

DHOLERA SMART CITY

WHERE INNOVATION MEETS INVESTMENT, PAVING THE WAY FOR
A MULTI-TRILLION-DOLLAR ECONOMIC POWERHOUSE IN THE MAKING

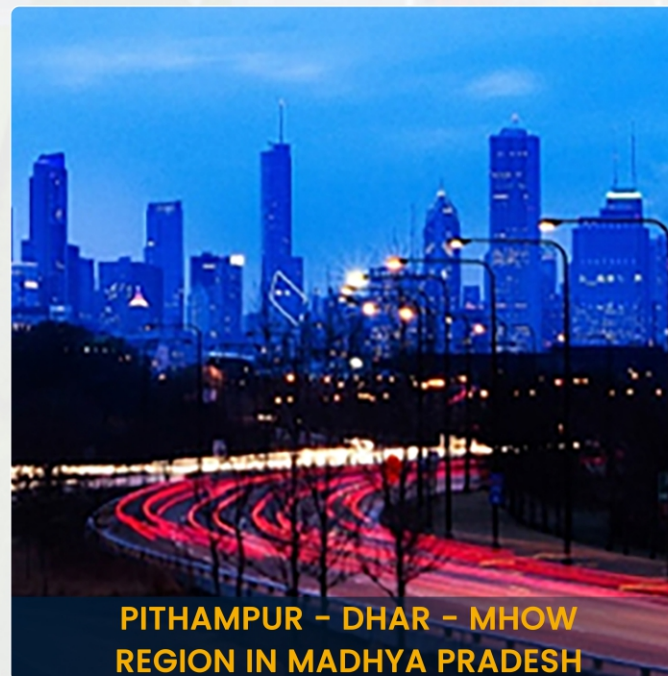


An aerial, high-angle view of a modern urban landscape. The image shows a mix of low-rise and mid-rise buildings, interspersed with green spaces and trees. A prominent feature is a large, rectangular green area in the center, possibly a park or a planned greenfield. The overall tone is bright and optimistic, with a soft, hazy atmosphere. A dark blue horizontal band is overlaid across the middle of the image, containing white and yellow text.

Experience the future in the making –
Dholera Smart City, India's first greenfield industrial
smart city, set to become a **multi-trillion-dollar hub** of
innovation and prosperity.

An aerial perspective of a smart industrial township. The scene features a mix of modern, low-rise industrial buildings with flat roofs and some taller, more complex structures. Green spaces with trees are interspersed among the buildings. A river or canal flows through the center of the township. The overall aesthetic is clean and modern, suggesting a well-planned urban environment.

SMART INDUSTRIAL TOWNSHIPS UNDER DMIC





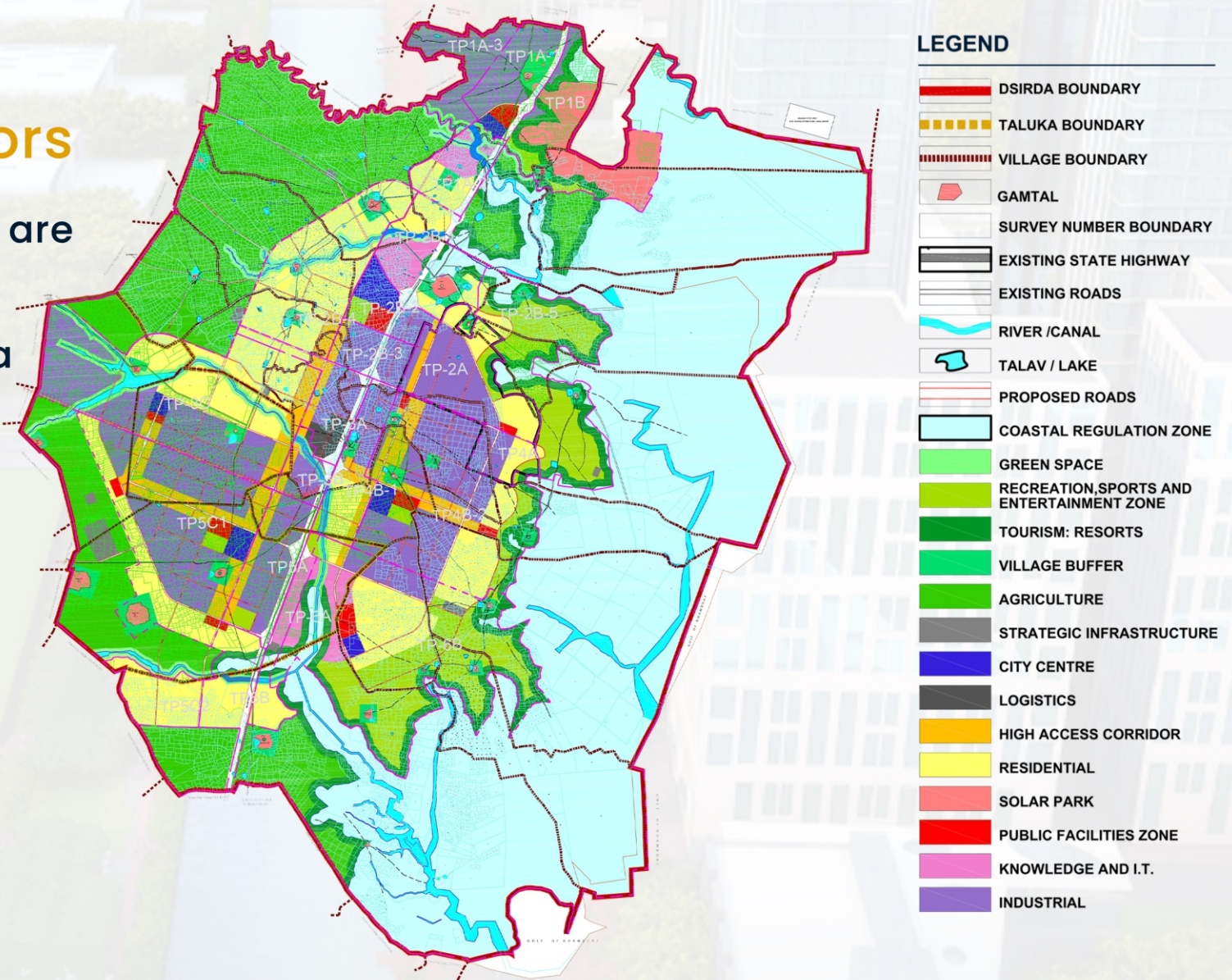
An aerial perspective of a city development plan. A central canal or waterway runs vertically through the middle. On either side of the canal, there are various building footprints and green spaces. The top half of the image is slightly faded, while the bottom half shows more detailed architectural renderings of buildings and landscaping. A dark blue horizontal band across the center contains the title text.

DHOLERA SIR **DEVELOPMENT PLAN**

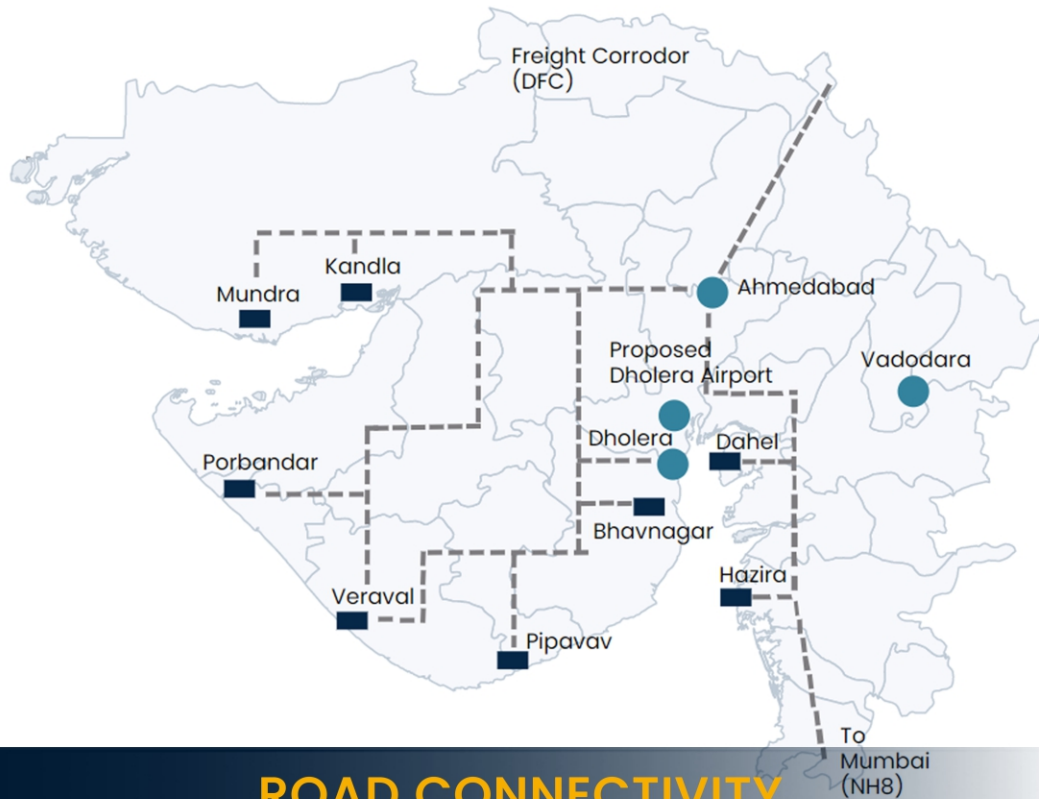
DHOLERA SIR DEVELOPMENT PLAN

Dholera SIR: Key Indicators

- 22 Villages of Ahmedabad District are notified under SIR Act
- 920 sq km is total Dholera SIR Area
- 580 sq km is Developable Area
- 422 sq km area will be developed from 580 sq km
- 158 sq km is agriculture
- 340 sq km area is under CRZ
- 6 Town Planning Schemes
- 27 Sub Town Planning Schemes

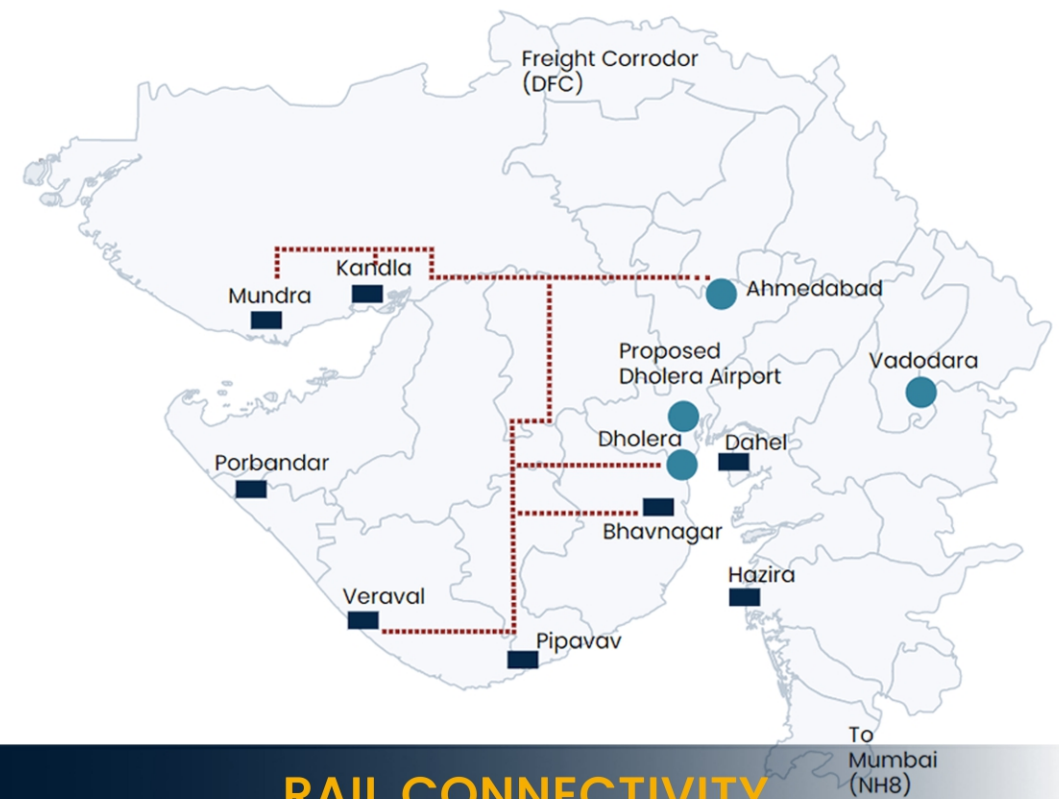


DHOLERA SIR CONNECTIVITY



ROAD CONNECTIVITY

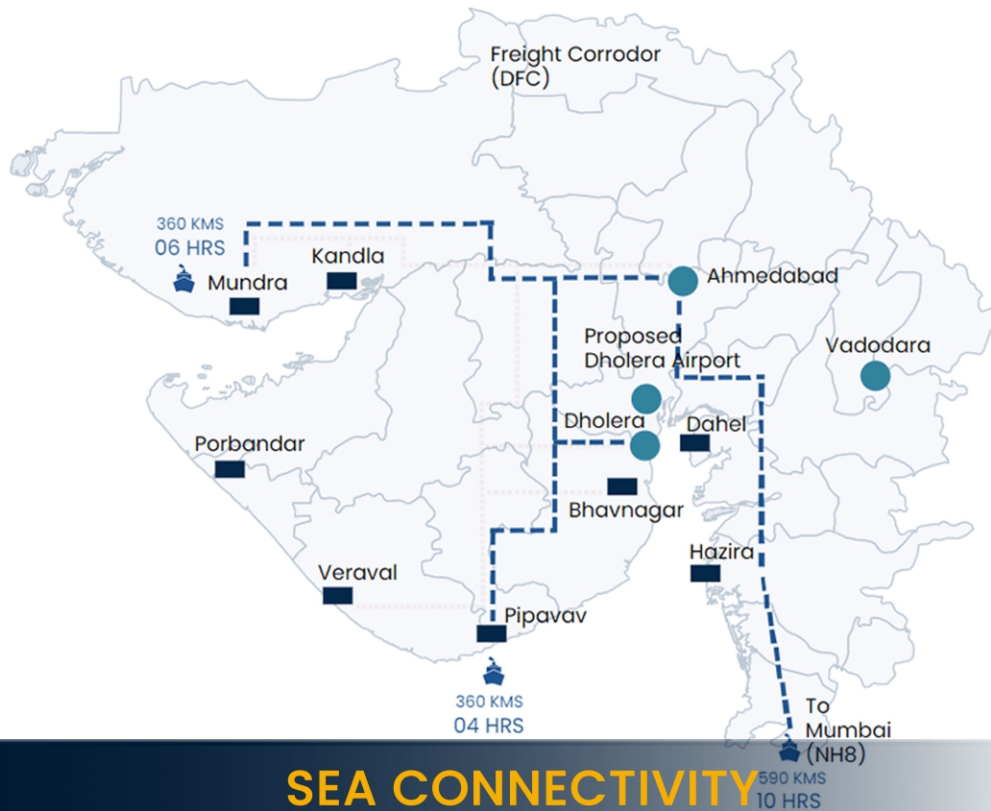
- Currently, two lane State Highway being expanded to 4 lanes
- A dedicated 6 lane access controlled expressway connecting Ahmedabad & Dholera is under construction and will be completed by next year



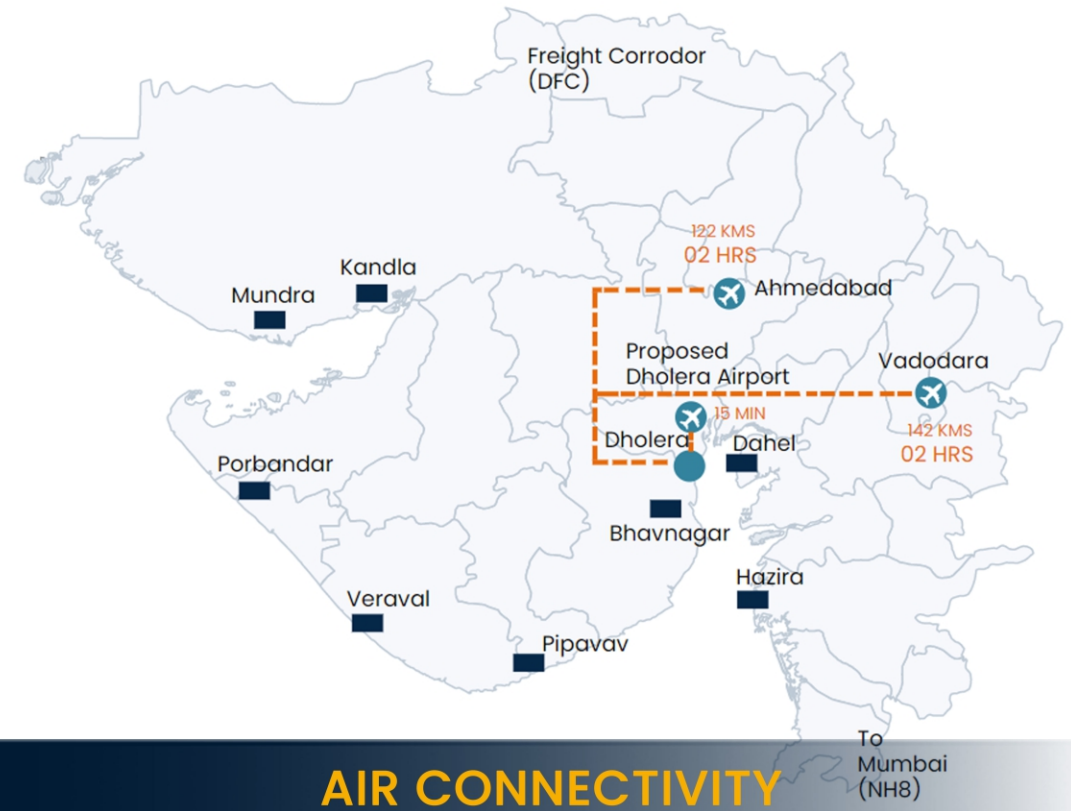
RAIL CONNECTIVITY

- MRTS is planned which will connect DSIR with Ahmedabad
- Dedicated Freight Corridor (DFC) is 1.5 hours from Dholera SIR
- Dholera Railway Station proposed in DSIR

DHOLERA SIR CONNECTIVITY



- Pipavav is the closest port to DSIR, which is approximately 200 km away
- Pipavav has a range of cargo handling capabilities such as Container, Bulk, Capital Goods, Liquid, Gas, etc.
- DSIR is also well connected to the major ports of Mundra and Kandla

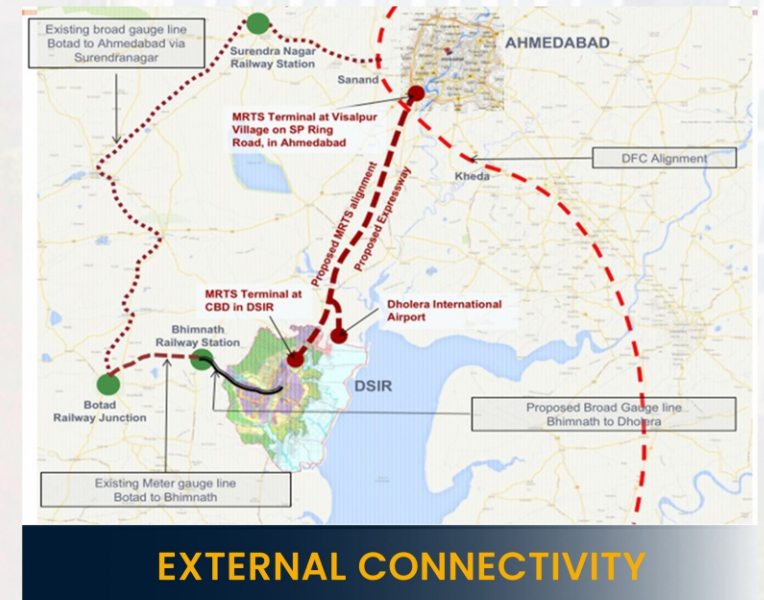


- Dholera International Airport is located in the close proximity to the northern boundary of DSIR
- Bhavnagar Domestic Airport and Ahmedabad International Airport are 2 hours from DSIR

DHOLERA SIR **CONNECTIVITY INFRASTRUCTURE**



ADVANTAGE DHOLERA



ADVANTAGE DHOLERA



CURRENT GOVERNMENT **INFRASTRUCTURE INITIATIVES**



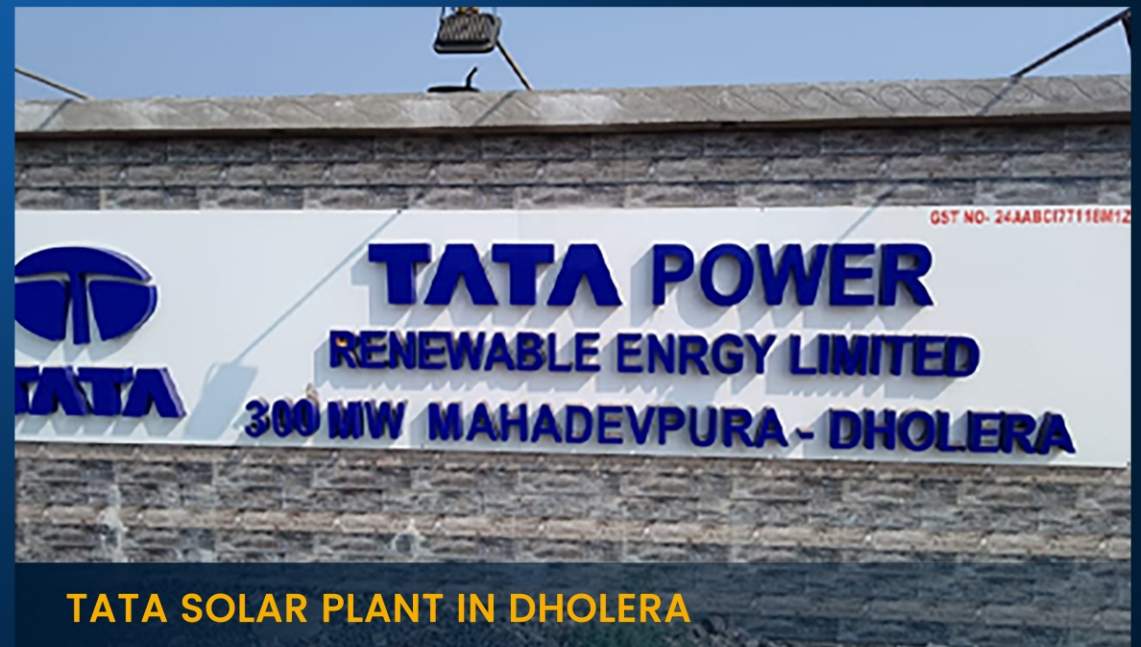
ABCD BUILDING, DHOLERA SIR



DHOLERA RIVER FRONT



AHMEDABAD - DHOLERA - BHAVNAGAR EXPRESSWAY



TATA SOLAR PLANT IN DHOLERA



ACTIVATION AREA



DHOLERA INTERNATIONAL AIRPORT



COMMON EFFLUENT TREATMENT PLANT



SEWAGE TREATMENT PLANT



WATER TREATMENT PLANT

DHOLERA SEMICON CITY: PIONEERING THE FUTURE OF SEMICONDUCTOR INNOVATION

- Gujarat's Semiconductor Policy 2022–2027 aims to boost the semiconductor & display industries in Dholera Smart City.
- Eligible projects in Dholera receive significant incentives, including a 75% subsidy on the first 200 acres of land and a 50% subsidy for additional land.
- Chief Minister of Gujarat projects 2 lakh new jobs in the next 5 years, leveraging Dholera's robust infrastructure & connectivity.
- Gujarat sets a precedent, supporting India's Semiconductor Mission with a 40% capital assistance boost & offering a ₹2 per unit Powertech subsidy for a decade, streamlining approvals for economic transformation.



“ DHOLERA'S MILESTONE: UNVEILING THE **WORLD'S LARGEST 5 GW SOLAR PARK** ”

- Total area 8,595 ha
- 11 blocks with 27 plots in each block
- Each plot will have 100MW, 160MW and 200MW capacity blocks
- Currently TATA Power's 300 MW plant is operational



The first 1 GW-phase is being developed with an investment of Rs. 5bn (\$695m) by GPCL, while the second 4 GW-phase will be developed by SECI with an estimated investment of Rs. 20bn (\$2.7bn).



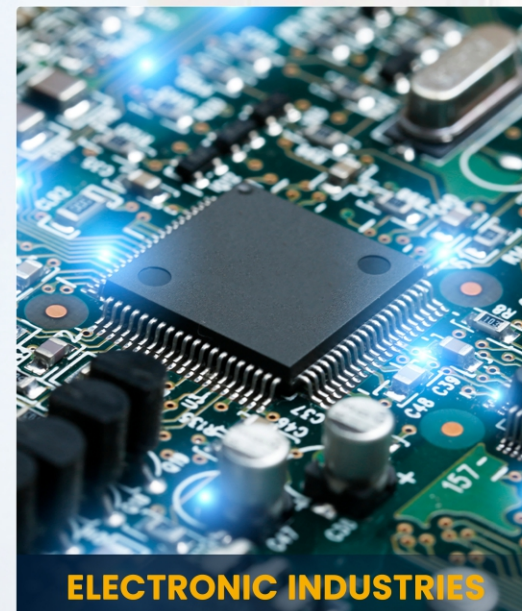
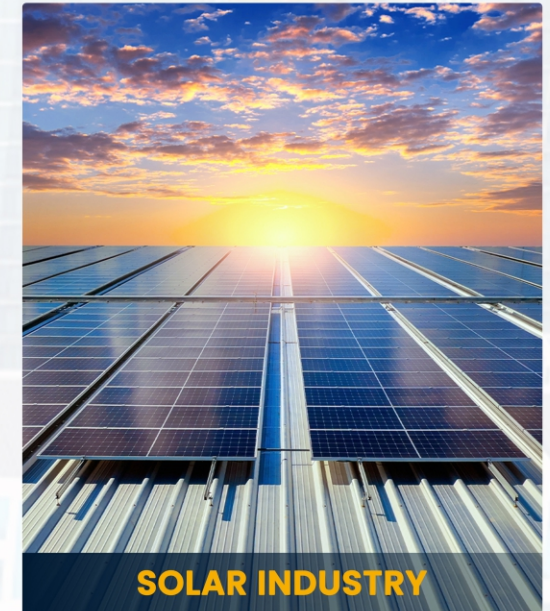
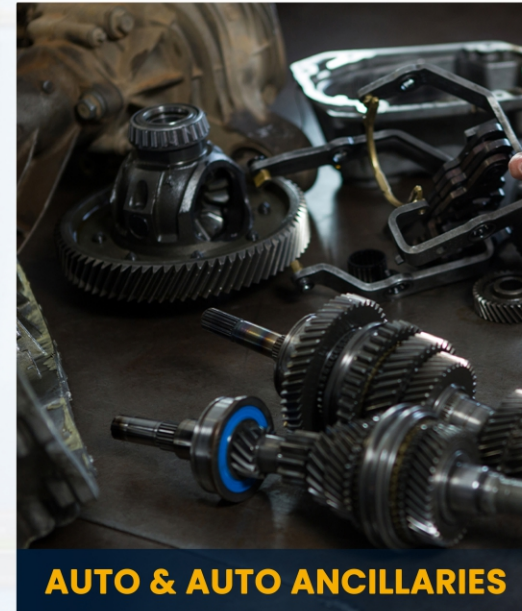
NATIONAL MARITIME HERITAGE COMPLEX (NMHC)

LOTHAL, GUJARAT

NMHC will act as a center for learning and understanding India's diverse maritime history. With an estimated cost of Rs. 4500 Crore NMHC complex will be spread over 400 acres of land.

NMHC complex will have World's Tallest Lighthouse Museum, Asia's Biggest Under Water Marine Museum and India's Grandest Naval Museum.

DHOLERA SMART CITY'S STRATEGIC FOCUS: **THRIVING IN KEY PROSPECTIVE SECTORS**



DHOLERA'S JOB REVOLUTION: DIVERSIFIED EMPLOYMENT OPPORTUNITIES ACROSS INDUSTRIES



INDUSTRIAL,
TOURISM &
OTHER JOBS
3,43,000

SUPPORTED
JOBS
4,84,000

TOTAL
JOBS
8,27,000

ESTABLISHED ENTERPRISES CURRENTLY OPERATING IN DHOLERA SMART CITY



#SmartHomesDholera



FROM SOLD-OUT PROJECTS TO FRESH NEW BEGINNINGS: DISCOVER OUR LATEST VENTURES



MISSION UNVEILED, VISION DEFINED, VALUES EMBODIED.

MISSION

We want to be a company that has a top-of-the-mind recall when any investor thinks about Dholera Smart City. Our mission is to connect with your aspirations and provide you with spaces that combine technology and expertise, leaving a legacy of happiness for generations.

VISION

Our vision at Smart Homes begins with embracing transparency, a fundamental element of our commitment to excellence.

We are creating wealth and prosperity for generations.

VALUES

Honesty & Integrity: We hold ourselves to the highest ethical standards in all that we do. At Smart Homes, our foundation is built on unwavering honesty and integrity.

Transparency: Transparency is not just a promise; it's our way of doing business. We believe in openness and clarity in every transaction and decision.

Customer-Centric Approach: Our clients are our most valuable assets. We are deeply committed to their satisfaction, tailoring our services to meet their unique desires and expectations.

Quality & Innovation: Smart Homes leads with quality and innovation. We constantly embrace the latest technology to redefine our approach, setting new industry standards.

THE DYNAMIC MINDS POWERING #SMARTHOMES DHOLERA



Rupinder Singh

A visionary alum of Manchester Business School, identified an opportunity and played a crucial role in the success story, contributing to the transformation of barren land into the promising Multi-Trillion Dollar City of Dholera. With a proven track record, he has overseen international mergers and acquisitions, handling a portfolio exceeding 3 billion dollars in the telecommunications sector.



Meenakshi Khurana

Meenakshi stands as a luminary within Gujarat's Dholera Real Estate landscape. An emblematic figure in the Dholera Smart City, she has been pivotal in elevating the brand "DHOLERA" onto the global stage, championing it as India's premiere Greenfield Smart City. With an esteemed MBA from IMT Ghaziabad, her credentials are as compelling as her vision.



Vijay Kumar Wali

A seasoned professional boasting over forty years of unparalleled expertise in roads & buildings and the development of both residential and commercial spaces, as well as renewable energy endeavors.



Amit Raina

Amit is a leading investment planner, financial expert, former banker with an indepth understanding of real estate and financial market. A well known Media Panelist.



AWARDS & ACCOLADES



Constructing futures to bring Dholera SIR into a Multi Trillion Dollar Greenfield Smart City



Rupinder Singh & Meenakshi Khurana

The joy of creating homes in a self-sustaining smart city has captured SmartHomes Infrastructure, a prestigious real estate company in Dholera SIR, ways back its journey since 2014 with all its grand beauty and now it is the most creative part of Dholera Greenfield Smart City. Founders Meenakshi Khurana, Vijay Kumar Wali and Rupinder Singh, are successfully leading the company with over 1000 acres of land parcels under asset management, to fulfill the Greenfield Smart City dream into reality and be a leading developer in Dholera Smart City.

SmartHomes plans to build 100,000 homes by 2042 in the Greenfield Smart City. The smart city has the potential to create 600,000 jobs and the Greenfield Smart City is being developed with an infrastructure to home more than 2 million people by 2042.

Dholera SIR, India's first Greenfield Smart City and the biggest node of the DMIC corridor, the SmartHomes team believed in the concept and started working in the direction of making the city a smart and sustainable green city. It strives to implement its first phase of the smart city project in India at Dholera SIR spanning the land of 980 sq km. It's a dream project of then Chief Minister of Gujarat and current Prime Minister of India Shri Narendra Modi.

This project will highlight an International Airport, Metro from Ahmedabad to Dholera, buildings constructed in City Centre Zone, Knowledge & IT Zone, High access Corridor, Residential Zone and Tourism & Resort Zone. The current value of land is around Rs. 3,000 per square meter is expected to touch Rs 2,00,000 per square meter by 2042.



Certificate of Recognition



Presents



This is to certify that

Meenakshi Khurana & Rupinder Singh
(Smart Homes Infrastructure)

has been felicitated for their outstanding contribution
for
**Real Estate Development in India's First
Greenfield Smart City - Dholera SIR**

The winners of the Times Gujarat Icons 2022 have been felicitated exclusively and independently by an independent research agency Avance Field and Brand Solutions LLP. Certificate issued for personal use only and not to be used for any other purposes including institution.

OPTIMALMEDIA
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A Times Group Company

Certificate of appreciation

This is to certify that

SmartHomes Infrastructure Pvt. Ltd

has been felicitated for their work in Ahmedabad

as

Visionaries of the Year

Note: The recipients of the TIMES REALTY & RETAIL ICONS - 2021 Ahmedabad have been felicitated based on the research conducted exclusively by an independent research agency Avance field & Brand Solutions

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A Times Group Company

Certificate of Recognition

This is to certify that

Meenakshi Khurana

has been felicitated for their outstanding
contribution towards the society

as

Woman of the Year in Real Estate Industry

The recipients of the Times Power Women 2021 have been felicitated exclusively and independently by an independent research agency Avance Field and Brand Solutions LLP. Certificate issued for personal use only and not to be used for any other purposes including institution.

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SUCCESS STORY OF SMARTHOMES INFRASTRUCTURE AND DHOLERA SIR

DHOLERA SIR IS A JOURNEY FROM ZERO IN VALUE TO MULTI-TRILLION DOLLAR GREENFIELD SMART CITY: THE BIGGEST SUCCESS STORY OF INDIA IN THE LAST DECADE

SMART HOMES
Building Smart India
ISO 9001:2015 Certified Company

01 **What is Dholera Greenfield Smart City and why is it called a smart city?**

Dholera SIR is a smart city project in Gujarat, India, developed by SmartHomes Infrastructure. It is a greenfield smart city project, meaning it is built on a previously undeveloped area. The project is spread over 980 sq km and is expected to create 600,000 jobs and accommodate 2 million people by 2042. The project is a joint venture between SmartHomes Infrastructure and the Government of Gujarat. The project is a smart city because it is built with modern infrastructure and technology, and it is designed to be a sustainable and self-sufficient community.

02 **What is the current state of the development of Dholera SIR?**

The development of Dholera SIR is in its early stages. The project is spread over 980 sq km and is expected to create 600,000 jobs and accommodate 2 million people by 2042. The project is a joint venture between SmartHomes Infrastructure and the Government of Gujarat. The project is a smart city because it is built with modern infrastructure and technology, and it is designed to be a sustainable and self-sufficient community.

03 **What are the key features of Dholera SIR?**

Dholera SIR is a smart city project in Gujarat, India, developed by SmartHomes Infrastructure. It is a greenfield smart city project, meaning it is built on a previously undeveloped area. The project is spread over 980 sq km and is expected to create 600,000 jobs and accommodate 2 million people by 2042. The project is a joint venture between SmartHomes Infrastructure and the Government of Gujarat. The project is a smart city because it is built with modern infrastructure and technology, and it is designed to be a sustainable and self-sufficient community.

04 **What are the challenges faced by SmartHomes Infrastructure in developing Dholera SIR?**

SmartHomes Infrastructure has faced several challenges in developing Dholera SIR. The project is spread over 980 sq km and is expected to create 600,000 jobs and accommodate 2 million people by 2042. The project is a joint venture between SmartHomes Infrastructure and the Government of Gujarat. The project is a smart city because it is built with modern infrastructure and technology, and it is designed to be a sustainable and self-sufficient community.

05 **What are the future plans for Dholera SIR?**

SmartHomes Infrastructure has several future plans for Dholera SIR. The project is spread over 980 sq km and is expected to create 600,000 jobs and accommodate 2 million people by 2042. The project is a joint venture between SmartHomes Infrastructure and the Government of Gujarat. The project is a smart city because it is built with modern infrastructure and technology, and it is designed to be a sustainable and self-sufficient community.

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CREDENTIALS

Smart Homes is synonymous with authenticity and compliance. Our esteemed credentials include ISO certification, solidifying our commitment to quality and best practices. Our alignment with the vision of the region is further validated through our MOU with the Government of Gujarat.

Additionally, our projects have received the NOD of approval with development certificates from the Dholera SIR Development Authority. Not to mention, our RE-RA-approved projects inside Dholera SIR bear witness to our unwavering dedication to regulations and standards.

Dholera Special Investment Regional Development Authority

UDYOG BHAVAN, BLOCK NO. 11, 3RD FLOOR, SECTOR - 11, GANDHINAGAR (382017)

Phone: (079) 232 40150 – 2 – 4 Fax: (079) 232 40443 E-Mail: ceo@dholerasir.com Web Site: www.dholerasir.com

DEVELOPER

Registration No. DSIRDA: DEV/12

(License to perform the duties as prescribed in Development Control Regulations in force and revised from time to time)

Mr/Mrs/Miss. MEENAKSHI KHURANA

Address : Resi. 404, ORCHARD TOWERS Land Detail: Village: GORASILAMBALI

GODREJ GARDEN CITY New Survey No. 1306,440

GOTA, AHMEDABAD Old Survey No. 18/3,216

TPS No: 2B4,1A1

E-mail ID. MEENAKSHI@SAMRT.HOMES.IN FP No: 325,205

Phone No. +91-9711512416

Mobile No. +91-7042878445

Fax No.

Specimen Signature

Date of Registration : 11/02/2020

Valid Upto : 11/02/2025

Note: FP no.325 as per DTPS 2. FP no. can be change in Preliminary TP Scheme. This licence is valid only for 4250.5 Sq.m. area of New Survey 1306,040 survey No.18/3 (Village: Gorasu).

(Signature)
**I/C. SENIOR TOWN PLANNER
DHOLERA SPECIAL INVESTMENT REGIONAL
DEVELOPMENT AUTHORITY**



GOVERNMENT OF GUJARAT



vibrant
GUJARAT 2017
Connecting India to the World | 8th Global Summit

*Certificate
of
Investment Intention*

SmartHomes Infrastructure Pvt. Ltd.

*Expressed interest for investment in Gujarat in
Special Investment Region & Other Infrastructure Projects*

*Government of Gujarat welcomes the proposal.
We extend our best wishes and support for successful
implementation of the project.*


*Additional Chief Secretary
Government of Gujarat*

254789

QRO
QUALITY RESEARCH ORGANIZATION

Certificate of Registration

This is to certify that

SMART HOMES INFRASTRUCTURE PVT.LTD
1205, GANESH GLORY, NEAR BSNL OFFICE, JAGATPUR CHENPUR ROAD,
SG HIGHWAY JAGATPUR, AHMEDABAD, 382401, GUJARAT, INDIA

has been independently assessed by QRO
and is compliant with the requirement of:

ISO 9001:2015
Quality Management System

For the following scope of activities:
**BUILDING AND DEVELOPMENT OF GROUP HOUSING AND
COMMERCIAL REAL ESTATE PROJECTS**

Date of Certification: 26th March 2022
1st Surveillance Audit Date: 25th March 2023

2nd Surveillance Audit Date: 25th March 2024
Certificate Expiry: 25th March 2025

Certificate Number: 305022032639Q

QRO
QUALITY RESEARCH ORGANIZATION

EGAC
CAB-110060

IAF
INTERNATIONAL
ACCREDITED
CERTIFICATION BODY

Head of Certification
Head of Certification

Validity of this certificate is subject to annual surveillance audits to be done successfully on or before 365 days from date of the audit.
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Website : www.qprocert.org, E-mail : info@qprocert.org

Gujarat Real Estate Regulatory Authority (RERA)

Government of Gujarat

Office Address- 401 Floor, Sahyadri Building, Sector-11, Gandhinagar 382019
Website: gujarat.gujarat.gov.in, Ph. No. (079) 232-58039 Email id: info@rera.gujarat.gov.in

FORM - C

REGISTRATION CERTIFICATE OF PROJECT

[The Gujarat Real Estate (Regulation and Development) (General) Rules, 2017 See Rule 6(3) "said rules"]

1. This registration is granted under section 5 of the Real Estate (Regulation & Development) Act, 2016 "said act" to the following project under project registration number :-

PGC/AHMEDABAD/HANDIKRA/DSDR/A/PTNSA/0979/080622

Project Name & Address :-

ARCH ENCLAVE IN

FINAL PLOT NO. RAJENDRA NAGAR, S/O. 76/608 BSN 1491/22, BHIMADAP, DHOOLA, Dhandhuka, Ahmedabad, GUJARAT-382040

Block No. 28-A, T-1, Scheme - DHRUBA SPECIAL INVESTMENT REGIONAL DEVELOPMENT AUTHORITY, Post-Pan Bhatia, Road No. 101, Plot No. null, Major - BHIMADAP, DHOOLA, Dhandhuka, Ahmedabad, Navrang Pura, Block No. - 79 (OLD) Phase 4(1) - 2, Off-City Centre - 2A, Panchajanya - PLOTTING

Note :- A/after the land has been obtained for providing drainage & sewerage disposal system as per CDCOR/NSR Section III permission by Permittee

Promoter Name & Address :-

MS SMARTECH INFRASTRUCTURE PRIVATE LIMITED

1285, GANDHIL GURU A/PTNSA/ROAD, Ahmedabad, GUJARAT, 382041

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees as prescribed in said rules as per "Annexure A" by the Government of Gujarat.
- The promoter shall execute and register a conveyance deed in favour of the allottees or the association of the allottees, in the case may be, of the apartment, plot or building, or the entire may be or the common area for all or section 17 of the said act.
- The promoter shall deposit twenty percent of the amounts realized by the promoter in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (27) of clause (1) of sub-section (2) of section 4 of the said act.
- The registration shall be valid till **01 Dec, 31-12-2025** unless renewed by the Real Estate Regulatory Authority in accordance with section 6 of the said act read with rule 7 of the said rules made thereunder.
- The promoter shall comply with the provisions of the said act and the said rules and regulations made thereunder.
- The promoter shall not contravene the provisions of the said act and the said rules and regulations made thereunder as applicable to the project.

3. If above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the said act and the said rules and regulations made thereunder.

Date: **08-06-2022**

Place: Gandhinagar

Signature and Seal of the Secretary
Gujarat Real Estate Regulatory Authority
Signature valid

Digitally signed by **SECRETARY** DN: cn=SECRETARY,
ou=SECRETARY, email=SECRETARY@rera.gujarat.gov.in,
c=IN, o=GUJARAT, ou=GUJARAT, email=SECRETARY@rera.gujarat.gov.in,
serial=123456789, reason=I am the Secretary, Date: 2022.06.08 12:42:45 +0530
Location: GANDHINAGAR

WHY CHOOSE #SMARTHOMESDHOLERA ?

**INNOVATION IS OUR DNA, MAKING OUR UNIQUENESS
THE CORNERSTONE OF EXCELLENCE.**

Education & Exposure:

Our international experiences blended with robust educational backgrounds make us think beyond the ordinary.

Tech-Savviness:

















More than just a real estate company, we are a tech-driven enterprise ensuring precision, transparency, and efficiency.

Transparent Processes:

Our documentation and processes stand out for their meticulousness, instilling confidence in investors globally.

Pressence of SmartHomes in & around Dholera SIR Ahmedabad – Dholera Expressway & Dholera International Airport

LEGEND

-  Dholera Expressway City - V
-  Dholera Forest Estate
-  Dholera Expressway City Township
-  Dholera Expressway Avenue Township
-  Dholera International Airport City Township
-  ABCD Enclave-I
-  ABCD Enclave-II
-  ABCD Enclave-III
-  ABCD Enclave-IV
-  ABCD Greens-I
-  Piccadilly Square-II
-  Orchard Enclave-I
-  Orange County
-  Olive Garden
-  Mulberry Park
-  Maple Garden



Ahmedabad >>

<< Dholera

FUTURE EXPANSION

With an insatiable thirst for growth and diversification, Smart Homes is not just limited to real estate. As we move forward, our horizons are set on expanding into the realms of hospitality, education, data centers and healthcare. These sectors echo the future, and we are poised to imprint our mark, combining our core strengths with the needs of the evolving world.





ISO 9001:2015 Certified Company

SmartHomes Infrastructure Pvt. Ltd.
1204 & 1205 Ganesh Glory, Near BSNL Office,
Jagatpur Chenpur Road, SG Highway Jagatpur,
Ahmedabad - 382481 Gujarat, India

☎ +91 70969 61250

🌐 www.smarthomesinfra.com

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