

R K DEVELOPERS



DHOLERA SIR

INDIA'S FIRST PLATINUM RATED
GREENFIELD SMARTCITY

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WHAT IS DHOLERA SMART CITY

ABOUT DHOLERA

Dholera Smart City, a testament to innovation and economic vitality, is nestled within the Ahmedabad district. This city, situated on a peninsula that extends into the Gulf of Khambhat, not only offers stunning views but also serves as a pivotal hub for economic expansion and innovation.

The Dholera Special Investment Region (DSIR), a greenfield industrial city planned near Dholera, spans over 920 km² and is being developed collaboratively by the Indian government and the state of Gujarat.

Dholera special investment region (DSIR) is a Greenfield industrial city planned and located approximately 100 km. south west of Ahmedabad. Dholera spans an area of approximately 920 sq. km. & the total sir will be completed in the next two decades, while land is ready for allotment in the area of development under 22 sq. km. It is strategically located between the industrial cities of Ahmedabad, Vadodara, Rajkot and Bhavnagar.



Dholera's Immediate city development area of approximately 5,600 acres is expected to be operational by 2019. It is envisaged to be world-class destination with excellent infrastructure. It will also have its own self-sustaining eco-system, while industry will be the main economic driver.

WHY INVESTMENT IN DHOLERA ?

These factors combine to make Dholera an attractive destination for investors looking for opportunities in a rapidly developing region.

Dholera has gained popularity as a land investment destination for several reasons:

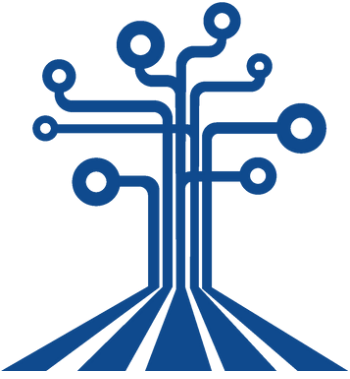
STRATEGIC LOCATION

It's situated on the Delhi-Mumbai Industrial Corridor (DMIC) and near the Dedicated Freight Corridor (DFC), making it a key area for economic activities.



SMART CITY DEVELOPMENT

As India's first planned smart city, Dholera promises modern infrastructure, high-tech industries, and sustainable living conditions.



CONNECTIVITY INFRASTRUCTURE

With good air, road, rail, and sea links, and the upcoming Dholera International Airport, the city is set to have robust connectivity.

ECONOMIC ZONES

Dholera Special Investment Region (SIR) includes various zones for residential, commercial, and industrial development.



GREEN INITIATIVES

Investments like Reliance's ₹5.95 lakh crore in green energy and Tata Power Solar's 300 MW solar project contribute to its reputation as an eco-friendly investment.

GOVERNMENT SUPPORT

The city benefits from significant government investment and policies that encourage development and attract foreign direct investment (FDI).



DHOLERA OVERVIEW AND HIGHLIGHTS

DHOLERA-SIR

- Total Area: 920 Sq.km
- Developable Area: 420 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

High Access corridor Benefits

- High rise tower for Corporate office
- Super Shopping Mall & Retail Stores
- Night Shelter / Dharamshala / library
- Place of Worship
- Health-Club / Swimming Pool
- Creek / Day care Centre
- School of Physically / Mentally Challenged
- Service / Repair Shop. CNG / Fuel Station

City Centre Zone Benefits

- Super Shopping mall & All Retail Stores
- Commercial Offices / Building / Complex
- 5 Star / 4 Star Hotels
- Multiplex Theatre / Cinema Hall Auditorium
- Restaurant-Cafe / Foodstreet
- Large Departmental Store
- Convention and exhibition Centre
- Multi-Model Passenger Transport hub
- Petrol Pump, Bank & Financial Institutes

Knowledge & IT park Zone Benefits

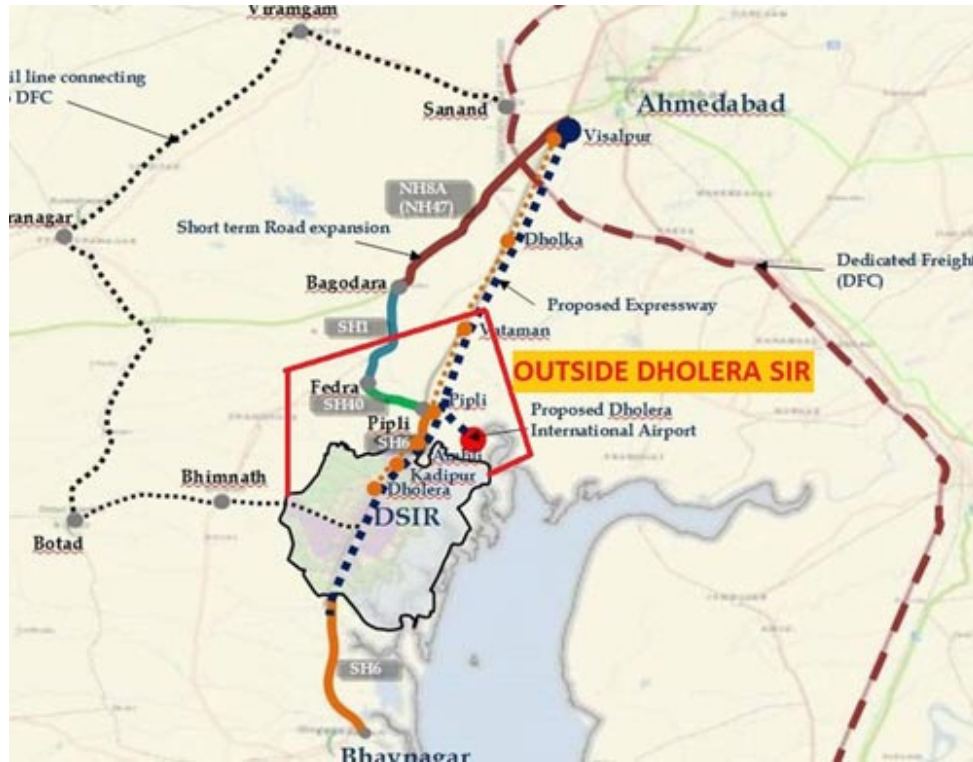
- Business IT Park / Education Park
- University & Hotel Campus
- School / College . Medical College
- Diagnostic / Radiology Centre
- Business Office
- Super Shopping Mall / All retail Store
- Technical Institute for Research & Development
- Recreational / Gym / Health Club



World renowned companies working for Dholera SIR

- Master plan - Halcrow (UK)
- Project Management Company - AECOM (USA)
- ABCD Building - Cube Construction
- ALMONDZ Global Securities LTD
- STUP Consultants PVT. LTD - Building Design, Project MGT
- Montecarlo LTD - Soil Filing
- Dholera International Airport - Varaha Infracon LTD
- Kauranara Engi. LTD - WTP
- Ahmedabad-Dholera Expressway - Sadbhav Engineering, Dineshchandra Agarwal Infracon, GHV India LTD
- ICT - CISCO, Wipro, IBM
- Solar-Tata Power, Tag Green Power PVT LTD (Q2 Power), Renew power (Module-Solar Cell)
- Tata Chemical (Lithium Iron Battery Activation Area)
- L & T- Basic Infra, STP, CETP
- Satra Engi. - ESR
- AECOM- Project Management
- Next ORBIT - Semi Conductor
- Fuji Silverttech Concrete Pvt LTD - Ducting
- Valmont India Pune - Street Light
- Skipper Ltd - Street Light
- Kankaria Properties Pvt Ltd- Block
- Torrent- Power Supplied
- Crick beautification/Linear development - PR Patel & Company JV with Altas projects Pvt ltd

IMPORTANT INVESTMENT GUIDLINES



IMPORTANT INVESTMENT GUIDLINES “To develop Dholera Special Investment Region (Dholera SIR) as “Global manufacturing and Trading hub” i.e. “The engine for economic resurgence of the country” which is supported by world class infrastructure.” Project goals are to double the employment potential, triple industrial output and quadruple exports from the region in next five years: Shri Narendra Modi

Dholera Special Investment Region (Dholera SIR) is the proposed grass root Smart City of India on Delhi Mumbai Industrial Corridor(DMIC) route, Near Ahmedabad, Gujarat. A Global HUB of Manufacturing and Trading, Economic Activity and Center of Excellence Supported by world class infrasturcture, Superb Civic amenities and a pro-active policy framework by the government.

RK DEVELOPERS ASSOCIATE WITH DHOLERA SIR

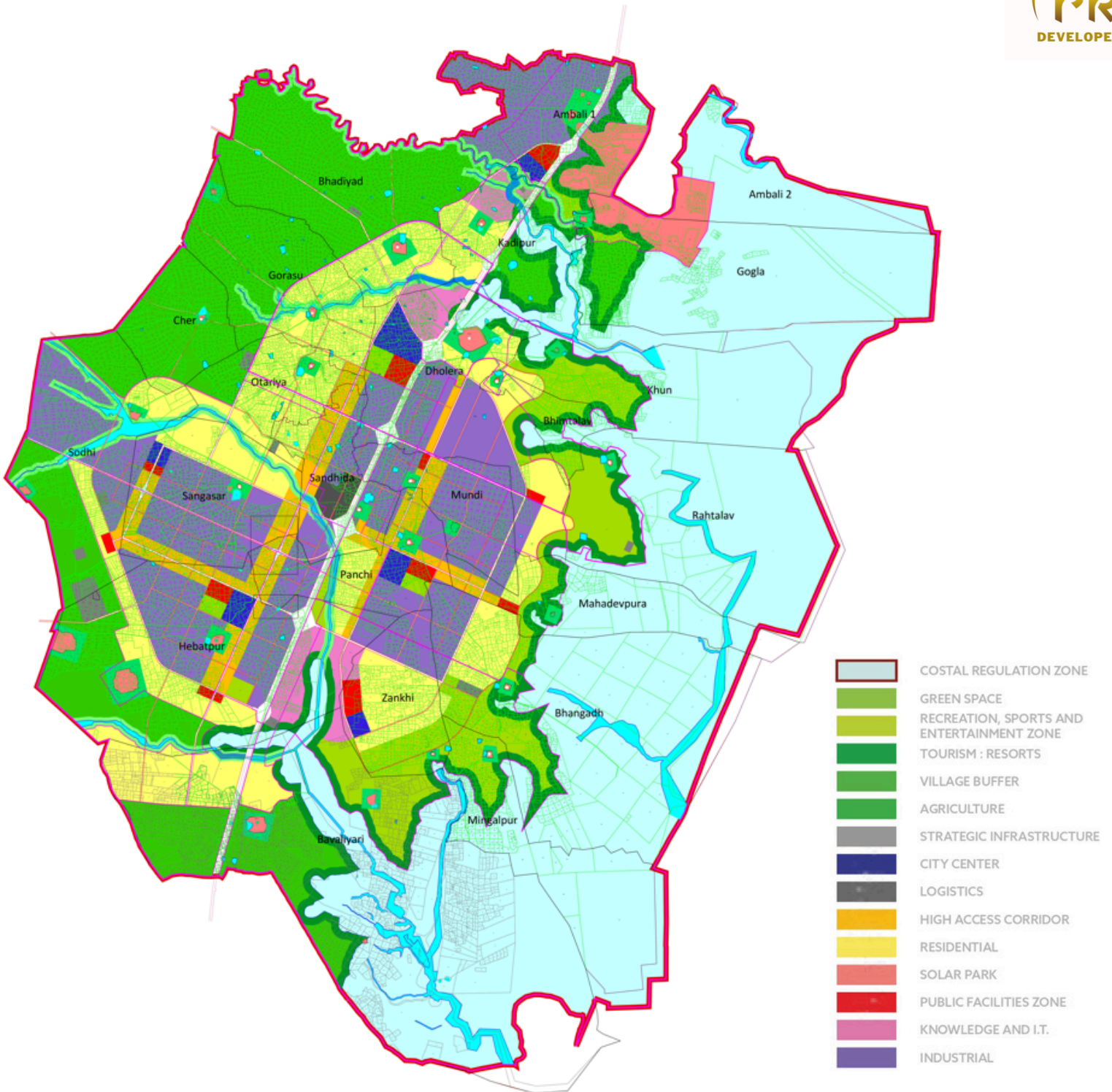


THE **PIONEER** REALTOR
INSIDE **DHOLERA SIR**



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INVESTMENT OPPORTUNITIES
INSIDE
DHOLERA SIR
for all pocket sizes

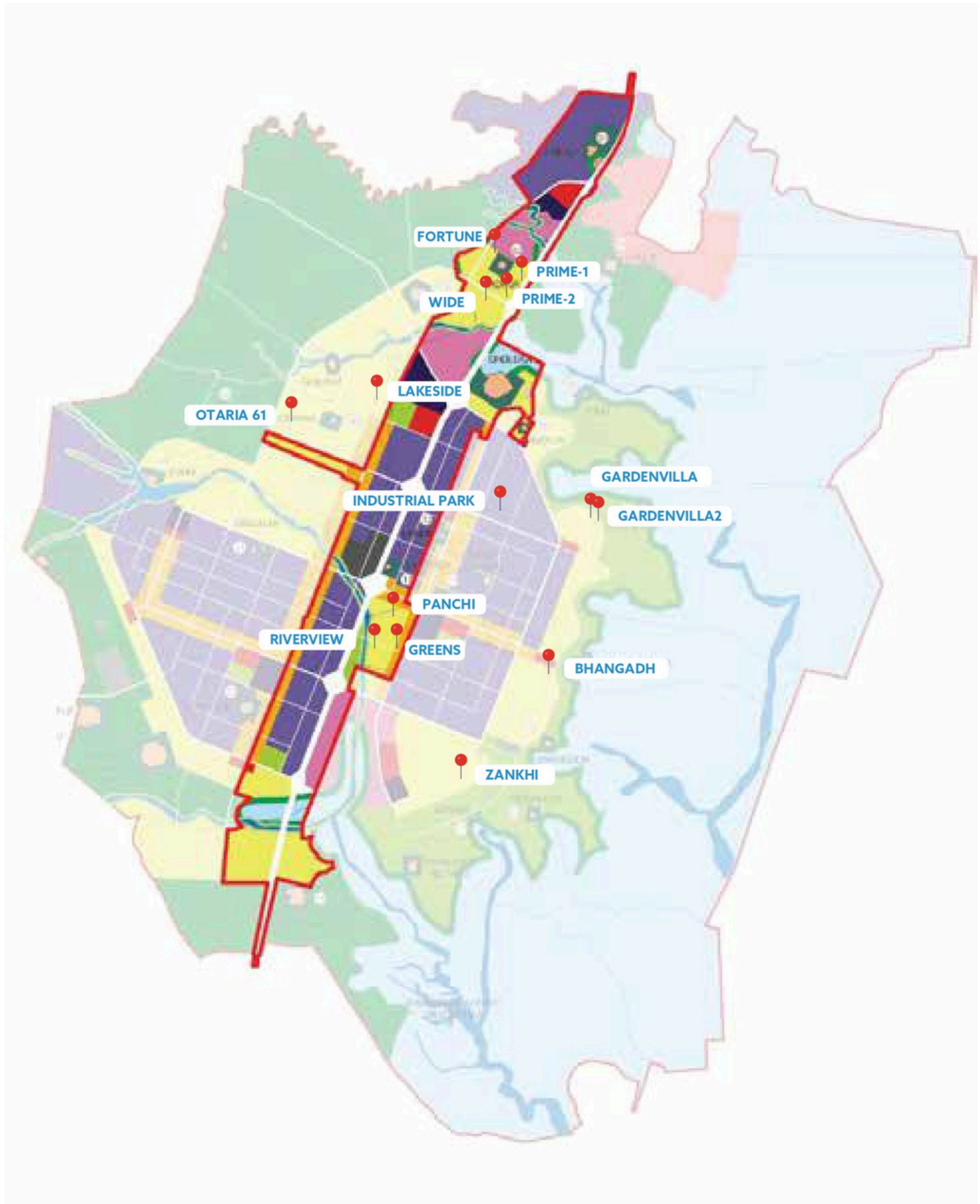




Dholera SIR area 920 Sq.km divided into 6 town planning consisting of 22 villages of Taluka-Dholera, District - Ahmedabad are listed below:

- | | | | |
|-------------|---------------|-----------------|---------------|
| 1. Ambali | 7. Otariya | 13. Sandhida | 19. Bavalyari |
| 2. Kadipur | 8. Dholera | 14. Panchi | 20. Sodhi |
| 3. Bhadiyad | 9. Khun | 15. Mahadevpura | 21. Sangasar |
| 4. Gogla | 10. Bhimtalav | 16. Bhangadh | 22. Hebatpur |
| 5. Gorasu | 11. Rahtalav | 17. Zankhi | |
| 6. Cher | 12. Mundi | 18. Mingalpur | |

11 TP CENTRAL SPINE



LIFE IN DHOLERA

Art, Culture & Awareness

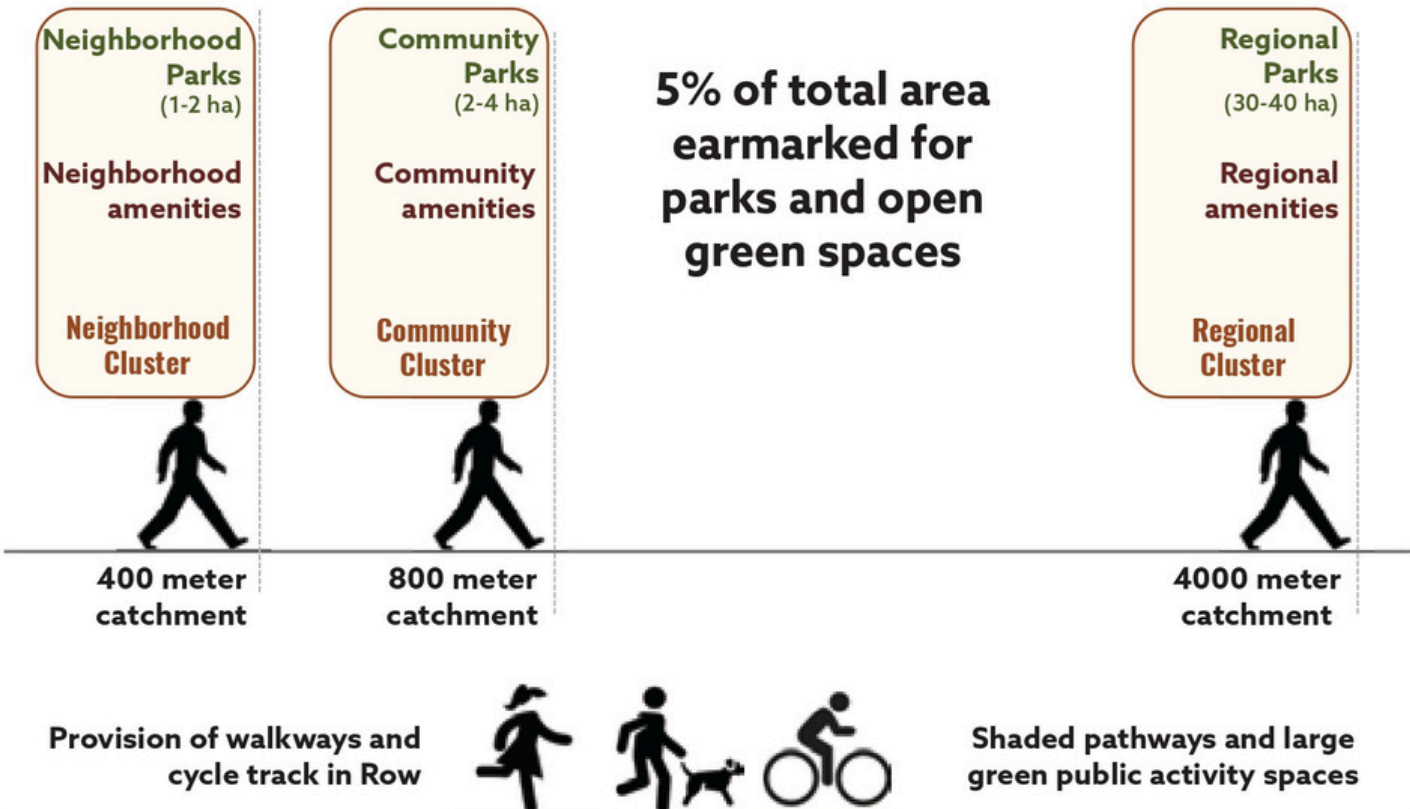
City from and Character



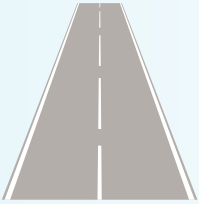
Environment

Health & Safety

SOCIAL INFRASTRUCTURE – ENVIRONMENTAL & SOCIAL PLANNING



PLUG AND PLAY



ROADS, CYCLE, TRACKS, FOOTPATHS, TREES & PLANTS.



WATER MANAGEMNT, SMART METERS, SCADA



24X7 POWER SMART METERS, SCADA



**ICT ENABLED INFRASTRUCTURE CITY,
WIFI INTEGRATED CITY MANAGEMENT**



**100% DOMESTIC WASTE COLLECTION
100% INDUSTRIAL EFFUENT COLLECTION**



100% RECYCLE AND REUSE OF WATER



100% RAINWATER COLLECTION OPEN STORM CANAL WITH RECREATIONAL SPACES



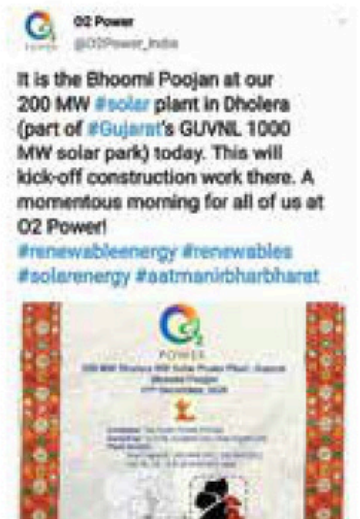
100% WASTE COLLECTION MAXIMUM RECYCLING & REUSE BIO-METHANEATION, INCINERATOR WASTE TO ENERGY



DHOLERA INTERNATIONAL AIRPORT



Dholera Industrial City Development Limited (DICDL)



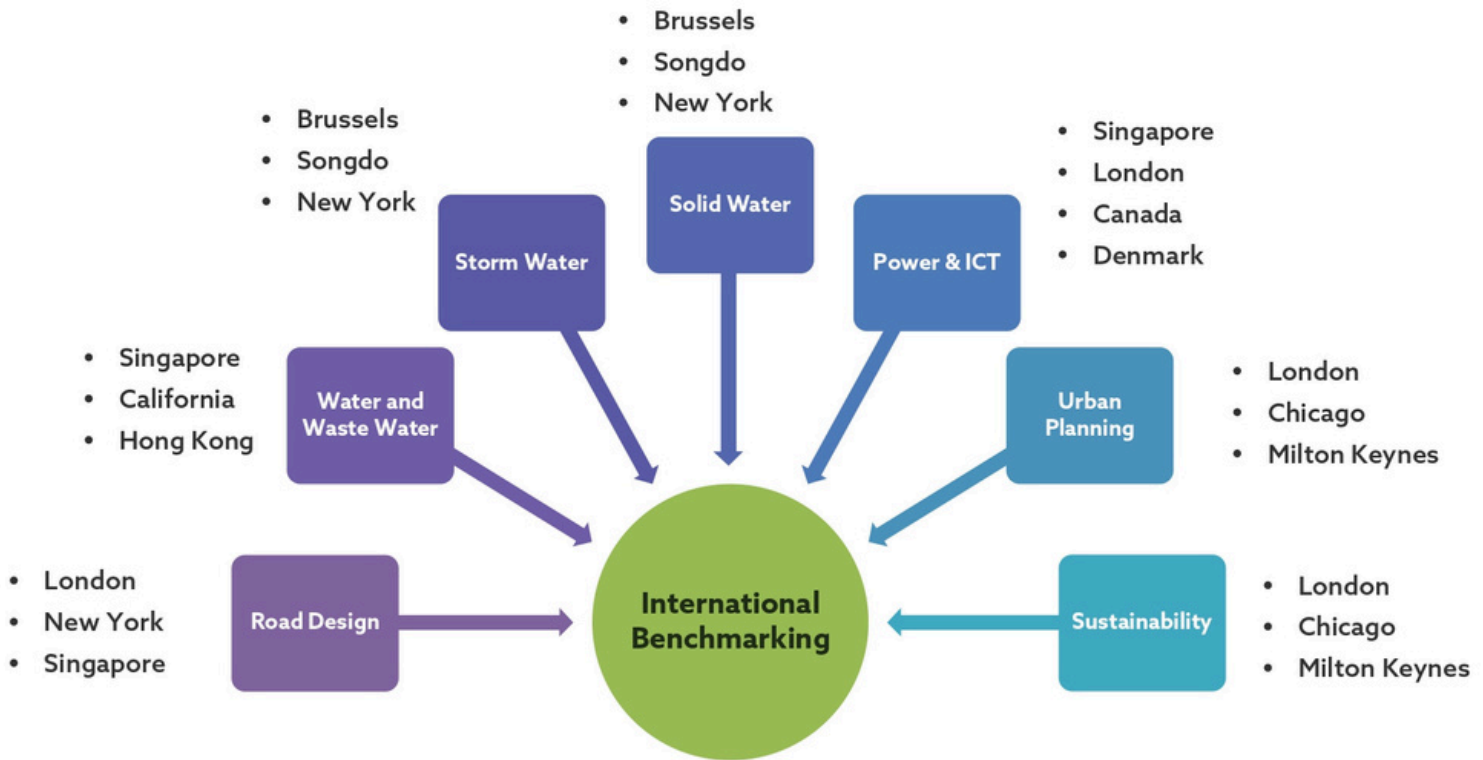
DHOLERA AIRPORT

The proposed Dholera international Airport project would serve the logistic requirement of upcoming Dholera SIR besides handling the spillover traffic from existing Ahmedabad Airport and future. The proposed airport will propel an airport led economic growth in the entire region and line with other Aerotropolis worldwide.

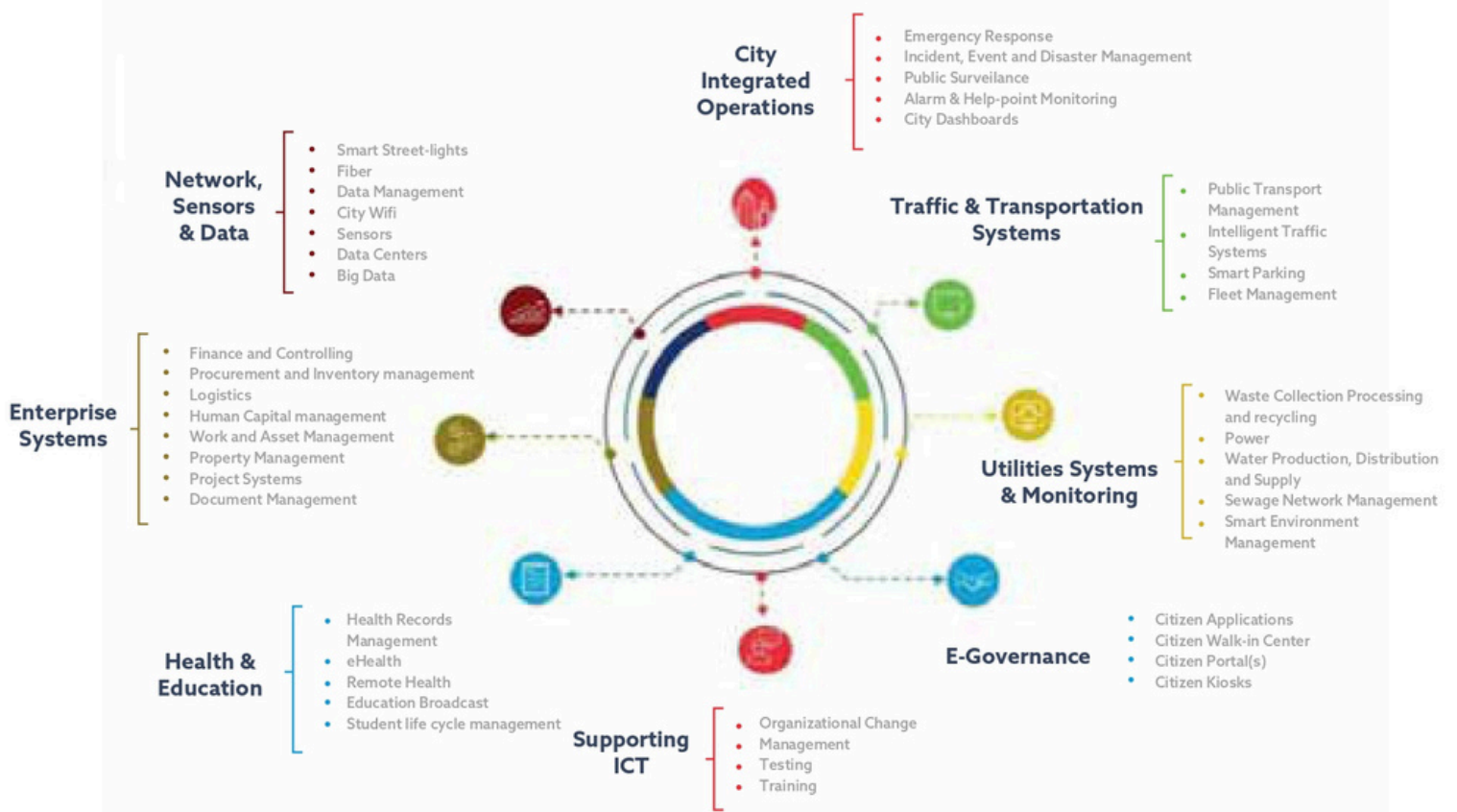
DIACL

Government of Gujarat has formed Dholera International Airport Company Ltd. (DIACL) to facilitate the project. DIACL shall obtain necessary approvals from Central/State Government. In addition to various studies and surveys, the Company will also develop basic infrastructure. Later, private developer will be selected through open competitive bidding route.

WORLD CLASS INFRASTRUCTURE



CITY INTEGRATED OPERATION CENTER CIOC



GARDEN VILLA 1 (IN ACTIVATION ZONE VILLAGE BHIMTALAV)



RATES
Effective from
10th, March 2022

₹7500 **₹600**
per sq.yard Development

Plot Size Chart

Plot No	Plot Size		
	Sq Yard	Sq Mtr	Sq Ft
01	392	328	3528
02 to 13	358	299	3223
14	683	571	6150
15	359	300	3228
16	358	299	3223
17,18	580	485	5223
19	358	299	3223
20,21	359	300	3228
22	358	299	3223
23, 24	580	485	5223
25	358	299	3223
26	359	300	3228
27	531	444	4778
28	579	484	5207
29	858	717	7719

Available Plots

Booked Plots

Reserved Plots

Resale Plots



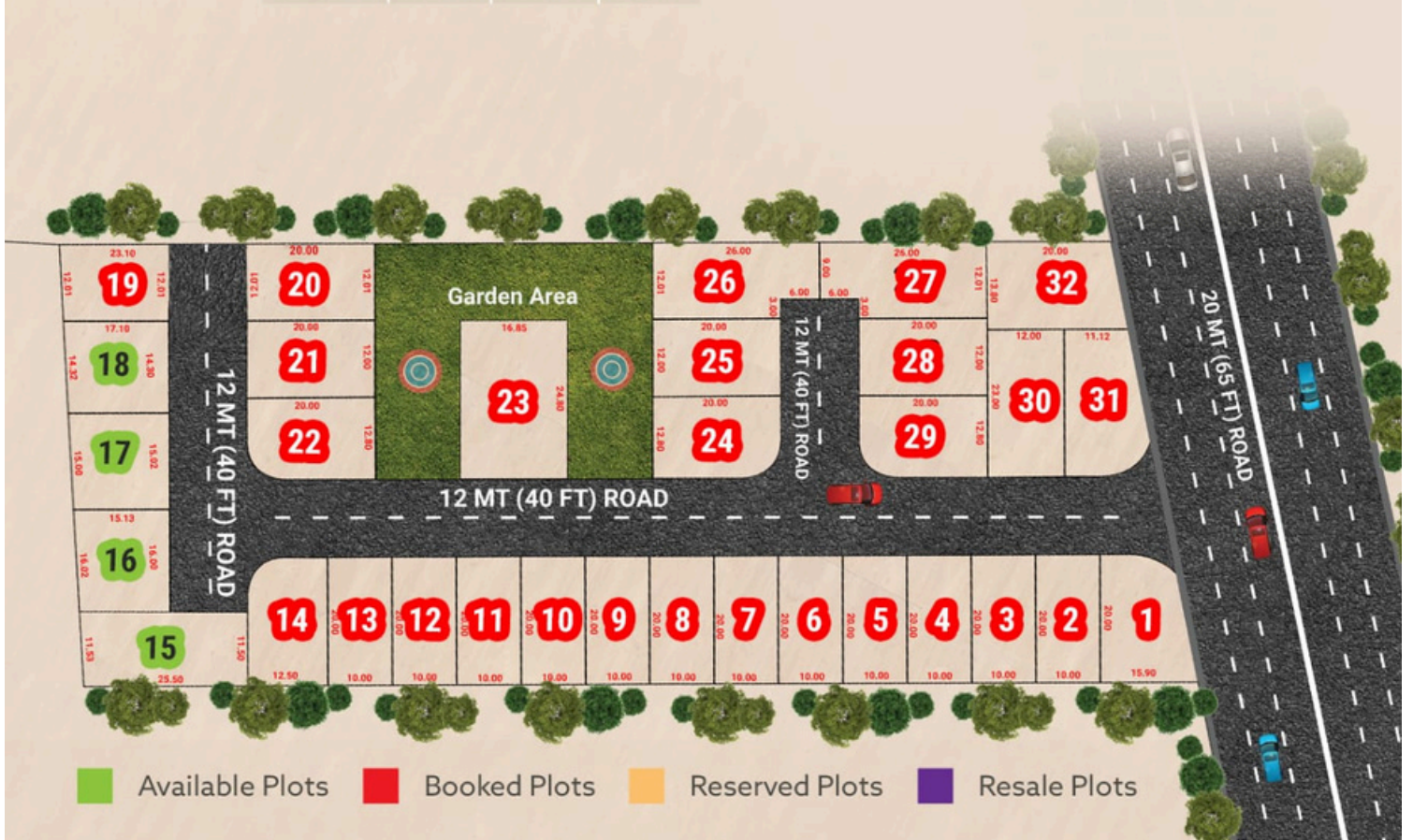
FP NO : 87, TP 2A, SR NO 159+160(NEW) Bhimtalav, Activation Zone, Dholera SIR
RERA NUMBER: PR/GJ/AHMEDABAD/DHANDHUKA/OTHERS/PAA07425/050920



FP NO : 88, TP 2A, SR NO 158 (NEW), BHIMTALAV, ACTIVATION AREA, DHOLERA SIR

Plot Size Chart

Plot No	Plot Size			Plot No	Plot Size		
	Sq Yard	Sq Mtr	Sq Ft		Sq Yard	Sq Mtr	Sq Ft
01	496	415	4466	23	759	635	6834
02 to 13	363	304	3271	24	451	377	4060
14	440	368	3962	25	436	365	3925
15	542	453	4877	26, 27	534	447	4808
16	429	359	3861	28	436	365	3925
17	422	353	3797	29	451	377	4060
18	420	306	3784	30	502	419	4514
19	366	365	3298	31	513	429	4616
20, 21	436	365	3925	32	541	452	4870
22	451	377	4060				



GAP INDUSTRIAL PARK (ACTIVATION ZONE VILLAGE - MUNDI)



FP NO : 198, TP 2A, SR NO 211 (NEW) MUNDI,
ACTIVATION AREA, DHOLERA SIR

Plot Size Chart

Plot No	Plot Size		
	Sq Mtr	Sq Yard	Sq Ft
1	1986	2376	21387
02 to 04	1356	1622	14604
5	1532	1833	16498
6	2392	2861	25754
7 to 8	1356	1622	14604
9 to 10	1846	2207	19871
11 to 13	1356	1622	14604
14	1357	1623	14608
15	1473	1762	15865
16 to 19	1357	1623	14608
20	1987	2377	21393

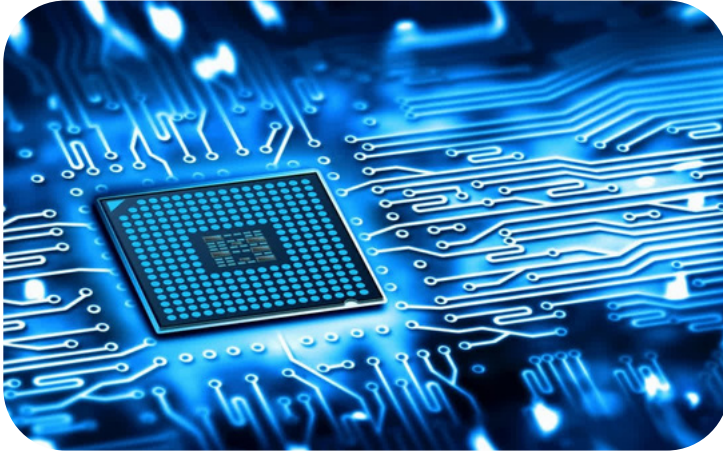
■ Available Plots
 ■ Booked Plots
 ■ Reserved Plots
 ■ Resale Plots

RERA NUMBER
 PR/GJ/AHMEDABAD/DHANDHUKA/OTHERS/PAA10173/110522

ACTUAL IMAGES



TATA'S DHOLERA SEMICONDUCTOR PLANT MAY ROLL OUT INDIA'S FIRST INDIGENOUS CHIP BY 2026



The Rs 91,000-crore semiconductor fabrication unit in Dholera, a joint venture between Tata Electronics and PSMC, boasts a manufacturing capacity of up to 50,000 wafers per month.

**Gujarat,
Gate way to the
Future**



Gujarat's chip drive:
Tata Group, CG
Power get 188 acres
for semiconductor
plants.

**FOUNDATION STONE LAYING CEREMONY FOR
INDIA'S FIRST SEMICONDUCTOR FAB**

DHOLERA SIR

Expressway to link Ahmedabad and Dholera SIR



Team 208

4.5km in length. Riding high on the response generated in recently concluded Vibrant Gujarat summit for upcoming special investment regions (SIRs) along Delhi-Mumbai Industrial Corridor (DMIC), the Gujarat government has allocated Rs 2000 crore to connect Ahmedabad with Dholera SIR through express highway in the state budget.

Meanwhile, the finance minister Vajubhai Vala also announced linking of ports and industrial areas with an investment of Rs 746 crore on public-private-partnership basis. Road linking Rajkot and Bhavnagar will be converted into a four-lane corridor. The state government will spend Rs 100 crore for linking villages of submergible population of less than 500 through panch roads. A provision of Rs 425 crore has been made to purchase 3000 new buses for road transport corporation. As many as 21 bus stations will be modernised.

THE TIMES OF INDIA Govt pitches Vibrant Gujarat Global Investor Summit to 152 nations

NEW DELHI: Gujarat government officials on Monday pitched Vibrant Gujarat Global Investor Summit to 152 nations. The summit is scheduled for January 2016 in Ahmedabad. It is the largest gathering of investors from 152 nations.

THE TIMES OF INDIA Govt promoting Dholera as investment destination for defence manufacturing

NEW DELHI: The Government of Gujarat is promoting Dholera as an investment destination for defence manufacturing. The state government is planning to set up a defence manufacturing zone in Dholera SIR. The zone will be a special economic zone (SEZ) and will be a hub for defence manufacturing. The zone will be a hub for defence manufacturing. The zone will be a hub for defence manufacturing.

Companies: Pursuit of Profit

AAI may Partner Guj Govt for Dholera Airport Project

MUMBAI: The Airports Authority of India (AAI) is in talks with the Gujarat government to partner for the Dholera International Airport project. The project is a part of the Delhi-Mumbai Industrial Corridor (DMIC). The project is a part of the Delhi-Mumbai Industrial Corridor (DMIC). The project is a part of the Delhi-Mumbai Industrial Corridor (DMIC).

TIMES CITY A'bad-Dholera highway work to start

700MW Power Generation Work Orders Also Approved At Dholera SIR. Ahmedabad: The Gujarat government has approved the work for the A'bad-Dholera highway. The work is expected to start soon. The work is expected to start soon. The work is expected to start soon.

TIMES CITY Canada to invest ₹6k cr in Dholera SIR

Partner Country To Invest in Roads, Other Infra. Canada is planning to invest ₹6,000 crore in Dholera SIR. The investment is for roads and other infrastructure. The investment is for roads and other infrastructure. The investment is for roads and other infrastructure.

THE TIMES OF INDIA Torrent gets licence to supply electricity in Dholera SIR

Ahmedabad: The Gujarat Electricity Regulatory Commission (GERC) has granted a license to Torrent Power Limited (TPL) to supply electricity to the Dholera Special Investment Region (DSIR), a government industrial city being developed some 100km from Ahmedabad. The state power regulator accorded TPL a license to supply and distribute and retail supply of electricity in the Dholera SIR area for 25 years. In April, GERC had in principle decided to issue a power distribution license to TPL. The license is for the private sector company to supply electricity to the Dholera SIR area for 25 years.

Lockheed, Boeing and Airbus take off for Guj



MRO HUB: Gujarat is planning a special zone in Dholera. Kapil Dave & Piyush Mishra / two

Ahmedabad: Top aircraft makers are planning a Gujarat landing. Lockheed Martin, one of the world's top defence and space aircraft maker, Boeing and Airbus are exploring opportunities to set up aircraft maintenance, repair and overhaul (MRO) units. "One of them is most likely to sign a memorandum of understanding (MoU) for a proposed investment of Rs 4,000 crore next month," said a senior businessman. The Gujarat government plans to offer land and other facilities for MRO units near the proposed Dholera International Airport, 100 kms away from the Ahmedabad International Airport, in the Dholera Special Investment Region (DSIR). Top executives of these companies have also confirmed their participation in the upcoming Vibrant Gujarat event in



FOREIGN MFG TIE-UPS ALLOWED

WHEN | 101 weapon systems and platforms from abroad will be progressively banned from Dec 2020 to Dec 2025. WHAT | Some types of arms, tanks, radar, artillery guns, assault rifles, missile destroyers, transport aircraft, light combat helicopters, wheeled armoured fighting vehicles, conventional fixed-electric sets and communication satellites. 200 deals worth ₹ 3.5 lakh crore for products being embargoed were contracted between April 2015 and Aug 2020. Domestic contracts will be placed in 6-7 years. Indian companies can still tie up with foreign manufacturers to produce notified products in India. This section will offer a great opportunity to the Indian defence industry to manufacture the items in the negative list by using their own design and development capabilities. - ANANT KUMAR / ANANT KUMAR

THE TIMES OF INDIA 5,000MW solar park to come up in Dholera

Ahmedabad: In line with the central government's ambitious target of generating 175 gigawatt power from renewable energy sources by 2022, Gujarat has set the ball rolling for establishing India's largest 5,000MW solar park in Dholera, around 100km from Ahmedabad. The state has also proposed a 20,000MW wind park in the same area. The state government on Tuesday accorded its in-principle approval to the project, which will come up on 12,000 hectares of land along the DMIC of Dholera in the Dholera Special Investment Region (DSIR). "Gujarat is once again leading the way with the implementation of India's, and probably the world's, largest solar park of 5,000MW in DSIR's land master plan," said. "Till date, studies have shown tremendous potential for generating solar power." According to government estimates, the construction of the massive solar park will provide an investment of Rs 25,000 crore and generate employment for over 20,000 people. "This solar park will not only create employment for local residents but will also create opportunities for the entire supply chain to set up manufacturing facilities in the adjacent Dholera Industrial City," Rajput said.

COMPANIES ALREADY STARTED WORKING AT DHOLERA SIR



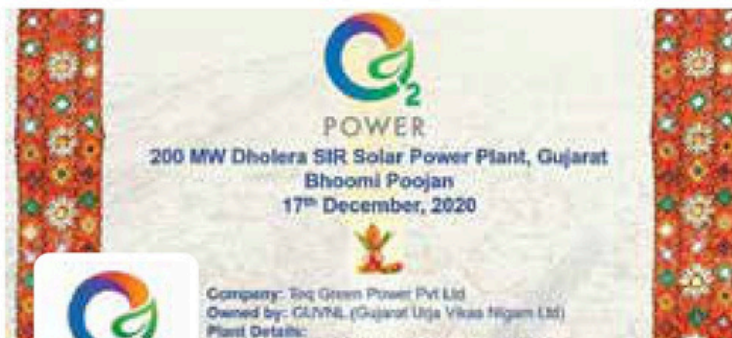
Renew Power

ReNew Power is India's largest renewable energy company by operational capacity.



Tata Power

Tata Power Company Limited is an Indian electric utility company based in Mumbai, Maharashtra, India and is part of the Tata Group.



O₂ Power

O2 Power Private Limited is a renewable energy platform, jointly established by EQT Infrastructure and Temasek to develop and execute utility scale renewable energy projects in India with a total equity commitment of up to US\$ 500m over the next 5 years.



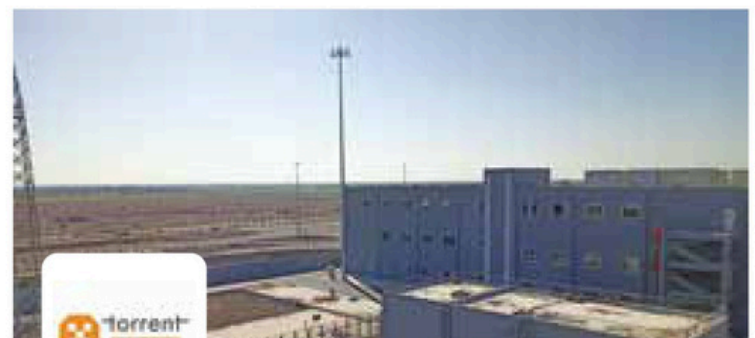
Tata Chemicals

Tata Chemicals Limited is an Indian global company with interests in chemicals, crop protection and specialty chemistry products headquartered in Mumbai, India. The company is one of the largest chemical companies in India with operations in India, Europe, North America and Africa.



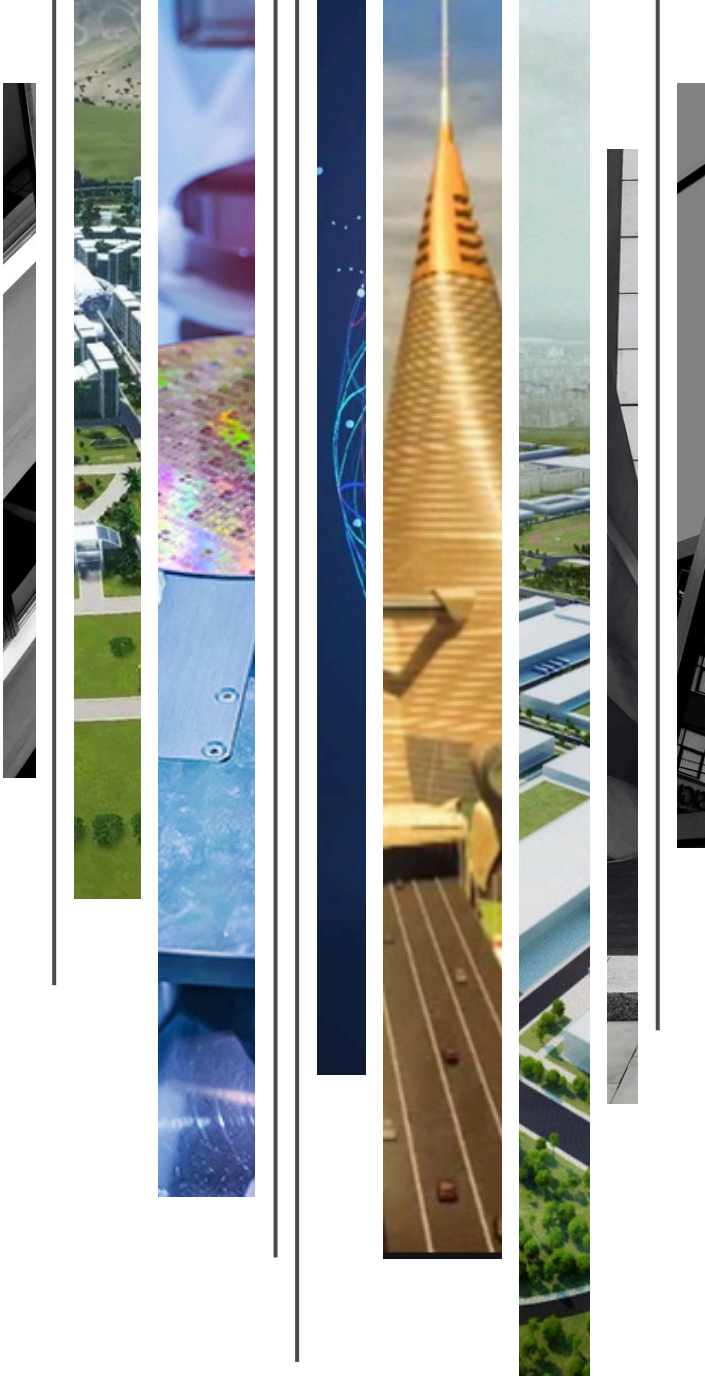
Chiripal

Chiripal Poly Films is one of India's leading manufacturers of flexible packaging solutions, producing Biaxially Oriented Poly Propylene (BOPP) and Biaxially-Oriented Polyethylene Terephthalate (BOPET) films.



Torrent Power

Torrent Power is an Indian energy and power company, having interests in power generation, transmission, distribution and manufacturing and supply of power cables.



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