

**A New Gujarat,  
Within Gujarat**

# **DHOLERA METRO CITY - 4**

## **3 BHK and 4BHK**



Residential Plots, Villas & Bungalows

**In The Vicinity of Dholera SIR**

**In The Vicinity of Dholera International Airport**

**Connected Near by Dholera-Ahmedabad Express Way**

**After Grand Success of**

Dholera Metro City -1

Dholera Metro City-2

Dholera Metro City-3

Dholera Metro City-2000

Dholera Metro City-5001

**"Immediate Sale Deed Registration"**

**"N.A., N.O.C., Title Clear and Plan Pass"**

**Grab the Opportunity of  
New Launching Dholera Metro City -4**

**Dholera SIR** (Special Investment Region)

**First Planned Smart City of India**

- 100% Legal Documents
- Lowest rate in the Region
- Minimum Down Payment
- Best Location
- Loan without Documents
- EMI Option Available





# Gujarat - A Best Investment Destination in the WORLD

## Leveraging Strategic Location

Gujarat has a strategic location it is well connected to the major cities of the world both by air and sea routes.

- Gujarat has direct international flight connectivity to cities across Europe, Middle East, East Asia and America
- Gujarat has a coastline of 1600 km with 42 ports connecting to major sea-based trade routes and trade centres like Middle East, West Europe, Asia and upcoming destinations on the African Continent
- Gujarat as a gateway to landlocked states of India connecting to them by road, rail and air thereby providing a boost trading opportunities



## Gujarat is India's Economic Powerhouse



**7.5%**  
Gujarat's Contribution to India's GDP



**17%**  
Gujarat's Contribution to India's Industrial Output

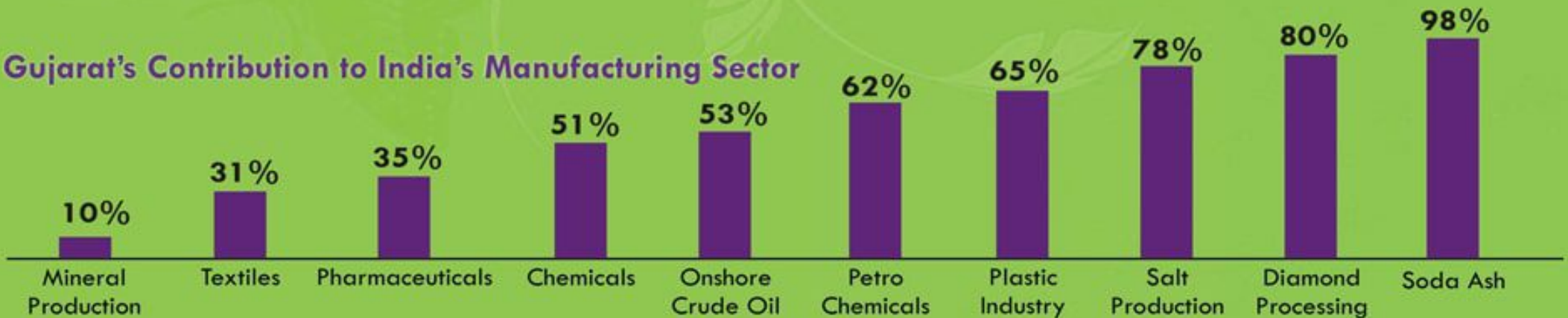


**30%**  
Gujarat's share in India's Stock Market Capitalization



**9.5%**  
Gujarat's share in India's Workforce

## Gujarat's Contribution to India's Manufacturing Sector







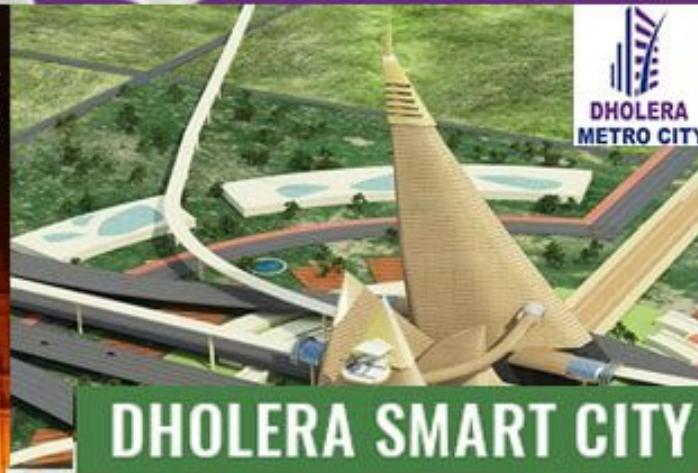
## “Dholera will be better developed than Delhi”

Stressing the need for developing urban and rural areas simultaneously, India's **Prime Minister Narendra Modi** said that port city of Dholera will be developed better than Delhi and six times bigger than Delhi and six times bigger than China's Financial Capital Shanghai. He said that at the end of a panel discussion on 'urbanisation', organized as a part of a series of programmes heralding the Vibrant Gujarat Global Investors Summit.

Why to Invest at Dholera SIR?

2 times bigger than **DELHI**

6 times bigger than **SHANGHAI**



### DHOLERA SMART CITY

What makes Gujarat's Dholera Smart City Investment Hotspot?





## Robust Infrastructure of Gujarat



Excellent road and rail connectivity  
- Bus rapid transit, METRO and other development projects in various urban centres



The state with one of largest wireless telecom markets in India (6.02% of total active subscriber base) and excellent broadband connectivity



The Power surplus state with an uninterrupted power supply in every town and village



The only Indian state have a state-wide integrated gas grid of 2,500 km 2 LNG terminals



A State with highest number of ports having 41 minor and 1 major port with connectivity across all the global ports



Excellent Air connectivity  
16 domestic Airport and  
1 International Airport

## Social Infrastructure

Ahmedabad voted 3<sup>rd</sup> Fastest growing city of the world by Forbes

- Gujarat is home to some of the best educational institutes in India - Indian Institute of Management, Ahmedabad National Institute of Design, Indian Institute of Technology
- Gujarat is the first stat in the country to successfully implement the Bus Rapid Transit System (BRTS) in Ahmedabad
- Projects like Sabarmati River Front Development are unique to Gujarat with the aim of Creating quality space for cultural and recreational activities
- Surat, Vadodara and Rajkot are ranked amongst the fastest growing cities of India

### FASTEST-GROWING CITIES OF THE WORLD

01. Chengdu, China
02. Chongqing, China
- 03. AHMEDABAD, INDIA**
04. Santiago, Chile
05. Raleigh Durham  
North Carolina
06. Tel Aviv, Isreal
07. Kaula Lumpur,  
Malaysla
08. Suzhou, China
09. Hanoi, Vietnam
- 10. CHENNAI, INDIA**





## Futuristic Vision for Development

### Futuristic Vision for Development Blueprint for Infrastructure in Gujarat BIG 2020

Gujarat has envisioned a future and documented a vision BIG 2020. The new vision comprises investments of approximately USD 225 billion in various sectors like :

- Dholera SIR
- Other SIRs, Industrial Nodes, Logistics Parks & SEZs within the Delhi Mumbai Industrial Corridor Industrial Parks
- Roads, Ports, Railway, Airport
- Urban Infrastructure, Water Supply
- Tourism



**Dholera SIR Intelligent, Efficient, Connected and Robust Infrastructure**

## Landmark Development

### Dholera Special Investment Region (DSIR)

Dholera SIR is Developed with a vision to create world class centre of industrial excellence and economic activity. This is one of the first SIR in the state after the SIR Act was passed in Gujarat

#### Dholera SIR: Ideally located, Widely Connected

- Total Area 903 Sq. kms: a green field location
- Developable area : 547 sq. kms.
- Economic activity area : 377 sq. kms
- High Access Corridor : City Center, Industrial, Logistic, knowledge and IT, recreation & Sports, Entertainment
- World-class infrastructure & connectivity
- Central spine express way and Metro Rail to link the SIR with Mega Cities
- Airport and Sea port in the Vicinity
- Proximity to mega cities : Ahmedabad, Bhavnagar, Rajkot & Vadodara



### Opportunities in Dholera SIR

- To build the Industrial Parks, Townships, Knowledge Cities
- To Develop basis Infrastructure : Road, Rail, Hospital, Water, Sanitation, Tourism & Hospitality
- Set up a Metro Rail system and an International Airport
- Potential for development as a multi-model transportation hub due to proximity to most of the north Indian States



## 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. You can foresee. It will be a New Gujarat within Gujarat"

**Shri Narendra Modi**  
hon'ble Prime Minister of india

# Bigger than the Biggest Development in The World

## Dholera International Airport (Cargo cum Passanger)

- New International Airport on the Northern tip, 1 kms away of SIR
- 9200hectars Government land reserved by the state Govt 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



### Road Connectivity



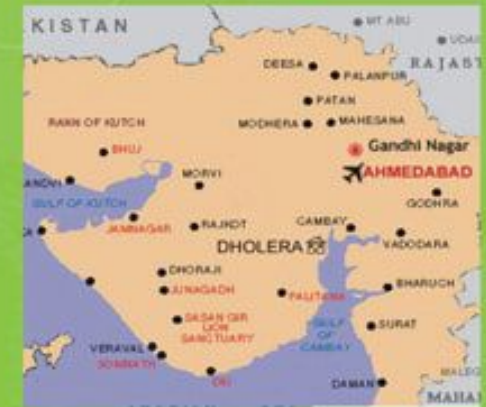
### Rail Connectivity



### Sea Connectivity



### Air Connectivity



Some Anchor Investors names who have signed MoUs with Govt. Of Gujarat during Vibrant Gujarat Summit (2009, 2011 & 2013) for Dholera (SIR)





# AN OVERVIEW OF THE DEVELOPMENT PROCESS AND PROJECTS IN D-SIR

**TOWN PLANNING SCHEMES** : As a part of micro level planning the entire DSIR urban development area is divided into six Town Planning Schemes, of which Town Planning Scheme 1 (TP1-51 sq.km) and Town Planning Scheme 2 (TP2-102 sq km) covering total area of about 150 sq km, are prioritised.

**PROSPECTIVE PROJECTS** : Various Project to be taken up in Dholera SIR in the first phase are listed below. (Value amounting to approx. INR 28000 Crores.)

## Roads & Bridges



Envisaged 521 kms of roads comprising main carriageway, service roads, foot path, cycle track, plantation strip, street lighting and Bridges of area approx 60000 sqm in TP1, TP2E & TP2W.

## Raw Water & Portable Water



The raw water conveyance arrangements from Periyar together with intake structure, pumping stations, raw transmission line, water treatment plant, potable water transmission main, MBRs & distribution network.

## Power Transmission and Distribution



Effective power infrastructure will contribute to the economic prosperity of DSIR. This will be achieved through the development of sustainable state of the art infrastructure for power generation, transmission and distribution

- Source power for TP1 & TP2 (Phase 1 of the DSIR development) locally from Gujarat Grid

- Plan for thermal and/or gas power plant for Phase 2 expected to create a separate Special Purpose Vehicle (SPV) for generation
- 400 kV transmission lines are expected to run around the periphery of DSIR
- Power infrastructure will be built around energy saving smart technologies Smart metering for consumers (electricity and gas).
- Form SPV with a local distribution company.

## Information and Communication Technology (ICT)



Information and communication technology (ICT) covers the development of comprehensive voice, data, video and IT infrastructure, aided with present day applications for education, local governance, medical support, transportation, data mining, efficient buildings, building/home security, etc.

The objective of the ICT project is to build a smart, attractive modern city of Dholera that will provide attraction to the economic development of the region. ICT infrastructure is envisaged to boost sustainable economic development and a high quality of life for the residents, with efficient management of the city's infrastructure. The smart city concept supported by ICT will bring high efficiency and active citizen participation.

**Solid Waste Management** : Estimated municipal waste amounting to 500 tpd to convey and segregate by an automatic segregation plant. Waste-to-Energy treatment would be considered and the ash generated would be disposed only in the landfill.



## Industrial Effluent collection system



Formation of industrial effluent collection system network, effluent treatment plants in TP1 & TP2E and effluent out fall.

## Storm Water collection system



Formation of collection system of storm water run off within TP areas through RCC pipeline network & disposal.

## Administrative and Business Centre of Dholera (ABCD)



ABCD is proposed as abutting the expressway within TP2W, to serve as administrative functions of the city. DSIRDA building envisaged with a LEED GOLD rated building.

## River Training / Bunding



DSIR is located in the flood plain of three rivers, from Sukhbhadar River in the north to the Lilka and Utavli at the south. River training and bunding necessitated along the river course for 200 km in length for flood protection.

## Waste Water Treatment & Recycle



Wastewater from AMC Vasnato TP1 tertiary treatment plant and to store in MBRs for industrial & agriculture purposes..

## Domestic Sewage Collection System



Formation of domestic sewage collection system network, sewage treatment plant, distribution network for conveyance of treated water for industrial & agriculture use.

## Linked Projects



### Central Spine Road (Sh6)

The Gujarat State Road Development Corporation Limited (GSRDC) is developing an access controlled expressway

between Ahmedabad & DSIR to serve as a central spine road for DSIR.



### MRTS (Metro Train)

Mass Rapid Transit System (MRTS) between Ahmedabad and DSIR is part of the plan to develop self-sustainable rail based transportation system in order to provide connectivity both within DSIR and between DSIR and Ahmedabad.

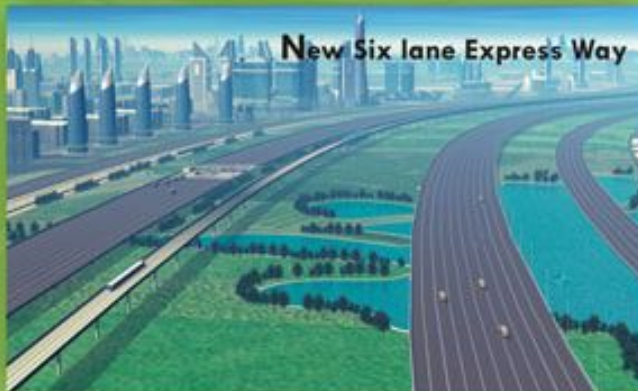


### Airport

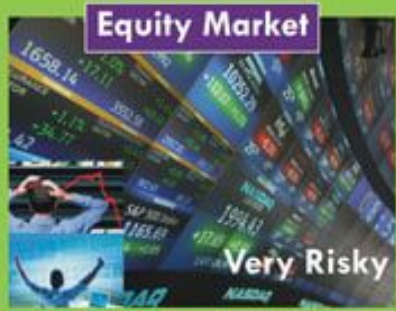
Greenfield international airport is proposed on northern side of DSIR located at approx. 1 Km from DSIR boundary.



# Mega Projects of Dholera Special Investment Region







# “Grab an Investment Opportunity which is Capable enough for doubling your Money in just Couples of Years”

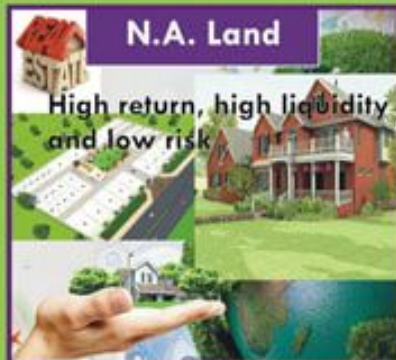


Let's Start to think on Basic Ideas for Investment !!

No.	Investment Option	Risk	Liquidity	Return
1.	Equity Market	High	High	Medium to High
2.	Bond/Bank Fix deposit	Low	High	Very Low
3.	Gold	Low to Medium	High	Low to Medium
4.	<b>Real Estate</b>	<b>Very Low</b>	<b>Low to Medium</b>	<b>High</b>



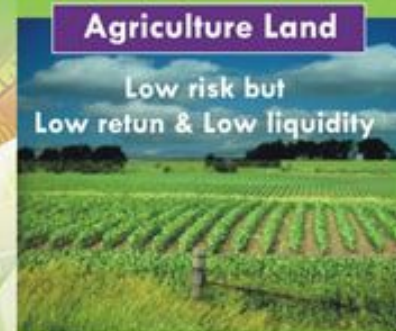
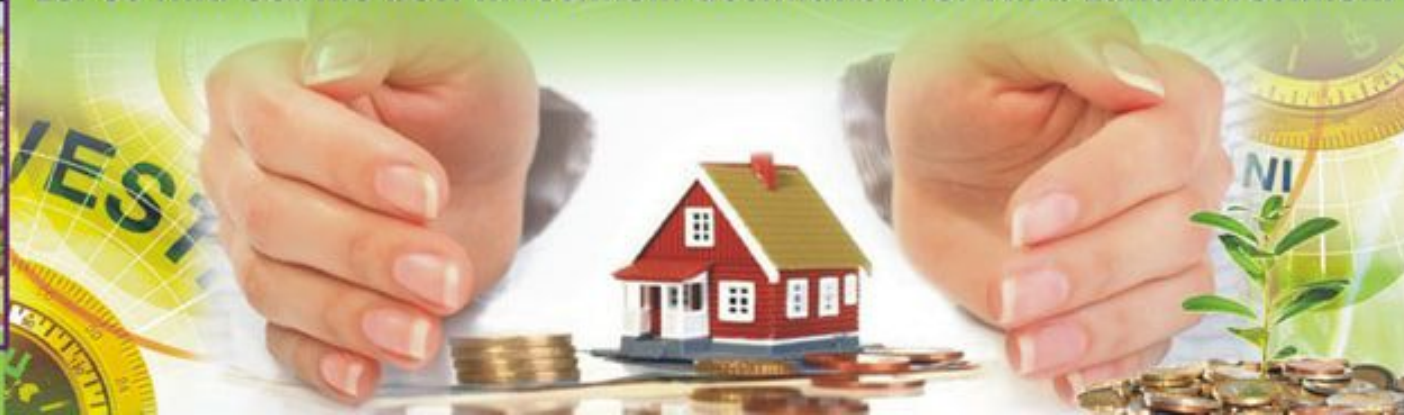
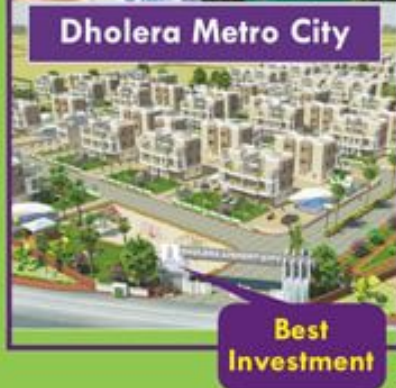
Land does not increase on the earth but its demand always increase due to population growth, so Real estate is the very best option across History as well as in future too.



No.	Investment Option	Risk	Liquidity	Return
1.	Constructed Property	High	High	Medium
2.	<b>N.A. Land</b>	<b>Low</b>	<b>Medium to High</b>	<b>High</b>
3.	Agriculture Land	Low	Low	Low



Let us find out the best Investment destination for N.A. Land Investment



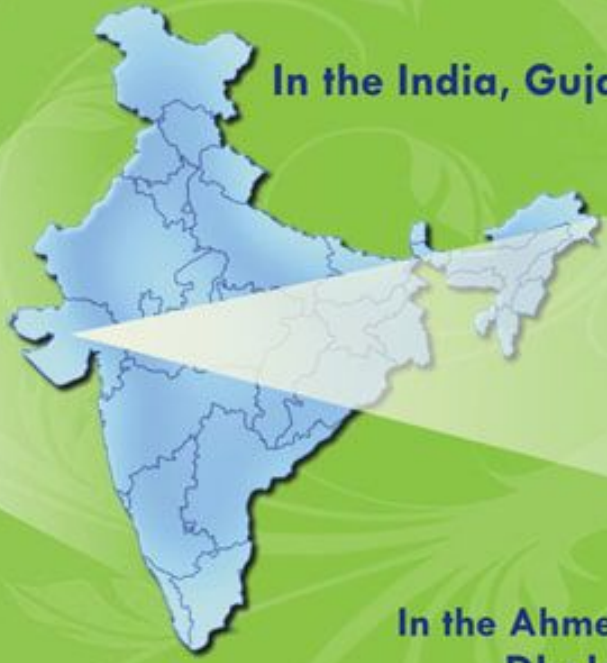


# Where is the Best Real Estate Investment Destination Today !!

In the World, India



In the India, Gujarat



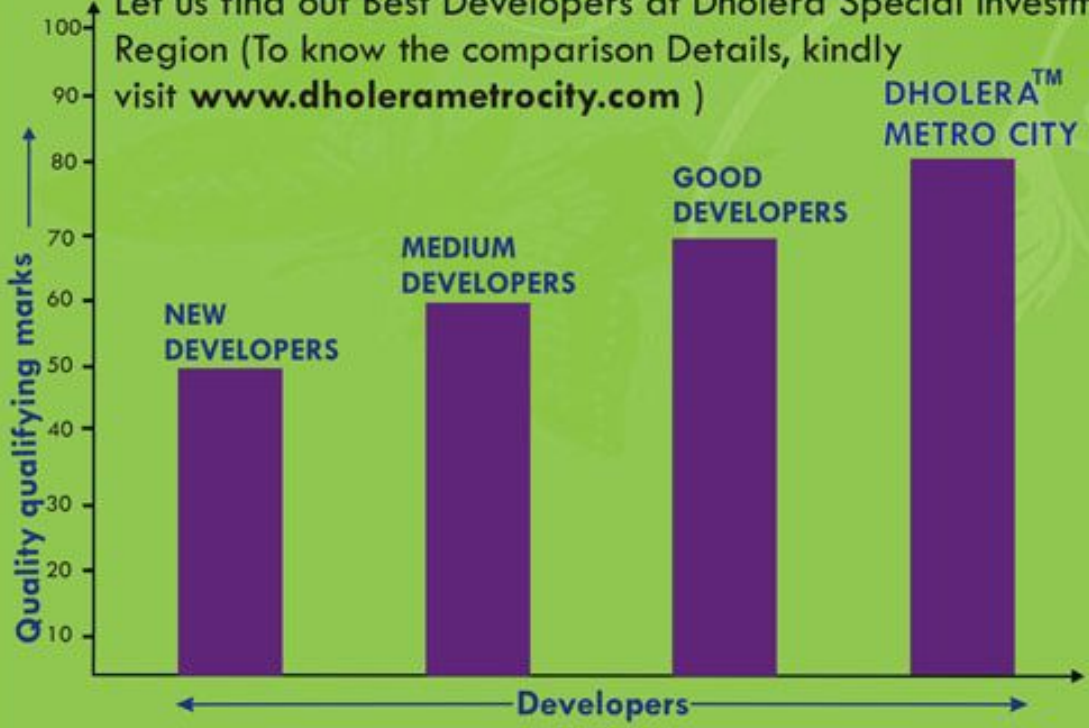
In the Gujarat, Ahmedabad



In the Ahmedabad District;  
**Dholera SIR**  
(Special Investment Region)



Let us find out Best Developers at Dholera Special Investment Region (To know the comparison Details, kindly visit [www.dholerametrocity.com](http://www.dholerametrocity.com) )





## SIX STEPS APPROCH OF INVESTMENT DECISION

**A**

Estimate Your real estate investment budget



**B**

Identify best real estate investment Destination



**C**

Identify qualified Developer



**D**

Select the property for investment



**E**

Pay through online Payment Options



**F**

Enjoy Your  
Peaceful Life  
by Appreciation



## IT'S REALITY



### 100% No Question asked Money Back Guarantee

1. It's Simple, Transparent, legal, best profitable Investment option for you
2. You have seen Real Estate Investment Opportunities in this Brochure
3. You witnessed of our Company's Legal Documentation Proofs
4. You saw what **DHOLERA SIR Infra Development** is doing right now & how its performing
5. You have seen our Company's current & future investment commitment MoU signed with Government of Gujarat

#### **BUT...**

It doesn't matter what **we think** how Dholera Metro City is performing for us & our existing Investors.....

It only matters what **you think !!**

**For any reason, if you feel that "Dholera Metro City" is not best investment options for you,**

**We assured 100% Money back Guarantee within the first 30 days from the booking for a complete no questions asked refund**

**Hurry up and visit [www.dholerametrocity.com](http://www.dholerametrocity.com) >> Booking Status page to hold Your Choice of Property by just paying **Rs. 10,000** right now, still its available**





Come to **Dholera Metro City-5004** and would come in terms with real meaning of weekend living. Through far 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





# DHOLERA METRO CITY

Residential Plots, Villas & bungalows



**4**  
Booking  
Open

**1**  
sold  
OUT

**2**  
sold  
OUT

**3**  
sold  
OUT





# DHOLERA METRO CITY

Residential Plots, Villas & bungalows

4





# DHOLERA METRO CITY- 4 LAYOUT PLAN

Residential Plots, Villas & Bungalows

3 BHK & 4 BHK



**4**  
Booking Open

38.37 Feet Wide Road

404-A	418
404-B	417
406-A	416
406-B	415
408-A	414
408-B	413
410-A	412
410-B	411

24.61 Feet Wide Road

419	436
420	435
421	434
422	433
423	432
424	431
425	430
426	429
427	428

24.61 Feet Wide Road

437	456
438	455
439	454
440	453
441	452
442	451
443	450
444	449
445	448
446	447

24.61 Feet Wide Road

457	479
458	477
459	476
460	475
461	474
462	473
463	472
464	471
465	470
466	469
467	468

24.61 Feet Wide Road

480	504
481	502
482	501
483	500
484	499
485	498
486	497
487	496
488	495
489	494
490	493
491	492

24.61 Feet Wide Road

505
506
507
508
509-A
509-B
511-A
511-B
513-A
513-B
515

38.37 Feet Wide Road

24.61 Feet Wide Road

402
401
400
399
398
397
396
395
394

385	384
386	383
387	382
388	381
389	380
390	379
391	378
392	377

24.61 Feet Wide Road

367	366
368	365
369	364
370	363
371	362
372	361
373	360
374	359

24.61 Feet Wide Road

349	348
350	347
351	346
352	345
353	344
354	343
355	342
356	341

24.61 Feet Wide Road

331	330
332	329
333	328
334	327
335	326
336	325
337	324
338	323

24.61 Feet Wide Road

313	312
314	310-A
315	310-B
316	308-A
317	308-B
318	306-A
319	306-B
320	304-A

38.37 Feet Wide Road





# DHOLERA METRO CITY-4 PLOT AREA

Total Sq Yard : 38599.70

Total Sq Feet : 347397.34

Plot No	Area Sq Yard	Area Sq Feet	Plot No	Area Sq Yard	Area Sq Feet	Plot No	Area Sq Yard	Area Sq Feet	Plot No	Area Sq Yard	Area Sq Feet	Plot No	Area Sq Yard	Area Sq Feet	Plot No	Area Sq Yard	Area Sq Feet	Plot No	Area Sq Yard	Area Sq Feet	Plot No	Area Sq Yard	Area Sq Feet	
304B	286.42	2577.76	333	144.92	1304.26	362	144.92	1304.26	391	144.92	1304.26	420	154.46	1390.16	449	154.46	1390.16	478	154.46	1390.16	497	154.46	1390.16	
304A	196.36	1767.21	334	144.92	1304.26	363	144.92	1304.26	392	144.92	1304.26	421	154.46	1390.16	450	154.46	1390.16							
306B	198.54	1786.82	335	144.92	1304.26	364	144.92	1304.26	393	284.17	2557.57	422	154.46	1390.16	451	154.46	1390.16	479	188.81	1699.27	498	154.46	1390.16	
306A	200.72	1806.48	336	144.92	1304.26	365	144.92	1304.26	394	284.17	2557.57	423	154.46	1390.16	452	154.46	1390.16	480	302.40	2721.56	499	154.46	1390.16	
308B	202.74	1824.68	337	144.92	1304.26	366	233.50	2101.48	395	144.92	1304.26	424	154.46	1390.16	453	154.46	1390.16							
308A	204.94	1844.44	338	144.92	1304.26	367	233.50	2101.48	396	144.92	1304.26	425	154.46	1390.16	454	154.46	1390.16	481	154.46	1390.16	500	154.46	1390.16	
310B	207.14	1864.26	339	284.17	2557.57	368	144.92	1304.26	397	144.92	1304.26	426	154.46	1390.16	455	154.46	1390.16	482	154.46	1390.16	501	154.46	1390.16	
310A	209.46	1885.18	340	284.17	2557.57	369	144.92	1304.26	398	144.92	1304.26	427	249.43	2244.86	456	376.54	3388.89							
312	345.93	3113.39	341	144.92	1304.26	370	144.92	1304.26	399	144.92	1304.26	428	249.43	2244.86	457	341.97	3077.74	483	154.46	1390.16	502	154.46	1390.16	
313	233.50	2101.48	342	144.92	1304.26	371	144.92	1304.26	400	144.92	1304.26	429	154.46	1390.16	458	154.46	1390.16	484	154.46	1390.16	503	154.46	1390.16	
314	144.92	1304.26	343	144.92	1304.26	372	144.92	1304.26	401	144.92	1304.26	430	154.46	1390.16	459	154.46	1390.16							
315	144.92	1304.26	344	144.92	1304.26	373	144.92	1304.26	402	233.50	2101.48	431	154.46	1390.16	460	154.46	1390.16	485	154.46	1390.16	504	218.28	1964.48	
316	144.92	1304.26	345	144.92	1304.26	374	144.92	1304.26	404A	203.02	1827.21	432	154.46	1390.16	461	154.46	1390.16	486	154.46	1390.16	505	392.25	3530.26	
317	144.92	1304.26	346	144.92	1304.26	375	284.17	2557.57	404B	176.80	1591.22	433	154.46	1390.16	462	154.46	1390.16							
318	144.92	1304.26	347	144.92	1304.26	376	284.17	2557.57	406A	179.15	1612.33	434	154.46	1390.16	463	154.46	1390.16	487	154.46	1390.16	506	385.87	3472.87	
319	144.92	1304.26	348	233.50	2101.48	377	144.92	1304.26	406B	181.70	1635.26	435	154.46	1390.16	464	154.46	1390.16	488	154.46	1390.16	507	514.16	4627.45	
320	144.92	1304.26	349	233.50	2101.48	378	144.92	1304.26	408A	184.84	1663.53	436	336.01	3024.09	465	154.46	1390.16							
321	284.17	2557.57	350	144.92	1304.26	379	144.92	1304.26	408B	186.31	1676.83	437	303.46	2731.15	466	154.46	1390.16	489	154.46	1390.16	508	307.95	2771.54	
322	284.17	2557.57	351	144.92	1304.26	380	144.92	1304.26	410A	189.53	1705.78	438	154.46	1390.16	467	249.43	2244.86							
323	144.92	1304.26	352	144.92	1304.26	381	144.92	1304.26	410B	312.03	2808.31	439	154.46	1390.16	468	249.43	2244.86	490	154.46	1390.16	509A	183.47	1651.24	
324	144.92	1304.26	353	144.92	1304.26	382	144.92	1304.26	411	249.43	2244.86	440	154.46	1390.16	469	154.46	1390.16	491	249.43	2244.86	509B	183.47	1651.24	
325	144.92	1304.26	354	144.92	1304.26	383	144.92	1304.26	412	154.46	1390.16	441	154.46	1390.16	470	154.46	1390.16							
326	144.92	1304.26	355	144.92	1304.26	384	233.50	2101.48	413	154.46	1390.16	442	154.46	1390.16	471	154.46	1390.16	492	249.43	2244.86	511A	183.47	1651.24	
327	144.92	1304.26	356	144.92	1304.26	385	233.50	2101.48	414	154.46	1390.16	443	154.46	1390.16	472	154.46	1390.16							
328	144.92	1304.26	357	284.17	2557.57	386	144.92	1304.26	415	154.46	1390.16	444	154.46	1390.16	473	154.46	1390.16	493	154.46	1390.16	511B	183.47	1651.24	
329	144.92	1304.26	358	284.17	2557.57	387	144.92	1304.26	416	154.46	1390.16	445	154.46	1390.16	474	154.46	1390.16	494	154.46	1390.16	513A	183.47	1651.24	
330	233.50	2101.48	359	144.92	1304.26	388	144.92	1304.26	417	154.46	1390.16	446	249.43	2244.86	475	154.46	1390.16	495	154.46	1390.16	513B	183.47	1651.24	
331	233.50	2101.48	360	144.92	1304.26	389	144.92	1304.26	418	297.74	2679.64	447	249.43	2244.86	476	154.46	1390.16							
332	144.92	1304.26	361	144.92	1304.26	390	144.92	1304.26	419	264.99	2384.94	448	154.46	1390.16	477	154.46	1390.16	496	154.46	1390.16	515	297.85	2680.65	



# Amenities and Services

1. Plan Pass, Non Agriculture, N.O.C. Title Clear Residential Plots.
2. Plot Area onward 179 sq. yard is available.
3. Two Big common plots totaling about 38,903 sq. ft. are reserved
4. Well manicured greenery and integrated landscaping with special structures.
5. Separate Club house of Society, offering Indoor sports facilities, Health Center with Modern Facilities
6. Gym equipments and a Special Hall for celebrations and Meeting.
7. Tree Plantation Lined Internal Roads for Green and Natural Environment.
8. Street Lights System on every internal Road.
9. Provision for water supply through borewell.
10. Party Celebration Place with setting arrangement for all.
11. Meditation Area arrangement.
12. Round the clock security.
13. Attractive entrance Gate.
14. Landscape lush green Garden.
15. Children Play Area.
16. Drainage facility.
17. Designer Gazebos at different locations.
18. Senior citizen Sitting Area and benches.
19. Open Air Theater.
20. Walkway for Jogging.
21. Electricity facility up to each plots
22. Every Plot to be allocated, demarcated properly with Construced Boundary.



**A golden opportunity for industrial investor to own titled cleared private land in Dholera SIR.**





## Our Projects



### DHOLERA METRO CITY

Residential Plots, Villas & Bungalows  
[www.dholerametrocity.com](http://www.dholerametrocity.com)



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### DHOLERA METRO CITY 5005

Residential Plots, Villas & Bungalows  
[www.dholerametrocity.com](http://www.dholerametrocity.com)



### DHOLERA METRO CITY 5001

Residential Plots, Villas & Bungalows  
[www.dholerametrocity.com](http://www.dholerametrocity.com)



### DHOLERA METRO CITY 5002

Residential Plots, Villas & Bungalows  
[www.dholerametrocity.com](http://www.dholerametrocity.com)



### DHOLERA METRO CITY 5003

Residential Plots, Villas & Bungalows  
[www.dholerametrocity.com](http://www.dholerametrocity.com)



### DHOLERA METRO CITY 5004

Residential Plots, Villas & Bungalows  
[www.dholerametrocity.com](http://www.dholerametrocity.com)



### Dholera SIR PROPERTY

Residential, Commercial & Industrial Land  
(N. A., N.O.C., Title Clear)

[www.dholerasirproperty.com](http://www.dholerasirproperty.com)

## Testimonials



"I am based in Noida. Getting a good and trustworthy land dealer/agent is a big deal here. I had a very pleasant experience dealing with Dholera Metro City. They are very adjusting, professional and transparent. I wish them the very best for future"

**Name:- Indra Agrawal**

**Plot no.:- 60**

**Education Qualification:- B.E.**

**Designation/Occupation:- Software Professional**

"The Dholera City project team is really very efficient and active in marketing. I had very pleasant experience to deal with Patel Brothers. All the Directors have professional approach in the deal. Mr. Ankit a very young and dynamic Director explained the project and its future prospects very well.

The senior Director Mr. Dhirubhai is really a man of hi-tech. He has used the hi-tech in explaining the project, its future and its probabilities of appreciation in value, because of Government policy of developing that area. We have purchased five plots in our group because we are convinced about the prospects of the Dholera Metro City Development. I wish grand success for the project "

**Name:- CA. Dr. Ashokkumar Nensukh Pagariya & Group,**

**Plot no.:- 6B /7/8 Education Qualification:- M-Com ,LL.B ,FCA, PhD**



# Amenities & Services







**3 BHK and 4BHK**

**Add More Vigour To Your Weekend Living**



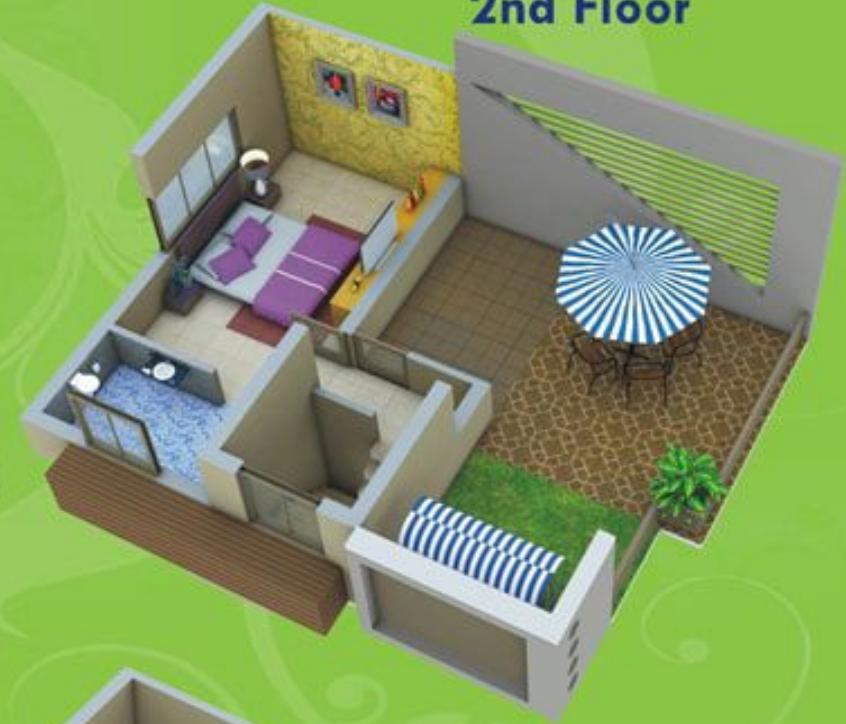
# FLOOR PLAN



Ground Floor

3 BHK and 4BHK

2nd Floor

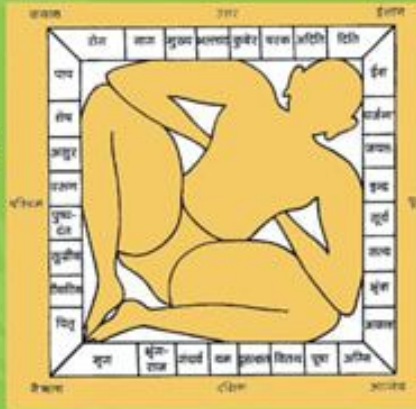


1st Floor



## 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 most in the vast green surroundings.



Vastu Compliance

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 the noise and cry of the polluted vicinities where you will like to breathe 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 the greens of the island.

Come and pick your desired piece where you can spend your lazy weekend evening with your family and just with your worries fly away with Airplane. Yes, with your capital asset investment appreciation.





# Our Esteem Investors World Wide



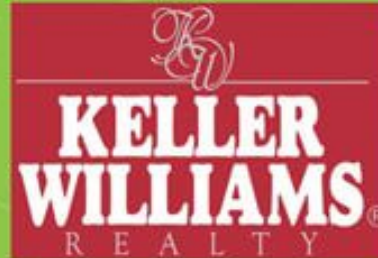


# Our Esteem Investors across India





## We are the Member of



## Our Strength



Transparent



Trademark



Corporate Banking



Approved



High Return



ISO Certified Organisation



Legal



Secure



Signed MoUs with Govt. of Gujarat



M/S Jigar Shah & Associates

Statutory Auditors



Ketan K. Patel  
(M/s. Akshat Priority)

Structural Consultant



Dr. Dinesh Goswami  
(M/s. SIGMA BIOTECH)

Landscape Coordinator



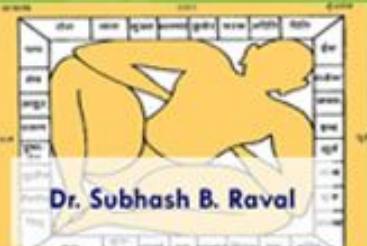
Mr. Mukund N Jani

Notary & Advocate



Manoj L. Kanani  
(M/s. Akshat Priority)

Architect



Dr. Subhash B. Raval

Vastu Consultant



# 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  
[www.dholerametrocity.com](http://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.
- Development cum Maintenance charges, landscaping charges, utility charges, service tax, stamp duty, Registration duty and legal expenses shall be charged extra to the prospective acquirers.
- All matters are subject to Ahmedabad jurisdiction only.
- The designs of all bungalows are purely conceptual.

The developers shall have the right to (A) Enhance/ reduce and expanse of scheme and add/ remove contiguous/ non- contiguous parcels of land in the scheme. (B) Change service of the scheme (C) Changes/ Revise/ Relocate roads, common Plot, Club house, complex, common infrastructure service & plot allotted to members to suit development requirements. All members should follow the rule if changed due to any circumstances by State & Central Government. Till handover maintenance charge additionally shall be payable for common amenities.

## Media Release



# સિંગાપુરથી પણ વિકસિત શહેરો ઊભાં થશે

### Dholera SIR to run on solar power

### ધોલેરા: ગ્લોબલ બિઝનેસ હબ

Project	Amount
Dholera- Ahmedabad Industrial Development Corporation	18,700
Smart Power and Smart Pharmaceuticals	1,500
IT Park & Co	1,000
Smart Center	800
Transportation	500

**ધોલેરા નાંડલો બહુચલુ સર્કિટ ૫૦ વાકાલી ડેવલોપમેન્ટ ધામધારે**

DMIC નાંડલો ૧૧૦૦૦ કરોડનું છે. આમાં ૫૦ વાકાલી ડેવલોપમેન્ટ ધામધારે ૧૧,૦૦૦ કરોડનું છે. આમાં ૫૦ વાકાલી ડેવલોપમેન્ટ ધામધારે ૧૧,૦૦૦ કરોડનું છે. આમાં ૫૦ વાકાલી ડેવલોપમેન્ટ ધામધારે ૧૧,૦૦૦ કરોડનું છે.

# ધોલેરા 'સ્માર્ટ સિટી' પડકારની સાથે તક

મુખ્યમંત્રી નરેન્દ્ર મોદીની ઉપસ્થિતિમાં સમજૂતી કરાર

**ધોલેરા સર' માટે રૂ. ૨૪ હજાર કરોડનાં M.O.U**

સેક્ટર	કાર્યક્રમ	આંકડા
સેક્ટર ૧	સેક્ટર ૧	૧૦,૦૦૦
સેક્ટર ૨	સેક્ટર ૨	૧૦,૦૦૦
સેક્ટર ૩	સેક્ટર ૩	૧૦,૦૦૦
સેક્ટર ૪	સેક્ટર ૪	૧૦,૦૦૦
સેક્ટર ૫	સેક્ટર ૫	૧૦,૦૦૦

### DMICDC ધોલેરા SIRમાં ૩,૦૦૦ કરોડનું રોકાણ કરશે

ધોલેરા સર' માટે રૂ. ૨૪ હજાર કરોડનાં M.O.U

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સેક્ટર ૪	સેક્ટર ૪	૧૦,૦૦૦
સેક્ટર ૫	સેક્ટર ૫	૧૦,૦૦૦

સંદેશ દિવ્ય ભાસ્કર ગુજરાત સમાચાર



Invest in Dholera SIR, Invest in your Future



  
**DHOLERA SIR**  
Infra Development

Registered Office/ Corporate House

Plot No. 337, Sector - 8,  
Gandhinagar, 382 008

☎ : +91-9978952340, 9978944715

✉ : [info@dholerametrocity4.com](mailto:info@dholerametrocity4.com)

🌐 : [www.dholerametrocity.com](http://www.dholerametrocity.com)