



AN ISO 9001:2015 CERTIFIED COMPANY

RAJPATH ENCLAVE





Building your dreams
RAV
An ISO 9001:2015 Certified Company

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.

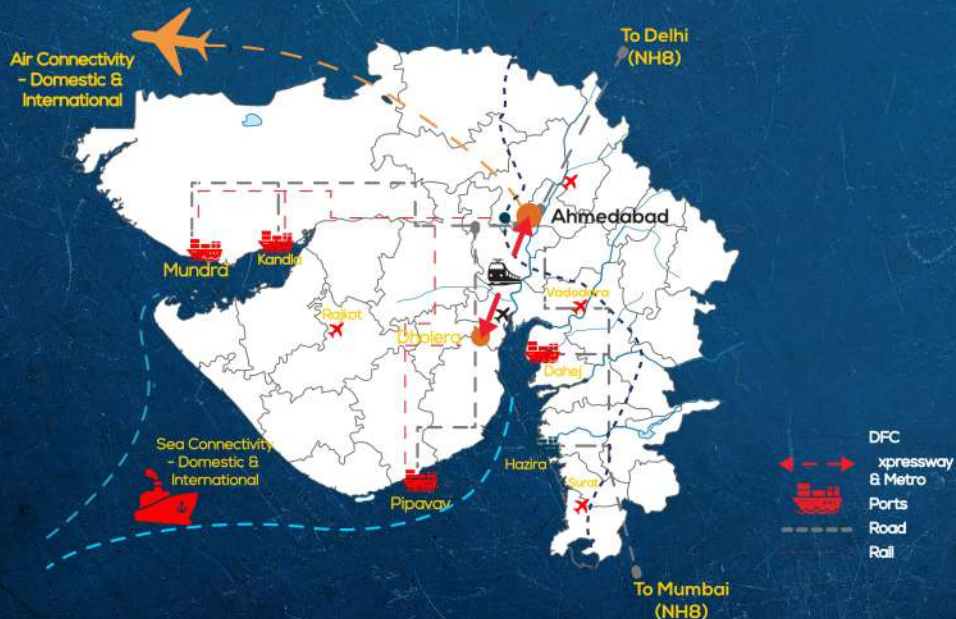
CONNECTIVITY

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

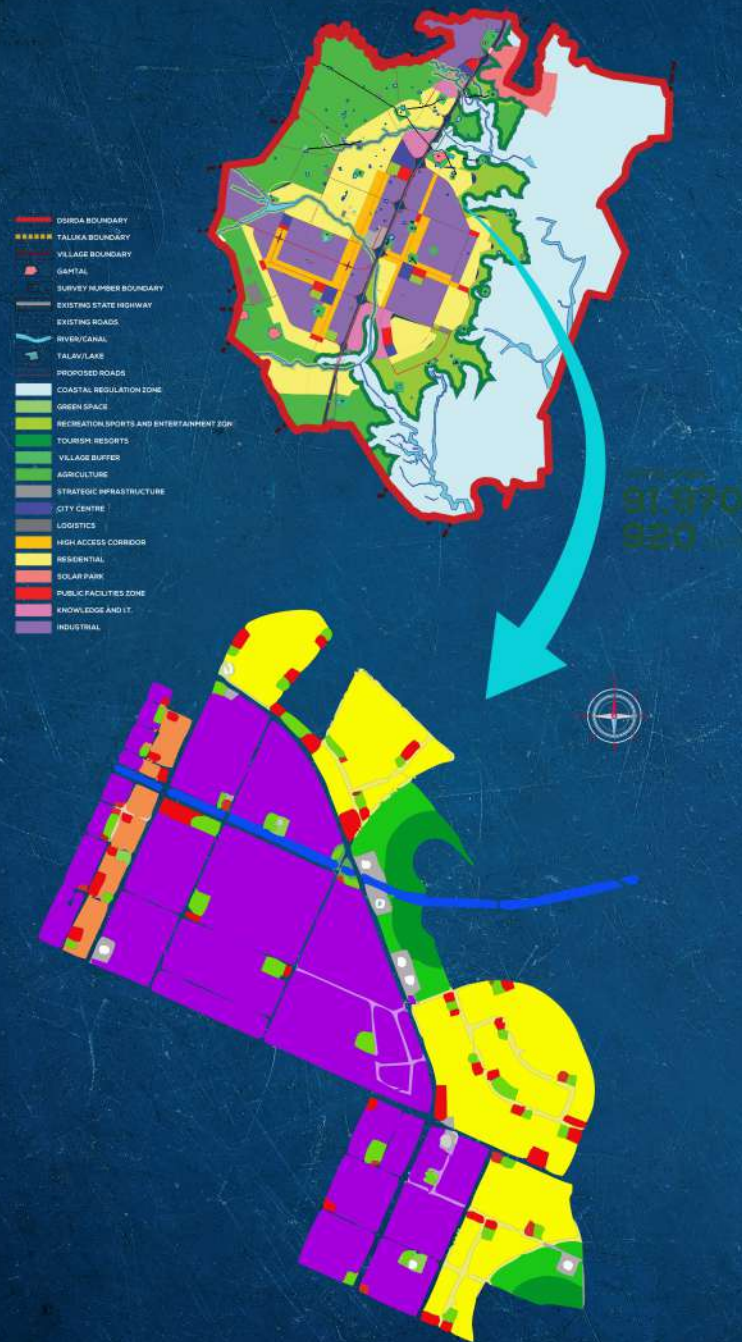


Automobiles and Auto Ancillary



IT/ITeS

DHOLERA SIR DEVELOPMENT PLAN



Activation Area of Dholera SIR (22.54 sq km)

DHOLERA SIR

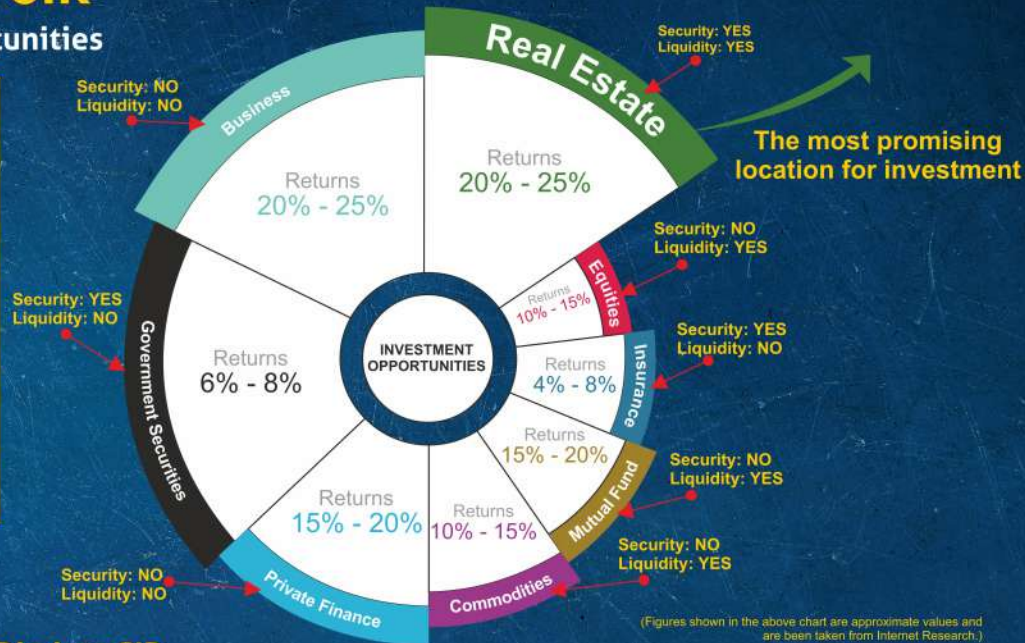
Investment Opportunities

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

- 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

LOCATION ADVANTAGES

Special Investment Region (SIR):

The Gujarat State is planning to develop the Dholera region as Special

Investment Region (SIR) with the vision as A global hub of economical activity and center of excellence supported by world class infrastructure, excellent civic amenities and pro active police frame work.



Dholera International Airport:

The Dholera International Airport is a Proposed international airport near Navagam in Gujarat. This airport will be developed by the Gujarat state government as the largest cargo airport in Asia with total area of 7,500 hectares.



Rapid transportation systems between Ahmedabad and Dholera:

Expressway is proposed between Ahmedabad and Dholera SIR which would serve as central spine between the two regions. The distance of about 100 kms



between Gandhinagar - Ahmedabad - Dholera is to be covered in two trenches from Gandhinagar to Ahmedabad and Ahmedabad to Dholera through proposed elevated Metro Rail Project.

Delhi Mumbai Industrial Corridor DMIC :

Government of India has planned for establishing Dedicated Freight Corridor (DFC) between Delhi and Mumbai. About 38% of the DFC is passing through Gujarat and a corridor of 150 km on both sides of the DFC is to be developed as Delhi Mumbai Industrial Corridor (DMIC). As envisaged by Government of India, these regions are to be developed as global hubs of manufacturing and commercial activities. Gujarat state has identities Ahmadabad - Dholera belt as the location for Special Investment Region (SIR). Dholera SIR is proposed to be developed in a developable area of 560 sq. kms and DFC is passing through this area.



Kalpasar Dam Project :

Vision of this project is to store Gujarat states 25% average annual surface water resources by constructing 30 km long dam across the Gulf of Khambhat. This reservoir will store about 10,000 MCM of surface water and will be the worlds largest fresh water reservoir in sea.

Master Planning by world renowned HALCROW GROUP of UK:

Halcrow group is helping to deliver an ambitious project to build new industrial city at Dholera, Gujarat spreading across an area of about 900 sq.kms.





Smart Infrastructure

PM MODI'S DREAM PROJECT

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



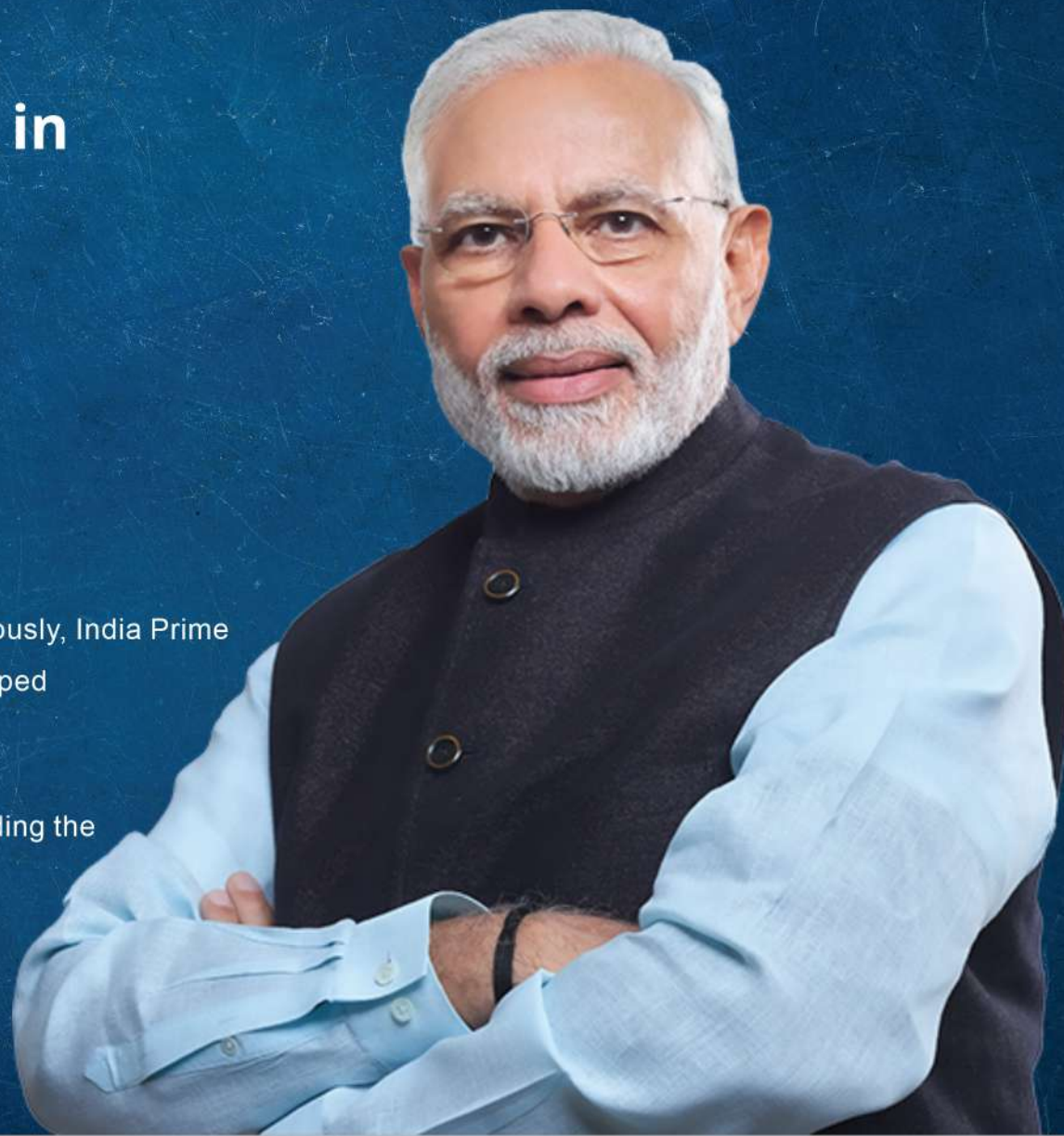
Largest land parcels in South East Asia



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 'rurbanisation', organised as a part of a series of programmes heralding the Vibrant Gujarat Global Investors Summit.

**Biggest of the eight
industrial smart cities**





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Elegant Entry Gate

LAYOUT PLAN



RAJPATH ENCLAVE DHOLERA, GUJARAT



Redefining Realstate



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PLOT AREA CALCULATION IN SQ. FT.

AREA TABLE

PLOT NO	TOTAL S.B.A	PLOT SIZE (L X W)
1	3073.21	45 X 40
2 to 9	2052.55	40 X 30
10	1901.22	40 X 28
11	1943.14	40 X 28
12 to 19	2052.55	40 X 30
20	3073.21	45 X 40
21	3503.84	45 x 45
22 to 29	2340.12	45 X 30
30 to 31	2268.60	40 X 29
32 to 39	2340.12	45 X 30
40	3503.84	45 x 45
41	5387.78	60 X 50
42 to 54	3888.68	45 X 50
55	3999.55	45 X 50
56	2675.87	40 X 40
57 to 62	2052.55	40 X 30
63 to 64	3073.21	45 X 40
65	1821.24	40 X 25
66 to 70	2052.55	40 X 30
71 to 72	3073.21	45 X 40
73	2108.63	40 X 31
74 to 81	2052.55	40 X 30
82 to 83	3073.21	45 X 40
84 93	2052.55	40 X 30
94	2780.12	40 X 43
95 to 103	2052.55	40 X 30
104 to 105	3073.21	45 X 40
106 to 113	2052.55	40 X 30
114	2108.63	40 X 31
115 to 116	3073.21	45 X 40
117 to 121	2052.55	40 X 30
122	1821.24	40 X 25
123 to 124	3073.21	45 X 40
125 to 130	2052.55	40 X 30
131	2537.23	40 X 38
132 to 138	2313.28	40 X 34
139 to 140	3073.21	45 X 40
141	1821.24	40 X 25
142 to 146	2052.55	40 X 30
147 to 148	3073.21	45 X 40
149	2108.63	40 X 31

150 to 157	2052.55	40 X 30
158 to 159	3073.21	45 X 40
160 to 168	2052.55	40 X 30
169	3308.75	40 X 46
170	3636.04	40 X 56
171 to 179	2052.55	40 X 30
180 to 181	3073.21	45 X 40
182 to 189	2052.55	40 X 30
190	2108.63	40 X 31
191 to 192	3073.21	45 X 40
193 to 197	2052.55	40 X 30
198	1821.24	40 X 25
199 to 200	3073.21	45 X 40
201 to 206	2052.55	40 X 30
207	2174.64	40 X 31
208	1950.87	40 X 29
209 to 214	2052.55	40 X 30
215 to 216	3073.21	45 X 40
217	1821.24	40 X 25
218 to 222	2052.55	40 X 30
223 to 224	3073.21	45 X 40
225 to 226	2052.55	40 X 30
227	3138.49	40 X 46
228	3467.80	45 X 53
229 to 230	2052.55	40 X 30
231 to 232	3073.21	45 X 40
233 to 237	2052.55	40 X 30
238	1821.24	40 X 25
239 to 240	3073.21	45 X 40
241 to 246	2052.55	40 X 30
247	1812.04	40 X 25
248	2407.05	40 X 36
249 to 257	1390.80	40 X 20
258 to 259	2052.55	40 X 30
260	1608.13	40 X 23
261 to 269	1390.80	40 X 20
270 to 271	2052.55	40 X 30

272 to 276	1390.80	40 X 20
277	2069.83	40 X 28
278	2336.26	40 X 36
279 to 283	1390.80	40 X 20
284 to 285	2052.55	40 X 30
286 to 294	1390.80	40 X 20
295	1608.13	40 X 23
296 to 297	2052.55	40 X 30
298 to 306	1390.80	40 X 20
307	2268.41	40 X 32
308	2044.46	40 X 30
309 to 317	1390.80	40 X 20
318 to 319	2052.55	40 X 30
320 to 329	1608.13	40 X 23
330 to 331	2052.55	40 X 30
332 to 337	1390.80	40 X 20
338	1375.72	40 X 18
339	1642.15	40 X 26
340 to 345	1390.80	40 X 20
346 to 347	2052.55	40 X 30
348 to 356	1390.80	40 X 20
357	1608.13	40 X 23
358 to 359	2052.55	40 X 30
360 to 368	1390.80	40 X 20
369	1905.82	40 X 26
370	1541.94	40 X 22
371 to 374	1390.80	40 X 20
375 to 376	2052.55	40 X 30
377 to 382	1390.80	40 X 20
383	1751.92	40 X 26
384 to 390	1647.66	40 X 23
391 to 392	2052.55	40 X 30
393 to 396	1390.80	40 X 20
397 to 398	1541.94	40 X 22
399 to 402	1390.80	40 X 20
403 to 404	2052.55	40 X 30
405 to 410	1390.80	40 X 20
411	1479.42	40 X 22

412	1375.17	40 X 19
413 to 418	1390.80	40 X 20
419 to 420	2052.55	40 X 30
421 to 424	1390.80	40 X 20
425 to 426	1601.33	40 X 23
427 to 430	1390.80	40 X 20
431 to 432	2052.55	40 X 30
433 to 437	1390.80	40 X 20
438	2597.72	40 X 38
439	2493.47	40 X 35
440 to 444	1390.80	40 X 20
445 to 446	2052.55	40 X 30
447 to 450	1390.80	40 X 20
451	1650.97	40 X 25
452	1681.68	40 X 25
453 to 456	1390.80	40 X 20
457 to 458	2052.55	40 X 30
459 to 463	1390.80	40 X 20
464	2325.23	40 X 35
465	2220.97	40 X 33
466 to 470	1390.80	40 X 20
471 to 472	2052.55	40 X 30
473 to 476	1390.80	40 X 20
477	1700.62	40 X 25
478	1731.33	40 X 26
479 to 482	1390.80	40 X 20
483 to 484	2052.55	40 X 30
485 to 489	1390.80	40 X 20
490	2052.73	40 X 30
491	1948.48	40 X 29
492 to 496	1390.80	40 X 20
497 to 498	2052.55	40 X 30
499 to 502	1390.80	40 X 20
503	1750.45	40 X 26
504	2914.72	40 X 46
505 to 507	1390.80	40 X 20
508 to 509	2052.55	40 X 30
510 to 514	1390.80	40 X 20
515	1780.24	40 X 26
516	1675.98	40 X 24
517 to 521	1390.80	40 X 20
522 to 523	2052.55	40 X 30
524 to 526	1390.80	40 X 20
527	2426.36	40 X 31



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Rajpath Enclave

20+ Amenities





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AMENITIES IN OUR PROJECTS

Banquet Hall



Indoor Game



GYM



Tennis 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

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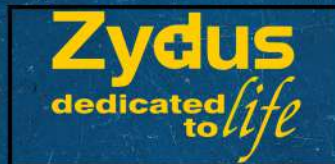
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POTENTIAL FOCUS SECTORS

-  Aerospace and Defence
-  Pharmaceutical and biotechnology
-  Solar industries
-  Automobiles and Auto Ancillary
-  Electronic
-  Agro and food Processing
-  Heavy Engineering
-  IT/Tes

INVESTMENT PARTNERS @ **DHOLERA**





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

WHY INVEST IN RAJPATH ENCLAVE

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

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