



**AERO**  
LUXURIA LIVING



DHOILERA



# dholera<sup>®</sup>

—A NEW ERA—



"Dholera will be developed better than Delhi and six times bigger than Shanghai"

**- PM Narendra Modi**

# WORLD'S LARGEST INFRASTRUCTURE PROJECT

TIMELINE : 2008-2024



## DELHI MUMBAI INDUSTRIAL CORRIDOR

Government of India is developing the Delhi Mumbai Industrial Corridor (DMIC), first industrial corridor on the backbone of Western Dedicated Freight Corridor (DFC) between Delhi and Mumbai covering an overall length of 1504 km and passing through the states of Uttar Pradesh, Delhi NCR, Haryana, Rajasthan, Gujarat and Maharashtra, with end terminals at Dadri in the Delhi NCR and Jawaharlal Nehru Port (JNPT) near Mumbai.



## SMART INDUSTRIAL TOWNSHIPS UNDER DMIC

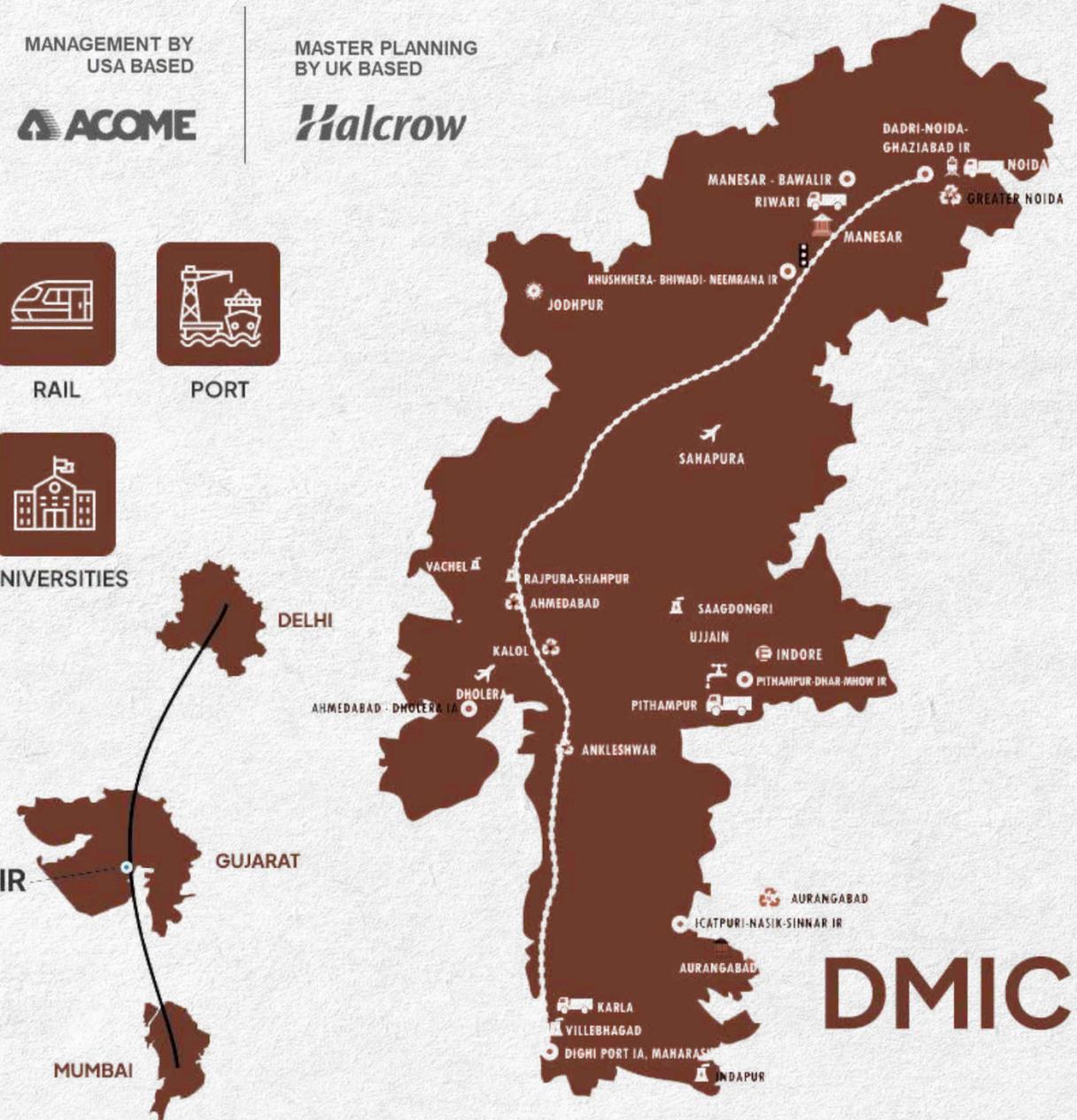
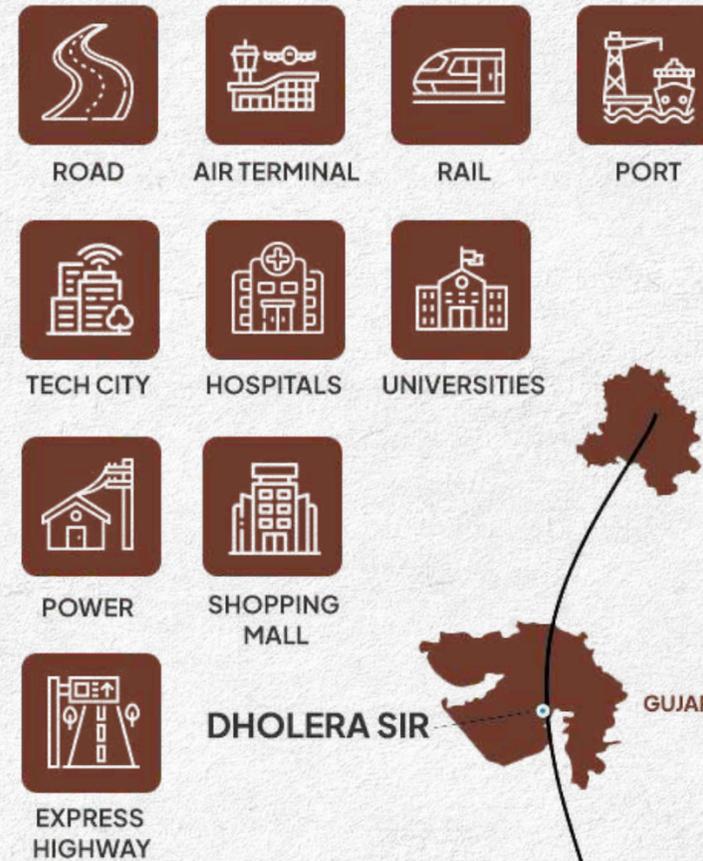
- |  |                 |
|--|-----------------|
| 1. DADRI –NOIDA GHAZIABAD IR, UP                 | <b>200 SQKM</b> |
| 2. MANESAR – BAWAL IR, HARYANA                   | <b>402 SQKM</b> |
| 3. NEEMRANA –KUSHKHERA – BHIWARI IR, RAJASTHAN   | <b>165 SQKM</b> |
| 5. JODHPUR PALIMARWAR IR, RAJASTHAN              | <b>72 SQKM</b>  |
| <b>6. AHMEDABAD–DHOLERA SIR, GUJARAT</b>         | <b>920 SQKM</b> |
| 7. SHENDRA – BIDKIN INDUSTRIAL PARK, MAHARASHTRA | <b>84 SQKM</b>  |
| 8. DIGHI PORT IA, MAHARASHTRA                    | <b>253 SQKM</b> |

DHOLERA IS THE  
**BIGGEST NODE** UNDER DMIC

ESTIMATED INVESTMENT  
**IND ₹3,000  
CRORE**

MANAGEMENT BY  
USA BASED  
**ACOME**

MASTER PLANNING  
BY UK BASED  
**Halcrow**



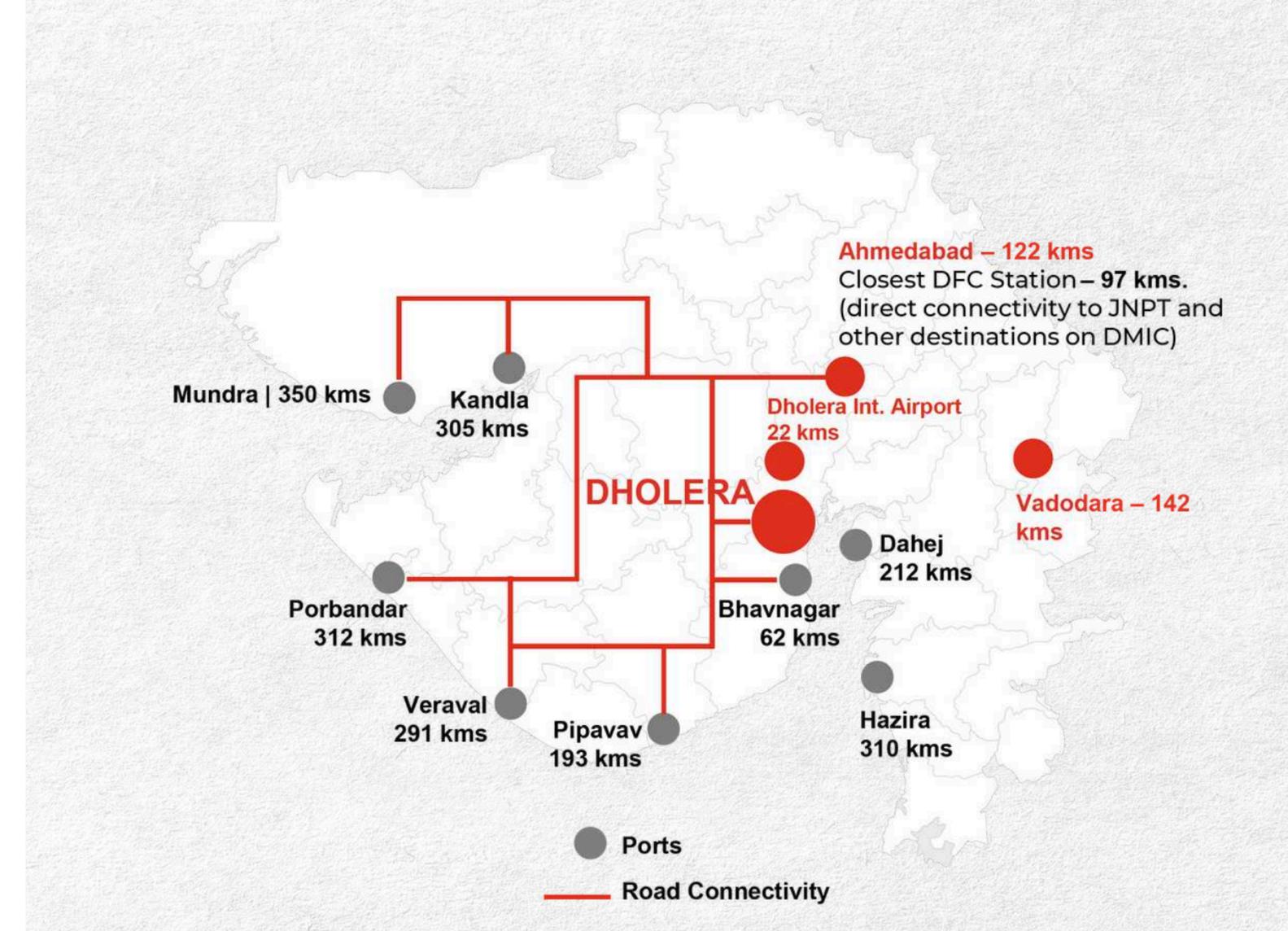
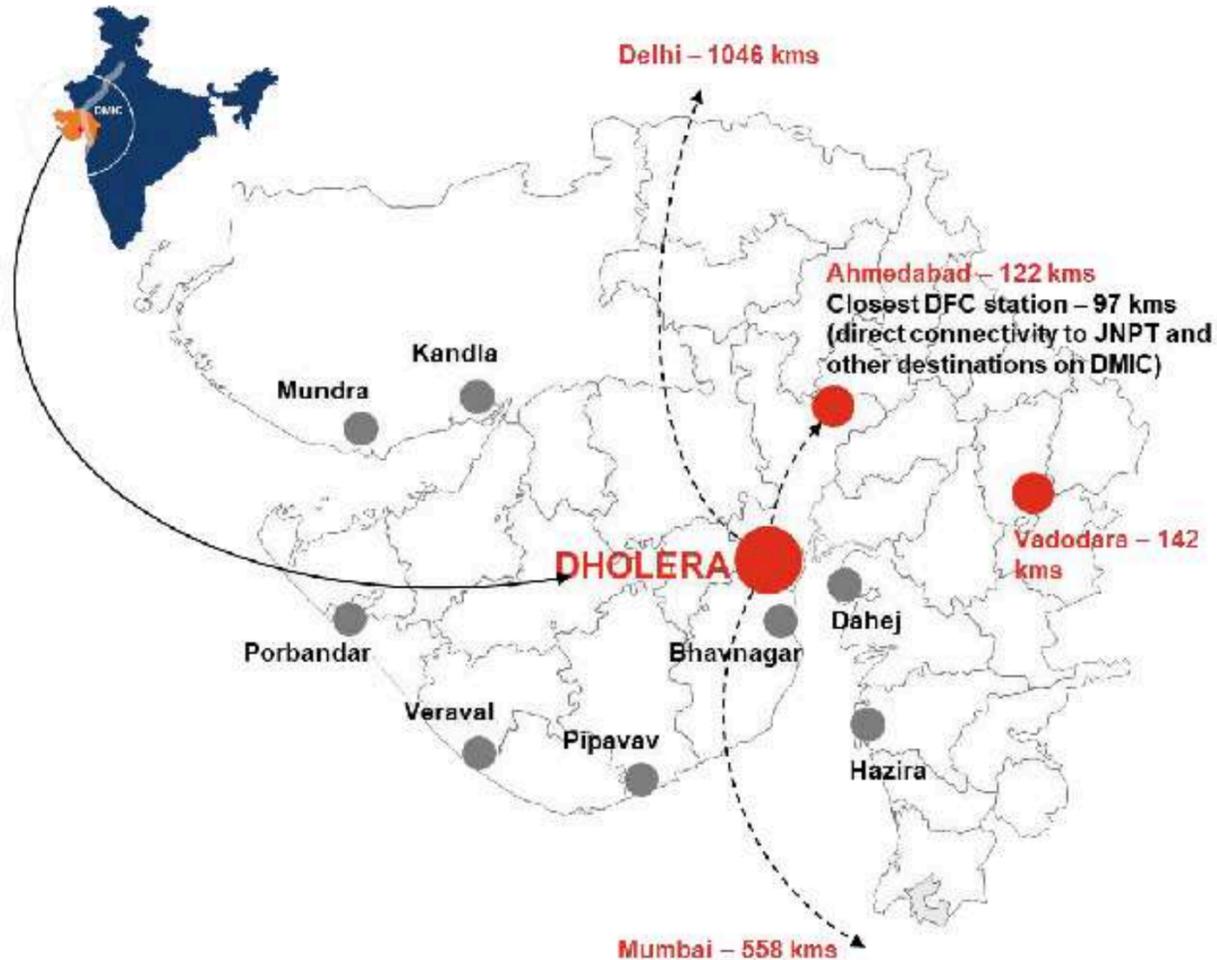
**DMIC**



# CONNECTIVITY



Dholera SIR is strategically located just 100 km from Ahmedabad having excellent connectivity by air, road, rail and sea. Well connected to other major cities of Gujarat including Vadodara, Bhavnagar and Rajkot



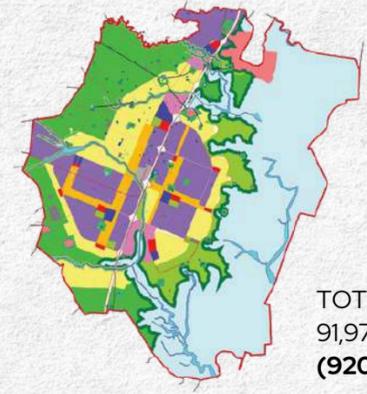
1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14

**CITY**

**AREA**

DELHI	DELHI	1398 KM <sup>2</sup>
<b>DHOLERA</b>	<b>GUJARAT</b>	<b>920 KM<sup>2</sup></b>
BENGALURU	KARNATAKA	741 KM <sup>2</sup>
VISAKHAPATNAM	ANDHRA PRADESH	681 KM <sup>2</sup>
HYDERABAD	TELANGANA	650 KM <sup>2</sup>
LUCKNOW	UTTAR PRADESH	631 KM <sup>2</sup>
INDORE	MADHYA PRADESH	564 KM <sup>2</sup>
AHMEDEBAD	GUJARAT	505 KM <sup>2</sup>
PUNE	MAHARASHTRA	485 KM <sup>2</sup>
BHOPAL	MADHYA PRADESH	463 KM <sup>2</sup>
SURAT	GUJARAT	462 KM <sup>2</sup>
MEERUT	UTTAR PRADESH	450 KM <sup>2</sup>
MUMBAI	MAHARASHTRA	440 KM <sup>2</sup>
CHENNAI	TAMIL NADU	426 KM <sup>2</sup>

**A CITY BIGGER THAN SINGAPORE**



TOTAL AREA  
91,970 HA  
(920 SQ KM)

**DHOLERA**



TOTAL AREA  
71,910 HA  
(719 SQ KM)

**SINGAPORE**

**20%**  
BIGGER THEN  
SINGAPORE

**A NEW**



**OF EFFICIENT  
INFRASTRUCTURE**

At Dholera Industrial City, the largest investment node of DMICDC growth corridor, you can realise all your business dreams and ambitions, today.



**COMPARISON WITH TOP CITIES**

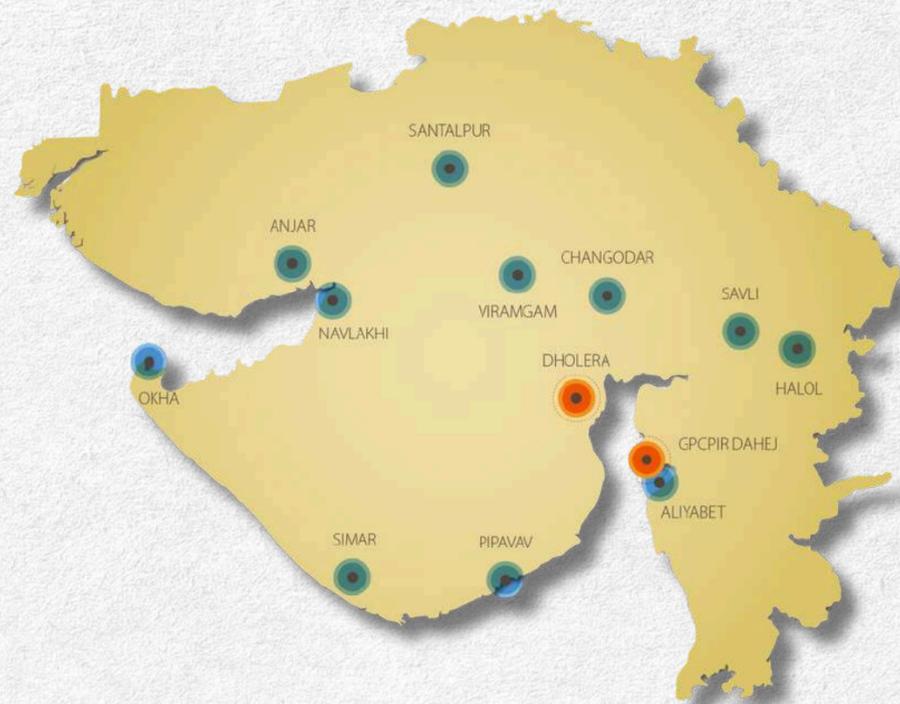
## WHAT IS SIR?

# THE SPECIAL INVESTMENT REGION (SIR)ACT - 2009

The State government has enacted a legal framework for the SIR – The Gujarat Special Investment Region Act – 2009,

**It has come into effect from 6th January, 2009.  
Amendment appended: November, 2016**

The State Government has enacted the legal framework to provide establishment, operation, regulation and management of large size Investment Regions and Industrial Areas in the State of Gujarat and to specially enable their development as Global Hubs of Economic Activity supported by World Class Infrastructure, Premium Civic Amenities, Centre of Excellence and Pro-active Policy Framework.



## ABOUT DICDL

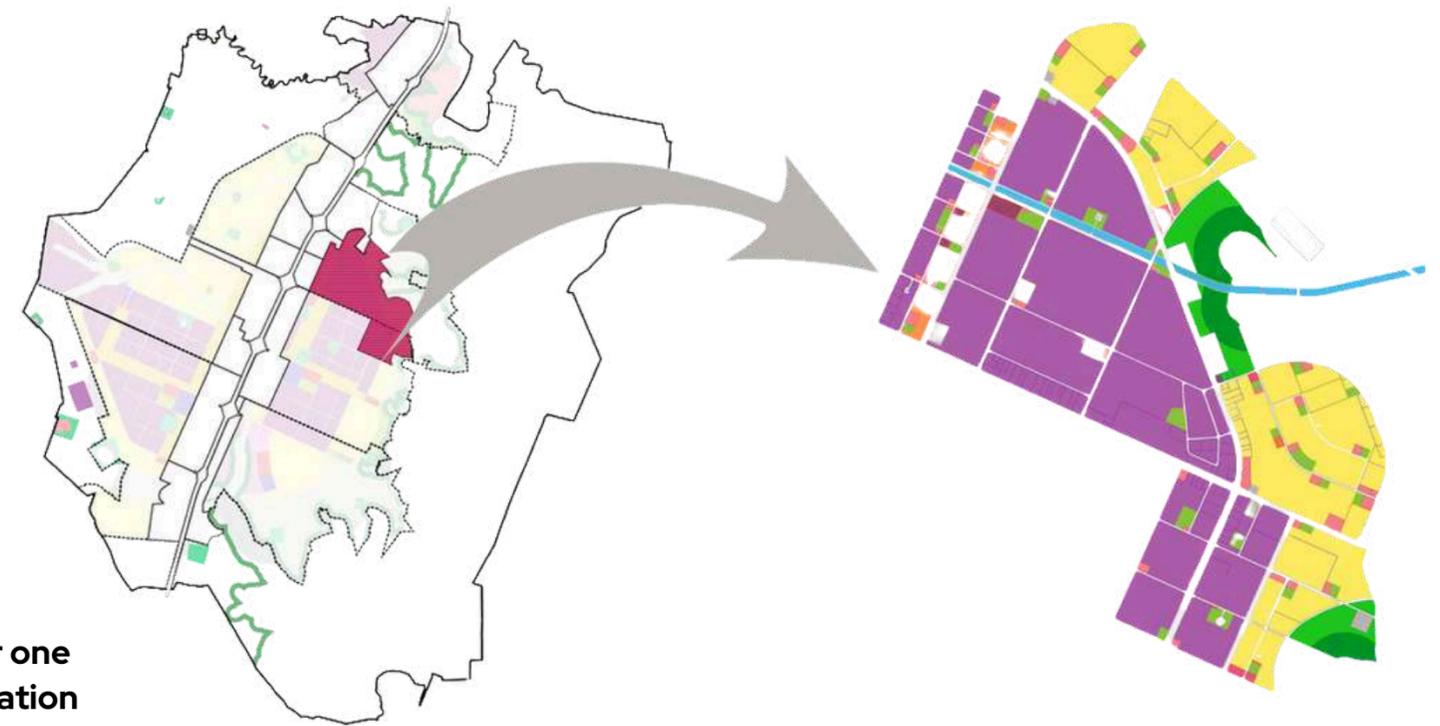
# DHOLERA INDUSTRIAL CITY DEVELOPMENT LTD



- DICDL IS A JV OF GOVERNMENT OF INDIA (DMICDC) + GOVERNMENT OF GUJARAT (DSIRDA)
- AECOM AS PROGRAMME MANAGERS FOR NEW CITIES RESPONSIBLE FOR PROGRAMME IMPLEMENTATION
- SPV RESPONSIBLE FOR INITIAL PROJECT DEVELOPMENT AND IMPLEMENTATION
- COMPREHENSIVE, POST DEVELOPMENT, CITY MANAGEMENT STRUCTURE BEING EVOLVED
- FACILITIES BEING DEVELOPED ENABLING ISO 31720 COMPLIANCE

SINGLE WINDOW CLEARANCE

**All city services under one umbrella for co-ordination and smooth operations**



Dholera SIR (TP1 to TP6)

Activation Area, TP Scheme 2A and 4A  
5600 Acres

# GTC

## GUJARAT TRADE CENTER

### THE ENGINE FOR ECONOMIC RESURGENCE OF THE COUNTRY

- An Iconic Building
- Multi-modal Transport System
- AIR, ROAD & RAIL Connectivity
- Center for all Export Activities
- MNC Corporate offices, Malls, Hotels



# ABCD

## ADMINISTRATIVE CUM BUSINESS CENTRE FOR DHOLERA SMART CITY

The ABCD building is located west of the expressway within the knowledge and IT land use. The site is located such that it is visible from the expressway and is located close to the area which will be first developed within the overall DSIR.

EPC for ABCD Building Contract awarded. M/s Cube Construction Engineering Ltd. is the selected bidder. Work completed on ground. The nine hectare site is strategically located within the parcel on a civic axis opening a vista towards a large green space.

The ABCD site is directly connected to the 55m arterial road which leads to the expressway. The site will accommodate the offices of the development agencies along with a command and control centre and a skill development centre in a total built-up area of 36,000sqm. The building for the Regional Development Authority (RDA) is envisaged to be a LEED GOLD rated building with facilities to accommodate the entire staff required by the RDA for Dholera Smart City.

**dholera**<sup>®</sup>  
— A NEW ERA —



## 8 LANE EXPRESSWAY

DADRI - JN PORT MUMBAI



# 1480 KM

## 4 LANE GREEN CORRIDOR

FACILITIES AT EVERY 40KM

RESTROOMS, HOTEL, RESTAURANTS, FUEL PUMP, CNG PUMP

## CENTRAL SPINE ROAD

### 250 METERS - 10 LANE EXPRESSWAY INDIA'S WIDEST EXPRESSWAY IN DHOLERA

- Exclusive transport corridor is under construction between Ahmedabad and Bhavnagar via Dholera SIR
- In Dholera SIR, Multi-purpose corridors, bicycle tracks, service roads, shaded and pedestrian-friendly walkways for comfort and safety.
- Constant monitoring by CCTV cameras and a dynamic and intelligent Traffic Management system.



## DFC

### DEDICATED FREIGHT CORRIDOR

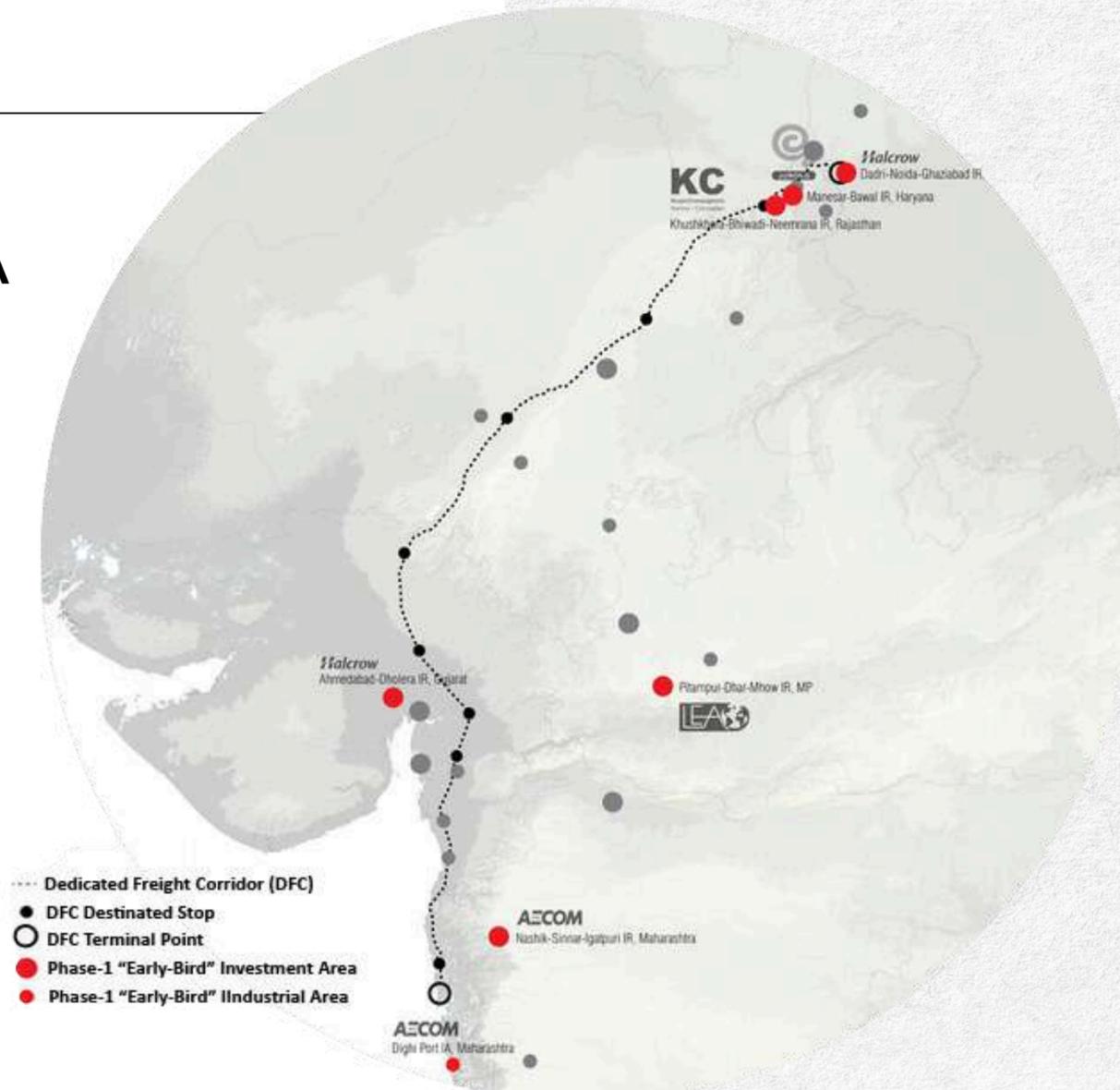
DADRI - JN PORT MUMBAI **1506 KM**

## METRO (MRTS)

MRTS (METRO) IS PLANNED WHICH WILL CONNECT DSIR WITH AHMEDABAD & GANDHINAGAR (GIFT CITY).

## DHOLERA RAILWAY STATION

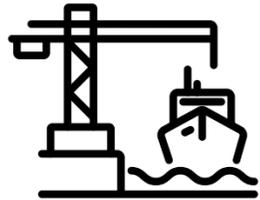
- New rail line from bhimnath to dholera special investment region.
- Dholera railway station proposed in DSIR will be connected to bhimnath railway station.
- Dedicated freight corridor (DFC) is 1.5 hours from DSIR.



## DHOLERA SEA PORT

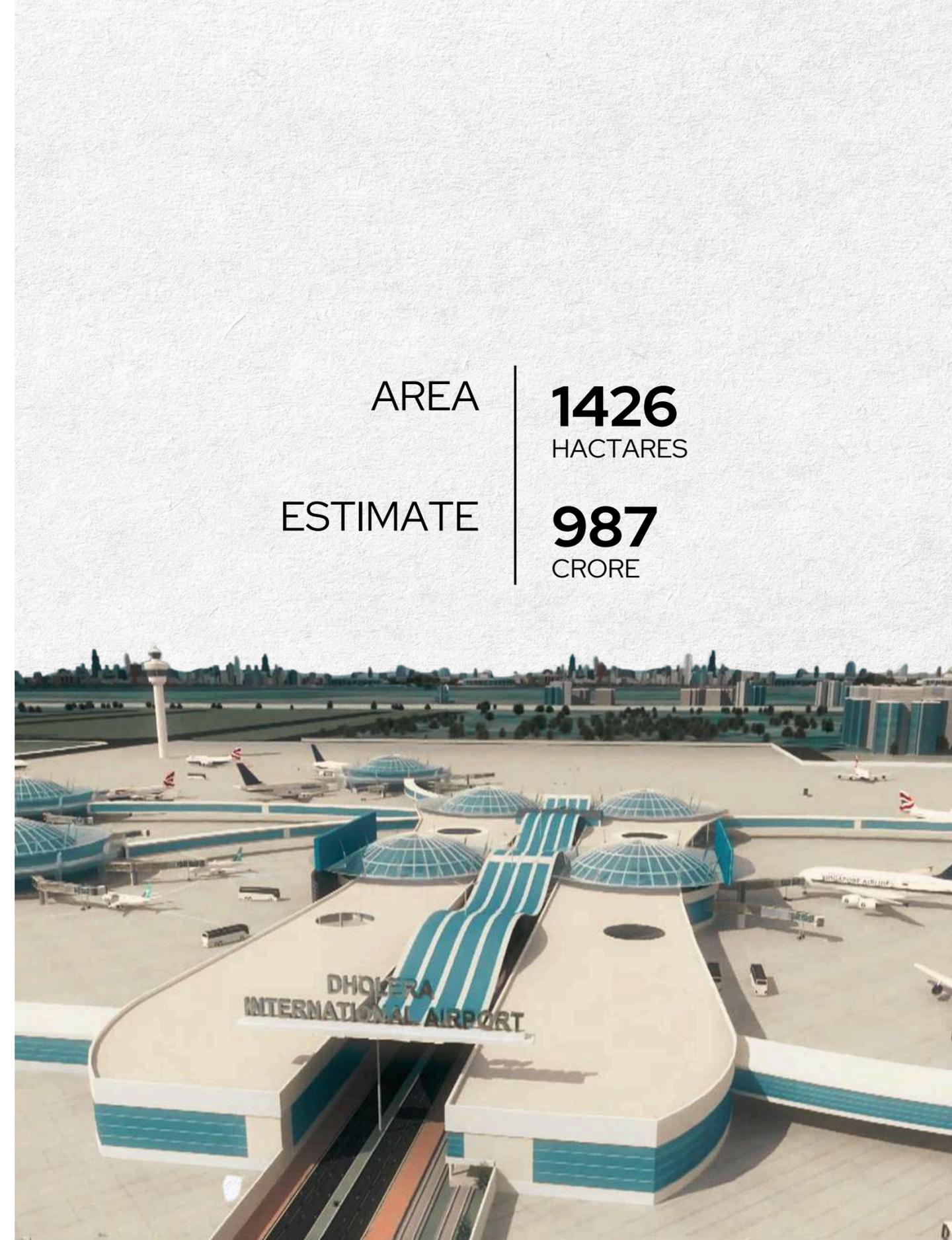
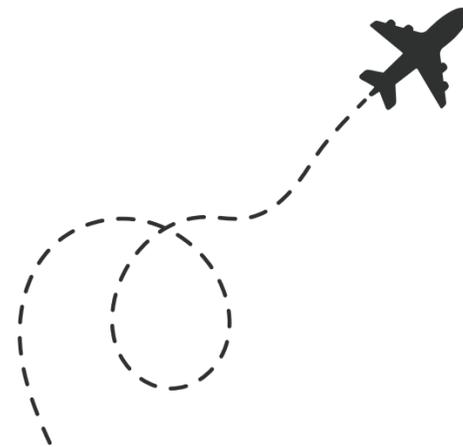
DUE TO COASTAL BOUNDARY, PROPOSED PORT WILL BE THE KEY ELEMENT IN HANDLING LARGE CARGO

The port site is proposed to be connected by road with Ahmedabad - Bhavnagar highway at a distance of about 11 kilometers. Almost 2,057 hectares of Government land was allocated for the development of the port.



## DHOLERA INTERNATIONAL AIRPORT

The greenfield airport is being developed in Saurashtra within the Dholera Special Investment Region (DSIR) as part of the Delhi Mumbai Industrial Corridor (DMIC). The airport will feature an aerocity with 75 hectares for commercial developments, cargo facilities and ultimately two runways - 3200 m and 4000 m long. Dholera Airport's Phase 1 is expected to be completed and opened in March 2026 (current deadline).



AREA	<b>1426</b> HACTARES
ESTIMATE	<b>987</b> CRORE

# A NEW ERA IN SEMICONDUCTOR MANUFACTURING IN INDIA

Tata Electronics Pvt. Ltd. to set up India's 1st Commercial Semiconductor Fab at Dholera, Gujarat



Unit set up in partnership with Powerchip Semiconductor Manufacturing Corp (PSMC), Taiwan



Unit Set-up Investment: ₹ 91,000 Crore



Chips to be manufactured for Automotive, Consumer Electronics, Data Storage, Display Drivers, Power Electronics, Telecommunications Sectors etc.

TATA'S PLANT IN DHOLERA, GUJARAT, TO ROLL OUT FIRST 'MADE IN INDIA' CHIP BY DECEMBER 2026

TATA GROUP AIMS TO MAKE GUJARAT'S DHOLERA THE GLOBAL EPICENTRE OF SEMICONDUCTOR EXCELLENCE

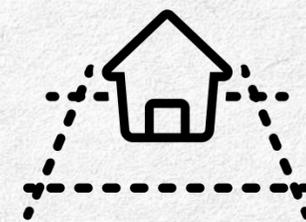
TATA ELECTRONICS  
CEO RANDHIR THAKUR



## PM LAYS FOUNDATION STONE FOR THREE SEMICONDUCTOR PLANTS WORTH ₹1.25-LAKH CRORE

In Gujarat, we have committed to investing \$11 billion towards our fab project in Dholera, which will generate over **20,000 jobs**, marking just the beginning of our journey. This first semiconductor fab in Dholera will bring more than **2,000 ecosystem partners and suppliers**, and a few of them have already started working with us.

### CASE STUDY - TATA NANO



SANAND,  
GUJARAT

100 SQ-YARD PLOT

PRICE IN 2010

RS 70,000-80,000

100 SQ-YARD PLOT

PRICE NOW

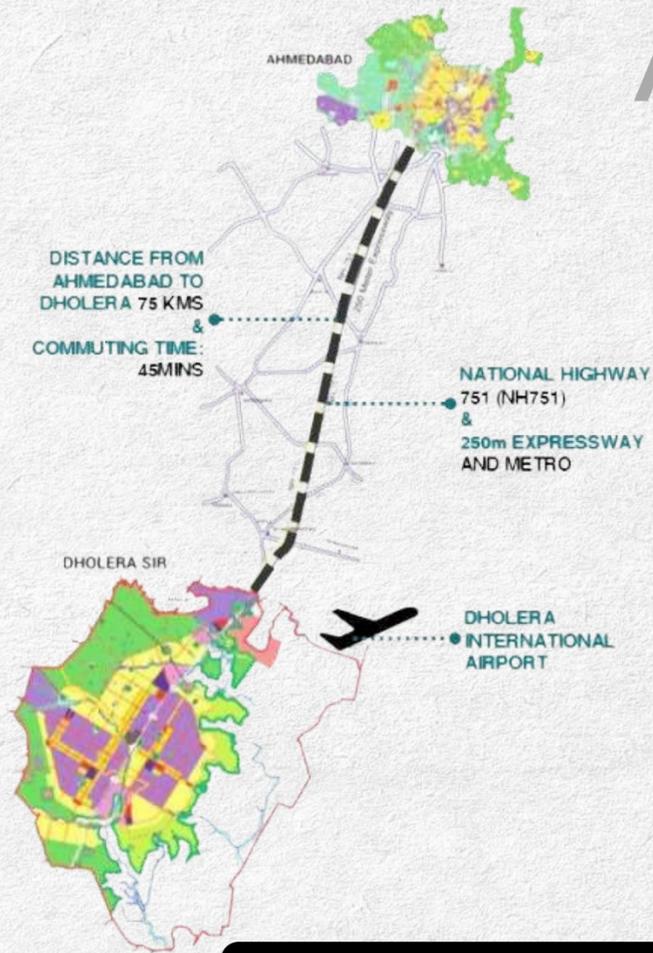
RS 14 LAC-16 LAC



# SEMICON CITY

# MEGA GOVERNMENT PROJECTS AT DHOLERA

ACTUAL IMAGES



**6 LANE EXPRESS HIGHWAY**



**INTERNATIONAL AIRPORT**



**ARTIFICIAL RIVER FRONT**



**WORLD LARGEST SOLAR PARK**

ADMINISTRATIVE CUM BUSINESS CENTRE FOR DHOLERA SMART CITY



**ABCD BUILDING**

ACTIVATION AREA



AHMEDABAD-DHOLERA





# INDUSTRIES INVESTED

IN INDIA'S FIRST GREENFIELD INDUSTRIAL SMART CITY

ANY MANY MORE ...

# WORLD'S LARGEST SOLAR POWER PLANT AT DHOLERA

DHOLERA SOLAR PARK IS A **5GW** SOLAR POWER PROJECT BEING DEVELOPED IN **TWO PHASES IN DHOLERA** VILLAGE, APPROXIMATELY 80KM FROM AHMEDABAD, GUJARAT, INDIA.

OF THE TOTAL 5,000-MW CAPACITY OF THE SOLAR PARK, THE FIRST PHASE ENVISAGING 1,000 MW IS CURRENTLY UNDER DEVELOPMENT. IN 2019, TATA POWER WAS AWARDED 300 MW. THE REMAINING 700 MW WAS COLLECTIVELY AWARDED IN AUGUST 2020 TO THE FOLLOWING FIVE COMPANIES.



# 5000 MW



TOTAL CONSUMPTION OF BIHAR STATE

**10 MLD**  
SEWAGE TREATMENT PLANT

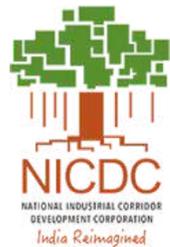
**20 MLD**  
COMMON EFFLUENT TREATMENT  
PLANT

**80 KM**  
RECYCLED WATER PIPELINE

**32 KM**  
SEWAGE COLLECTION LINE

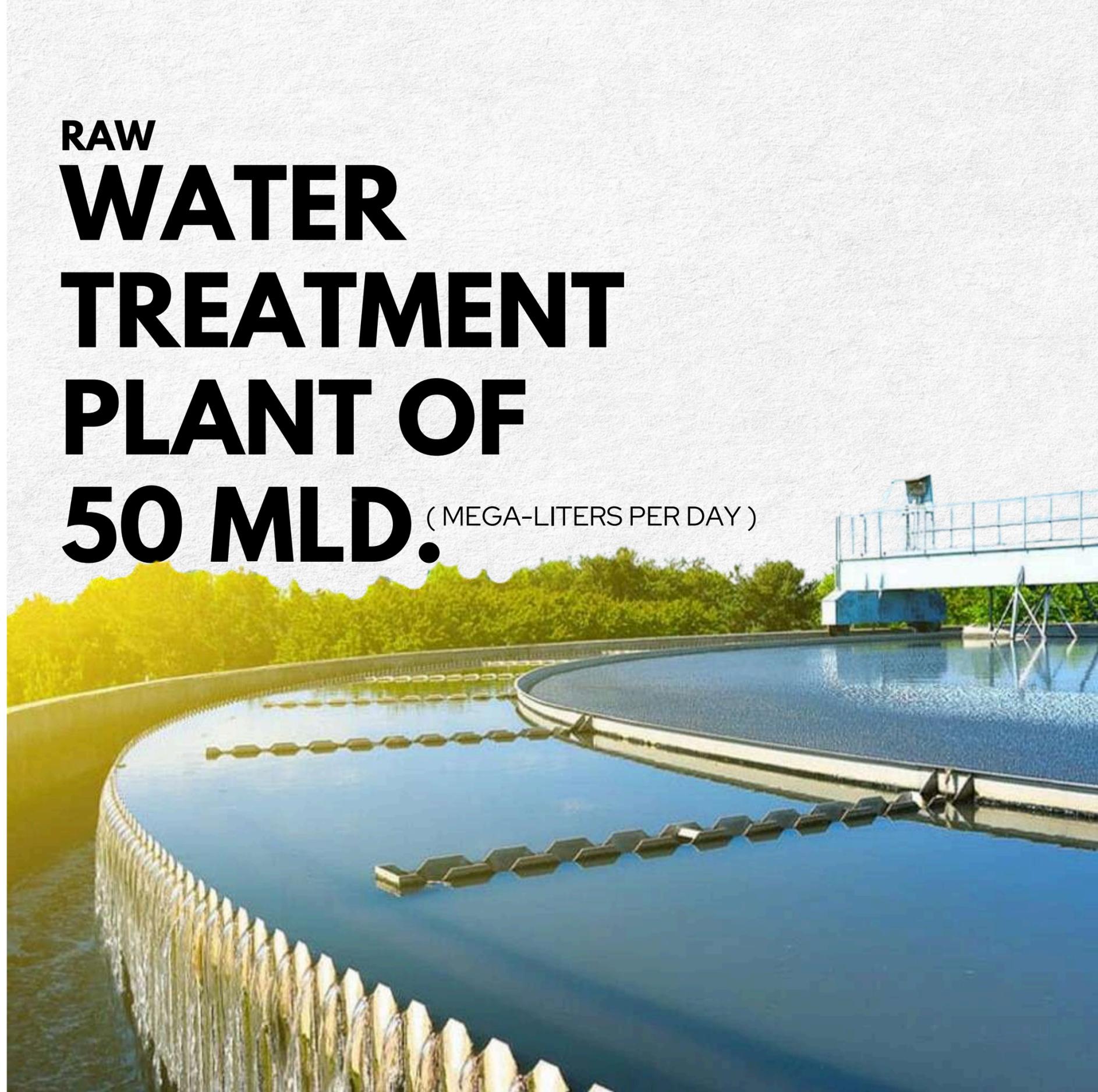
**100%** WASTE WATER COLLECTION & RECYCLING

**ZERO** DISCHARGE



**WHERE  
SUSTAINABILITY  
MEETS PROSPERITY**

**RAW  
WATER  
TREATMENT  
PLANT OF  
50 MLD.** (MEGA-LITERS PER DAY)



# Dholera SIR targets defence investments

## Pre-Vibrant Event To Make Pitch

TIMES NEWS NETWORK

**Ahmedabad:** The Government of Gujarat is promoting the Dholera Special Investment Region (SIR) as an ideal destination for investments in the defence manufacturing sector. Authorities plan to host a summit at Dholera ahead of the Vibrant Summit. Dholera is 110km from Ahmedabad.

"We are capable of providing huge land parcels that are required for defence manufacturing facilities," said Jai Prakash Shivhare, the managing director of the Dholera Industrial City Development (DICC) Ltd. "Such a facility needs 400-500 hectares of land. Such large land parcels are not available anywhere in India." Shivhare was present at the Defence Conclave 2018, organized by the Confederation of Indian Industry and Society of Indian Defence Manufacturers.

"Chief minister Vijay Rupani has said that Vibrant Gujarat Summit 2019 will project Dholera as a key investment destination," Shivhare said. "The pre-Vibrant event at Dholera will push for investments in the re-



gion." Several international players have expressed interest in setting up manufacturing facilities at Dholera SIR. "Recently, we presented the aspects of Dholera SIR at the DefExpo 2018 in Chennai," Shivhare said. "American defence and aerospace giant Lockheed Martin has shown interest in Dholera SIR, especially for manufacturing batteries as a 5,000 megawatt solar power plant is coming up in the region. The company representatives will visit

Dholera in June." Airbus signed a memorandum of understanding at the last Vibrant Summit and will invest at an appropriate time, he said.

In the wake of massive investments in the region, several power companies have shown interest in seeking a distribution licence in the region. The state government is looking at pushing investments in other sectors in the region as it falls on the Delhi-Mumbai Industrial Corridor (DMIC).

# Govt: 95% of work on Phase 1 of Dholera SIR completed

TIMES NEWS NETWORK

**Gandhinagar:** Chief minister Bhupendra Patel visited the Dholera Special Investment Region (SIR) on Thursday and inspected various ongoing projects at the greenfield industrial smart city.



The Dholera SIR is being showcased as a prime project of the state government at the forthcoming Vibrant Gujarat Global Summit (VGGS).

The state government said on Thursday that 95% of the work of phase 1 at Dholera SIR has been completed and it will

soon be ready for investments from the global ecosystem. The statement added that state-of-the-art infrastructure facilities are set up at the site, which is a dream project of PM Narendra Modi.

The CM also held a meeting with top officials of the state administration at the site to chalk out a time-bound programme for the completion of projects of Dholera SIR, the statement informed. Development and infrastructure works have been taken up over an area of 22.54 sq km in phase 1 of the project.

A total of 920 sq km has been

covered under the Dholera SIR, and this includes 22 villages of Dholera taluka of Ahmedabad district.

The infrastructure facilities being put together at the SIR include a 72-km road network. Arrangements have been made to provide 150 MLD (million litres per day) of water supply.

The government said that the plug-and-play facilities being offered at Dholera SIR makes it an ideal location for companies from defence and aerospace, engineering, auto and auto ancillaries, pharmaceuticals, agro and food processing, renewable energy, IT and electronics sectors to set up their units.

# Rail link to Dholera SIR a priority for govt

TIMES NEWS NETWORK

**Gandhinagar:** The Union and the state governments will work to ensure quick rail connectivity for the Dholera special investment region (SIR).

An official statement issued on Tuesday said that the National Highways Authority of India (NHAI) has also assured the state government that it will prioritize construction of the proposed highway to join Ahmedabad to Dholera.

Chief minister Bhupendra Patel on Tuesday attended through video-conferencing the second meeting of the apex monitoring authority of the National Industrial Corridor Development Programme held in Delhi. Chief ministers and

## CM ON DHOLERA SIR

- 600 units will be built under the affordable rental housing model in the activation area
- The process to allot plots to industrial entities has already begun
- Dholera SIR has attracted investments for production of semiconductors, EV batteries, solar cells, and aerospace components



industries ministers of five other states virtually attended the meeting, held in the presence of Union finance and corporate affairs minister Nirmala Sitharaman and Union minister of commerce and industry Piyush Goyal.

The National Industrial Corridor Development Programme is the central government's ambitious infrastructure initiative to develop futuristic industrial cities in India.

An official statement said that Patel informed the Union ministers about the progress made so far in the development of Dholera SIR, including the construction of an airport, an expressway connecting Ahmedabad to Dholera and a railway line to connect the region with the Western Dedicated Freight Corridor.

The chief minister urged the apex authority to consider including Mandal-Bachrajji SIR in the Delhi-Mumbai

Industrial Corridor (DMIC), and also sought necessary approvals for the Ahmedabad-Dholera Semi High-Speed train project, the release said.

Apprising the ministers about the progress made in the development of Dholera SIR, a greenfield industrial smart city near Ahmedabad, Patel said the construction of various facilities in the activation area of the SIR is nearing completion and the process to allot plots to industrial entities has already begun.

Patel said that Dholera SIR has attracted investment for the production of semiconductors, EV batteries, solar cells and aerospace components, the release said.

He said that 600 units will be built under the affordable rental housing model of the Pradhan Mantri Awas Yojana in the activation area of the SIR, the release stated.

## Vibrant Gujarat 2024

# CM invites over 1,500 industrialists, investors

Bhupendra Patel underscores state's investor-friendly policies, highlights key projects like GIFT and Dholera SIR which are shaping emerging sectors

Chief Minister Bhupendra Patel on Friday invited over 1,500 prominent industrialists and investors during the Vibrant Gujarat Global Summit (VGGS) 2024 curtain-raising event held in New Delhi. The 10th VGGS will be held in January 2024.

In his address, CM Bhupendra Patel underscored Gujarat's pivotal role in fostering new industries, advancing technology, and generating employment opportunities. He hailed Gujarat as a beacon of development and most preferred investment destination due to its proactive policies, investor-friendly approach and robust industrial infrastructure.

Themed 'Gateway to the Future,' the upcoming VGGS will boost Prime Minister Narendra Modi's vision of developed India by the year 2047.

CM Patel emphasised on Gujarat's contributions to India's progress, highlighting transformative projects such as GIFT City, Dholera SIR, DREAM City, Greenfield Ports, and the Ahmedabad-Mumbai High-Speed Rail initiative or the Bullet Train project. These projects are shaping emerging sectors, including aircraft leasing, financing, and fintech hubs in GIFT City,



Chief Minister Bhupendra Patel with delegates at the curtain-raising event of Vibrant Gujarat Global Summit to be held in January 2024, in New Delhi on Friday

and establishing Dholera SIR as India's largest greenfield industrial investment region and a smart city of the future.

The event featured insights from Rajesh Kumar Singh, Secretary of DPIIT, Government of India, and S J Haider, the Additional Chief Secretary of the Industries Department, Gujarat. Additionally, prominent businessmen also shared their experiences related to the Vibrant Summit. B K Goenka, President of ASSOCHAM and Chairman of Welspun Group praised Gujarat's business prowess

and investment-friendly policy. He said Gujarat and business are synonymous with each other.

## Patel meets Railway Board chief

Gujarat Chief Minister Bhupendra Patel on Friday met Railway Board chairperson Jaya Sinha on the sidelines of the Delhi roadshow for the forthcoming Vibrant Gujarat Global summit 2024. The progress of various railway projects in Gujarat were reviewed during the meeting. **AM**

# MNRE approves 5,000MW solar park at Dholera

TIMES NEWS NETWORK

**Ahmedabad:** The ambitious 5,000 megawatt solar park to be set up in the Dholera Special Investment Region (DSIR), has received approval from the ministry of new and renewable energy. The tender for the first 1,000MW will be floated soon.

"We got approval from the Union ministry of new and renewable energy for the solar park on Thursday. With this, the tender for the first phase of the solar park is set to be out in June itself. The next

phase will be undertaken in the subsequent months," said Jai Prakash Shivhare, managing director of Dholera Industrial City Development Corporation Ltd (DICC).

Dholera, 110km from Ahmedabad, is now set to have the country's largest solar park. Earlier this month, the state government gave in-principle approval to the project, which will come up on 11,000 hectares of land along the Gulf of Khambhat. The government projects that the park will attract investment of Rs 25,000 crore and generate employment for 20,000 people.



# 'India to soon become global power in semiconductor too'

## We Could Have Begun Chip Mfg In 1960s: Modi

TIMES NEWS NETWORK

**Ahmedabad:** India will soon become a global power in semiconductor manufacturing, said PM Narendra Modi, as he virtually performed the groundbreaking ceremony of Tata Group's semiconductor fabrication unit at Dholera in Gujarat on Wednesday. The day is not far when India becomes a global power in semiconductors, just like it has been a nuclear, digital and space power, the PM said.

Modi remotely laid the foundation stone of three semiconductor projects worth Rs 1.25 lakh crore - a Rs 91,000 crore chip fabrication unit of Tata Electronics Private Limi-



PM Modi laid foundation stone of three semiconductor facilities through video conferencing on Wednesday

ted (TEPL) and Taiwan-based Powerchip Semiconductor Manufacturing Corporation (PSMC) at Dholera, a Rs 7,600 crore outsourced assembly and testing (OSAT) facility by CG Power; Renesas Electronics Corporation-Japan and Stars Microelectronics-Thailand in Sanand and Rs 27,000 crore Tata's OSAT facility in

Morigaon, Assam. He targeted previous Congress-led governments saying India could have begun semicon manufacturing in the 1960s, however, the then governments lacked will, efforts and ability to understand India's potential.

"India dreamed of semiconductor manufacturing in the 1960s. Yet, the then governments did not capitalise on the opportunities available then. The previous regime didn't find it urgent enough to act in this direction... Hiding behind India's poverty they overlooked opportunities for every modern technological investment that could have come to India. They only engineered scams worth thousands of crores but couldn't invest thousands of crores in India," Modi said.

▶ Continued on P 2





Inspector General of  
Registration,  
Government of Gujarat.

Navigation: Login, Transfer Request, gARVI Client, Jantri, Index2copy, Property Search, Calculator

**Property Search**

Search By:  Property Wise  Name Wise  Document No / Document Year  Date Of Registration  Download Scan Document

Select District: ---Select District---

Select Sub-Registrar Office:

Select Index 2 Village:

Select Property/Land Type: --Select Property/Land Type--

Select Search Type: --Select Search Type--

Enter TP No./Survey No./ValueZone:

Enter Applicant Name:

Enter captcha: xNEcj9  
[Refresh Captcha Image](#)

Enter Email ID:

Enter Mobile No: [Send Verification Code](#)  
CERSAI SEARCH

Enter Verification Code(Send To Your Mobile No):

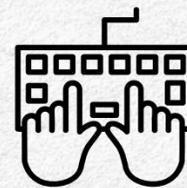
(Wait till Verification Code Receive In Your Mobile No.)

100%  
ONLINE

100%  
SECURE

**GARVI (AUTOMATION OF ADMINISTRATION OF REGISTRATION, VALUATION & INDEXING IN GUJARAT)** IS A WEB BASED APPLICATION THAT PROVIDES THE SERVICES TO THE CITIZEN TO SUBMIT THE DETAILS REGARDING THE DOCUMENT FOR REGISTRATION OF DOCUMENT AND ONLINE FACILITY TO PAY THE STAMP DUTY AND REGISTRATION FEE

- ✓ Online facility of **P.D.E (Public Data Entry)** using which party can submit the details (Party Names, Property Details, Stamp Duty paid etc.) regarding the document to Sub Registrar Office for registration of Document.
- ✓ E-Payment System is facility to provide online pay the Stamp Duty and Registration Fee.
- ✓ Online Facility of Appointment Scheduler to provide available time slot for Registration Document to the parties.
- ✓ Application provide facility to search property, get index2copy & document copy and find Jantri rate.
- ✓ Online Facility of Information regarding Rate of Stamp Duty and Registration Fees and find Approximate Market Value of the property.



ONLINE DATA ENTRY



ONLINE PAYMENT



ONLINE APPOINTMENT

INTRODUCING

# AERO

LUXURIA LIVING



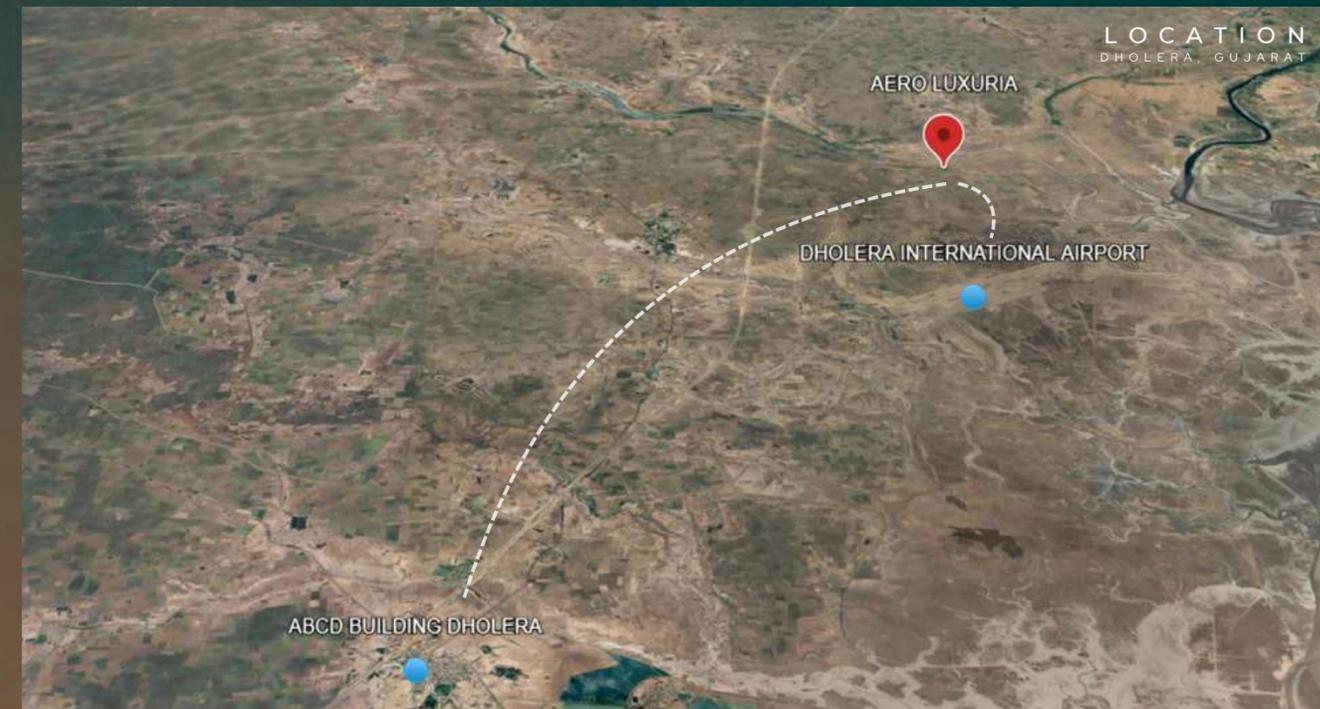
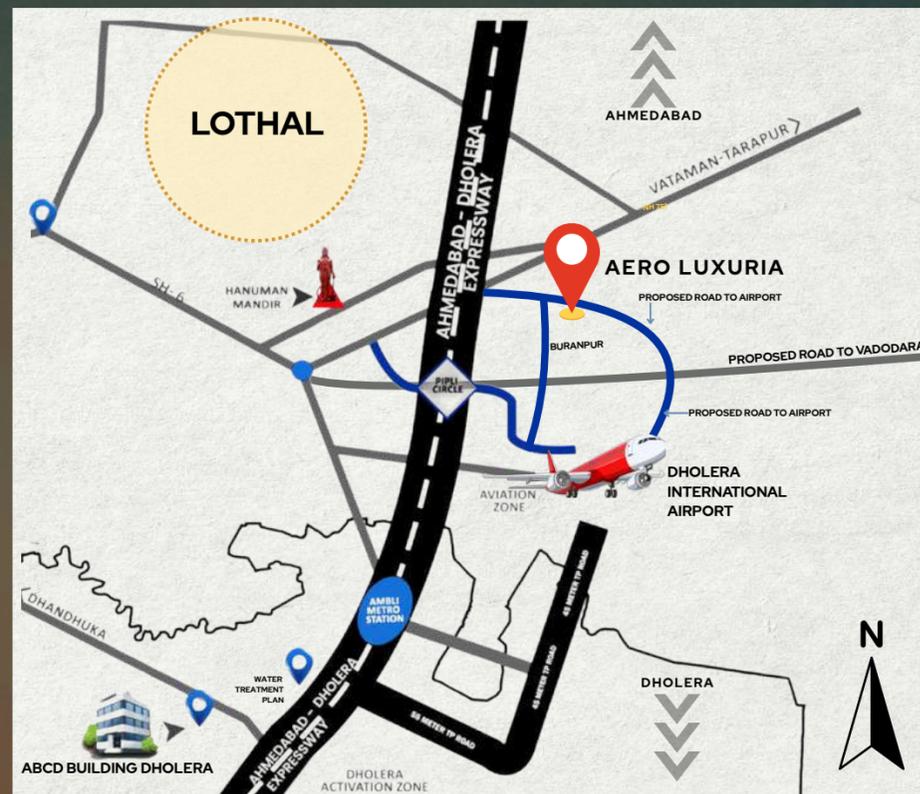
AERO  
LUXURIA LIVING

# AERO

LUXURIA LIVING

## REDEFINING URBAN DEVELOPMENT

Revolutionizing Dholera's urban landscape through innovative design and sustainable practices, creating a modern, livable environment for future generations.



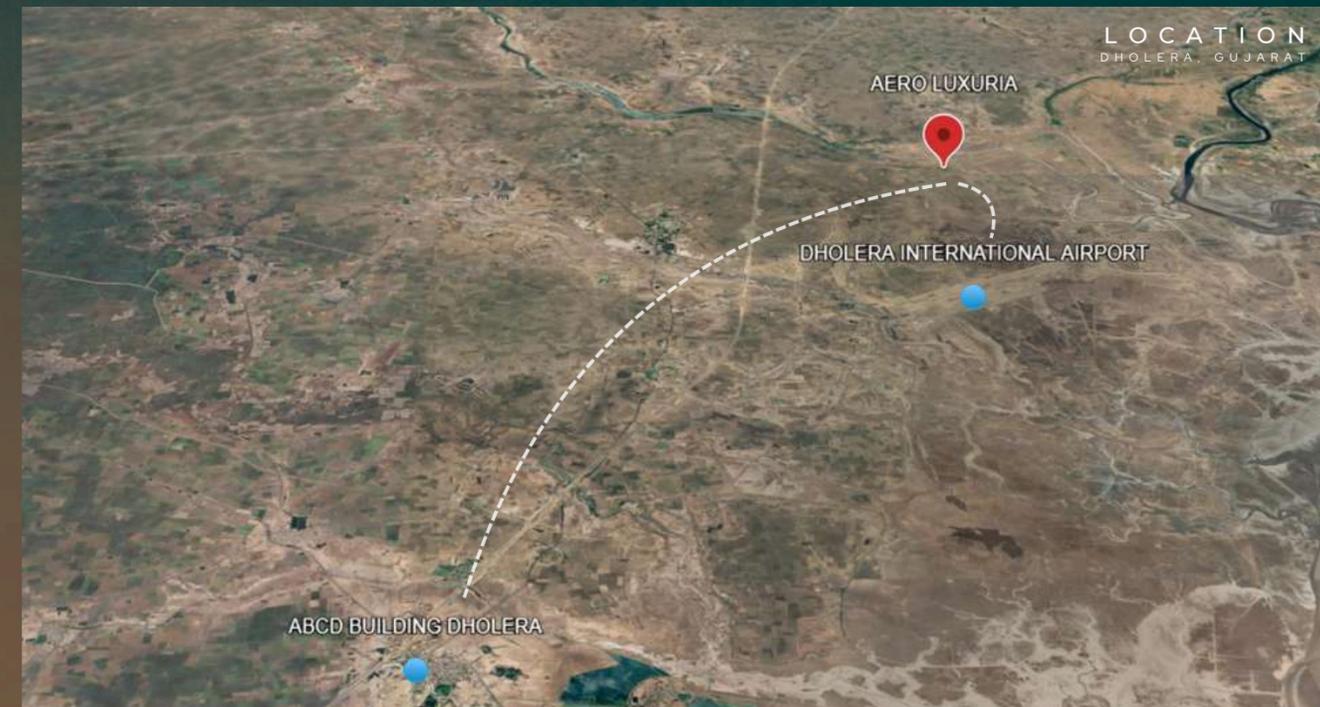
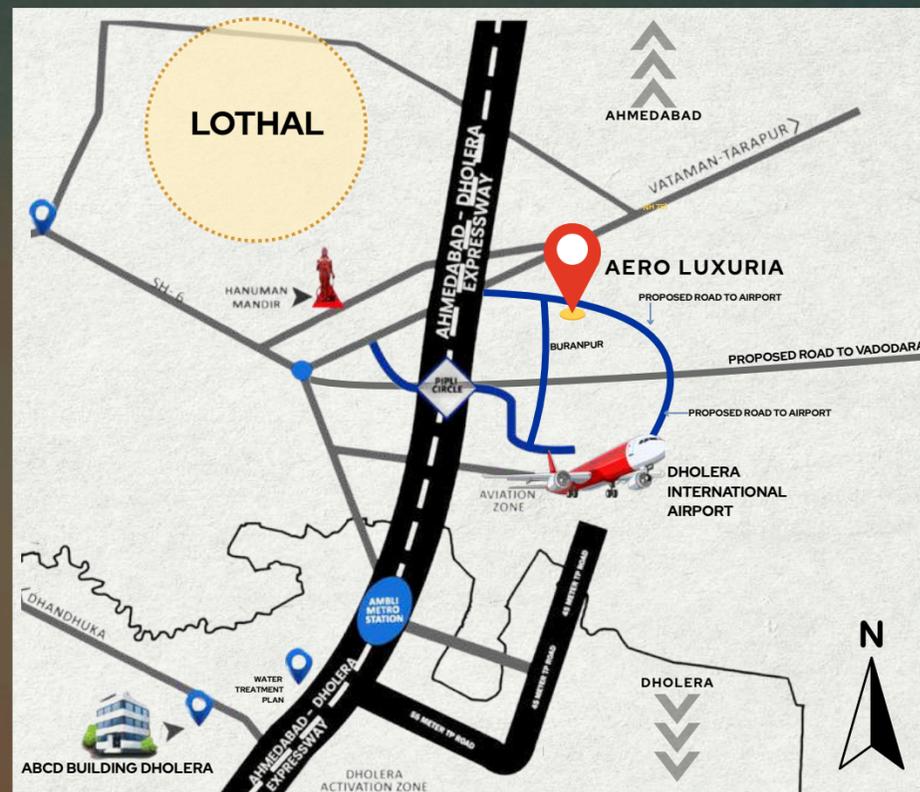
- 15 MIN**  
ABCD BUILDING
- 25 MIN**  
NEAREST RAILWAY  
DHANDHUKA RAILWAY
- 10 MIN**  
INTERNATIONAL AIRPORT  
DHOLERA (IN PROGRESS)

# AERO

## LUXURIA LIVING

### REDEFINING URBAN DEVELOPMENT

Revolutionizing Dholera's urban landscape through innovative design and sustainable practices, creating a modern, livable environment for future generations.



**15 MIN**  
ABCD BUILDING

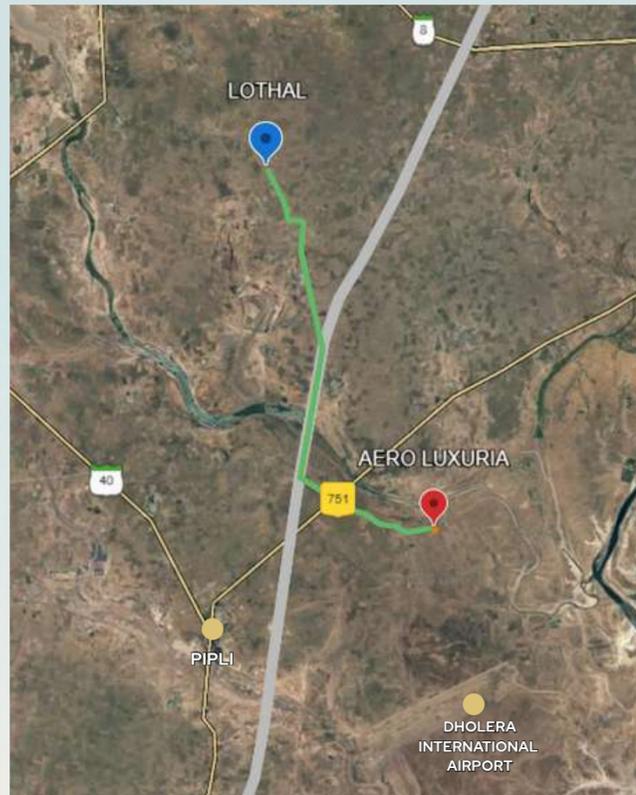
**25 MIN**  
NEAREST RAILWAY  
DHANDHUKA RAILWAY

**10 MIN**  
INTERNATIONAL AIRPORT  
DHOLERA (IN PROGRESS)

# Lothal

## CRADLE OF MARITIME INDIA

India's Largest Upcoming Maritime Museum Celebrating Ancient Port Cities and Oceanic Heritage



### PRIME LOCATIONS FROM AERO LUXURIA

LOTHAL MARITIME MUSEUM	15 MINUTES
DHOLERA AIRPORT	10 MINUTES
ABCD BUILDING	15 MINUTES

- RAPIDLY GROWING HERITAGE-TOURISM HUB
- STRONG RENTAL & COMMERCIAL POTENTIAL
- GOVT-BACKED DEVELOPMENT & ROI GROWTH
- EARLY ENTRY = HIGH FUTURE VALUE



### TIMELESS HERITAGE REIMAGINED

The National Maritime Museum blends history and innovation, offering an immersive journey into India's maritime legacy.

### HISTORICAL LEGACY OF THE INDUS VALLEY CIVILIZATION

Lothal - One of the Oldest Known Port Cities

- Lothal was a major port city of the Indus Valley around 2400 BCE.
- It had a dockyard, warehouses, and an advanced drainage system.

### NATIONAL MARITIME HERITAGE COMPLEX - LOTHAL

A 400-acre world-class project celebrating India's oceanic past and future.

- 400-acre maritime museum coming up in Lothal, Gujarat.
- ₹3,500 crore project led by Tata Projects.
- Showcases Lothal's ancient maritime trade legacy.
- Features hotels, food courts, and visitor amenities.

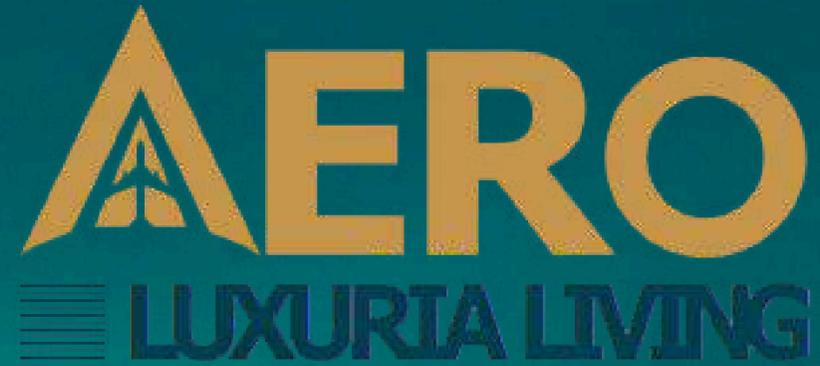
### SMART INVESTMENT NEAR LOTHAL

Tap into a growing heritage and tourism hub



- Property values are rising with the ₹3,500 Cr MUSEUM project.
- Just 15 km from Lothal to Aero Luxuria.
- Prime connectivity via new expressways
- Prime proximity to Dholera International Airport.
- Rapid infrastructure growth: roads, hotels, and civic amenities.
- Ideal for rentals, tourism, and growth.
- Early buy - high future returns.

# PREMIUM AMENITIES



## REDEFINING LUXURY

Experience opulent living intertwined with nature at Aero Luxuria Living. Meticulously curated, this haven harmonizes lush landscapes and sophisticated amenities, offering an unparalleled blend of luxury and tranquility.



GATED COMMUNITY



SWIMMING POOL



LANDSCAPING



WATER SUPPLY



STP



KIDS PLAY AREA



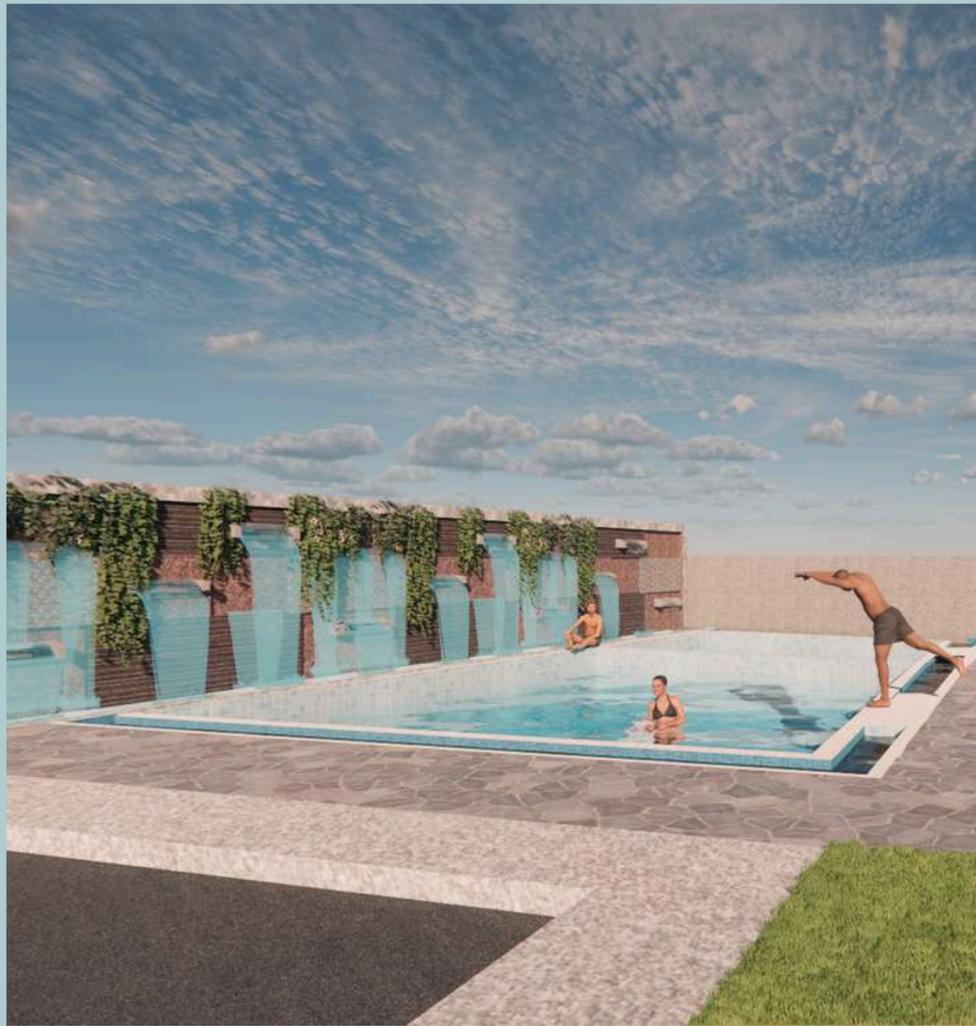
GAZEBO



FOUNTAIN WALL

# SERENE LANDSCAPES & THOUGHTFUL AMENITIES

A serene swimming pool, wall fountain, kids' park, shaded gazebos, and green walkways create a peaceful, engaging landscape designed for relaxation, play, and community interaction amidst lush surroundings.



# S I T E P L A N

SCALE - N T S



TOTAL UNITS

**93**

INTERNAL ROAD

**7.5 - 12**  
METER

PLOT AREA

**113** SqYd  
& ABOVE

PROJECT AREA

**15488.6**  
SQ YARDS

**N.A, N.O.C.,  
TITLE CLEAR PROJECT**

**GOVT. APPROVED  
PLAN PASS**





**T H A N K  
Y O U !**

**CORPORATE OFFICE**

SSL REALTY  
2nd Floor, Trivikrama Infotech, Plot No. 11,  
Sector 67, Mohali,  
Punjab 160062

**CONTACT NUMBER**

0172-4104582