

An aerial photograph of a city center project. On the left, a river flows past a dam with several spillways. A paved walkway with trees runs along the riverbank. To the right, a multi-lane road is visible. The scene is overlaid with a semi-transparent dark blue filter. The text 'ACTIVATION CITY CENTRE 999' is centered in a bold, yellow, sans-serif font. Below it, a black rounded rectangle contains the text 'COMMERCIAL PROJECT' in a white, sans-serif font. The right side of the image features a large yellow geometric shape, and the bottom center has a black geometric shape.

# ACTIVATION CITY CENTRE 999

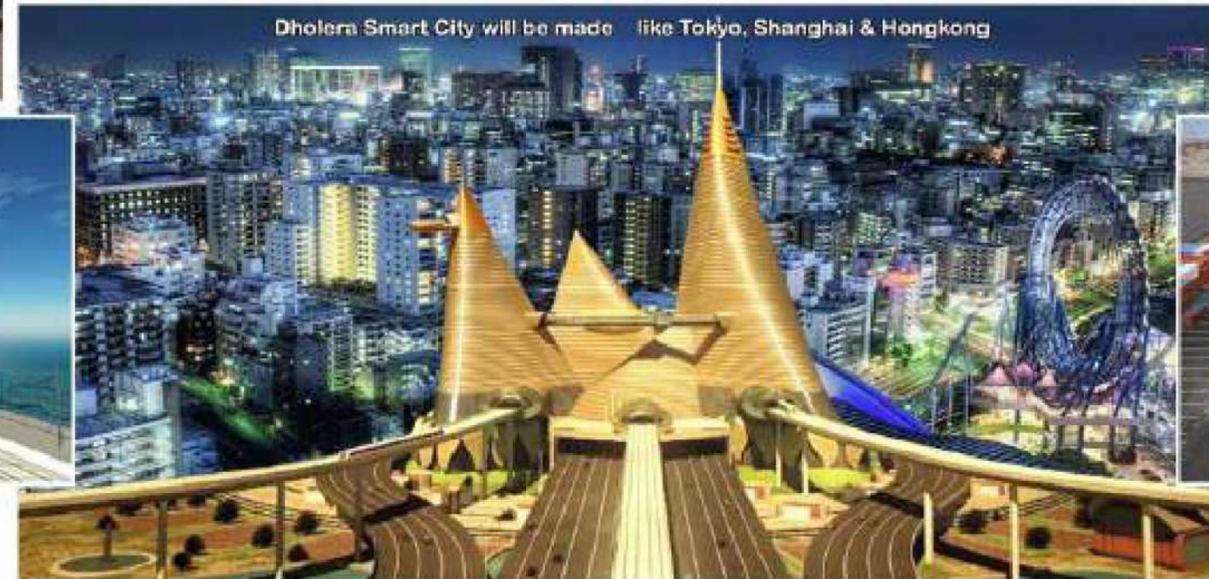
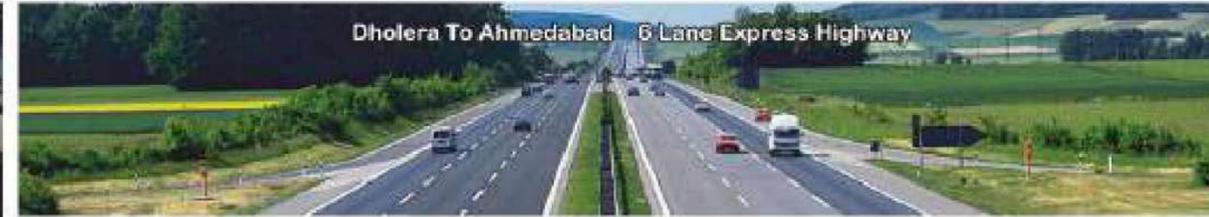
COMMERCIAL PROJECT

## 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 SIR  
Ideally located  
widely connected

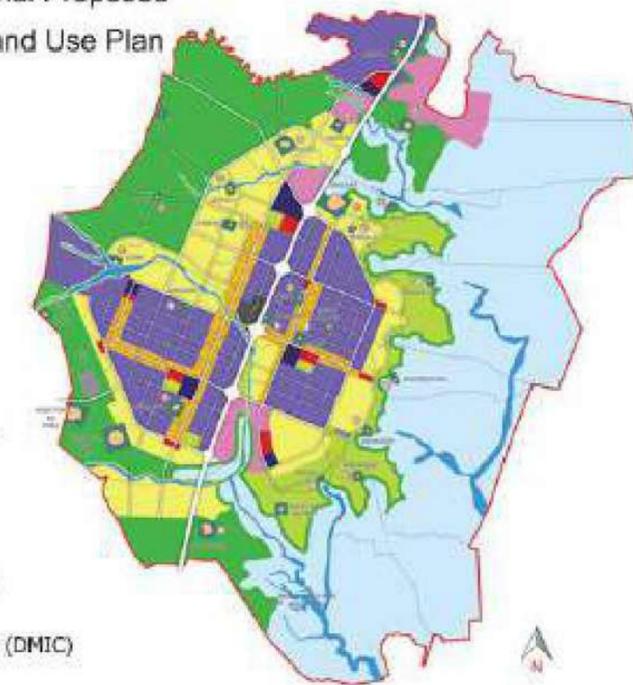
New Gujarat  Within Gujarat

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

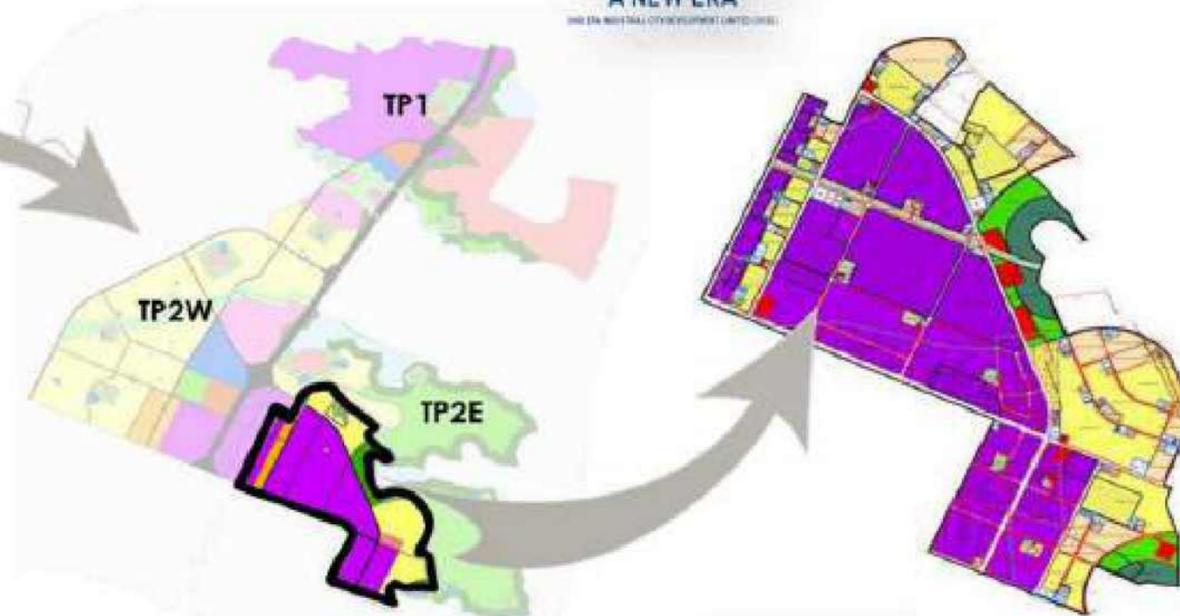


# ACTIVATION AREA

## Implementation Strategy

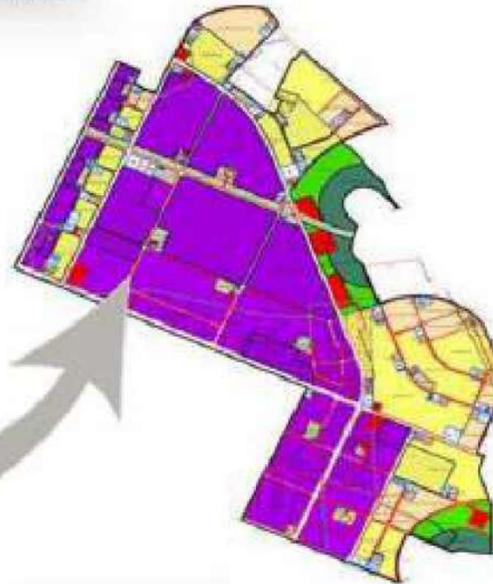


Dholera (TP1 to TP6)  
422 Sq Km



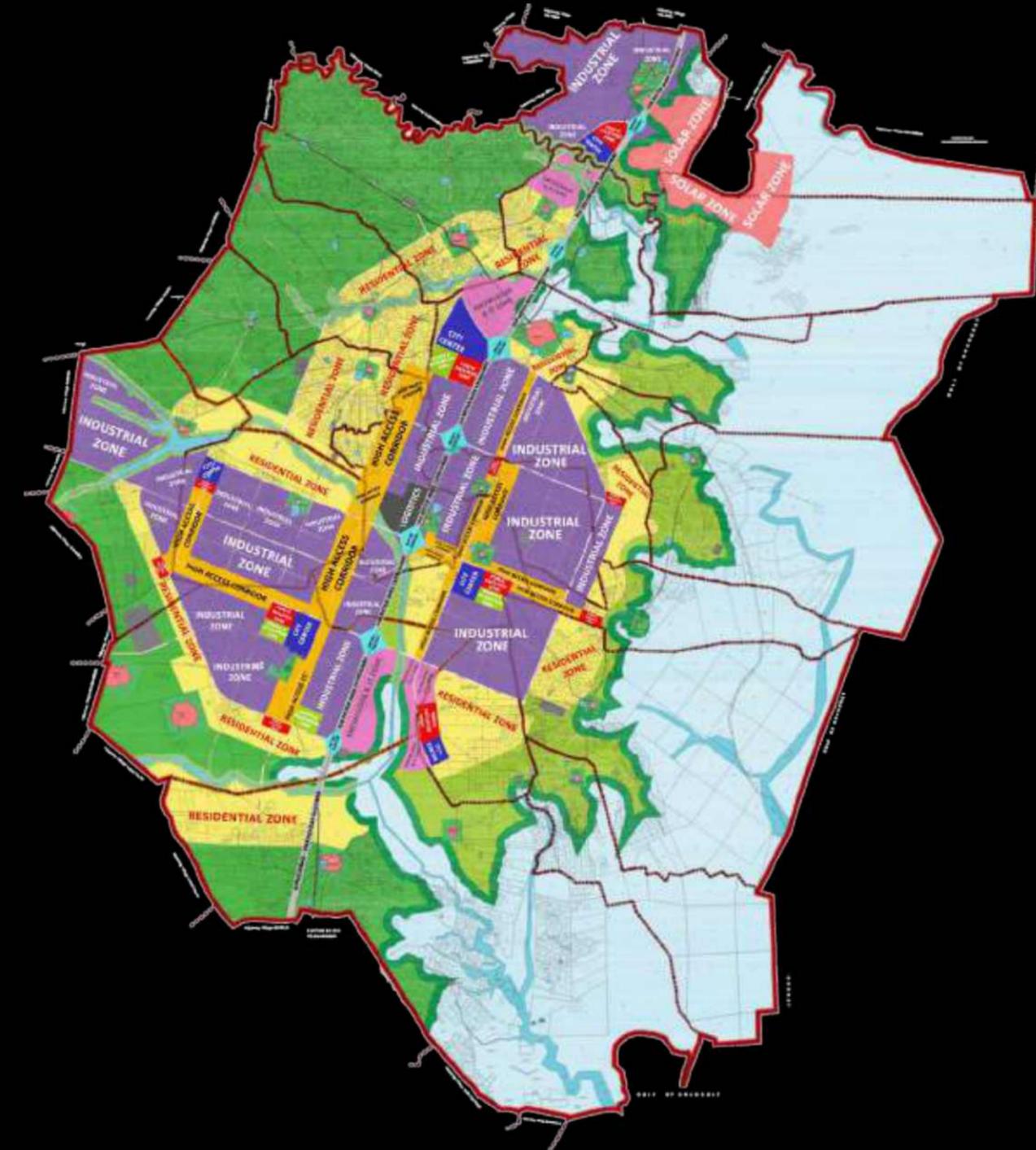
Dholera Phase I (TP1 & TP2)  
158 Sq Km

**dholera**  
INDUSTRIAL CITY  
A NEW ERA  
INDIA ERA INDUSTRIAL DEVELOPMENT LIMITED (INDIA)



Activation Area  
22.54 Sq Km

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.



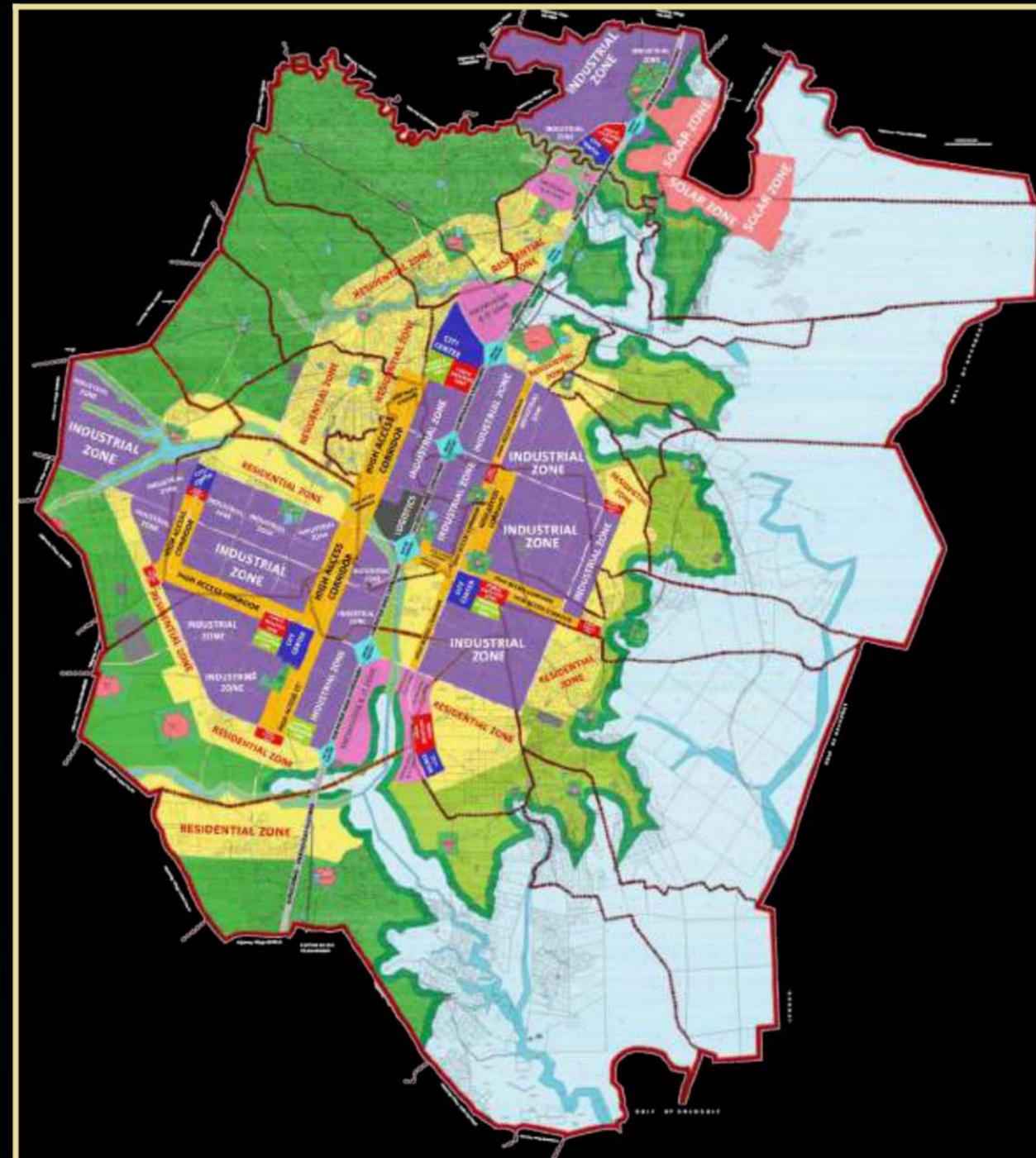
## JOB/BUSINESS OPPORTUNITIES

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

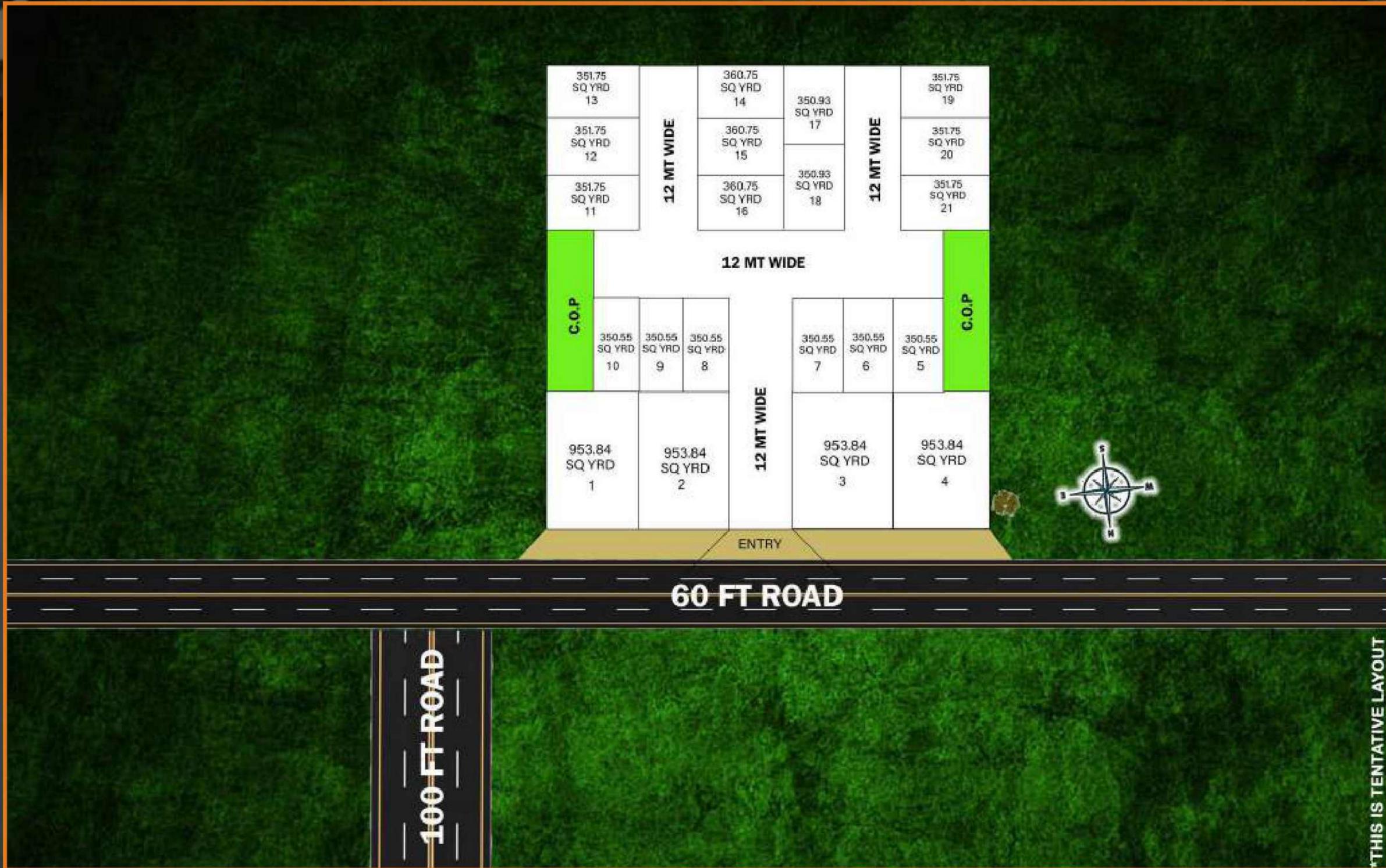


## MAJOR USPS OF Dholera SMART CITY

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



\*THIS IS TENTATIVE 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**

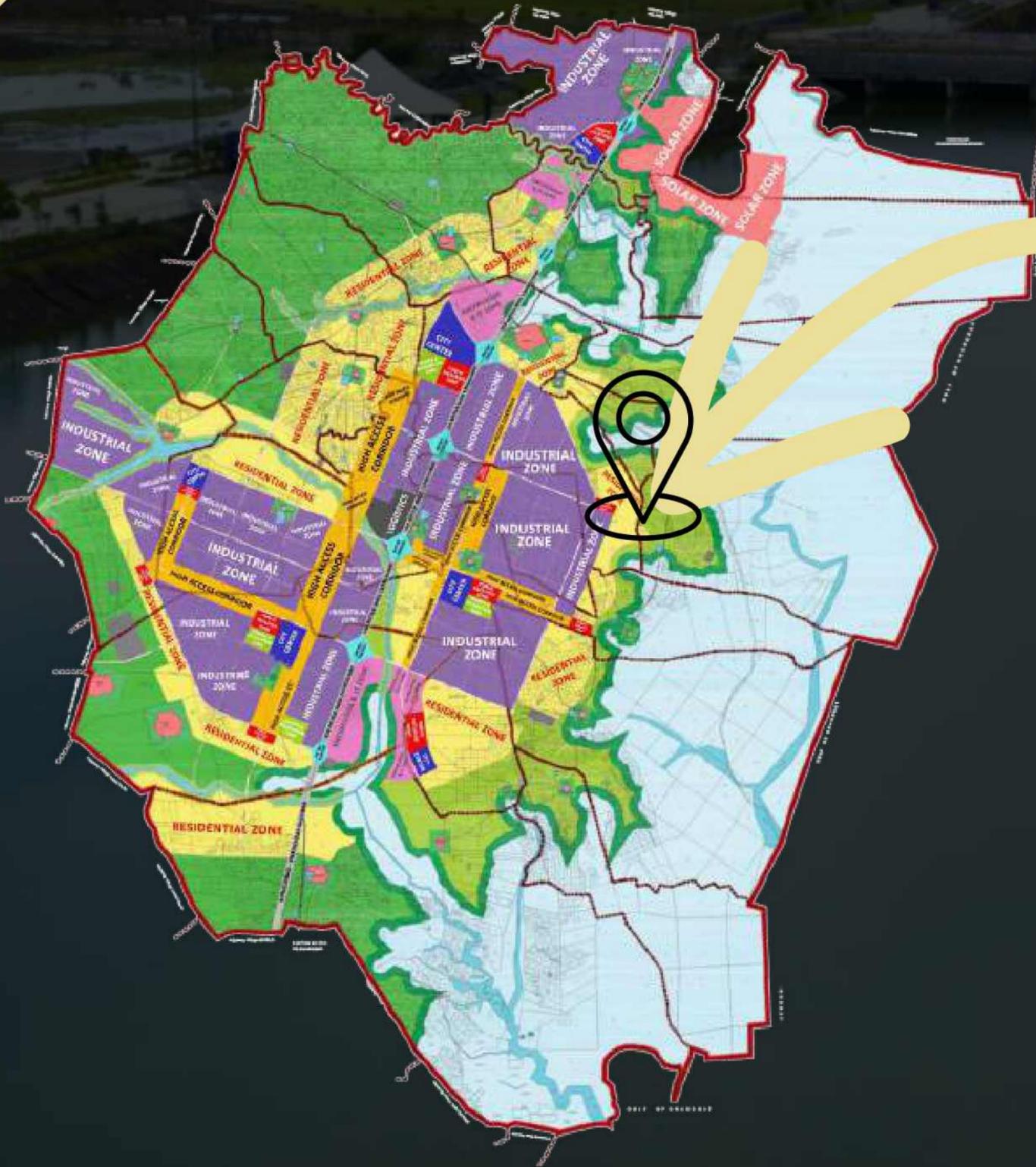


**10 MIN FROM  
DHOLERA RIVERFRONT**



**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
<b>RECREATION SPORTS &amp; ENTERTAINMENT</b>								
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"> <li>• Broadcasting towers and line-of-site relay devices for telephonic, radio or television communications</li> <li>• Special non-habitable structures for entertainment in theme parks or for outdoor adventure sports</li> </ul> <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"> <li>1. Devices for generation of non-conventional energy, such as solar panels, wind power</li> <li>2. Lodging facilities for caretaker/security personnel</li> </ol> <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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