

DHOLERA SIR

India's 1st "Platinum" Rated Greenfield Smart City



INCREDIBLE HEIGHTS
Builder - Developer



A NEW



DHOLERA TOWN

GOVT. PLAN PASS

N.A., N.O.C. TITLE CLEAR LAND

A Premium Gated Residential & Commercial Project

Luxurious Plots Offering exceptional Value

3D BIRD VIEW

ONE OF THE BEST PROJECTS IN THE ENTIRE DHOLERA REGION



AMENITIES



ENTRANCE GATE



CHILDREN'S PLAY AREA



COMPOUND WALL



JOGGERS PARK



INTERNAL ROAD



CCTV SURVEILLANCE SYSTEM

FACTS

Affordable Luxury :
Blend of luxury and affordability

Prime Location :
Strategic location along Activation Road, easy access to Ahmedabad - Dholera Express highway, IT parks & airport

Competitive Pricing :
Best Price Guaranteed structure, high return on investment

Abundant Amenities :
Landscaped gardens, Jogging tracks, Club house. Swimming pool & Sports facilities

Best Investment Opportunity :
Impressive market appreciation, Projected growth secured investment

Trusted Brand :
Reputation for quality and customer satisfaction

LOCATION ADVANTAGE



Dholera International Airport



250 Mtr. Express-Way



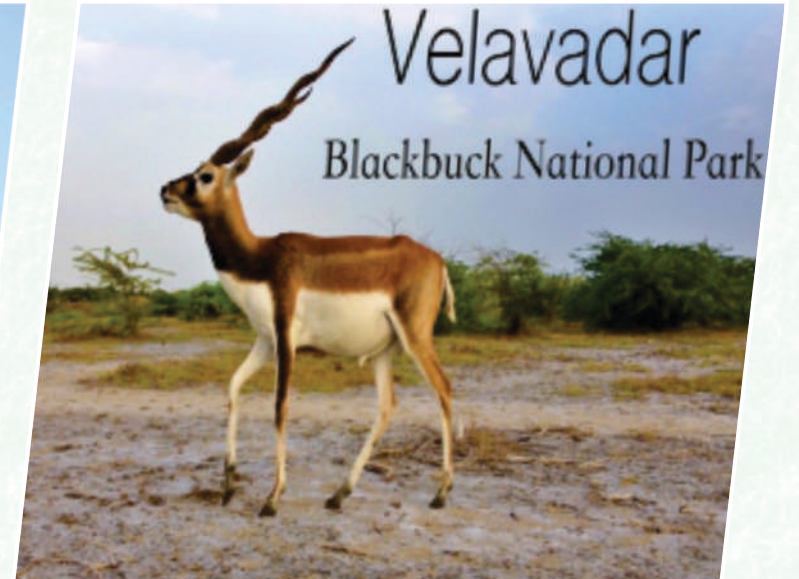
River



GTC Junction



ABCD Building



Blackbuck National Park

DHOLERA TOWN LEGAL DOCUMENT

**PROPOSED RESIDENTIAL LAY OUT PLAN OF SUR. NO. 99 PAIKI 2(C.S.NO.NA99P2) TOTAL LAND AREA - 40469.00 SQ.MT.
AT VILLAGE :- KANATALAV, TA.BHAVNAGAR, DIST. BHAVNAGAR.**

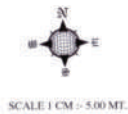
PURPOSE :- RESIDENTIAL USE

OWNER :- (1) SURABHAI HAMBIRBHAI PARMAR
(2) MUNNABHAI HAMBIRBHAI PARMAR
(3) AMRUTBHAI SAVSIRBHAI RATHOD
(4) VIJAYBHAI SAVSIRBHAI RATHOD

GOVT. PLAN PASS

AREA TABLE		
SR. NO.	PARTICULAR	AREA (SQ.MT.)
1	TOTAL LAND AREA AS PER REVENUE RECORD	40469.00
2	TOTAL LAND AREA FOR N.A. PURPOSE	40469.00
3	ROAD SET BACK AREA	83.10
4	NET AVAILABLE LAND AREA FOR PLANNING(1-3)	40385.90
5	REQUIRED COMMON PLOT AREA (10 % OF LAND AREA)	4046.90
6	PROPOSED COMMON PLOT AREA	4057.75
7	TOTAL PLOT AREA OF PLOT NO.1 TO 233	22029.10
8	12.00 MT. WIDE CROSS OVER ROAD & CURVATURE AREA	3648.31
9	12.00 & 9.00 MT. WIDE INTERNAL ROAD AREA	10733.84
10	TOTAL LAND AREA (3+6+7+8+9)	40469.00
11	TOTAL PROPOSED BUILT-UP AREA	5304.40

COLORS NOTE :-
SURVEY NO BOUNDARY
PROPOSED BUILT UP AREA
CROSS OVER ROAD
INTERNAL ROAD
ROAD SET BACK
COMMON PLOT



SCALE 1 CM = 5.00 MT.



NA ORDER

કલેક્ટર અને જિલ્લા મેજિસ્ટ્રેટની કચેરી, ભાવનગર
કલેક્ટર કચેરી, મોતીબાગ રોડ, ભાવનગર - ૩૬૪૦૦૧ (ગુજરાત)
ફોન નંબર : ૦૨૭૮-૨૪૨૮૮૨૨ ઇમેઇલ : collector-bav@gujarat.gov.in
ગુજરાત જમીન મહેસૂલ અધિનિયમ-૧૮૭૯ ની કલમ-૬૫ હેઠળ [જિનિયેટી - રહેણાંક]

કુદમ નં. 339/14/05/002/2025
તા. 15/05/2025

વંચાણે લીધા :-

- (૧) અરજદારશ્રી સુરાભાઇ હમીરભાઇ પરમાર મુજાભાઇ હમીરભાઇ પરમાર વીજાભાઇ સવશીભાઇ રાઠોડ અમરશીભાઇ સવશીભાઇ રાઠોડ રહે. ગ્રામ વિભાગ, નવા કોટડા, તાલુકો - ભાવનગર, જિલ્લો - ભાવનગર, કોટડા-૩૬૪૩૧૩ ની તા.22/03/2025 ની બોનલ્લાઇન અરજી (નં.31405202500386) તથા સોંદનામું
- (૨) મુજબ જમીન મહેસૂલ કાવદી ૧૮૭૯ ની કલમ - ૪૮, ૬૫, ૬૬ તથા ૬૭
- (૩) ગુજરાત જમીન મહેસૂલ નિયમો, ૧૯૭૨ ના નિયમ ૮૧, ૧૦૦, ૧૦૧, ૧૦૨
- (૪) સરકારશ્રીના મહેસૂલ વિભાગનાં ઠરાવ નં. બમપ/૧૦૦૬/૪૨૫/૪ તા.૦૧/૦૩/૨૦૦૮
- (૫) સરકારશ્રીના મહેસૂલ વિભાગનાં પરિપત્ર ક્રમાંક: બમપ/૧૦૨૦૧૮/૩૨૭/૬ તા.૦૮/૦૫/૨૦૧૮
- (૬) સરકારશ્રીના મહેસૂલ વિભાગનાં ઠરાવ ક્રમાંક: બેસ/ટીપી/૧૨૨૦૬/૩૬૦/૧૧/૬૧ તા.૩૧/૦૩/૨૦૧૧
- (૭) સરકારશ્રીના મહેસૂલ વિભાગનાં ઠરાવ ક્રમાંક: બમપ/૧૦૨૦૧૮/૪૨૫/૪ તા.૦૬/૦૧/૨૦૧૯
- (૮) સરકારશ્રીના મહેસૂલ વિભાગનાં પરિપત્ર ક્રમાંક: બમપ/૧૦૨૦૧૮/૪૨૫/૬ તા.૧૨/૦૨/૨૦૧૯
- (૯) મામાલતદાર અને કૃષિપંચ થી (ALT) નો તા.15/04/2025 નો અધિષ્ઠાવ
- (૧૦) ભૂમિ પોર્ટલ પરની ક્રેડ વિગત

કુદમ :-

વંચાણે લીધેલ કુદમ (૧) ની અરજી તથા સોંદનામા થી અરજદારશ્રી સુરાભાઇ હમીરભાઇ પરમાર મુજાભાઇ હમીરભાઇ પરમાર વીજાભાઇ સવશીભાઇ રાઠોડ અમરશીભાઇ સવશીભાઇ રાઠોડ એ મોજે કાનાતલાવ તા. ભાવનગર જિ. ભાવનગર ના સરવે/બ્લોક નં. ૭૭૨ ના કોટડા 40,469.00 ચો.મી. ની જમીન અંગે ગુજરાત જમીન મહેસૂલ અધિનિયમ-૧૮૭૯ ની કલમ-૬૫ હેઠળ જિનિયેટીના હેતુ માટે પરવાનગી અપવા વિનંતી કરેલ છે.

ર. સવાલવાળી જમીનના ગ્રામ નમુના નં. ૭/૧૨ માં કબજેદારીની વિગત નીચે મુજબ છે.

સરવે/બ્લોક નંબર/ટી.પી. નંબર/ચેક.પી. નંબર	મોડીનું ક્ષેત્રફળ (ચો.મી.)	કબજેદારીના નામ (ખાતા નં. 4509)	જમીનનો સત્તાધિકાર (૭/૧૨ મુજબ)
સરવે/બ્લોક નં. : ૭૭૨ ટી.પી. નં. : - ચેક.પી. નં. : -	40,469.00	સુરાભાઇ હમીરભાઇ પરમાર મુજાભાઇ હમીરભાઇ પરમાર વીજાભાઇ સવશીભાઇ અમરશીભાઇ સવશીભાઇ	જૂની સરત (જુ.સ)



614202500018303

Courtesy: NIC, Gujarat



રવાન ક્રમ.
Signature valid
Signed by : A. K. Khatav
Date : 2025.05.11 23:55 IST

Open the document in Adobe Acrobat Reader to verify the e-Sign.

Application No.31405202500386 Order No.339/14/05/002/2025 Page 1 of 5

AREA TABLE

PLOT No.	CARPET AREA (SQ.YDS)	TOTAL SBA AREA (SQ.YDS)
1	286.41	526.99
2	301.93	555.55
3	398.85	733.89
4	154.34	283.99
5	95.68	176.05
6	95.68	176.05
7	95.68	176.05
8	95.68	176.05
9	95.68	176.05
10	95.68	176.05
11	95.68	176.05
12	176.47	324.70
13	154.34	283.99
14	95.68	176.05
15	95.68	176.05
16	95.68	176.05
17	95.68	176.05
18	95.68	176.05
19	95.68	176.05
20	95.68	176.05
21	95.68	176.05
22	95.68	176.05
23	165.23	304.02
24	117.39	215.99
25	95.68	176.05
26	95.68	176.05
27	95.68	176.05
28	95.68	176.05
29	95.68	176.05
30	95.68	176.05
31	95.68	176.05
32	95.68	176.05
33	95.68	176.05
34	95.68	176.05
35	95.68	176.05
36	95.68	176.05
37	95.68	176.05
38	100.43	184.79
39	117.39	215.99

PLOT No.	CARPET AREA (SQ.YDS)	TOTAL SBA AREA (SQ.YDS)
40	95.68	176.05
41	95.68	176.05
42	95.68	176.05
43	95.68	176.05
44	95.68	176.05
45	95.68	176.05
46	95.68	176.05
47	95.68	176.05
48	95.68	176.05
49	95.68	176.05
50	95.68	176.05
51	95.68	176.05
52	95.68	176.05
53	97.53	179.46
54	106.92	196.74
55	95.68	176.05
56	95.68	176.05
57	95.68	176.05
58	95.68	176.05
59	95.68	176.05
60	95.68	176.05
61	95.68	176.05
62	95.68	176.05
63	95.68	176.05
64	95.68	176.05
65	95.68	176.05
66	95.68	176.05
67	95.68	176.05
68	101.30	186.39
69	107.04	196.96
70	95.68	176.05
71	95.68	176.05
72	95.68	176.05
73	95.68	176.05
74	95.68	176.05
75	95.68	176.05
76	95.68	176.05
77	95.68	176.05
78	95.68	176.05

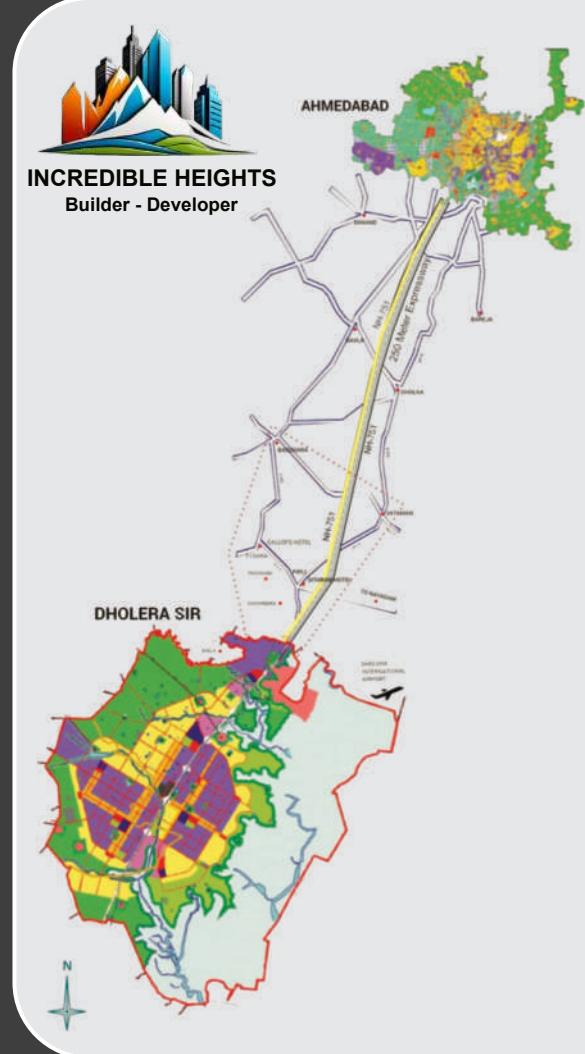
PLOT No.	CARPET AREA (SQ.YDS)	TOTAL SBA AREA (SQ.YDS)
79	95.68	176.05
80	95.68	176.05
81	95.68	176.05
82	95.68	176.05
83	97.53	179.46
84	175.09	322.17
85	95.68	176.05
86	95.68	176.05
87	95.68	176.05
88	95.68	176.05
89	95.68	176.05
90	95.68	176.05
91	95.68	176.05
92	95.68	176.05
93	95.68	176.05
94	95.68	176.05
95	95.68	176.05
96	95.68	176.05
97	102.44	188.48
98	175.21	322.39
99	95.68	176.05
100	95.68	176.05
101	95.68	176.05
102	95.68	176.05
103	95.68	176.05
104	95.68	176.05
105	95.68	176.05
106	95.68	176.05
107	95.68	176.05
108	95.68	176.05
109	95.68	176.05
110	95.68	176.05
111	98.01	180.34
112	161.82	297.75
113	95.68	176.05
114	95.68	176.05
115	95.68	176.05
116	95.68	176.05
117	95.68	176.05

PLOT No.	CARPET AREA (SQ.YDS)	TOTAL SBA AREA (SQ.YDS)
118	95.68	176.05
119	95.68	176.05
120	95.68	176.05
121	95.68	176.05
122	95.68	176.05
123	95.68	176.05
124	95.68	176.05
125	95.68	176.05
126	95.68	176.05
127	95.68	176.05
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129	95.68	176.05
130	95.68	176.05
131	95.68	176.05
132	95.68	176.05
133	95.68	176.05
134	95.68	176.05
135	95.68	176.05
136	95.68	176.05
137	95.68	176.05
138	95.68	176.05
139	98.01	180.34
140	148.66	273.54
141	95.68	176.05
142	95.68	176.05
143	95.68	176.05
144	95.68	176.05
145	95.68	176.05
146	95.68	176.05
147	95.68	176.05
148	95.68	176.05
149	95.68	176.05
150	95.68	176.05
151	95.68	176.05
152	95.68	176.05
153	102.68	188.92
154	148.78	273.76
155	95.68	176.05
156	95.68	176.05

PLOT No.	CARPET AREA (SQ.YDS)	TOTAL SBA AREA (SQ.YDS)
157	95.68	176.05
158	95.68	176.05
159	95.68	176.05
160	95.68	176.05
161	95.68	176.05
162	95.68	176.05
163	95.68	176.05
164	95.68	176.05
165	95.68	176.05
166	95.68	176.05
167	98.01	180.34
168	135.39	249.11
169	95.68	176.05
170	95.68	176.05
171	95.68	176.05
172	95.68	176.05
173	95.68	176.05
174	95.68	176.05
175	95.68	176.05
176	95.68	176.05
177	95.68	176.05
178	95.68	176.05
179	95.68	176.05
180	95.68	176.05
181	102.68	188.92
182	135.51	249.33
183	95.68	176.05
184	95.68	176.05
185	95.68	176.05
186	95.68	176.05
187	95.68	176.05
188	95.68	176.05
189	95.68	176.05
190	95.68	176.05
191	95.68	176.05
192	95.68	176.05
193	95.68	176.05
194	95.68	176.05
195	98.01	180.34

PLOT No.	CARPET AREA (SQ.YDS)	TOTAL SBA AREA (SQ.YDS)
196	148.91	274.00
197	112.04	206.16
198	112.18	206.42
199	112.23	206.51
200	112.28	206.60
201	112.38	206.77
202	112.47	206.95
203	112.52	207.04
204	112.57	207.12
205	112.66	207.30
206	112.76	207.48
207	112.85	207.65
208	112.95	207.83
209	116.24	213.88
210	192.04	353.36
211	179.40	330.10
212	179.40	330.10
213	179.40	330.10
214	179.40	330.10
215	179.40	330.10
216	224.85	413.72
217	185.20	340.77
218	179.40	330.10
219	179.40	330.10
220	179.40	330.10
221	179.40	330.10
222	179.40	330.10
223	179.40	330.10
224	179.40	330.10
225	185.20	340.77
226	241.89	445.08
227	179.40	330.10
228	179.40	330.10
229	179.40	330.10
230	179.40	330.10
231	179.40	330.10
232	241.89	445.08
233	200.35	368.65

DHOLERA



DHOLERA CONNECTIVITY

- ◆ **Dholera's strategic location** is amplified by its seamless connectivity across all major transportation channels-making it India's most future-ready smart city.
- ◆ **Express Highway** : The high-speed Ahmedabad-Dholera Expressway links the smart city to Ahmedabad in under an hour, ensuring rapid passenger and cargo movement.
- ◆ **International Airport** : The upcoming Dholera International Airport, spread over 1,400 hectares, will boost global access and aviation-led development in the region.
- ◆ **Metro/Monorail** : With proposed metro connectivity linking Dholera to Ahmedabad and GIFT City, rapid transit ensures easy commuting for both residents and professionals.
- ◆ **Sea Port Access** : Proximity to Gujarat's leading ports-Dahej, Pipavav, and Mundra-ensures uninterrupted import-export flow, positioning Dholera as a logistics powerhouse.
- ◆ Whether by road, rail, air, or sea - Dholera stands as a true gateway to tomorrow's opportunities.

MEGA PROJECTS IN DHOLERA



INTERNATIONAL AIRPORT

Dholera International Airport is located in Dholera, Gujarat, India, and is part of the Dholera SIR. The greenfield airport will be built on 1700 acres of land, with 1426 hectares of government land reserved for the airport in Navagam Village, Dholera.



ABCD BUILDING DHOLERA

The ABCD Building is Dholera's Administration Business Cum Center, serving as the central administrative office for the Dholera Greenfield Smart City. It was built in TP2 West (Phase 1) and is located in the commercial zone (KNOWLEDGE AND IT ZONE).



TATA SOLAR PARK

Tata Power Solar has started project in Dholera. It is Asia's largest single-axis solar tracking system and will be of 5000 MW. It has produced 774 MUs annually, also reduces carbon emissions by approximately 704340 MT per year.



DHOLERA EXPRESSWAY

109 km Ahmedabad Dholera Expressway (NH-751) is a six-lane access-controlled road under construction by NHAI that connects SP Ring Road, Sarkhej to Dholera SIR via Dholera Airport in Navagam.



DHOLERA METRO RAIL PROJECT

Dholera Metro Rail will cover the distance between Gandhinagar, Ahmedabad, and Dholera Smart City in two trenches, one from Gandhinagar to Ahmedabad and one from Ahmedabad to Dholera



WATER & SEWAGE TREATMENT PLAN

The Contractor's scope includes design, construction, commissioning, a three-month trial run, and five-year operation and maintenance of a 10 MLD raw water pumping station and raw water transmission main from Pipli Pumping Station (Pariyej Reservoir) to the Water Treatment Plant at TP1 in Dholera SIR.



TATA SEMICONDUCTOR

Tata Electronics is establishing India's first semiconductor fabrication facility in Dholera, Gujarat, in partnership with PSMC (Powerchip Semiconductor Manufacturing Corporation). This project, valued at ₹91,000 crore, is a significant step towards building an indigenous semiconductor ecosystem in India.



RENEW ENERGY

ReNew Energy is setting up a large solar cell and module manufacturing facility in Dholera, Gujarat, with an investment of around ₹2,000 crore. This project, with a total planned capacity of up to 6 GW, marks a major step towards strengthening India's renewable energy manufacturing ecosystem.

DHOLERA TRADE CENTER

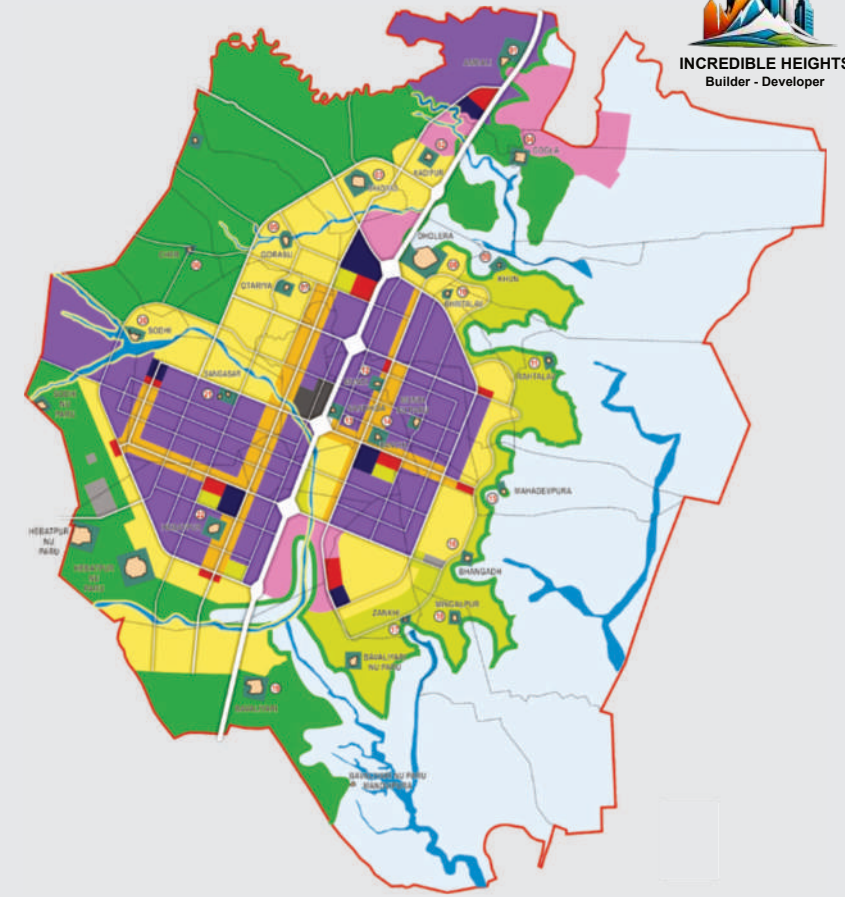
Discover the treasures of *Life*



A "Platinum"
Rated Green City



Builder - Developer



ABOUT DHOLERA SIR

Dholera Special Investment Region (DSIR) is a planned Greenfield Industrial City located about 100 kilometres south-west of Ahmedabad. The Indian & Gujarat government have established a legislative framework for the formation of a Special Investment Region Act 2009. The act establishes a regional development authority for DSIR.

Precious Projects of Dholera SIR:

DHOLERA SMART CITY

India's First Planned Smart Industrial City

Location:

Situated in the Ahmedabad District, Gujarat, around 100 km south-west of Ahmedabad. Falls under the Delhi-Mumbai Industrial Corridor (DMIC) project.

Vision & Purpose :

Envisioned as a global manufacturing and trading hub. Aims to be a self-sustaining smart city featuring world-class infrastructure, cutting-edge technology, and sustainability. Will accommodate residential, commercial, industrial, and recreational zones.

Key Highlights :

Total Area :
920 sq. km

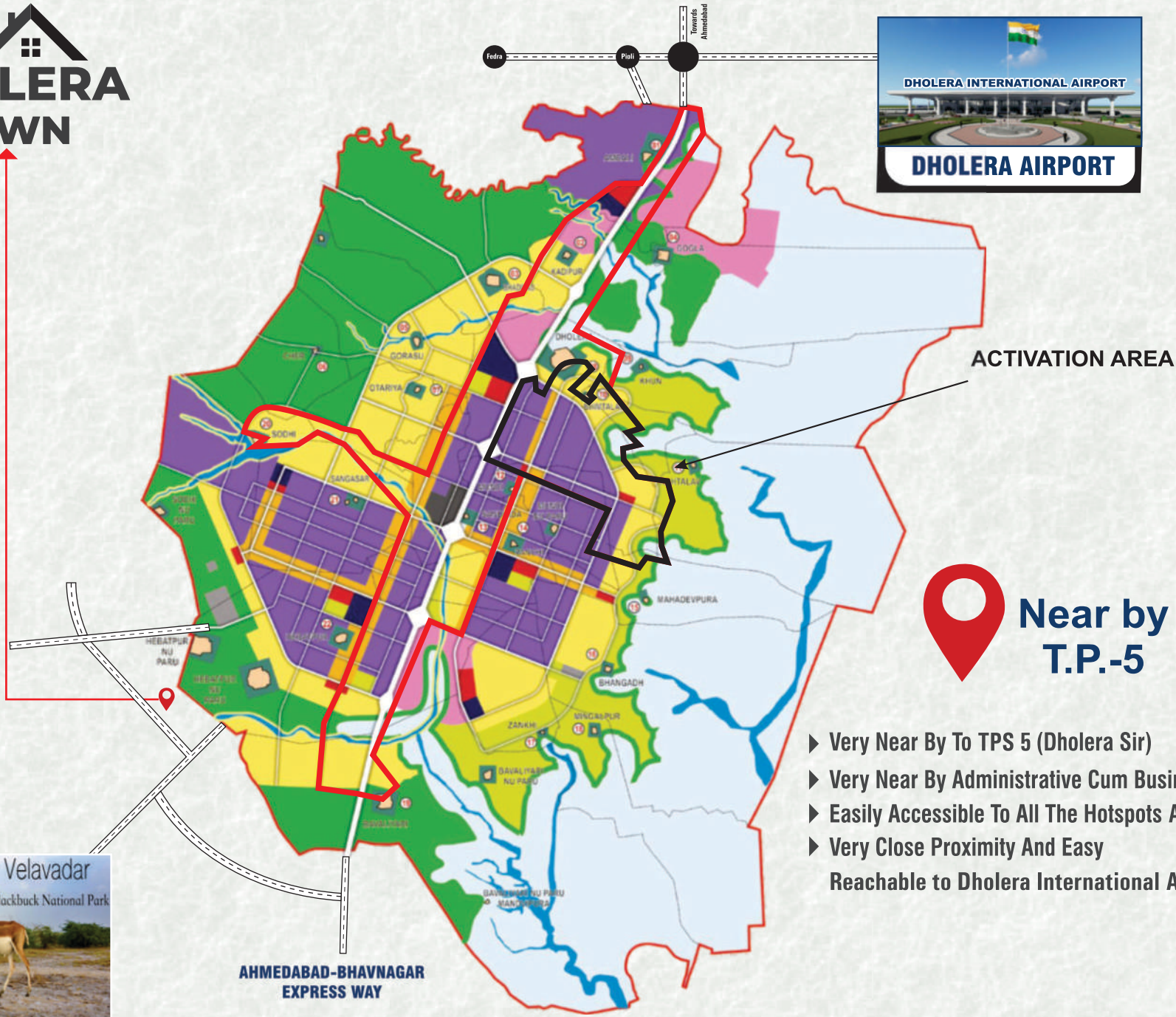
Development Area
22.5 sq. km

Project Governance :

managed by Dholera Industrial City Development Ltd. (DICDL), A joint venture between government of India Government of Gujarat.

LOCATION MAP


**DHOLERA
TOWN**

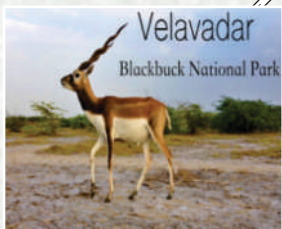


DISTANCE FROM DHOLERA TOWN

Dholera SIR	400 mtr.
Express-Way	8 km.
ABCD Building	30 min
International Airport	35 min
Metro-MRTS	8 km.



- Very Near By To TPS 5 (Dholera Sir)
- Very Near By Administrative Cum Business Centre Complex
- Easily Accessible To All The Hotspots And Crucial Landmark
- Very Close Proximity And Easy Reachable to Dholera International Airport



**AHMEDABAD-BHAVNAGAR
EXPRESS WAY**



DHOLERA TOWN

CONTACT US

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Address

Site Office : Bhavagar-Ahmedabad Express Highway, Nr. Dholra SIR, Vill-Kanatalav Bhavnagar (Dholera SIR)

Head Office : G-57 First Floor Abul fazal Part 2 Kalindi Kunj Road, New Delhi 110025



This brochure is purely conceptual and not for legal offering. No claim is admissible on details herein.



SCAN TO GET
LEGAL DOCUMENT



INCREDIBLE HEIGHTS

Builder - Developer

A Project By :



CIN NO. U70200DL2015PLC275001

Plan Pass
N.A., N.O.C., Title Clear Project



LAYOUT PLAN

DHOLERA TOWN



ADJOINING TP S5
TOWN PLANNING SCHEME-5
(DHOLERA SIR)



Near by
T.P. 5

CORNER PLOT 10% EXTRA CHARGES
GARDEN FACING PLOT 10% EXTRA CHARGES
IF BOTH 20% PLC.