

# LAND OF OPPORTUNITY DHOLERA SIR

FUTURE SMART CITY



ગુજરાત સરકાર  
GOVERNMENT OF GUJARAT

## Dholera Special Investment Region

**dholera**<sup>®</sup>  
— A NEW ERA —

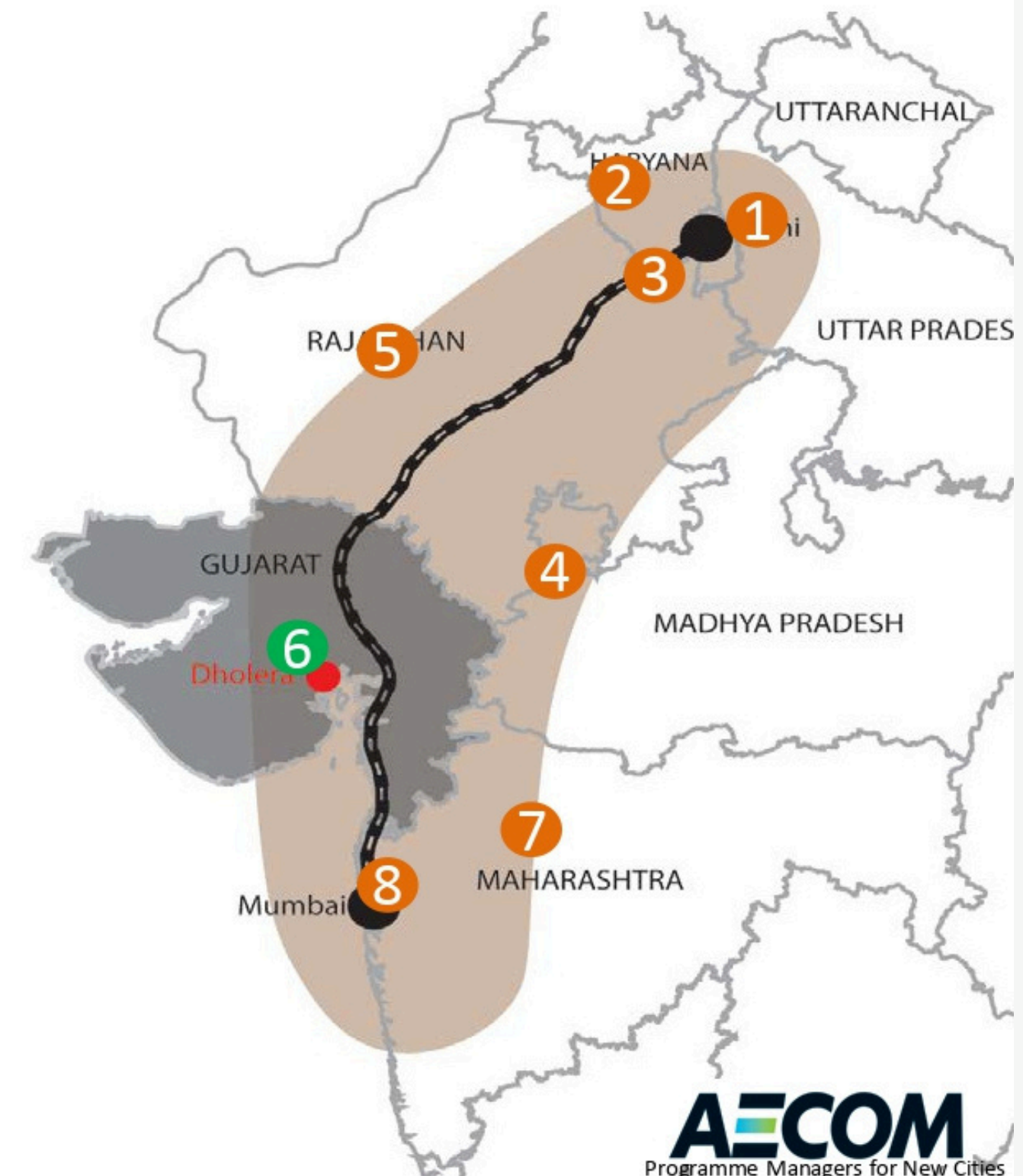


# Smart Industrial Townships under DMIC

## 8 Nodes being developed in DMIC Phase I

1. Dadri – Noida Ghaziabad IR, UP ..... 200 sqkm
2. Manesar – Bawal IR, Haryana ..... 402 sqkm
3. Neemrana – Kushkhera – Bhiwari IR, Rajasthan . 165 sqkm
4. Pitampura – Dhar – Mhow IR, MP ..... 372 sqkm
5. Jodhpur Pali Marwar IR, Rajasthan .....72 sqkm
- 6. Ahmedabad – Dholera IR, Gujarat ..... 920 sqkm**
7. Shendra – Bidkin Industrial Park, Maharashtra ... 84sqkm
8. Dighi Port IA, Maharashtra ..... 253 sqkm

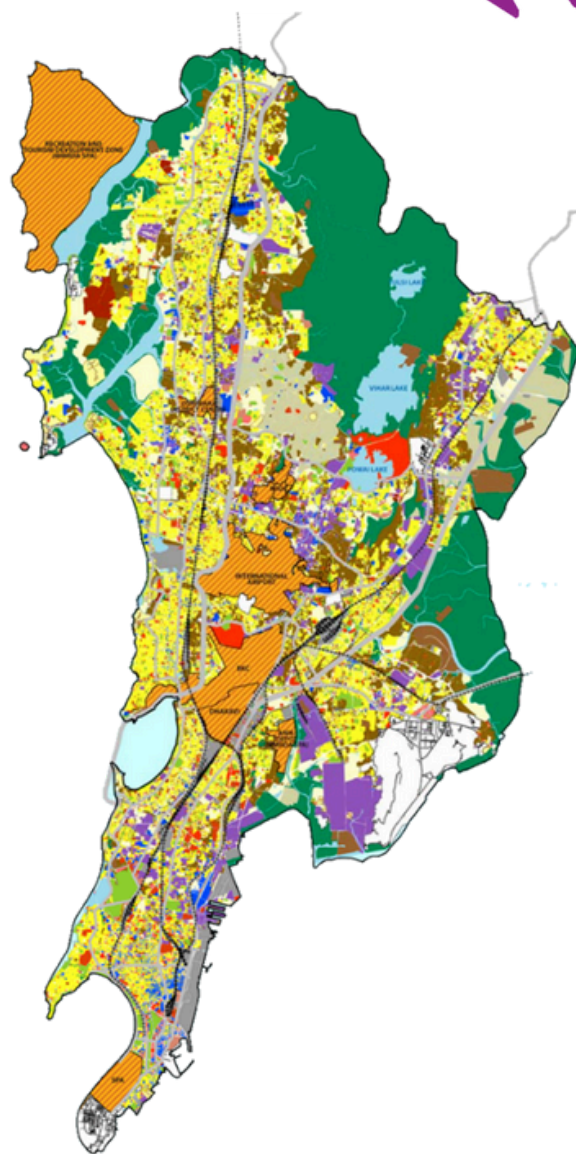
**Dholera is the Biggest Node under DMICDC**





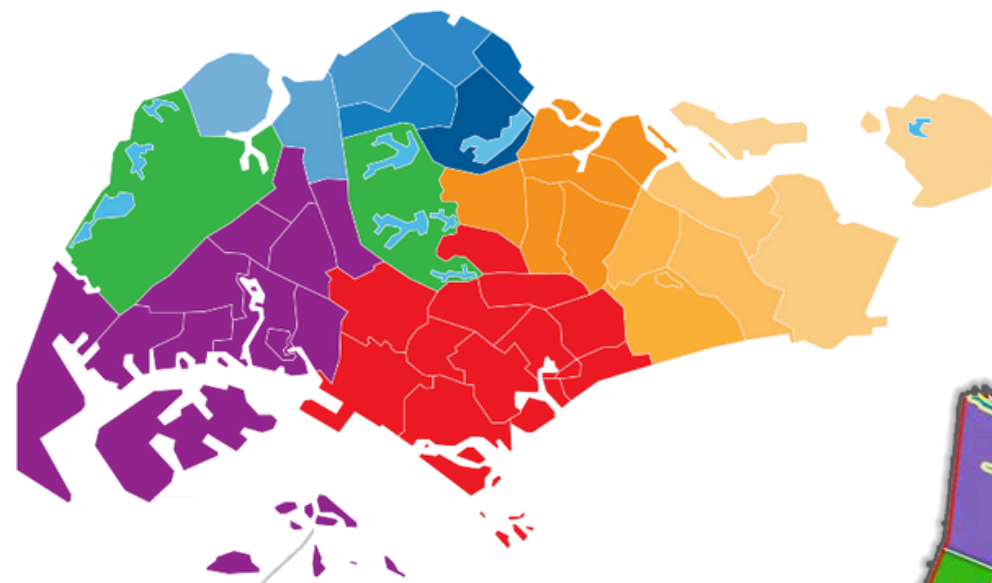


Ahmedabad  
505 sq. km.

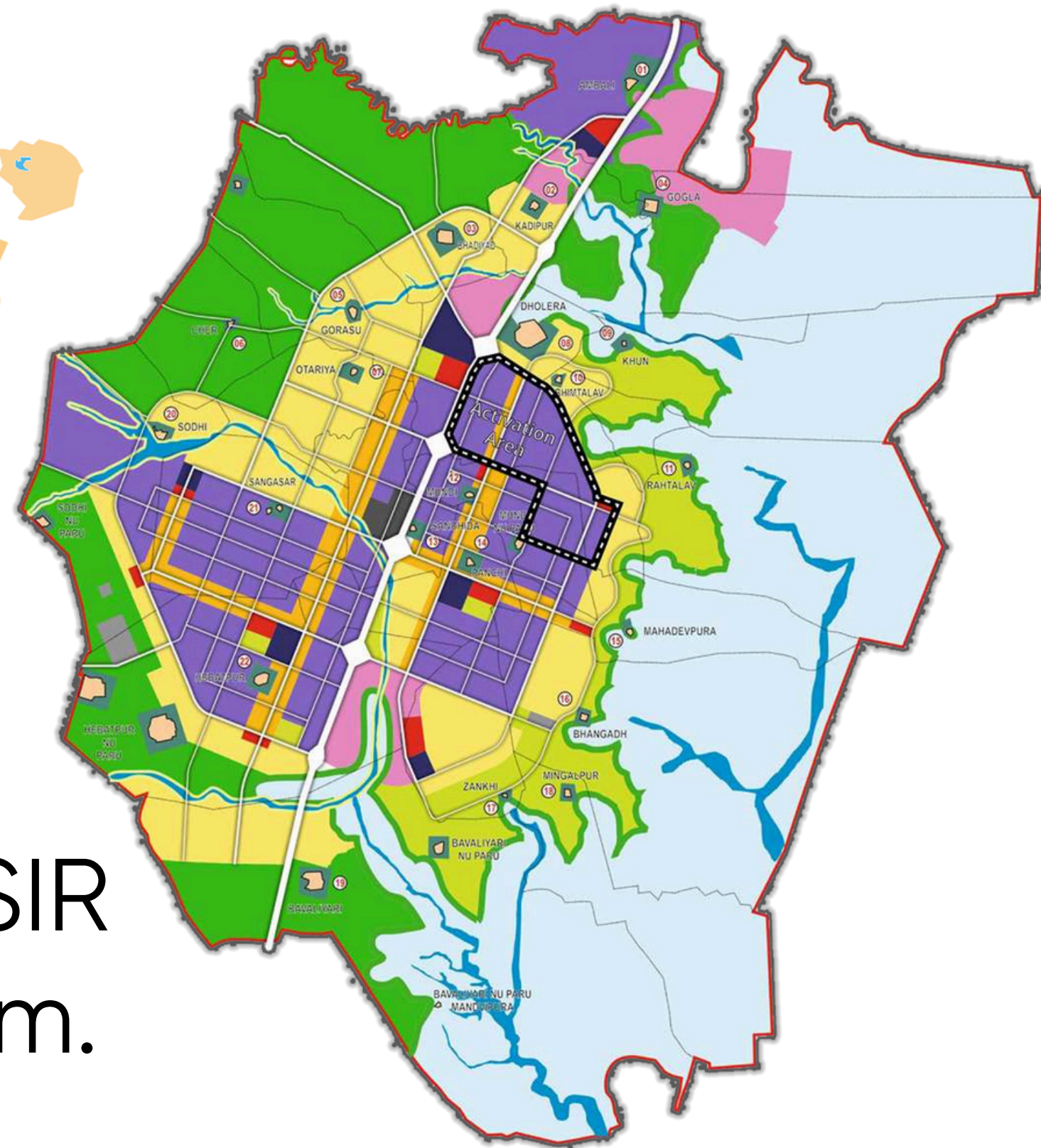


Mumbai  
603 sq. km.

Singapore  
728 sq. km.



Dholera SIR  
920 sq. km.





# BENCHMARKING – WORLD CLASS INFRASTRUCTURE FOR DHOLERA SIR



## Solid Waste

- Brussels
- Songdo
- New York

## Power & ICT

- Singapore
- London
- Canada & Denmark

## Urban Planning

- London
- Chicago
- Miltonkeynes



## Road Design

- London
- New York
- Singapore

## Water Waste

- Singapore
- California
- Hong Kong

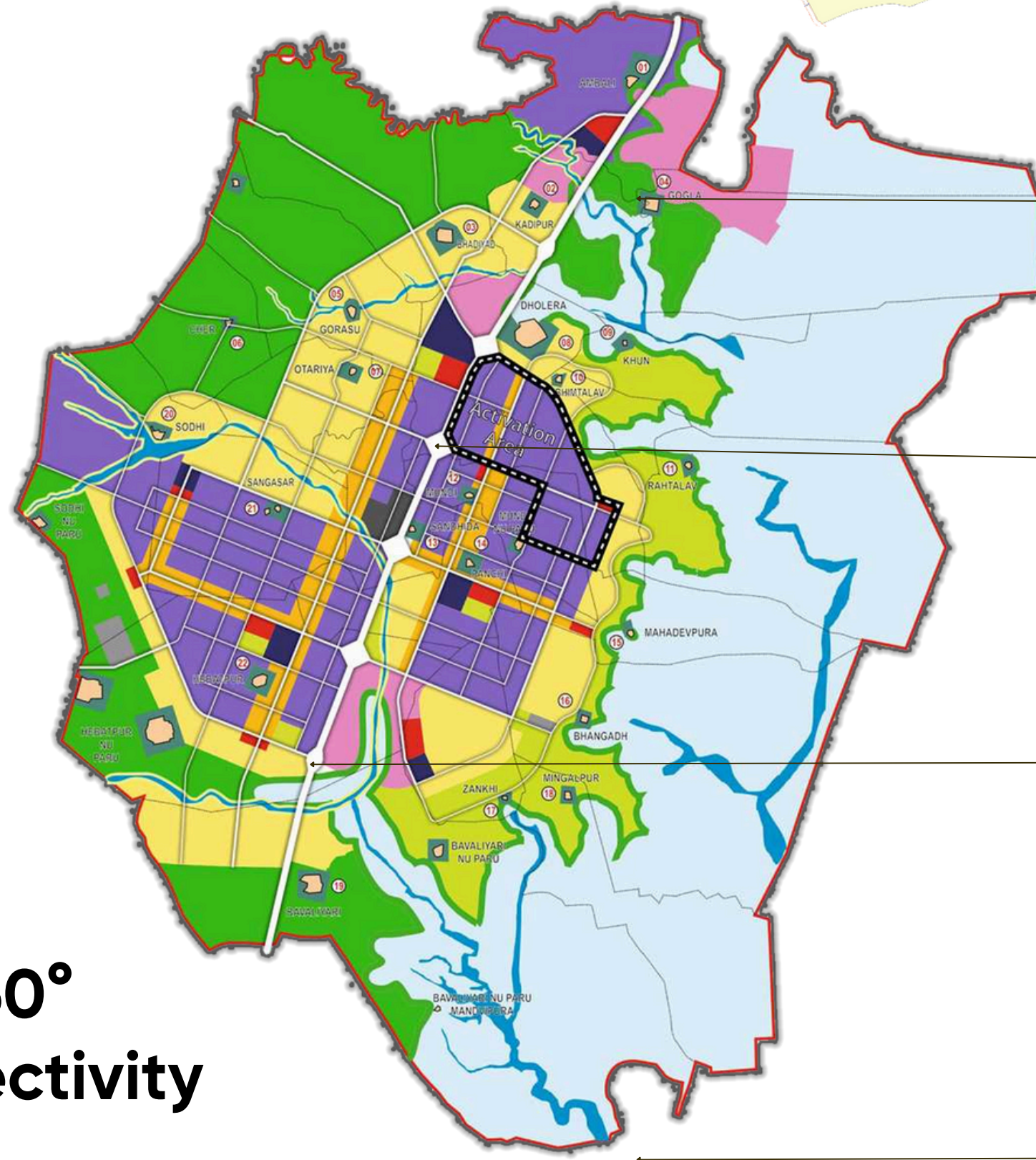
## Storm Water

- Brussels
- Songdo
- New York



# DHOLERA SIR

INDIA'S FIRST GREENFIELD SMART CITY



International Airport  
(Cargo & Passenger)



Dedicated Freight  
Corridor



250 M. Expressway



Ahmedabad – Dholera  
Mono Rail & Metro



Sea Port



360°  
Connectivity



# DHOLERA SIR

## INDIA'S FIRST GREENFIELD SMART CITY

# ABOUT DICDL

- DICDL is a Joint Venture of Government of India (DMICDC) + Government of Gujarat (DSIRDA)
- SPV responsible for initial project development and implementation
- Comprehensive, post development, city management structure being evolved



### Ease of Governance

Dholera Industrial City has a single window system in place to streamline G2B (Government to Business) interactions.





# Special Purpose Vehicle - SPV



DSIRDA –

Dholera Special Investment Regional Development  
Authority

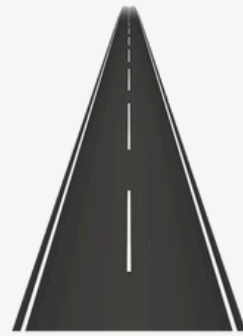


DMICDC –

Delhi Mumbai Industrial Corridor Development  
Corporation



# SMART INFRASTRUCTURE ( PLUG AND PLAY MODLE



Road Cycle tracks  
Footpaths  
Trees & Plants



Water Management  
Smart Meters  
SCADA



24X7 Power  
Smart meters  
SCADA



ICT Enable  
Infrastructure  
City Wifi  
Integrated City  
Management



100% Domestic  
Waste Collection  
100% industrial  
Effluent Collection



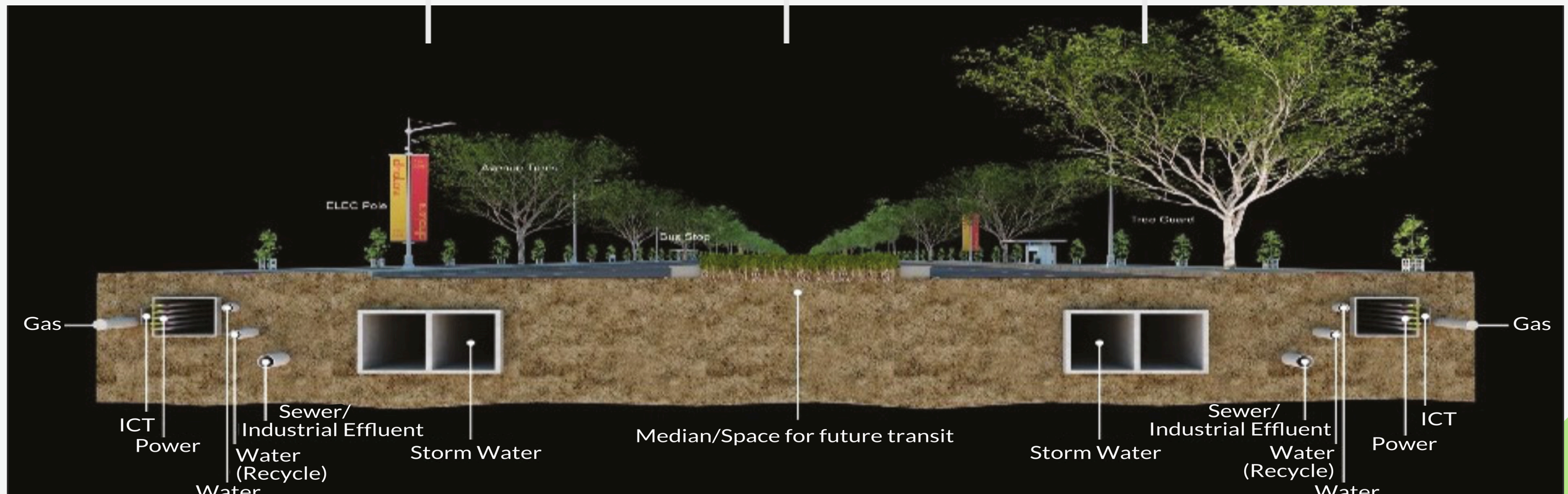
100% Rcycle and  
reuse of Waste  
Water



100% Rainwater  
Collection  
Open storm canal  
with recreational  
Spaces



100% waste collection  
Maximum Recycling &  
reuse Bio- Methylation,  
IncineratorWaste  
to energy





# INFRASTRUCTURE

**JYOTSANA GAUTAM**  
PROJECT MANAGER, LARSEN & TUBRO



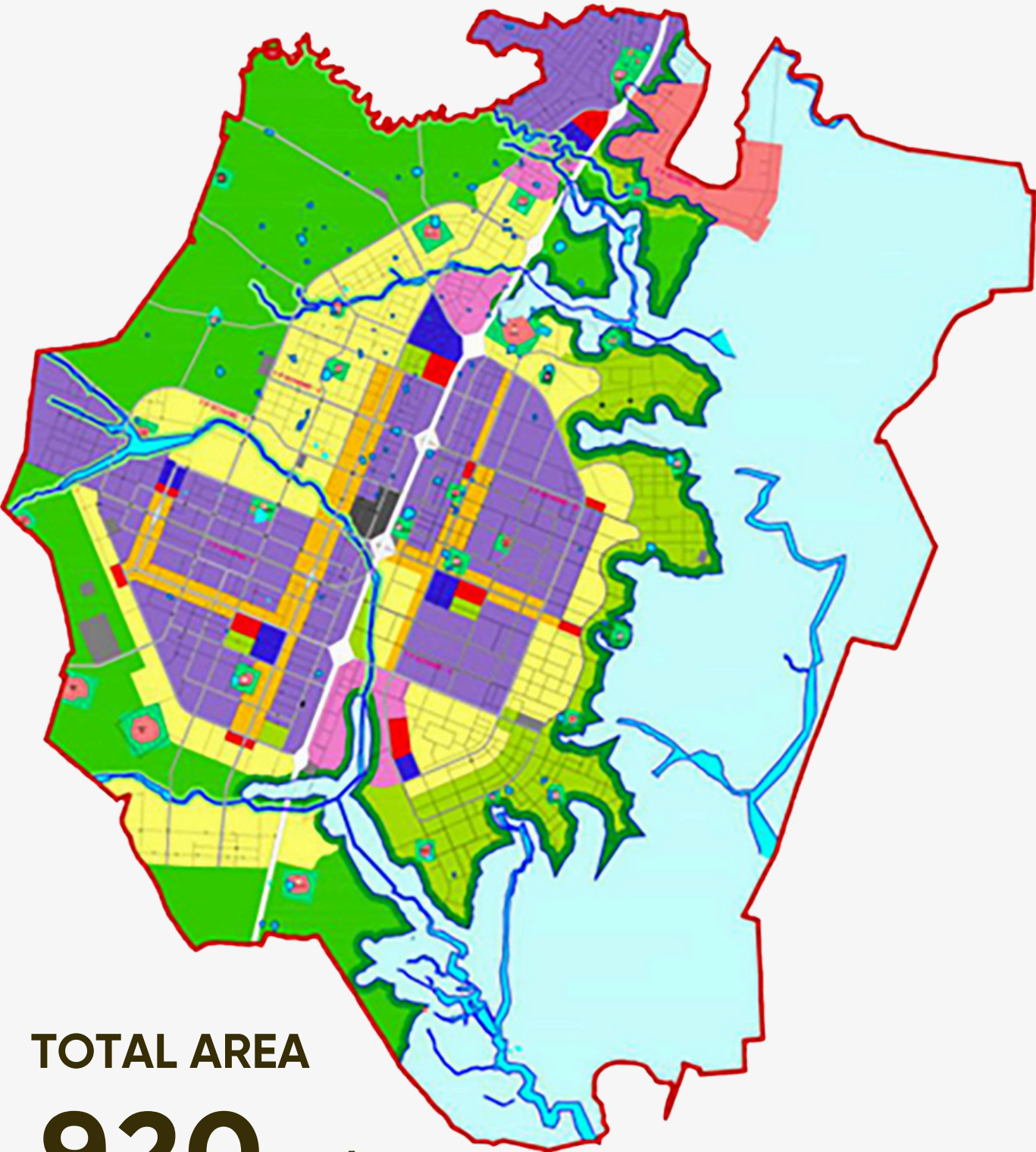
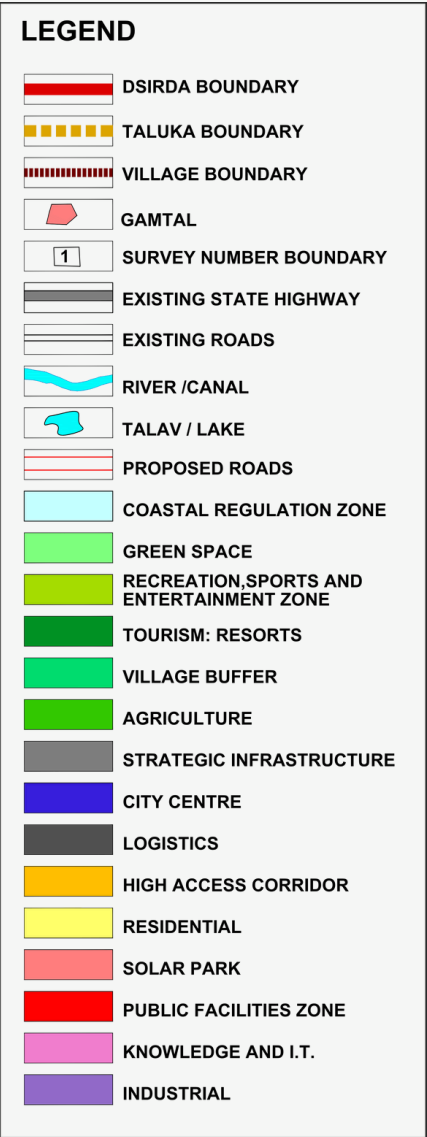


# LAND GRABBING ACT IN GUJARAT

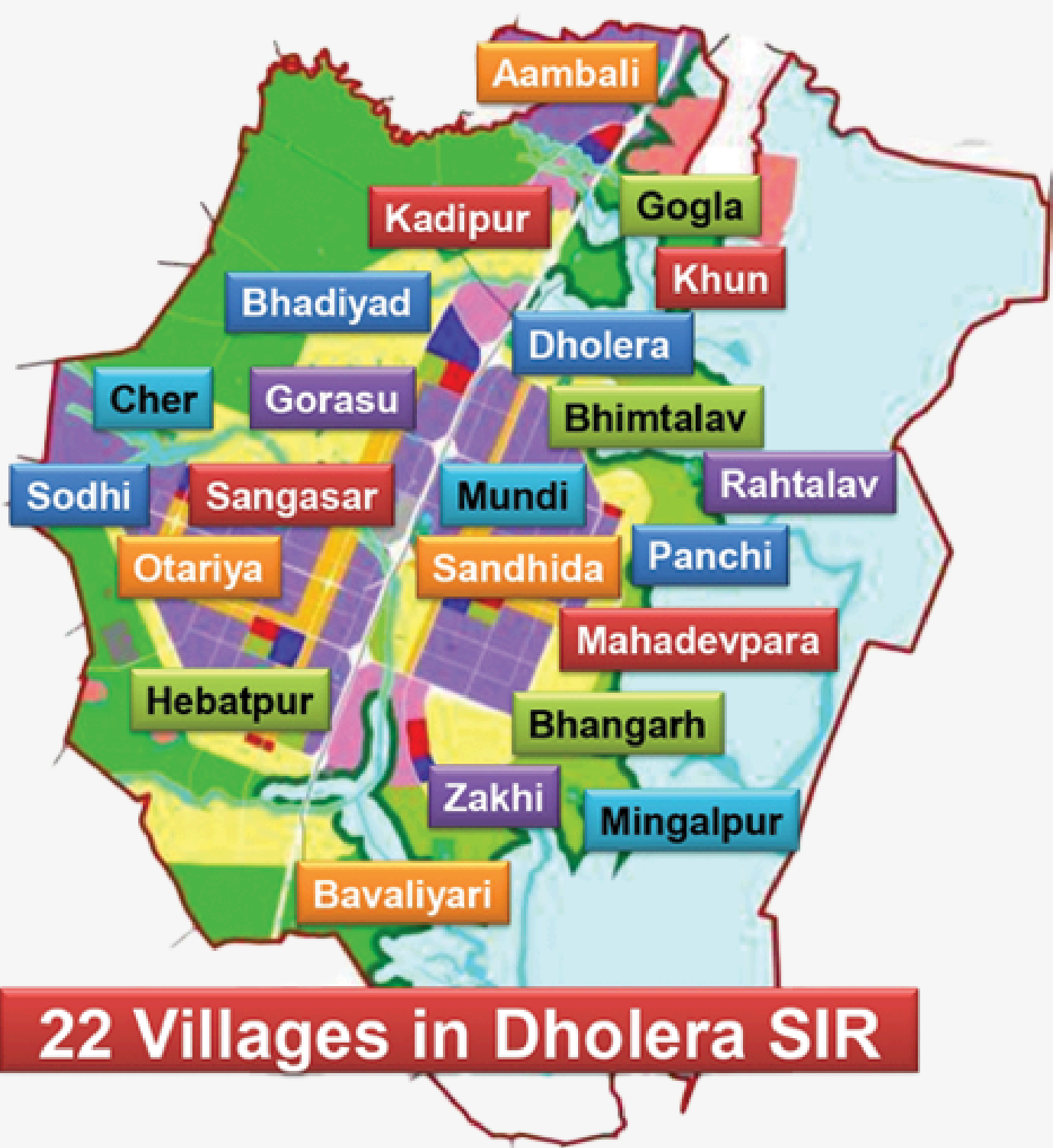




# DP DHOLERA - SIR



TOTAL AREA  
**920** sq km

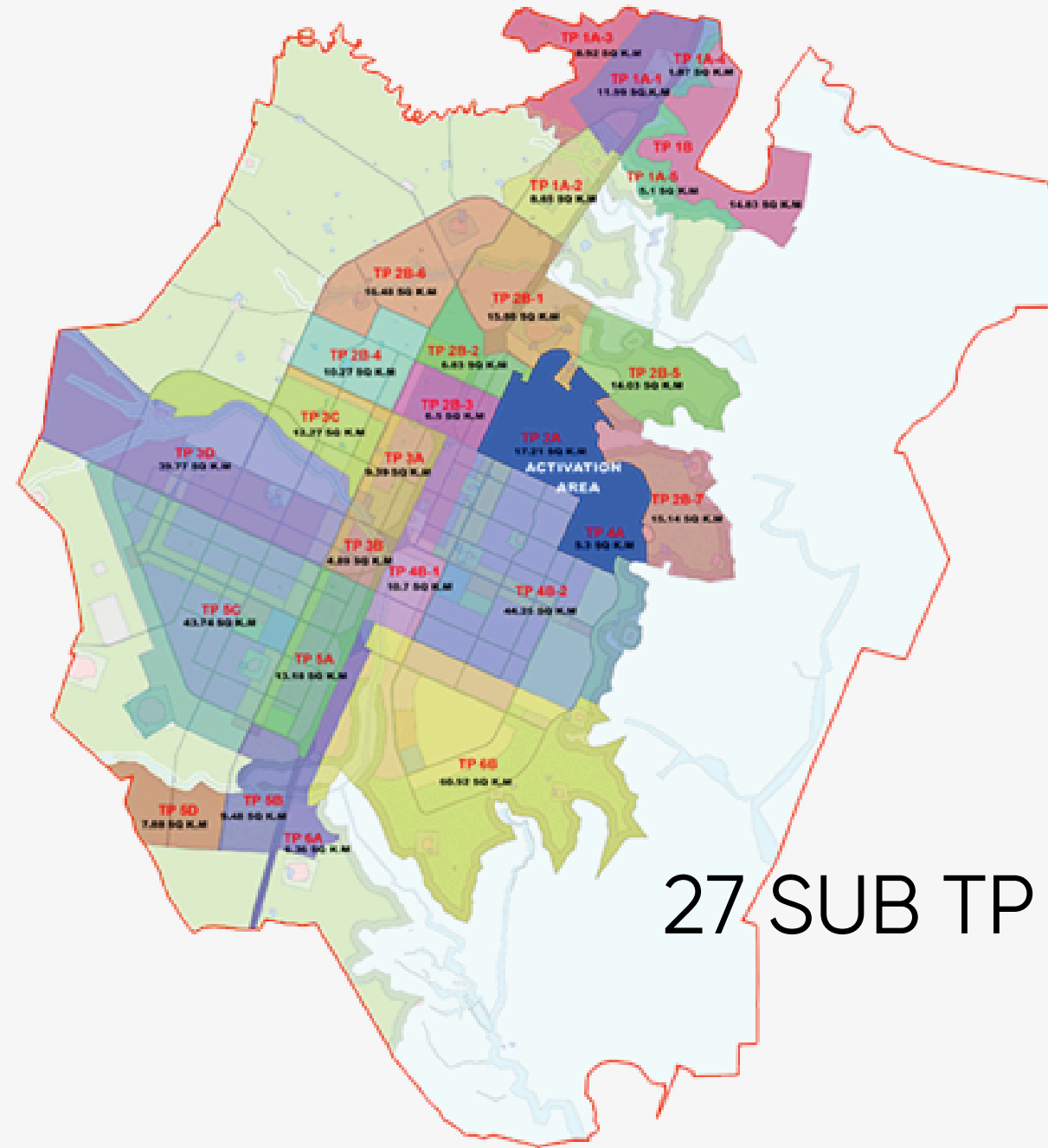
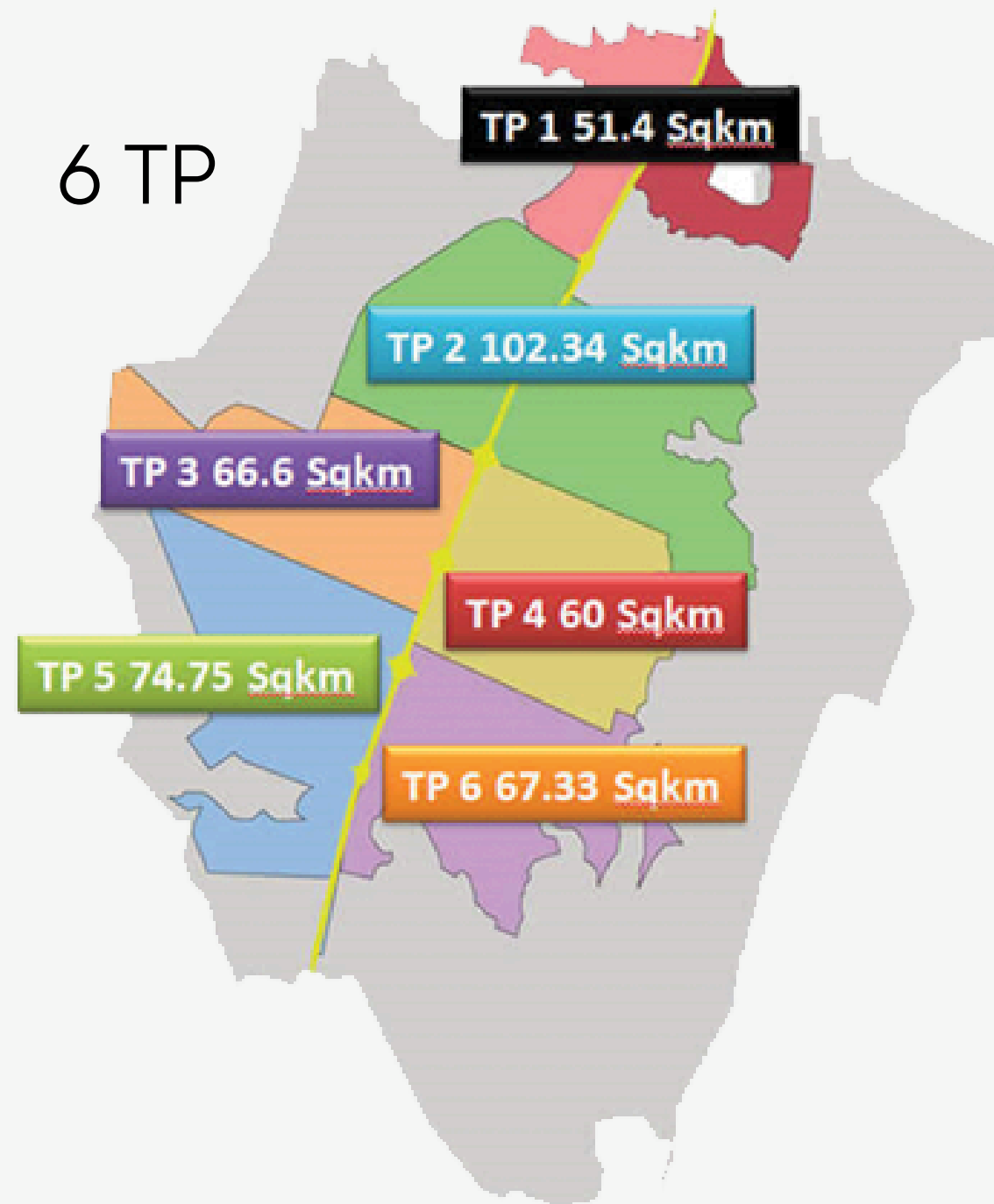


**22 Villages in Dholera SIR**



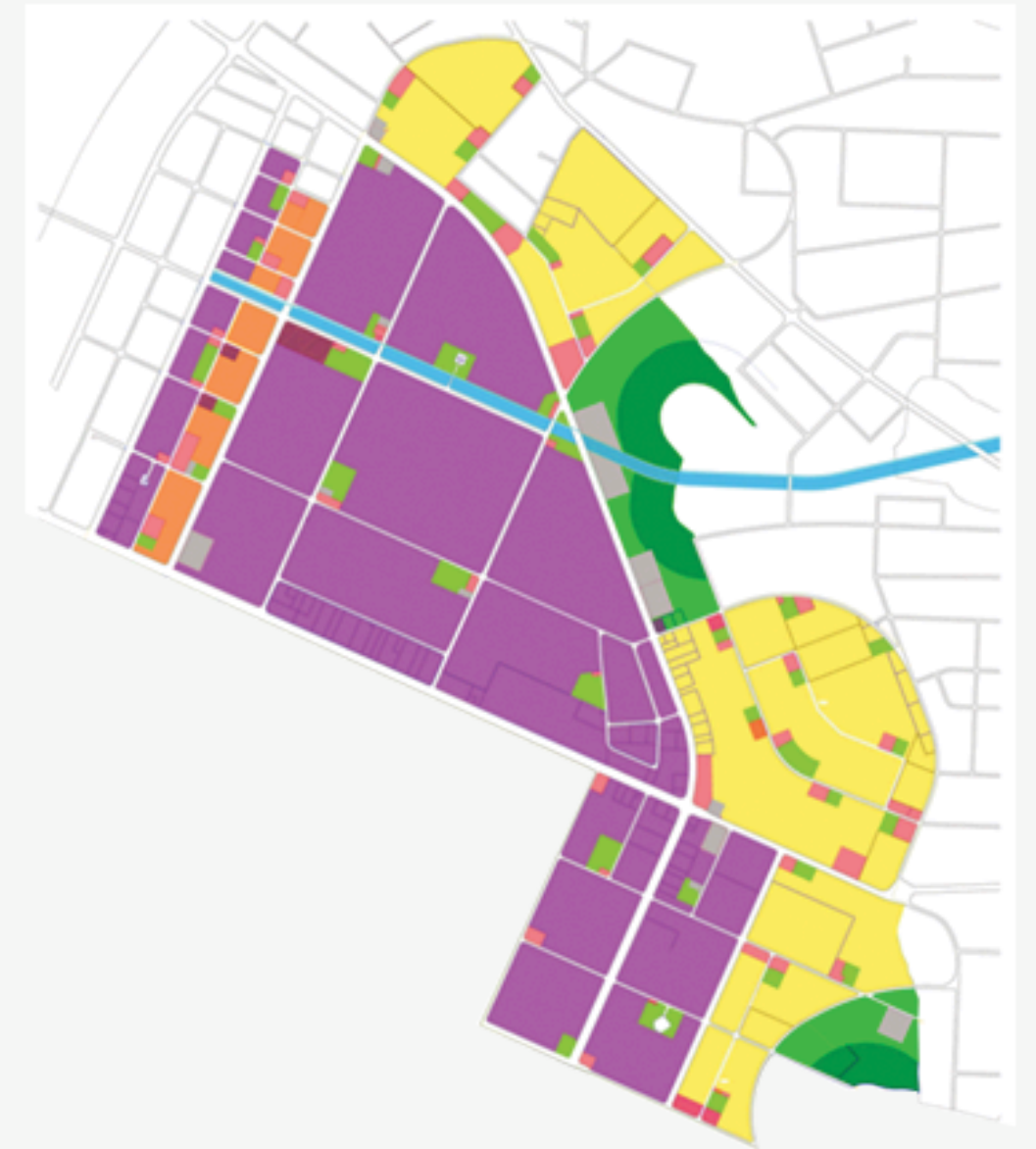
# TOWN PLANNING DHOLERA - SIR

6 TP

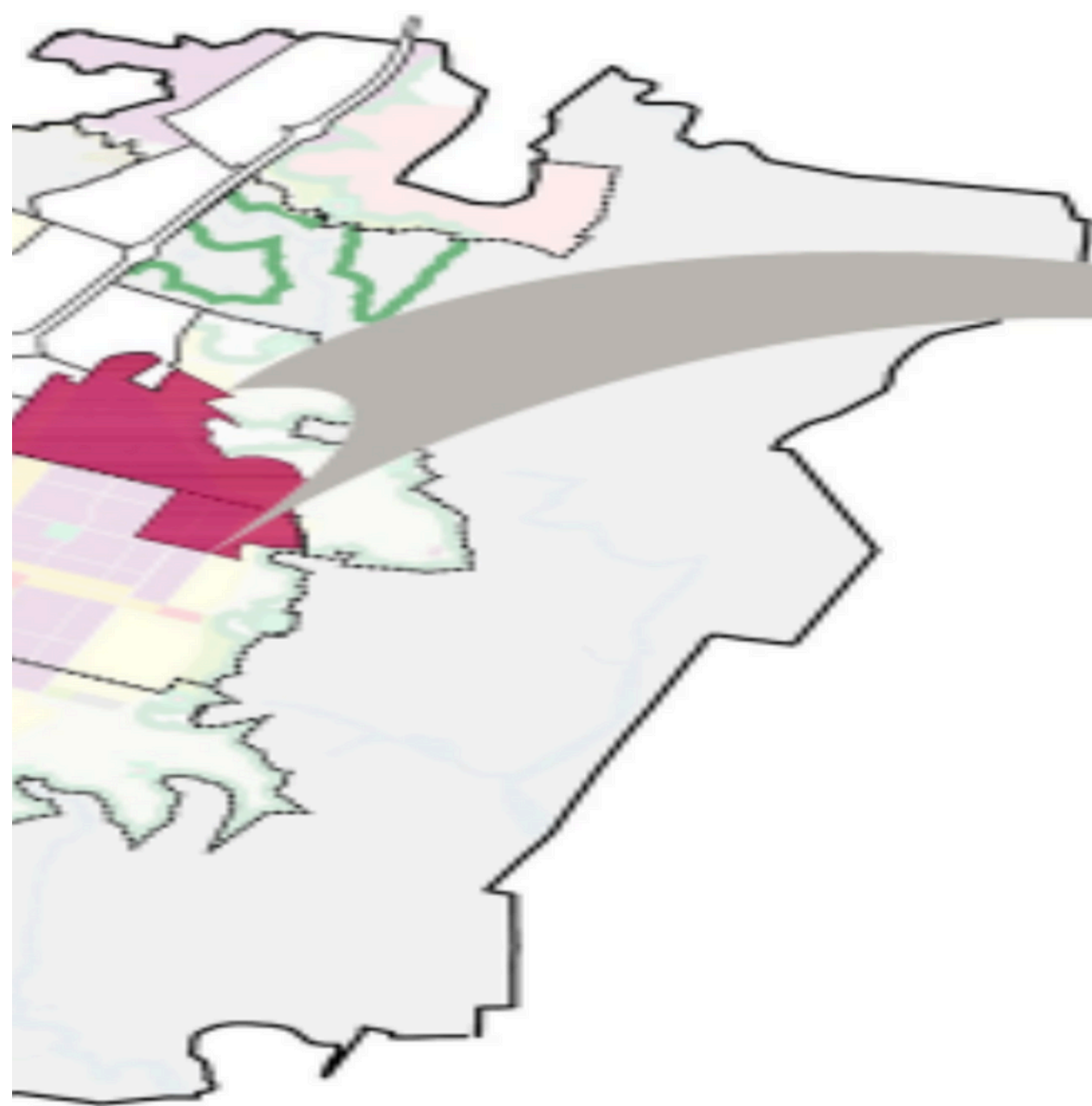


27 SUB TP

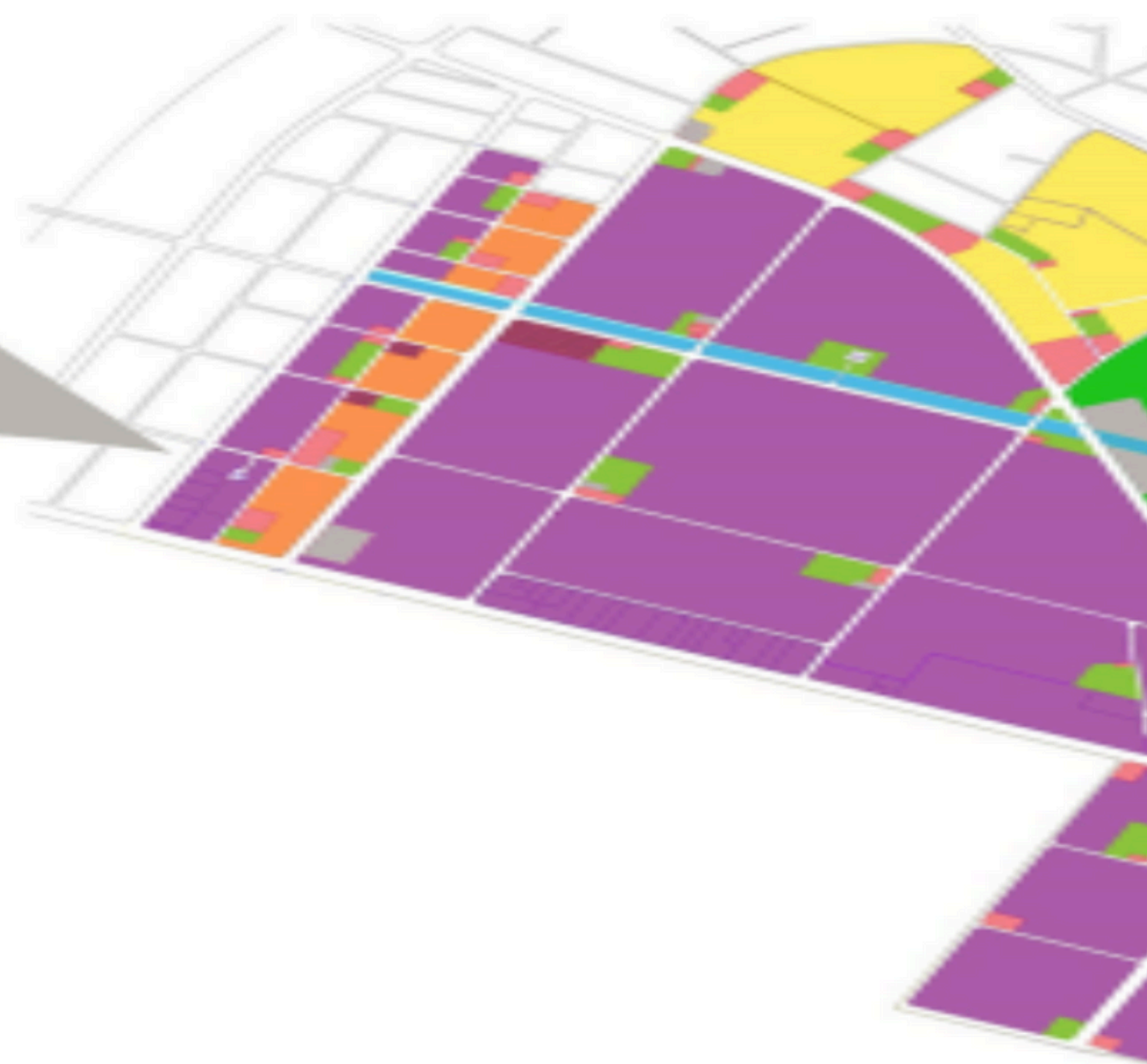
ACTIVATION AREA







SIR (TP1 to TP6)



Activation Area, TP Sc  
**5600 Ac**





**dholera**  
A NEW ERA

**Parul Mansata**

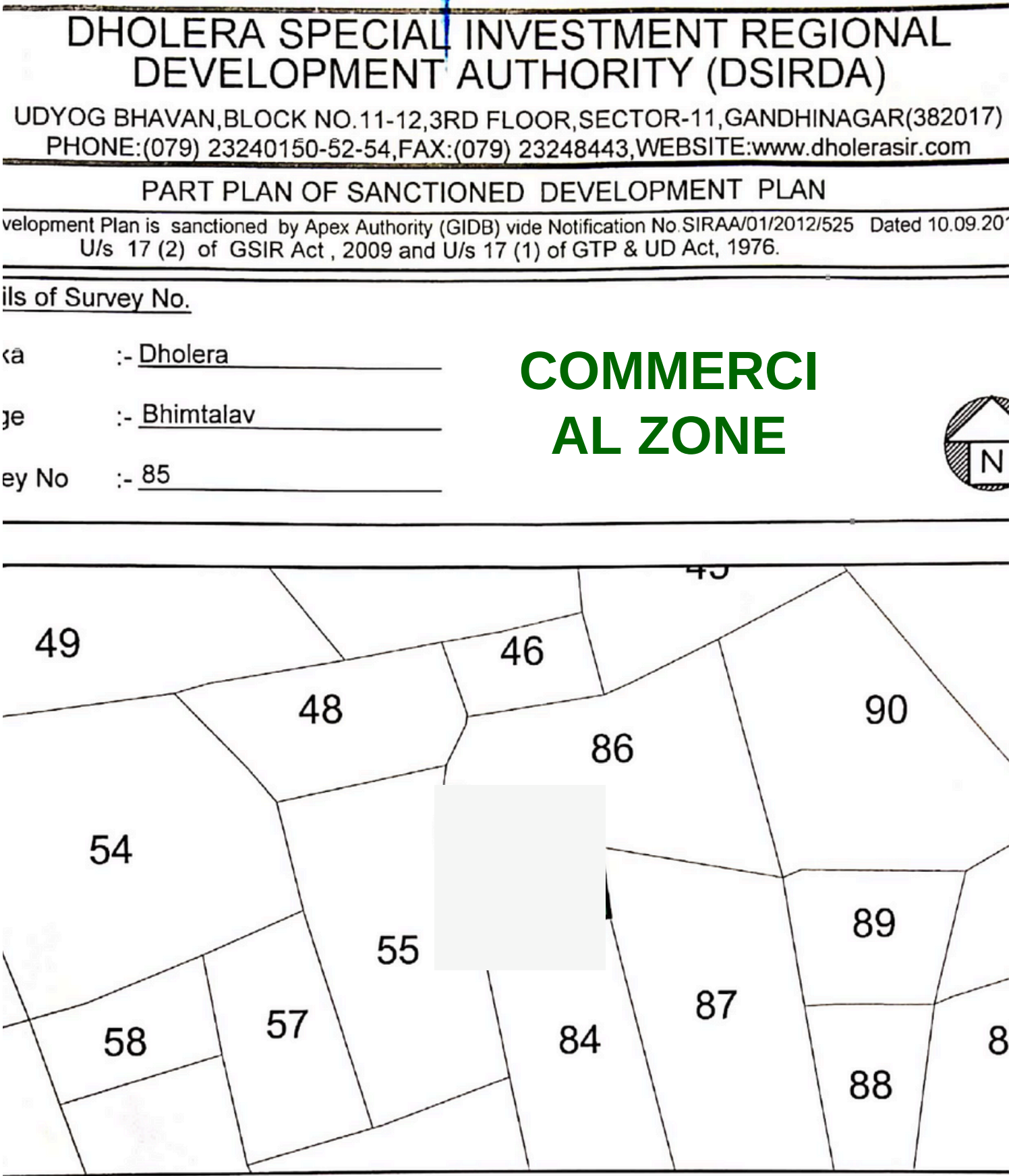
GM, Land and Municipal Services, DICDL

**TV9 मराठी घरोघरी**

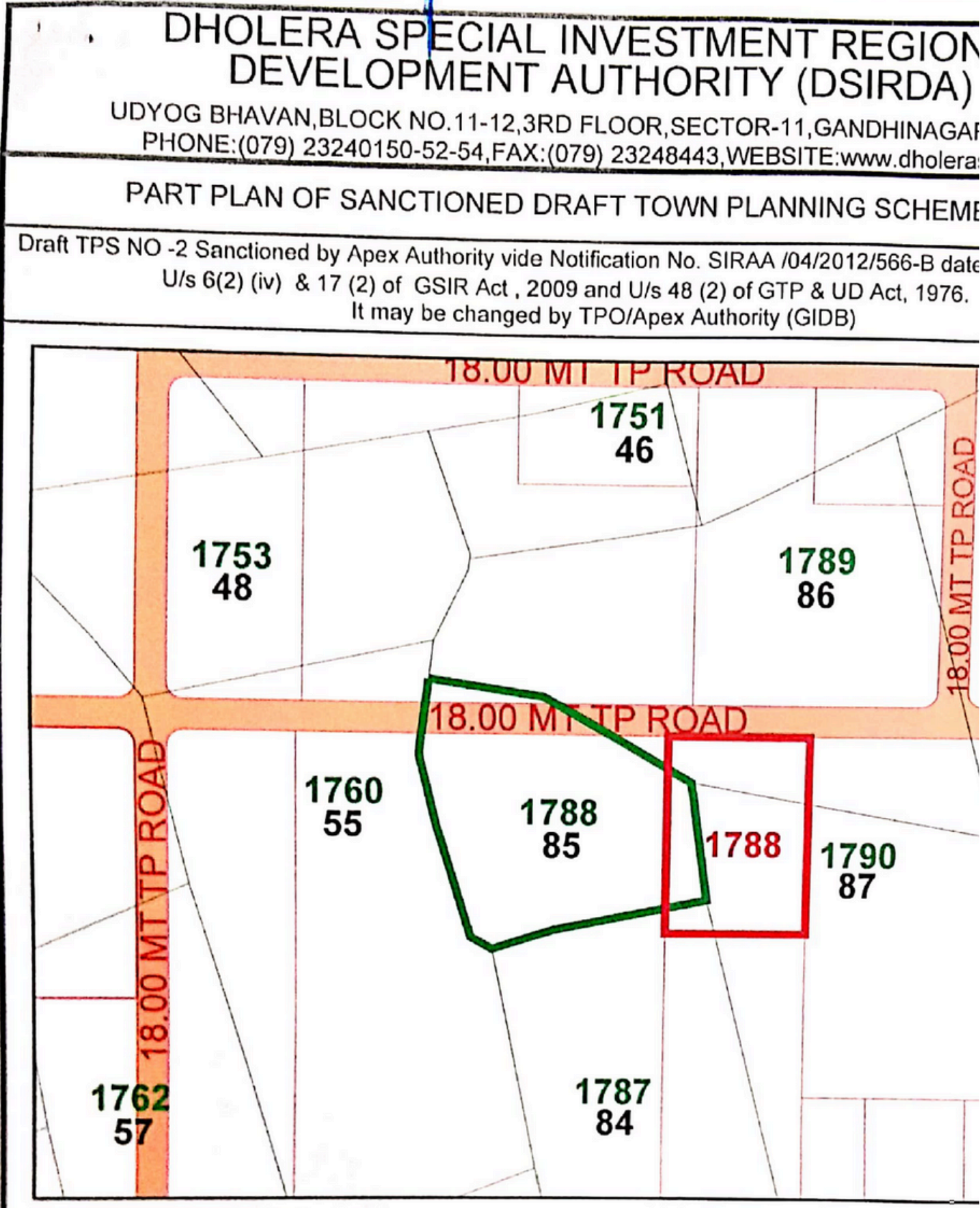
**CABLE - 626 (MUMBAI & NAVI MUMBAI)**



DP OLD SURVEY NUMBER



TP / FINAL PLOT NUMBER





# DP OLD SURVEY NUMBER

DHOLERA SPECIAL INVESTMENT REGIONAL  
DEVELOPMENT AUTHORITY (DSIRDA)  
UDYOG BHAVAN,BLOCK NO.11-12,3RD FLOOR,SECTOR-11,GANDHINAGAR(382017)  
PHONE:(079) 23240150-52-54,FAX:(079) 23248443,WEBSITE:www.dholerasir.com

PART PLAN OF SANCTIONED DEVELOPMENT PLAN

Development Plan is sanctioned by Apex Authority (GIDB) vide Notification No.SIRAA/01/2012/525 Dated 10.09.2013  
U/s 17 (2) of GSIR Act , 2009 and U/s 17 (1) of GTP & UD Act, 1976.

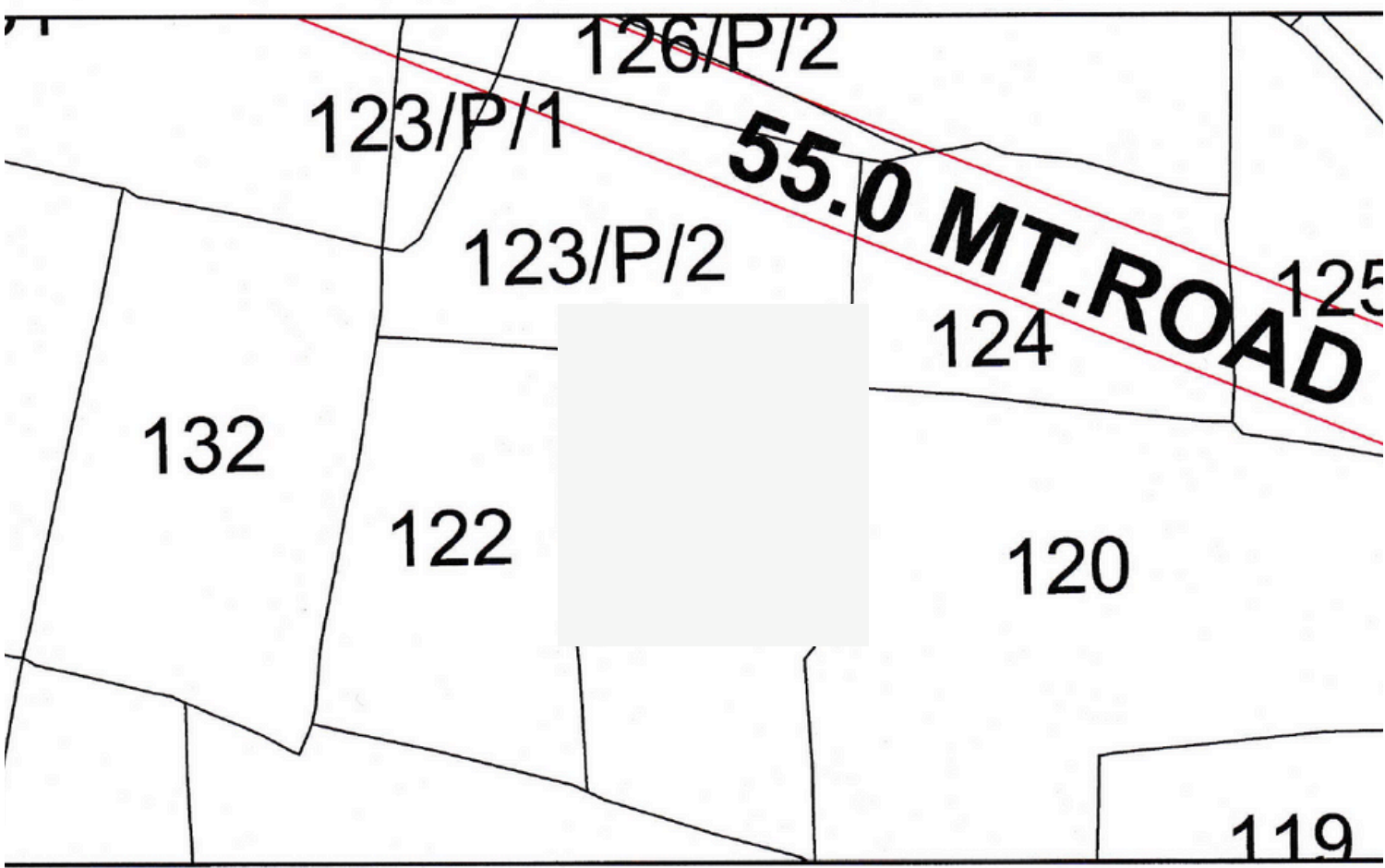
Details of Survey No.

Location :- Dholera

Zone :- Sangasar

Survey No :- 121/1

**INDUSTRIAL ZONE**

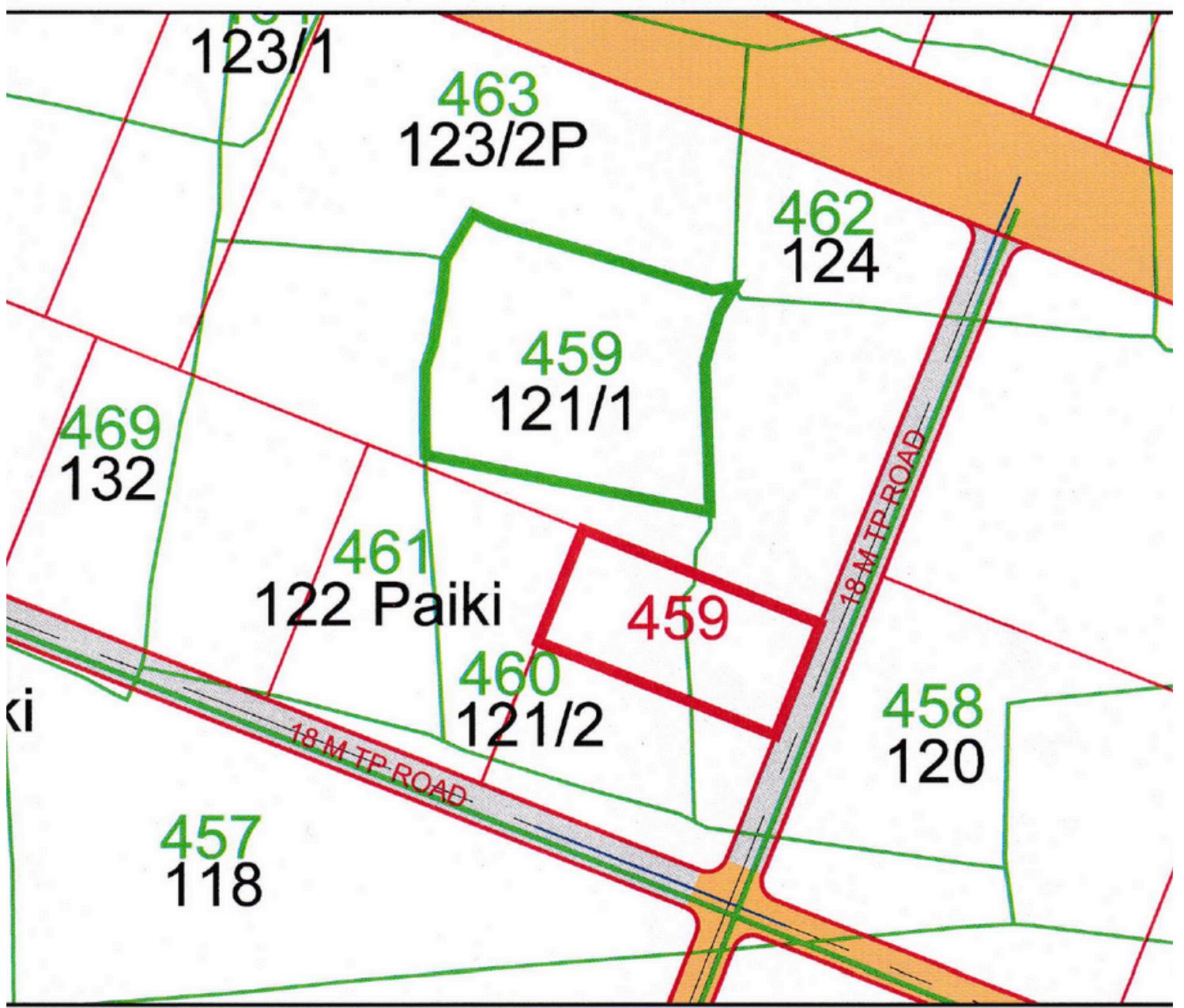


# TP / FINAL PLOT

DHOLERA SPECIAL INVESTMENT REGIONAL  
DEVELOPMENT AUTHORITY (DSIRDA)  
UDYOG BHAVAN,BLOCK NO.11-12,3RD FLOOR,SECTOR-11,GANDHINAGAR(382017)  
PHONE:(079) 23240150-52-54,FAX:(079) 23248443,WEBSITE:www.dholerasir.com

PART PLAN OF SANCTIONED DRAFT TOWN PLANNING SCHEME NO. 3

Town Planning Scheme No. 3 is sanctioned by Apex Authority (GIDB) vide Notification No. SIRAA/03/2013/439 dated 24.10.2013 U/S 6(2)(iv) & 17(2) of GSIR Act, 2009 and U/S 48(2) of GTP & UD Act, 1976. It may be changed by TPO/Apex Authority (GIDB)





DP OLD SURVEY NUMBER

DHOLERA SPECIAL INVESTMENT REGIONAL  
DEVELOPMENT AUTHORITY (DSIRDA)  
UDYOG BHAVAN,BLOCK NO.11-12,3RD FLOOR,SECTOR-11,GANDHINAGAR(382017)  
PHONE:(079) 23240150-52-54,FAX:(079) 23248443,WEBSITE:www.dholerasir.com

PART PLAN OF SANCTIONED DEVELOPMENT PLAN  
Development Plan is sanctioned by Apex Authority (GIDB) vide Notification No.SIRAA/01/2012/525 Dated 10.09.2012  
U/s 17 (2) of GSIR Act , 2009 and U/s 17 (1) of GTP & UD Act, 1976.

Survey No.

Location :- Dholera  
Survey No :- Sodhi  
Plot No :- 325

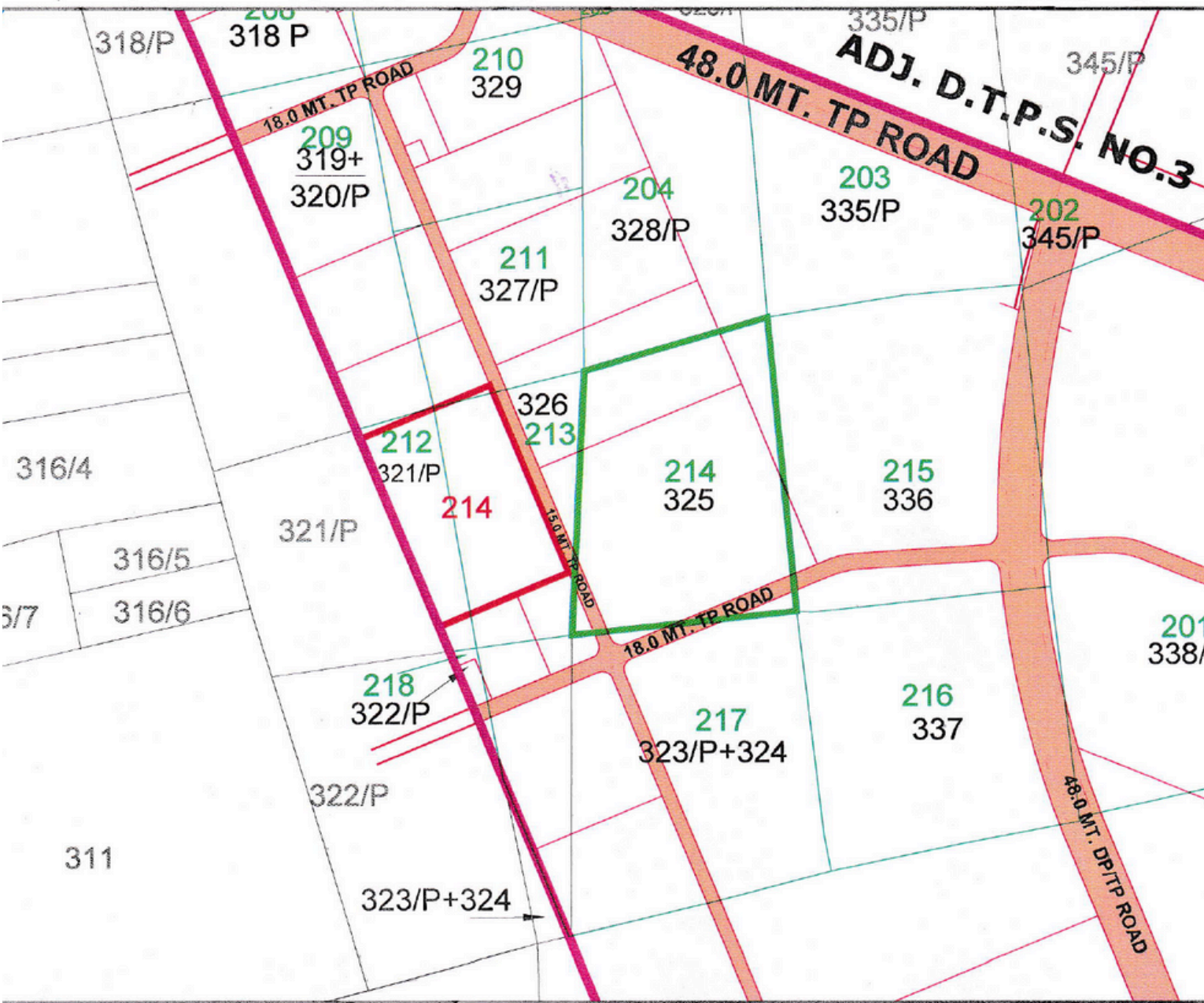
RESIDENTIAL ZONE



TP / FINAL PLOT

DHOLERA SPECIAL INVESTMENT REGIONAL  
DEVELOPMENT AUTHORITY (DSIRDA)  
UDYOG BHAVAN,BLOCK NO.11-12,3RD FLOOR,SECTOR-11,GANDHINAGAR(382017)  
PHONE:(079) 23240150-52-54,FAX:(079) 23248443,WEBSITE:www.dholerasir.com

PART PLAN OF SANCTIONED DRAFT TOWN PLANNING SCHEME NO. 5  
Town Planning Scheme No. 5 is sanctioned by Apex Authority (GIDB) vide Notification No. SIRAA/08/2013/441 dated 24.10.2013 U/S 6(2)(iv) & 17(2) of GSIR Act, 2009 and U/S 48(2) of GTP & UD Act, 1976.  
It may be changed by TPO/Apex Authority (GIDB)





# DHOLERA Master Town Planning

3 -  
ZONE

TYPES OF  
LAND

RESIDENTIAL



INDUSTRIAL



COMMERCIAL





# Dholera Map - Commercial

## 5 Types of Commercial

Zone

1. High Access Corridor



2. City Centre



3. Knowledge and I.T.



4. Tourism Resorts



5. Recreation, Sports and  
Entertainment



# DSIRDA- DGDCCR - GUIDELINES

## Draft General Development Control Regulations (DGDCCR)

Table 10-1: Development Control Regulations for Residential Zone

SR NO	MINIMUM ROAD ROW (METRES)	MAXIMUM FAR	MAXIMUM GROUND COVERAGE AS PERCENT OF PLOT AREA	MAXIMUM BUILDING HEIGHT	MINIMUM SETBACKS (FRONT- REAR- BOTH SIDES)	PERMITTED USE PREMISES	CONDITIONAL USE SUBJECT TO SPECIAL PERMIT FROM DSIRDA
RESIDENTIAL ZONE							
1	55 and above	2	60%	G+5 or 18m whichever is less	5m – 6m – 6m – 6m	Cinema Hall, Retail Mall, Petrol/CNG/LPG Pump, Bank, Hospital A and B and all uses given in (2) and (3) below	The following uses may be permitted subject to approval of a special permit on a case-by-case basis: <ul style="list-style-type: none"><li>• Cemeteries/ Burial Ground</li><li>• Broadcasting towers and line-of-site relay devices for telephonic, radio or television communications</li></ul> The following uses and structures shall be permitted as ancillary uses to the main use of the building provided their name, location and size (if applicable) is indicated in the site plan submitted for approval. <ol style="list-style-type: none"><li>1. Part of a residence may be permitted for use as professional office for advocates, chartered accountants, architects, doctors, engineers or the like, or as a small scale home based workshop subject to the following conditions:<ul style="list-style-type: none"><li>• it is not located in a multi-storey apartment;</li><li>• the number of employees do not exceed 10;</li><li>• it does not involve installation and use of heavy machinery, and does not create noise, vibration, fume or dust;</li><li>• separate means of access and a designated parking area for staff and visitors is provided and marked on the site plan submitted for approval.</li></ul></li><li>2. Devices for generation of non-conventional energy, such as solar panels, wind power</li><li>3. Servant quarters or lodging facilities for</li></ol>
2	25 to Below 55	1.5	60%	G+3 or 15m whichever is less	5m – 5m – 5m – 5m	(2) Neighbourhood Retail/Service Shop, Restaurant/Café, Hawker Zone, Designated Vegetable Market/bazaar, Commercial Centre, Primary and Secondary School; Multi-purpose ground larger than 5 ha; Place of Worship on Plot larger than 1000 sq m; Service/Repair Shop; Veterinary Hospital; Public Facility/Infrastructure/Utility Buildings; and all uses given in (3) below	
3	Below 25	1	50%	G+2 or 10m whichever is less	3m - 3m - 3m – 3m	(3) Multi-storey apartment and clusters thereof; Row-house, Villa/Bungalow; Multi-purpose ground smaller than 5 ha; Terraced/Row House; Villa/Bungalow; Housing for EWS; Night Shelter; Old-Age Home; Maternity Home, Nursing Home, Kindergarten, Day-care, Dispensary, Veterinary Clinic, Health-club, Place of Worship on plot smaller than 1000sqm, Community Hall, Health-Club, Swimming Pool	

RESIDENTIAL



# DSIRDA - DGDCCR - GUIDELINES

## Draft General Development Control Regulations (DGDCCR)

Table 10-6: Development Control Regulations for Industrial Areas

SR NO	MINIMUM ROAD ROW (METRES)	MIN. PLOT SIZE	MAXIMUM FAR	MAXIMUM GROUND COVERAGE AS PERCENT OF PLOT AREA	MAXIMUM BUILDING HEIGHT*	MINIMUM SETBACKS (FRONT-REAR-BOTH SIDES)	PERMITTED USE PREMISES	CONDITIONAL USE SUBJECT TO SPECIAL PERMIT FROM DSIRDA
INDUSTRIAL								
1	55 m & above	1000sqm	1.8	50%	25m	8m-8m-6m-6m	Truck terminal; and all uses in (2) and (3) below	<p>The following uses may be permitted subject to approval of a special permit on a case-by-case basis:</p> <ul style="list-style-type: none"><li>• Broadcasting towers and line-of-site relay devices for telephonic, radio or television communications</li></ul> <p>The following uses and structures shall be permitted as ancillary uses to the main use of the building provided their name, location and size (if applicable) is indicated in the site plan submitted for approval:</p> <ul style="list-style-type: none"><li>• Devices for generation of non-conventional energy, such as solar panels, wind power</li><li>• Lodging facilities for caretaker/security personnel</li></ul>
2	Below 55m upto 30m		1.6	50%	25m	8m-8m-6m-6m	Industrial Convenience Centre; Petrol/CNG/LPG Station; Auto Service Station; Weighing Station; Fire Station; Solid Waste Segregation Facility; Public Facility/Infrastructure/Utility Building; All uses in (3) below	
3	Below 30m		1.2	50%	25m	8m-8m-6m-6m	All industrial establishments Industrial sheds, utility buildings, industrial plants; Light industry; Service workshop; Café/Restaurant/Canteen; Bank; Warehouse/Godown/Storage Facility; Dormitories	

\* Height of the building must comply to the prevalent Fire Safety Norms, with permissions from DSIRDA

INDUSTRIAL

# DSIRDA - DGDCCR - GUIDELINES

## COMMERCIAL

### Draft General Development Control Regulations (DGDCCR)

Table 10-4: Development Control Regulations for the Knowledge and IT Zone

SR NO	MINIMUM ROAD ROW (METRES)	MIN. PLOT SIZE	MAXIMUM FAR	MAXIMUM GROUND COVERAGE AS PERCENT OF PLOT AREA	MAXIMUM BUILDING HEIGHT*	MINIMUM SETBACKS (FRONT-REAR-BOTH SIDES)	PERMITTED USE PREMISES	CONDITIONAL USE SUBJECT TO SPECIAL PERMIT FROM DSIRDA
KNOWLEDGE AND IT								
1	55m & above	5000 sqm**	5	0-10%	150m	10m-8m-6m-6m	University Campus; Four and Five Star Hotel, Multistorey Serviced Apartment; Hostel and all use premises in (2) and (3) except Villa/Bungalow and terraced/Row House; Petrol/CNG/LPG Pump	<p>Auditorium/Cinema Hall may be permitted within a recreation centre meant for university students and staff. Such a building will not be permitted to support large scale retail use such as a mall.</p> <p>The following uses may be permitted subject to approval of a special permit on a case-by-case basis:</p> <ul style="list-style-type: none"><li>• Cemeteries/ Burial Ground</li><li>• Broadcasting towers and line-of-site relay devices for telephonic, radio or television communications</li></ul>
			4	Above 10-20%	126m	9m-7m-6m-6m		
			3	Above 20-30%	32m	8m-6m-6m-6m		
2	25m & Below 55	1500 sqm	2.5	40%	20m	8m-6m-6m-6m	Multi-level Parking; Office Business Park; Commercial Office; IT Park; Professional College; 3 Star Hotel; Commercial Retail; Restaurants, Food Plazas and Food Streets; Cinema Hall/Multiplex; Multi-storey Serviced Apartment; and all use premises in (2) and (3) except Villa/Bungalow and terraced/Row House;	<p>The following uses and structures shall be permitted as ancillary uses to the main use of the building provided their name, location and size (if applicable) is indicated in the site plan submitted for approval:</p> <ul style="list-style-type: none"><li>• Devices for generation of non-conventional energy, such as solar panels, wind power</li><li>• Servant quarters or lodging facilities for</li></ul>

Knowledge and I.T.



DSIRDA- DGDCCR - GUIDELINES

COMMERCIAL

Draft General Development Control Regulations (DGDCCR)

Table 10-3: Development Control Regulations for the City Centre Zone

SR NO	MINIMUM ROAD ROW (METRES)	MIN. PLOT SIZE	MAXIMUM FAR	MAXIMUM GROUND COVERAGE AS PERCENT OF PLOT AREA	MAXIMUM BUILDING HEIGHT*	MINIMUM SETBACKS (FRONT-REAR-BOTH SIDES)	PERMITTED USE PREMISES	CONDITIONAL USE SUBJECT TO SPECIAL PERMIT FROM DSIRDA
CITY CENTRE								
1	55m & above	5000 sqm**	5	0-10%	150m	10m-8m-6m-6m	Convention and Exhibition Centre; Sports Complex; Auditorium; Integrated Multimodal Passenger Transport Hub; Dormitories; Museum; Super specialty Hospital Residential Multi-storey Apartments; Serviced Apartments, Petrol/CNG/LPG Pump and all uses given below	<p>The following uses may be permitted subject to approval of a special permit on a case-by-case basis:</p> <ul style="list-style-type: none"><li>• Cemeteries/ Burial Ground</li><li>• Broadcasting towers and line-of-site relay devices for telephonic, radio or television communications</li></ul> <p>The following uses and structures shall be permitted as ancillary uses to the main use of the building provided their name, location and size (if applicable) is indicated in the site plan submitted for approval.</p> <p>1. Part of a residence may be permitted for use as professional office for advocates, chartered accountants, architects, doctors, engineers or the like, or as a small scale home based workshop subject to the following conditions:</p> <ul style="list-style-type: none"><li>• it is not located in a multi-storey apartment;</li><li>• the number of employees do not exceed 10;</li><li>• it does not involve installation and use of heavy machinery, and does not create</li></ul>
			4	Above 10-20%	126m	9m-7m-6m-6m		
			3	Above 20-30%	32m	8m-6m-6m-6m		
2	25m & Below 55	1500 sqm	2.5	40%	20m	8m-6m-6m-6m	Multi-level Parking; Office Complex, Retail Mall, Cinema Hall; Commercial Complex, Restaurants, Food Plazas and Food Streets; Other Retail; Public/ Govt Institutional Buildings, Training Centre; Art Gallery; Diagnostic/Radiology Centre; Hospital C and D; Health/Welfare Centre; Place of Worship larger than 1000sqm; Public Facility/Infrastructure/	

City Centre

# DSIRDA - DGDCCR - GUIDELINES

## COMMERCIAL

### Draft General Development Control Regulations (DGDCCR)

Table 10-2: Development Control Regulations for the High Access Corridor

SR NO	MINIMUM ROAD ROW (METRES)	MIN. PLOT SIZE	MAXIMUM FAR	MAXIMUM GROUND COVERAGE AS PERCENT OF PLOT AREA	MAXIMUM BUILDING HEIGHT*	MINIMUM SETBACKS (FRONT-REAR-BOTH SIDES)	PERMITTED USE PREMISES	CONDITIONAL USE SUBJECT TO SPECIAL PERMIT FROM DSIRDA
HIGH ACCESS CORRIDOR								
1	55m & above	5000 sqm**	5	0-10%	150m	10m-8m-6m-6m	Multi-storey apartment and clusters thereof; Serviced apartments; Dormitories/ Worker Housing; Dharamshala;	<p>The following uses may be permitted subject to approval of a special permit on a case-by-case basis:</p> <ul style="list-style-type: none"><li>• Cemeteries/ Burial Ground</li><li>• Broadcasting towers and line-of- site relay devices for telephonic, radio or television communications</li></ul> <p>The following uses and structures shall be permitted as ancillary uses to the main use of the building provided their name, location and size (if applicable) is indicated in the site plan submitted for approval.</p> <p>1. Part of a residence may be permitted for use as professional office for advocates, chartered accountants, architects, doctors, engineers or the like, or as a small scale home based workshop subject to the following conditions:</p> <ul style="list-style-type: none"><li>• it is not located in a multi-storey apartment;</li><li>• the number of employees do not exceed 10;</li></ul>
			4	Above 10-20%	126m	9m-7m-6m-6m	Cinema Hall, Mall Petrol/CNG/LPG Pump, Auto Service Station, Light Industrial Workshop with area less than 50sqm; Hospital C and D, Budget and 3 Star Hotel, Junior, Senior and Professional Colleges; Multi-level Parking and all use premises given in the categories below	
			3	Above 20-30%	32m	8m-6m-6m-6m		
2	25m & Below 55	1500 sqm	2.5	40%	20m	8m-6m-6m-6m	Multi-storey apartment and clusters thereof; Serviced apartments; Dormitories/ Worker Housing; P Petrol/CNG/LPG Pump Dispensary, Maternity home/Nursing Home, Diagnostic/Radiology	

High Access Corridor



DSIRDA- DGDCCR - GUIDELINES

COMMERCIAL

Draft General Development Control Regulations (DGDCCR)

Table 10-9: Development Control Regulations for the Recreation, Sports and Entertainment Zone

SR NO	MINIMUM ROAD ROW (METRES)	MIN. PLOT SIZE	MAXIMUM FAR	MAXIMUM GROUND COVERAGE AS PERCENT OF PLOT AREA	MAXIMUM BUILDING HEIGHT*	MINIMUM SETBACKS (FRONT-REAR-BOTH SIDES)	PERMITTED USE PREMISES	CONDITIONAL USE SUBJECT TO SPECIAL PERMIT FROM DSIRDA
RECREATION SPORTS & ENTERTAINMENT								
1	From 55 m to 12 m	-	0.5	25%	25m	6m-5m-3m-3m	Theme Park Outdoor Adventure Sports, Film City; Restaurants, Food Plazas and Food Streets, Sports complex; Stadium; Park Botanical garden; Zoo; Nature Park; Petrol/CNG/LPG Pump	<p>The following uses may be permitted subject to approval of a special permit on a case-by-case basis:</p> <ul style="list-style-type: none"><li>• Broadcasting towers and line-of- site relay devices for telephonic, radio or television communications</li><li>• Special non-habitable structures for entertainment in theme parks or for outdoor adventure sports</li></ul> <p>The following uses and structures shall be permitted as ancillary uses to the main use of the building provided their name, location and size (if applicable) is indicated in the site plan submitted for approval:</p> <ol style="list-style-type: none"><li>1. Devices for generation of non- conventional energy, such as solar panels, wind power</li><li>2. Lodging facilities for caretaker/security personnel</li></ol> <p>DSIRDA can grant special permission in height, FAR, Ground Coverage for Special Buildings (Star Hotels, Hospitals etc.) which have special privileges (under various Government Policies issued time to time) (in reference to Township, Special Regulations for Hospitals, Special Regulations for Hotels)</p>

\*The relaxation of maximum building height may be applicable on the basis of conditional use permits from DSIRDA. Special approval with regard to fire safety norms shall be required in such cases from DSIRDA.

Recreation, Sport and Entertainmer

DSIRDA - DGDCCR - GUIDELINES

COMMERCIAL

Draft General Development Control Regulations (DGDCCR)

Table 10-11: Development Control Regulations for Solar Park, Tourism & Resorts, Strategic Infrastructure and Public Facility Zone

SR NO	MINIMUM ROAD ROW (METRES)	MINIMUM PLOT SIZE (SQ M)	MAXIMUM FAR	MAXIMUM BUILDING HEIGHT	MAXIMUM GROUND COVERAGE AS PERCENT OF PLOT AREA	MIN PLOT SIZE	PERMITTED USE PREMISES	CONDITIONAL USE SUBJECT TO SPECIAL PERMIT FROM DSIRDA
SOLAR PARK ZONE								
1	NA	-	0.2	G+2 or 10m whichever is less	20%		Administrative Office or other storage building	<p>The following uses may be permitted subject to approval of a special permit on a case-by-case basis:</p> <ul style="list-style-type: none"><li>• Broadcasting towers and line-of-site relay devices for telephonic, radio or television communications</li></ul> <p>The following uses and structures shall be permitted as ancillary uses to the main use of the building provided their name, location and size (if applicable) is indicated in the site plan submitted for approval:</p> <ol style="list-style-type: none"><li>1. Devices for generation of non-conventional energy, such as solar panels, wind power</li><li>2. Lodging facilities for caretaker/security personnel</li></ol>
TOURISM & RESORTS								
1	NA	4000	0.33	9 m & G+1	33%	4000 sqm	All activities/uses permitted under the prescribed norms and regulations under the designated CRZ III	All activities/uses permitted under the prescribed norms and regulations under the designated CRZ III
STRATEGIC INFRASTRUCTURE								
1	NA	-	NA	NA	NA		All uses permissible as decided by DSIRDA in public interest	All uses permissible as decided by DSIRDA in public interest
PUBLIC FACILITY ZONE								
1	NA	-	1	NA	50%		All uses permissible as decided by DSIRDA	All uses permissible as decided by DSIRDA

Tourism Resorts



# Dholera Master Plan – Land Price for Per Sq. Yd.

## RESIDENTIAL

3000 per sq. yd. – 8000 per sq. yd.

Budget – 2 Crore

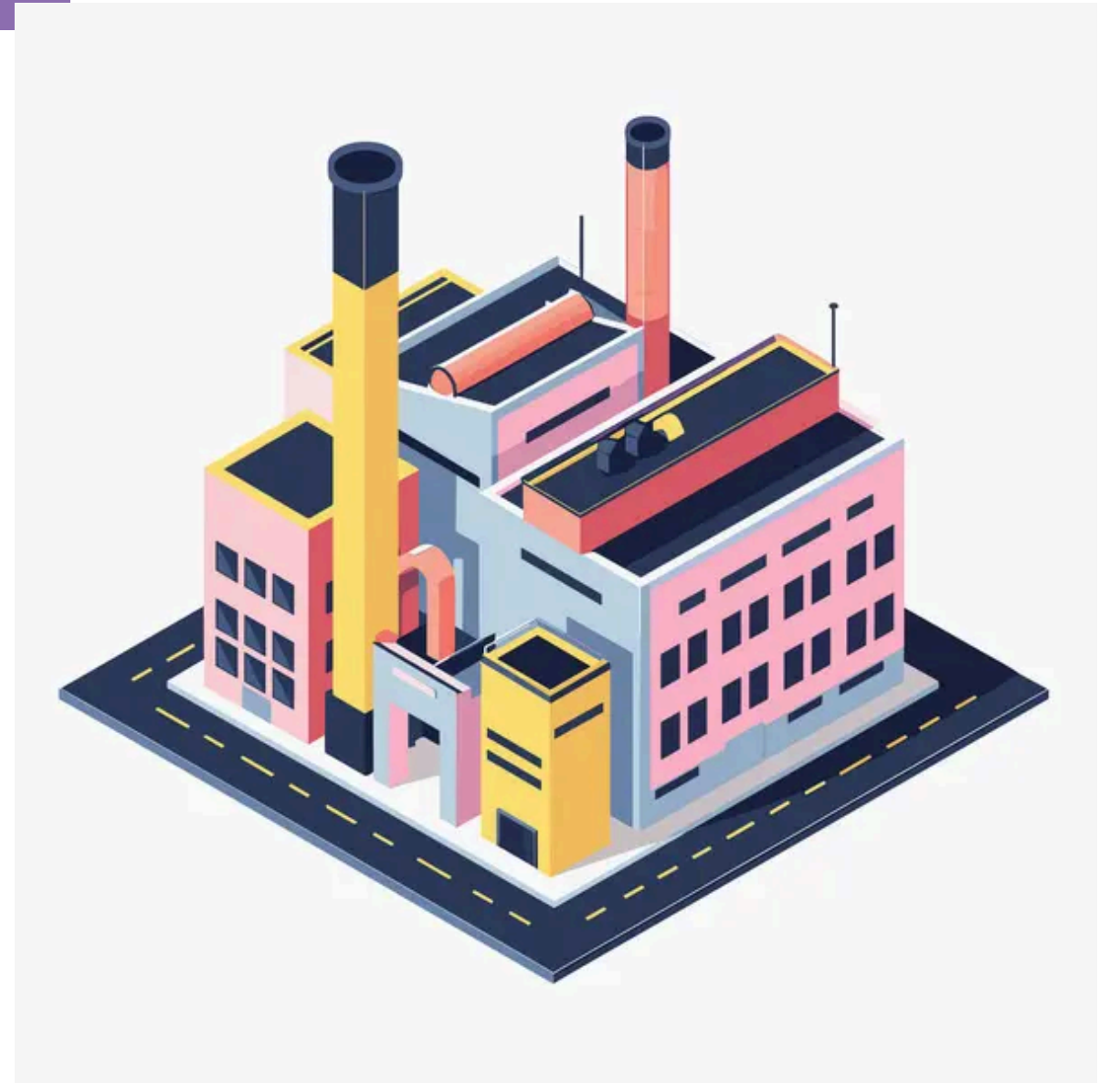


# Dholera Master Plan – Land Price for Per Sq. Yd.

## INDUSTRIAL

3000 per sq. yd. – 10,000 per sq. yd.

Budget – 2 Crore





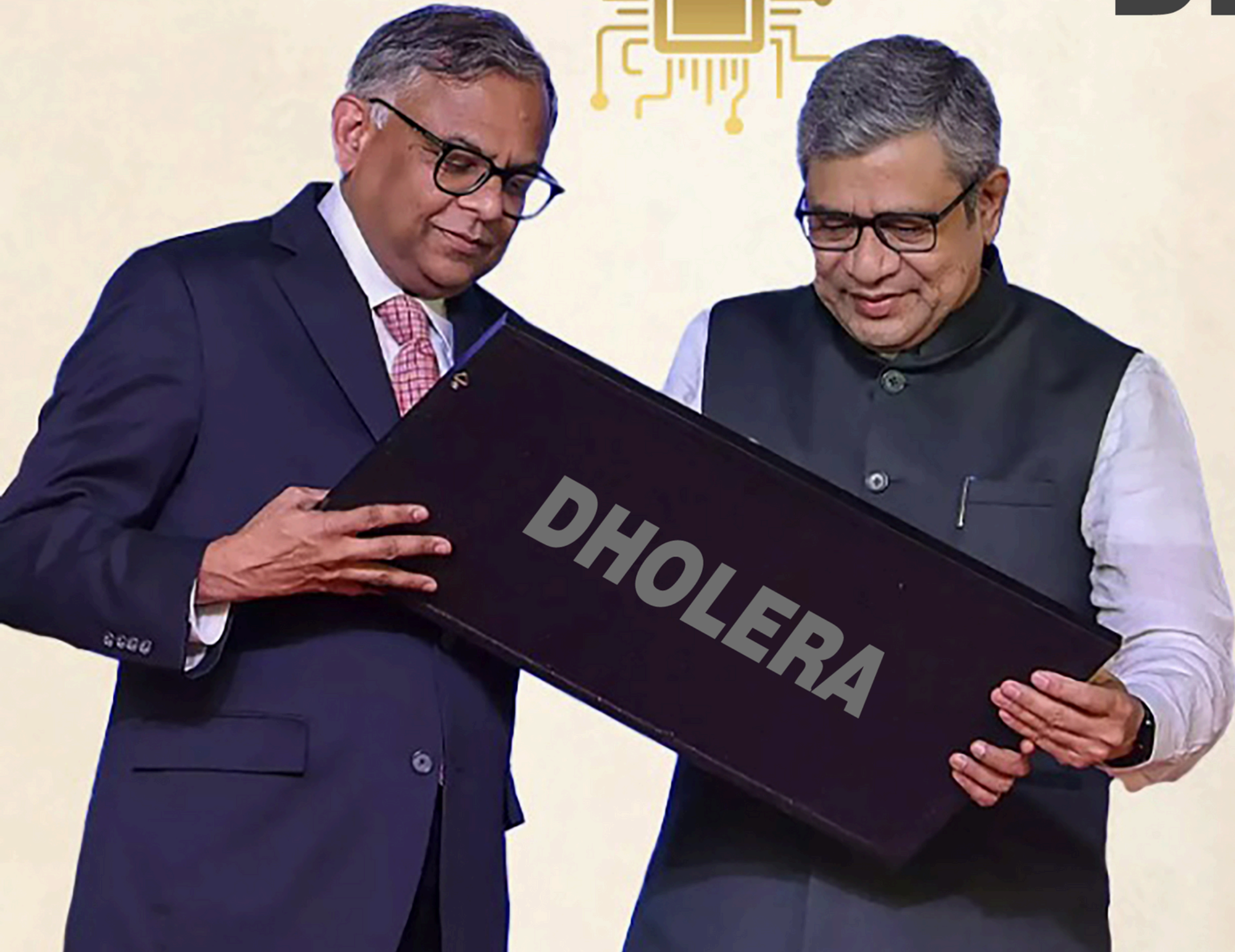


# DHOLERA SIR

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## INTERNATIONAL BUSINESS HUB

From TATA to TORRENT  
POWER & many Global  
Giants along with GOVT.  
have already invested in  
DHOLERA SIR





# MAJOR INVESTMENT COMPANY IN DHOLERA

 <b>AIRBUS</b> <small>AN EADS COMPANY</small>	 AVAADA	<b>ReNew</b> POWER	 POLYCAB	 <b>CHIRIPAL</b>
 POWER	 हिन्दुस्तान पेट्रोलियम	 Reliance	 LARSEN & TOUBRO	 <b>SYSKA</b>
<b>adani</b>	 TATA	 <b>torrent</b> POWER	<b>IBM</b>	 TESLA

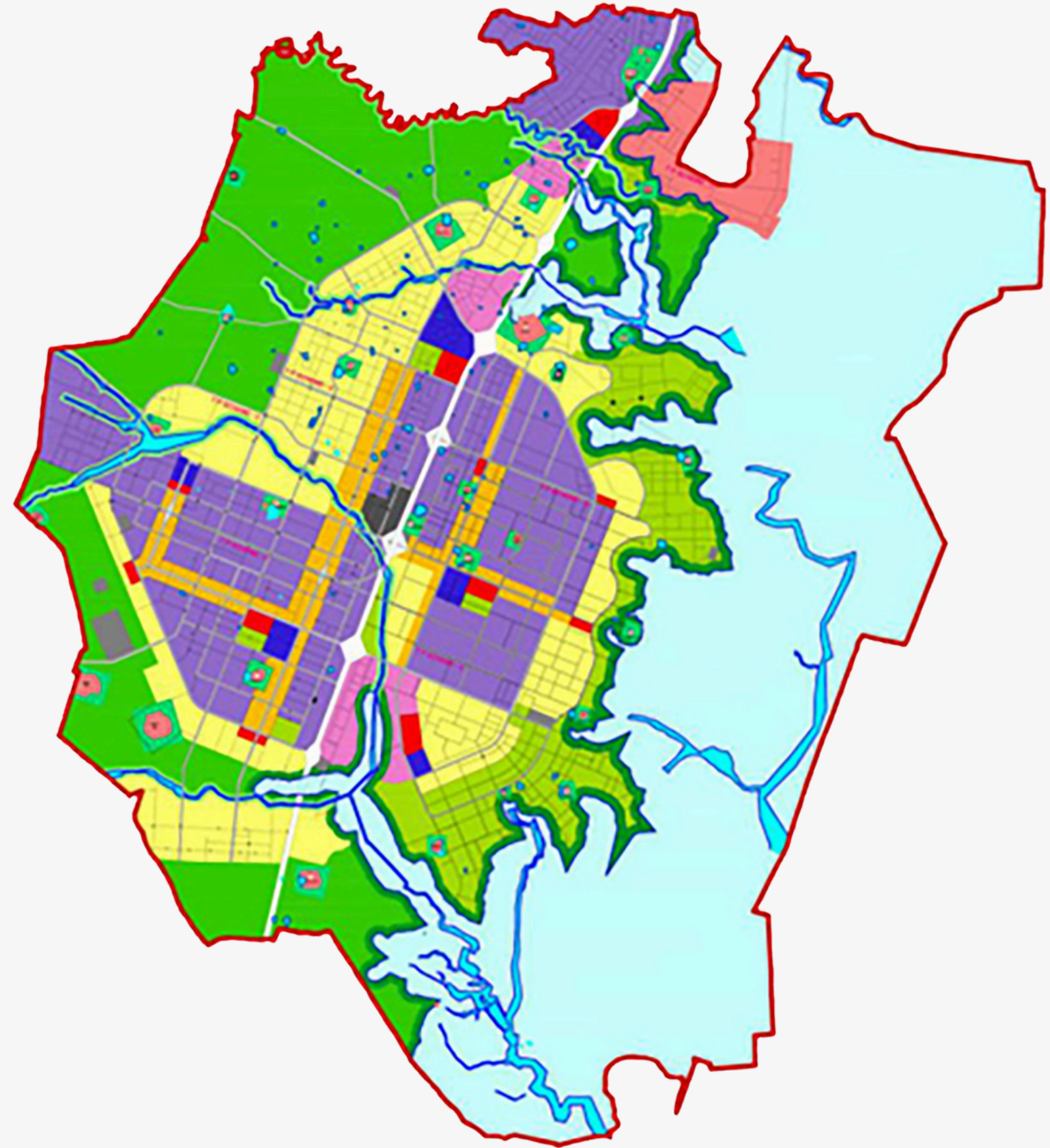


# Dholera Master Plan – Land Price for Per Sq. Yd.

Commercial Zone	Area in Sq. Yd.	Budget
High Access Corridor	6000 per sq. yd. – 8000 per sq. yd.	5 Crore to 15 Crore
City Centre	9000 per sq. yd. – 12,000 per sq. yd.	10 Crore to 20 Crore
Knowledge and I.T.	7000 per sq. yd. – 12,000 per sq. yd.	10 Crore to 20 Crore
Tourism Resorts	2500 per sq. yd. – 4000 per sq. yd.	2 Crore
Recreation, Sports and Entertainment	2500 per sq. yd. – 4000 per sq. yd.	2 Crore

# BEST INVESTMENT LOCATION

INVEST  
Next @ 5 Year  
**5x Growth**



- Residential • Commercial • Industrial