure-led growth and government initiatives to drive long-term value.

A STRATEGIC ADDRESS TODAY, A LANDMARK ASSET FOR TOMORROW.

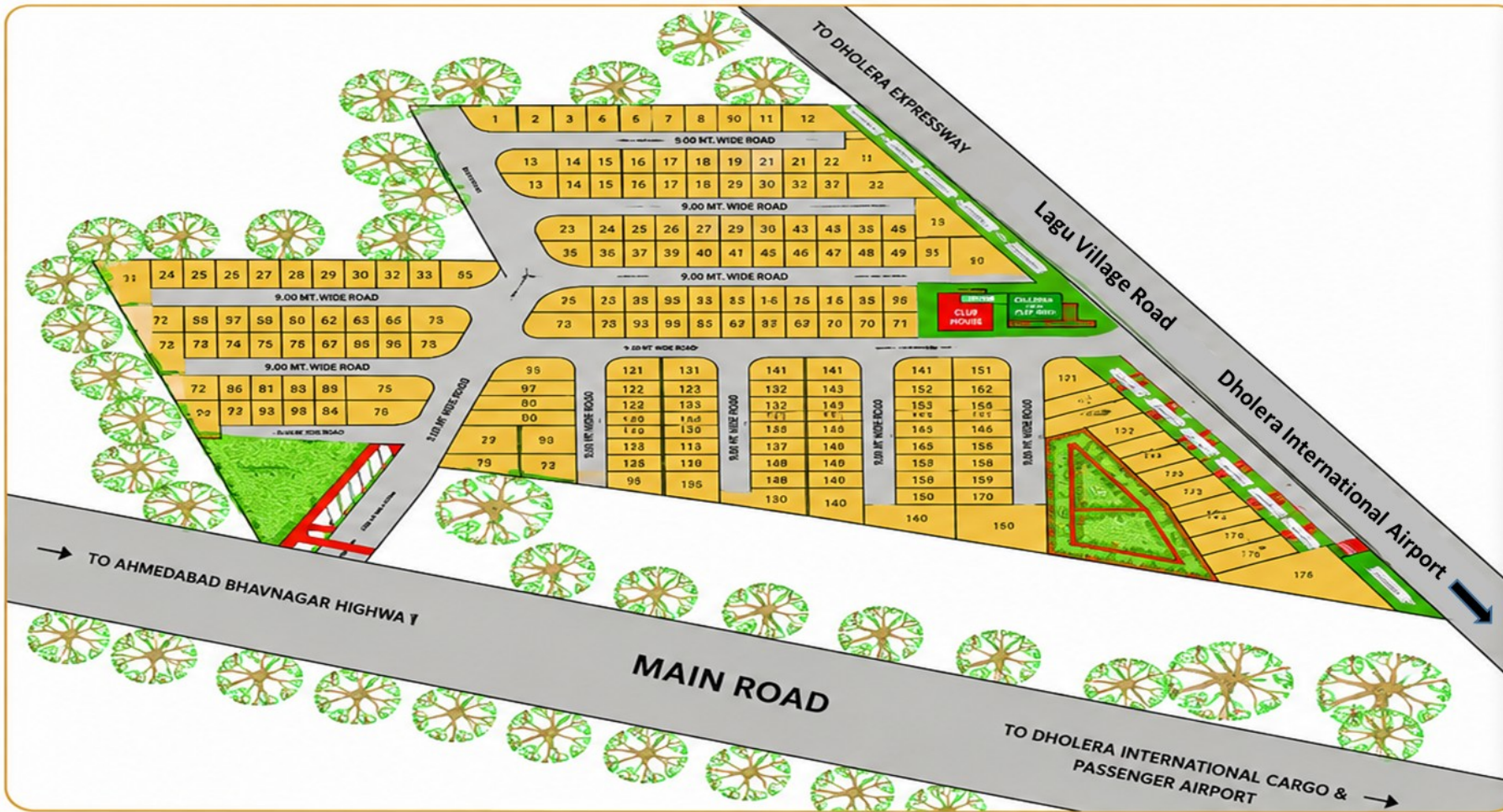
MEADOWS - 2

PREMIUM PLOTTED DEVELOPMENT

WELL PLANNED. WELL CONNECTED. WELL DESIGNED.



DHOLERA
A NEW ERA OF GROWTH



Available Plots

Plot No.	Super (Sq Yard)	Plot No.	Super (Sq Yard)
1	312.69	70	172.80
12A	375.60	71	172.80
15	180.00	74	172.80
16	180.00	75	172.80
29	180.00	76	172.80
30	344.27	77	172.80
31	428.76	80	172.80
32	175.48	92	172.80
46	175.48	133	861.59
47	176.84	138	172.80
50	182.02	140	172.80
53	172.80	146	172.80
54	172.80	147	172.80
56	172.80	148	172.80
58	172.80	149	172.80
59	172.80	150	172.80
64	172.80	152	586.98
65	172.80	153	400.00
66	172.80	163	172.80
67	172.80		



STRATEGIC LOCATION
Situated in the heart of
Dholera's growth corridor



EXCELLENT CONNECTIVITY
Easy access to Expressway,
Highway & Airport



**FUTURE READY
INFRASTRUCTURE**
Designed for modern
lifestyle & growth



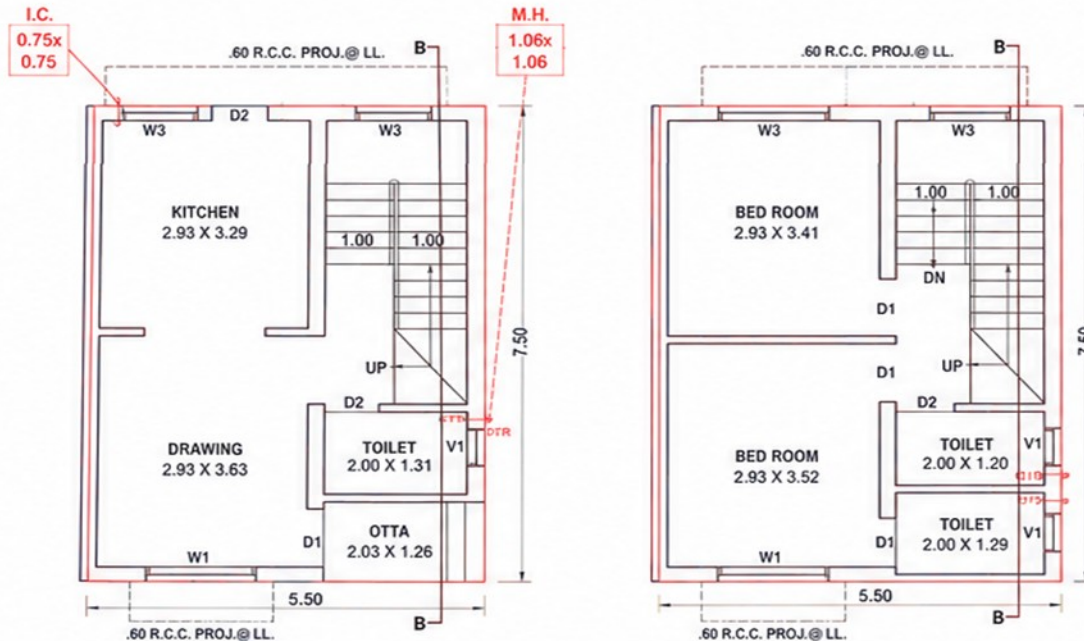
**HIGH INVESTMENT
POTENTIAL**
A promising asset for
long term appreciation

APPROVED 2 BHK VILLA PLAN

FUTURE-READY VILLA DESIGN WITH OPEN TERRACE



MEADOWS - 2
BURANPUR, DHOLERA

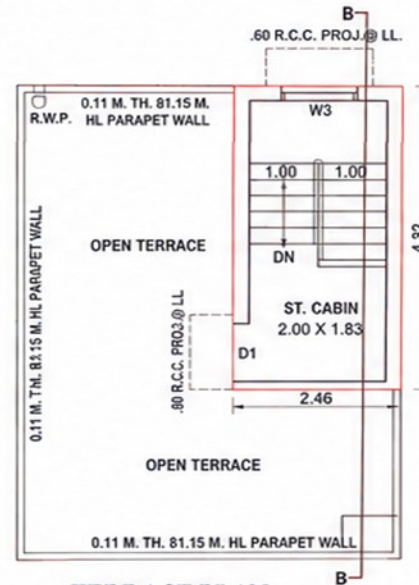


GROUND FLOOR PLAN

FIRST FLOOR PLAN

BUILDING PLAN (TYPE-A)

SCALE :- 1.00 CM. = 1.00 MT.



TERRACE PLAN



2 BHK LAYOUT

Functional ground and first floor design for comfortable family living.



OPEN TERRACE

Spacious terrace ideal for recreation and future customization.



APPROVED BUILDING PLAN

Ready plan for construction subject to applicable approvals and buyer requirements.



FUTURE EXPANSION POTENTIAL

Terrace and cabin space offer flexibility for future use.



CONFIGURATION

2 Bedrooms | Living Room | Kitchen | 3 Toilets
Open Terrace | Stair Cabin



APPROVED LAYOUT

Plan pass for smooth and hassle-free construction



MODERN DESIGN

Well-planned spaces for enhanced functionality and comfort



OPEN TERRACE

Enjoy open space living with excellent ventilation and natural light



FUTURE READY

Designed to adapt to your lifestyle and future expansion needs

WELL PLANNED TODAY, BUILT FOR A BETTER TOMORROW

INVESTMENT PROPOSAL

MEADOWS 2, BURANPUR, DHOLERA

Cost Sheet (172.80 Sq Yard)

Particular	Plot Value		
	Area	Rate	Value
Plot Cost (A)	172.80	8,500	14,68,800
Stamp Duty (B = A*4.9%)			71,971
Registration Fees (C = A*1%)			14,688
Legal Expenses (D)			15,000
Total Registration Cost (E = B + C + D)			1,01,659
Total Plot Cost with Registration (F = A + E)			15,70,459
Development Cost (G)	172.80	850	1,46,880
Total Plot Cost with Development Cost & Registration Expenses (H = F + G)			17,17,339

WORK IN PROGRESS

MEADOWS - 2, BURANPUR, DHOLERA

BUILDING TODAY FOR A BETTER TOMORROW



MEADOWS - 2
BURANPUR, DHOLERA



ROAD & ENTRANCE DEVELOPMENT



INTERNAL ROAD WORK IN PROGRESS



ENTRANCE GATEWAY DEVELOPMENT



PLOT LAYOUT & BOUNDARY WORK



PLOT LAYOUT & INFRASTRUCTURE WORK



SITE DEVELOPMENT IN PROGRESS

PROJECT HIGHLIGHTS



Well Planned Layout
Structured development for future growth



Strong Infrastructure
Roads & boundaries under construction



Quality Development
Built with quality and long-term vision



DEVELOPING TODAY FOR A SMARTER TOMORROW

Work is progressing at full pace to deliver a well-planned, future-ready development that adds value to your investment.



STRATEGIC LOCATION

Located in the heart of Dholera's growth corridor



EMERGING GROWTH

Surrounded by upcoming mega infrastructure



SECURE INVESTMENT

Developed with trust, transparency & quality



LONG TERM VALUE

Designed to deliver excellent future returns

STRONG FOUNDATIONS TODAY, GREATER VALUE TOMORROW



DHOLERA
A NEW ERA OF GROWTH

THANK YOU

Let's Build the **Future** Together



CA Ramesh Rajaram Gurav



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

