

**A New Gujarat,
Within Gujarat**

Lily Dholera Industrial Park



"Immediate Sale Deed Registration"

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

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



Gujarat - A Best Investment Destination in the WORLD

Leveraging Strategic Location

Gujarat has a strategic location it is well connected to the major cities of the world both by air and sea routes.

- Gujarat has direct international flight connectivity to cities across Europe, Middle East, East Asia and America
- Gujarat has a coastline of 1600 km with 42 ports connecting to major sea-based trade routes and trade centres like Middle East, West Europe, Asia and upcoming destinations on the African Continent
- Gujarat as a gateway to landlocked states of India connecting to them by road, rail and air thereby providing a boost trading opportunities



Gujarat is India's Economic Powerhouse



7.5%
Gujarat's Contribution to India's GDP



17%
Gujarat's Contribution to India's Industrial Output

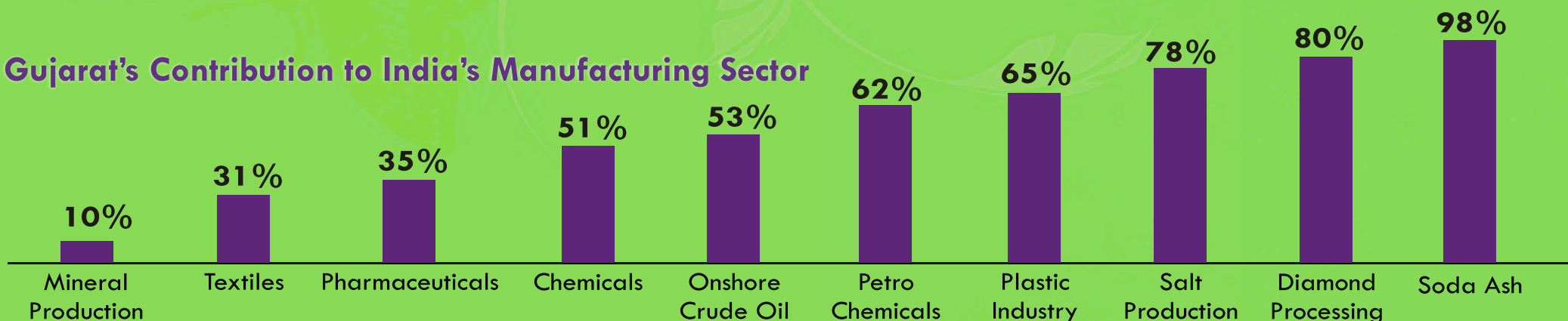


30%
Gujarat's share in India's Stock Market Capitalization



9.5%
Gujarat's share in India's Workforce

Gujarat's Contribution to India's Manufacturing Sector



Robust Infrastructure of Gujarat



Excellent road and rail connectivity
- Bus rapid transit, METRO and other development projects in various urban centres



The state with one of largest wireless telecom markets in India (6.02% of total active subscriber base) and excellent broadband connectivity



The Power surplus state with an uninterrupted power supply in every town and village



The only Indian state have a state-wide integrated gas grid of 2,500 km 2 LNG terminals



A State with highest number of ports having 41 minor and 1 major port with connectivity across all the global ports



Excellent Air connectivity
16 domestic Airport and 1 International Airport

Social Infrastructure

Ahmedabad voted 3rd Fastest growing city of the world by Forbes

- Gujarat is home to some of the best educational institutes in India - Indian Institute of Management, Ahmedabad National Institute of Design, Indian Institute of Technology
- Gujarat is the first stat in the country to successfully implement the Bus Rapid Transit System (BRTS) in Ahmedabad
- Projects like Sabarmati River Front Development are unique to Gujarat with the aim of Creating quality space for cultural and recreational activities
- Surat, Vadodara and Rajkot are ranked amongst the fastest growing cities of India

FASTEST-GROWING CITIES OF THE WORLD

01. Chengdu, China
02. Chongqing, China
- 03. AHMEDABAD, INDIA**
04. Santiago, Chile
05. Raleigh Durham
North Carolina
06. Tel Aviv, Isreal
07. Kaula Lumpur,
Malaysla
08. Suzhou, China
09. Hanoi, Vietnam
- 10. CHENNAI, INDIA**



Equity Market



Gold



“Grab an Investment Opportunity which is Capable enough for doubling your Money in just Couples of Years”

Let's Start to think on Basic Ideas for Investment !!

No.	Investment Option	Risk	Liquidity	Return
1.	Equity Market	High	High	Medium to High
2.	Bond/Bank Fix deposit	Low	High	Very Low
3.	Gold	Low to Medium	High	Low to Medium
4.	Real Estate	Very Low	Low to Medium	High

Bond/Bank Fix deposit



Real Estate



N.A. Land



Land does not increase on the earth but its demand always increase due to population growth, so Real estate is the very best option across History as well as in future too.

No.	Investment Option	Risk	Liquidity	Return
1.	Constructed Property	High	High	Medium
2.	N.A. Land	Low	Medium to High	High
3.	Agriculture Land	Low	Low	Low

Contacted Property



Dholera Metro City



Agriculture Land



Let us find out the best Investment destination for N.A. Land Investment



Where is the Best Real Estate Investment Destination Today !!

In the World, India



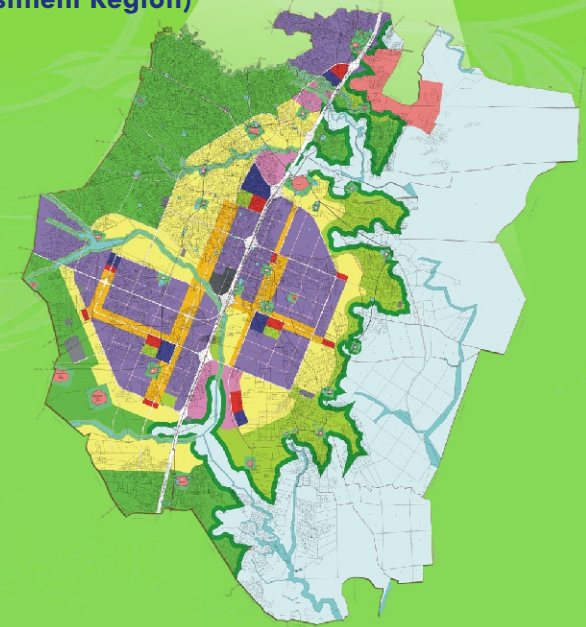
In the India, Gujarat



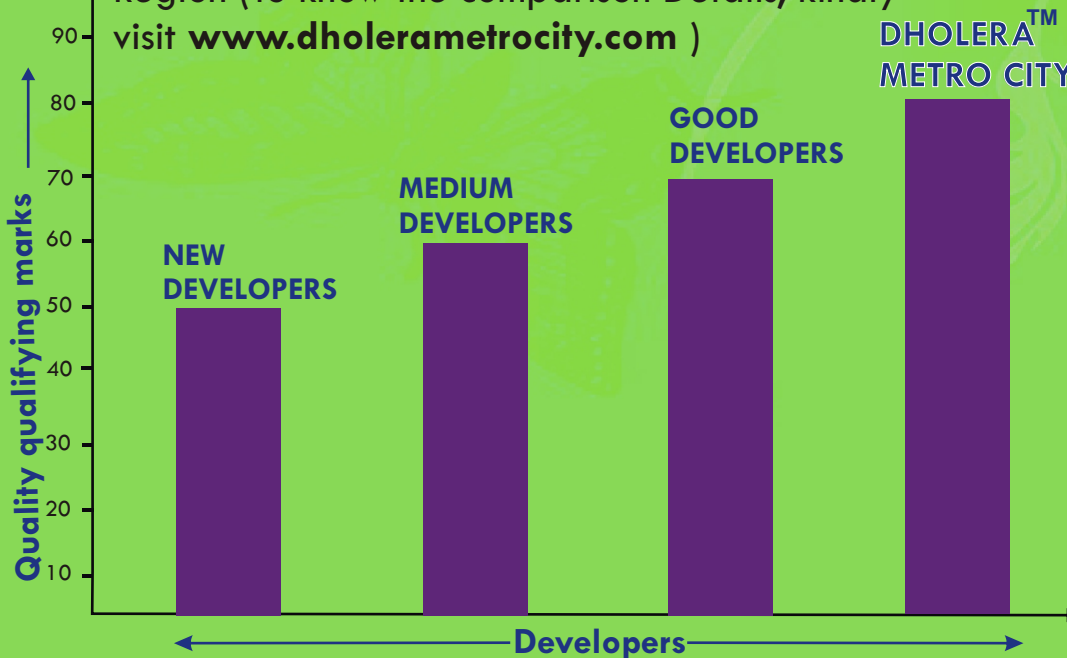
In the Gujarat, Ahmedabad



In the Ahmedabad District;
Dholera SIR
(Special Investment Region)



Let us find out Best Developers at Dholera Special Investment Region (To know the comparison Details, kindly visit www.dholerametrocity.com)





“Dholera will be better developed than Delhi”

Stressing the need for developing urban and rural areas simultaneously, India's **Prime Minister Narendra Modi** said that port city of Dholera will be developed better than Delhi and six times bigger than Delhi and six times bigger than China's Financial Capital Shanghai. He said that at the end of a panel discussion on 'urbanisation', organized as a part of a series of programmes heralding the Vibrant Gujarat Global Investors Summit.

Why to Invest
at Dholera SIR?

2 times bigger
than **DELHI**

6 times bigger
than **SHANGHAI**



DHOLERA SMART CITY

**What makes Gujarat's Dholera
Smart city Investment Hotspot?**



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



Landmark Development

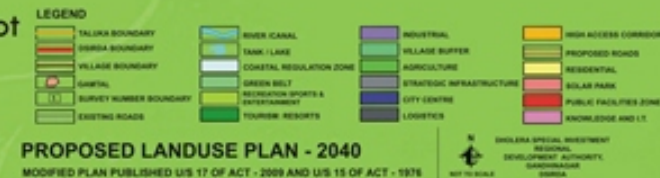
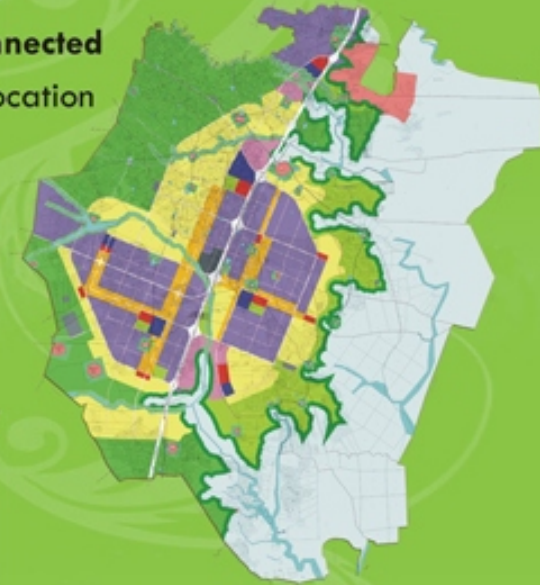
Dholera Special Investment Region (DSIR)

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

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"

Shri Narendra Modi
hon'ble Prime Minister of India

Bigger than the Biggest Development in The World

Dholera International Airport (Cargo cum Passenger)

- 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



Road Connectivity



Rail Connectivity



Sea Connectivity



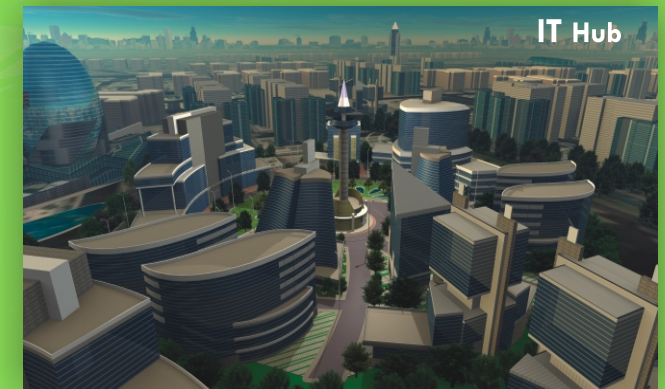
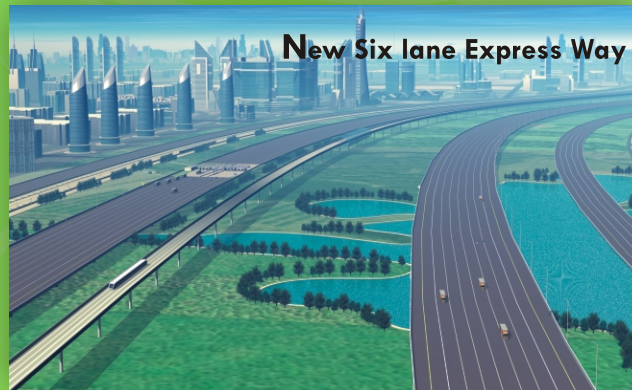
Air Connectivity



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



Mega Projects of Dholera Special Investment Region



AN OVERVIEW OF THE DEVELOPMENT PROCESS AND PROJECTS IN D-SIR

TOWN PLANNING SCHEMES : As a part of micro level planning the entire DSIR urban development area is divided into six Town Planning Schemes, of which Town Planning Scheme 1 (TP1-51 sq.km) and Town Planning Scheme 2 (TP2-102 sq km) covering total area of about 150 sq km, are prioritised.

PROSPECTIVE PROJECTS : Various Project to be taken up in Dholera SIR in the first phase are listed below. (Value amounting to approx. INR 28000 Crores.)

Roads & Bridges



Envisaged 521 kms of roads comprising main carriageway, service roads, foot path, cycle track, plantation strip, street lighting and Bridges of area approx 60000 sqm in TP1, TP2E & TP2W.

Raw Water & Portable Water



The raw water conveyance arrangements from Perie together with intake structure, pumping stations, raw transmission line, water treatment plant, potable water transmission main, MBRs & distribution network.

Power Transmission and Distribution



Effective power infrastructure will contribute to the economic prosperity of DSIR. This will be achieved through the development of sustainable state of the art infrastructure for power generation, transmission and distribution

- Source power for TP1 & TP2 (Phase 1 of the DSIR development) locally from Gujarat Grid

- Plan for thermal and/or gas power plant for Phase 2 expected to create a separate Special Purpose Vehicle (SPV) for generation
- 400 kV transmission lines are expected to run around the periphery of DSIR
- Power infrastructure will be built around energy saving smart technologies Smart metering for consumers (electricity and gas).
- Form SPV with a local distribution company.

Information and Communication Technology (ICT)



Information and communication technology (ICT) covers the development of comprehensive voice, data, video and IT infrastructure, aided with present day applications for education, local governance, medical support, transportation, data mining, efficient buildings, building/home security, etc.

The objective of the ICT project is to build a smart, attractive modern city of Dholera that will provide attraction to the economic development of the region. ICT infrastructure is envisaged to boost sustainable economic development and a high quality of life for the residents, with efficient management of the city's infrastructure. The smart city concept supported by ICT will bring high efficiency and active citizen participation.

Solid Waste Management : Estimated municipal waste amounting to 500 tpd to convey and segregate by an automatic segregation plant. Waste-to-Energy treatment would be considered and the ash generated would be disposed only in the landfill.

Industrial Effluent collection system



Formation of industrial effluent collection system network, effluent treatment plants in TP1 & TP2E and effluent out fall.

Storm Water collection system



Formation of collection system of storm water run off within TP areas through RCC pipeline network & disposal.

Administrative and Business Centre of Dholera (ABCD)



ABCD is proposed as abutting the expressway within TP2W, to serve as administrative functions of the city. DSIRDA building envisaged with a LEED GOLD rated building.

River Training / Bunding



DSIR is located in the flood plain of three rivers, from Sukhbhadar River in the north to the Lilka and Utavli at the south. River training and bunding necessitated along the river course for 200 km in length for flood protection.

Waste Water Treatment & Recycle



Wastewater from AMC Vasnato TP1 tertiary treatment plant and to store in MBRs for industrial & agriculture purposes..

Domestic Sewage Collection System



Formation of domestic sewage collection system network, sewage treatment plant, distribution network for conveyance of treated water for industrial & agriculture use.

Linked Projects



Central Spine Road (Sh6)

The Gujarat State Road Development Corporation Limited (GSRDC) is developing an access controlled expressway

between Ahmedabad & DSIR to serve as a central spine road for DSIR.



MRTS (Metro Train)

Mass Rapid Transit System (MRTS) between Ahmedabad and DSIR is part of the plan to develop self-sustainable rail based transportation system in

order to provide connectivity both within DSIR and between DSIR and Ahmedabad.



Airport

Greenfield international airport is proposed on northern side of DSIR located at approx. 1 Km from DSIR boundary.





**Education
Centre
5 min**



**Public
Facility Zone
5 min**



**Lithium-ion
Steel Plant
5 min**



**Industrial
Zone
5 min**



**Lithium-ion
Battery Plant
5 min**



**Lily Dholera
Industrial Park
LOCATION ADVANTAGE**



**IT &
Knowledge
5 min**



**ABCD
Building
5 min**



**Green Field
International Airport
15 min**



**Ahmedabad to
Dholera Express Way
5 min**



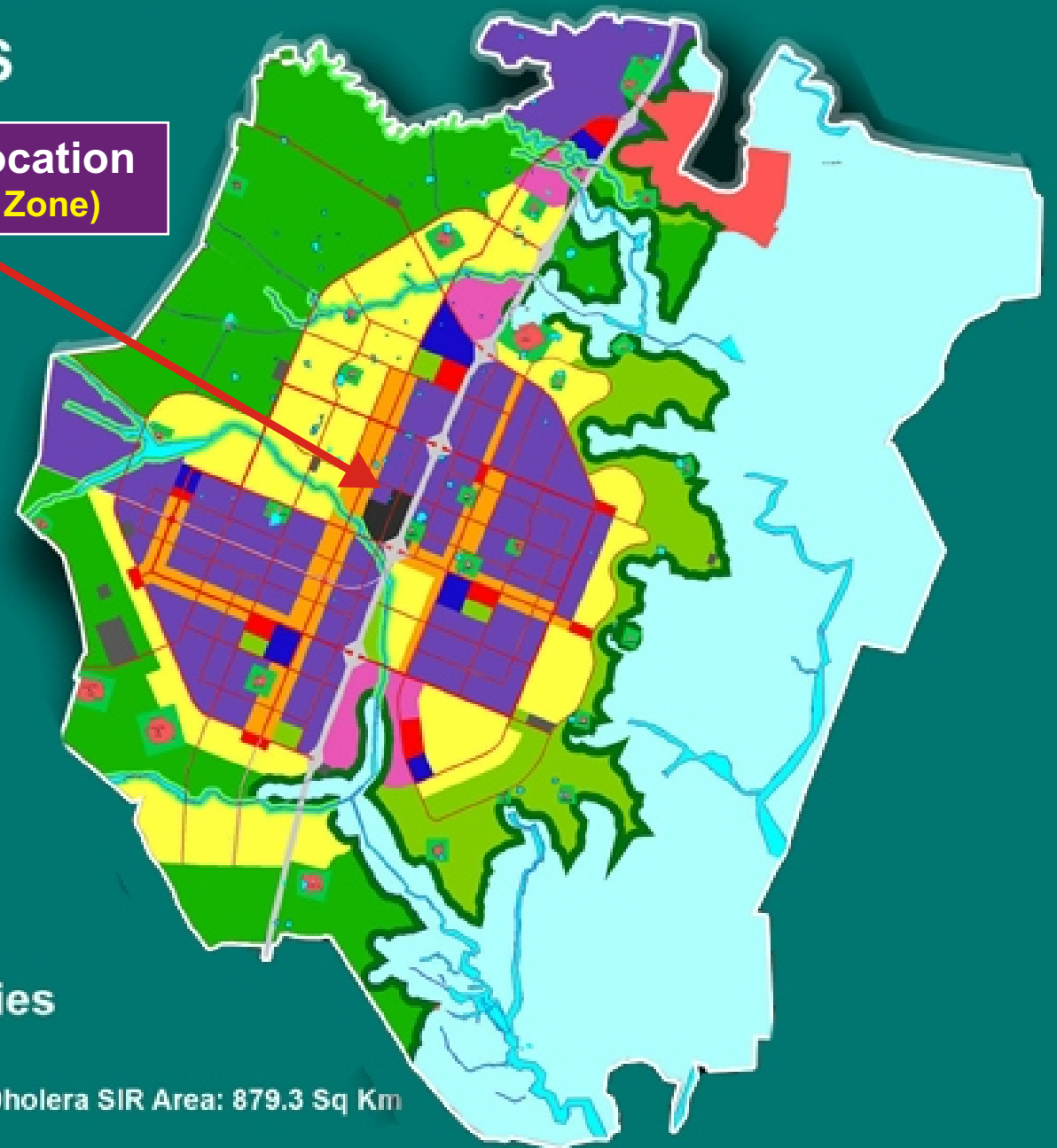
**Metro
Rail Station
5 min**

India's First Planned SMART CITY

DHOLERA SIR KEY INDICATORS

- Residential
- High Access Corridor
- City Centre
- Industrial
- Logistics
- Knowledge and IT
- Recreation and sports
- Entertainment
- Roads
- Strategic Infrastructures
- Tourism - Resorts (CRZ III)
- Greenspace
- Village Buffer
- Existing Village Settlements
- Agriculture
- Public Facility Zone
- Rivers, Canals and other Waterbodies
- Solar Energy Park
- Land under CRZI

Project Location
(Industrial Zone)



Dholera SIR Area: 879.3 Sq Km

**Residential
Zone**

**High
Access
Corridor**

**Industrial
Zone**

**Activation
Area**

Sandhida, Zone : Industrial Zone,
Survey No - New 262 (old39/2),
TP : 3, FP : 239, FP-Area :10977,
48 Mtrs TP ROAD

**Project Location
(Industrial Zone)**

**Logistic
Zone**

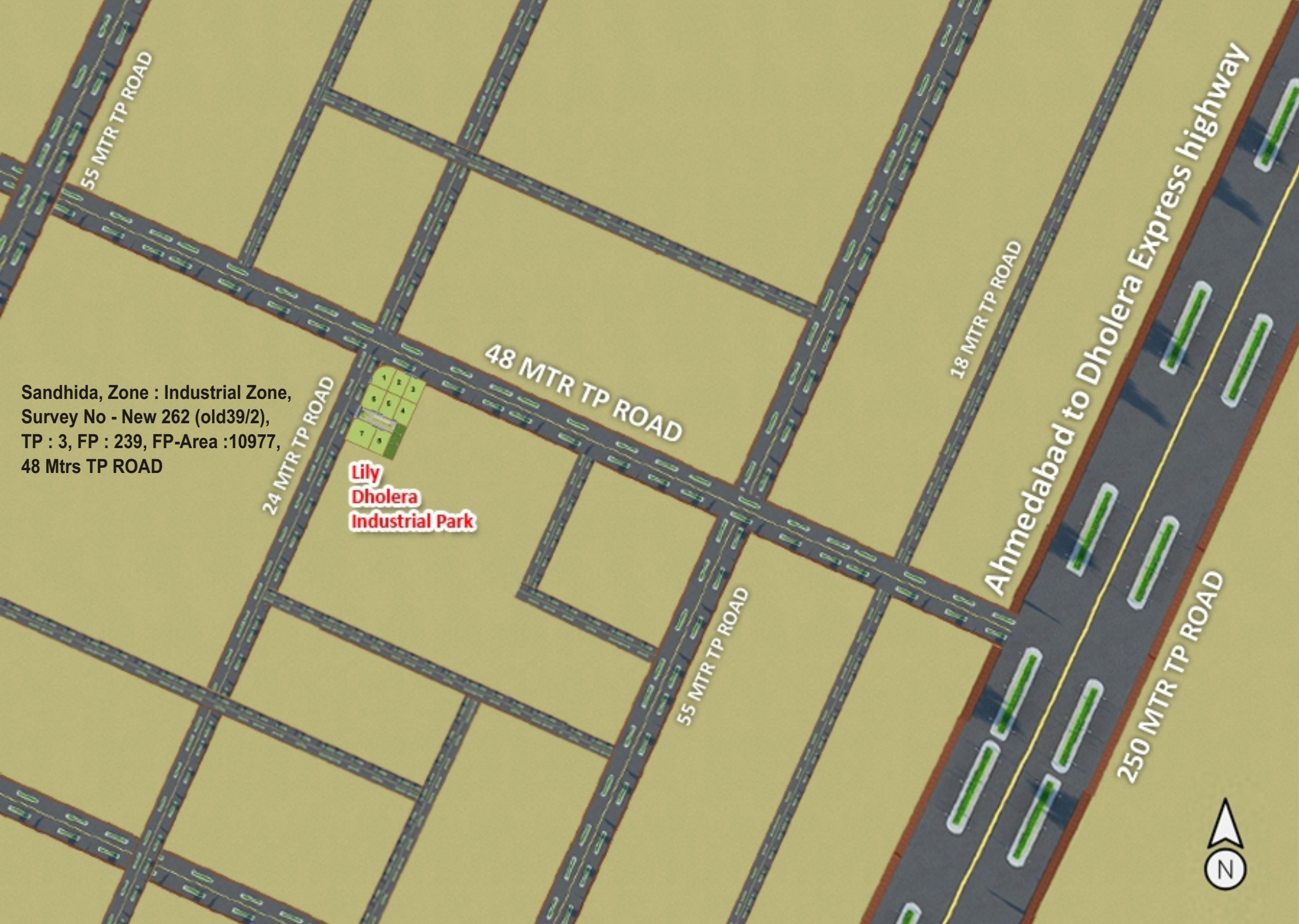
Ahmedabad to Dholera Express highway

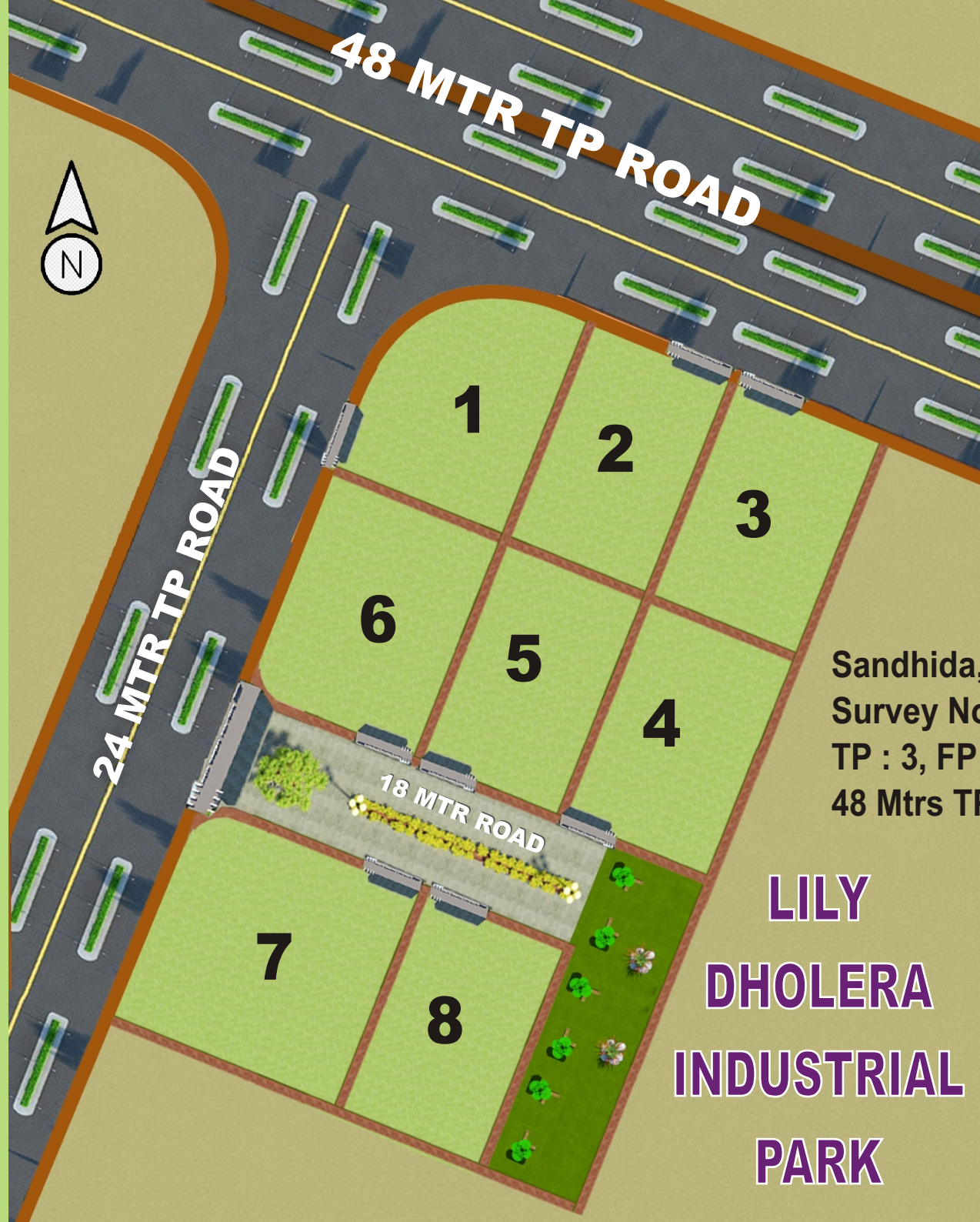




Sandhida, Zone : Industrial Zone,
Survey No - New 262 (old39/2),
TP : 3, FP : 239, FP-Area :10977,
48 Mtrs TP ROAD

Lily
Dholera
Industrial Park





Sandhida, Zone : Industrial Zone,
Survey No - New 262 (old39/2),
TP : 3, FP : 239, FP-Area :10977,
48 Mtrs TP ROAD

**LILY
DHOLERA
INDUSTRIAL
PARK**

Lily Dholera Industrial Park - Plot Area

Plot No.	Carpate Area sq. yard	Super Area sq. yard	Total Area sq. yard	Carpate Area sq. Feet	Super Area sq. Feet	Total Area sq. feet	% Ownership
1	1294.59	309.33	1603.91	11651.28	2783.94	14435.22	12.22%
2	1196.26	285.83	1482.10	10766.37	2572.51	13338.87	11.29%
3	1196.26	285.83	1482.10	10766.37	2572.51	13338.87	11.29%
4	1196.26	285.83	1482.10	10766.37	2572.51	13338.87	11.29%
5	1196.26	285.83	1482.10	10766.37	2572.51	13338.87	11.29%
6	1421.64	339.68	1761.32	12794.74	3057.16	15851.90	13.42%
7	1899.02	453.75	2352.77	17091.19	4083.75	21174.94	17.92%
8	1196.26	285.83	1482.10	10766.37	2572.51	13338.87	11.29%
Total	10596.56 (Sq. yard)	2531.93 (Sq. Yard)	13128.49 (Sq. yard)	95369.04 (Sq. Feet)	22787.39 (Sq. Feet)	118156.43 (Sq. Feet)	100 %

10.6. Industrial Zone

10.6.1. Intent

The intent in establishing an Industrial zone is:

1. To create a conducive environment for development industries with priority for the following sectors:
 - Automobile and auto ancillary
 - Hi-tech and electronics
 - General manufacturing
 - Heavy engineering
 - Metals and metallurgical products
 - Agro/food processing
 - Pharma and Biotech
2. To provide for retail and convenience uses supporting industrial establishments
3. To minimize the nuisance caused by industrial activities to adjacent non-industrial uses

10.6.2. Use Premises Permitted

- A. Industrial establishments in the orange and green categories as listed by the Ministry of Environment and Forests, Government of India will be permitted. Special approval will be required for industries belonging to the red category, or for industries which are not listed in any of the categories, by the competent committee within the DSIRDA.
- B. The following use premises will be permitted
 - Light and service industry / workshop
 - Petrol/CNG/LPG station with service station
 - Truck terminal with supporting amenities
 - Warehouse / Godown and storage facility
 - Fire Station
 - Restaurants/Foodcourt/ Canteen
 - Industrial convenience centre
 - Retail establishments supporting industrial zone
 - Solid waste segregation facility
 - Bank

10.6.3. Special Regulations for Industrial Development

In case of industrial plots adjacent to non-industrial uses, buffer as indicated in Table 10.5 shall be maintained on all common edges of the plot adjacent to the non-industrial zone. This buffer shall be planted with trees of minimum 6" calliper at the rate of 1 tree per 6sqm of area within the buffer. This buffer shall supersede the minimum set-back requirements for all edges of the plot adjacent to non-industrial uses.

Table 10-5: Buffer Requirements for Industrial Plots

INDUSTRIAL CATEGORY*	MINIMUM BUFFER
Green Industry	10m
Orange Industry	15m
Red Industry	20m

* Note: Refer to Appendix A for list of industries in Green, Orange and Red Categories.

10.6.4. Development Control

Table 10.6 provides development control regulations for development density (FAR), minimum requirements for open space, setbacks and permitted uses. These regulations are applicable for plots measuring 3ha or smaller. For plots larger than 3ha, additional requirements as per the Subdivision Guidelines (Chapter 11) shall apply. Minimum road width shall be 18m.

10.6.5. General Development Requirements

In addition to the above given development control regulations, all developments shall adhere to the common development requirements (Chapter 9) which cover the following elements:

- Sustainability
- Parking (refer table 9.3)
- Minimum Plot sizes (refer table 9.1)
- Plantation and maintenance of trees
- Drainage and flood prevention
- Seismic design
- Compound walls and gates
- General building requirements

Draft General Development Control Regulations (DGDCR)

Table 10-6: Development Control Regulations for Industrial Areas

SR NO	MINIMUM ROAD ROW (METRES)	MIN. PLOT SIZE	MAXIMUM FAR	MAXIMUM GROUND COVERAGE AS PERCENT OF PLOT AREA	MAXIMUM BUILDING HEIGHT*	MINIMUM SETBACKS (FRONT-REAR-BOTH SIDES)	PERMITTED USE PREMISES	CONDITIONAL USE SUBJECT TO SPECIAL PERMIT FROM DSIRDA
INDUSTRIAL								
1	Below 30m		1.2	50%	25m	8m-8m-6m-6m	All industrial establishments Industrial sheds, utility buildings, industrial plants; Light industry; Service workshop; Café/Restaurant/Canteen; Bank; Warehouse/Godown/Storage Facility; Dormitories	DSIRDA can grant special permission in height, FAR, Ground Coverage for Special Buildings (Star Hotels, Hospitals etc.) which have special privileges (under various Government Policies issued time to time) (in reference to Township, Special Regulations for Hospitals, Special Regulations for Hotels)

* Height of the building must comply to the prevalent Fire Safety Norms, with permissions from DSIRDA, Chief Fire Officer & Fire Advisor



ABOUT US

Dholera Metro City Group

PropTech (property technology) is the use of information technology (IT) to help individuals and companies research, buy, sell and manage real estate. Our aim to create biggest PropTech Organisation to create WIN-WIN situation for Buyer, Seller, Developer and real estate agent. Our Group of Organisations were 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.

Our Group of Organisations are rapidly evolving to become the global providers of premier lifestyles. Our Group of Organisations are 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. 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 new distinctive organisations with a fresh and futuristic approach to the real estate. We simply mean 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 to Dholera Special Investment Region.

1. Our Group of Organisations was incorporated in 2010 having large scale, long term experience in the field of real estate.
2. We were 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. Our Group of Organisations endeavours to provide value for money to its customers.
4. Moreover, as a commitment to its stakeholders, the has incorporated best business practices through business ethics and innovative solutions to achieve world class standards.
5. Our Group of Organisations 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;
6. Our Group of Organisations has diversified its business into creation of SEZ infrastructures. The first of its concept is of Development of Dholera Mega Industrial Park in Dholera Special Investment Region (SIR) at Dholera, Gujarat.



Residential Plots, Villas & Bungalows

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



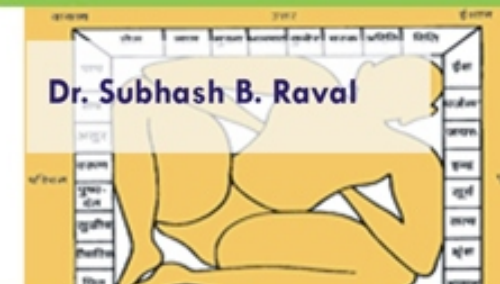
**Dr. Dinesh Goswami
(M/s. SIGMA BIOTECH)**

Landscape Coordinator



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

Structural Consultant



Dr. Subhash B. Raval

Vastu Consultant

Our Esteem Investors World Wide



Our Esteem Investors across India



Our Projects



DHOLERA METRO CITY

Residential Plots, Villas & Bungalows
www.dholerametrocity.com



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DHOLERA METRO CITY 5002

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Residential Plots, Villas & Bungalows
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DHOLERA METRO CITY 5005

Residential Plots, Villas & Bungalows
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

Map of Dholera District

Legend:

- DSIR**
- NATIONAL HIGHWAY**
- STATE HIGHWAY**
- BROAD GAUGE RAILWAY**
- METER GAUGE RAILWAY**
- STATE BOUNDARY**
- STATE BOUNDARY**
- KALPASAR DAM ALIGNMENT**
- SURROUNDING URBAN AREAS**
- ✈ **PROPOSED INTERNATIONAL AIRPORT**
- MEGA INDUSTRIAL PARK**

Map Labels:

- Top:** SANATHAL, S.P. Ring Road
- Top Left:** BAGODARA
- Top Center:** N.H. 8A
- Top Right:** BAVLA, DHOLKA
- Center Right:** VATAMAN
- Center:** DHANDHUKA, **DHOLERA METRO CITY** (with proposed airport icon), **DHOLERA** (with district headquarters red dot)
- Bottom Left:** BOTAD, BARWALA, VELAVADAR NATIONAL PARK
- Bottom Center:** KALATALAV
- Bottom Right:** BHAVNAGAR, **KALPASAR DAM**

Village Sandhida, Taluko Dholera
District Ahmedabad

- 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.
- Development cum Maintenance charges, landscaping charges, utility charges, service tax, stamp duty, Registration duty and legal expenses shall be charged extra to the prospective acquirers.
- All matters are subject to Ahmedabad jurisdiction only.
- The designs of all bungalows are purely conceptual.

DMIC : 8 સ્માર્ટ સિટીના ઉદ્યતી ગુજરાતમાં 'નવું ગુજરાત

ધોલેરા: ગ્લોબલ બિઝનેસ હબ

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Invest in Dholera SIR, Invest in your Future



Managed and Marketed by Registered Office/ Corporate House



**Plot No.337, Sector-8,
Gandhinagar, 382008
Mobile : +91-9978952340, 9978944715
E-mail : info@dholerametrocity.com
Website : Dholerametrocity.com**