

INVEST IN YOUR
FUTURE INVEST IN LAND



**LUXORIA
AASHIYANA**

LUXORIA AASHIYANA



DHOLERA

DHOLERA OVERVIEW

Dholera SIR is set to become one of India's most developed regions wherein all aspects of life, work and play seamlessly converge to create a world-class city. We have carefully planned and gone the extra mile to make Dholera SIR the destination of choice for you. Dholera is extremely well-connected to the rest of India and the world. It will be home to non-polluting industries, as we aim to create a clean, green and sustainable urban development. It will be the perfect place to set up large manufacturing units due to the availability of large land parcels. Dholera will be hosting clients from all over "India", and the globe. We have taken steps to ensure ease-of-doing business - from single-window clearance to allotment of government land with guaranteed titles and much more. We have rapidly progressed towards laying the platform for the city to become a hub of innovation and progress. With all this and more, Dholera is one of the best strategic locations in the world for your business to grow and flourish.



LIVE



WORK



PLAY

DHOLERA

Dholera Special Investment Region will be a true benchmark of the largest hi-tech city in India creating an unmatched balance between sustainable industry and holistic living for its inhabitants.

AVAILABILITY OF LARGE LAND PARCELS

Dholera offers large contiguous land parcels, with clear titles running from 1 acre to 330 acres.

The city offers a good mix of land parcels for industrial, residential, high access mixed use, recreational and tourism purposes.

SUSTAINABILITY AND ENVIRONMENT MANAGEMENT

Dholera is the first city in India to hold the title of being a Platinum-rated green city being accorded by IGBC.

A Blanket environment clearance from MoEF has been granted for the entire city of 920 sq km, which is again unique and the first of its kind in India.

Dholera plans to increase its green cover with several neighborhood parks within the catchment of 400 m (or 5-minute walk from any point in the residential area) and with a number of community parks within the catchment of 800 m (or a 10-minute walk from any point in the city).

The city promotes a walk-to-work culture and has been designed in such a way that every point in the city will have dedicated spaces for walking (pedestrians) and cycling.

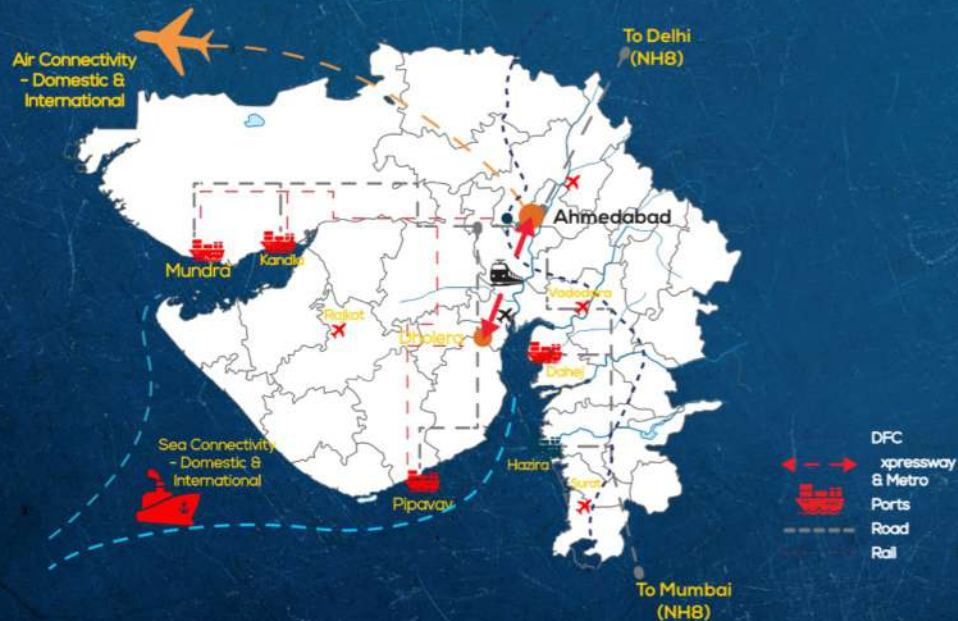
CONNECTIVITY

The dawn of a new city with Excellent Connectivity, World-Class Infrastructure and Efficient Governance is here.

LOCATION AND CONNECTIVITY

Dholera is strategically located in Gujarat. It is the largest node on the DMIC and has excellent connectivity by air, land, rail and sea. It is just 100 km from Ahmedabad and is well connected to other major cities of Gujarat including Vadodara, Bhavnagar and Rajkot

- 15 kms – Proposed Dholera International Airport
- 117 kms – Domestic & International Airport
- 140 kms – Vadodara Airport
- 200 kms – Pipavav Port
- 300 kms – Kandla Port
- 350 kms – Mundra Port
- 590 kms – JNPT, Mumbai



UTILITIES

Benchmarked against the best, Dholera implements world-class infrastructure with the capacity to cater to future requirements. The city is fully equipped with land resource, smart infrastructure and integrated city management systems.

All services including potable water, recycled water, wastewater collection, stormwater and effluent collection networks along with power distribution and ICT infrastructure are underground. There are dedicated spaces for street utility boxes and telecom towers to keep the walkways and public spaces clear.

There is 100% recycling of wastewater through Sewage Treatment Plant (STP) and Common Effluent Treatment Plant (CETP) at tertiary level and supply for industrial as well as non-potable water requirements. ICT enabled (with multiple sensors, smart metering and SCADA) systems ensure 24x7 supply of water and power to city users.

Digital infrastructure through the City and the Integrated Operation Centre (CIOC) will help the city management in making and taking quick decisions. This will also help users understand their consumption behavior and take informed decisions.



ADVANTAGE DHOLERA



WORLD-CLASS INFRASTRUCTURE

- State-of-the-art, smart and sustainable infrastructure.
- Benchmarked against the best practices from around the world.
- First city in India where all utilities are below the ground level and pre-planned considering the future needs of city.



EASE OF GOVERNANCE

- The city offers customized solutions based on industry specific requirement.
- Reduced life cycle costs in utilities (due to SCADA system), state-of-the-art infrastructure and intelligent systems which facilitate smart decision making.
- Availability of skilled manpower as DICDL will aid in conducting skill development programs for the locals.
- All approvals permit and transactions will occur under one umbrella with a transparent digital / online system.



PLUG & PLAY

- All necessary utility connections and infrastructure available at plot level.
- They are ICT enabled which facilitate platform for efficient operations and administrations.



SOCIAL INFRASTRUCTURE

- Dedicated amenities to cater to the health, safety, educational, entertainment, cultural and spiritual needs of inhabitants.
- Like neighbourhood level farmer's market, dedicated zones for hawkers, dispensaries, petrol pumps, EV charging stations, taxis and auto rickshaw stands, bicycle parking, public toilets, spaces for public art, cinema halls, religious facilities, anganwadis/schools colleges/skill development centres etc.



EASE OF DOING BUSINESS

- Dholera offers highly competitive rates at INR 2750/- per sq.m. for industrial use on a 99-year lease.
- A single window system to streamline the G2B (Government to Business) interaction that will greatly reduce procedures and approvals required for various aspects of business
Including the following: -
 - a. Ready list of permits (as per industry type)
 - b. Single point of contact for every business
 - c. Permits / Approvals granted within stipulated period



EXTERNAL CONNECTIVITY

- Well-connected air, rail, road and water network.
- Dholera's proximity to India's major ports makes it the most viable option for all kinds of industry.
- The regional connectivity is enhanced by a 4-lane dedicated access control expressway from Ahmedabad to Dholera which will reduce the travel time to half then it is now. MRTS is also planned.
- Airport Authority of India has partnered with the Government of Gujarat and NICDIT with 51% equity participation to develop the Dholera International Airport; spread in an area of 3700 acres.
- This new airport will be connected by the Ahmedabad-Dholera 4-lane expressway and the State Highway.
- It will have two dedicated runways of 4000 mts each.
- The proposed airport is set to get operationalized by the year 2024.



TECHNOLOGY

- ICT enabled infrastructure, smart monitoring systems, City Integrated Operations Centre.
- Reduced life cycle costs in utilities (due to SCADA system)



LIVE WORK PLAY

- Encouraging walk to work culture
- Neighbourhood parks: Hierarchy of functional open green spaces including neighbour-hood parks, community parks, linear park within walking distance along with recreation and sports zone.
- Special zones for EWS housing.
- Dedicated and shaded walkways and cycle tracks that connect the various nodes within the city.
- Provision of green buffers along the sides of the industrial land use.



SUSTAINABILITY

- Water and wastewater system: Zero waste discharge by treating 100% of the wastewater generated to tertiary standards for non-potable and industrial use. Smart metering and SCADA have been implemented to minimize loss.
- Solid waste management: Provisions for 100% collection of solid waste and recycling of biodegradable solid waste to be treated for use as compost and to generate energy.
- Stormwater management and rainwater harvesting: Systems to capture and utilize stormwater runoff; rainwater harvesting system is implemented through an open earthen canal which will allow aquifer recharge and reuse of water for irrigation.
- Power management: 24/7 uninterrupted power supply provided. Smart grid, smart metering and monitoring to minimize losses. Policies to generate renewable energy. Lowest Power Tariff in India.
- Ultra-Mega Solar Power Park of 4400 MW capacity: Out of 4400 MW, Phase-1 of 1000 MW is under implementation. (300 MW work of solar park is under development by TATA Power).
- Seawater desalination is being conceptualised by using innovative technology which will help reduce the city's dependency on available surface water resources.
- Dholera provides Electric Vehicle charging stations at every 1X1 km grid to reduce pollution.



FAST TRACK APPROVALS

- All approvals, permits and transactions will occur under one umbrella with a transparent digital / online system.



SECURITY

- Command and Control Centre to oversee safety & security, and merge city departments for efficiency.



INTERNAL CONNECTIVITY

- 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.

POTENTIAL FOCUS SECTORS



Aerospace and
Defence



Electronics



Pharmaceutical and
Biotechnology



Agro and
Food Processing



Solar Industries



Heavy Engineering

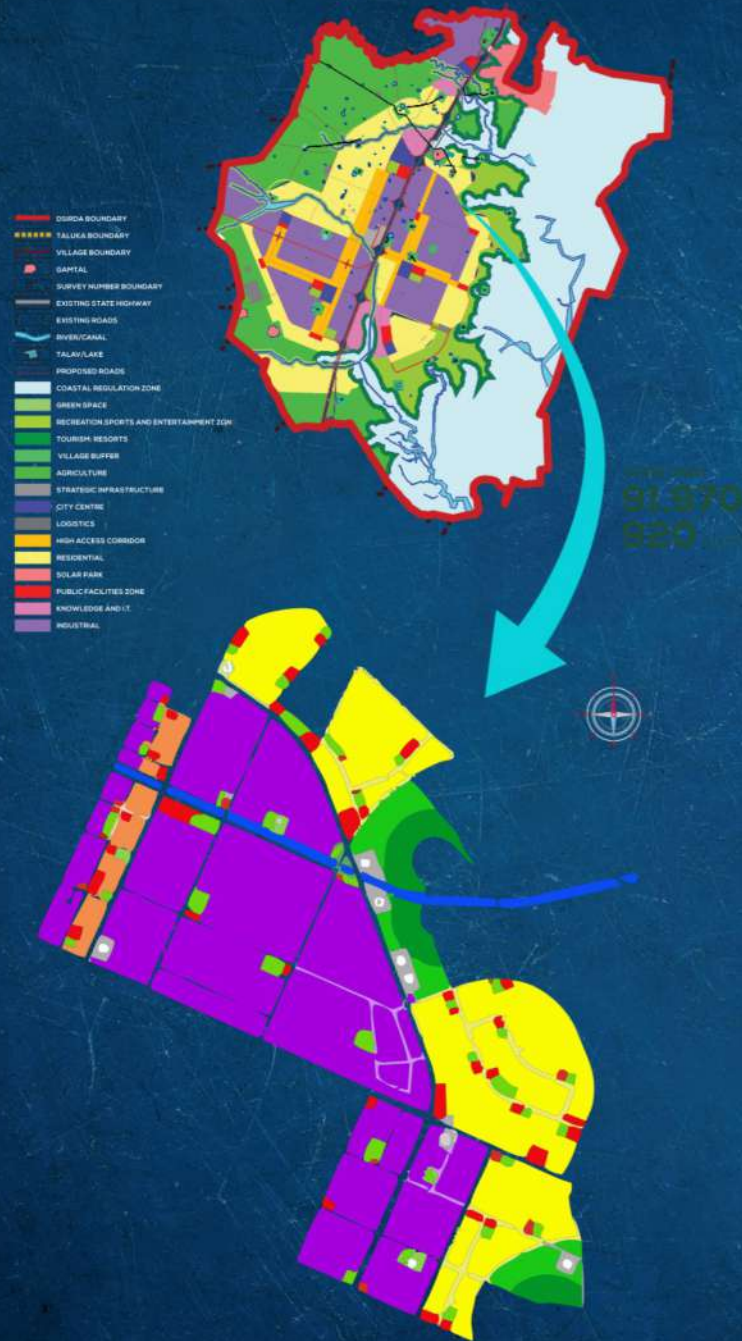


Automobiles and
Auto Ancillary



IT/ITeS

DHOLERA SIR DEVELOPMENT PLAN



DHOLERA SIR

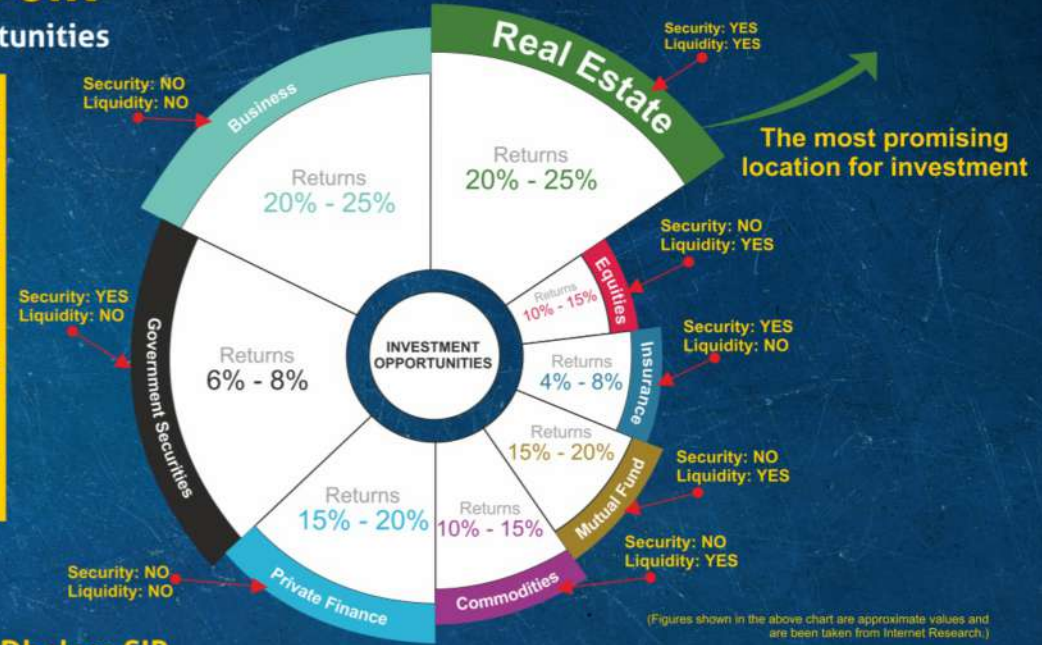
Investment Opportunities

Real Estate Industry is growing at the rate of 15% - 20% since last 10 years in India.

In last decade the property rates has increased almost 10 times in Gujarat.

Gujarat's Real Estate Industry has attracted 41% of the total investment.

1 Lac Invested in 2005 in Gujarat = 10 Lacs in 2015



Current Status of Dholera SIR

- 6 town planning schemes cleared by Gujarat Government
 - Location area identified for International Airport
 - Government allocates 1700 Hect. land for adjoining Airport
 - Pre-feasibility study completed by M/s Feed Back Ventures
 - Project development corporation (GICC) formed
 - The legal framework enacted: The SIR Act 2009
 - Development Plan sanctioned on 10/09/2012
 - The work on the central spine road already started
 - Water logging, seismological & environment studies underway
 - Government inaugurates office at Dholera SIR for its faster development on 17th Feb 2015.
 - Tenders worth of 2486 Crores floated for the first phase development of 22 Square Kilometers
- (Source: www.dholerasir.com)

WHY INVEST IN DHOLERA SIR



Express Highway



Hi-Tech City



Metro Rail



Airport



Sea Port



Kalpsar Dam Project

Activation Area of Dholera SIR (22.54 sq km)

LUXORIA AASHIYANA



THOMES

INFRA PVT. LTD.

Building Nations Together



LAYOUT PLAN



LUXORIA AASHIYANA





LUXORIA AASHIYANA

S.P. NO	S.P. AREA IN SMT	S.P. AREA IN SYD	SUPER PLOT AREA IN SYD
4	176.69	211.32	329.84
4A	103.50	123.79	193.21
5	103.50	123.79	193.21
5A	103.50	123.79	193.21
6	103.50	123.79	193.21
6A	103.50	123.79	193.21
7	103.50	123.79	193.21
7A	103.50	123.79	193.21
8	103.50	123.79	193.21
8A	103.50	123.79	193.21
9	103.50	123.79	193.21
9A	103.50	123.79	193.21
10	103.50	123.79	193.21
10A	168.70	201.77	314.92
11	168.70	201.77	314.92
11A	103.50	123.79	193.21
12	103.50	123.79	193.21
12A	103.50	123.79	193.21
13	103.50	123.79	193.21
13A	103.50	123.79	193.21
14	103.50	123.79	193.21
14A	103.50	123.79	193.21
15	103.50	123.79	193.21
15A	103.50	123.79	193.21
16	103.50	123.79	193.21
16A	103.50	123.79	193.21
17	103.50	123.79	193.21
17A	165.76	198.25	309.44
18	148.88	178.06	277.92
18A	103.50	123.79	193.21
19	103.50	123.79	193.21
19A	103.50	123.79	193.21
20	103.50	123.79	193.21
20A	103.50	123.79	193.21
21	103.50	123.79	193.21
21A	103.50	123.79	193.21
22	103.50	123.79	193.21
22A	103.50	123.79	193.21
23	103.50	123.79	193.21
23A	103.50	123.79	193.21
24	103.50	123.79	193.21
24A	168.70	201.77	314.92
25	168.70	201.77	314.92
25A	103.50	123.79	193.21
26	103.50	123.79	193.21
26A	103.50	123.79	193.21
27	103.50	123.79	193.21
27A	103.50	123.79	193.21
28	103.50	123.79	193.21
28A	103.50	123.79	193.21
29	103.50	123.79	193.21
29A	103.50	123.79	193.21
30	103.50	123.79	193.21
30A	103.50	123.79	193.21
31	103.50	123.79	193.21
31A	137.95	164.99	257.52
32	121.07	144.80	226.01
32A	103.50	123.79	193.21

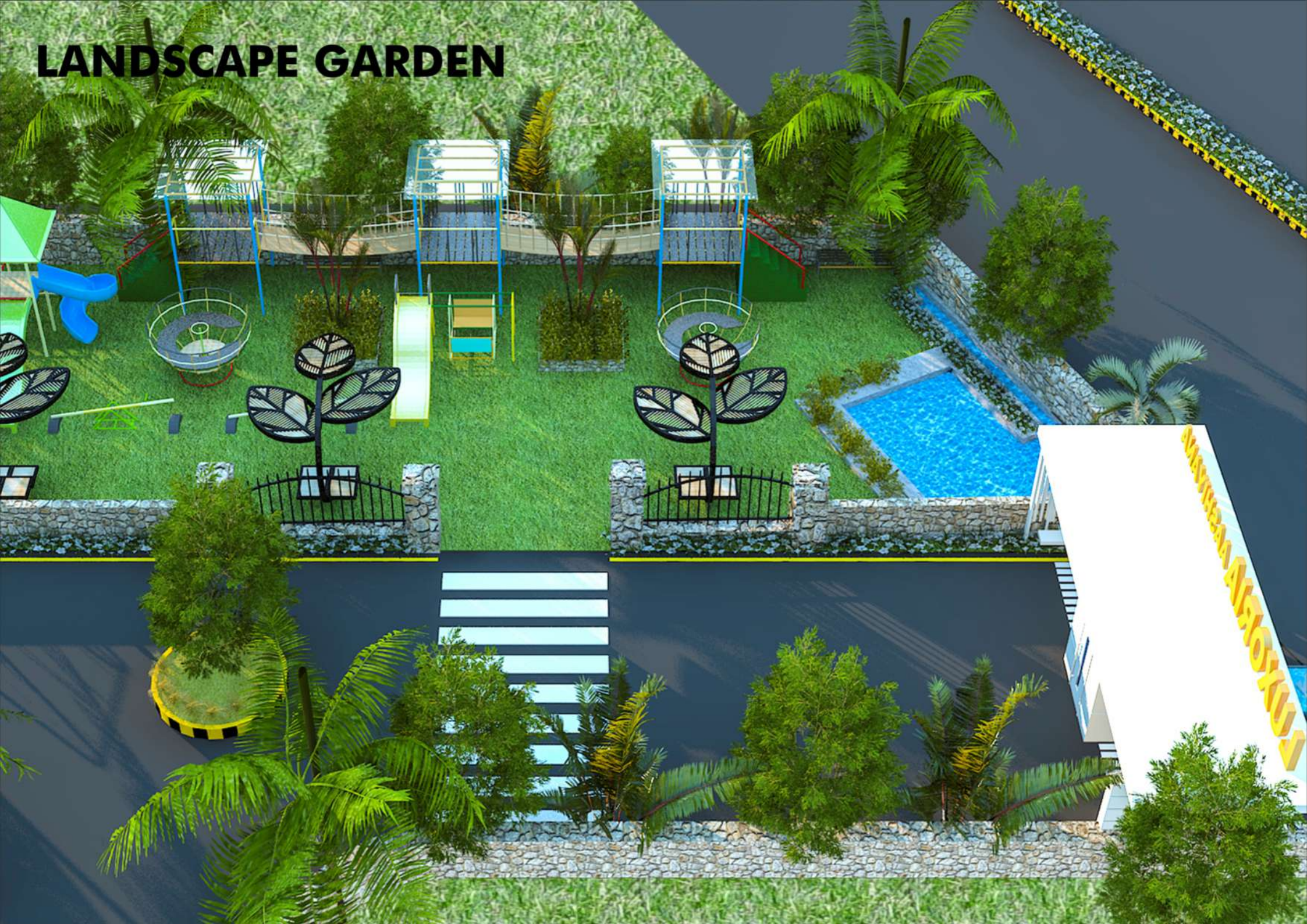
S.P. NO	S.P. AREA IN SMT	S.P. AREA IN SYD	SUPER PLOT AREA IN SYD
33	103.50	123.79	193.21
33A	103.50	123.79	193.21
34	103.50	123.79	193.21
34A	103.50	123.79	193.21
35	103.50	123.79	193.21
35A	103.50	123.79	193.21
36	103.50	123.79	193.21
36A	103.50	123.79	193.21
37	103.50	123.79	193.21
37A	103.50	123.79	193.21
38	103.50	123.79	193.21
38A	168.70	201.77	314.92
39	168.70	201.77	314.92
39A	103.50	123.79	193.21
40	103.50	123.79	193.21
40A	103.50	123.79	193.21
41	103.50	123.79	193.21
41A	103.50	123.79	193.21
42	103.50	123.79	193.21
42A	103.50	123.79	193.21
43	103.50	123.79	193.21
43A	103.50	123.79	193.21
44	103.50	123.79	193.21
44A	103.50	123.79	193.21
45	103.50	123.79	193.21
45A	110.14	131.73	205.61
46	196.76	235.32	367.31
46A	103.50	123.79	193.21
47	103.50	123.79	193.21
47A	103.50	123.79	193.21
48	103.50	123.79	193.21
48A	103.50	123.79	193.21
49	103.50	123.79	193.21
49A	103.50	123.79	193.21
50	103.50	123.79	193.21
50A	103.50	123.79	193.21
51	103.50	123.79	193.21
51A	103.50	123.79	193.21
52	168.70	201.77	314.92
52A	168.70	201.77	314.92
53	103.50	123.79	193.21
53A	103.50	123.79	193.21
54	103.50	123.79	193.21
54A	103.50	123.79	193.21
55	103.50	123.79	193.21
55A	103.50	123.79	193.21
56	103.50	123.79	193.21
56A	103.50	123.79	193.21
57	103.50	123.79	193.21
57A	103.50	123.79	193.21
58	103.50	123.79	193.21
58A	185.82	222.24	346.88
59	168.95	202.06	315.39
59A	103.50	123.79	193.21
60	103.50	123.79	193.21
60A	103.50	123.79	193.21
61	103.50	123.79	193.21
61A	103.50	123.79	193.21

S.P. NO	S.P. AREA IN SMT	S.P. AREA IN SYD	SUPER PLOT AREA IN SYD
62	103.50	123.79	193.21
62A	103.50	123.79	193.21
63	103.50	123.79	193.21
63A	103.50	123.79	193.21
64	103.50	123.79	193.21
64A	103.50	123.79	193.21
65	168.70	201.77	314.92
65A	168.70	201.77	314.92
66	103.50	123.79	193.21
66A	103.50	123.79	193.21
67	103.50	123.79	193.21
67A	103.50	123.79	193.21
68	103.50	123.79	193.21
68A	103.50	123.79	193.21
69	103.50	123.79	193.21
69A	103.50	123.79	193.21
70	103.50	123.79	193.21
70A	103.50	123.79	193.21
71	103.50	123.79	193.21
71A	158.01	188.98	294.97
72	167.16	199.92	312.05
72A	160.59	192.07	299.78
73	154.02	184.21	287.52
73A	147.45	176.35	275.26
74	140.88	168.49	262.99
74A	134.31	160.63	250.73
75	127.74	152.78	238.46
75A	121.16	144.91	226.18
76	114.59	137.05	213.91
76A	108.02	129.19	201.65
77	166.63	199.29	311.06
77A	142.31	170.20	265.66
78	108.75	130.07	203.01
78A	108.75	130.07	203.01
79	108.75	130.07	203.01
79A	108.75	130.07	203.01
80	108.75	130.07	203.01
80A	108.75	130.07	203.01
81	108.75	130.07	203.01
81A	108.75	130.07	203.01
82	108.75	130.07	203.01
82A	108.75	130.07	203.01
83	108.75	130.07	203.01
83A	108.75	130.07	203.01
84	108.75	130.07	203.01
84A	108.75	130.07	203.01
85	108.75	130.07	203.01
85A	108.75	130.07	203.01
86	108.75	130.07	203.01
86A	108.75	130.07	203.01
87	108.75	130.07	203.01
87A	108.75	130.07	203.01
88	108.75	130.07	203.01
88A	108.75	130.07	203.01
TOTAL	19340.39	23131.11	36104.08

CLUB HOUSE



LANDSCAPE GARDEN



AMENITIES IN OUR PROJECTS

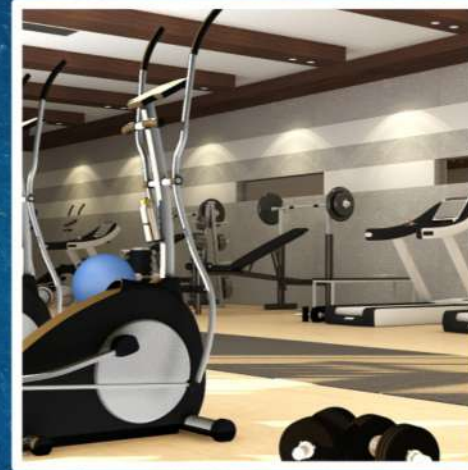
Banquet Hall



Indoor Game



GYM



Tennis/Basketball Court



Swimming Pool



Restaurant



LUXURIOUS FACILITIES



- club house
- swimming pool
- baby pool
- children play area
- restaurant & café
- gymnasium
- jogging track
- conference hall
- party lawn
- pool table
- library
- rest room
- mini-theater
- selfie zone
- community hall
- 24 X 7 security
- wi-fi zone
- RCC road
- street light



**Well Developed
Children Play
Area**



**Smart
Infrastructure**

PM MODI'S DREAM PROJECT

India's First Platinum Rated **SMART CITY**



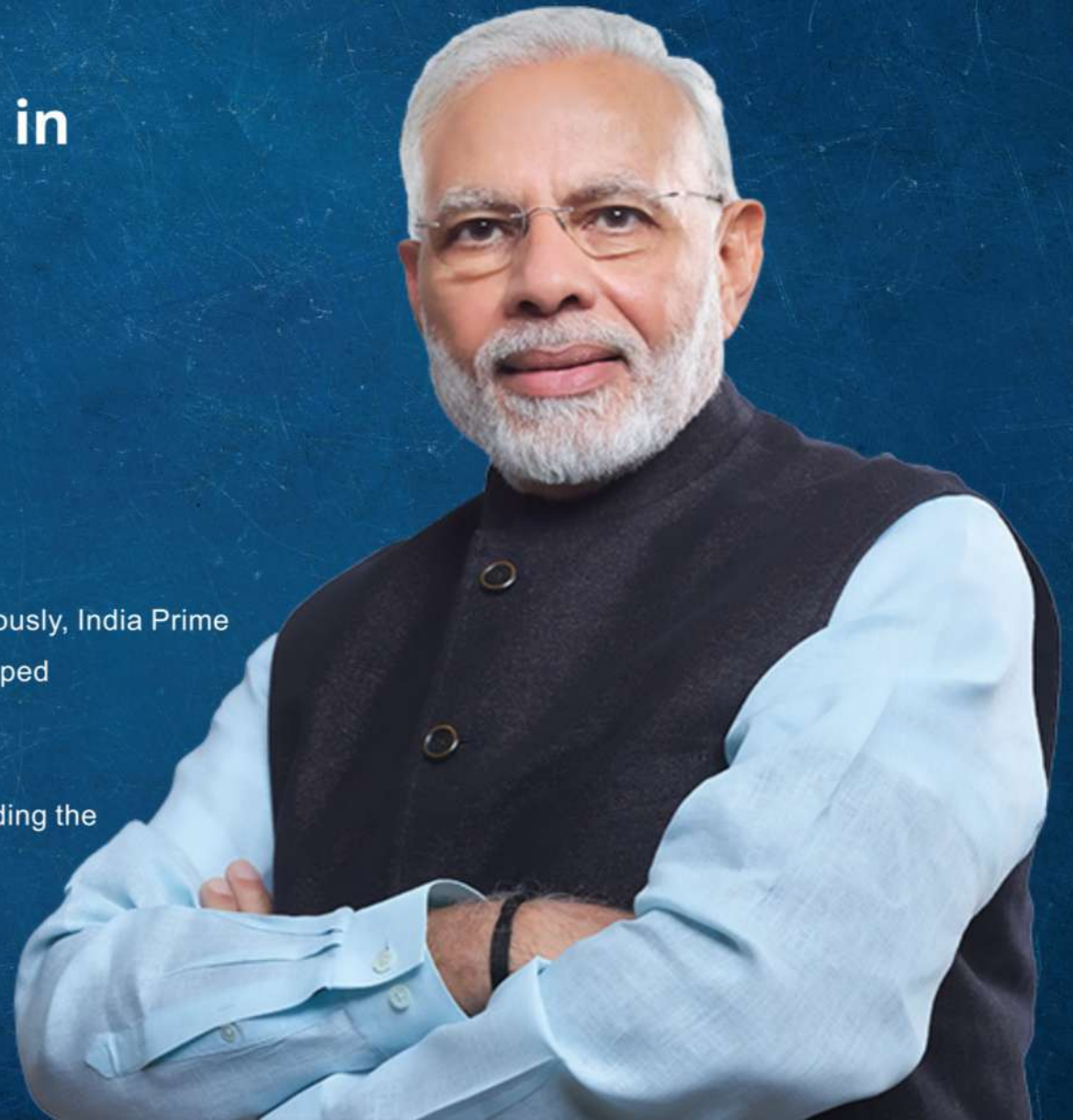
**Largest land parcels in
South East Asia**



**Sustainable
Living**

Stressing the need for developing urban and rural areas simultaneously, India Prime Minister Narendra Modi said that prot city of Dholera will be developed better than Delhi and six times bigger than China's Financial capital Shanghai. He said this at the end of a panel discussion on 'urbanisation', organised as a part of a series of programmes heralding the Vibrant Gujarat Global Investors Summit.

**Biggest of the eight
industrial smart cities**



POTENTIAL FOCUS SECTORS



Aerospace and
Defence



Electronic



Pharmaceutical and
biotechnology



Agro and
food Processing



Solar industries



Heavy Engineering



Automobiles and
Auto Ancillary



IT/Tes

INVESTMENT PARTNERS @ **DHOLERA**





LUXORIA AASHIYANA

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302, Sun Centralplace, Vakil Bridge, Ambli,
Ahmedabad, Gujarat 380058

Contact :

Web site : www.thomesinfra.com



Location Map

Not to scale

LUXORIA AASHIYANA



DHOLERA MASTER PLAN