

**DHOLERA**

A NEW ERA

**DI&DM**  
Dholera Investment & Development Management

“ Dholera will be developed better than Delhi and Six Times Bigger than Shanghai ”

- PM Narendra Modi



**DHOLERA SIR**

**AKRU - Patel Enclave**

PRESENTED BY : DHOLERA INVESTMENT & DEVELOPMENT MANAGEMENT



15.06.2026





A smart industrial city like Dholera will propel the economy's growth and drive its progress. The positive impact of smart technology on industrial and economic development is unmatched as it ensures economic sustainability. It goes a long way in attracting businesses and citizens to settle in such cities.

**Shri Narendra Modi**  
Honble Prime Minister of India

Dholera's sustainable development and adoption of advanced technology makes it a prominent model for the success of industrial smart cities in India.

**Shri Bhupendra Patel**  
Honble Chief Minister, Gujarat

### DHOLERA SPECIAL INVESTMENT REGION

#### Vision

To create an economically and socially balanced, new-age greenfield smart industrial city with world-class infrastructure leading to stable economic growth and sustainable high-quality life.

#### Mission

-  To adopt a futuristic and sustainable approach across key components to create a new-age smart city
-  To become a global high-tech manufacturing hub
-  To create huge employment opportunities across sectors and contribute to the economic and social development of Gujarat and India

## Why Smart Cities Matter Today

### Transforming Urban Living

Smart cities use digital innovation to improve urban life enhancing infrastructure, sustainability, and citizen services through efficient, connected systems and responsive city management.

### Urgency for Change

Rapid urbanization brings complex challenges. Smart city concepts aim to tackle these by integrating technology to build safer, greener, and more adaptable urban environments.





# BENEFITS



AIRPORT



SMART INFRASTRUCTURE



EXPRESSWAY



METRO



SEA PORT

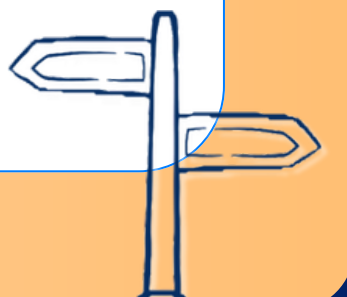


## LIVE WORK & PLAY

### Concept and Its Core Values

A smart city is an urban area that integrates digital technology into its infrastructure and services to improve the quality of life and operational efficiency. It emphasizes sustainable growth and real-time responsiveness to challenges.

These cities rely on data collection, automation, and interconnected systems to optimize services like transportation, energy, and communication making cities cleaner, safer, and more livable for current and future generations.



CITY	AREA
DELHI - DELHI	1483 KM <sup>2</sup>
BENGALURU - KARNATKA	741 KM <sup>2</sup>
VISAKAHAPATNAM - ANDHRA PRADESH	681 KM <sup>2</sup>
HYDRABAD - TELANGANA	650 KM <sup>2</sup>
LUKCKNOW - UTTAR PRADESH	631 KM <sup>2</sup>
INDORE - MADHYA PRADESH	564 KM <sup>2</sup>
AHMEDEBAD - GUJRAT	505 KM <sup>2</sup>
PUNE - MAHARASHTRA	485 KM <sup>2</sup>
SURAT - GUJRAT	462 KM <sup>2</sup>
MUMABI - MAHARASHTRA	440 KM <sup>2</sup>
CHENNAI - TAMIL NADU	426 KM <sup>2</sup>
MEERUT - UTTAR PRADESH	450 KM <sup>2</sup>
BHOPAL - MADHYA PRADESH	463 KM <sup>2</sup>

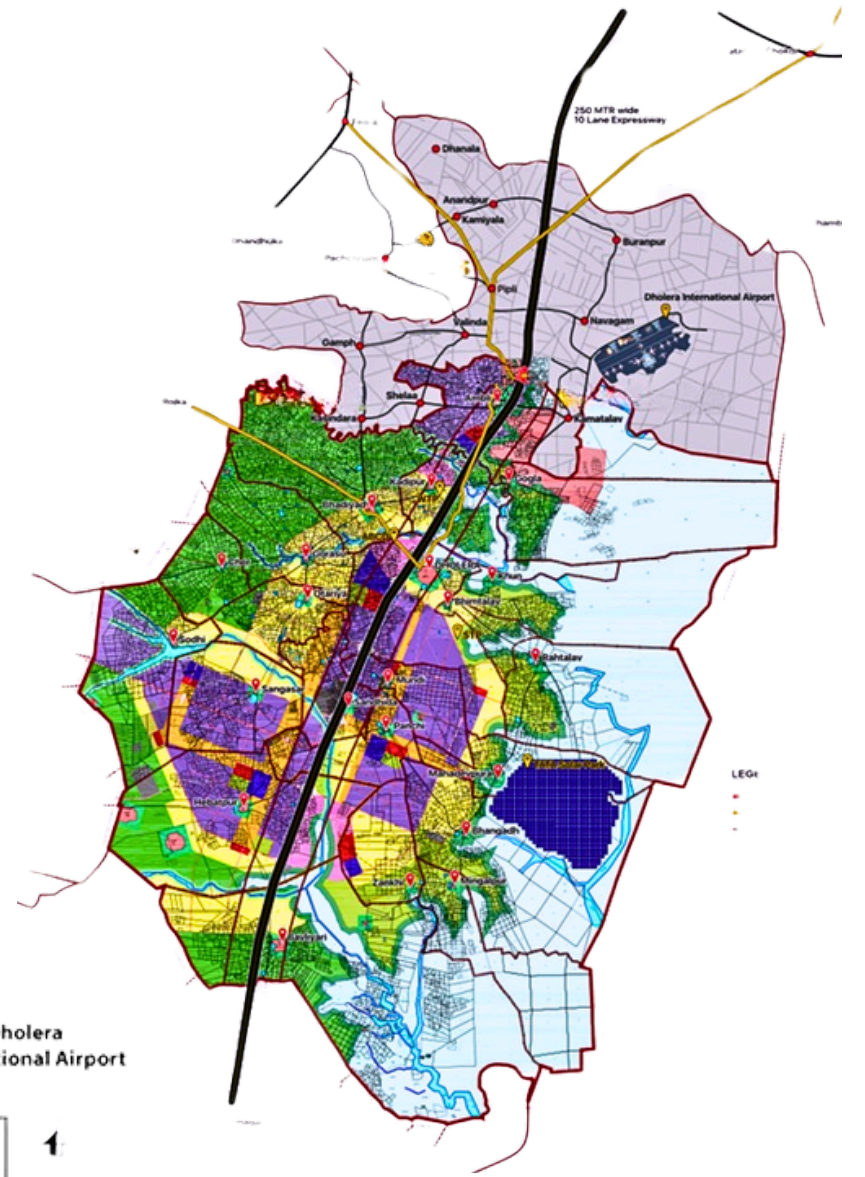
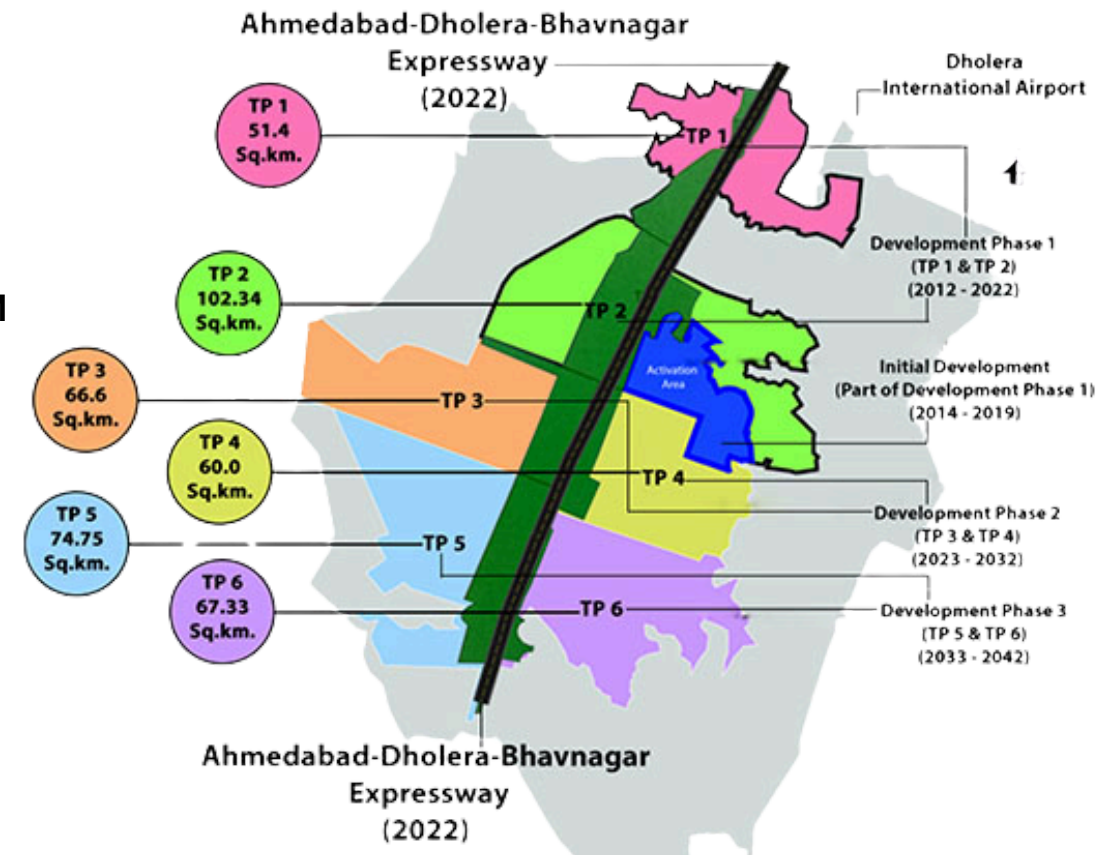
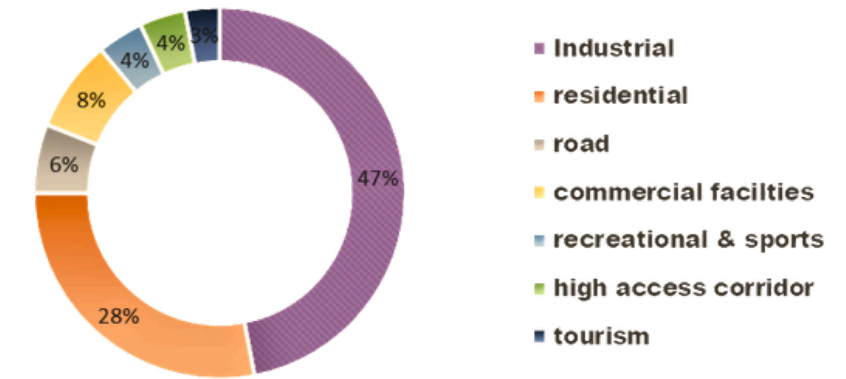
# VS

## DHOLERA GUJARAT

### 920 KM<sup>2</sup>

**TOTAL DEVELOPMENT AREA 920 SQ.KM**  
**Township Planning of TP Area: 422 KM.**

PHASE-1 (2026)	PHASE-2 (2032)	PHASE-3 (2042)
TP1 & TP-2 153sq.km	TP3 & TP-4 127sq.km	TP5 & TP-6 142sq.km





**Total Area 719 Sqkm**

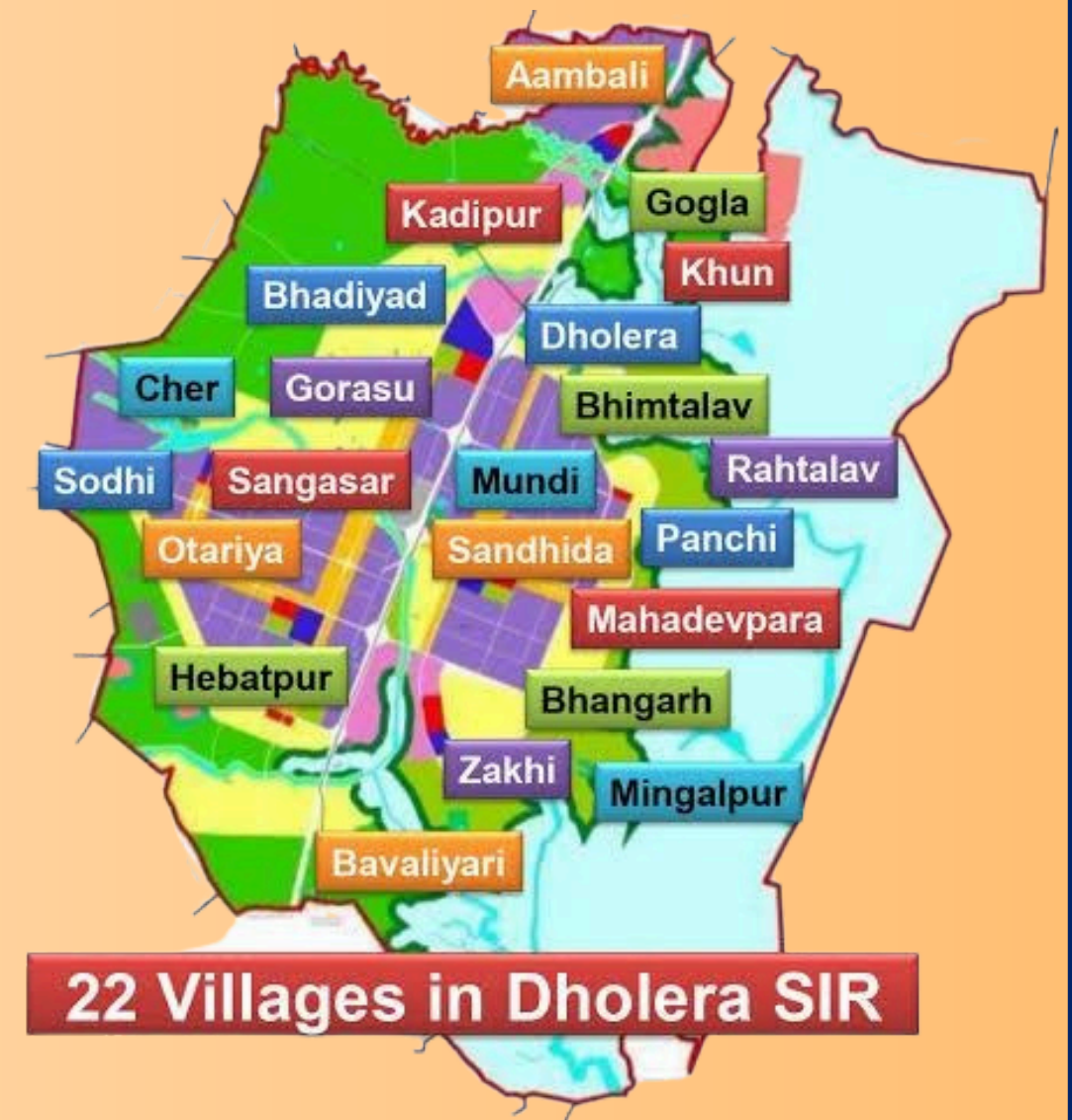
**Developable Area 422 Sqkm**

**Area under CRZ 340 Sqkm**

**Area outside CRZ 580 Sqkm**

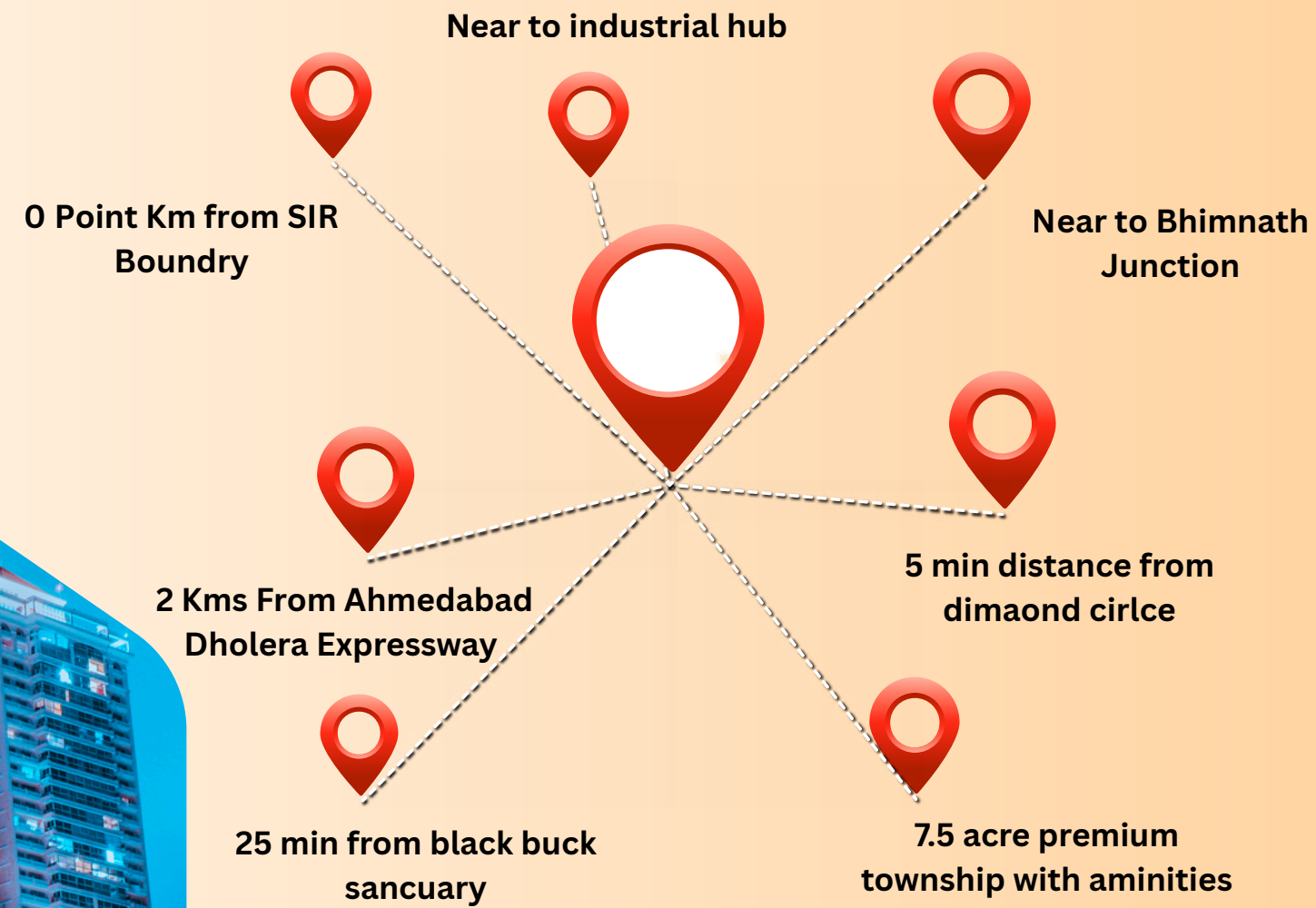
**Population 2 Million**

**Employment 0.8 Million**



**22 Villages in Dholera SIR**

**Total Area 920 Sqkm**



### Seamless Urban Transport

Mobility systems that combine real-time data, sensors, and infrastructure allow for coordinated movement, reducing congestion and improving commute times across the city.

### Self-Operating Vehicles

Autonomous transport systems offer safer and more efficient travel by reducing human error and optimizing navigation using intelligent mapping and environment detection.

### Dynamic Traffic Control

Smart signals and data analysis help predict and ease congestion by adjusting routes and traffic flows based on real-time activity patterns.

**Transforming Urban  
Transport Through  
Innovation**



**The Dedicated Freight Corridor (DFC) is a high-speed, high-capacity railway project that forms the backbone of the Delhi-Mumbai Industrial Corridor (DMIC). It is a major reason why Akru is a prime investment spot, as the village sits right in the "impact zone" of this massive infrastructure.**



## WHY AKRU ?

### Global Logistics Hub

The Western DFC (WDFC) connects Delhi to Mumbai, with nearly 38% (565 km) of its route passing through Gujarat. Akru's proximity to this corridor—situated within the 150-km industrial influence belt—transforms the area into a potential nucleus for global manufacturing and trading

### Direct Port Connectivity

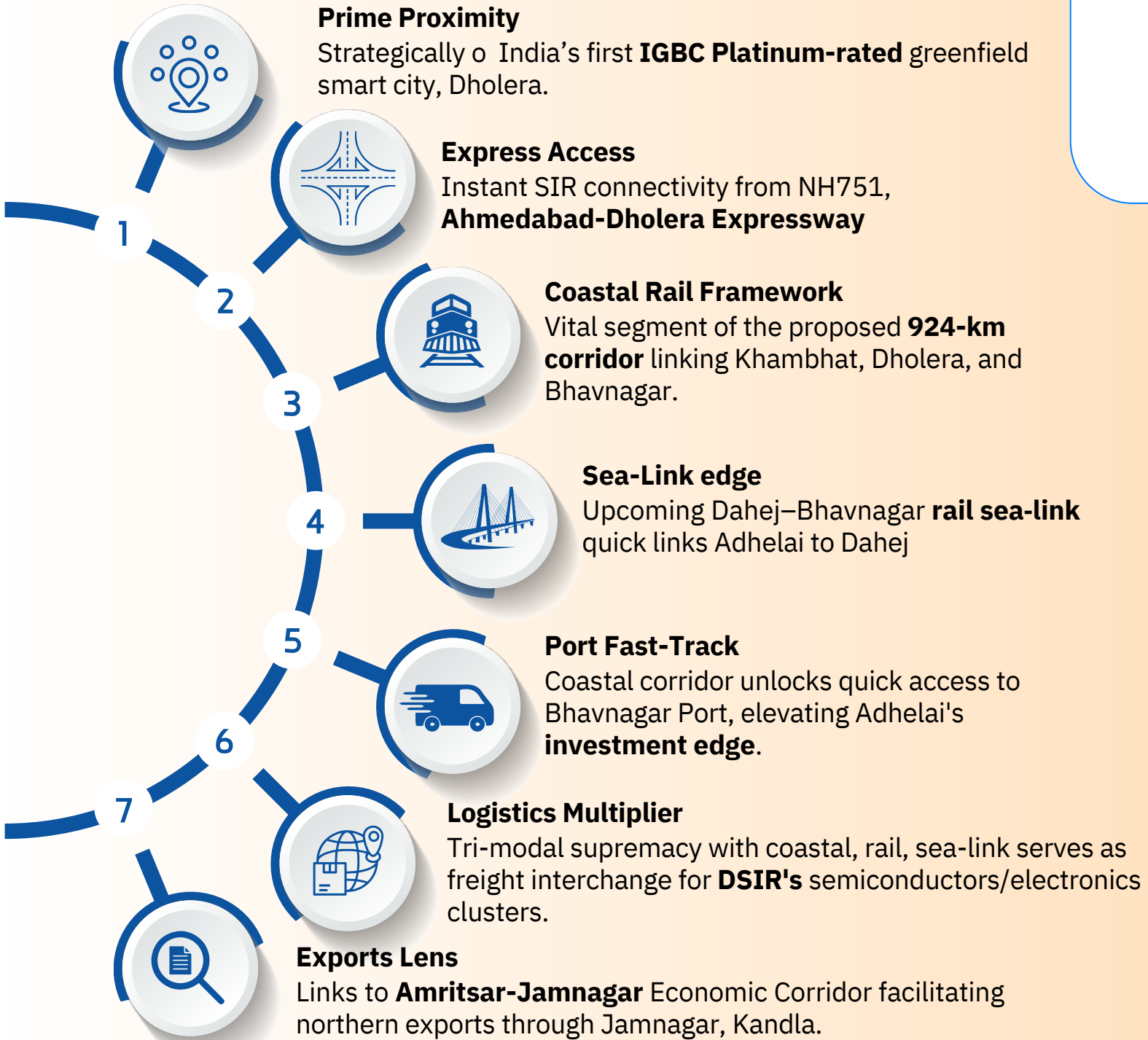
The DFC provides industries in the Akru-Dholera region with rapid, cost-efficient rail access to major ports like Mundra and Pipavav. This "port-led development" is expected to attract heavy industries like semiconductors, automobiles, and electronics to the immediate vicinity.

### Reduced Logistics Costs

By separating freight from passenger traffic, the DFC allows for double-stack container trains to travel at speeds up to 100 km/h. This is expected to reduce logistics costs by 2-3%, making land in surrounding villages like Akru highly valuable for warehousing and ancillary industrial services.



# Foundations of a Connected Urban Ecosystem



## Machine Intelligence Systems

Artificial intelligence supports decision-making by analyzing large datasets to improve urban planning, emergency response, and energy distribution.

## High-Speed Networks

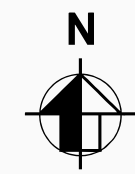
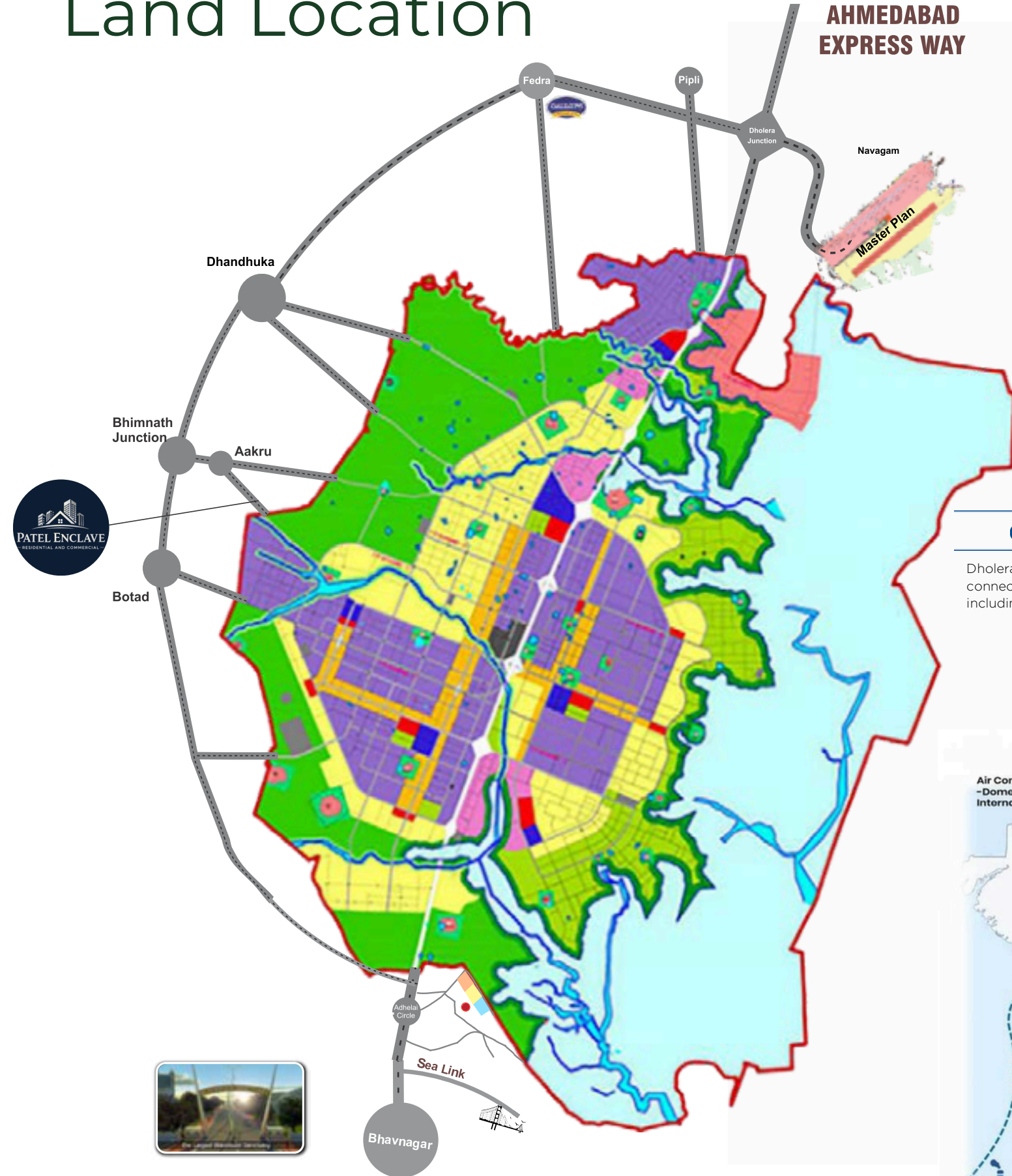
Reliable and fast communication networks allow for seamless interaction between devices, systems, and users across city infrastructure.

## Remote Data Platforms

Cloud-based systems allow cities to store, access, and process massive amounts of data quickly and securely, enhancing flexibility and scalability.



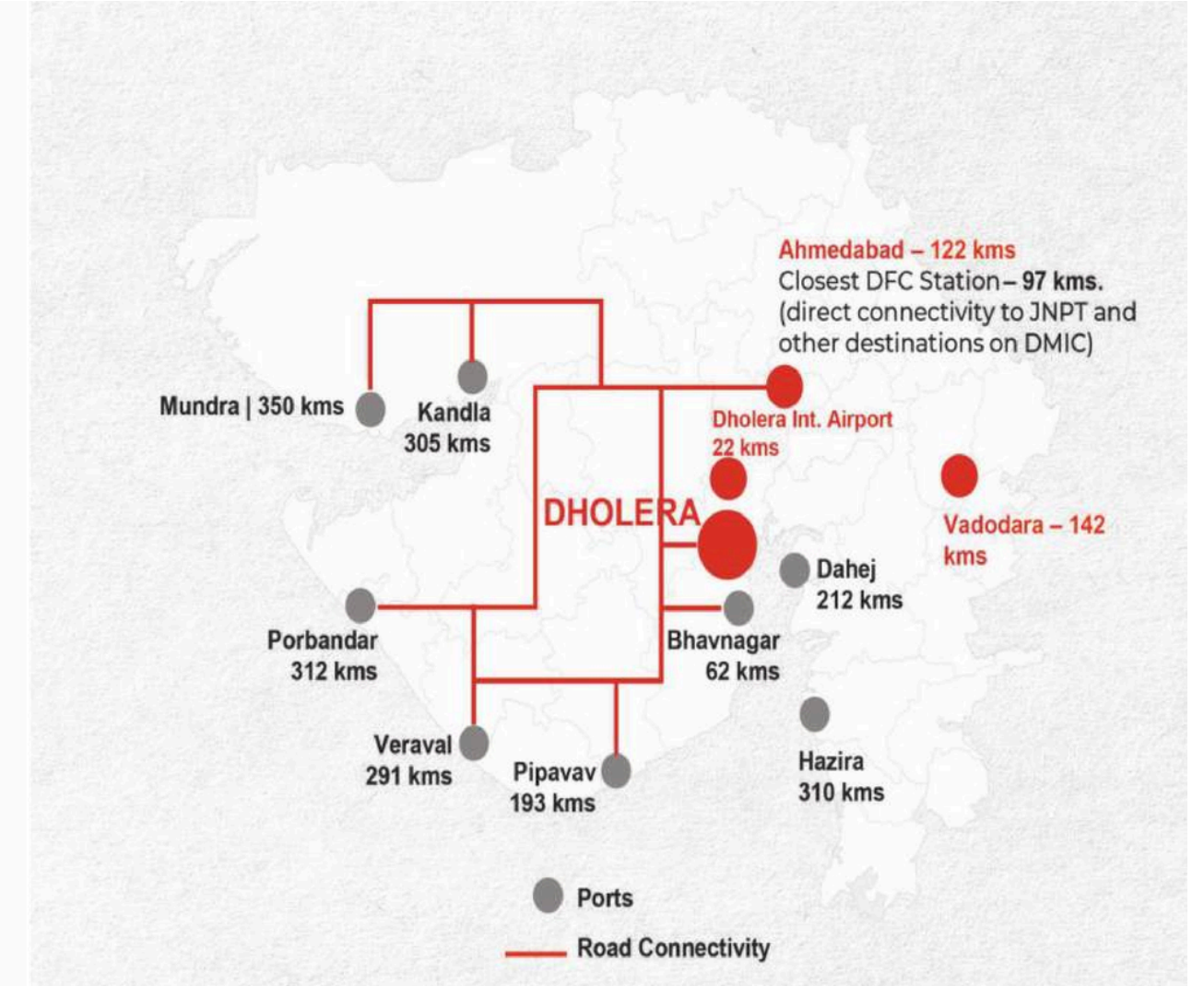
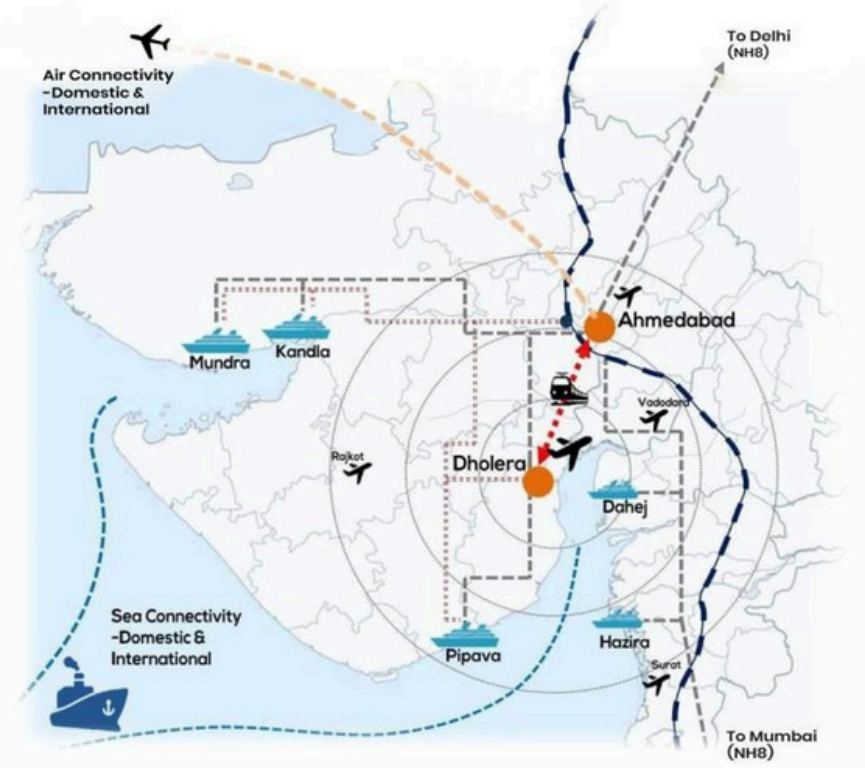
# Land Location



## 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

- MONO RAIL  
CONNECTIVITY
- 6 LANE  
EXPRESSWAYS
- CARGO  
AIRPORT
- SEA PORT
- FREIGHT  
CORRIDOR
- DELHI-MUMBAI  
INDUSTRIAL  
CORRIDOR



## Immediate Proximity to the Core SIR Boundary:

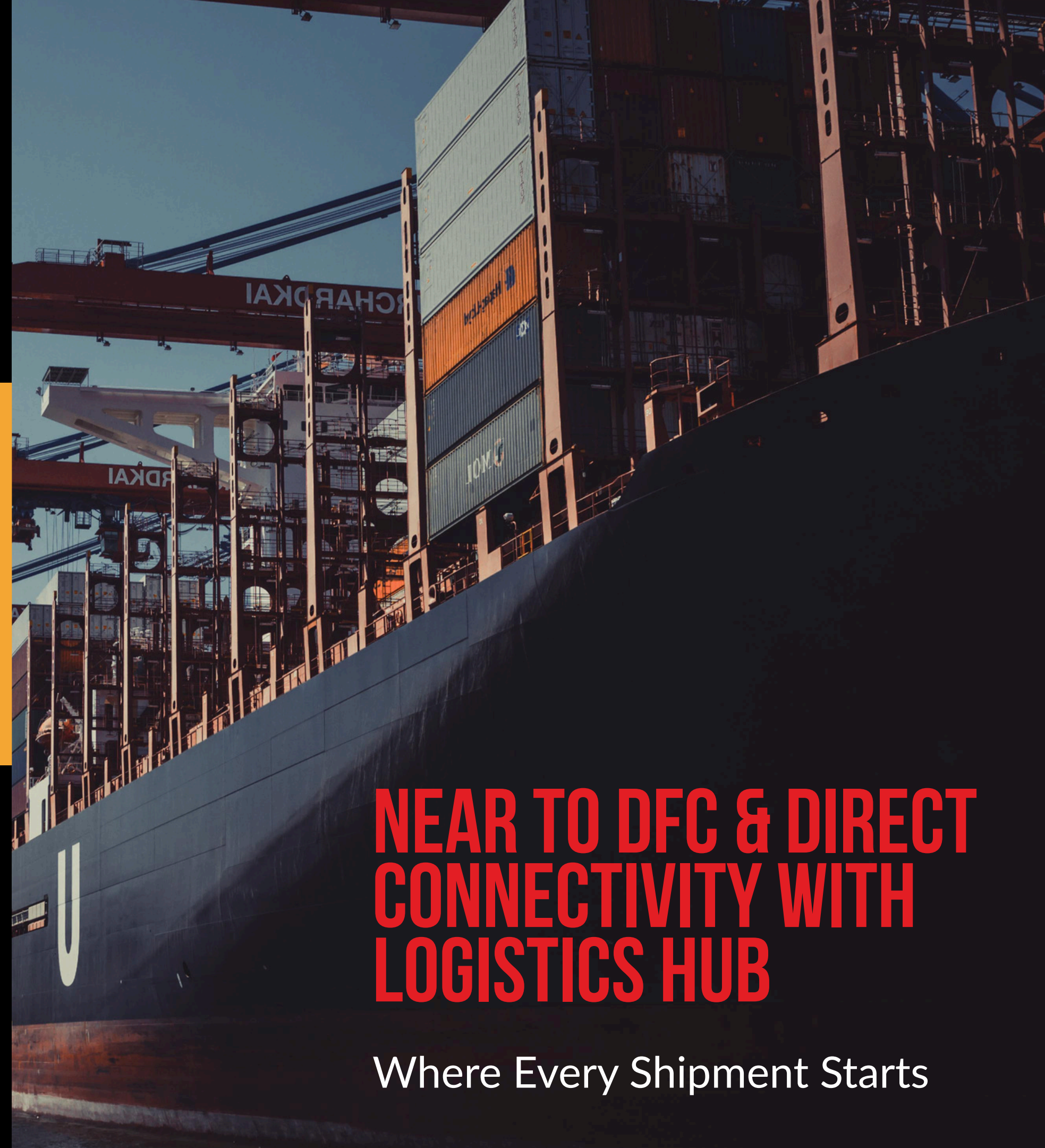
Akru is positioned as a "gateway" village, located roughly 1–2 km from the official Dholera SIR boundary. This allows investors to benefit from the massive industrial and urban ecosystem of the core project—including the ₹91,000 crore Tata Semiconductor plant—while avoiding the higher premium of land already inside the core.

The village offers direct access to the Ahmedabad-Dholera Expressway (NH-751), which is already operational and reduces travel time to Ahmedabad to just 45 minutes. Additionally, it is just a 20-minute drive (24 km) from the upcoming Dholera International Airport, which is scheduled to begin cargo and commercial operations in 2026.

## Unbeatable Infrastructure Connectivity

Because Akru sits in the buffer zone, it is projected to experience a skyrocketing housing demand as thousands of employees from companies like ReNew Power and Tata Power seek accommodation nearby. Entry-level plot prices in Akru remain affordable (e.g., around ₹883/sq.ft. in some projects), offering a much higher potential for exponential capital appreciation compared to saturated urban markets.

## High Appreciation & "Spillover" ROI



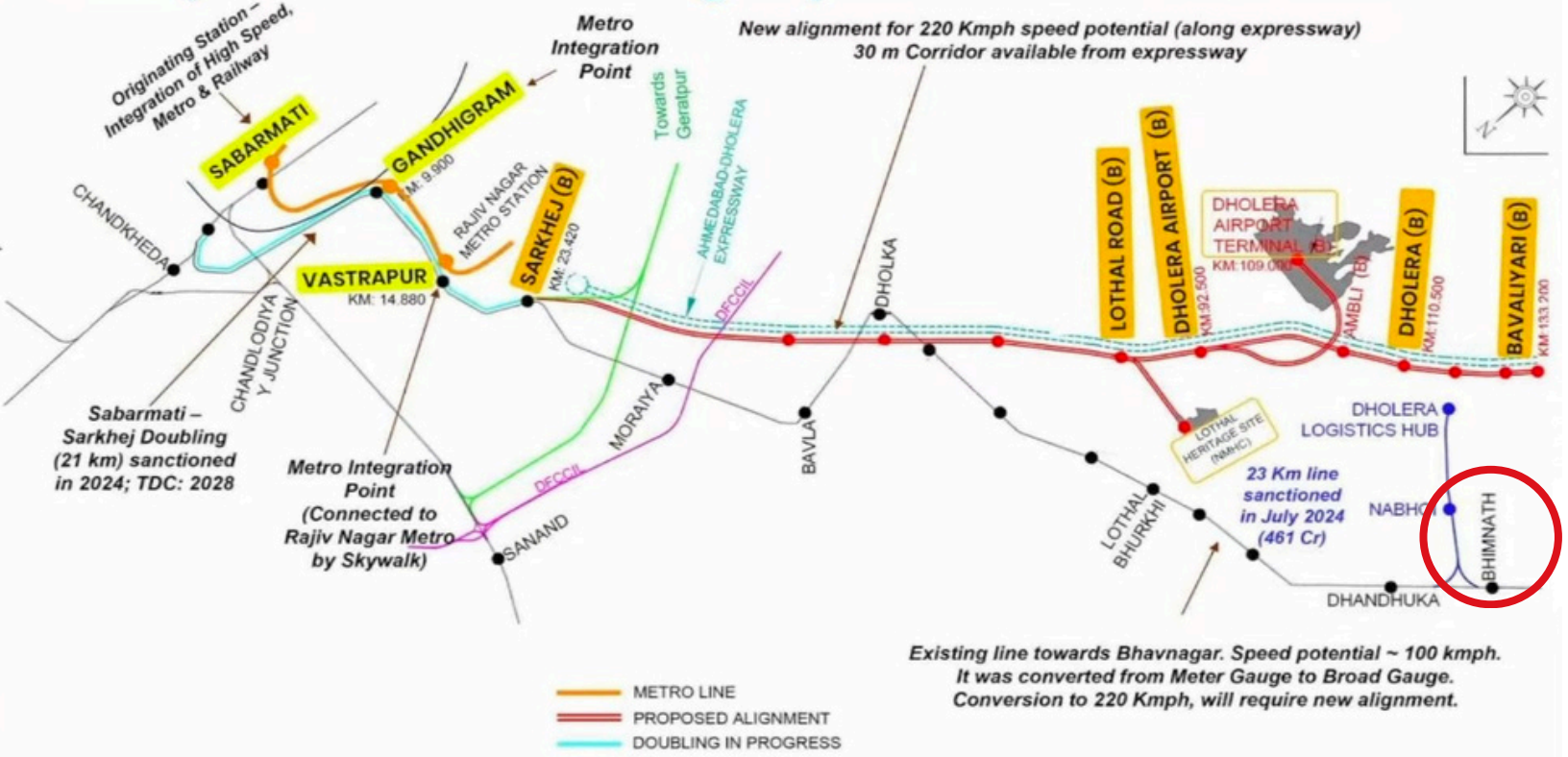
**NEAR TO DFC & DIRECT CONNECTIVITY WITH LOGISTICS HUB**

Where Every Shipment Starts



# Train Transportation

Sarkhej – Dholera Semi High-Speed Double Line



Metro Station



Dedicated Freight Corridor



Railway Station




# DHOLERA SMART CITY LOGISTICS HUB: INTEGRATED CONNECTIVITY VIA AKRU TAGDI ROAD



# Wellness & Active Lifestyle

## HEALTH & MEDITATION AMENITIES


 Club House

 Gymnasium

 Kids Play Area


 Yoga Area

 Senior Citizen Sitting

 Swimming Pool

 Badminton Court

 Meditation Centre

 Walking & Cycling Track



# Leisure, Business & Community



## RECREATIONAL & BUSINESS SPACES


 Garden

 Kids Pool


 Gazebo

 Mini Theater

 Co-working Space

 Amphitheatre

 Board Room

 Banquet Hall

 Library

SEGMENT II



# Strategic Connectivity

ANALYZE THE PROPERTY'S GEOGRAPHICAL PRIVILEGE. POSITIONED FLAWLESSLY AMIDST REGIONAL TRANSPORT NETWORKS, ADMINISTRATIVE BUILDINGS, AND INTERNATIONAL TRANSPORT HUBS.

# Proximity Tiers & Commute Times



## Immediate Hub

Immediate accessibility directly outside the gates.

River Front

0 Mins

Dholera SIR

0 Mins

Industrial Zone

0 Mins



## Transit Network

Quick connection points within minutes of the main block.

Bhimnath Jun.

5 Mins

Metro Station

5 Mins

City Center

5 Mins

Public Facilities

5 Mins



## Regional Connectivity

Seamless transit links connecting you nationally and globally.

ABCD Building

15 Mins

Int'l Airport

20 Mins

TATA Semicom

20 Mins

# Detailed Connectivity Matrix

Nearby Location	Distance / Travel Time
River Front	0 Minutes
Dholera SIR	0 Minutes
Industrial Zone	0 Minutes
Metro Station	5 Minutes
Int'l Airport	20 Minutes





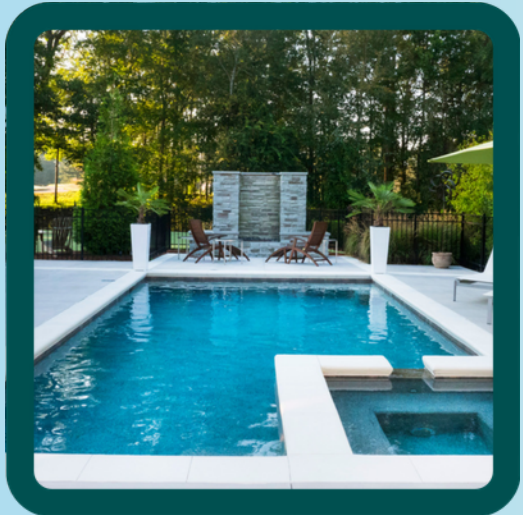
Luxury Entry Gate



Boundary Wall



Wide Road



Swimming Pool



Gymnasium



Yoga & Meditation



Jogging / Walking



Badminton



Net Practice

# AMENITIES THAT SUPPORT VALUE, NOT JUST LIFESTYLE

[→ Read More](#)



**Mini Theatre**



**Indoor Games**



**Library**



**Amphitheater**

# 30+ AMENITTIES



**Club House**



**Steam Bath**



**Kids Play Area**

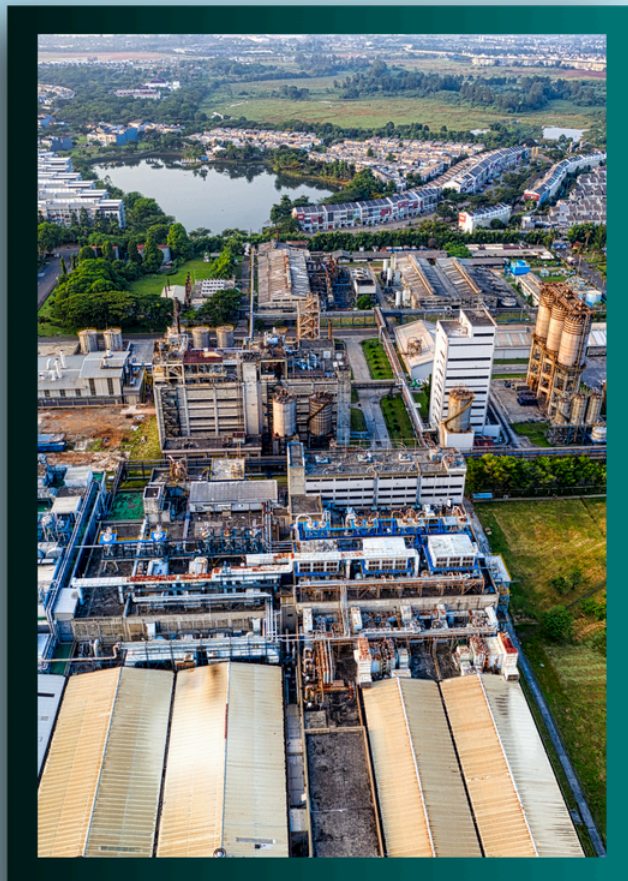


**Banquet Hall**



**Senior Citizen Sit-out**

# Five Key Demand Drivers Shaping



## Industrial Absorption

Dholera SIR's manufacturing zone's are attracting major corporations, creating immediate land demand for ancillary facilities and workforce housing.



## Employee Housing Surge

Over 50,000 jobs expected by 2027 will drive residential demand, with spill over extending beyond the SIR boundary into adjacent zones.



## Logistics Infrastructure

Warehousing, transport hubs, and supply chain facilities will cluster near the SIR perimeter, amplifying commercial real estate values.



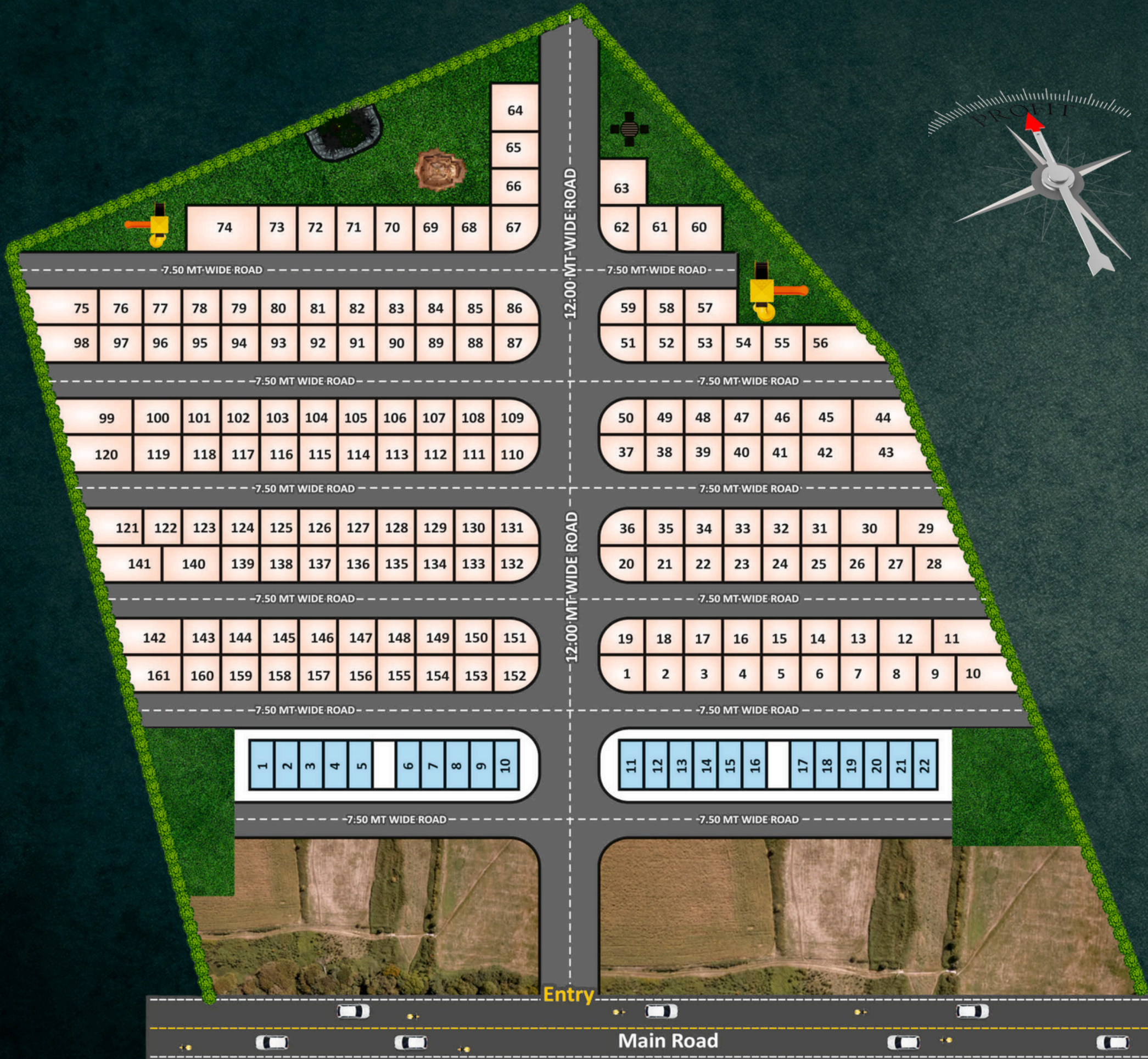
## Airport & Expressway

The Dholera International Airport and six-lane expressway will operationalize connectivity, unlocking institutional investment and premium pricing.



## Spillover Development

As land inside Dholera SIR becomes constrained, development will naturally expand out ward 4 directly benefiting adjacent holdings like Patel Enclave.



SUBPLOT NUMBER	CARPET AREA IN SQ YD	BUILT-UP AREA IN SQ YD	SUPER BUILD-UP AREA IN SQ YD
1	81.62	97.97	155.00
2	76.52	91.85	145.30
3	76.52	91.85	145.30
4	76.52	91.85	145.30
5	76.52	91.85	145.30
6	76.52	91.85	145.30
7	76.52	91.85	145.30
8	76.52	91.85	145.30
9	76.52	91.85	145.30
10	114.50	137.44	217.43
11	131.61	157.99	249.92
12	107.12	128.59	203.42
13	76.52	91.85	145.30
14	76.52	91.85	145.30
15	76.52	91.85	145.30
16	76.52	91.85	145.30
17	76.52	91.85	145.30
18	76.52	91.85	145.30
19	81.62	97.97	155.00
20	81.62	97.97	155.00
21	76.52	91.85	145.30
22	76.52	91.85	145.30
23	76.52	91.85	145.30
24	76.52	91.85	145.30
25	76.52	91.85	145.30
26	71.73	86.11	136.22
27	71.73	86.11	136.22
28	116.17	139.45	220.61
29	116.91	140.33	222.00
30	112.86	135.48	214.32
31	76.52	91.85	145.30
32	76.52	91.85	145.30
33	76.52	91.85	145.30
34	76.52	91.85	145.30
35	76.52	91.85	145.30
36	81.62	97.97	155.00
37	81.62	97.97	155.00
38	76.52	91.85	145.30
39	76.52	91.85	145.30
40	76.52	91.85	145.30

SUBPLOT NUMBER	CARPET AREA IN SQ YD	BUILT-UP AREA IN SQ YD	SUPER BUILD-UP AREA IN SQ YD
41	76.52	91.85	145.30
42	101.38	121.70	192.52
43	149.13	179.02	283.20
44	121.05	145.31	229.87
45	101.38	121.70	192.52
46	76.52	91.85	145.30
47	76.52	91.85	145.30
48	76.52	91.85	145.30
49	76.52	91.85	145.30
50	81.62	97.97	155.00
51	81.62	97.97	155.00
52	76.52	91.85	145.30
53	76.52	91.85	145.30
54	76.52	91.85	145.30
55	83.21	99.88	158.01
56	148.20	177.90	281.43
57	105.21	126.29	199.79
58	76.52	91.85	145.30
59	81.62	97.97	155.00
60	113.58	136.34	215.68
61	95.64	114.81	181.63
62	86.40	103.71	164.08
63	119.56	143.51	227.03
64	119.56	143.51	227.03
65	95.64	114.81	181.63
66	95.64	114.81	181.63
67	110.31	132.42	209.48
68	93.25	111.94	177.09
69	95.64	114.81	181.63
70	95.64	114.81	181.63
71	95.64	114.81	181.63
72	95.64	114.81	181.63
73	95.64	114.81	181.63
74	173.36	208.10	329.20
75	143.38	172.12	272.28
76	86.08	103.33	163.46
77	76.52	91.85	145.30
78	76.52	91.85	145.30
79	76.52	91.85	145.30
80	76.52	91.85	145.30

SUBPLOT NUMBER	CARPET AREA IN SQ YD	BUILT-UP AREA IN SQ YD	SUPER BUILD-UP AREA IN SQ YD
81	76.52	91.85	145.30
82	76.52	91.85	145.30
83	76.52	91.85	145.30
84	76.52	91.85	145.30
85	76.52	91.85	145.30
86	81.62	97.97	155.00
87	81.62	97.97	155.00
88	76.52	91.85	145.30
89	76.52	91.85	145.30
90	76.52	91.85	145.30
91	76.52	91.85	145.30
92	76.52	91.85	145.30
93	76.52	91.85	145.30
94	76.52	91.85	145.30
95	76.52	91.85	145.30
96	76.52	91.85	145.30
97	86.08	103.33	163.46
98	112.42	135.00	232.48
99	150.10	180.18	285.04
100	96.60	115.96	183.44
101	76.52	91.85	145.30
102	76.52	91.85	145.30
103	76.52	91.85	145.30
104	76.52	91.85	145.30
105	76.52	91.85	145.30
106	76.52	91.85	145.30
107	76.52	91.85	145.30
108	76.52	91.85	145.30
109	81.62	91.85	155.00
110	81.62	91.85	155.00
111	76.52	91.85	145.30
112	76.52	91.85	145.30
113	76.52	91.85	145.30
114	76.52	91.85	145.30
115	76.52	91.85	145.30
116	76.52	91.85	145.30
117	76.52	91.85	145.30
118	76.52	91.85	145.30
119	96.60	115.96	183.44
120	129.78	155.78	246.44

SUBPLOT NUMBER	CARPET AREA IN SQ YD	BUILT-UP AREA IN SQ YD	SUPER BUILD-UP AREA IN SQ YD
121	112.08	134.54	212.84
122	76.52	91.85	145.30
123	76.52	91.85	145.30
124	76.52	91.85	145.30
125	76.52	91.85	145.30
126	76.52	91.85	145.30
127	76.52	91.85	145.30
128	76.52	91.85	145.30
129	76.52	91.85	145.30
130	76.52	91.85	145.30
131	81.62	97.97	155.00
132	81.62	97.97	155.00
133	76.52	91.85	145.30
134	76.52	91.85	145.30
135	76.52	91.85	145.30
136	76.52	91.85	145.30
137	76.52	91.85	145.30
138	76.52	91.85	145.30
139	76.52	91.85	145.30
140	114.77	137.77	217.95
141	129.78	155.78	246.44
142	129.00	154.85	244.97
143	76.52	91.85	145.30
144	76.52	91.85	145.30
145	76.52	91.85	145.30
146	76.52	91.85	145.30
147	76.52	91.85	145.30
148	76.52	91.85	145.30
149	76.52	91.85	145.30
150	76.52	91.85	145.30
151	81.62	97.97	155.00
152	81.62	97.97	155.00
153	76.52	91.85	145.30
154	76.52	91.85	145.30
155	76.52	91.85	145.30
156	76.52	91.85	145.30
157	76.52	91.85	145.30
158	76.52	91.85	145.30
159	76.52	91.85	145.30
160	76.52	91.85	145.30
161	108.82	130.62	206.65



## Investment Security & Readiness at Akru

We prioritize investor confidence through transparent documentation and immediate construction readiness.

### LEGAL STATUS

Non-Agricultural (NA) Land  
Status. Title Clear &  
Marketable.  
Freehold Sale Deed.

### DOCUMENTATION

Immediate Registry Available.  
NOC (No Objection Certificate)  
Ready. 7/12 Extract & Property  
Card.

### PLANNING

Approved Unit Plan (Map  
Passed). Ready for Immediate  
Construction. Smart  
Infrastructure Standards.



# 100% Secure Investment with Guaranteed Peace of Mind

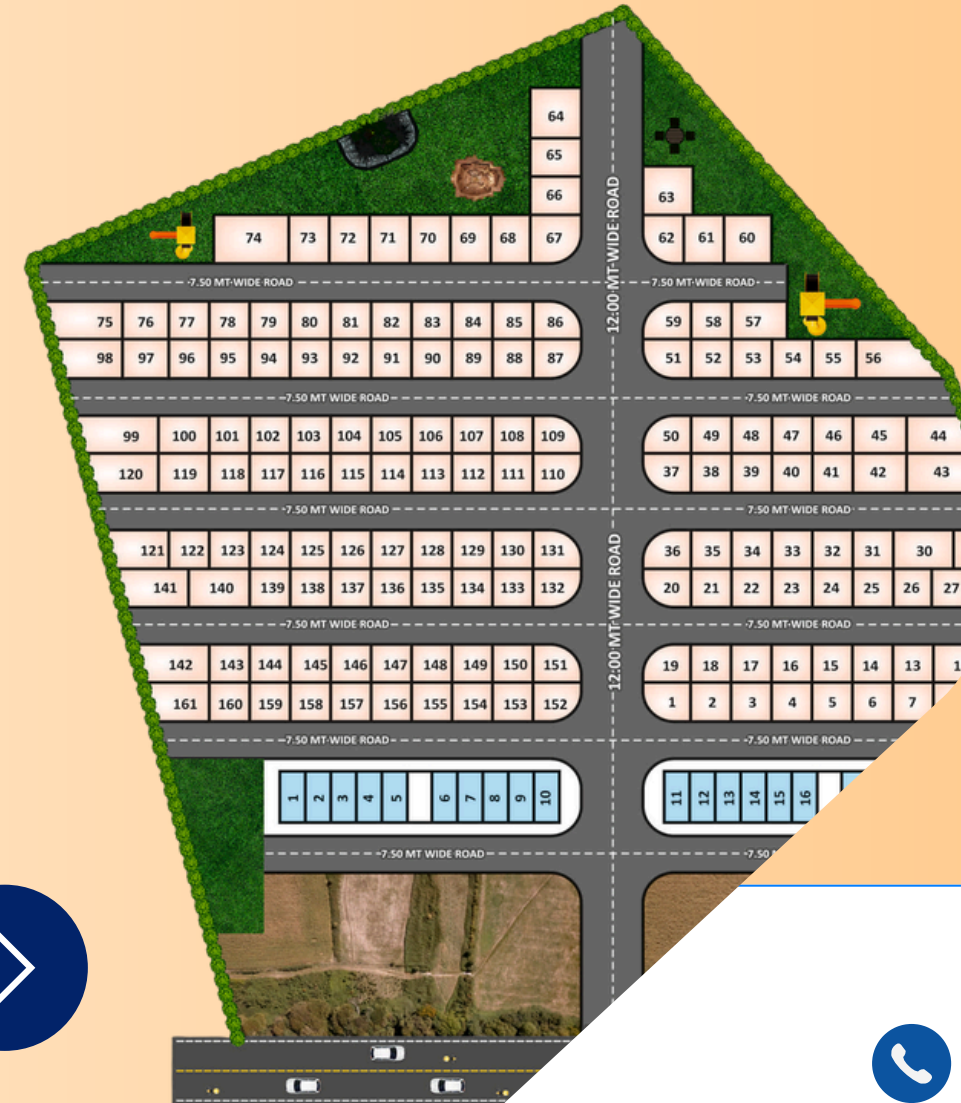




Patel Enclave is a premium residential township located in Akru Village, strategically positioned within the high-growth "spillover zone" of Dholera SIR. This project offers a rare investment opportunity on the Akru-Tagdi Road, a vital artery that seamlessly connects the Dhandhuka Highway (NH-751) to the core Logistics and Industrial areas.

Situated just 1.5 km from the Metro and roughly 12 km from the upcoming Dholera International Airport, Patel Enclave is perfectly poised for capital appreciation. The development features NA (Non-Agricultural) ready plots with clear titles and gated-community amenities like internal roads and security. Its proximity to the ABCD Building (15-minute drive) ensures residents are near the industrial heartbeat of India's first greenfield smart city.

Would you like to explore current plot pricing or payment plans available for the Patel Enclave project?



[www.dholeradevelopment.com](http://www.dholeradevelopment.com)

[info@dholeradevelopment.com](mailto:info@dholeradevelopment.com)