

# A New Gujarat, **DHOLERA METRO CITY - 5002** Within Gujarat **3 BHK and 4BHK**

**Buy 1  
Get 1  
FREE**  
Limited Offer!



**DHOLERA  
METRO CITY-5002**

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-4
- 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 -5002"**

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

**Dholera SIR** (Special Investment Region)  
**A First Planned Smart City of India**



# 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

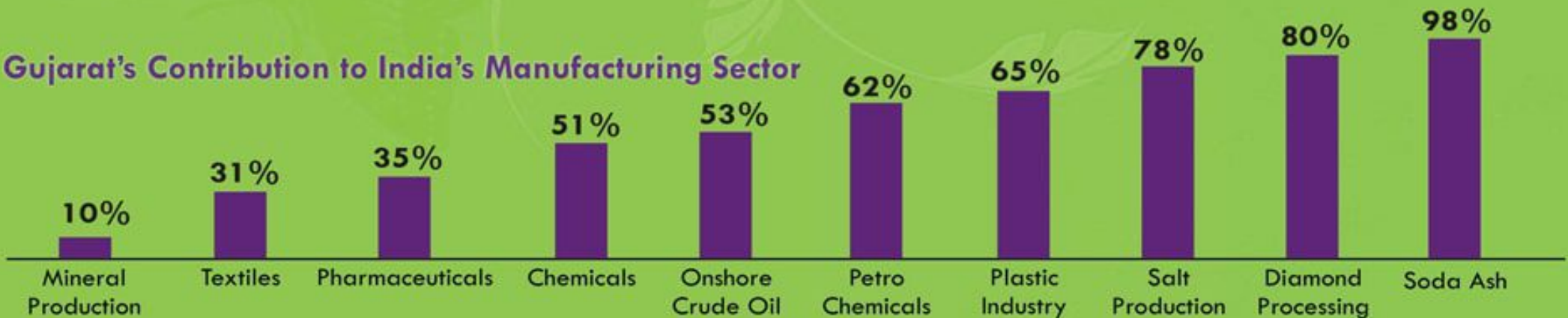


**30%**  
Gujarat's share in India's Stock Market Capitalization



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

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





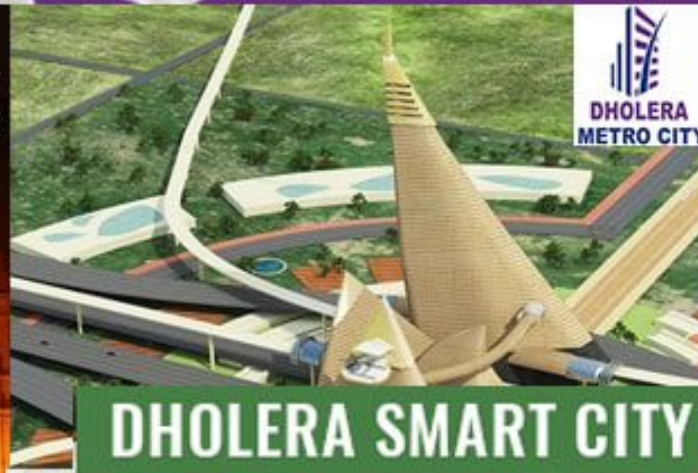
## “Dholera will be better developed than Delhi”

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, Malaysia
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.

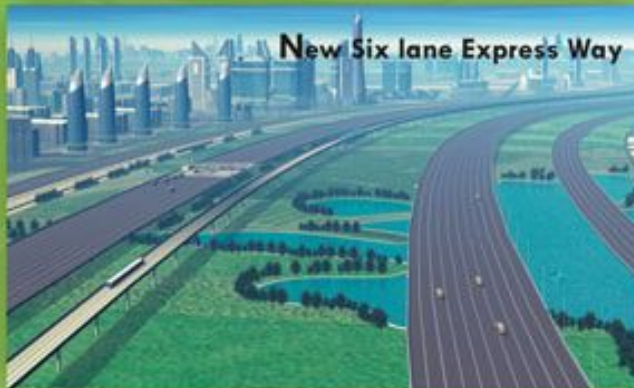
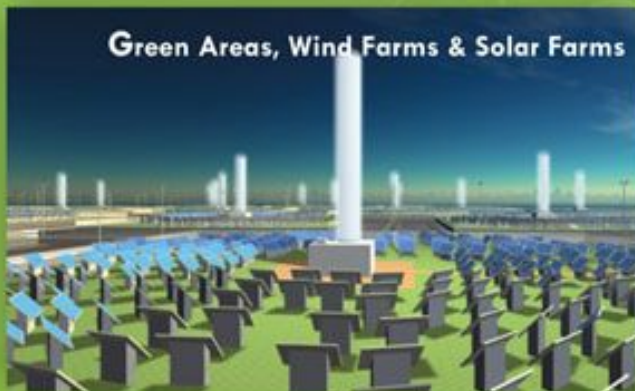
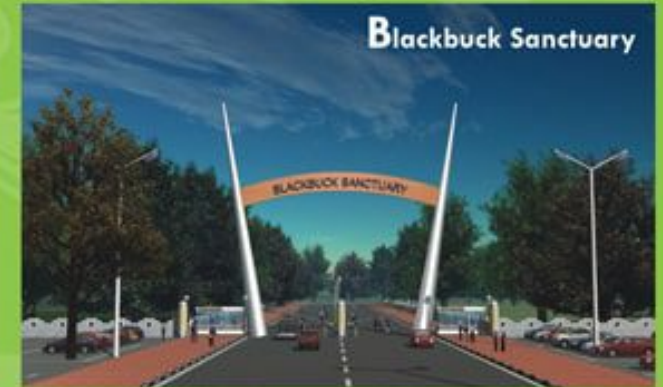


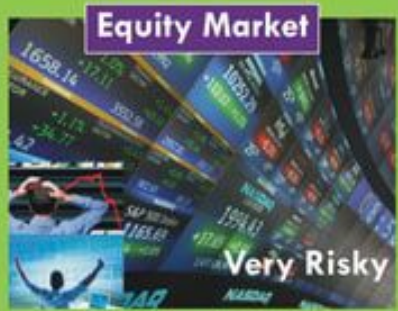
### Airport

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



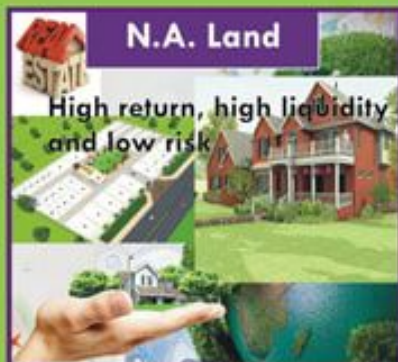


# “Grab an Investment Opportunity which is Capable enough for doubling your Money in just Couples of Years”



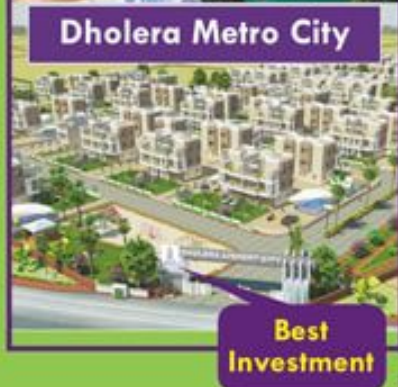
Let's Start to think on Basic Ideas for Investment !!

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>

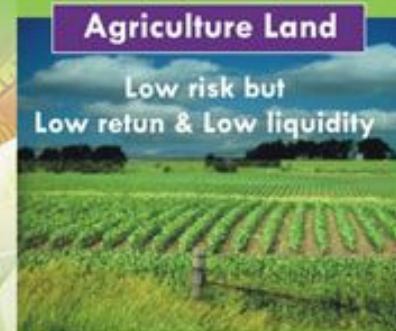


Land does not increase on the earth but its demand always increase due to population growth, so Real estate is the very best option across History as well as in future too.

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

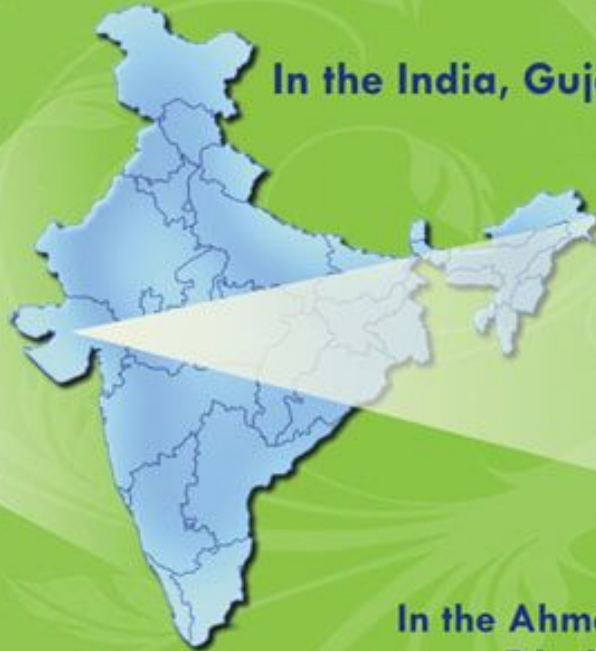


# Where is the Best Real Estate Investment Destination Today !!

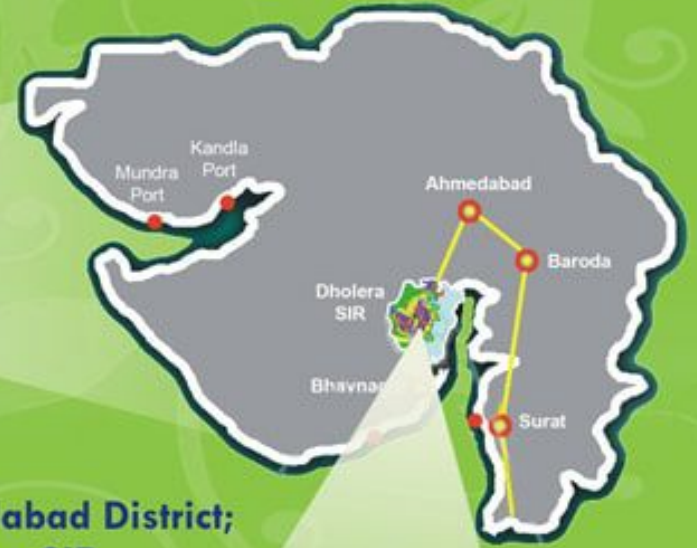
In the World, India



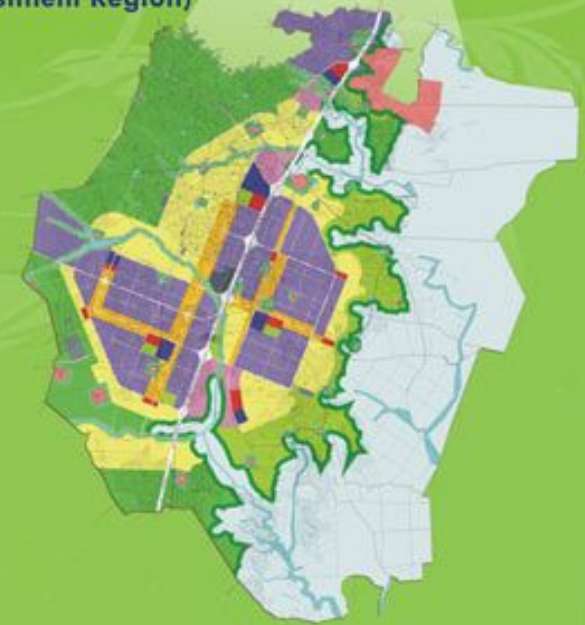
In the India, Gujarat



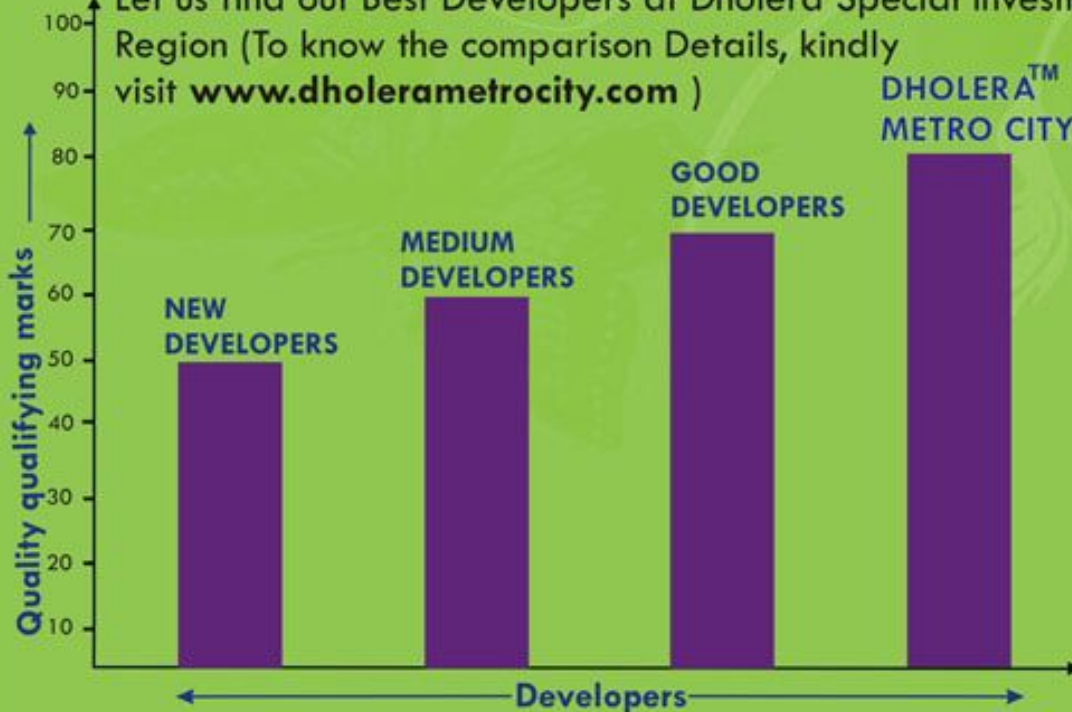
In the Gujarat, Ahmedabad



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 !!**

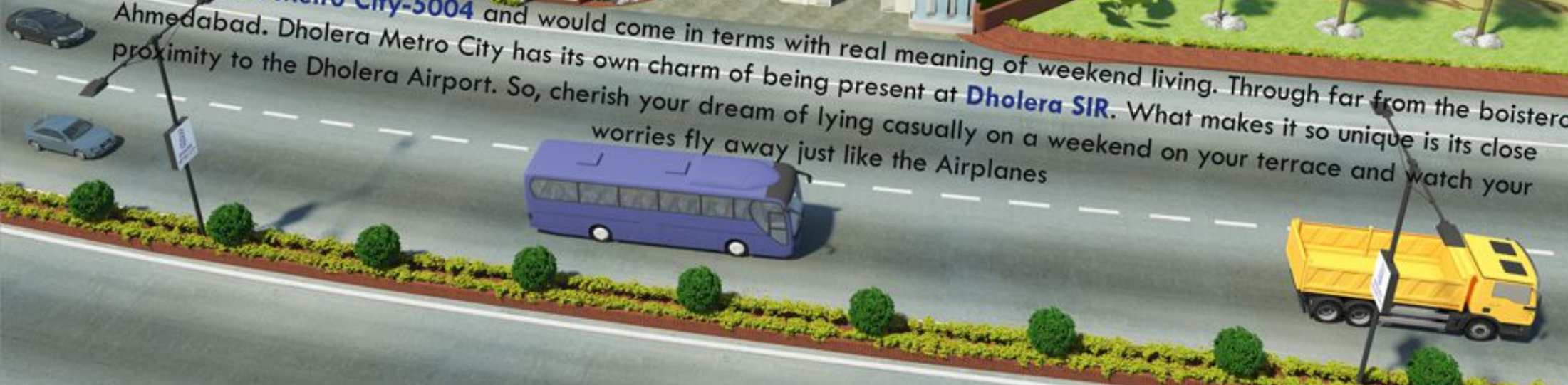
**For any reason, if you feel that "Dholera Metro City" is not best investment options for you,**

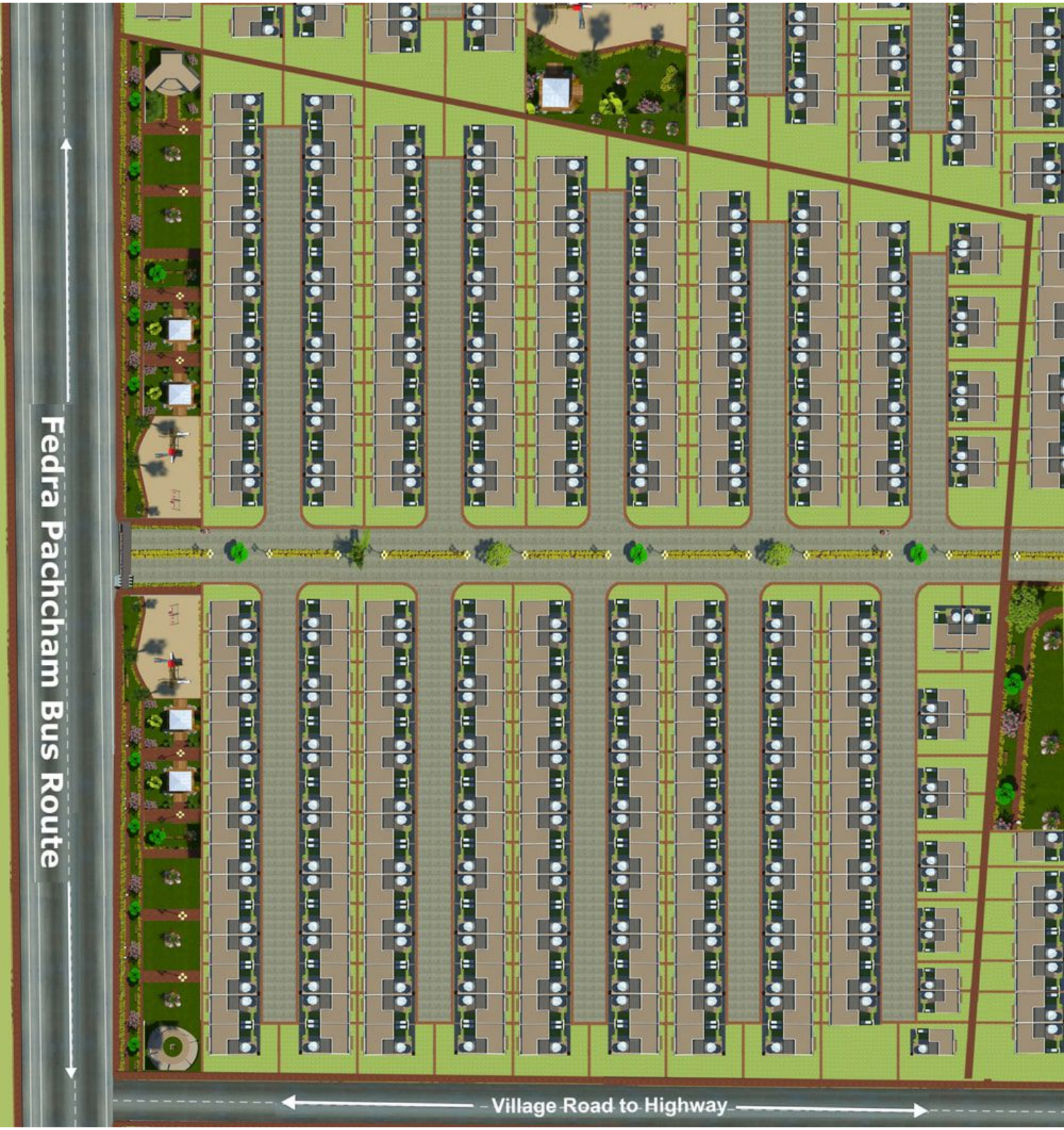
**We assured 100% Money back Guarantee within the first 30 days from the booking for a complete no questions asked refund**

**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**



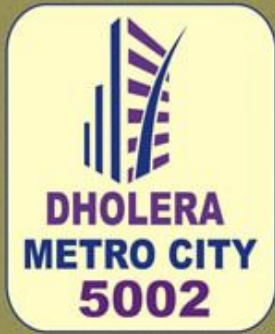
Come to **Dholera Metro City-5004** and would come in terms with real meaning of weekend living. Through far from the boisterous Ahmedabad. Dholera Metro City has its own charm of being present at **Dholera SIR**. What makes it so unique is its close proximity to the Dholera Airport. So, cherish your dream of lying casually on a weekend on your terrace and watch your worries fly away just like the Airplanes





Fedra Pachcham Bus Route

Village Road to Highway



Fedra - Pachcham Bus Route

3 BHK & 4 BHK



Village Road to Highway





# 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**

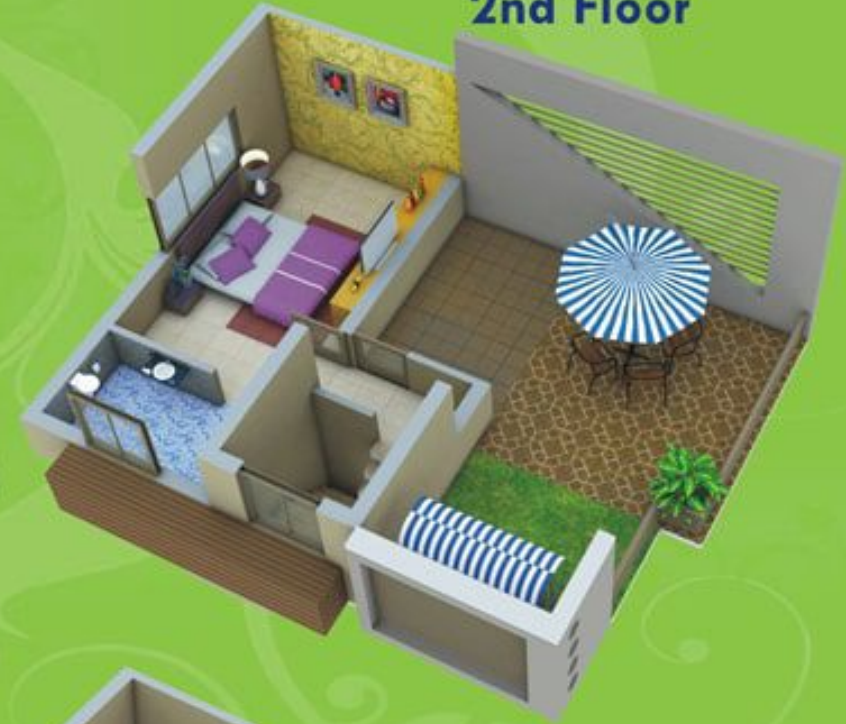
# FLOOR PLAN



Ground Floor

3 BHK and 4BHK

2nd Floor

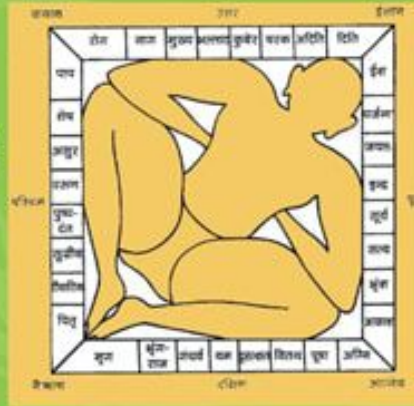


1st Floor



## 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 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

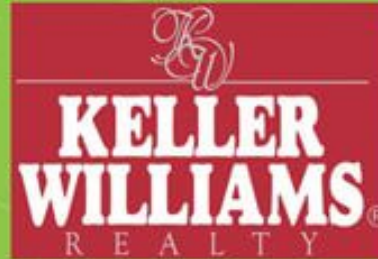


# Our Esteem Investors across India





## 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



Structural Consultant



Landscape Coordinator

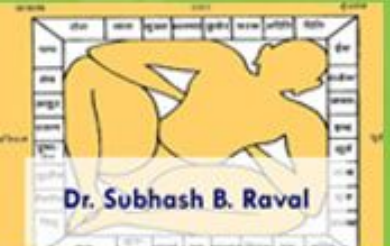


Mr. Mukund N Jani

Notary & Advocate



Architect



Vastu Consultant

# Location Map



### Site Address

Opp. Proposed new International Airport,  
on State Highway No. 6 (New Express Way)  
Ahmedabad-Bagodara-Ratanpar  
Village- Ratanpar Taluka : Dhandhuka  
District : Ahmedabad, Gujarat  
C +91-97129 51453  
[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.

- Railway Station - 5 km
- Ahmedabad-Dholera Road 0.8 km
- State Highway No. 36 1.5 km
- Dholera International Airport Road 10 km
- Power Station 440 KV- 6 km
- National Highway No. 8A 20 km
- Dhandhuka City 20 km
- Ahmedabad Ring Road 65 km
- New Express Highway 10 km

## Media Release



# સિંગાપુરથી પણ વિકસિત શહેરો ઊભાં થશે

### Dholera SIR to run on solar power

#### DHOLERA CALLING

Name	Area	Project
Special Development Corporation	18,700	Infrastructure development
Tanvir Power and Thermal Pharmaceuticals	1,200	Pharmaceuticals/Thermal plant
JCB Road & Co	1,200	Logistics park & warehouse
Shakti Energy	800	Maintenance and cold storage
Trident/Starline	500	Aviation hub

**ધોલેરા: ગ્લોબલ બિઝનેસ હબ**

સિંગાપુરથી પણ વિકસિત શહેરો ઊભાં થશે. ગુજરાત સરકારે ધોલેરા સિઆર (SIR) નામનો એક નવું શહેર બનાવવાનો નિર્ણય લીધો છે. આ શહેરને સિંગાપુર જેટલું વિકસિત કરવાનો હેતુ છે. આ શહેરને ગ્લોબલ બિઝનેસ હબ બનાવવાનો હેતુ છે. આ શહેરને સિંગાપુર જેટલું વિકસિત કરવાનો હેતુ છે. આ શહેરને ગ્લોબલ બિઝનેસ હબ બનાવવાનો હેતુ છે.

# ધોલેરા 'સ્માર્ટ સિટી' પડકારની સાથે તક

મોટા પ્રોજેક્ટને નાણાકીય-ટેકનિકલ સહાયની તૈયારી દર્શાવતા DAMICના સીઈઓએ ધોલેરા 'સ્માર્ટ સિટી' પડકારની સાથે તક સ્માર્ટ સિટી માટે 26 હજાર છે. અને એરપોર્ટ માટે 10 હજાર છે. જમીન

મુખ્યમંત્રી નરેન્દ્ર મોદીની ઉપસ્થિતિમાં સમજૂતી કરાર 'ધોલેરા સર' માટે રૂ. ૨૪ હજાર કરોડનાં M.O.U

ધોલેરા સર માટે ૧૦,૦૦૦, એવિએશન માટે ૫૦૦ કરોડના ૧૨ એમ.ઓ.યુ : સીસ્કો સીસ્ટમ કંપનીએ ઈચ્છા દર્શાવી

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

કેટેગરી	પ્લોટ ક્રમાંક	પ્લોટ ક્ષેત્ર (ચો.મી.)	પ્લોટ કિંમત (રૂ.)
પ્લોટ નંબર ૧	૧૦૦૦	૧૦૦૦	૧૦૦૦
પ્લોટ નંબર ૨	૨૦૦૦	૨૦૦૦	૨૦૦૦
પ્લોટ નંબર ૩	૩૦૦૦	૩૦૦૦	૩૦૦૦
પ્લોટ નંબર ૪	૪૦૦૦	૪૦૦૦	૪૦૦૦
પ્લોટ નંબર ૫	૫૦૦૦	૫૦૦૦	૫૦૦૦
પ્લોટ નંબર ૬	૬૦૦૦	૬૦૦૦	૬૦૦૦
પ્લોટ નંબર ૭	૭૦૦૦	૭૦૦૦	૭૦૦૦
પ્લોટ નંબર ૮	૮૦૦૦	૮૦૦૦	૮૦૦૦
પ્લોટ નંબર ૯	૯૦૦૦	૯૦૦૦	૯૦૦૦
પ્લોટ નંબર ૧૦	૧૦૦૦૦	૧૦૦૦૦	૧૦૦૦૦

ધોલેરા સર માટે ૨૬ હજાર કરોડનું રોકાણ કરશે. આમાં ૧૦ હજાર કરોડ ઈન્ફ્રાસ્ટ્રક્ચર માટે અને ૧૬ હજાર કરોડ રિહેલ એસ્ટેટ માટે રોકાણ કરવામાં આવશે.

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