



DHOLERA
SMART CITY
PRESENTATION



dholera[®]

— A NEW ERA —

GREENFIELD INDUSTRIAL SMART CITY

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

WHERE OPPORTUNITY MEETS SUSTAINIBILITY

CONNECTIVITY

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



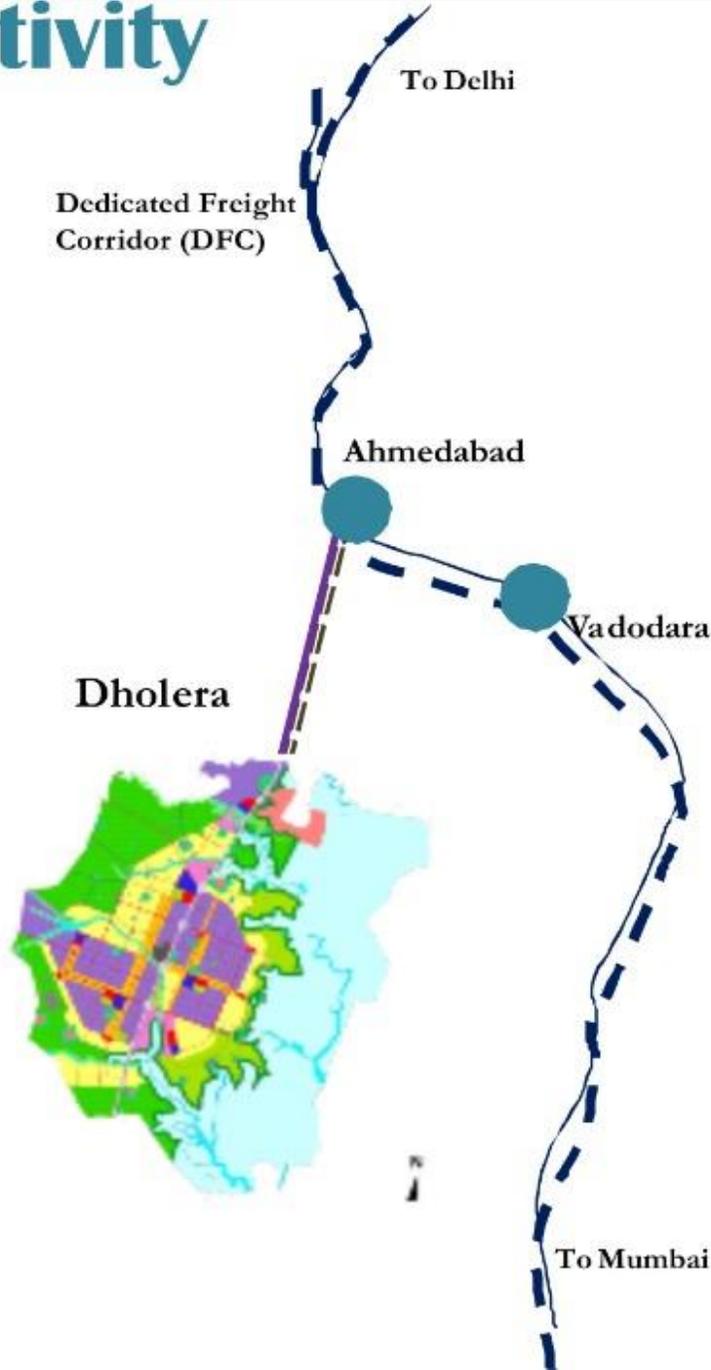
→ Dholera Connectivity



Expressways



Metro Services



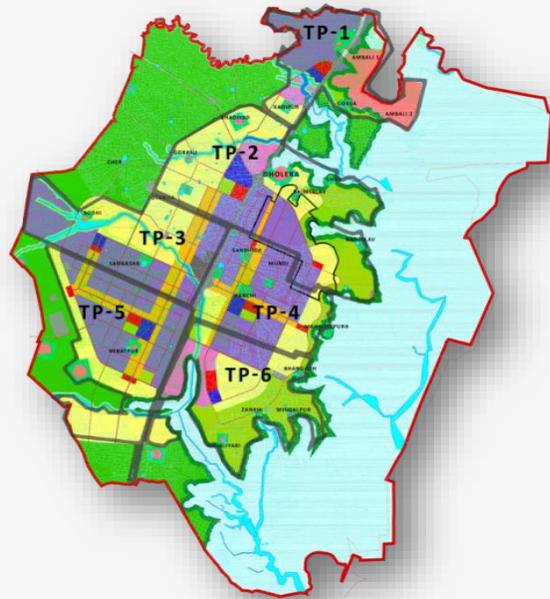
International Airport with Cargo



Sea Port

A city Bigger than Singapore

Difference Between Dholera and Singapore



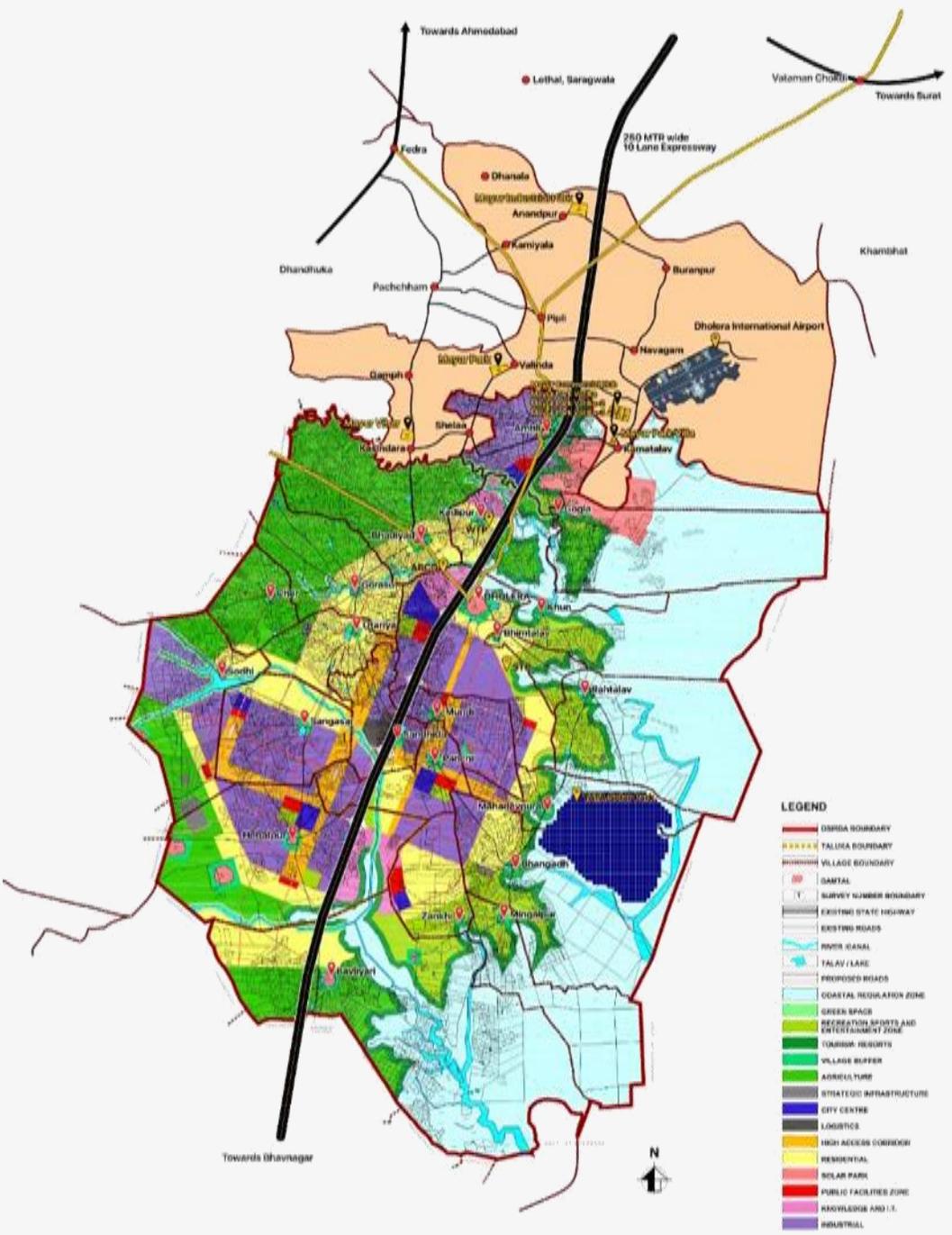
Total Area
920 sq km

Dholera



Total Area
719 sq km

Singapore



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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@
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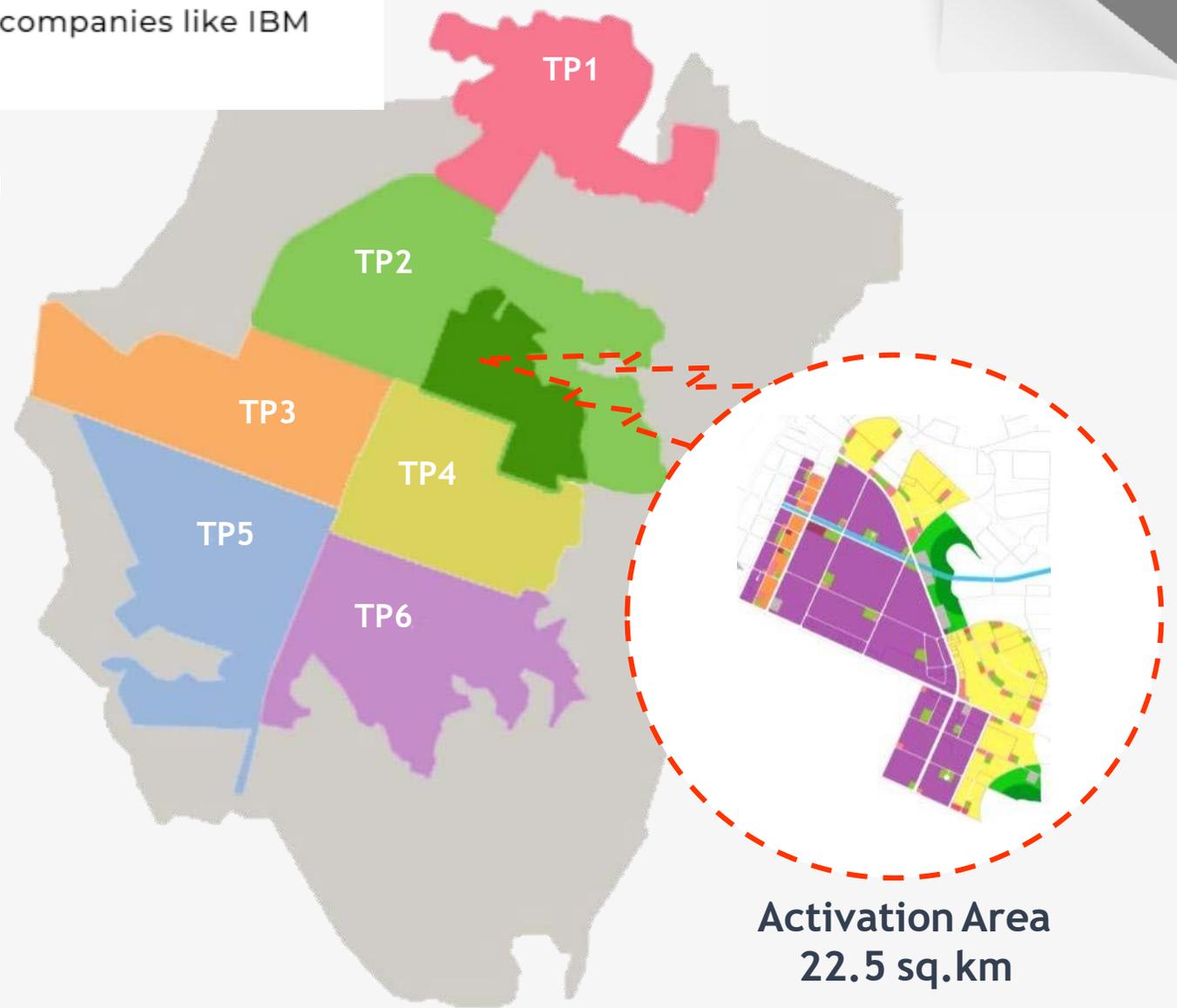
Master Plan Dholera SIR

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** }

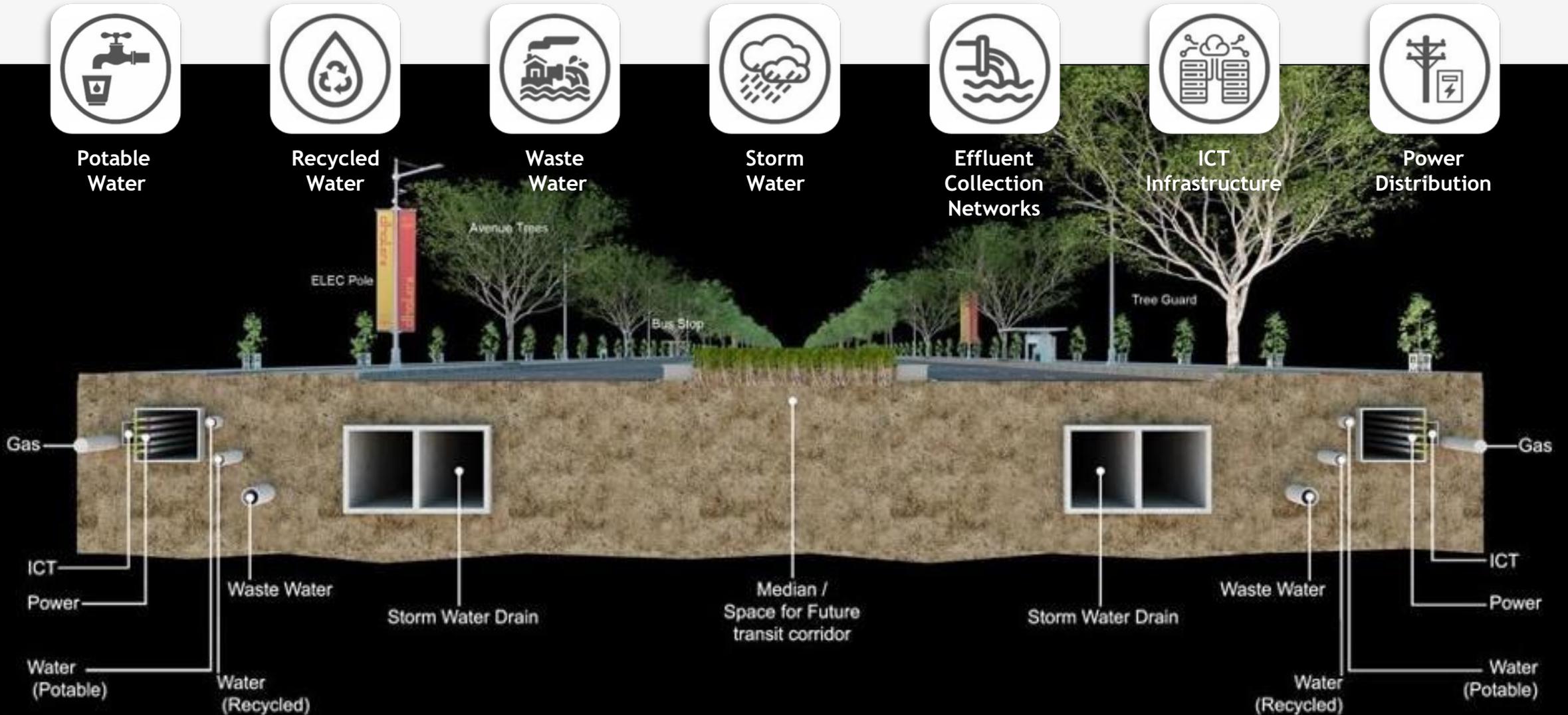


BENCHMARKING WORLD CLASS INFRASTRUCTURE FOR DSIR



UTILITIES

Roads Structure: All Service Utilities are underground



POTENTIAL FOCUS SECTORS

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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-modal Transport System
- AIR, ROAD & RAIL Connectivity
- Center for all Export Activities
- MNC Corporate offices, Malls, Hotels

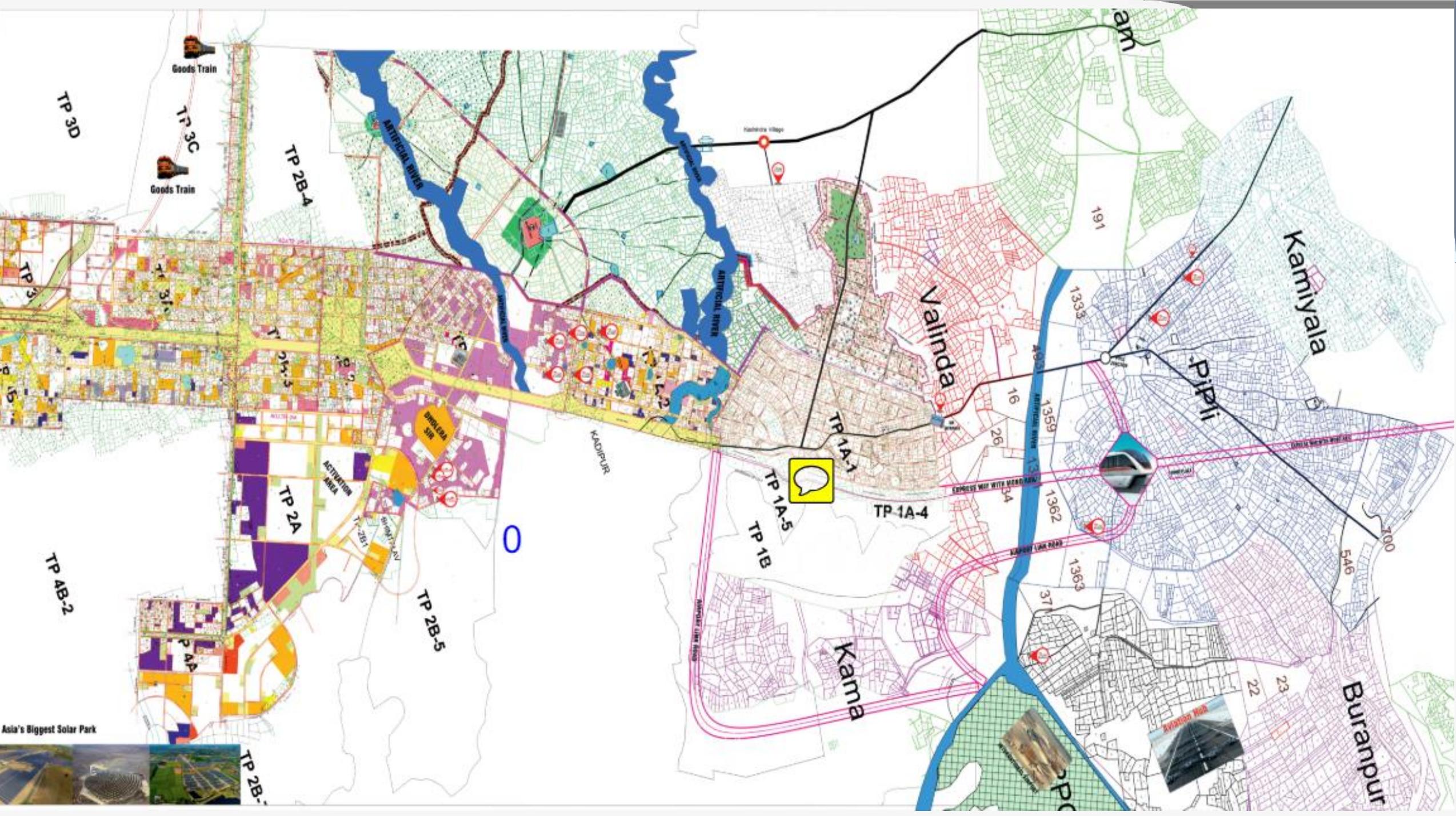
CENTRAL SPINE ROAD

250 METERS 10 LANE EXPRESSWAY

INDIA'S WIDEST EXPRESSWAY IN DHOLERA

- 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.





TP 3D

TP 3C

TP 2B-4

TP 3

TP 2A-5

TP 2A

TP 2B-5

TP 2B-2

TP 2A

TP 2B-5

TP 2B-

TP 1A-5

TP 1B

TP 1A-1

TP 1A-4

Valinda

Kanna

Pipili

Kamhiyala

Buranpur

Goods Train

Goods Train

ARTIFICIAL RIVER

ARTIFICIAL RIVER

Kamhiyala village

ACTIVITY AREA

TP 2B-5

TP 2B-5

TP 2B-5

TP 2B-5

TP 2B-

O

KADAPUR

191

1333

1359

1362

1363

37

100

5A6

22

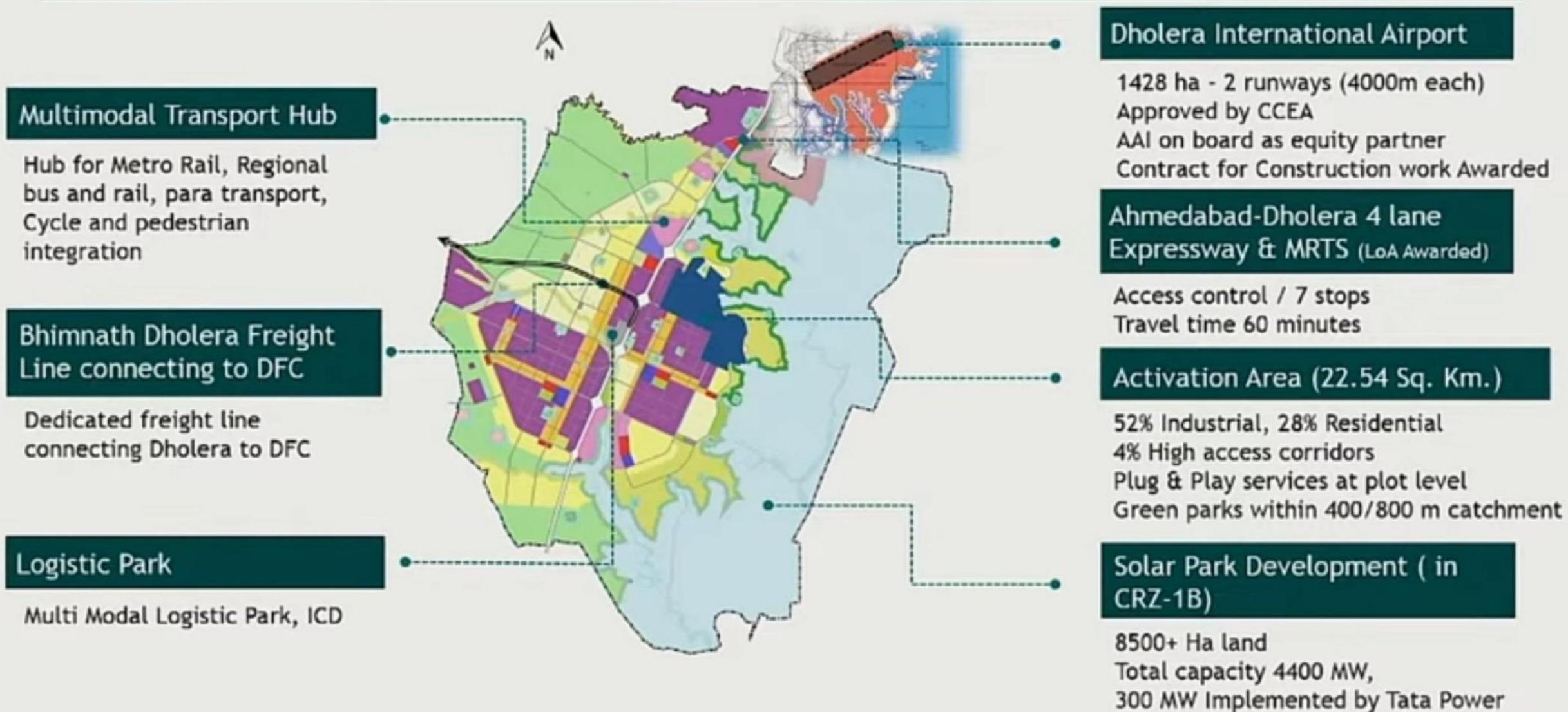
23

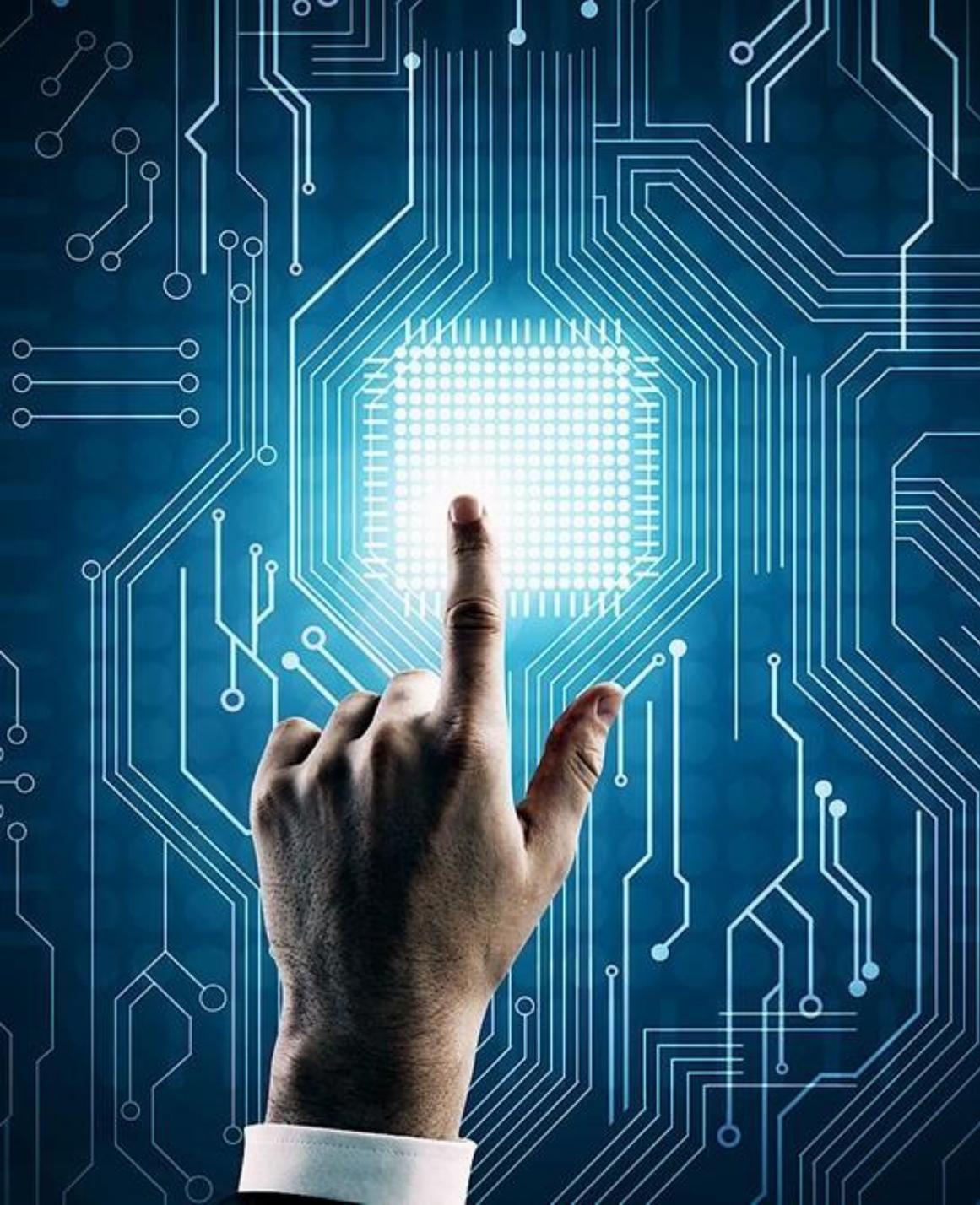
Asia's Biggest Solar Park



Key Project at Glance

Development of World-Class Industry Support Infrastructure is Underway





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SEMICON CITY,

Gujarat has announced
Semiconductor Policy 2022-27

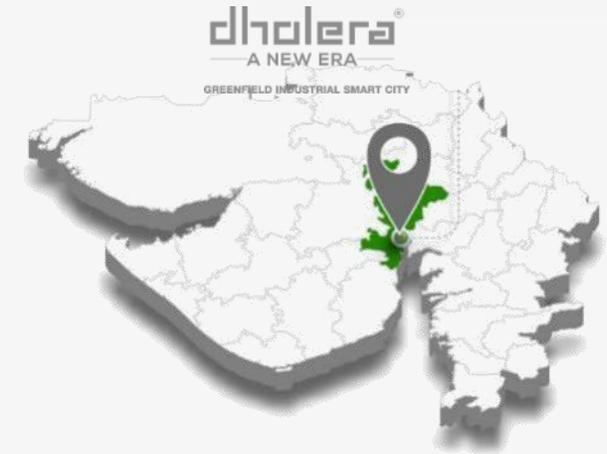


**Rs91000 CR
INVESTMENT**



DHOLERA INTERNATIONAL AIRPORT

LARGEST CARGO & PASSENGER AIRPORT



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



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AviationZone

Aircraft manufacturing units,
Aviation Academy, Flight training
institute


TATA
TATA ADVANCED SYSTEMS
+
AIRBUS


TATA
TATA ADVANCED SYSTEMS
+
LOCKHEED MARTIN 

 **AIRBUS**
HELICOPTERS

RAFAEL 

 **DRAL**
 **DASSAULT** **RELIANCE**
AVIATION



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Maintenance, Repair and Operations

MRO HUB

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

AIRBUS

BOEING




TATA
TATA CHEMICALS LIMITED



Lithium Battery plant


TATA POWER



1000 MW SOLAR PARK
300 MW ALREADY STARTED


TATA
TATA ADVANCED SYSTEMS
+

AIRBUS



C-295 Aircraft
Manufacturing Plant


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

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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

Manufacturing Plant



nano



100 Sq.Yd.
Open Plot

Price in 2010 ?

Rs.70,000 to 80,000



Price Now

{ Rs.15 Lac - 16 Lac }

current price of the same plot

20 Times



10 Years

Thank You!

**For exciting investment opportunities, please
contact the person who invited for this
presentation.**