



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

Residential Plots, Villas & Bungalows
3 BHK and 4BHK



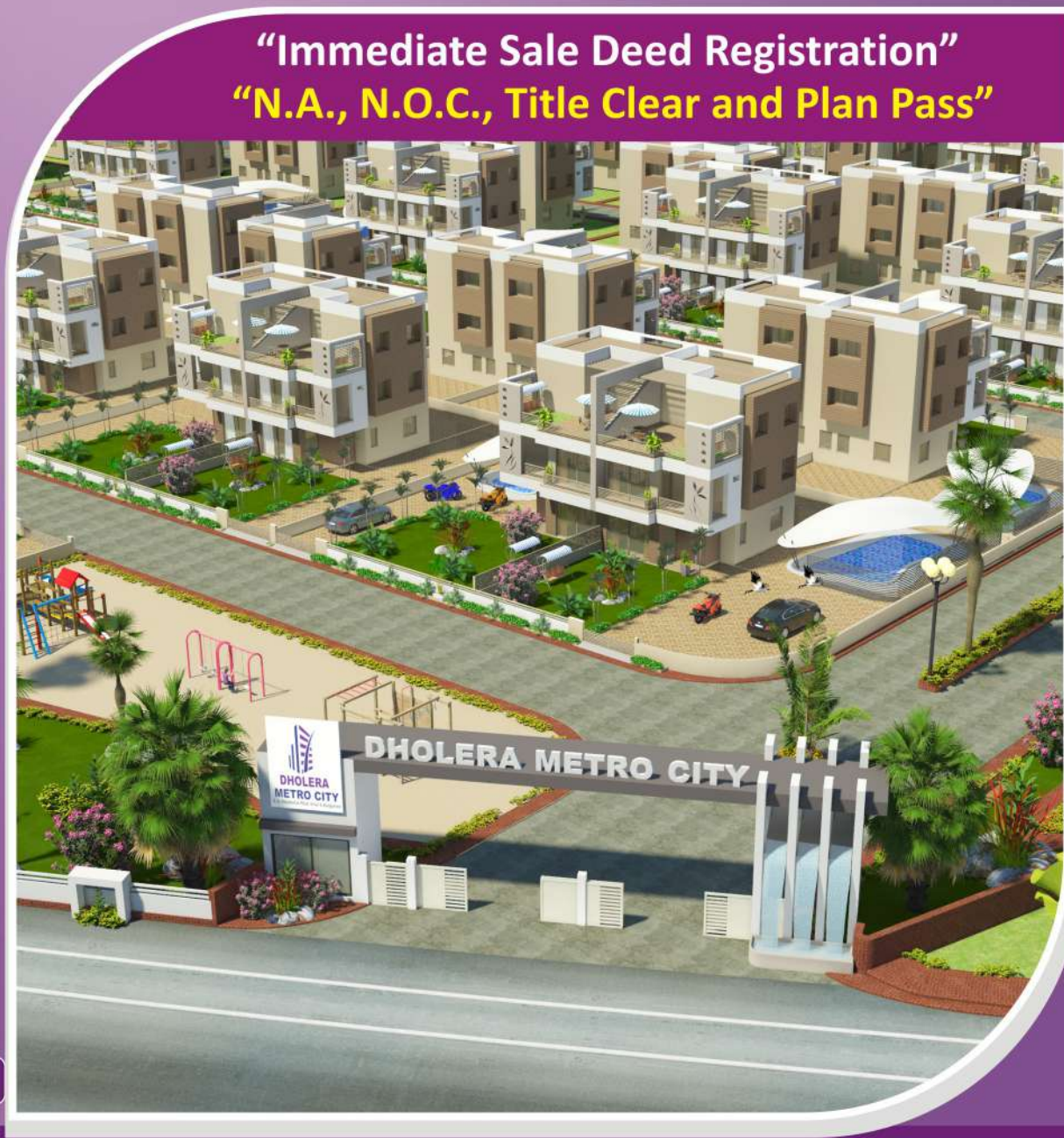
DHOLERA SIR
Special Investment Region

In The Vicinity of Dholera SIR

In The Vicinity of Dholera International Airport

Connected near by Dholera-Ahmedabad Express Way

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



**“Immediate Sale Deed Registration”
“N.A., N.O.C., Title Clear and Plan Pass”**



Govt. Approved



ISO Certified



Secure



High Return



Trademark

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 (D-SIR)

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 SIR (Special Investment Region)



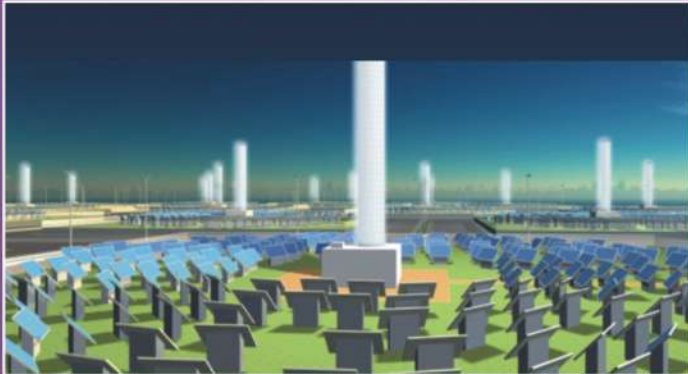
Metro Train Dholera-Ahmedabad



Kalpasar Dam



Blackbuck Sanctuary



Green areas, Wind Farms & Solar Farms



New Six lane Express Way



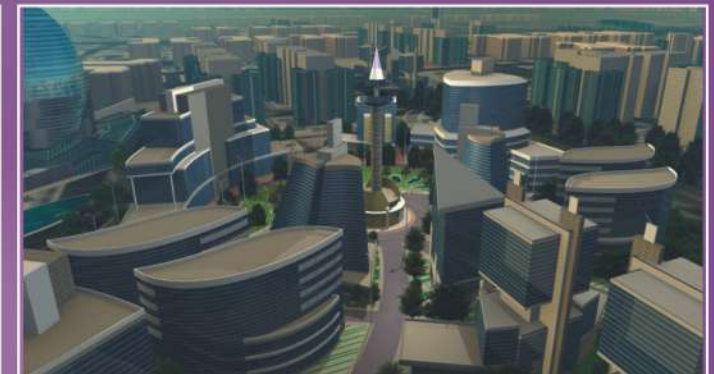
Central Business District



Dholera International Airport



Sports Complexes



IT hub

Companies which are established or in pipeline at Dholera SIR

 <p>TATA CHEMICALS LIMITED</p> <p>126 Acres 10 GwH Li-ion Battery Manufacturing Plant</p>	 <p>100 Acres 2 GW Solar Module Manufacturing Plant</p>	 <p>6 Acres Power Distribution Network in Dholera SIR</p>	 <p>90 Acres Aluminum Foil & Flexible Packaging</p>		
 <p>3 Acres Petrol Stations & EV Charging Station</p>	 <p>1,320 Acre World's largest renewable energy park</p>	 <p>700 MW solar A subsidiary of O2 Power</p>	 <p>15 Acres Beverage Company</p>		
 <p>100 Acres 5 GW Solar Cell & Module Manufacturing Plant</p>	 <p>30 Acres Wire, Cables & Accessories</p>	 <p>150 Acres Solar Wafer Solar Cell & Module</p>	 <p>400 + 300 Acres LED FAB Semiconductor Facility Under the MeITY PLI</p>		
<p>Reliance + Google (Jointly) Investment 3300 Cr Smartphone Manufacturing</p>	<p>Tsingshan Industry Investment 21400 Stainless steel and EV batteries</p>	<p>Manikaran Power Ltd Set-up India's First Power Invests Rs 1,000 Cr. To Lithium Refinery</p>	<p>AAI (Airport Authority of India) (Varaha Infrastructure pvt.ltd) Airport Development first phase</p>	<p>CRRC(Chinese Rail infra. Company) Investment 400 Cr Chinese metro rolling stock manufacturer</p>	<p>Cerectra Group (Special Education Region) MoU signed with GoG</p>
<p>Aero India Show Aerospace & Defence Park</p>	<p>MSME Defence Expo Manufacturing</p>				



DHOLERA METRO CITY

Come to **DHOLERA METRO CITY -5008** 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

Floor Plan



Ground Floor

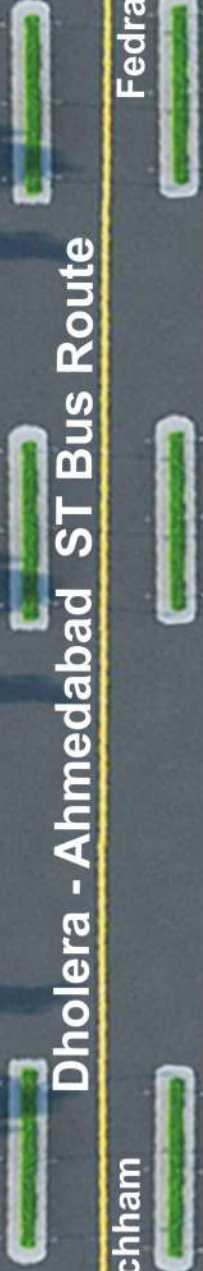


First Floor



3 BHK & 4 BHK

Residential Plots, Villas & Bungalows



Dholera - Ahmedabad ST Bus Route

Pachchham

Fedra



Survey No- 361, Village : Ratanpur,
Taluka : Dhandhuka, District : Ahmedabad



3 BHK & 4 BHK Residential Plots, Villas & Bungalows

Layout Plan



**Booking
Open**

Dholera - Ahmedabad ST Bus Route

← Pachchham

Fedra →

PLOT AREA DHOLERA METRO CITY - 5008

Plot No.	Sq. Yard	Sq. Feet
1	304.94	2744.44
2	199.78	1797.99
3	199.78	1797.99
4	199.78	1797.99
5	199.78	1797.99
6	238.38	2145.45
7	578.45	5206.07
8	307.93	2771.38
9	213.88	1924.88
10	179.25	1613.22
11	179.25	1613.22
12	179.25	1613.22
13	179.25	1613.22
14	272.43	2451.90
15	272.43	2451.90

Plot No.	Sq. Yard	Sq. Feet
16	179.25	1613.22
17	179.25	1613.22
18	179.25	1613.22
19	179.25	1613.22
20	213.88	1924.88
21	307.93	2771.38
22	363.24	3269.20
23	417.69	3759.20
24	179.25	1613.22
25	179.25	1613.22
26	179.25	1613.22
27	179.25	1613.22
28	272.43	2451.90
29	272.43	2451.90
30	179.25	1613.22

Plot No.	Sq. Yard	Sq. Feet
31	179.25	1613.22
32	338.27	3044.45
33	172.18	1549.60
34	185.60	1670.41
35	204.64	1841.79
36	351.39	3162.47
37	412.30	3710.70
38	401.04	3609.36
39	303.60	2732.44
40	316.47	2848.21
41	250.76	2256.87
42	179.25	1613.22
43	179.25	1613.22
44	179.25	1613.22
45	179.25	1613.22

Plot No.	Sq. Yard	Sq. Feet
46	272.43	2451.90
47	272.43	2451.90
48	179.25	1613.22
49	179.25	1613.22
50	179.25	1613.22
51	179.25	1613.22
52	259.13	2332.14
53	272.65	2453.81
54	179.25	1613.22
55	179.25	1613.22
56	179.25	1613.22
57	179.25	1613.22
58	272.43	2451.90
59	272.43	2451.90
60	179.25	1613.22

Plot No.	Sq. Yard	Sq. Feet
61	179.25	1613.22
62	179.25	1613.22
63	179.25	1613.22
64	281.34	2532.03
65	328.77	2958.93
66	199.78	1797.99
67	199.78	1797.99
68	199.78	1797.99
69	199.78	1797.99
70	304.94	2744.44

**Total Sq. Yard
16484.47**

**Total Sq. Feet
148360.21**

- 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 & sequencing of plots.
- 5) 24x7 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



1

DHOLERA METRO CITY

Residential Plots, Villas & Bungalows
www.dholerametrocity.com



2

DHOLERA METRO CITY

Residential Plots, Villas & Bungalows
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3

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4

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DHOLERA METRO CITY 5001

Residential Plots, Villas & Bungalows
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DHOLERA METRO CITY 5002

Residential Plots, Villas & Bungalows
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DHOLERA METRO CITY 5008

Residential Plots, Villas & Bungalows
www.dholerametrocity.com

Testimonials



CUSTOMER REVIEW

Today we had our site visit to Dholera. We were accompanied by Mahipal of Dholera SIR Infra Development. Mahipal had good understanding of Dholera SIR. He took us around all their projects and well explained them and also familiarised us with entire Dholera. He possesses good customer service skills and is professional in his approach. Thanks to entire team for making our visit fruitful.

- Mr. Sunil and Heena

I am extremely satisfied. unity at a throw away price and fantastic return on investment. Secondly, the team at DMC has made the whole process very smooth. I recently registered my plots and the process was a calk walk. I my special thanks to Venu for talking care of the registration process from beginning to the end. I would highly encourage investment in DMC.

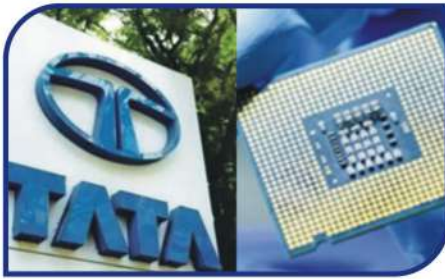
- Mr. Avinash More, Mumbai

Breaking News Dholera SIR



Gujarat plans Rs. 2,200 crore Ahmedabad-Bhavnagar expressway

The Narendra Modi government in Gujarat is planning to build its first expressway, between Ahmedabad and Bhavnagar, at a cost of Rs2,200 crore. This will provide superfast road connectivity to the special investment regions (SIR) in the state. The expressway that passes through Sarkhej-Pipali-Dholera will enable one to commute the 110 km distance between the two cities in just one and a half hour, roads and buildings minister Anandiben Patel informed the state assembly on Friday.



Tata Group's Dholera plant may roll out India's 1st semiconductor chip by 2026.

The Rs 91,000 crore mega semiconductor fabrication facility in Dholera is run jointly by Tata Electronics in partnership with PSMC. This fab facility will have manufacturing capacity of up to 50,000 wafers per month.

India's first semiconductor chip from the Tata Group plant in Dholera will most likely be out by 2026.



L&T Spearheads Dholera's Transformation into India's Premier Smart Greenfield City.

Nestled 100 kilometers southwest of Ahmedabad, Dholera Special Investment Region emerges as a beacon of progress, poised to become a global trading and manufacturing hub within the Delhi-Mumbai Industrial Corridor. Encompassing 920 square kilometers, this initiative marks India's foray into greenfield smart city development, characterized by intelligent infrastructure, advanced utilities, seamless connectivityinnovation.



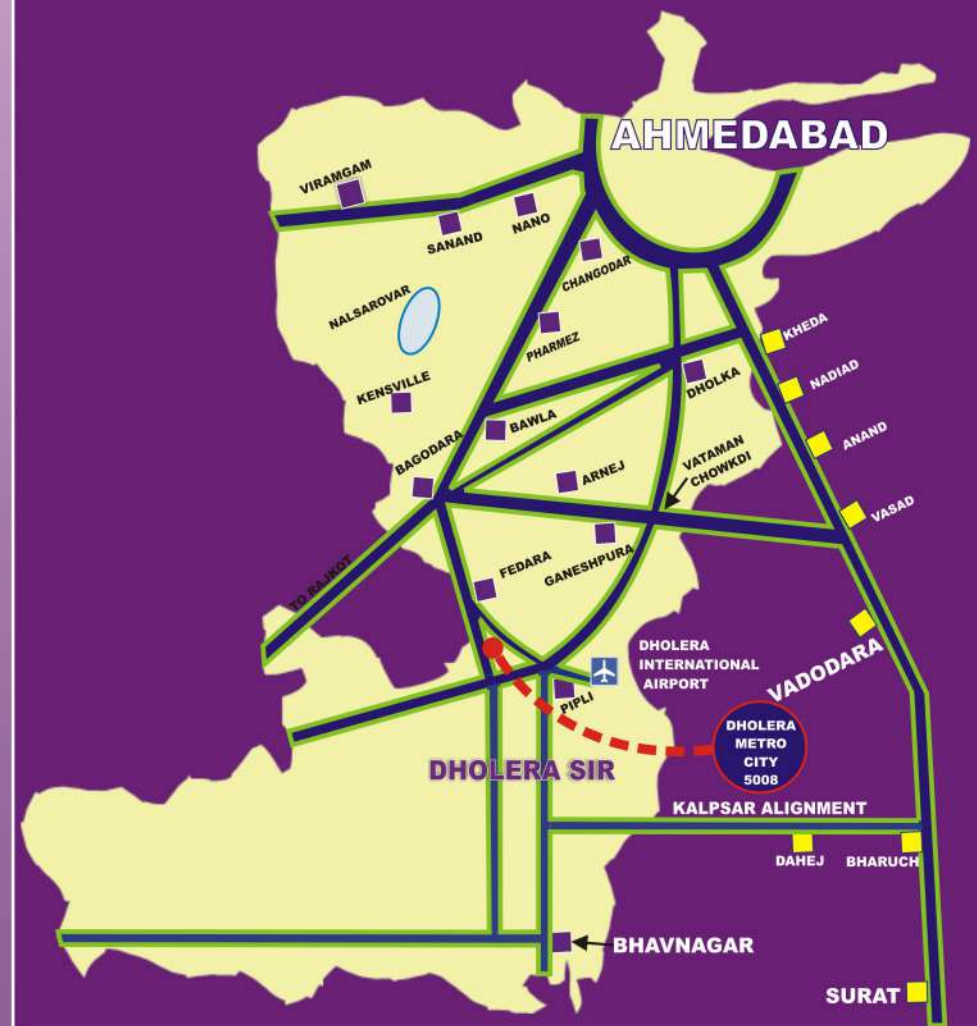
Gujarat-based company to build Rs. 333 Cr integrated terminal, ATC Tower for Dholera Airport

Ahmedabad: Yashnand Engineers and Contractors, based in the Ellisbridge area of the city, has been awarded a work order worth Rs. 333 crore (excluding GST) for the development of a new integrated terminal building and ATC tower at the under-construction Greenfield Airport at Dholera.

Basic Amenities & Services



Location MAP



SITE ADDRESS

Nearby Proposed New International Airport, Connected to State Highway No. 6 and New Express Way and Metro Route, On Main Road-Ahmedabad-Bagodara-Fedara-Ratanpur-Dholera Road,
Village : Ratanpur, **Taluka :** Dhandhuka, **District :** Ahmedabad, Gujarat

CORPORATE HOUSE

Plot No. 337, Sector-8, Gandhinagar-382008,
Mobile : +91-9978926286, +91-9978952340,
E-mail: info@dholerametrocity.com, **Website:** www.dholerametrocity.com



GROUP OF EXPERTS IN DHOLERA METRO CITY PROJECT

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