



“A New Gujarat Within Gujarat”

- 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”

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

**DHOLERA
METRO CITY**

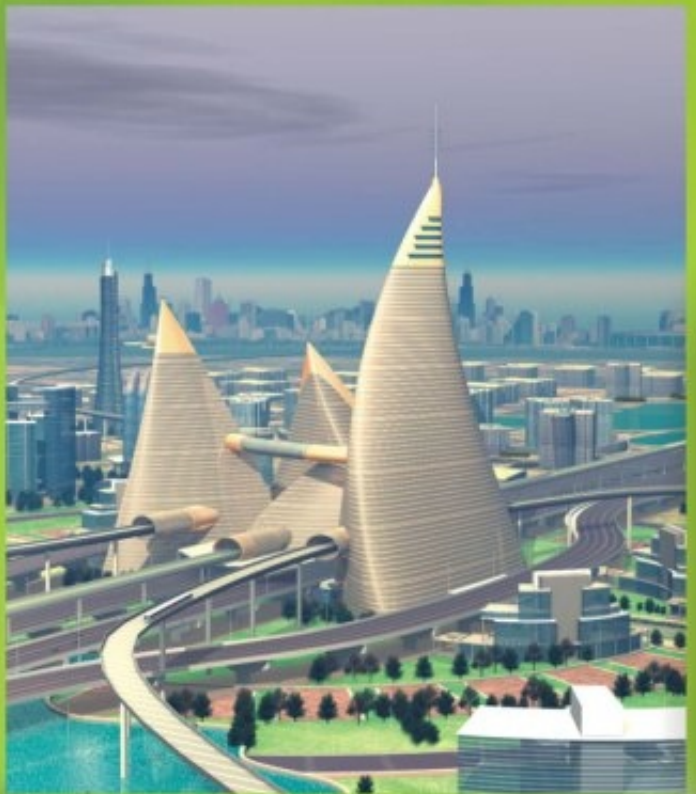
N.A. Residential Plots/ Villas & Bungalows

“N.A., N.O.C., Title Clear and Plan Pass”

Dholera (SIR) Special Investment Region

The Concept

Special Investment Region (SIR) is conceptualized as a large size Investment Region or Industrial Area specially developed and enabled as a global hub of economic activity supported by world class infrastructure, premium civic amenities and centers of excellence and operated, regulated and managed under a dedicated legal frame work and under through an empowered organizational structure.



Bigger Than The Biggest In The World

Dholera SIR Ideally Located, widely Connected

Total area **900 sq. Kms** : a green field location

Developable area **500 sq. Kms**

Economic activity area **360 sq. Kms**

World class infrastructure & connectivity within & outside

Central spine express way & Metro rail to link the SIR with mega cities

Airport & Seaport in the vicinity

New International Airport and **Bhavnagar, Pipavav** Seaport in the vicinity.

Proximity to mega cities **Ahmedabad, Bhavnagar, Vadodara**

Benefit of **Sea Coast nature park, golf course**

Premium civic amenities

Capable to cater to both **International & Domestic market**

Close to **Gujarat International Finance City (GIFT)**

Close to **Petro Chemicals and Petroleum Investment region (PCPIR)**

Logistic support of the **Dedicated Freight Corridor (DFC)**

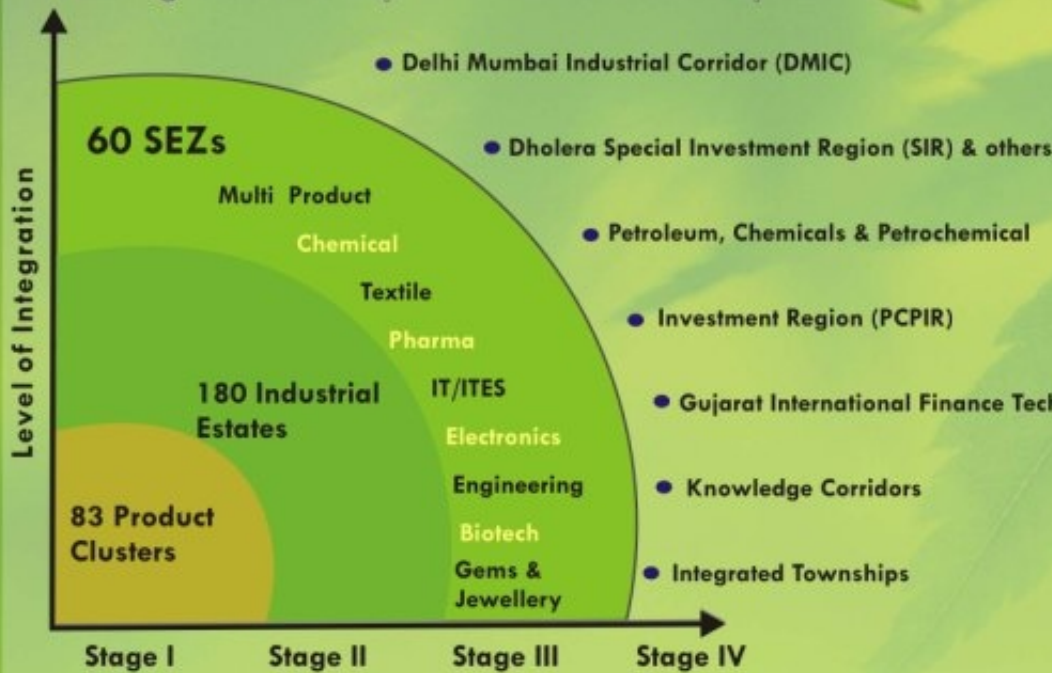
Benefits of high impact **Delhi Mumbai industrial Corridor (DMIC)**

Public Investment in core infrastructure

- A separate legal framework enacted The SIR ACT of 2009
- An organic organizational structure created as per the SIR act
- Empowered administrative mechanisms in place
- Apex authority (GIDB) & the regional development authority (RDA)
- Dispute resolution mechanism in place
- Single Window Clearance mechanism in place
- 26,000 hectares of Government land already allocated for the Dholera SIR
- 9,000 hectares of Land Allocated for Airport
- MOUs of rupees one lac crore (Approximate USD 20 bn) signed
- with three anchor tenants for Dholera SIR
- SIR Master plan for road, rail and special infrastructure ready
- Studies for seismological profile, water vulnerability and flooding environmental impact towards completion

Special Investment Region (SIRs)

A Paradigm Shift in Gujarat's Industrial Development



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. Dholera SIR will be a reality before you can foresee. It will be a new Gujarat within Gujarat"

Narendra Modi
Chief Minister, Gujarat, INDIA

Summary of Investments for Dholera SIR

MOUs in Global investor's Summit 2009

Total Number of MoU	Number of projects	Implementing agency	Proposed Investment (Rs. In Corers)
3	3	USEL, HCC, Shabir Bhatia	100000 USD 20 Billion

MOUs in Global investor's Summit 2011

Total Number of MoU	Number of projects	Implementing agency	Proposed Investment (Rs. In Corers)
1	10	DMICDC	66727
10	10	Other than DMICDC	61667
Total - 11	20		1,28,394 USD 22 Billion

Dholera SIR Infra Development Ltd. Has signed MoUs worth Rs. 354 CR. During Vibrant Gujarat Global Investors Summit' 2011

➔ **MoU WORTH Rs. 252 CR. INVESTMENT FOR THREE SPECIAL ECONOMIC ZONES (SEZ)**

1. ENGINEERING SEZ
2. GEMS & JEWELLERY SEZ
3. FREE TRADE WARE HOUSING ZONE

➔ **MoU WORTH Rs. 102 CR. INVESTMENT FOR MULTI MODEL LOGISTICS PARK AT DHOLERA SIR**

SIR Land - Use Pattern



Location and Development plan

Six Town Planning Schemes about 42,000 Hectors has been almost completed by World Class Consultant & T.P. Schemes Implantation work is going to start with all Infrastructure Facilities.



LEGEND



PROPOSED LANDUSE PLAN - 2040

MODIFIED PLAN PUBLISHED U/S 17 OF ACT - 2009 AND U/S 15 OF ACT - 1976

GANDHINAGAR SPECIAL INVESTMENT REGIONAL DEVELOPMENT AUTHORITY, Gandhinagar, DMRGA

Road Connectivity



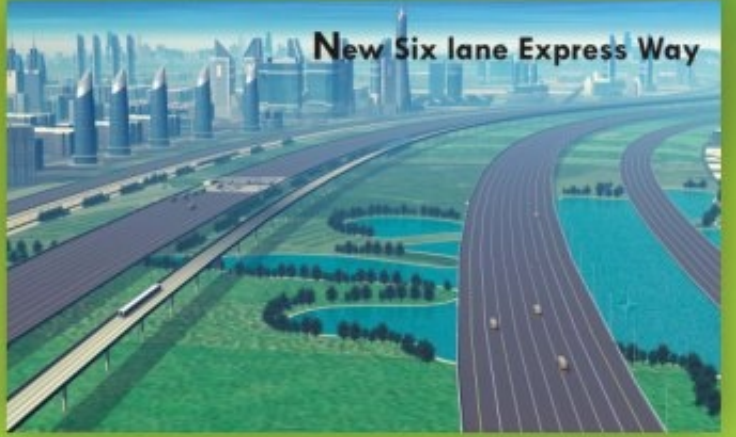
Rail Connectivity



Sea Connectivity



Mega Projects



Dholera

International Airport

- New International Airport on the Northern tip, 1 kms away of SIR
- 9200 hectares Government land reserved by the State Government 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



Hospitals, Tourism & Recreation Complexes



Industrial Parks, Townships



Sports Complexes



IT Hub





DHOLERA METRO CITY

N. A. Residential Plots/ Villas/ Bungalows

Come to **Dholera Metro City** and would come in terms with real meaning of weekend living. Though for 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



"Invest in Dholera SIR, Invest in your Future"

- **Lowest rate in the Region**
- **Loan without Documents**
- **Minimum Down Payment**
- **60 Months EMI option**

Immediate Sale Deed Registration

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	916.80	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	602.89	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





DHOLERA METRO CITY

N. A. Residential Plots/ Villas/ Bungalows

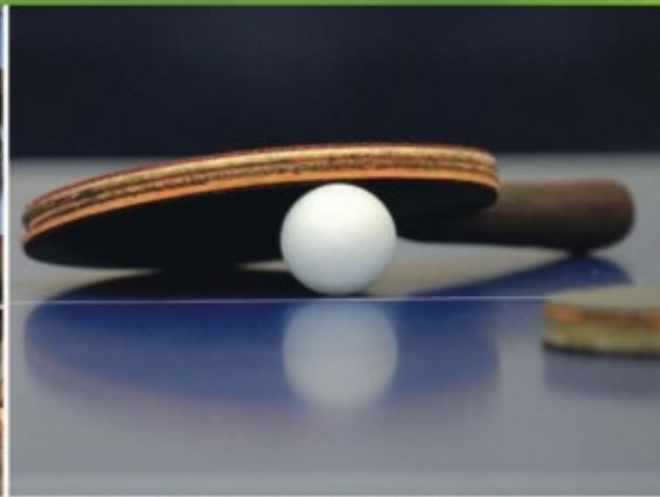
Weekends Made Worthwhile

CLUB HOUSE

Amenities and Services

1. Plot area starting from 200 sq. yard.
2. Four common plots totalling about 39,461 sq. ft.
3. Well manicured greenery and integrated landscaping with special structures.
4. A Large club house, offering Indoor sports facilities, Health Center with Modern Gym equipments and a Special Hall for celebrations.
5. Tree Lined Internal Roads, Street Lights on every internal Road.
6. Provision for water supply through bore well.
7. Separate Jogging Track/Walkway.





8. Round the clock security.
9. Landscape lush green garden
10. Attractive entrance Gate.
11. Children Play Area.
12. Drainage facility.
13. Sitting areas, gazebos and benches at different locations.
14. Every Plot to be allotted, demarcated properly.
15. A golden opportunity for industrial investor to own titled cleared private land in Dholera SIR.

Amenities and Services



DHOLERA METRO CITY

N. A. Residential Plots/ Villas/ Bungalows

Add

More Vigour

To Your

Weekend Living

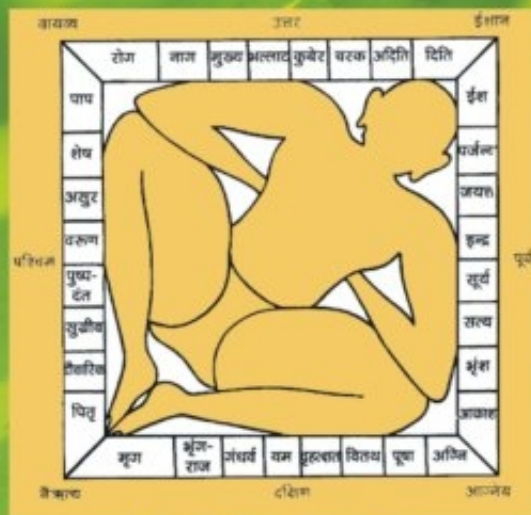


Luxury Home with Best Return of Your Investment

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 love most in the vast green surroundings.

At "Dholera Metro City" we provide you, your own private resort in the natural habitat beyond what 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 watch your worries fly away with Airplane.



Vastu Compliance

300 sq. Yard

Blossom



Flora

600 sq. Yard



Saffron

900 sq. Yard



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, GUJARAT

C +91 89807 14853

www.dholerametrocity.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.



"Invest in Dholera SIR, Invest in your Future"



Dholera SIR

Infra Development Ltd

Group of Experts in Dholera Metro city Project

Architect :	Manoj L. Kanani (M/s. Akshat the Priority)
Landscape Coordinator :	Dr. Dinesh Goswami (M/s Nisharg Flora)
Structural Consultant :	Ketan K. Patel (M/s. Akshat the priority)
Legal Advisor :	Mukund N. Jani (Notery & Advocate, Dhandhuka)
Vastu Consultant :	Dr. Subhash B. Raval
C :	+9189807 14853

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, GUJARAT

Registered Office/ Corporate House

Plot No. 337, Sector - 8,
Gandhinagar, 382 008
☎ : 89807 14853, 97129 51453
9712941453
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Websites of Our Group

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www.dholerasirproperty.com - Property Investment Consultancy

www.dholerazee.com - SEZ Projects

www.dholerasirrealty.com - Property Management Consultancy

www.nanocity.com - Mega Industrial Township