

DHOLERA SIR

Special Investment Region

First Planned Smart City of India

**A New Gujarat,
Within Gujarat**

DHOLERA METRO CITY 5007

3 BHK and 4BHK



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

Residential Plots, Villas & Bungalows

After Grand Success of

Dholera Metro City-1

Dholera Metro City-2

Dholera Metro City-3

Dholera Metro City-4

Dholera Metro City-5001

Dholera Metro City-5002

Dholera Metro City-5003

Dholera Metro City-5004

Dholera Metro City-5005

Dholera Metro City -5006

In The Vicinity of Dholera SIR

In The Vicinity of Dholera International Airport

Connected Near by Dholera-Ahmedabad Express Way

“Immediate Sale Deed Registration”

“N.A., N.O.C., Title Clear and Plan Pass”

Grab the Opportunity of

New Launching Dholera Metro City - 5007

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



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



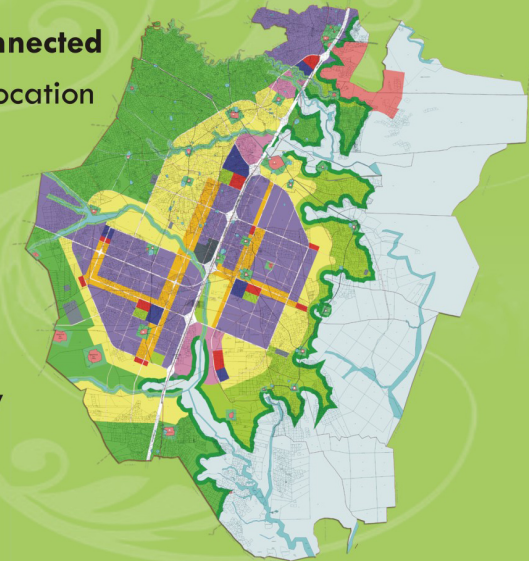
Dholera SIR Intelligent, Efficient, Connected and Robust Infrastructure

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

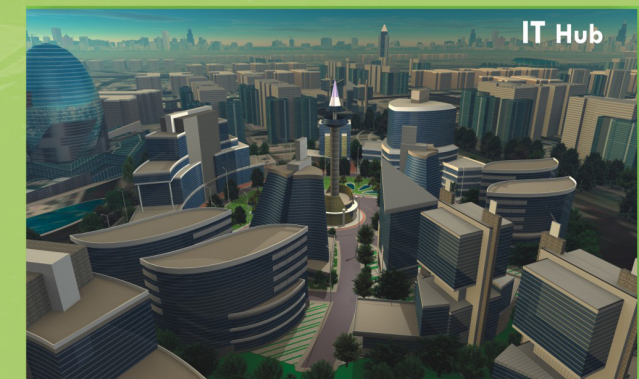
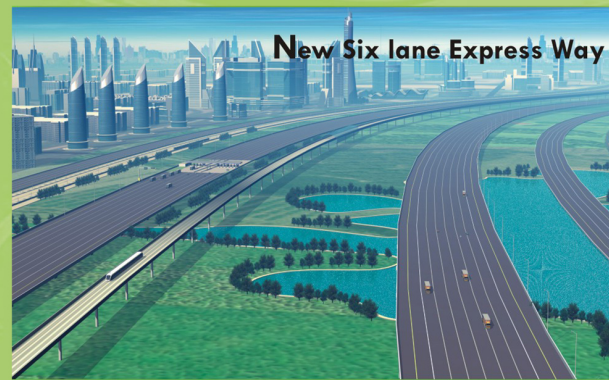
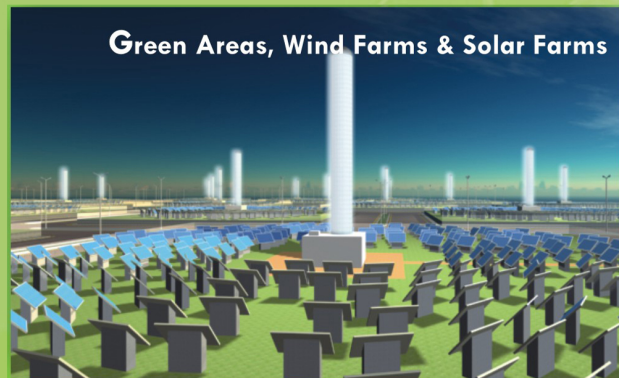
To Develop basis Infrastructure : Road, Rail, Hospital, Water, Sanitation, Tourism & Hospitality

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

- Master planning by Halcrow, UK
- Project Management by AECOM, USA
- ICT Master Plan by CISCO, USA
- Town planning by Burt hill, USA

Mega Projects of Dholera Special Investment Region





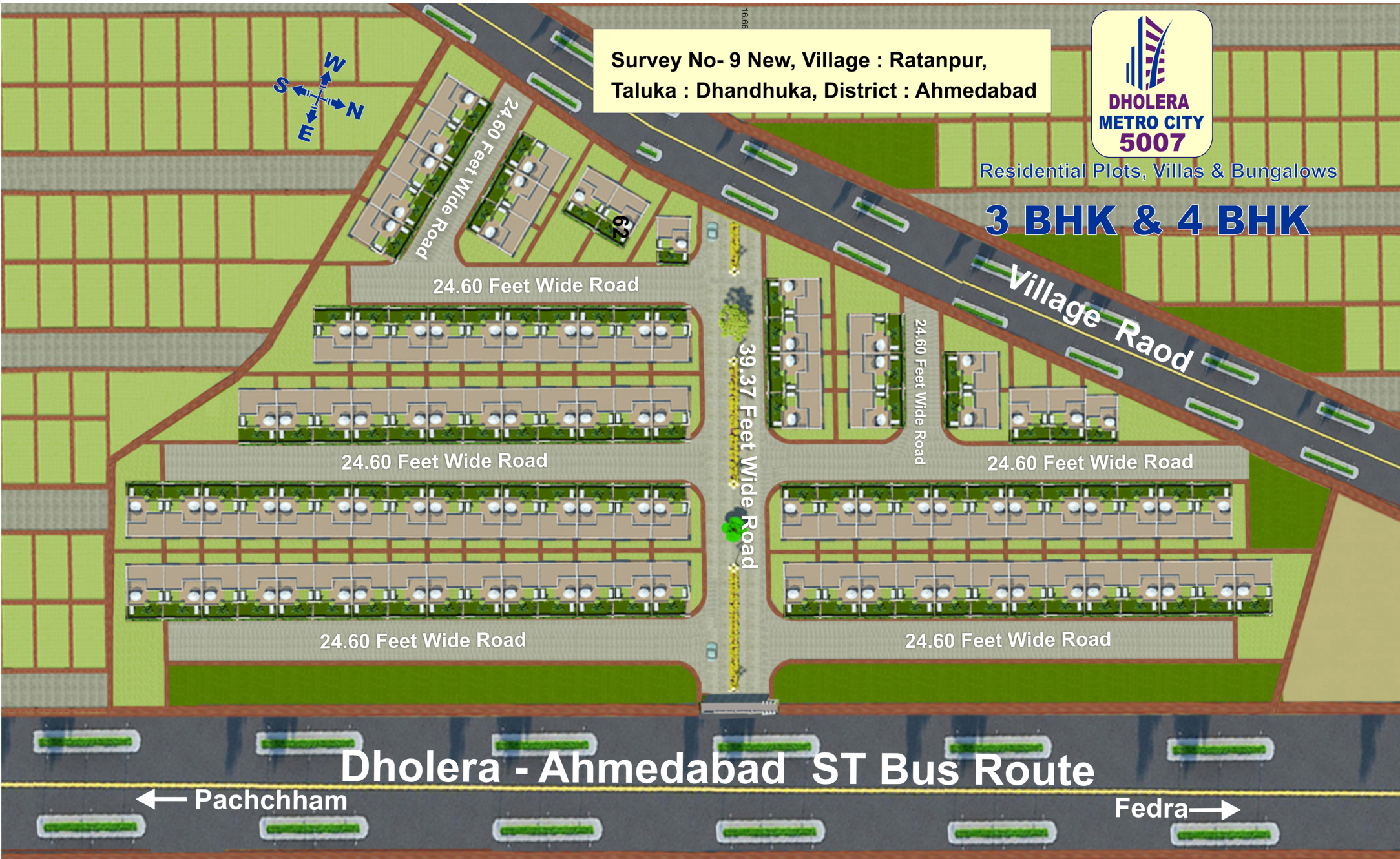
Come to **DHOLERA METRO CITY 5007** and would come in terms with real meaning of weekend living. Through far from the boisterous Ahmedabad. Dholera Metro City has its own charm of being present at **Dholera SIR**. What makes it so unique is its close proximity to the Dholera Airport. So, cherish your dream of lying casually on a weekend on your terrace and watch your worries fly away just like the Airplanes

Survey No- 9 New, Village : Ratanpur,
Taluka : Dhandhuka, District : Ahmedabad



Residential Plots, Villas & Bungalows

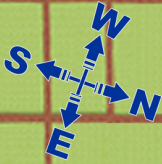
3 BHK & 4 BHK



Dholera - Ahmedabad ST Bus Route

← Pachchham

Fedra →

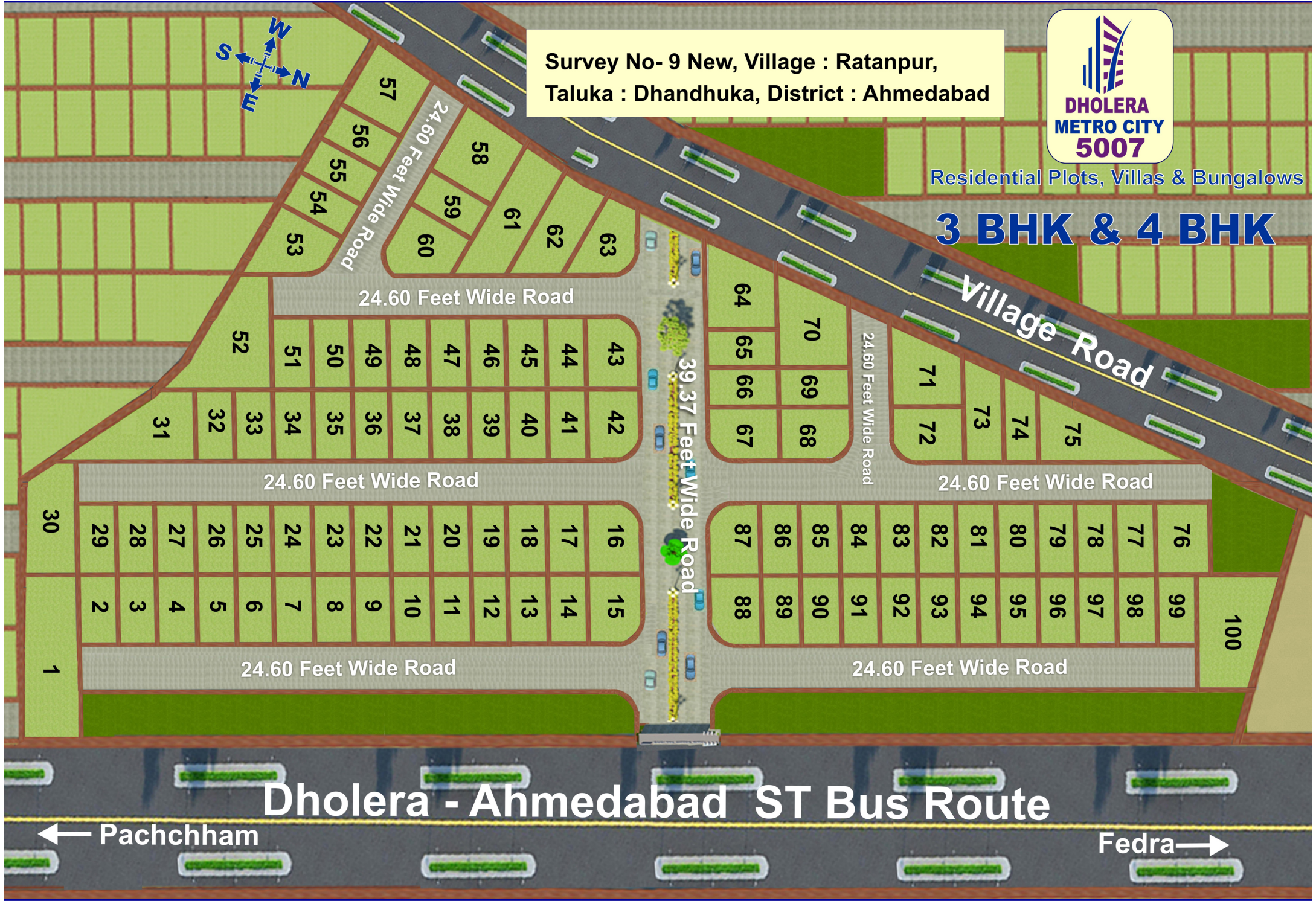


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Total Sq. Yard
22152.31

PLOT AREA DHOLERA METRO CITY - 5007

Total Sq. Feet
199370.81


Plot No.	Sq. Yard	Sq. Feet
1	584.26	5258.31
2	186.76	1680.81
3	186.76	1680.81
4	186.76	1680.81
5	186.76	1680.81
6	186.76	1680.81
7	186.76	1680.81
8	186.76	1680.81
9	186.76	1680.81
10	186.76	1680.81
11	186.76	1680.81
12	186.76	1680.81
13	186.76	1680.81
14	186.76	1680.81
15	249.86	2248.75
16	249.86	2248.75
17	186.76	1680.81
18	186.76	1680.81
19	186.76	1680.81
20	186.76	1680.81
21	186.76	1680.81
22	186.76	1680.81
23	186.76	1680.81
24	186.76	1680.81
25	186.76	1680.81





Plot No.	Sq. Yard	Sq. Feet
26	186.76	1680.81
27	186.76	1680.81
28	186.76	1680.81
29	186.76	1680.81
30	362.18	3259.66
31	320.93	2888.40
32	186.76	1680.81
33	186.76	1680.81
34	186.76	1680.81
35	186.76	1680.81
36	186.76	1680.81
37	186.76	1680.81
38	186.76	1680.81
39	186.76	1680.81
40	186.76	1680.81
41	186.76	1680.81
42	249.86	2248.75
43	249.86	2248.75
44	186.76	1680.81
45	186.76	1680.81
46	186.76	1680.81
47	186.76	1680.81
48	186.76	1680.81
49	186.76	1680.81
50	186.76	1680.81

Plot No.	Sq. Yard	Sq. Feet
51	186.76	1680.81
52	513.83	4624.45
53	293.87	2644.82
54	186.76	1680.81
55	186.76	1680.81
56	186.76	1680.81
57	281.78	2535.98
58	301.52	2713.64
59	186.76	1680.81
60	293.87	2644.82
61	402.33	3620.96
62	329.00	2961.03
63	260.51	2344.55
64	337.25	3035.28
65	186.76	1680.81
66	186.76	1680.81
67	249.86	2248.75
68	252.80	2275.19
69	186.76	1680.81
70	357.70	3219.28
71	284.27	2558.43
72	252.80	2275.19
73	233.12	2098.07
74	168.53	1516.73
75	367.13	3304.21

Plot No.	Sq. Yard	Sq. Feet
76	265.78	2392.00
77	186.76	1680.81
78	186.76	1680.81
79	186.76	1680.81
80	186.76	1680.81
81	186.76	1680.81
82	186.76	1680.81
83	186.76	1680.81
84	186.76	1680.81
85	186.76	1680.81
86	186.76	1680.81
87	249.86	2248.75
88	249.86	2248.75
89	186.76	1680.81
90	186.76	1680.81
91	186.76	1680.81
92	186.76	1680.81
93	186.76	1680.81
94	186.76	1680.81
95	186.76	1680.81
96	186.76	1680.81
97	186.76	1680.81
98	186.76	1680.81
99	186.76	1680.81
100	493.34	4440.09

-  Dholera SIR - Near Entrance Gate
-  Town Planning Scheme 1 - Very Near
-  Activation Area - 15 Minutes
-  Express Highway - 10 Minutes

-  New International Airport - 15 Minutes
-  Central Business District - 15 Minutes
-  Dholera Village - 15 Minutes
-  Dhandhuka Village - 15 Minutes

-  Metro Train - 10 Minutes
-  ABCD Building - 15 Minutes
-  State Highway No.-6 - 5 Minutes
-  State Highway No. 36 - 10 Minutes

Basic Amenities & Services

- 1) 5-Feet Constructed Boundary of Society.
- 2) 2.5-Feet constructed Boundary of every Plots.
- 3) Common plots & road demarcation.
- 4) Numbering and sequencing of plots.
- 5) 24 x 7 security service.
- 6) Tree Plantation.
- 7) Attractive Entrance Gate
- 8) Common Electricity Connection.



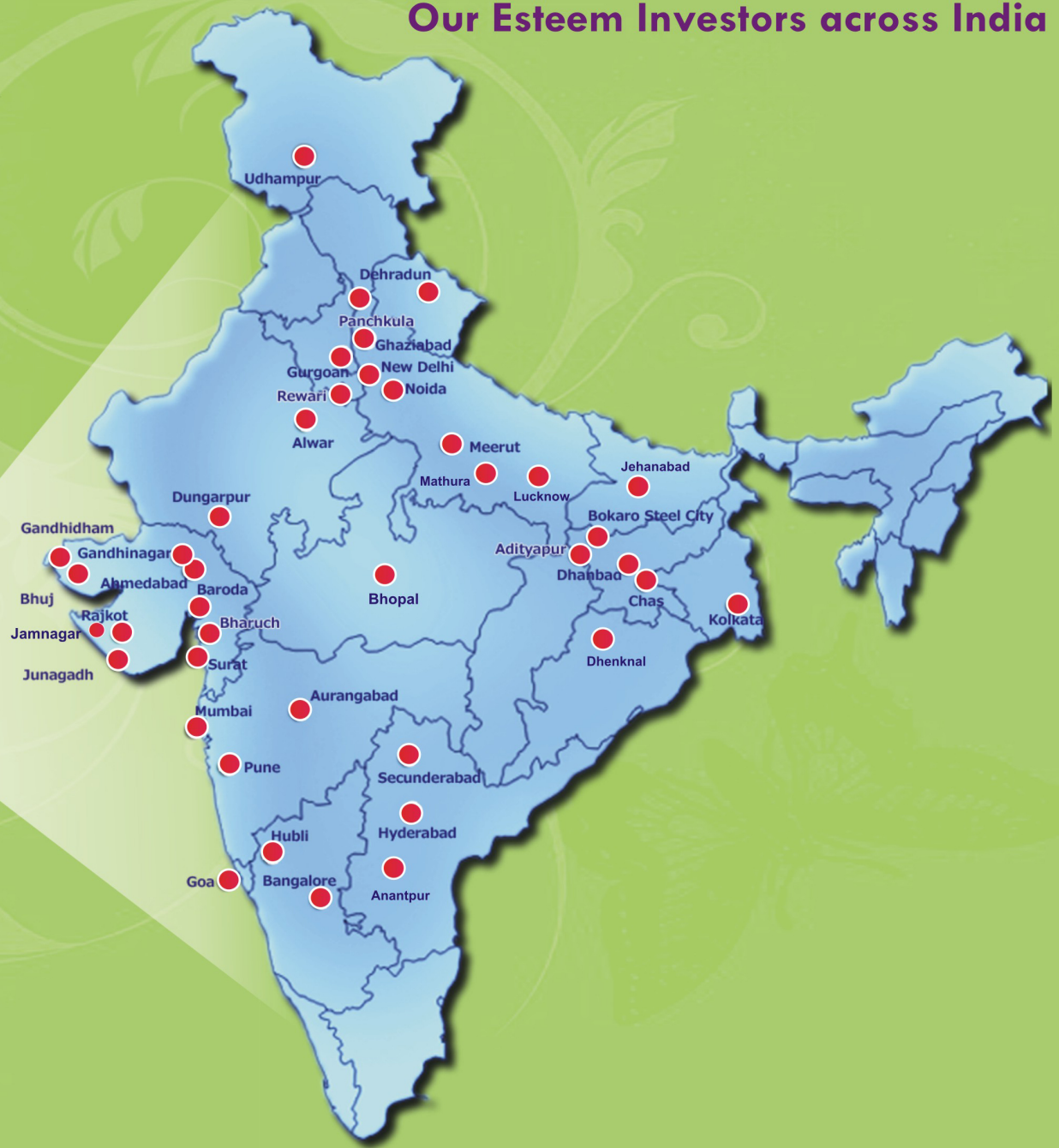
A Golden Opportunity for Investor to own titled Cleared Private Land in Dholera SIR.



Our Esteem Investors World Wide



Our Esteem Investors across India



Our Projects



DHOLERA METRO CITY

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www.dholerametrocity.com



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DHOLERA METRO CITY 5006

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www.dholerametrocity.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



Floor Plan



Ground Floor



1st Floor



2nd Floor

SITE ADDRESS

Opp. Proposed New International Airport, on State Highway No. 6 (New Express Way)
Ahmedabad-Bagodara-Ratanpur

Village:Ratanpur, **Taluka:**Dhandhuka, **District:**Ahmedabad, Gujarat

CORPORATE HOUSE

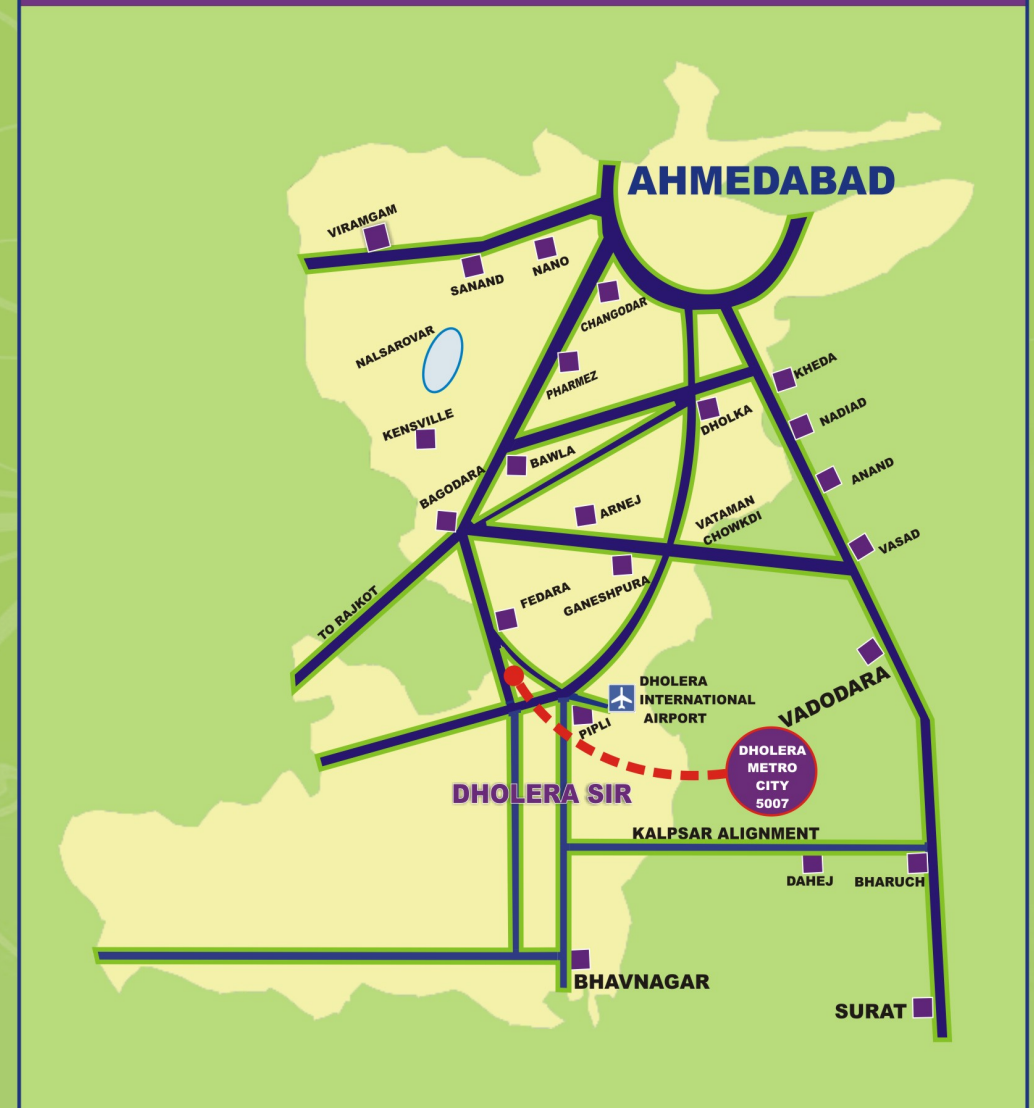
Plot No. 337, Sector-8, Gandhinagar-382008,

Mobile: +91-9978952340, +91-9978944715,

E-mail: info@dholerametrocity.com, **Website:**www.dholerametrocity.com



LOCATION MAP



Group of Experts in Dholera Metro city Project

Architect :	Mr. Manoj L Kanani (M/s. Akshat Priority)
Landscape Coordinator :	Dr. Dinesh Goswami (M/s. SIGMA BIOTECH)
Structural Consultant :	Ketan K Patel (M/s. Akshat Priority)
Legal Advisor :	Mukund N Jani (Notery & Advocate, Dhandhuka)
Vastu Consultant :	Dr. Subhash B Raval