

An aerial photograph of a city center featuring a wide river, a bridge, and a multi-lane road. The river is calm, reflecting the sky. A bridge with multiple piers spans the river. To the left of the river, there's a small structure with a white roof. To the right, a road with multiple lanes runs parallel to the river, with a red-paved path and trees along its edge. The image is overlaid with a semi-transparent dark blue rectangle containing the text.

ACTIVATION CITY CENTRE 999

COMMERCIAL PROJECT

WHY DHOLERA? (Safe Investment - Pleasurable Future)

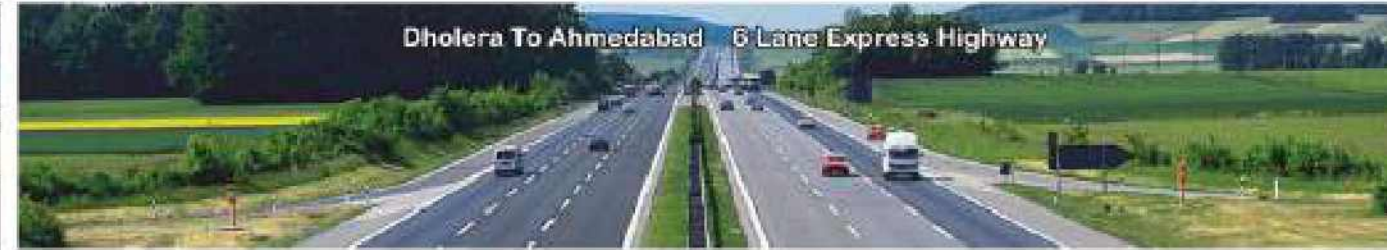
- ♦ The new India will have smart cities. 24 new smart cities will be built in the forthcoming years, with Dholera being the first one. It's the dream of our Prime Minister Shree Narendra Modi to make Dholera SIR, the best and the biggest smart city in the world.
- ♦ To develop Dholera Special Investment Region (SIR) as global manufacturing and trading hub i.e. "The engine for economic resurgence of the country" which is supported by world class infrastructure.

"Dholera SIR will be a reality before you can forecast. It will be a new Gujarat, within Gujarat."

- Narendra Modi



Dholera To Ahmedabad Metro Train



Dholera To Ahmedabad 6 Lane Express Highway



International Cargo Airport



Kalpasar Project



Dholera Smart City will be made like Tokyo, Shanghai & Hongkong



Dholera Port



Dholera SIR
Ideally located
widely connected

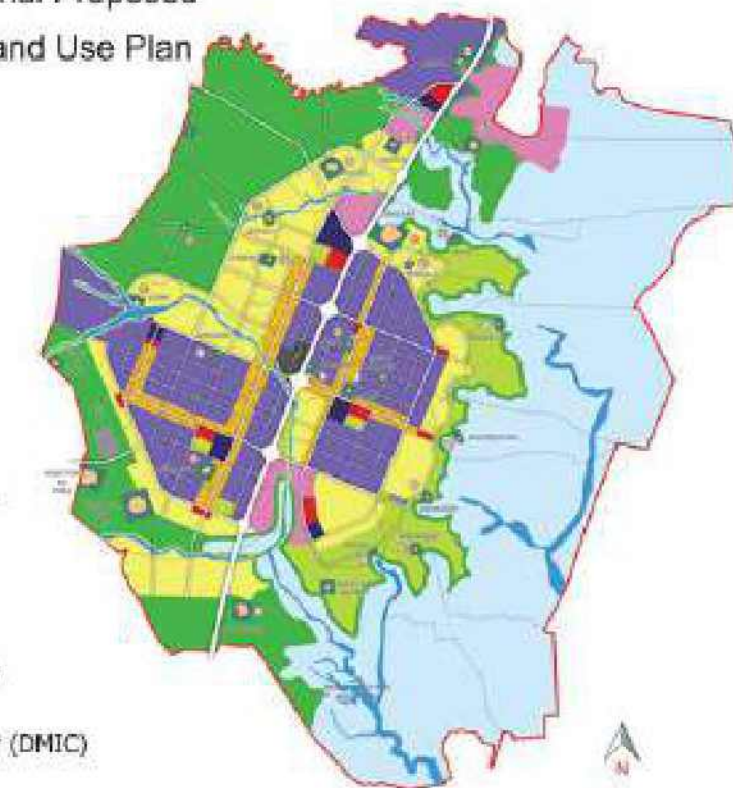
New Gujarat  Within Gujarat

Dholera SIR
Final Proposed
Land Use Plan



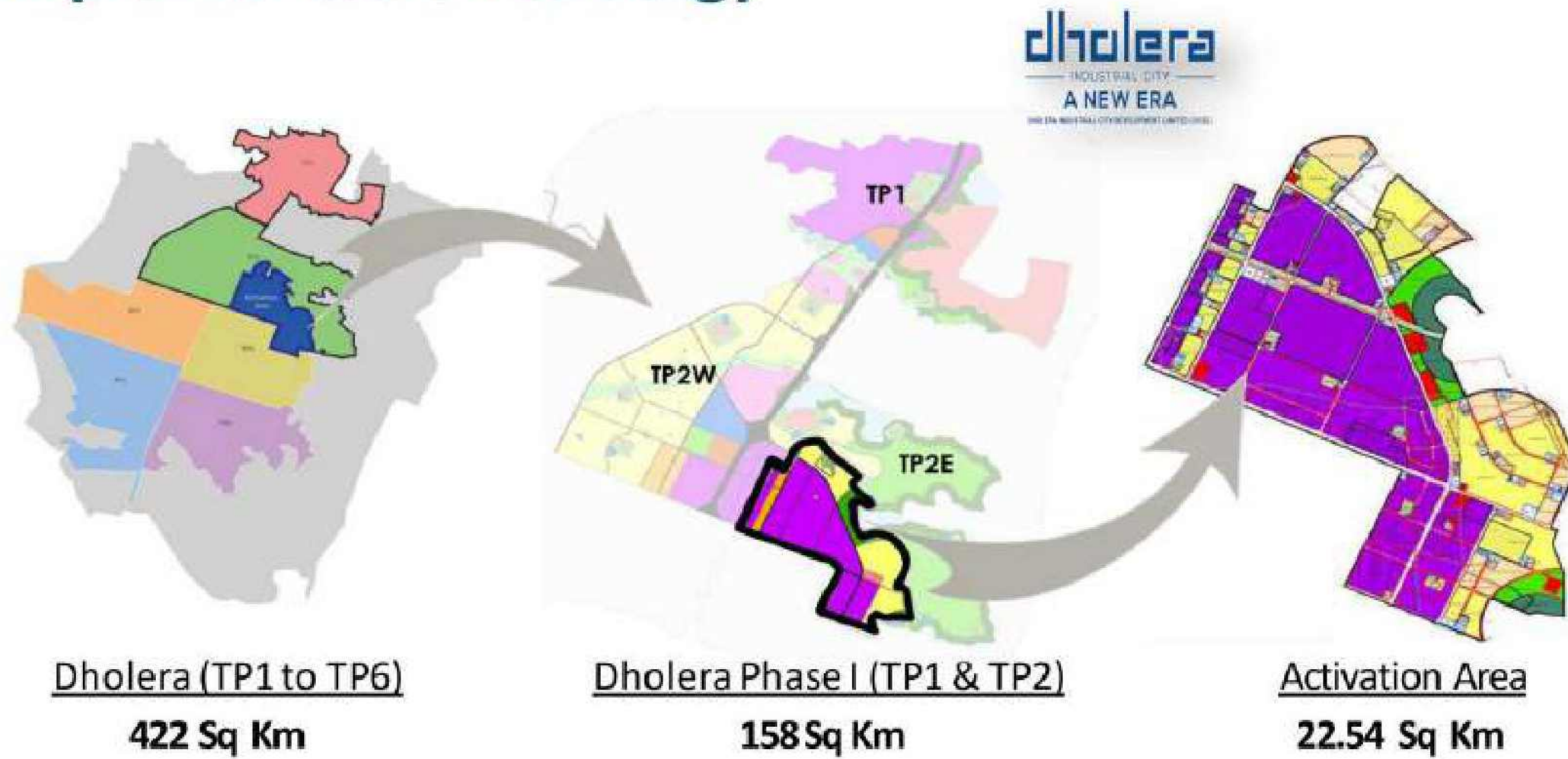
DHOLERA : An Overview

- Total Area: 920 Sq. km
- Developable Area: 567.39 Sq. Km
- High Access Corridor: City Center, Industrial, Logistic, Knowledge & IT, Recreation & Sports, Entertainment
- World-class infrastructure & connectivity: within & outside
- Central spine express way & Metro Rail to link the SIR with mega cities
- Airport & Sea Port in the vicinity
- Proximity to mega cities: Ahmedabad, Bhavnagar, Vadodara
- Benefit of sea coast, nature park, golf course
- Premium civic amenities
- Capable to cater to both International & Domestic Market
- Close to Gujarat International Finance TechCity (GIFT)
- Close to Petro-chemicals and Petroleum Inv. Region (PCPIR)
- Logistic support of the Dedicated Freight Corridor (DMIC)
- Benefits of the high impact Delhi Mumbai Industrial Corridor (DMIC)
- Public investment in core infrastructure

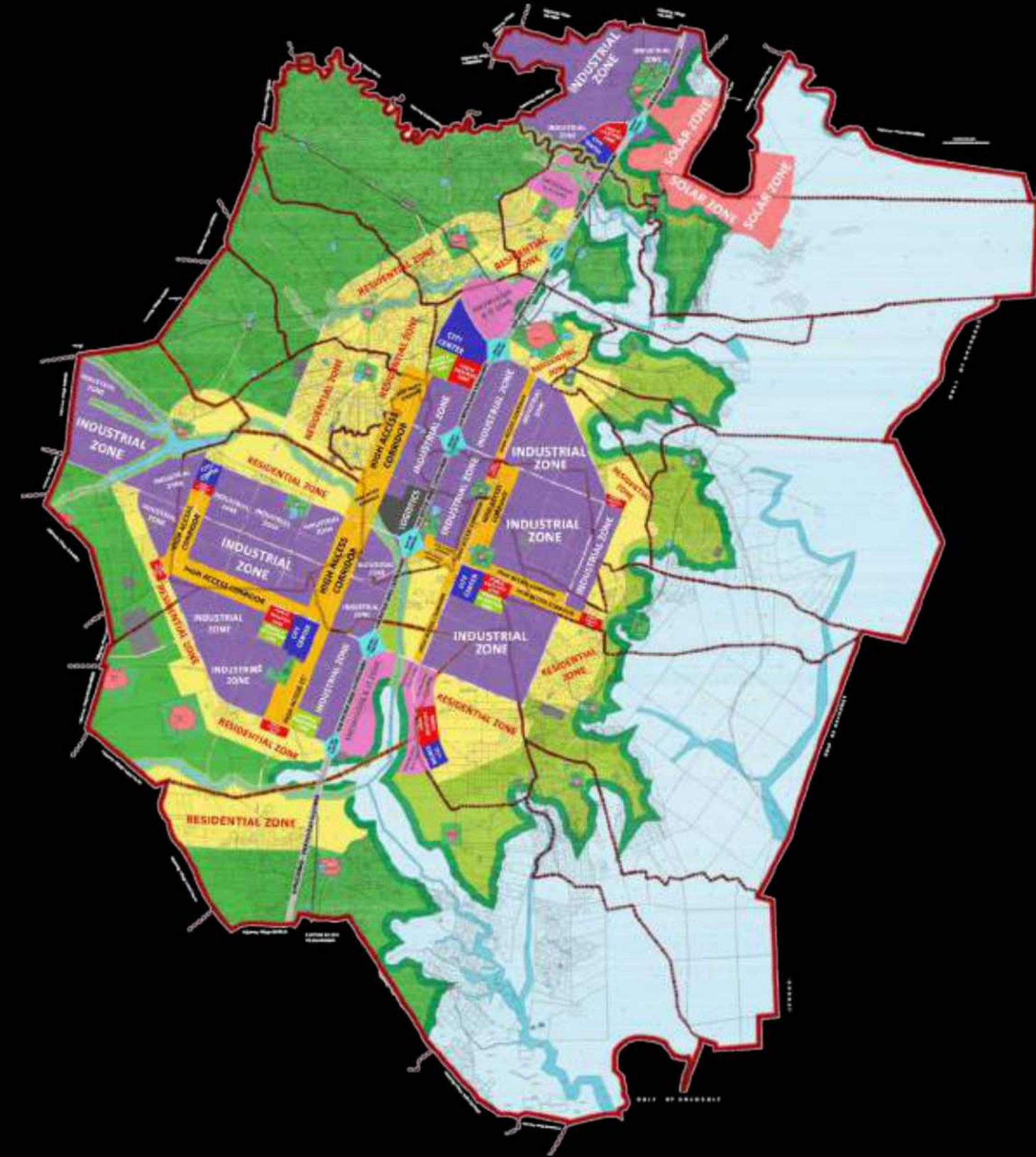


ACTIVATION AREA

Implementation Strategy



DICDL



FUTURE BENEFITS OF INVESTMENT



COMMERCIAL COMPLEX
HOTELS
SHOWROOMS
SHOPS
FOOD COURT
PETROL PUMP

1. DHOLERA IS THE PRESTIGIOUS FIRST SMART CITY OF INDIA.
2. A DREAM PROJECT OF PRIME MINISTER MR. NARENDRA MODI. HE ENVISIONED DHOLERA AS A FUTURISTIC & ULTRA-MODERN SMART CITY.
3. FIRST-EVER CITY THAT OFFERS A SUSTAINABLE LIVING ENVIRONMENT AND WILL GIVE RESIDENTS A SMARTER LIVING.
4. WORLD-CLASS PREMIUM CIVIC AMENITIES & FACILITIES ONLY IN DHOLERA.
5. THE CITY USES RENEWABLE ENERGY AND ITS TRANSPORT SYSTEMS ARE CONTROLLED VIA CENTRAL COMMAND CENTERS TO REDUCE TRAFFIC AND POLLUTION.
6. DHOLERA SMART CITY WILL COMPRISE STORMWATER DRAINS, UNDERGROUND DUCTS, ELECTRICITY AND WATER SUPPLY, WASTEWATER DISCHARGE, WIDE ROADS INCLUDING BETTER CONNECTIVITY.
7. DHOLERA IS ONE OF THE MOST PROGRESSIVE CITIES IN INDIA PROMOTING INNOVATION AND INDUSTRIAL EXCELLENCE.

WHY INVEST IN DHOLERA



PRICE APPRECIATION

The development of Dholera will be ongoing till 2040, therefore the scope of appreciation is very high.



RENTAL INCOME

Due to high job creation, there will be high demand for a residential property so there is lot of scope in rental income.



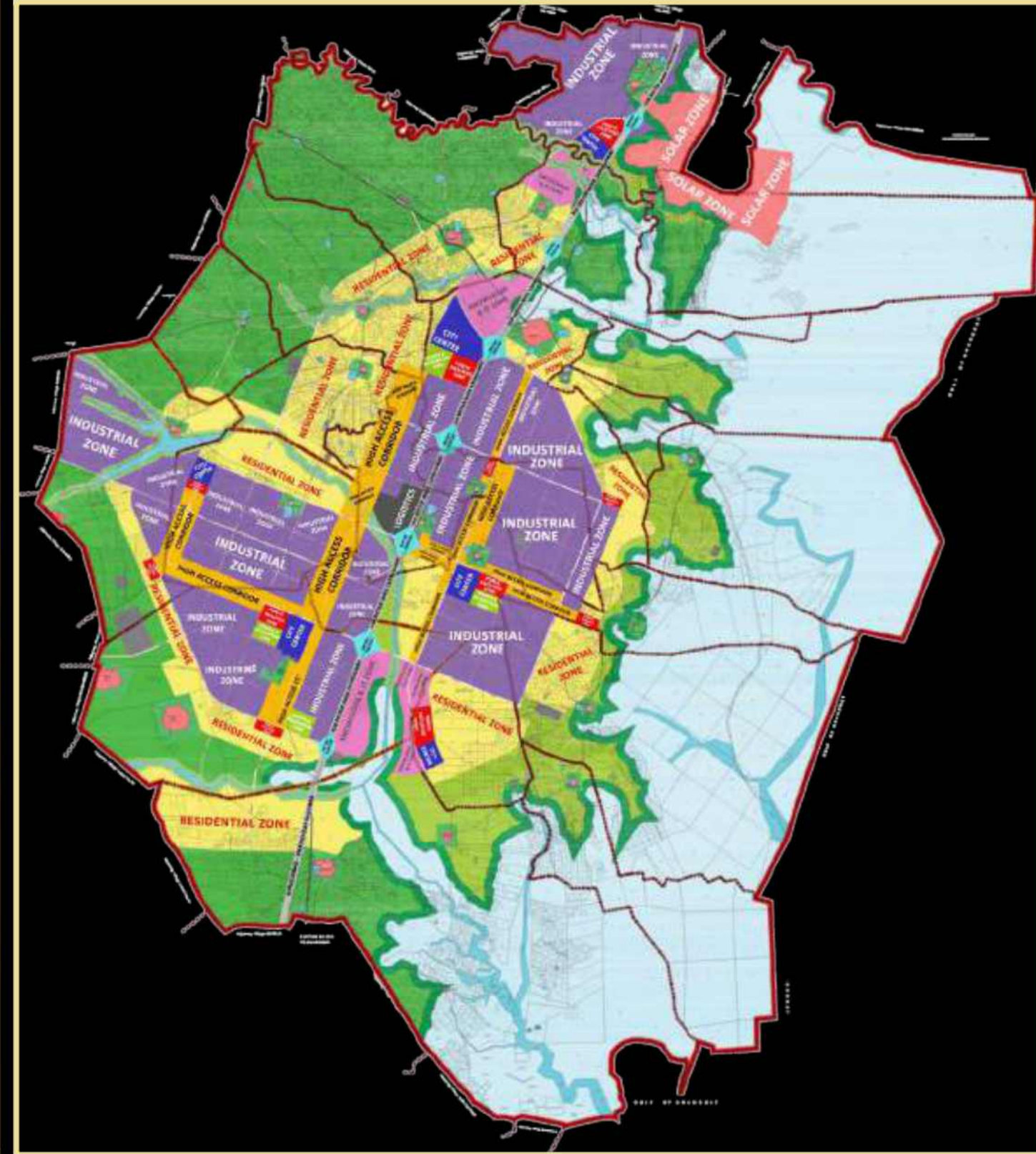
JOB/BUSINESS OPPORTUNITIES

There will be multiple opportunities for job / business seekers in upcoming largest Smart city of India, therefore high scope of job / business at dholera.

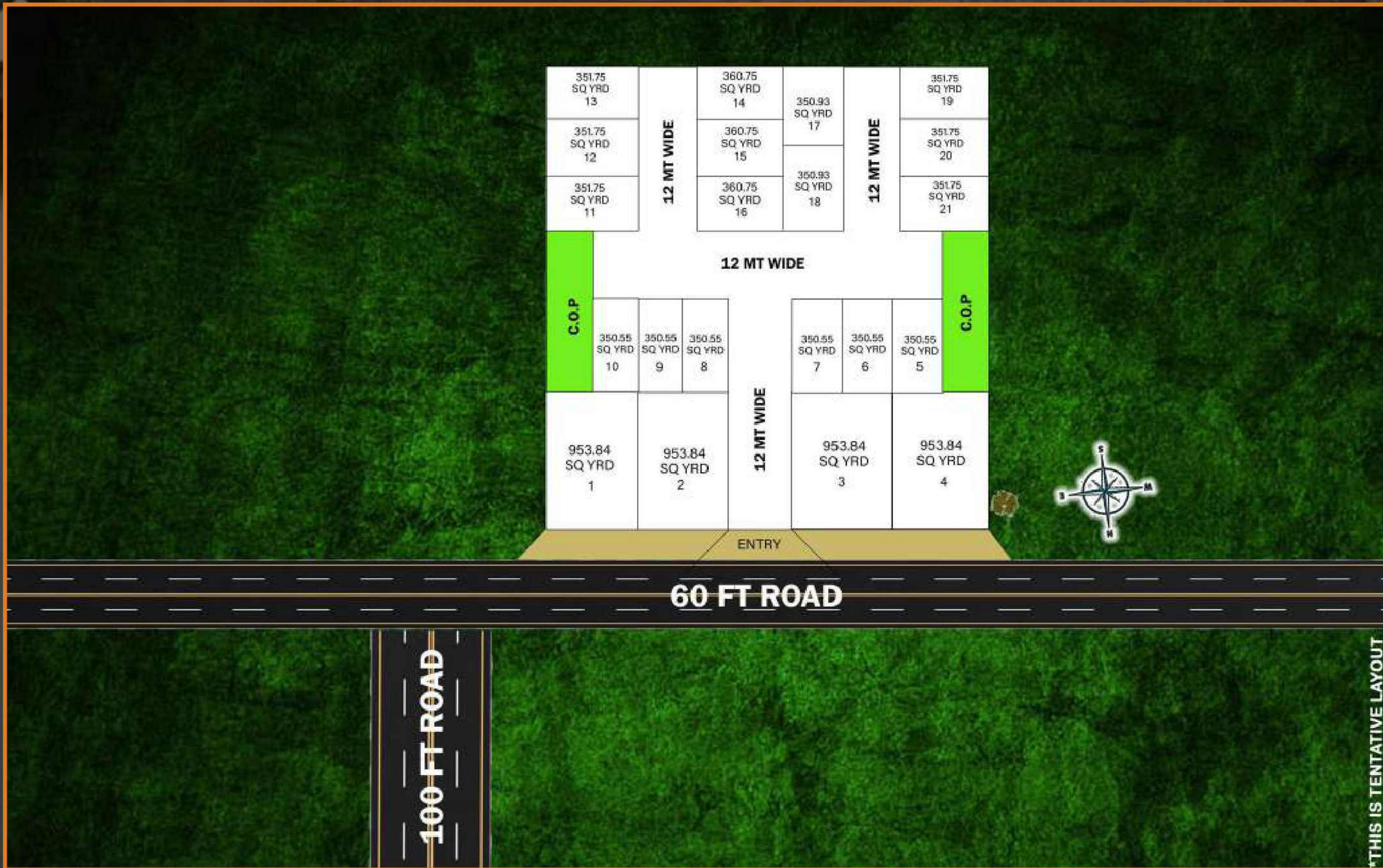


MAJOR USPS OF DHOLERA SMART CITY

The dawn of a new city with Excellent Connectivity is here. Let's usher in a New Era of, World - Class Infrastructure, Efficient Governance and Ease of Doing Business.



PROJECT LAYOUT



LOCATION ADVANTAGES



**5 MIN FROM
250 MT EXPRESSWAY**



**5 MIN FROM
TATA SEMICONDUCTR PLANT**



**5 MIN FROM
TATA RENEW POWER**



**20 MIN FROM
DHOLERA INTERNATIONAL AIRPORT**

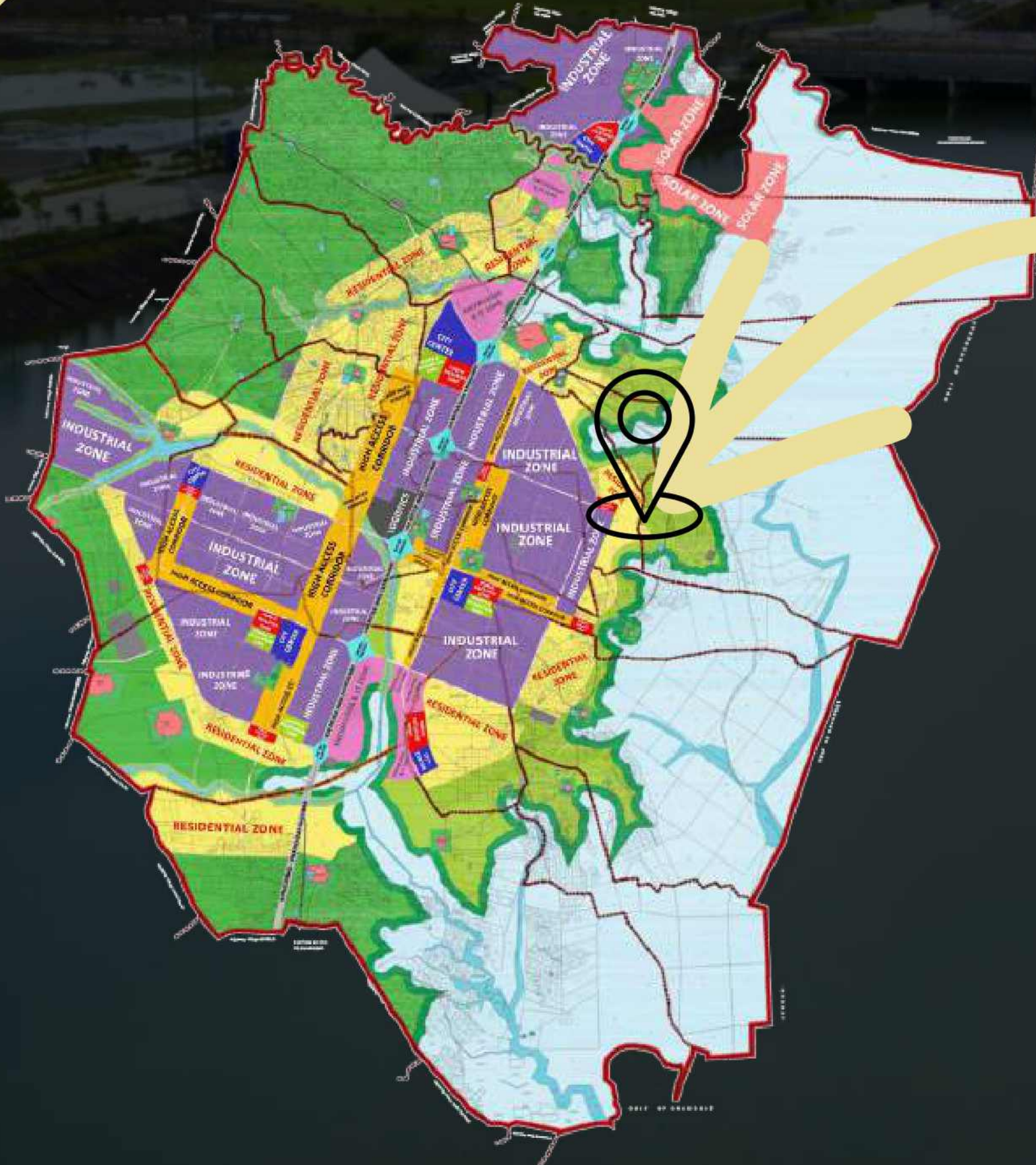


**10 MIN FROM
DHOLERA RIVERFRONT**



**2 MIN FROM
DHOLERA SOLAR PARK**

LOCATION MAP



**ACTIVATION
CITY CENTRE
999**

DHOLERA LATEST DEVELOPMENT



GENERAL DEVELOPMENT CONTROL REGULATIONS

Draft General Development Control Regulations (DGDCR)

Table 10-9: Development Control Regulations for the Recreation, Sports and Entertainment Zone

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
RECREATION SPORTS & ENTERTAINMENT								
1	From 55 m to 12 m	-	0.5	25%	25m	6m-5m-3m-3m	Theme Park Outdoor Adventure Sports, Film City; Restaurants, Food Plazas and Food Streets, Sports complex; Stadium; Park Botanical garden; Zoo; Nature Park; Petrol/CNG/LPG Pump	<p>The following uses may be permitted subject to approval of a special permit on a case-by-case basis:</p> <ul style="list-style-type: none"> Broadcasting towers and line-of-site relay devices for telephonic, radio or television communications Special non-habitable structures for entertainment in theme parks or for outdoor adventure sports <p>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:</p> <ol style="list-style-type: none"> Devices for generation of non-conventional energy, such as solar panels, wind power Lodging facilities for caretaker/security personnel <p>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)</p>

*The relaxation of maximum building height may be applicable on the basis of conditional use permits from DSIRDA. Special approval with regard to fire safety norms shall be required in such cases from DSIRDA.



Thank You



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