

A New Gujarat,
Within Gujarat

Rose Dlogistics Park



"Immediate Sale Deed Registration"

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

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

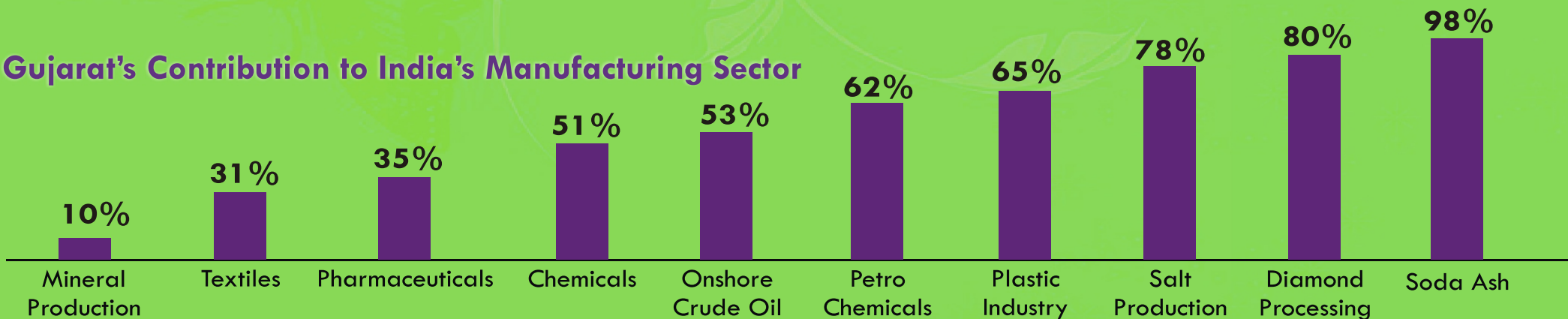


30%
Gujarat's share in India's Stock Market Capitalization



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



Very Risky

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

Bond/Bank Fix deposit



Very Low Return

Gold



Very high volatile market now a days

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

Real Estate



Very Best Investment in History and future

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.

N.A. Land



High return, high liquidity and low risk

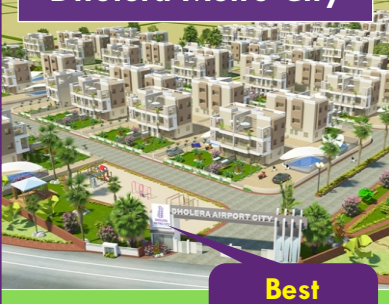
No.	Investment Option	Risk	Liquidity	Return
1.	Constructed Property	High	High	Medium
2.	N.A. Land	Low	Medium to High	High
3.	Agriculture Land	Low	Low	Low

Contacted Property



Property Land Value increase but Construction value decrease

Dholera Metro City



Best Investment

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



Agriculture Land

Low risk but Low return & Low liquidity



Where is the Best Real Estate Investment Destination Today !!

In the World, India



In the India, Gujarat

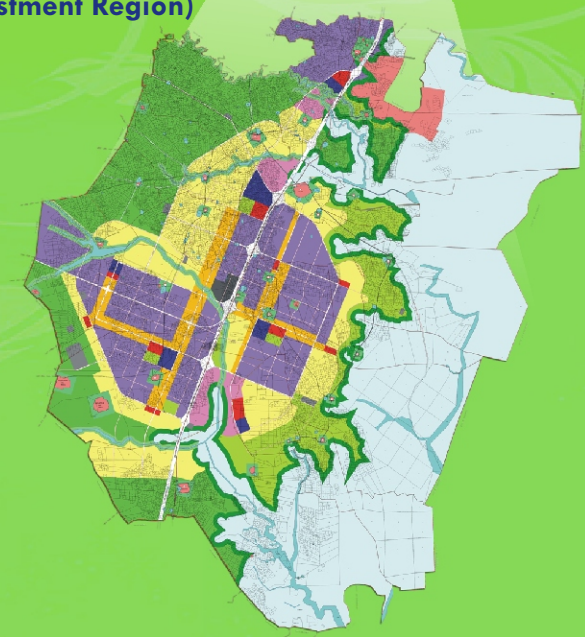
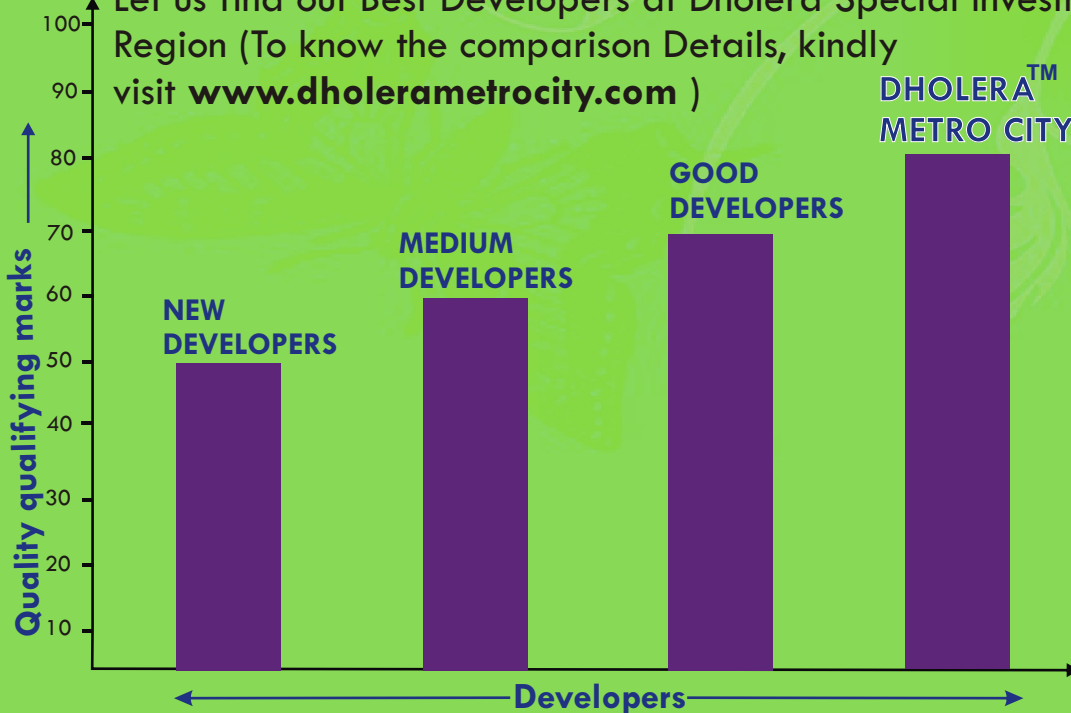


In the Gujarat, Ahmedabad



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 'rurbanisation', 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



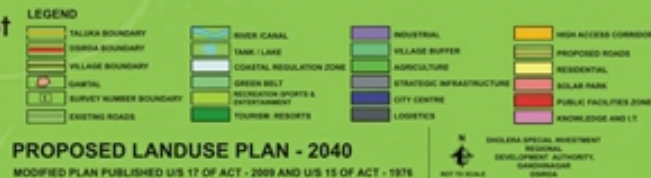
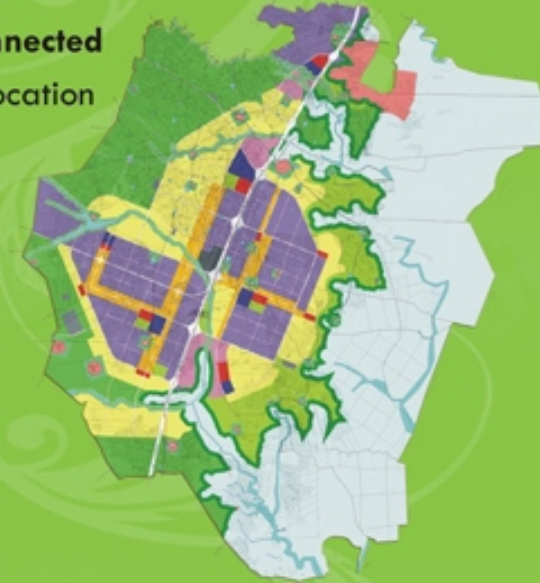
Dholera SIR Intelligent, Efficient, Connected and Robust Infrastructure

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 Passanger)

- 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



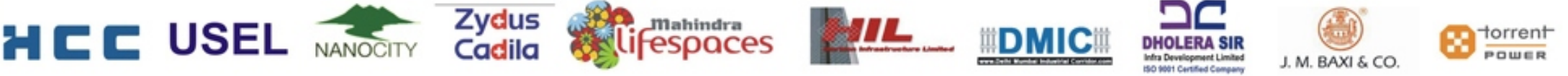
Sea Connectivity



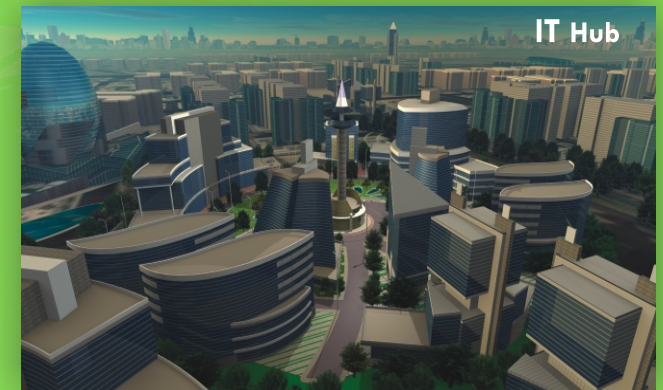
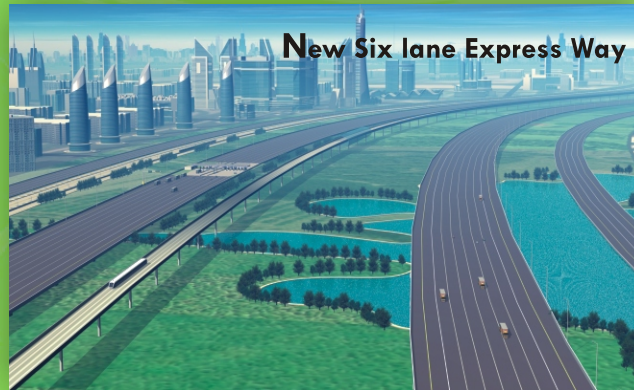
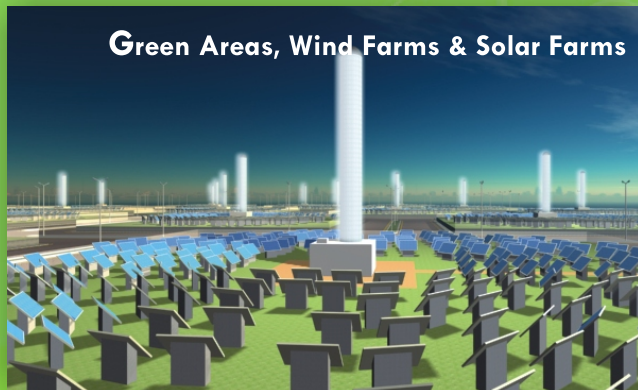
Air Connectivity



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

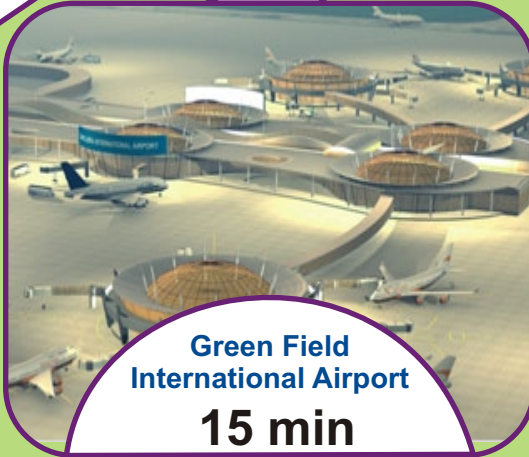
Rose Dholera Logistics Park
LOCATION ADVANTAGE



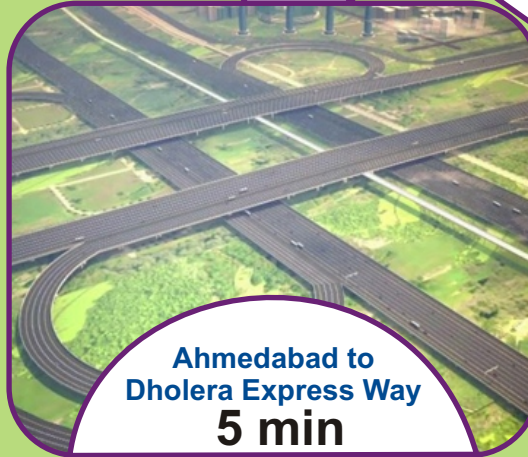
IT & Knowledge
5 min



ABCD Building
5 min



Green Field International Airport
15 min



Ahmedabad to Dholera Express Way
5 min



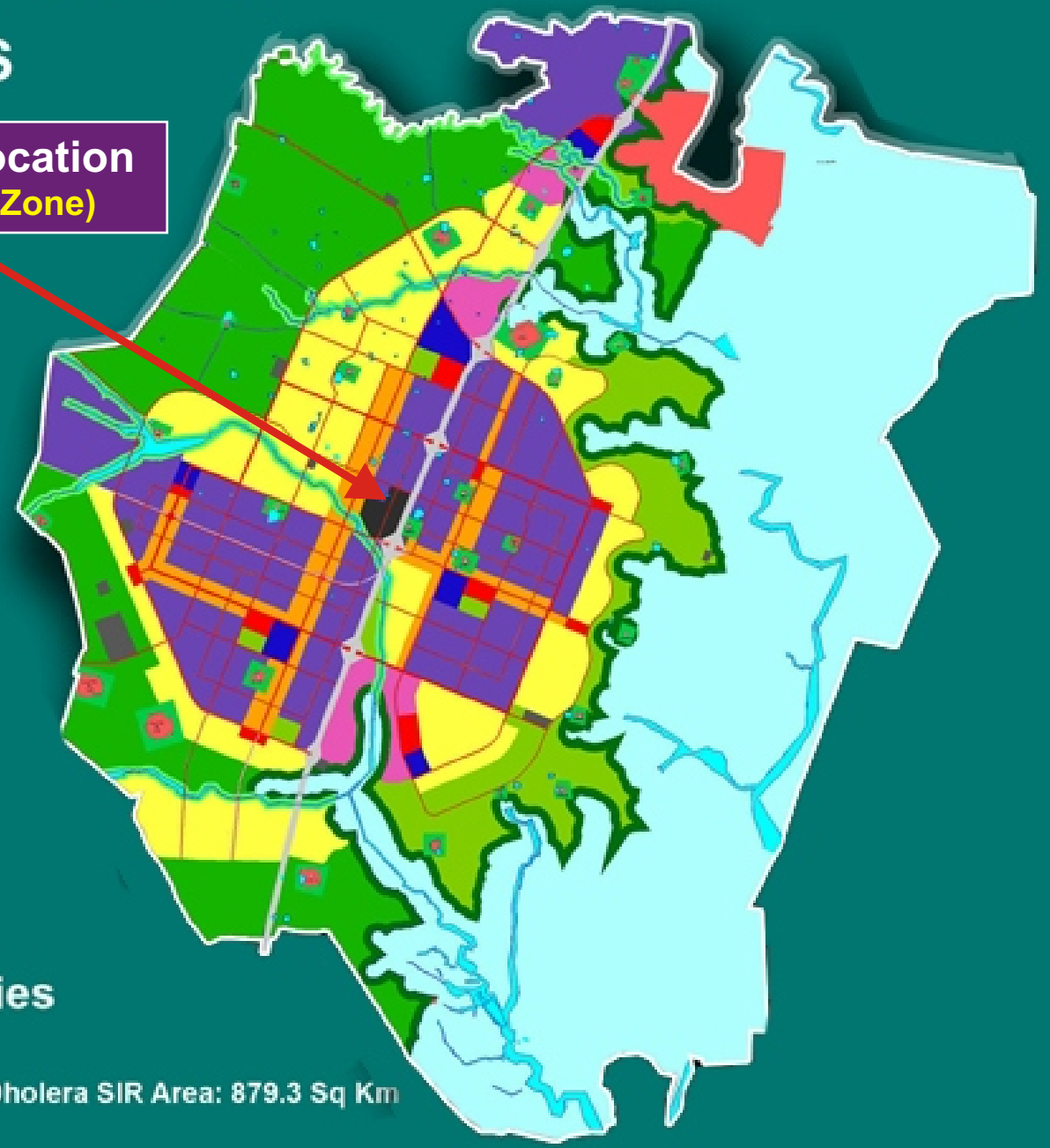
Metro Rail Station
5 min

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
(Logistics Zone)



Dholera SIR Area: 879.3 Sq Km

Residential Zone



Industrial Zone



Activation Area



High Access Corridor

Sandhida, Zone : Industrial Zone,
Survey No - New 256 (old 24P),
TP : 3, FP : 233/2, FP-Area :1663,
18 Mtrs TP ROAD

**Project Location
(Logistics Zone)**

Logistic Zone



Ahmedabad to Dholera Express highway





**Project Location
(Logistics Zone)**

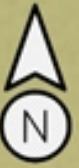
250 MTR Ahmedabad to Dholera Express Highway



Sandhida, Zone : Industrial Zone,
Survey No - New 256 (old 24P),
TP : 3, FP : 233/2, FP-Area :1663,
18 Mtrs TP ROAD



**Rose Dholera
Logistics Park**





18 Mtr Road

Rose Dholera Logistics Park

**Sq. Yard: 1986.11,
Sq. Feet : 17874.99,
% Ownership : 100%**

1

**Sandhida,
Zone : Industrial Zone,
Survey No - New 256 (old 24P),
TP : 3, FP : 233/2, FP-Area :1663,
18 Mtrs TP ROAD**

10.7. Logistic Zone

10.7.1. Intent

The intent in establishing a Logistics zone is as follows:

- To provide for the development of a State of the art integrated logistics facility that is Centrally located from all industrial areas and has direct access to the broad gauge rail line;

10.7.2. Pre-requisite for Development

All development permissions will be accompanied by a site plan with related traffic/circulation studies.

10.7.3. Use Premises Permitted

A. The following use premises will be permitted:

- Central warehousing and storage facility
- Logistics Parks
- Multi-modal freight transport station
- Container freight Station
- Inland container depot
- Truck terminal
- Truck service station
- Rail yard
- Petrol/CNG/LPG station
- Agricultural produce market

10.7.4. Development Control Regulations

Table 10.7 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.

10.7.5. Additional Regulations for Logistics Zone

In case of plots adjacent to non-industrial uses, 10m wide buffer 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.

10.7.6. 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 10-7: Development Control Regulations for Logistic Zone

SR NO	MINIMUM ROAD ROW (METRES)	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
LOGISTIC							
1	18 and above	1	30%	25m	6 m from all four sides	Integrated Logistics Hub, Container Freight Station, Warehouse, Go-down, Inland Container Depot, Petrol/CNG/LPG station,	The following uses may be permitted subject to approval of a special permit on a case-by-case basis: <ul style="list-style-type: none"> • Broadcasting towers and line-of-site relay devices for telephonic, radio or television communications The following uses and structures shall be permitted as ancillary uses to the main use of the building provided their name, location and size (if applicable) is indicated in the site plan submitted for approval: <ol style="list-style-type: none"> 1. Devices for generation of non-conventional energy, such as solar panels, wind power 2. Lodging facilities for caretaker/security personnel



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



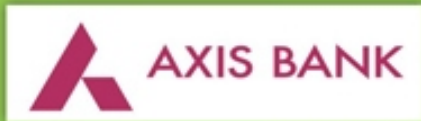
Transparent



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



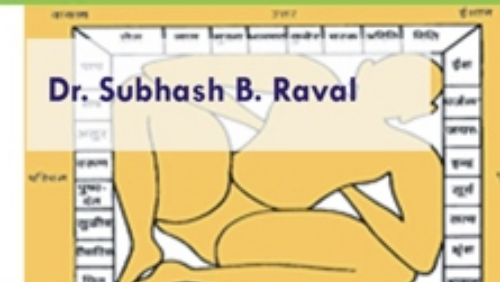
**Dr. Dinesh Goswami
(M/s. SIGMA BIOTECH)**

Landscape Coordinator



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

Structural Consultant



Dr. Subhash B. Raval

Vastu Consultant



Our Esteem Investors World Wide



Our Projects



DHOLERA METRO CITY

Residential Plots, Villas & Bungalows
www.dholerametrocity.com



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DHOLERA METRO CITY 5005

Residential Plots, Villas & Bungalows
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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

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