

A New Gujarat,
Within Gujarat

DHOLERA METRO CITY

"Dholera SIR"

Special Investment Region

At the entrance gate of Dholera (SIR)

In the vicinity of new International Airport

On State Highway No. : 6 (New Express Way)

"Immediate Sale Deed Registration"

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

Residential Plots, Villas & Bungalows

100% Legal Documents

Best Location

Lowest rate in the Region

Loan without Documents

Minimum Down Payment

60 Months EMI option

"After Grand success of Dholera Metro City -1,
Grab the Opportunity of New Launching
Dholera Metro City -2"

DHOLERA
METRO CITY - 2

DHOLERA (SIR) SPECIAL INVESTMENT REGION

The Concept

Special Investment Region (SIR) is conceptualized as a large size Investment Region or Industrial Area specially developed and enabled as a global hub of economic activity supported by world class infrastructure, premium civic amenities and centers of excellence and operated, regulated and managed under a dedicated legal frame work and under through an empowered organizational structure.

Dholera SIR Ideally Located, widely Connected

Total area **900 sq. Kms** : a green field location

Developable area **500 sq. Kms**

Economic activity area **360 sq. Kms**

World class infrastructure & connectivity within & outside

Control spine express way & Metro rail to link the SIR with mega cities

Airport & Seaport in the vicinity

New International Airport and **Bhavnagar, Pipavav** Seaport in the vicinity.

Proximity to mega cities **Ahmedabad, Bhavnagar, Vadodara**

Benefit of **Sea Coast** nature park, golf course

Premium civic amenities

Capable to cater to both **International & Domestic** market

Close to **Gujarat International Finance City (GIFT)**

Close to **Petro Chemicals and Petroleum Investment region (PCPIR)**

Logistic support of the **Dedicated Freight Corridor (DFC)**

Benefits of high impact **Delhi Mumbai Industrial Corridor (DMIC)**

Public Investment in core infrastructure

Bigger Than
The Biggest
In The World



- A separate legal framework enacted The SIR ACT of 2009
- An organic organizational structure created as per the SIR act
- Empowered administrative mechanisms in place
- Apex authority (GIDB) & the regional development authority (RDA)
- Dispute resolution mechanism in place
- Single Window Clearance mechanism in place
- 26,000 hectares of Government land already allocated for the Dholera SIR
- 9,000 hectares of Land Allocated for Airport
MOUs of rupees one lac crore (Approximate USD 20 bn) signed
- with three anchor tenants for Dholera SIR
- SIR Master plan for road, rail and special infrastructure ready
Studies for seismological profile, water vulnerability and flooding environmental impact towards completion



SPECIAL INVESTMENT REGION (SIRs)

A Paradigm Shift in Gujarat's Industrial Development



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"

Narendra Modi
Chief Minister, Gujarat, INDIA

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



HCC USEL



Zydus Cadila



DMIC



J. M. BAXI & CO.



SIR Land - Use Pattern

Six Town Planning Schemes about 42,000 Hectors has been almost completed by World Class Consultant & T.P. Schemes Implantation work is going to start with all Infrastructure Facilities.

Location and Development plan

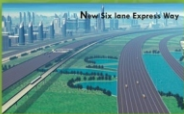
Road Connectivity



Rail Connectivity



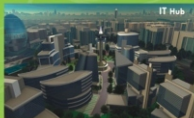
Mega Projects



Dholera

International Airport

- 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





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



Amenities and Services

1. Plot area starting from 200 sq. yard.
2. Two Big common plots totaling about 24,650 sq. ft.
3. Well manicured greenery & integrated landscaping with special structures.
4. Separate Club house of Society, offering Indoor sports facilities, Health Center with Modern Gym equipments & a Special Hall for celebrations & Meeting.
5. Tree Plantation Lined Internal Roads for Green and Natural Environment.
6. Street Lights System on every internal Road.
7. Provision for water supply through borewell.
8. Party Celebration Place with setting arrangement for all.
9. Meditation Area arrangement.
10. Round the clock security.
11. Attractive entrance Gate.
12. Landscape lush green Garden.
13. Two Children Play Area.
14. Drainage facility.
15. Designer Gazebos at different locations.
16. Senior citizen Sitting Area and benches.
17. Open Air Theater.
18. Walkway for Jogging.
19. Every Plot to be allocated, demarcated properly with Constructive Boundary.

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







Booking
Open **2**

Sold
Out **1**

Ahmedabad to Dholera Express Highway No. : 6

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
83	462.55	4162.95	89	223.34	2010.06	95	246.47	2218.23	101	232.39	2091.51	107	232.54	2092.86	113	232.54	2092.86
84	283.56	2552.04	90	223.34	2010.06	96	246.47	2218.23	102	232.39	2091.51	108	232.54	2092.86	114	232.54	2092.86
85	271.85	2446.65	91	223.34	2010.06	97	391.50	3523.05	103	282.01	2538.09	109	310.99	2798.91			
86	260.16	2341.44	92	474.22	4267.98	98	354.49	3190.41	104	351.10	3159.91	110	310.99	2798.91			
87	390.30	3512.07	93	550.72	4956.48	99	232.39	2091.51	105	232.54	2092.86	111	232.54	2092.86			
88	354.96	3194.64	94	246.47	2218.23	100	232.39	2091.51	106	232.54	2092.86	112	232.54	2092.86			



Booking Open

2



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
153	259.26	2333.34	159	220.36	1983.24	165	294.50	2650.05	172	220.36	1983.24
154	259.26	2333.34	160	220.36	1983.24	166	294.50	2650.05	173	294.50	2650.05
155	220.36	1983.24	161	329.96	2969.64	167	220.36	1983.24	174	294.50	2650.05
156	220.36	1983.24	162	329.96	2969.64	168	220.36	1983.24	175	220.36	1983.24
157	294.50	2650.05	163	220.36	1983.24	169	329.96	2969.64	176	220.36	1983.24
158	294.50	2650.05	164	220.36	1983.24	170	329.96	2969.64	177	259.26	2333.34
						171	220.36	1983.24	178	368.62	3317.58

Total Area
27346 Sq Yard
246114 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
115	474.92	4274.28	121	352.02	3168.18	127	504.89	4544.01
116	469.68	4227.12	122	352.02	3168.18	128	547.85	4930.65
117	232.54	2092.86	123	232.54	2092.86	129	252.37	2271.33
118	232.54	2092.86	124	232.54	2092.86	130	256.69	2310.21
119	232.54	2092.86	125	232.54	2092.86	131	264.33	2378.97
120	232.54	2092.86	126	232.54	2092.86	132	271.98	2447.82
121	352.02	3168.18	127	504.89	4544.01	133	427.08	3843.72
122	352.02	3168.18	128	547.85	4930.65	134	333.04	2997.36
123	232.54	2092.86	129	252.37	2271.33	135	257.84	2320.56
124	232.54	2092.86	130	256.69	2310.21	136	265.48	2389.32
125	232.54	2092.86	131	264.33	2378.97	137	392.79	3535.11
126	232.54	2092.86	132	271.98	2447.82	138	329.96	2969.64
127	504.89	4544.01	133	427.08	3843.72	139	220.38	1983.42
128	547.85	4930.65	134	333.04	2997.36	140	220.38	1983.42
129	252.37	2271.33	135	257.84	2320.56	141	294.50	2650.05
130	256.69	2310.21	136	265.48	2389.32	142	294.50	2650.05
131	264.33	2378.97	137	392.79	3535.11	143	220.38	1983.42
132	271.98	2447.82	138	329.96	2969.64	144	220.38	1983.42
133	427.08	3843.72	139	220.38	1983.42	145	329.96	2969.64
134	333.04	2997.36	140	220.38	1983.42	146	329.96	2969.64
135	257.84	2320.56	141	294.50	2650.05	147	220.38	1983.42
136	265.48	2389.32	142	294.50	2650.05	148	220.38	1983.42
137	392.79	3535.11	143	220.38	1983.42	149	294.50	2650.05
138	329.96	2969.64	144	220.38	1983.42	150	294.50	2650.05
139	220.38	1983.42	145	329.96	2969.64	151	220.36	1983.24
140	220.38	1983.42	146	329.96	2969.64	152	220.36	1983.24
141	294.50	2650.05	147	220.38	1983.42			
142	294.50	2650.05	148	220.38	1983.42			
143	220.38	1983.42	149	294.50	2650.05			
144	220.38	1983.42	150	294.50	2650.05			
145	329.96	2969.64	151	220.36	1983.24			
146	329.96	2969.64	152	220.36	1983.24			
147	220.38	1983.42						
148	220.38	1983.42						
149	294.50	2650.05						
150	294.50	2650.05						
151	220.36	1983.24						
152	220.36	1983.24						



Add More Vigour To Your Weekend Living

FLOOR PLAN

Ground Floor



2nd Floor

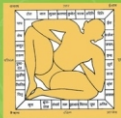


1st Floor



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 hue 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



We are the Member of



Certificates



ISO 9001
Certificate



Registration
Certificate Shops
& Establishments



Incorporation
Certificate



Incorporation
Certificate



Auditor
Certificate



Banking
Certification



MoUs Certificate

Indicating Financial Strength)





Trademark



Legal



Transparent



Secure



High Return



Corporate Banking



Corporate Banking



M/S Jigar Shah & Associates
(Statutory Auditors)



Mr. Mukund N. Jani
(Notary & Advocate)



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

Architect



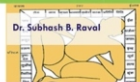
Dr. Dinesh Gauswami
(M/s. Nisharg Flora)

Landscape Coordinator



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

Structural Consultant



Dr. Subhash B. Raval

Vastu Consultant

Our Projects



DHOLERA METRO CITY

Residential Plots/ Villas & Bungalows
www.dholerametrocity.com



Dholera SIR PROPERTY

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

www.dholerasirproperty.com



DHOLERA NANO CITY

A Mega Industrial Park & Township
www.dholeranano.city.com



Residential Plots, Villas & Bungalows



DHOLERA SIR LAND

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

www.dholerasirland.com



Residential Plots/ Villas & Bungalows
www.dholeragreencity.com



DHOLERA METRO CITY

Residential Plots/ Villas & Bungalows
www.dholerametrocity.com



Residential Plots/ Villas & Bungalows
www.dholeramegacity.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 Nentsukh Pagariya & Group,

Plot no:- 65 / 7 / 8 Education Qualification:- M-Com ,LLB ,FCA, PhD



Dholera SIR Infra Development Ltd has signed MoUs worth Rs. 1540 Cr. During Vibrant Gujarat Global Investors Summit' 2013

MoU Worth **Rs 1500 Cr.** Investment for Mega Industrial Park with Mix Use Development of Residential, Industrial & Recreation Facility at Dholera SIR

MoU Worth **Rs 25 Cr.** Investment for Residential Township Projects at Valinda

MoU Worth **Rs 15 Cr.** Investment for Residential Township Projects at Ambali



Dholera SIR Infra Development Ltd has signed MoUs worth Rs. 354 Cr. During Vibrant Gujarat Global Investors Summit' 2011

MoU Worth **Rs 252 Cr.** Investment for Special Economic Zones (SEZ)

1. Engineering SEZ
2. GEMS & Jewellery SEZ
3. Free Trade Ware Housing Zone

MoU Worth **Rs 102 Cr.** Investment for Multi Model Logistics Park At Dholera SIR



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Opp. Proposed new international Airport,
on State Highway No. 6 (New Express Way)
Ahmedabad-Bagodara-Federa-Pipali-VALINDA-Dholera
Village : Valinda, Taluka : Dhandhuka,
District : Ahmedabad, GUJARAT
C +91 89807 14853
www.dholerametrocity.com

- 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.
- Maintenance charges, landscaping charges (hard & soft), utility charges, service tax, stamp duty and legal expenses shall be charged extra to the prospective acquirers.
- All matters are subject to Ahmedabad jurisdiction only.
- The contents of all bungalows are purely conceptual

The developer shall have the right to (a) Enhance/Reduce the expanse of scheme and add/remove contiguous/ non-contiguous parcels of land in the scheme. (B) Change/service defaults 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 Government of Gujarat revenue department etc. Till handover maintenance charge additionally shall be payable for common amenities.

સિંગાપુરથી પણ વિકસિત શહેરો ઊભાં થશે

Dholera SIR to run on solar power

DHOLERA CALLING

સિંગાપુરથી પણ વિકસિત શહેરો ઊભાં થશે

ગુજરાત સરકારે દોલેરા સિટી રીજનલ ડેવલપમેન્ટ ઓથોરિટી (DMICDC) ની મુખ્ય મથક તરીકે દોલેરા સિટી (Dholera SIR) ની જાહેરાત કરી છે. આ શહેર સિંગાપુરની જેમ જ વિકસિત થશે. આ શહેરની કુલ ક્ષમતા 1,00,000 વસ્તીની હશે. આ શહેરની કુલ ક્ષમતા 1,00,000 વસ્તીની હશે. આ શહેરની કુલ ક્ષમતા 1,00,000 વસ્તીની હશે.

આ શહેરની કુલ ક્ષમતા 1,00,000 વસ્તીની હશે. આ શહેરની કુલ ક્ષમતા 1,00,000 વસ્તીની હશે. આ શહેરની કુલ ક્ષમતા 1,00,000 વસ્તીની હશે.

ધોલેરા: ગ્લોબલ ડિઝાઇન હબ

સિંગાપુરથી પણ વિકસિત શહેરો ઊભાં થશે

DHOLERA CALLING

સિંગાપુરથી પણ વિકસિત શહેરો ઊભાં થશે

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ધોલેરા ‘સ્માર્ટ સિટી’ પડકારની સાથે તક

સર્કલિન્ટિટી 20 કલાક છે, રાત્રી સેક્ટરનું 10 કલાક છે, જમીન

સિંગાપુરથી પણ વિકસિત શહેરો ઊભાં થશે

DMICDC, ધોલેરા SIRમાં ૩,૦૦૦ કરોડનું રોકાણ કરશે

ગુજરાત સરકારે દોલેરા સિટી રીજનલ ડેવલપમેન્ટ ઓથોરિટી (DMICDC) ની મુખ્ય મથક તરીકે દોલેરા સિટી (Dholera SIR) ની જાહેરાત કરી છે. આ શહેર સિંગાપુરની જેમ જ વિકસિત થશે. આ શહેરની કુલ ક્ષમતા 1,00,000 વસ્તીની હશે. આ શહેરની કુલ ક્ષમતા 1,00,000 વસ્તીની હશે. આ શહેરની કુલ ક્ષમતા 1,00,000 વસ્તીની હશે.

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Invest in Dholera SIR, Invest in your Future



Infra Development Limited

ISO 9001 Certified Company

Registered Office/ Corporate House

Plot No. 337, Sector - 8,

Gandhinagar, 382 008

☎ : 97129 51453, 89807 14853

✉ : info@dholerametrocity.com

🌐 : www.dholerametrocity.com

