

RESIDENTIAL PLOTS



Dholera Green city





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



UTILITIES

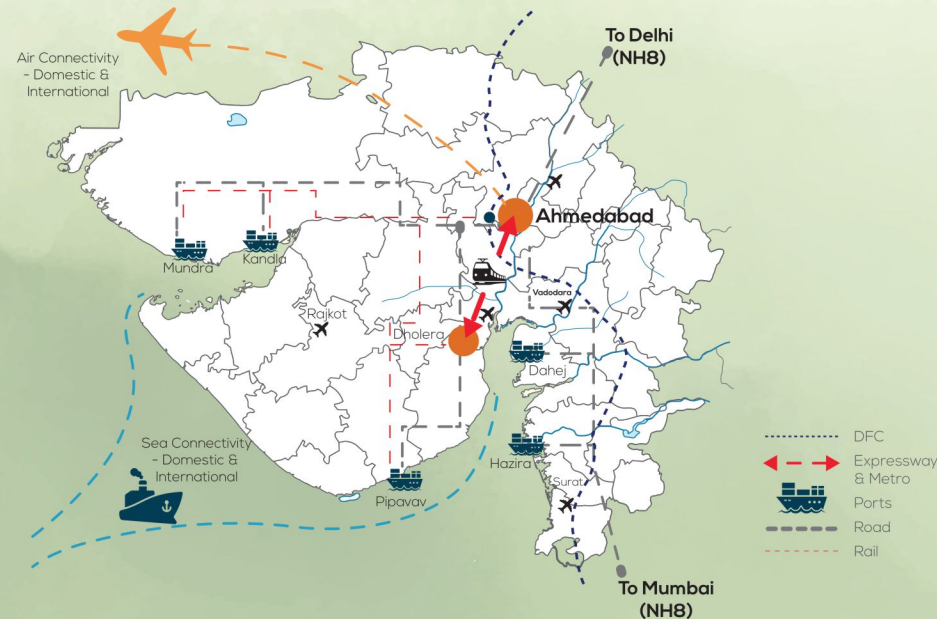


The dawn of a new city with **Excellent Connectivity, World-Class Infrastructure and Efficient Governance** is here.

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



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.





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



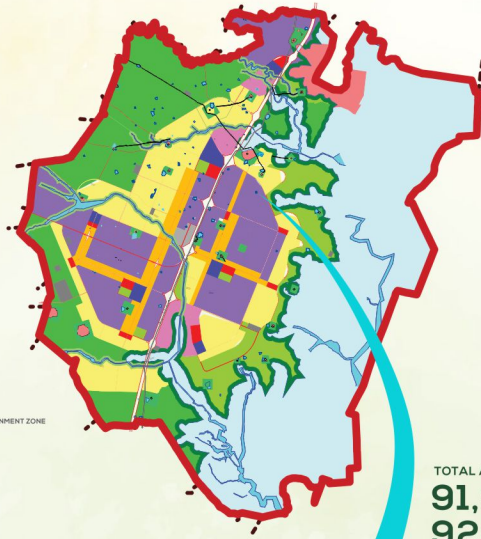
Automobiles and Auto Ancillary



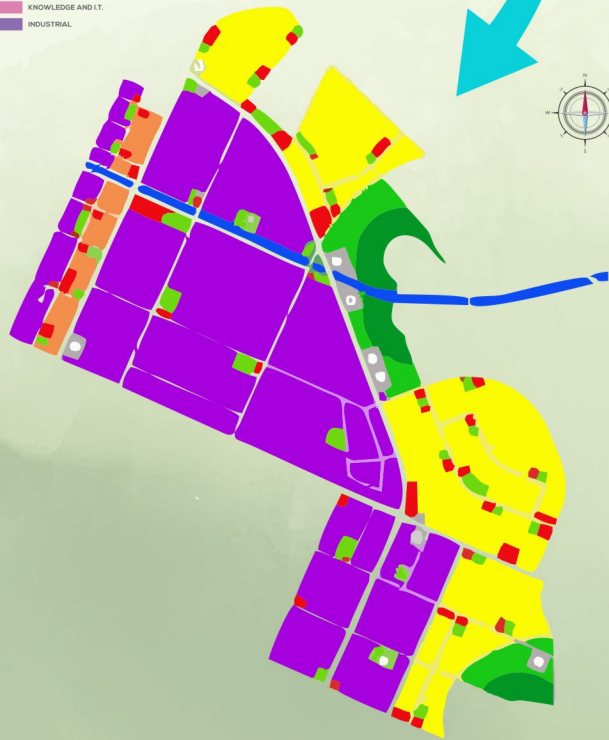
IT/ITeS

DHOLERA SIR DEVELOPMENT PLAN

- DSIRDA BOUNDARY
- TALUKA BOUNDARY
- VILLAGE BOUNDARY
- GANTAL
- SURVEY NUMBER BOUNDARY
- EXISTING STATE HIGHWAY
- EXISTING ROADS
- RIVER/CANAL
- TALAV/LAKE
- PROPOSED ROADS
- COASTAL REGULATION ZONE
- GREEN SPACE
- RECREATION SPORTS AND ENTERTAINMENT ZONE
- TOURISM RESORTS
- VILLAGE BUFFER
- AGRICULTURE
- STRATEGIC INFRASTRUCTURE
- CITY CENTRE
- LOGISTICS
- HIGH ACCESS CORRIDOR
- RESIDENTIAL
- SOLAR PARK
- PUBLIC FACILITIES ZONE
- KNOWLEDGE AND I.T.
- INDUSTRIAL



TOTAL AREA
91,970 ha
920 sq km



Activation Area of Dholera SIR (22.54 sq km)

DHOLERA SIR

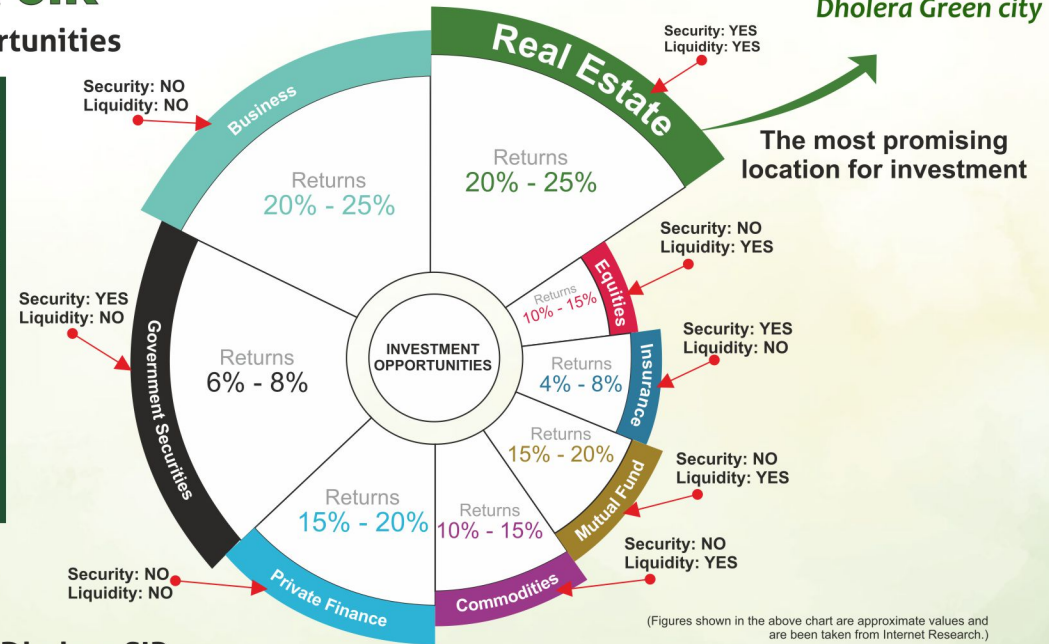
Investment Opportunities

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



(Figures shown in the above chart are approximate values and are been taken from Internet Research.)

Current Status of Dholera SIR

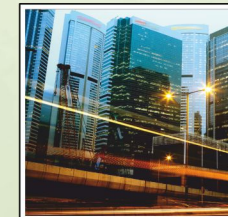
1. 6 town planning schemes cleared by Gujarat Government
2. Location area identified for International Airport
3. Government allocates 1700 Hect. land for adjoining Airport
4. Pre-feasibility study completed by M/s Feed Back Ventures
5. Project development corporation (GICC) formed
6. The legal framework enacted: The SIR Act 2009
7. Development Plan sanctioned on 10/09/2012
8. The work on the central spine road already started
9. Water logging, seismological & environment studies underway
10. Government inaugurates office at Dholera SIR for its faster development on 17th Feb 2015.
11. Tenders worth of 2486 Crores floated for the first phase development of 22 Square Kilometers

(Source:www.dholerasir.com)

WHY INVEST IN DHOLERA SIR



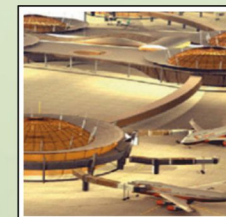
Express Highway



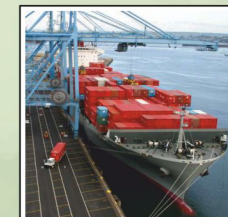
Hi-Tech City



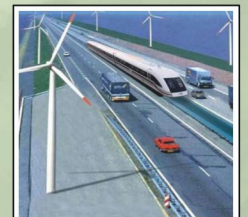
Metro Rail



Airport



Sea Port



Kalpsar Dam Project

RAV
DHOLERA
GREEN
CITY

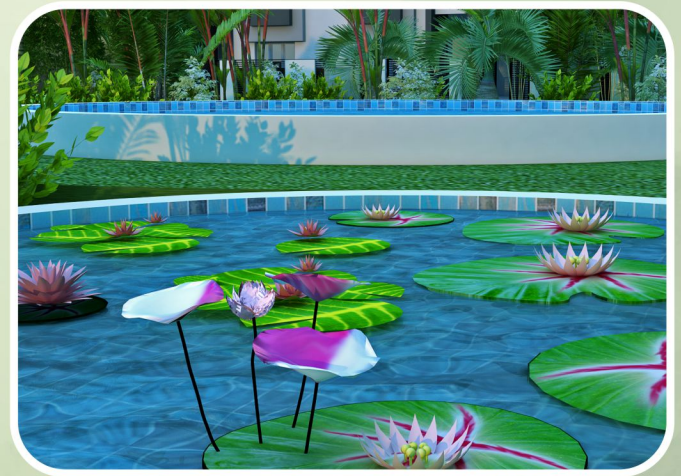
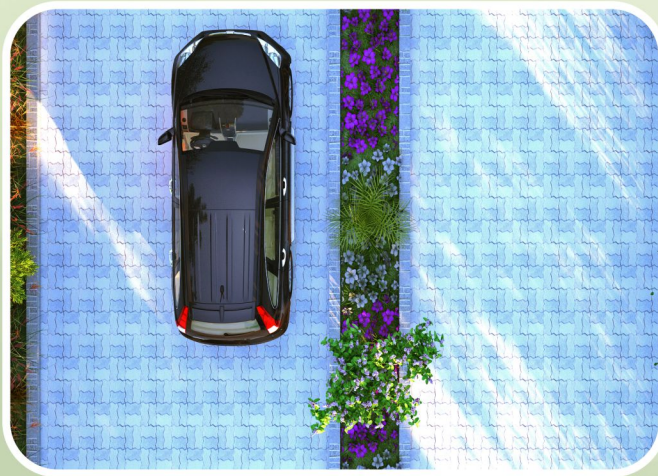
**ENTRY
GATE** VIEW



RESIDENTIAL PLOTS



Dholera Green city





LANDSCAPE GARDEN

VIEW



CREATIVE GARDEN VIEW



CLUB HOUSE POOL VIEW



**WELL PLANNED
ROAD** VIEW




Dholera Green city
SHOPS | OFFICES | COMM. SPACE | RESIDENTIAL PLOTS



RESIDENTIAL PLOTS



Dholera Green city





RESIDENTIAL PLOTS



Dholera Green city



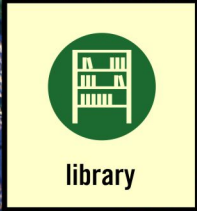
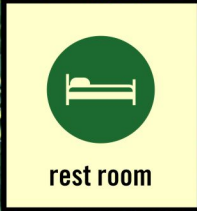


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Dholera Green city





LUXURIOUS AMENITIES

VIEW



RAJPATH ENCLAVE

LOCATION ADVANTAGE

6.0 Km. Ahmedabad- Dholera 6 lane Express Highway

500 Mtr. University cadila Group

9.0.Km Dholera international Airport Road

9.0.Km Dholera Smart City (SIR)

70.Km Ahmedabad City

9.5 Km Dholera Green city/Trade center

Project Located on Ahmedabad-Bhavnagar 4 Lane

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WHY INVEST IN DHOLERA GREEN CITY

- ISO 9001-2008 certified company
- NA, NOC Title Clear Project with Plan-Pass
- Commitment Long Term Relationship
- Immediate Saledeed
- Site Visit assistance 365 Days

Business Associate :