Real Estate Investment Opportunity in Dholera Smart City

Investor Space
Real Estate Promoters

Ahmedabad
Rajkot
Bagodra
6 Lane Highway
Lothal
Monorail
Kesar Green Flora
Fedra
To Airport
Pipli
Dholera Junction
Village Road
DHOLERA INTERNATIONAL AIRPORT
Dhandhuka
DMIC
Akru
TP1A-3
TP1A-1
TP1B
TP-2B
TP-2B-4
TP-2B-5
TP-2B-3
TP-2A
TP-3C
TP4A
TP4B-1
TP4B-2
TP5C1
TP5A
TP-5B
TP5C2
TP5B
Tata Solar Park
N
Kotda Toll Plaze
Sea Link
Bhavnagar

DRAFT DEVELOPMENT PLAN

- DSIRDA BOUNDARY
- TALUKA BOUNDARY
- VILLAGE BOUNDARY
- GAMTAL
- SURVEY NUMBER BOUNDARY
- EXISTING STATE HIGHWAY
- EXISTING ROADS
- RIVER /CANAL
- TALAV / LAKE
- PROPOSED ROADS
- COASTAL REGULATION ZONE
- GREEN SPACE
- RECREATION,SPORTS AND ENTERTAINMENT ZONE
- TOURISM: RESORTS
- VILLAGE BUFFER
- AGRICULTURE
- STRATEGIC INFRASTRUCTURE
- CITY CENTRE
- LOGISTICS
- HIGH ACCESS CORRIDOR
- RESIDENTIAL
- SOLAR PARK
- PUBLIC FACILITIES ZONE
- KNOWLEDGE AND I.T.
- INDUSTRIAL

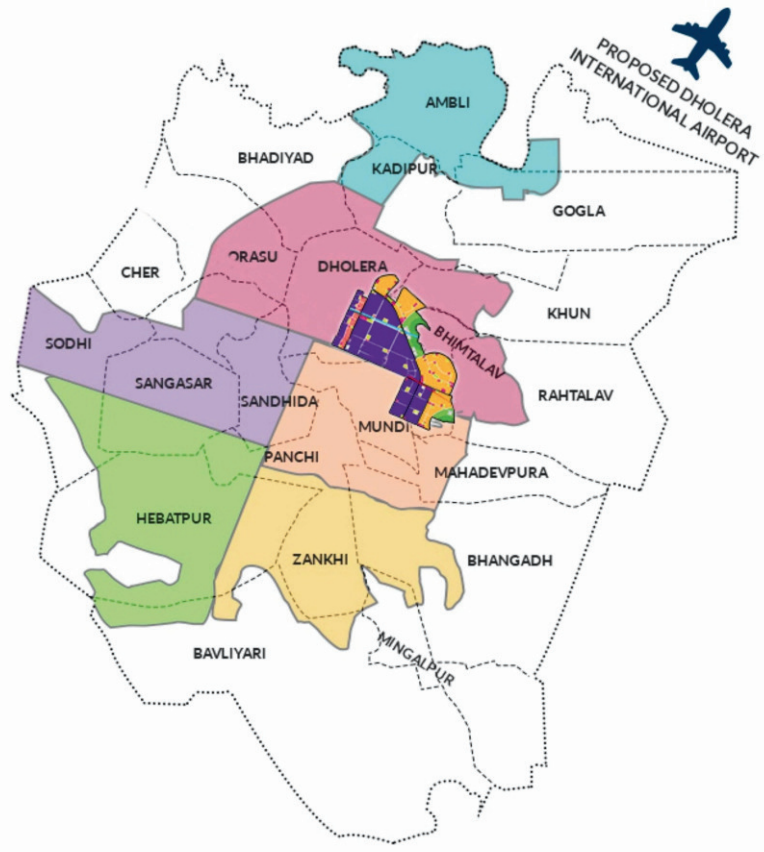
DSIR Town Planning - 22 Villages
DSIR Area - 920 sq.km
TP Development Area - 422 sq.km.

Dholera S.I.R , Ahmedabad , Gujarat

Designed by Vertex Media – 8401436264

International Benchmark

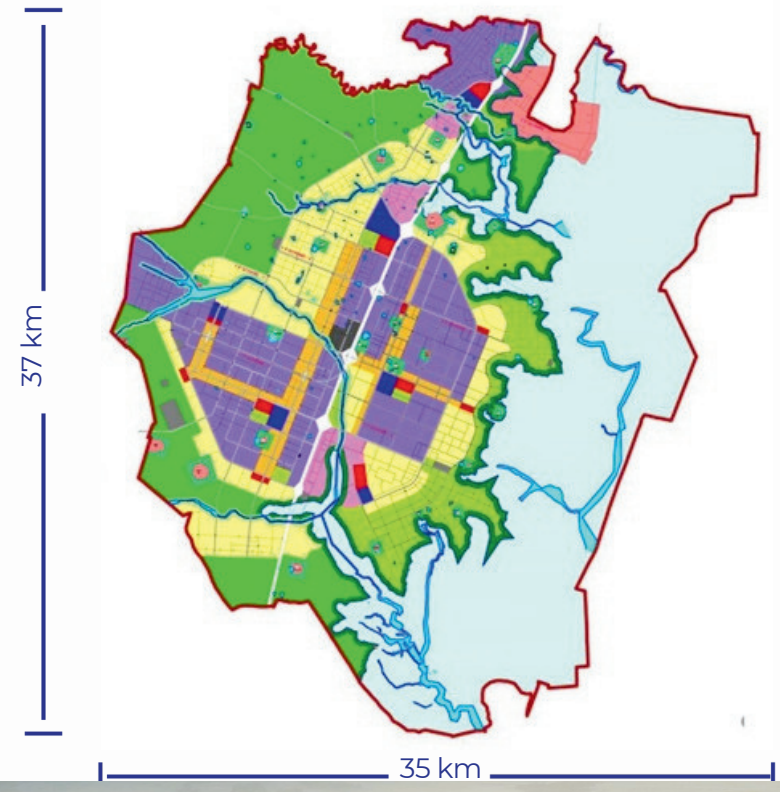
- World class Infrastructure
- Ease of Governance
- Plug & Play
- Security
- Internal Connectivity
- Ease of Business
- Social Infrastructure
- Sustainability
- Fast Track Approvals
- External Connectivity
- Live, Work and Play
- Technology



Dholera SIR 22 Village Map

Dholera Master Plan

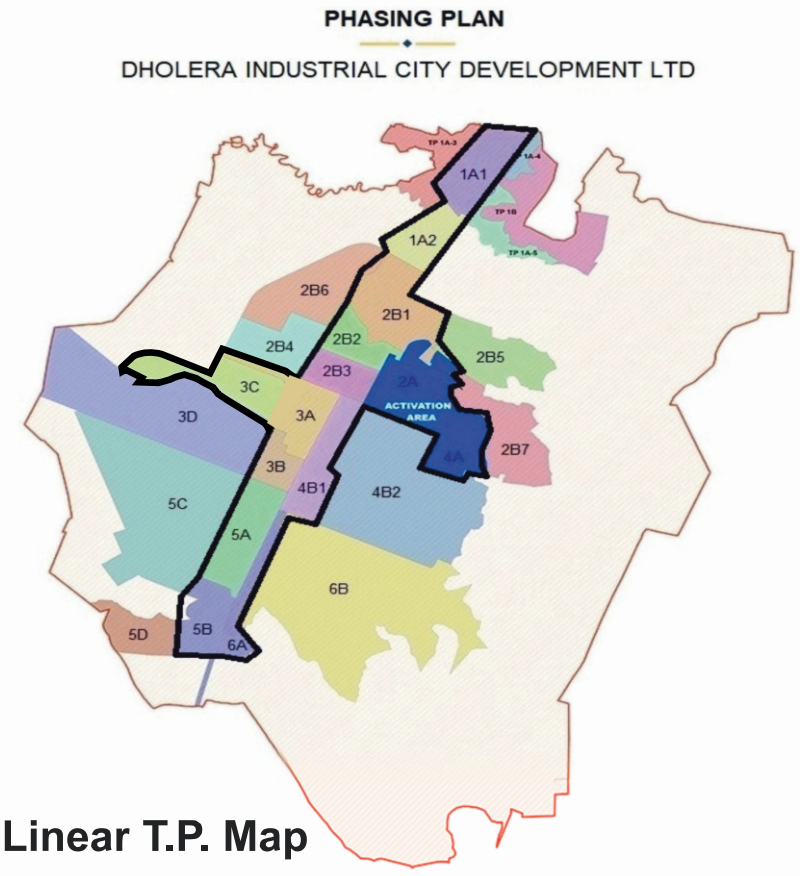
Planned Intervention to Develop Dholera SIR



Activation Area
22.54 sqkm

Linear Development
137 sqkm

Remaining area
263 sqkm



Linear T.P. Map



CONSIDERATION OF DSIR AS POTENTIAL INDUSTRIAL INVESTMENT BY :

CUBIC PV	vedanta transforming for good	CHIRIPAL INDUSTRIES LIMITED	AVAADA	POLYCAB	DAVAT Beverages EST 1998
150 Acres - Solar Water	**700 Acres -** Led FAB	**90 Acres -** Aluminum Foil	**180 Acres -** 5 GW Solar Cell	**30 Acres -** Wire Cables	**15 Acres - Beverages**

LAND ALLOTMENT COMPLETED

TATA CHEMICALS LIMITED	ReNew POWER	torrent POWER	HP
126 Acres - 10 Gwh Li-Ion Battery Plant	**100 Acres - 2 Gw Solar Module Plant**	**6 Acres -** Power Distribution Network	**3 Acres -** Petrol Station & EV Charging Station

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