

# DHOLERA SMART CITY

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

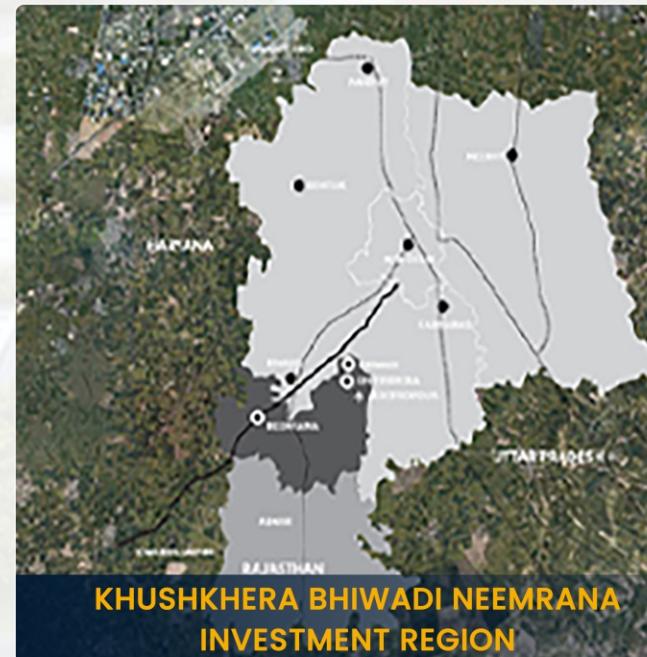




Experience the future in the making –  
**Dholera Smart City**, India's first greenfield industrial  
smart city, set to become a **multi-trillion-dollar hub** of  
innovation and prosperity.

# SMART INDUSTRIAL TOWNSHIPS UNDER DMIC



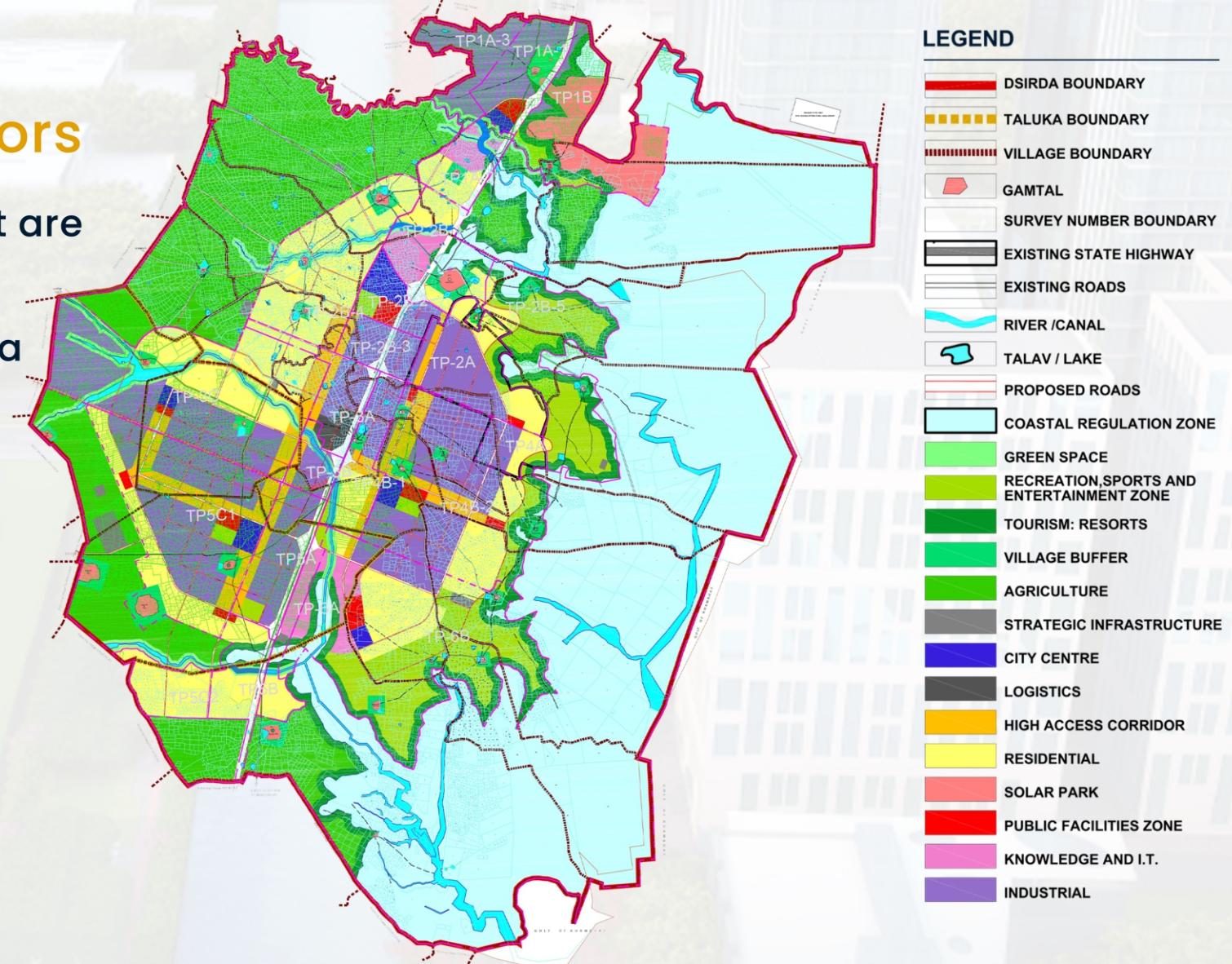


# DHOLERA SIR DEVELOPMENT PLAN

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# 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

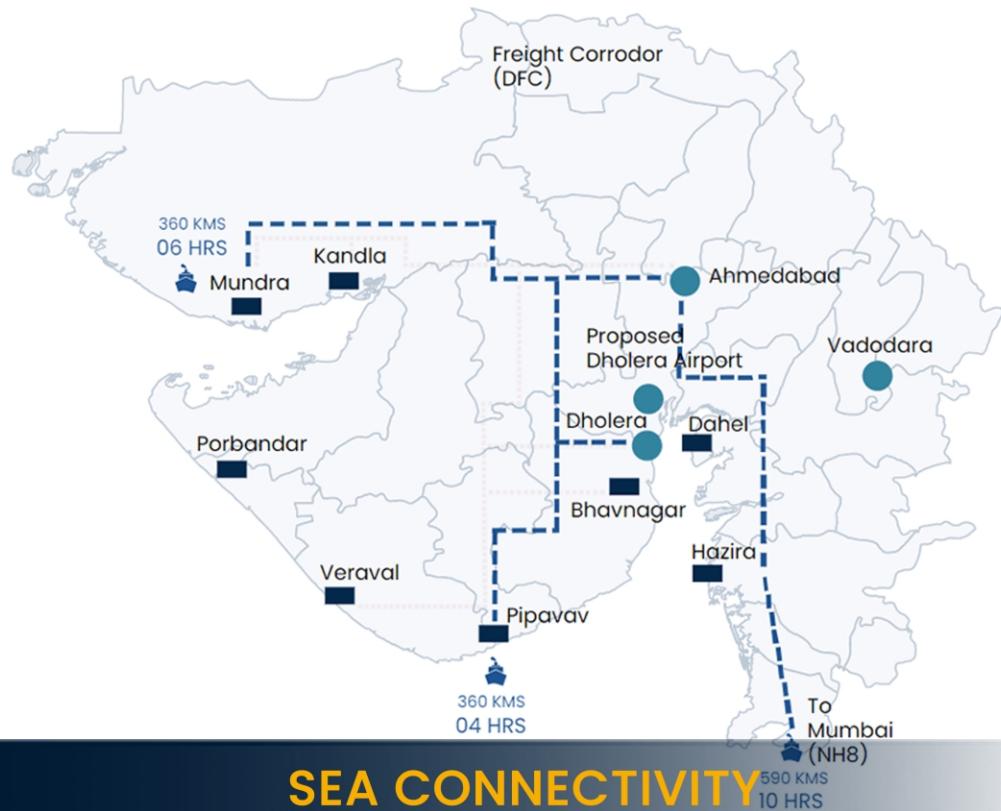
- Currently, two lane State Highway being expanded to 4 lanes
- A dedicated 6 lane access controlled expressway connecting Ahmedabad & Dholera is under construction and will be completed by next year



## 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



WORLD - CLASS INFRASTRUCTURE



EASE OF GOVERNANCE



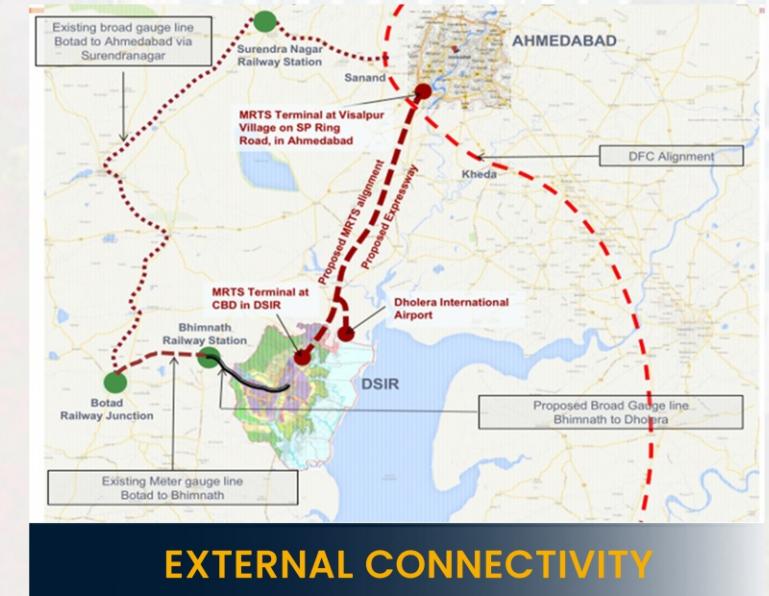
PLUG & PLAY



SOCIAL INFRASTRUCTURE



EASE OF DOING BUSINESS



EXTERNAL CONNECTIVITY

# ADVANTAGE DHOLERA



# CURRENT GOVERNMENT INFRASTRUCTURE INITIATIVES



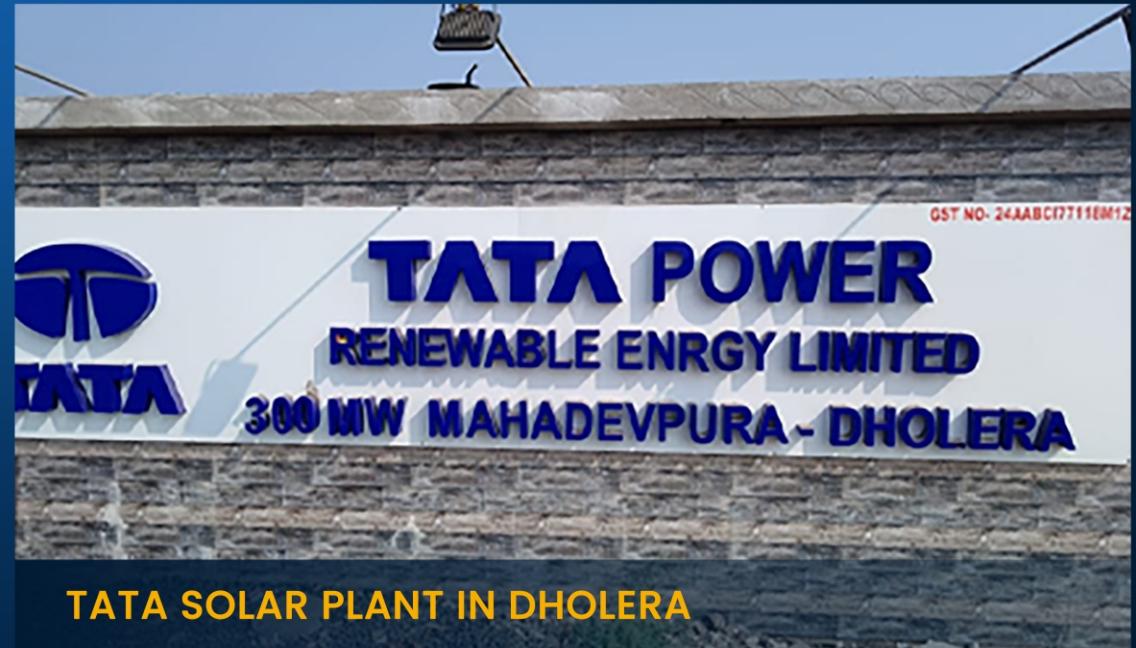
ABCD BUILDING, DHOLEERA SIR



DHOLEERA RIVER FRONT



AHMEDABAD - DHOLEERA - BHAVNAGAR EXPRESSWAY



TATA SOLAR PLANT IN DHOLEERA



ACTIVATION AREA



DHOLEERA 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 ”

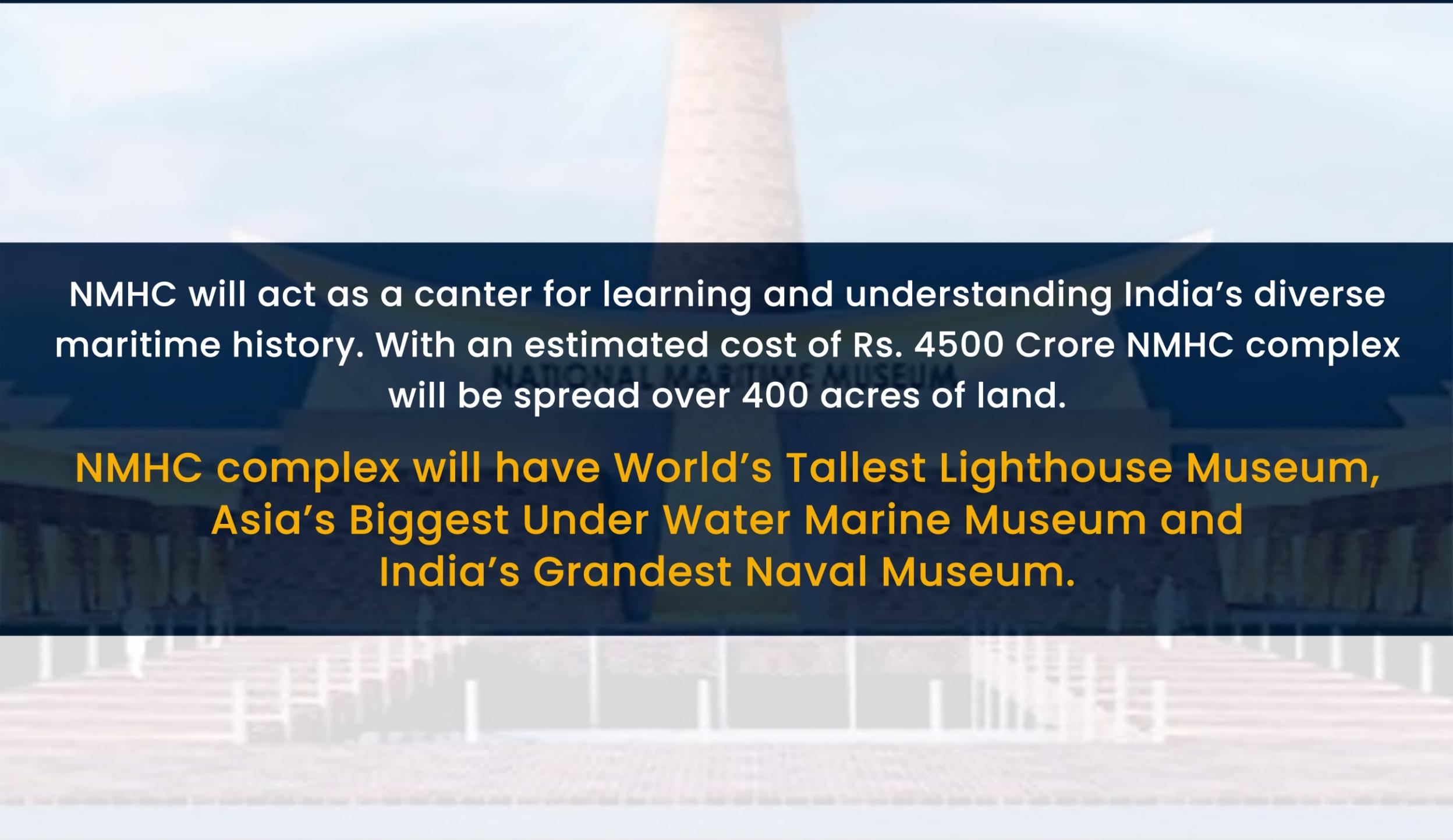
- Total area 8,595 ha
- 11 blocks with 27 plots in each block
- Each plot will have 100MW, 160MW and 200MW capacity blocks
- Currently TATA Power's 300 MW plant is operational



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).



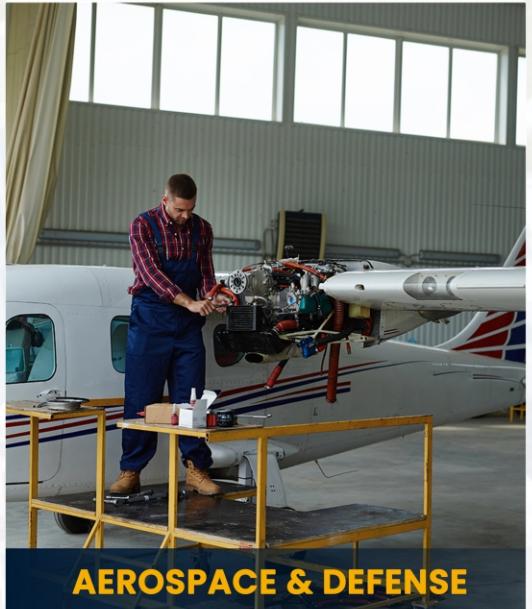
# NATIONAL MARITIME HERITAGE COMPLEX (NMHC) LOTHAL, GUJARAT



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.**

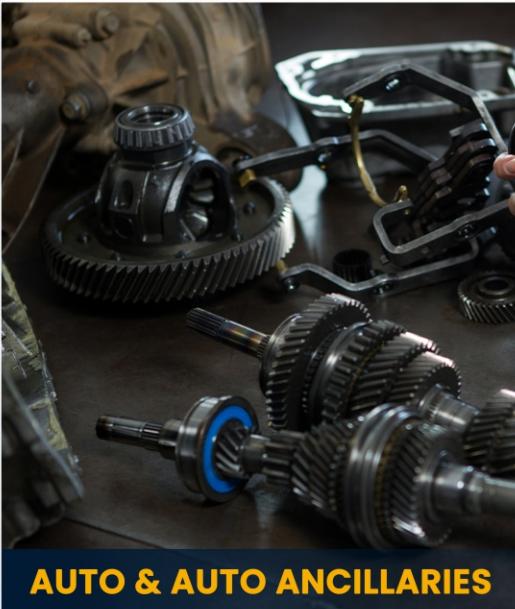
# DHOLERA SMART CITY'S STRATEGIC FOCUS: THRIVING IN KEY PROSPECTIVE SECTORS



AEROSPACE & DEFENSE



HEAVY ENGINEERING



AUTO & AUTO ANCILLARIES



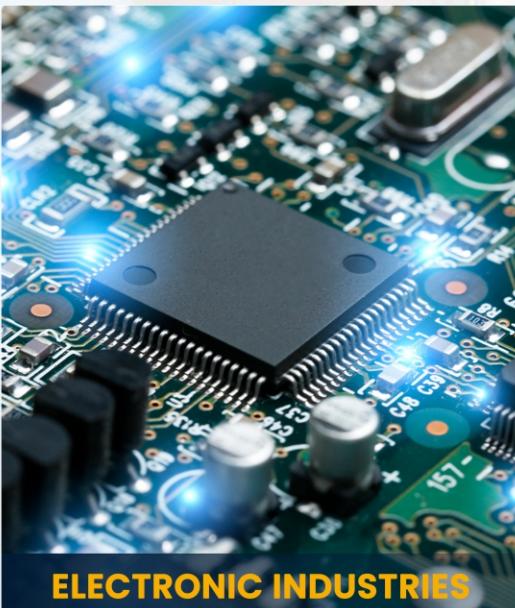
SOLAR INDUSTRY



PHARMACEUTICALS



AGRO & FOOD PROCESSING



ELECTRONIC INDUSTRIES



IT & ITES

# 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**

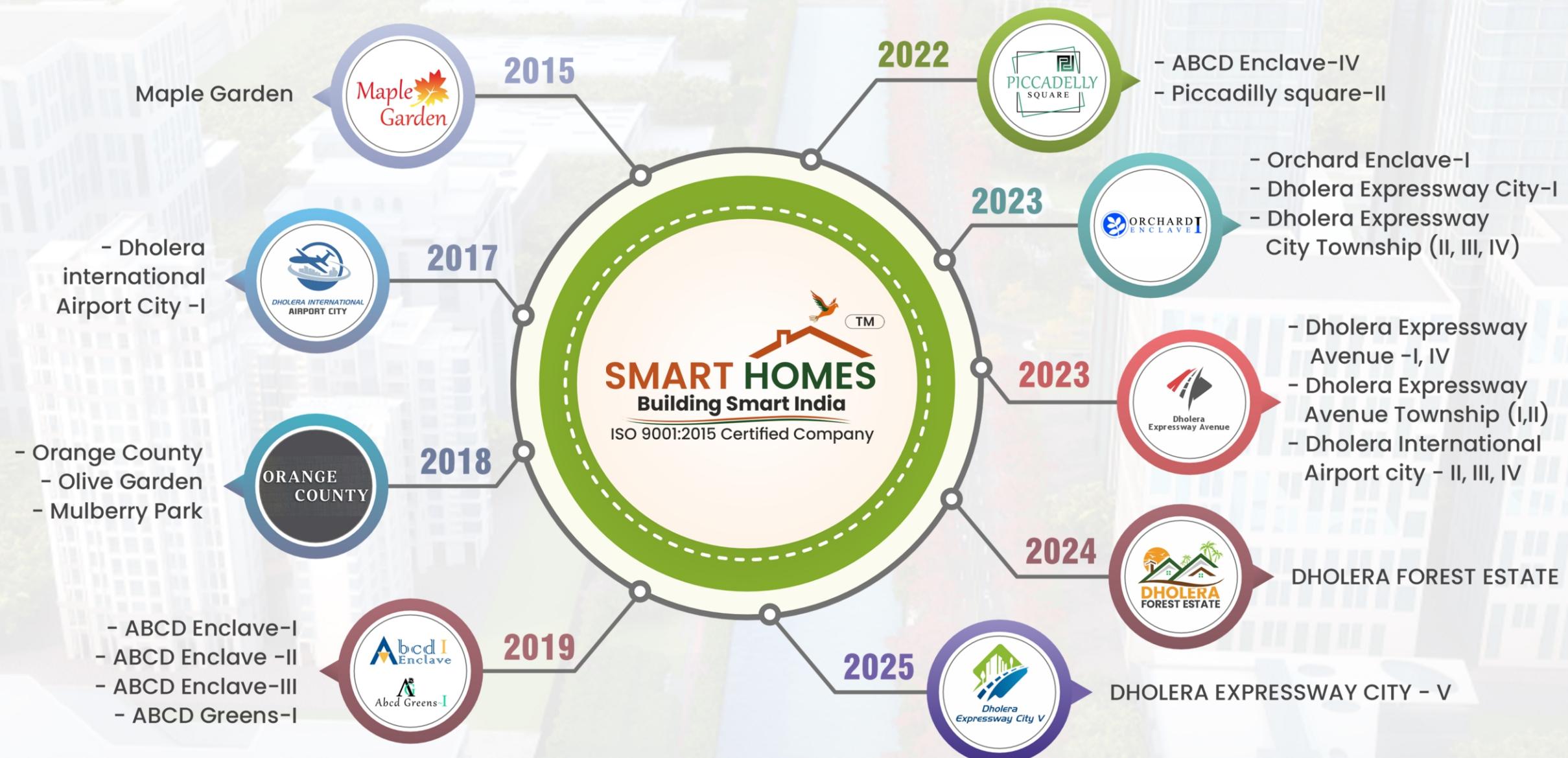
# ESTABLISHED ENTERPRISES CURRENTLY OPERATING IN DHOLERA SMART CITY



# #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 in-depth understanding of real estate and financial market. A well-known Media Panelist.



# AWARDS & ACCOLADES



**Certificate of appreciation**

OPPO  
Presents

**TIMES  
REALTY & RETAIL  
ICONS - 2021  
AHMEDABAD**

In Association with

**SBI**

**OPTIMAL MEDIA  
SOLUTIONS**  
A division of Times Internet Limited  
A Times Group Company

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



# 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 48443 E-Mail: [ceo@dholerasir.com](mailto:ceo@dholerasir.com) Web Site: [www.dholerasir.com](http://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: **GORASU, AMBALI**  
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** **----**

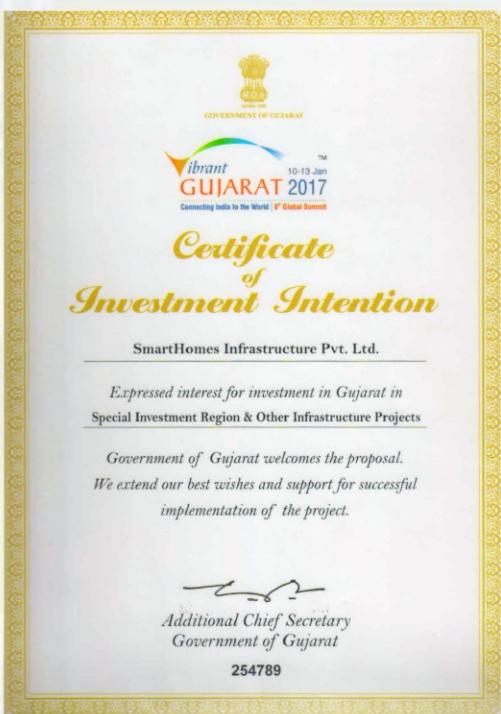
Mobile No. **+91-7042878445** **----**

Fax No. **-----** **-----**

Date of Registration : **11/02/2020** Specimen Signature **Meenakshi**  
Valid Upto : **11/02/2025**

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

I/C. SENIOR TOWN PLANNER  
DHOLELA SPECIAL INVESTMENT REGIONAL  
DEVELOPMENT AUTHORITY



# 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.

# Presence 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

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