



# DHOLERA SIR:

## India's First Planned SMART CITY

### Why People Are Flocking to Dholera Smart City ?

In recent years, India has witnessed a remarkable transformation in urban planning and development, with the rise of smart cities at the forefront of this evolution. Among these ambitious projects, Dholera Smart City stands out as one of the most promising and sought-after destinations for both residents and investors. With its strategic location, innovative design, and commitment to sustainability, Dholera is reshaping the urban landscape and attracting people from all corners of the country. Let's delve into the reasons behind the surge in interest and the factors that make Dholera Smart City a beacon of progress.

#### STRATEGIC LOCATION AND CONNECTIVITY

Situated in the vibrant state of Gujarat, Dholera Smart City enjoys a prime location that facilitates easy access to major economic hubs and transportation networks. Its proximity to the Delhi-Mumbai Industrial Corridor (DMIC) and the Dedicated Freight Corridor (DFC) positions it as a vital link in the country's economic growth. The Ahmedabad-Dholera Expressway further enhances connectivity, reducing travel time and boosting trade opportunities. This strategic positioning has attracted businesses, entrepreneurs, and individuals looking to capitalize on the city's advantageous location.

#### GREENFIELD ADVANTAGE

Unlike conventional urban development, Dholera Smart City benefits from the Greenfield advantage. This means that the city is built from the ground up, allowing planners to incorporate state-of-the-art infrastructure, modern amenities, and sustainable practices right from the inception. This "blank canvas" approach enables efficient resource allocation, optimized land use, and the creation of a holistic environment that promotes well-being and economic growth.

#### TECHNOLOGICAL INNOVATION

At the heart of Dholera Smart City lies a commitment to technological innovation. The city leverages the power of smart technologies to enhance the quality of life for its residents. Integrated digital systems govern utilities, waste management, transportation, and more, resulting in reduced energy consumption, improved urban planning, and streamlined operations. The implementation of Internet of Things (IoT) solutions and data-driven insights further enhances efficiency and sustainability.

#### SUSTAINABILITY AND ENVIRONMENT

Dholera Smart City's commitment to sustainability goes beyond just technological advancements. The city places a strong emphasis on environmental conservation and responsible urban planning. Green spaces, renewable energy sources, efficient water management, and waste reduction strategies contribute to a clean and eco-friendly living environment. This eco-conscious approach appeals to individuals who prioritize a balanced lifestyle and a healthier future for generations to come.





## **AJU Group of Japanese Hotels expands its footprint, wins bid to develop 5-star hotel in Dholera SIR, Gujarat**

**GANDHINAGAR:** AJU Ryokan NCR Private Limited – an entity of AJU Group of Japanese Hotels with nine hotels across the country has taken a giant step to set up a 5-star hotel facility involving over Rs. 100 crore investment in Dholera Special Investment Region (DSIR). Located in Gujarat about 100km from the major industrial base Ahmedabad, DSIR is an upcoming Greenfield smart city, previously known as a Harappan-era ancient port city.

The Japanese hospitality major won the competitive auction bid for a plot measuring over 12,000 sq meters (three acres) in DSIR. The bid amount is estimated to be around Rs.6 crores. A total of 228 acres have been dedicated to tourism and recreational activities in the SIR. However, currently, there are no functional industrial or business units within the SIR.

Besides its Japan-only hotels Gurugram and Manesar (Haryana), and Neemrana (Rajasthan), the AJU Group of Hotels already marks its presence in Ahmedabad and Vithlapur (Gujarat). At Mandal Becharaji, it provides service to the Japanese representatives of Maruti Suzuki Limited at its 110-key 4-star hotel facility.

While commenting on the bold step taken by the company, the group promoters Inder Yadav, Managing Director and Prakash Yadav, Director, said, “Gujarat is the state of vast opportunities and scaling industrial and economic landscapes in the wake of upcoming foreign investments. The DSIR is poised to be developed as the jewel in the crown of Gujarat in time to come keeping in mind the kind of massive investment various business groups such as Vedanta, RENEW, Foxconn, and many others are likely to bring here.”

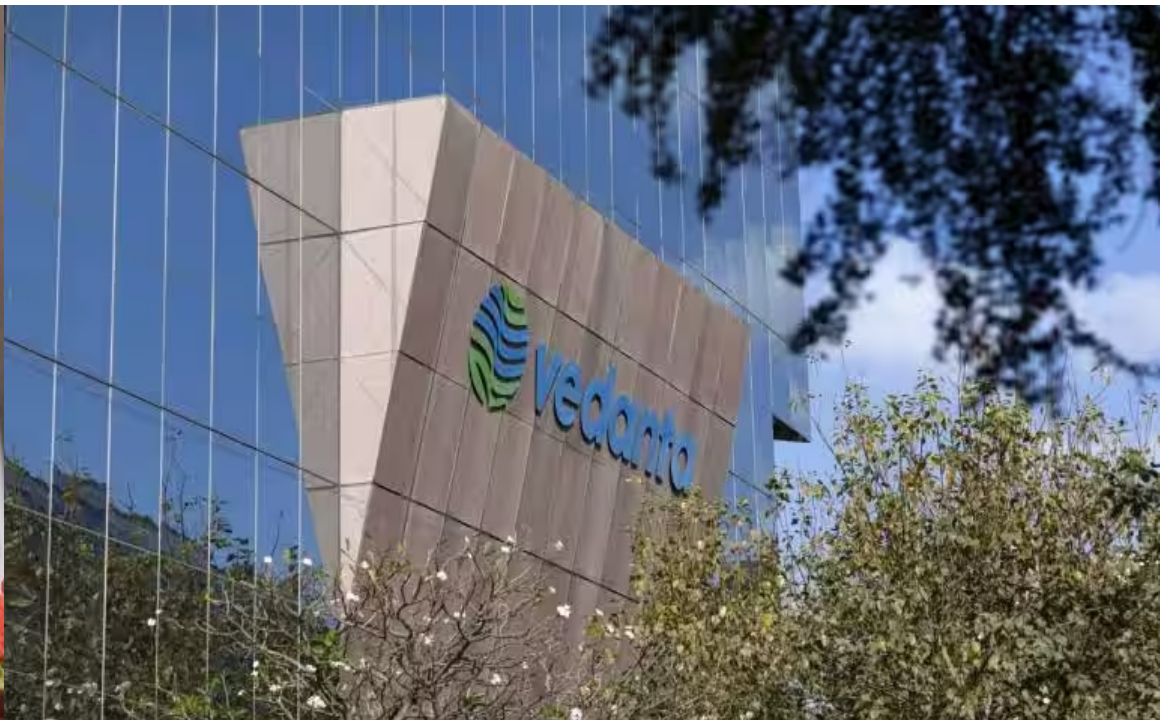
As regards the hotel site the company has won in the auction bid, Prakash Yadav said the company would invest over Rs. 100 crores to develop a 5-star hotel facility of the international standard for the expats business community including Japanese, Koreans, Taiwanese, and others. “We plan to develop a 200-key hotel in phases as the DSIR is all set to witness a large-scale influx of foreigners visiting the region.”

The group also owns a Japanese-special Kaiten-zushi (回転寿司) restaurant NAGOMI (なごみ) Family dining in Gurugram.

Recently the Dholera Special Investment Region Development Authority (DSIRDA) issued an e-auction notice of plot 307 (part) falling in the High Access Corridor Zone for developing a hotel. Three of the many submitted online applications were determined to be eligible. This would be the first plot allotted to the hospitality industry in the region, which has become a key location for business and urban development,” said a DSIRA statement.

The state government authorities are upbeat on this development and have termed it a landmark development.

“This (successful auction of hotel site) has marked a new beginning for the development of Dholera, as it’s the first investment in the hospitality industry. Dholera SIR already has the best infrastructure with utilities benchmarked toward the best in the world. This will create the ideal hospitality required for various industries, which are keen to set up manufacturing units at Dholera. This also marks the competitive bidding process and will increase the confidence of the investors,” said a state government statement after the completion of the bidding process.



## **Our Made-in-India Chip To Be Ready In 2.5 Years, Close To Finalising New Tech Partner For Semiconductor Fab: Vedanta chairman Anil Agarwal**

Vedanta chairman Anil Agarwal on Friday said that the metal-to-mining conglomerate is to close to finalising a world class tech partner for its semiconductor unit in India and is in process of formalising the partnership.

Agarwal reiterated that Vedanta group continues to remain committed to building India's first semiconductor and display fabs in Dholera Special Investment Region in Gujarat, and substantial progress has happened to tie up with technology and equity partners in semiconductors.

"In 2.5 years, we will give you Vedanta made-in-India chips," Agarwal informed reporters on the sidelines of SemiconIndia 2023 event.

In 2022, Vedanta had signed a pact with Foxconn, the world's largest contract electronics maker, to set up semiconductor and display production plants in Gujarat. However the partnership was terminated last month and both companies have decided to apply for India chip-making incentives separately.

"Vedanta has a good cash flow, we will make a capital allocation in Vedanta and there is queue of people to give us equity and debt...but we want the tie-ups to be in place first, and have ecosystem," he further added.

Agarwal indicated that the likely investment for first phase of its semiconductor ambitions will be to the tune of USD 5 billion.



DHOLERA METRO CITY - 5006 ARIAL VIEW



DHOLERA METRO CITY - 5006 PLOTS LAYOUT



N.A., N.O.C., Title Clear and Plan Pass    Immediate Sale Deed Registration    Lowest Price in the Region    Residential Plots, Villas & Bungalows

- 🚗 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





Residential Plots, Villas & Bungalows

3 BHK & 4 BHK

Sold Out

Dholera Metro City -5004



Buy 1  
Get 1  
FREE  
Limited offer!

Booking  
Open

Dholera Metro City -5005

Invest In  
Dholera SIR,  
Invest in  
Your Future

CLICK HERE

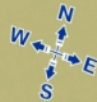
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FREE  
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Booking  
Open



N.A., N.O.C., Title Clear and Plan Pass      Lowest Price in the Region







Our Esteem Investors across India



Our Esteem Investors World Wide





# TESTIMONIALS

Hello manan..

It was a very pleasant experience & smooth takeover, a property of a lifetime, dream come true project & i personally feel proud to be a member of a world rank developing superproject, called as Dholera Metro city.. I have booked plots in 5005, the ongoing development sector, & i urge all the respected investors to come, join & enjoy a business extravaganza!!..

Thanks,.. I allowed the concern to publish my feedback, wherever the competent authority desires to ..  
Sunil Nishikant Godbole, Aurangabad, Maharashtra.. 👍👍 .. 🌹🌹 ..

I and one of my friend visited Dholera Metro city today and found that the property is in prime location and situated right on the highway. We were greeted by Mr Manan and we had a very warm and cordial conversation with him and he clarified all our doubts regarding DMC and about Dholera SIR. We were very happy with the location of the project and finally we booked our plot on the spot. We thank the whole DMC team, Mr Manan, Miss Mani and Mr Nirav for providing us all the details with utmost transparency and we hope to have a great relationship together with Dholera Metro city. All the best. 😊

8:48 pm

I have booked a plot in Dholera Metro City project 5002. The team had been very supportive and enthusiastic throughout the process. The site visit and project explanation was thorough and in details. I am thrilled to be part of one of the first technically advanced project and world recognised Developer. Thanks for making the process smooth and understanding the customer side as well. I encourage the team to have more such project and others to invest as well.

Overall it was a great experience. The whole team was very professional in their duties & at the same time they were humble, supportive. Trusting the company is advisable as they are very much know-how about the whole project.. 🙌

6:43 pm

*I thanks to MS Mani Chanchani who gives nice presentation, thank you to Mr Rajnikant Jee who go throw to site visit & overall full supported by Mr Manan Kela to purchase of plot at DMC 5005.*

6 Monday - Review:-

*services provided by your Co is quiet good and solved the all the queries. when I arrived at Ahmednagar your officials guided me properly and shown the site visit at the site was very proper & specific Mr. Mahipal Singh very thoroughly explained the site and where about of the project. In short - the visit was excellent.*



# Dholera SIR Work Progress



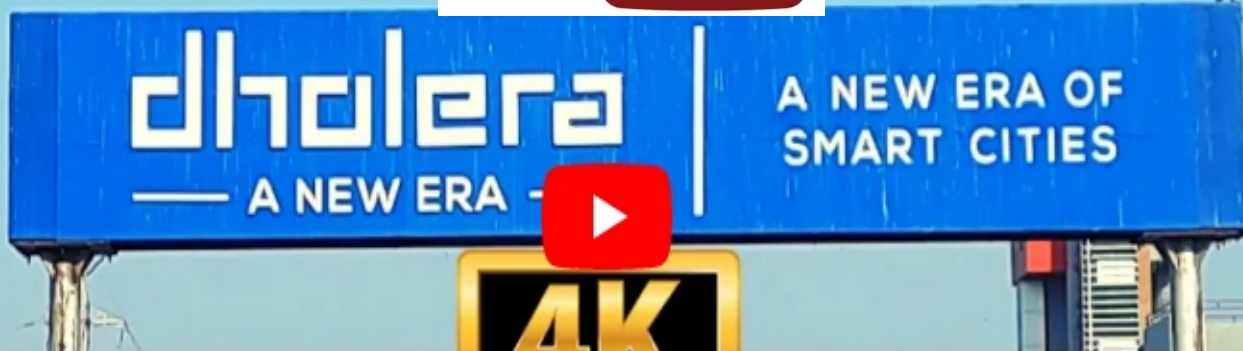
 [VIEW MORE](#)



# DHOLERA LATEST GROUND REPORT



**DHOLERA SIR, GUJARAT INDIA**



4K

**ULTRA HD**

**DHOLERA  
METRO CITY**

[VIEW MORE](#)

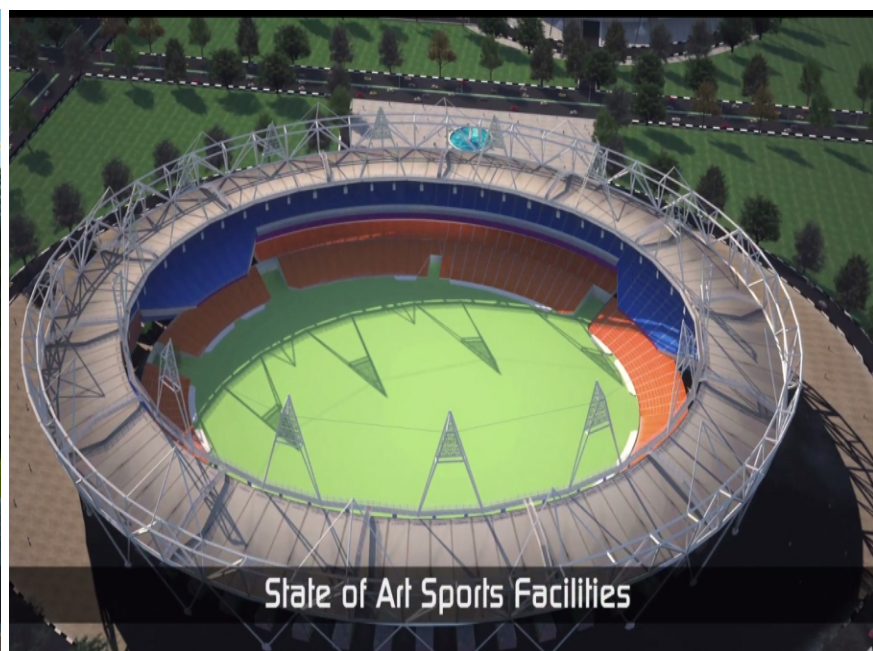
## A photograph showing a wide, flat landscape under a grey, overcast sky. In the foreground and middle ground, there are several rows of low, rectangular stone walls or terraces, possibly for agriculture or erosion control. The ground is covered with green grass and some small, young trees are scattered across the field. On the right side, there is a large, dense green bush or small tree. The overall scene appears to be a rural or undeveloped area.



**VIEW MORE**



## Dholera SIR Mega Projects





# WHO WE ARE MEET US!!

M/s. Dholera Metro City Group was incorporated with a objective to create value for the customers by ensuring a sure but steady appreciation and returns for our customers hard earned money. M/s. Dholera Metro City Group is rapidly evolving to become a global provider of premier lifestyles.

Dholera Metro City Group is engaged into the business of developing marvels out of the stone. Our objective is to ensure that each of our customers creates wealth by way of value appreciation of his/her prized possession their own space at Dholera Metro City. Dholera Metro City is an ideal destination for both end-users as well as investors looking for owning their Plot near New International Airport at Dholera Special Investment Region in Delhi Mumbai Industrial Corridor. Sometimes you need to change for the better. And that is exactly why, after spending all our life in real estate, we decided to establish a new distinctive organisation



with a fresh and futuristic approach to the real estate. Dholera Metro City Group simply means more ambitious projects, focused management, next-generation construction quality, futuristic features and much more that exceed your expectations. Welcome to new-age in real estate.

Welcome at Dholera Special Investment Region.

1. Dholera Metro City Group was incorporated in 2010.
2. DMC GROUP was conceived as a professional group to satisfy the needs of the discerning Residential/Industrial/Commercial Investment customers interested in sure returns on their investments.
3. The company endeavors to provide value for money to its customers.
4. Moreover, as a commitment to its stakeholders, The DMC GROUP has incorporated best business practices through business ethics and innovative solutions to achieve world class standards.
5. DMC GROUP has a clear objective of to create value for money for their customers by ensuring a sure but steady appreciation and returns for their customers hard earned money;

Govt. Approved

Transparent

High Return

MoU Signed with Government

Secure

Legal

Trademark

ISO 9001 Certified

Corporate Banking

Corporate Banking

M/S Jigar Shah & Associates  
(Statutory Auditors)

Mr. Mukund N. Jani  
(Notary & Advocate)



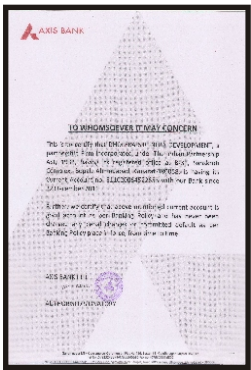
Premier Club Members



ISO 9001  
Certificate



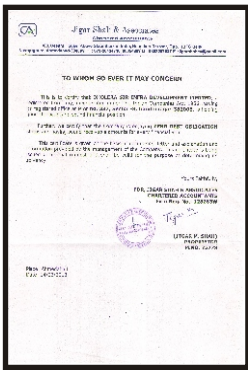
Incorporation  
Certificate



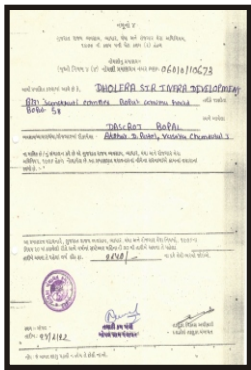
Banking  
Certification



MoUs Certificate

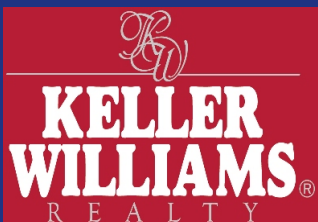


Auditor  
Certificate



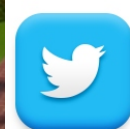
Registration  
Certificate Shops  
& Establishments

We are Member of





## Amenities & Services @ Dholera Metro City



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