



dholera[®]
— A NEW ERA —

GREENFIELD INDUSTRIAL SMART CITY

**Dholera Craft
Developers Pvt. Ltd.**

**INDIA'S FIRST PLATINUM RATED
GREENFIELD INDUSTRIAL SMART CITY**

WHERE OPPORTUNITY MEETS SUSTAINIBILITY



CONNECTIVITY

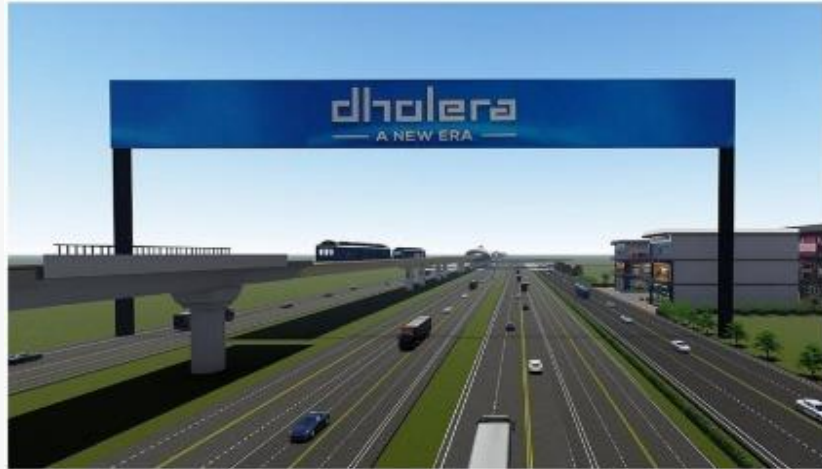
dholera[®]
— A NEW ERA —
GREENFIELD INDUSTRIAL SMART CITY



Dholera SIR is strategically located just 100 km from Ahmedabad having excellent connectivity by air, road, rail and sea. Well connected to other major cities of Gujarat including Vadodara, Bhavnagar and Rajkot.



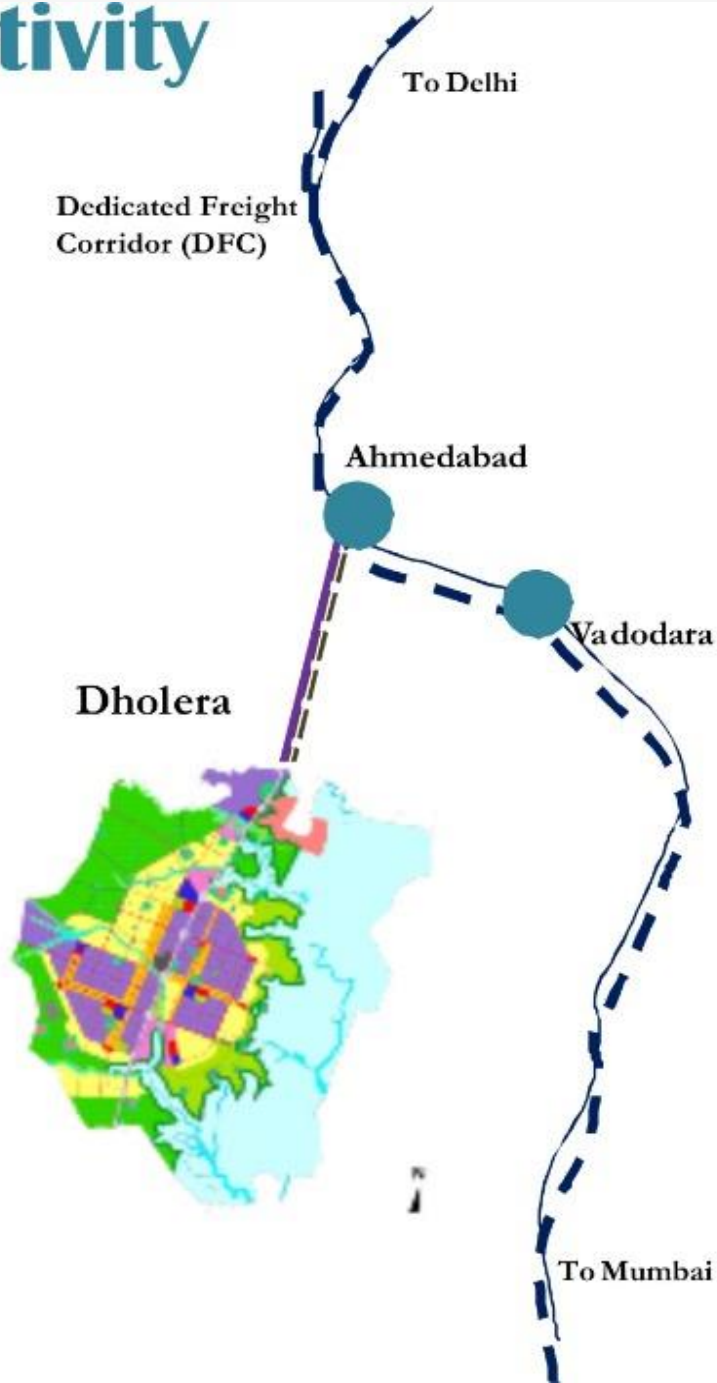
→ Dholera Connectivity



Expressways



Metro Services



International Airport with Cargo

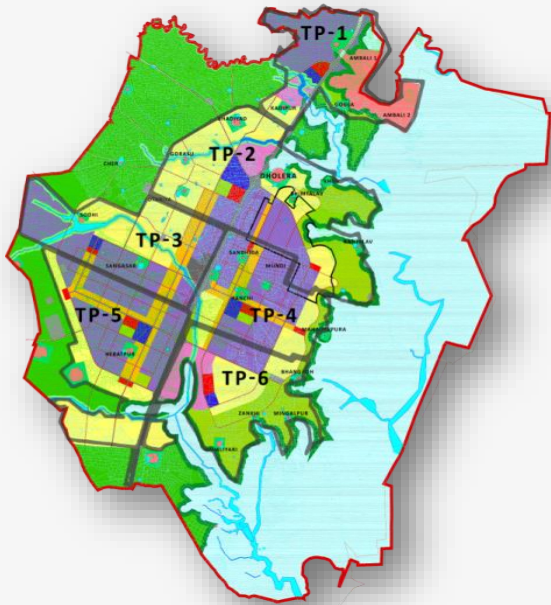


Sea Port



A city Bigger than Singapore

Difference Between Dholera and Singapore



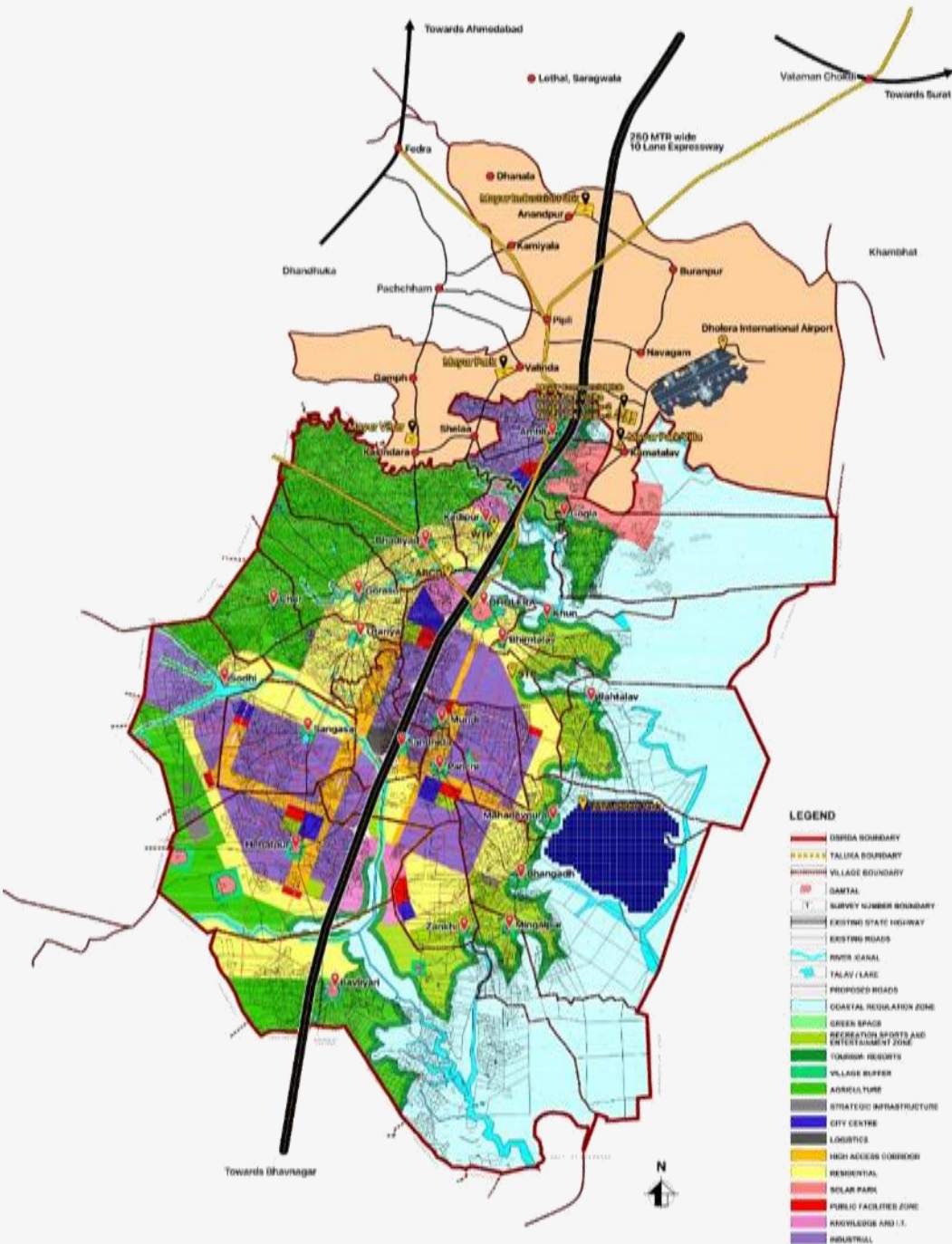
Total Area
920 sq km

Dholera



Total Area
719 sq km

Singapore



GREENFIELD INDUSTRIAL SMART CITY

Total SIR Area: 91970 Ha (920 Sq.Km)

In 2015, Dholera Taluka was by Combining 33 villages

SIR Act enabled in 22 villages
Among 33 Villages, 22 Villages under DSIR



LIFE@
dholera[®]
— A NEW ERA —
GREENFIELD INDUSTRIAL SMART CITY

Master Plan Dholera SIR

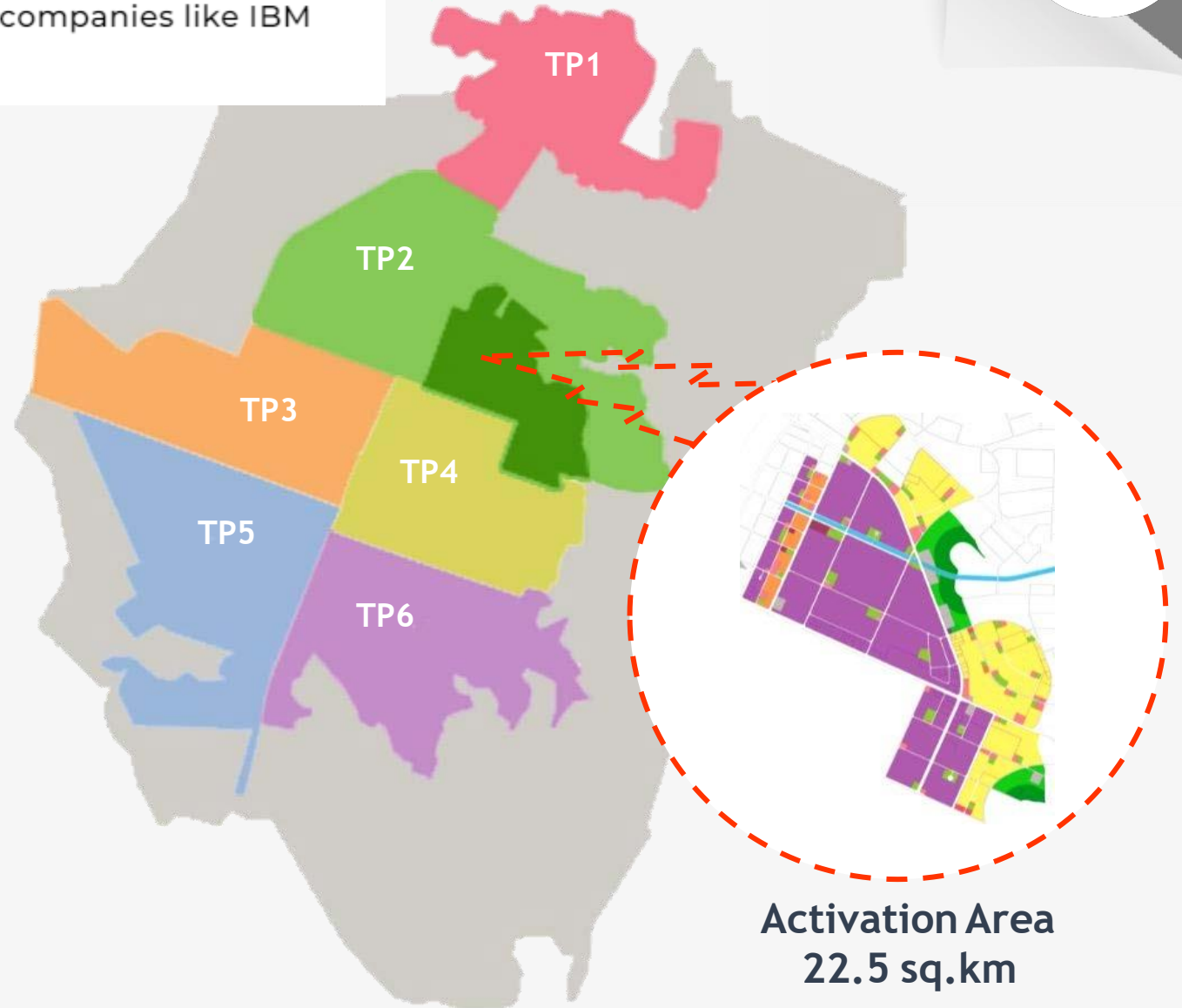
Master Planning of Dholera SIR is done by Halcrow. AECOM has done designing and is completely responsible for implementing trunk infrastructure including roads, drainage etc. Wipro is hired as ICT consultants and companies like IBM and CISCO are hired for implementing technology.



Total development area 570 sq.km

TP1-TP6 Township Planning
Area Covered: 422 sq.km

Phase-1 (2026)	{ TP1 & TP2 153 sq.km }
Phase-2 (2032)	{ TP3 & TP4 127 sq.km }
Phase-3 (2042)	{ TP5 & TP6 142 sq.km }

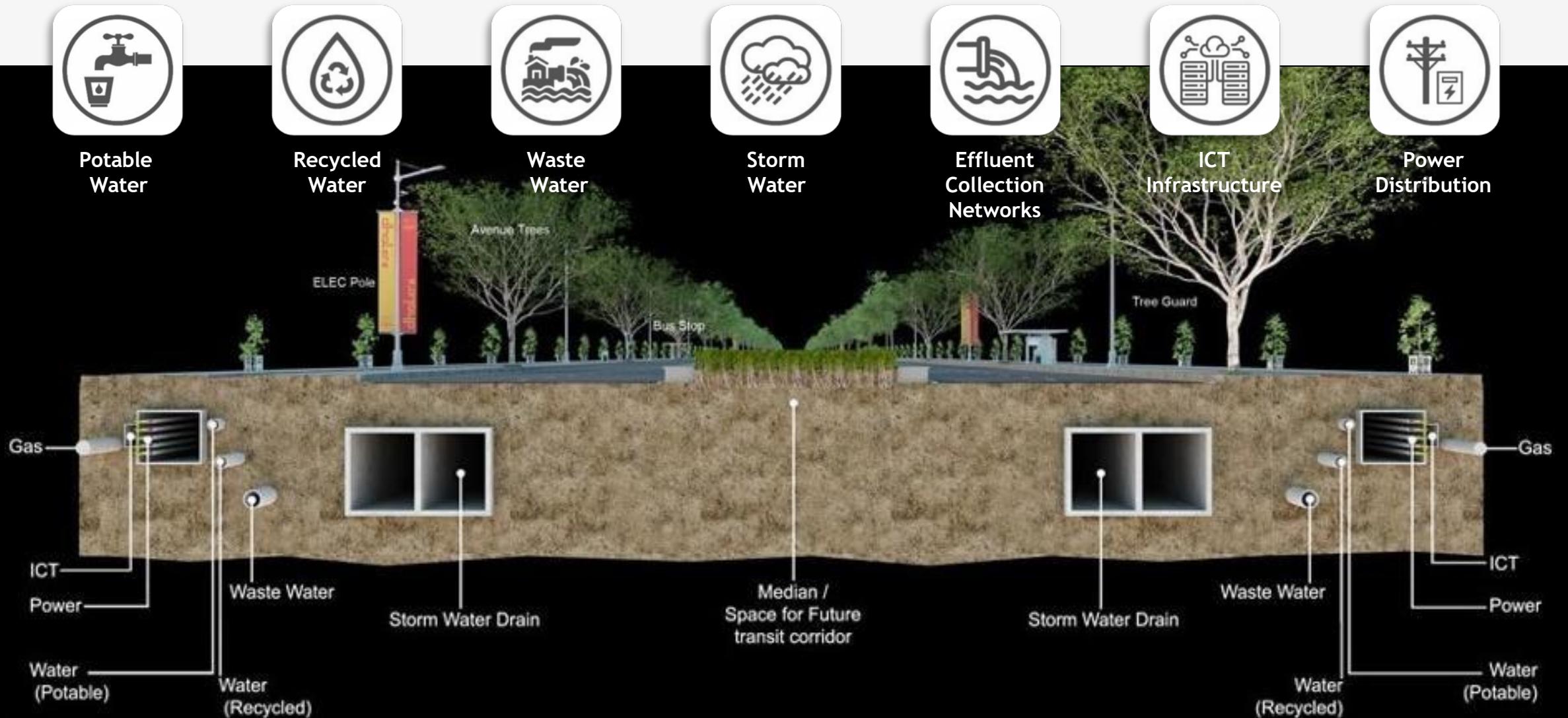


BENCHMARKING WORLD CLASS INFRASTRUCTURE FOR DSIR



UTILITIES

Roads Structure: All Service Utilities are underground



POTENTIAL FOCUS SECTORS

dholera[®]
— A NEW ERA —

GREENFIELD INDUSTRIAL SMART CITY



Aerospace and
Defence



Pharmaceutical and
Biotechnology



Solar Industries



Automobiles and
Auto Ancillary



Electronics



Agro and
Food Processing



Heavy Engineering



IT/ITeS

ABCD Building

Administration Cum Business Center for Dholera



ACTUAL IMAGE

- Development Authority Office
- Central admin office of Dholera Greenfield Smart city
- Single window clearance
- Command & control center for ICT & scada sensors
- Located in KNOWLEDGE AND IT ZONE of TP2

GTC - Gujarat Trade Center



“The engine for economic resurgence of the country



- An Iconic Building
- Multi-model Transport System
- AIR, ROAD & RAIL Connectivity
- Center for all Export Activities
- MNC Corporate offices, Malls, Hotels

CENTRAL SPINE ROAD

250 METERS 10 LANE EXPRESSWAY

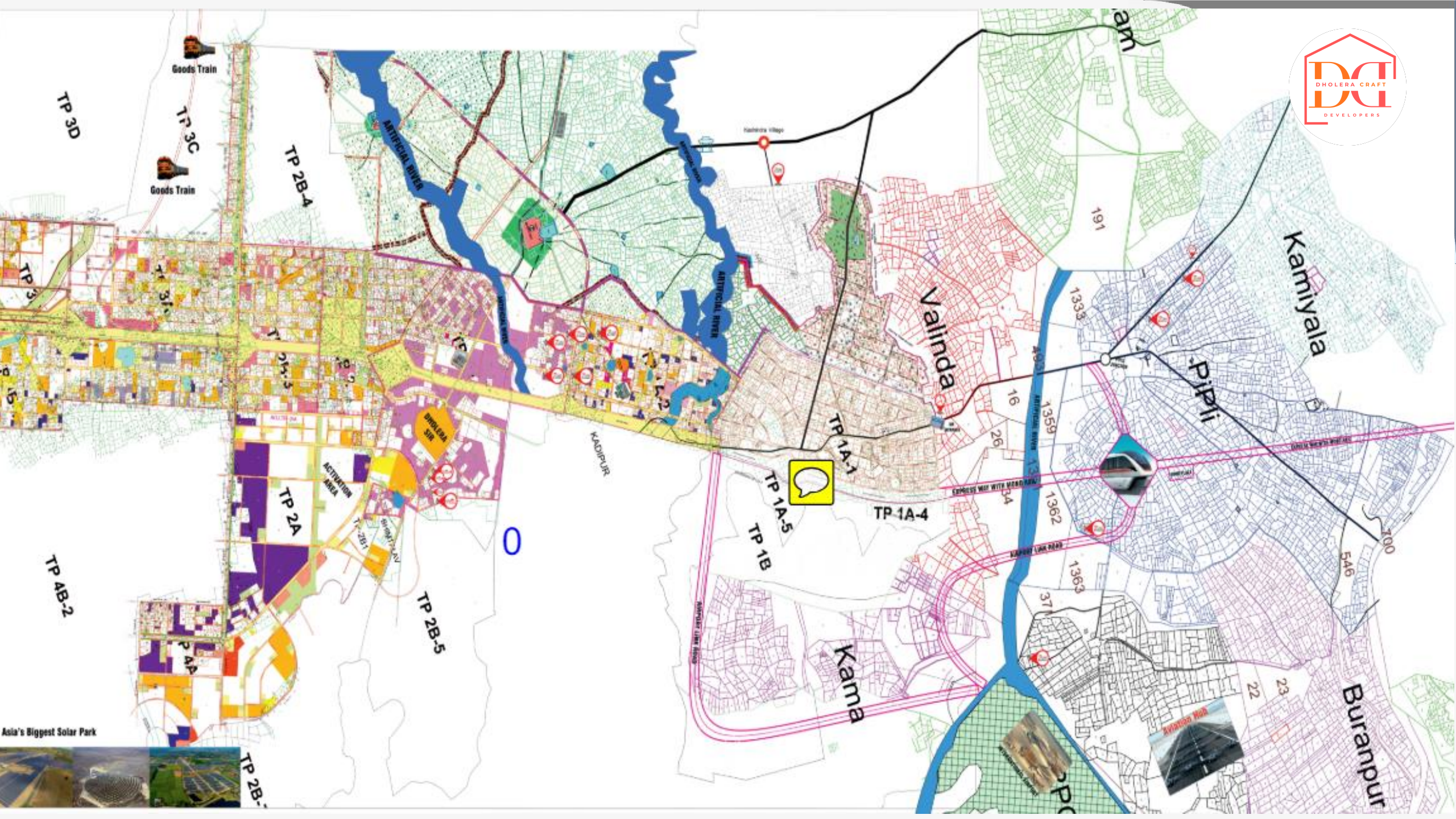
INDIA'S WIDEST EXPRESSWAY IN DHOLERA

dholera[®]
— A NEW ERA —
GREENFIELD INDUSTRIAL SMART CITY



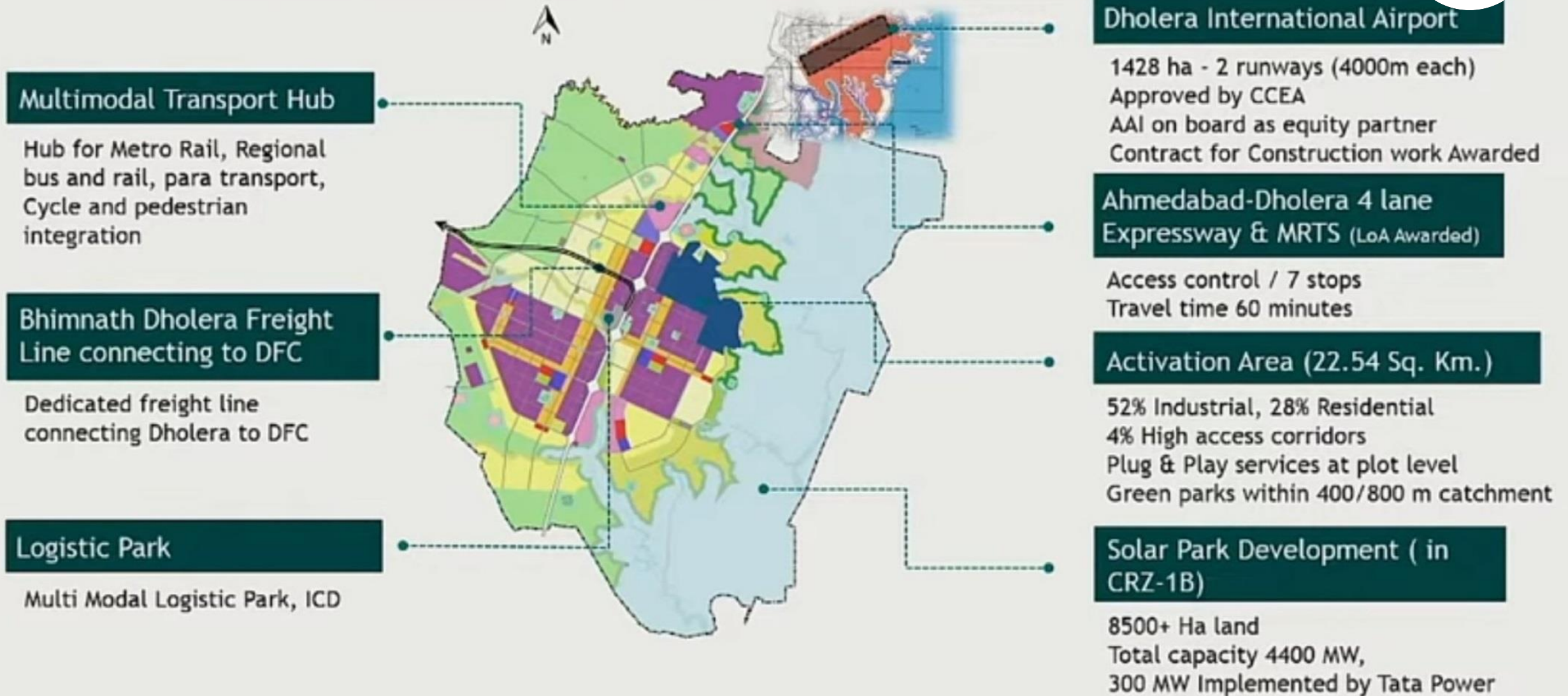
- Exclusive transport corridor is under construction between Ahmedabad and Bhavnagar via Dholera SIR
- In Dholera SIR, Multi-purpose corridors, bicycle tracks, service roads, shaded and pedestrian-friendly walkways for comfort and safety.
- Constant monitoring by CCTV cameras and a dynamic and intelligent Traffic Management system.

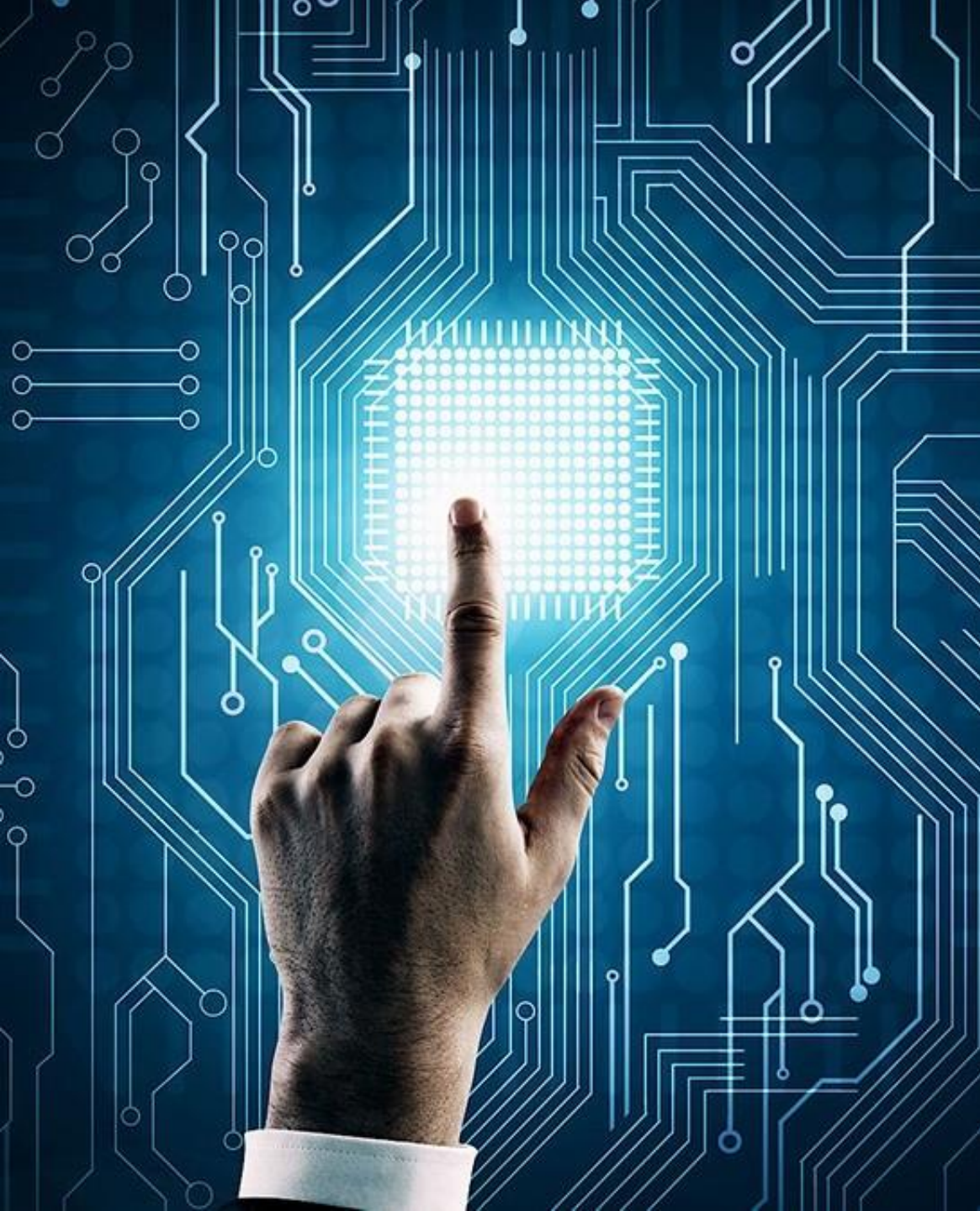




Key Project at Glance

Development of World-Class Industry Support Infrastructure is Underway





dholera[®]
— A NEW ERA —
GREENFIELD INDUSTRIAL SMART CITY



SEMICON CITY,

Gujarat has announced
Semiconductor Policy 2022-27

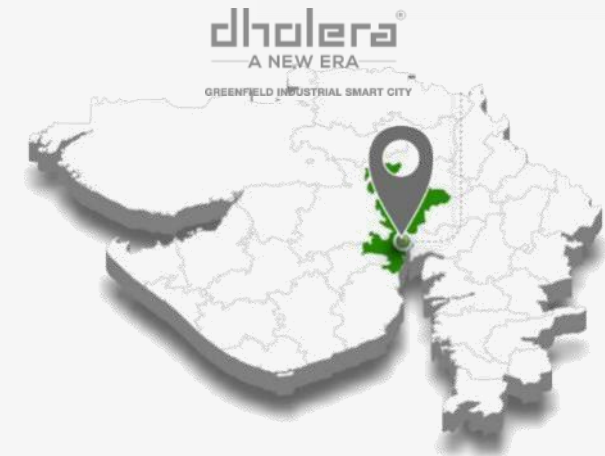


**Rs91000 CR
INVESTMENT**



DHOLERA INTERNATIONAL AIRPORT

LARGEST CARGO & PASSENGER AIRPORT



- Passenger Terminal
- Cargo Terminal
- 1426 hectors at Navagam, Dholera



Aircraft manufacturing units,
Aviation Academy, Flight training
institute





dholera[®]
A NEW ERA
GREENFIELD INDUSTRIAL SMART CITY



Maintenance, Repair and Operations

MRO HUB

Airframe, Body, Paint,
Engine MRO and Services
of level of C&D checks

AIRBUS






TATA
TATA CHEMICALS LIMITED



Lithium Battery plant


TATA
TATA ADVANCED SYSTEMS
+

AIRBUS



C-295 Aircraft
Manufacturing Plant


TATA POWER



1000 MW SOLAR PARK
300 MW ALREADY STARTED


TATA
TATA ADVANCED SYSTEMS
+

LOCKHEED MARTIN



Fighter Aircraft
Manufacturing Plant



WORLD'S LARGEST SOLAR POWER PLANT

 **5000 MW**



INDUSTRIES INVESTED

IN INDIA'S FIRST GREENFIELD INDUSTRIAL SMART CITY

dholera[®]
— A NEW ERA —
GREENFIELD INDUSTRIAL SMART CITY



many more...Just naming a few

METRO (MRTS)

MRTS (METRO) is planned which will connect DSIR with Ahmedabad & Gandhinagar (GIFT City).

Dholera Railway Station

- New rail line from bhimnath to dholera special investment region
- Dholera railway station proposed in DSIR will be connected to bhimnath railway station.
- Dedicated freight corridor (DFC) is 1.5 hours from DSIR.



WHY INVEST IN DHOLERA SIR?



HIGH RISE IN LAND PRICES

Estimated
Growth

10

**TIMES
YEARS**

CASE STUDY - TATA NANO

Village Sanad, Gujarat

100 Sq.Yd.
Open Plot

Price in 2010 ?

Rs.70,000 to 80,000

Manufacturing Plant



nano

dholera®
— A NEW ERA —
GREENFIELD INDUSTRIAL SMART CITY



Price Now

{ Rs.15 Lac - 16 Lac }

current price of the same plot

20 Times



10 Years



Thank You!

Dholera Craft Developers Pvt. Ltd.

Contact us Now