

NEAR INDIA'S FIRST GREENFIELD SMART CITY - DHOLERA

AURYA CITY

Premium Residential Plots near Dholera
SIR

www.auryacity.com

The Vision

India's first greenfield smart city, Dholera SIR spans **920 sq. km** — twice the size of Mumbai — backed by **₹1 Lakh Crore+** government investment.

Aurya City positions you at the heart of this transformation, offering premium residential plots in a fully planned 250-acre smart township.

Infrastructure Milestones

2026

International Airport
Operational Launch

6-Lane

Expressway
Direct to Ahmedabad

Metro

Vande Metro
Rapid Transit System

Smart Utilities

- Underground Cabling
- 24/7 Water & Power
- Waste Management

Port Connectivity

- Near Dholera Port
- Trade & Logistics
- Coastal Economic Zone

Industrial Zones

- Manufacturing Hubs
- Semiconductor Clusters
- Clean-Tech Industries



Global Leaders Investing

Major corporations are committing billions to Dholera's industrial ecosystem



DMIC Corridor

Delhi-Mumbai Industrial Corridor

Dholera is the anchor node of the DMIC, India's most ambitious infrastructure project connecting the nation's two largest metros.

- **Manufacturing Hub**
Electronics, semiconductors, automotive
- **Clean Energy Zone**
5,000 MW solar park planned
- **Logistics Excellence**
Multi-modal connectivity



Aurya City

250

Acres

Smart Township

100+

sq. yards

Plot Sizes

₹10.49L

Starting Price

Onwards

Approvals & Security

- Gujarat Government Approved
- Fully Paid Land By Developer
- Clear & Non-Agricultural Titles
- 24/7 Gated Community Security

Development & Lifestyle

- Possession in 6-9 Months
- Wide Internal Roads (60ft)
- Modern Clubhouse & Green Parks
- Underground Utilities & Drainage

Master Plan

Artistic View

Thoughtful Urban Planning

Aurya City's master plan is meticulously designed for sustainable growth and modern living, integrating residential, commercial, and green spaces seamlessly.

The layout prioritizes open spaces, efficient infrastructure, and community-centric amenities to create a vibrant and harmonious environment.

60%

Residential

20%

Green Spaces

15%

Infrastructure

5%

Amenities



World-Class Living



Clubhouse

Gym & Indoor Games



Green Parks

Landscaped Gardens



24/7 Security

CCTV Surveillance



Smart Utilities

Underground Lines



Wide Roads

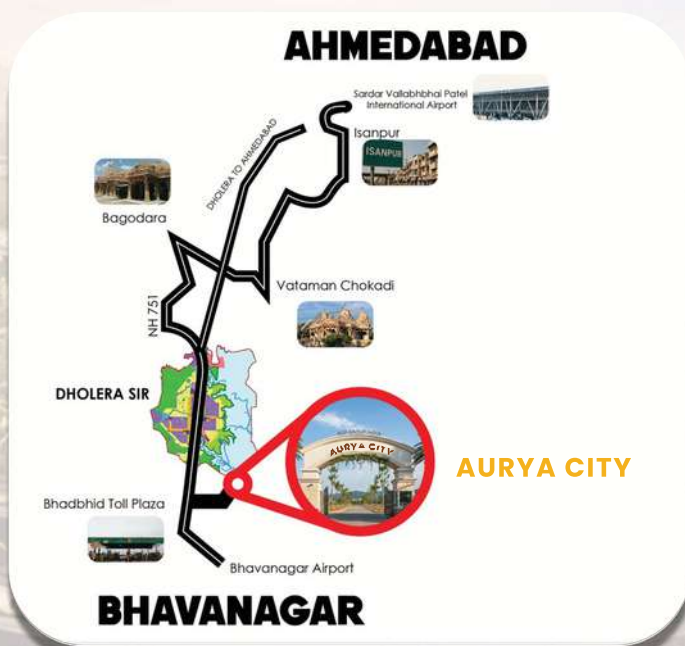
60ft Internal Roads



24/7 Services

Uninterrupted Supply

Seamless Connectivity



-  **Mumbai**
650 km
-  **Vadodara**
120 km
-  **Ahmedabad**
80 km
-  **Airport**
58 km



Clean Energy Hub

5,000 MW

Solar Park Capacity

Asia's Largest Solar Installation

Dholera's commitment to sustainability positions it as India's premier clean-tech zone



Investment Returns

3 YEARS

200%

Expected Growth

5 YEARS

400%

Expected Growth

10 YEARS

800%

Expected Growth

Transparent Pricing

PLOT SIZE

100 sq. yd.

PRICE

₹10,49,000

PLOT SIZE

200 sq. yd.

PRICE

₹20,98,000

Instant Registry

Hassle-free documentation

Quick Possession

Within 6-9 months



Flexible Payment

1

On Booking

10%

2

30 Days

40%

3

60 Days

40%

4

Registry

10%



AURYA CITY



Government Approved



**Non-
Agricultural**



Clear Titles



**Instant
Registry**



**Layout
Approved**



Gujarat Government



Town Planing



Instant Registry

Community & Lifestyle

Aurya City is designed to foster a vibrant and inclusive community, offering a balanced lifestyle with modern amenities and green spaces.

Family-Friendly

- Dedicated Kids Play Areas
- Safe & Secure Environment
- Community Events & Gatherings

Recreational Hub

- Modern Clubhouse with Gym
- Jogging & Cycling Tracks
- Sports Facilities (e.g., Badminton)

Dholera: The Future Hub

Dholera SIR is rapidly evolving into a global manufacturing and trading hub, attracting significant investments across key sectors.

Key Sectors

- Semiconductors & Electronics
- Automotive & Ancillaries
- Heavy Engineering
- Renewable Energy
- Defence & Aerospace

Infrastructure

- Dholera International Airport
- Ahmedabad-Dholera Expressway
- Vande Metro Rail Connectivity
- 5,000 MW Solar Park
- Dedicated Freight Corridor

About AGF Group

Our Legacy & Vision

AGF Group is a trusted name in real estate development with over two decades of experience in creating landmark projects across India.

Our vision is to build sustainable communities that offer modern living standards and exceptional investment value.

20+
Years Exp.

50+
Projects

10K+
Families

100%
RERA



AGF
GROUP
AGF Developers Pvt. Ltd.

Visit Aurya City

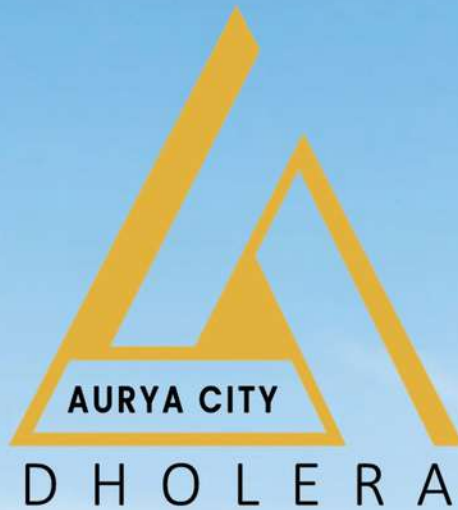
A personal site visit is the best way to truly understand the potential and lifestyle Aurya City offers. Experience the future firsthand.

Personalized Tour

- Explore plots and amenities
- Understand master plan details
- Visualize your future home

Expert Guidance

- Consult with our property advisors
- Get answers to all your questions
- Understand investment potential



Auryacity near Bhadbhid Toll Plaza, Kotda, Gujarat 382455



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