

DLA Reality Pvt Ltd



Land Proposal

DHOLERA PROJECT

Dholera SIR is an infrastructure development initiative that aims to transform Dholera into a major manufacturing hub. It will urbanize the city with cutting-edge facilities and make it the top choice in India for businesses and multinational corporations. It offers world-class infrastructure and amenities for an opulent lifestyle to improve people's quality of life.

Dholera SIR is an attractive opportunity because it is reasonable, eco-friendly, easily reachable, and provides the full package of world-class facilities. This is the first of its class integrated city in India, having world-class infrastructure.

Dholera Smart City is redefining the living standards of people and offering a real estate solution to invest in. Investing in residential projects in Dholera SIR, the commercial plot in Dholera or the industrial plot in Dholera is considered worthwhile.

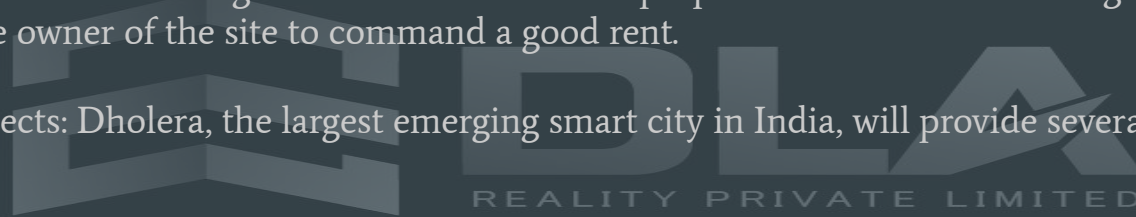




Why Invest in Dholera Smart City?

Advantage of investment in Dholera SIR

1. Price appreciation: Since Dholera's development will continue until 2040, the potential for price growth is quite.
2. Rental Income: There will be a large demand for residential properties as a result of the high employment creation, allowing the owner of the site to command a good rent.
3. Job/Business prospects: Dholera, the largest emerging smart city in India, will provide several prospects for job/business seekers.
4. High Quality of Life: The Dholera Smart City uses the novel live-work-play idea to ensure that quality of life is similar.
5. The birth of a new city with excellent connectivity is here. This is a major USP of Dholera Smart City. Let's start a brand-new age. Investment in Dholera SIR has benefits.

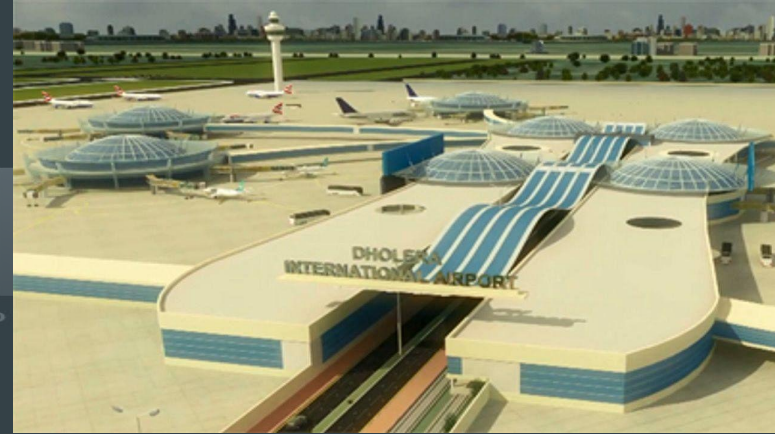


Brands That Already Invested In Dholera



DHOLERA GREEN FIELD INTERNATIONAL AIRPORT

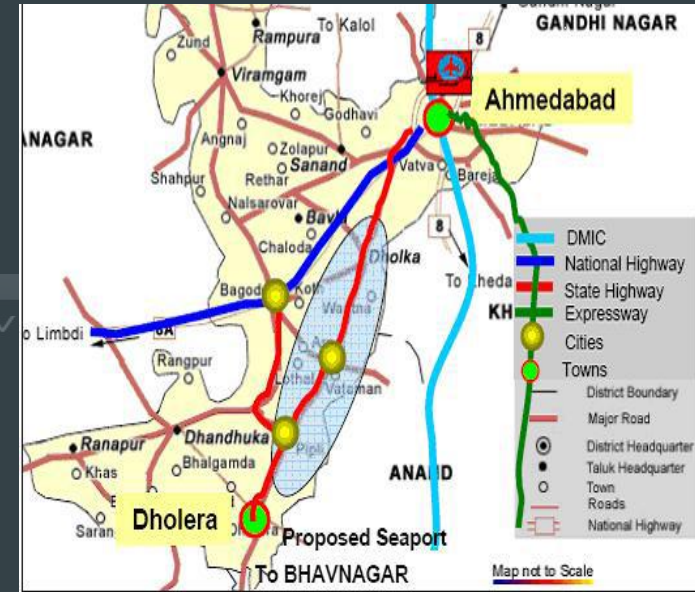
- Airports Authorities Of India { AAI } has prepared the feasibility report, Dpr & Eia.
- The site can accommodate two runway of 2910m & 4000m
- Ministry Of Defence has given No Objection for construction of airport
- Ministry Of Civil Aviation has granted the Site Clearance
- Received in principle approval from The Ministry Of Civil Aviation's goal in January 2016
- Delhi Mumbai Industrial Corridor Corporation Ltd . has been offered equity in DIACL (Dholera International Airport Company LTD)
- The project will be developed in PPP (Public-Private-Partnership) Mode adhering to the Guidelines of The Greenfield Airport Policy



Metro Rail From Ahm To Dholera

Dholera Metro Rail Project.- A proposal to develop a high speed metro rail that shall pass through Ahmedabad-Dholera-Gandhinagar was submitted under the Dmic Master Plan.

This elevated Metro Project shall be built in two phases spanning 61.55 Kilometers And 38.45 Kilometers respectively. The First Phase shall connect Ahmedabad to Gandhinagar and The Second Phase shall connect Ahmedabad to Dholera . Since the project is supposed to have a long gestation period, It has been put on fast track by the State Government and is one amongst the Early Bird Projects.

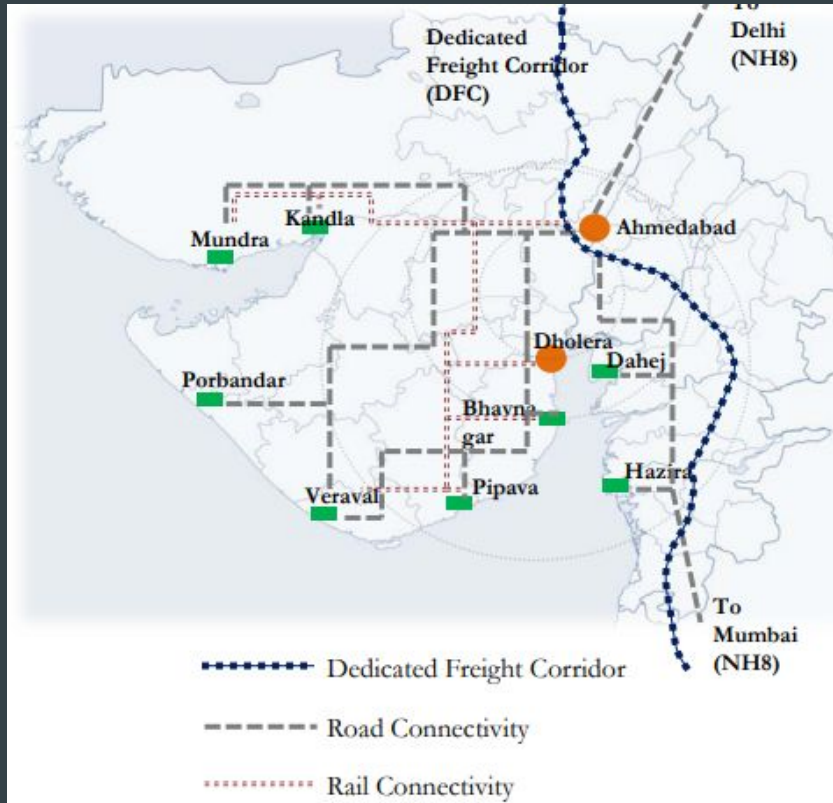


Port

The Residents Of Lothal and Indus Valley Settlement in Gujarat, lived a prosperous life, dealing in gold, jewellery and shipbuilding. Current status of Dholera Port and Special Economic Zone Limited (SEZ) is active. Development Limited, Dholera SIR is Pipavav Port. Other major ports like Kandla & Mundra are located at a distance of 334 km and 376 km respectively



Dholera – Out Zone Logistic Connectivity



04HRS

Pipava Port
(200 Kms)

06HRS

Mundra Port
(380 Kms)

10HRS

JNPT,
Mumbai
590 Kms

02HRS

Ahmedabad Airport
(122 kms)

2.5HRS

Vadodara Airport
(142 Kms)

15MIN

Proposed Dholera Airport

2HRS

Bhavnagar Railway Stn.
130 Kms

1.5HRS

DFC

DMIC (Delhi Mumbai Industrial Corridor)

- 1350 Kms between political capital [Delhi] & business capital [Mumbai]
- Passing through the 6 states [U.p, Delhi Ncr Haryana , Rajasthan , Gujarat & Maharashtra, Gujarat 38%. 62% of total area of Gujarat has covered 18 out of 26 district within the influence Area
- Major cities on DMIC : Ahmedabad , Vadodara , Surat, Rajkot, Mehsana
- 1/3rd of total investment will be in Gujarat
- Estimated employment : 8 Lakh
- Gujarat's ports to cater to Foreign & Hinterland Markets
- World class connectivity between the Ports, Nodes & Dfc
- Six logistics parks being developed along the Dfc



DLR
REALITY PRIVATE LIMITED

KALPASAR DAM

The Kalpasar Project envisages building a 30 Km Dam across The Gulf Of Khambhat in India for establishing huge Fresh Water Reservoir for irrigation, drinking and industrial purpose . A 10 lane road link will also be set up over the Dam greatly reducing the on implementation of Kalpsar Project. The fisheries development will take place both in fresh as well as salt water lakes . The project provides for Infrastructure investment to support two large major Carps Hatcheries



Worlds Largest 5000mw Solar Park

Around 80 km from Ahmedabad, Gujarat aims to establish India's largest 5,000MW solar park at Dholera SIR in DMIC corridor[Special Investment Region].The State Government has given its acceptance to the most promising project which will be located on 11,000 hectares of land along the Gulf of Khambhat in the DSIR. The land used for this solar plant will be of CRZ type 1[B], suitable for renewable energy generation. So, there will be no need for purchasing special land.



With an investment of 25,000 crore, this solar park will create employment opportunities for over 20,000 people. The companies that will implement the project include Gujarat Power Corporation limited[GPCCL], Gujarat Urja Nigam Limited[GUNL] and Gujrat Electric Transmission Corporation[GETCO] along with the Solar Energy Corporation of India[SECI] and the Central Transmission Unit[CTU].

Overview & Conclusion-

The land we have presented today holds immense potential for future development

Location- Dholera

Area- As per requirement/ demand

For any further queries, please do not hesitate to get back to us.

Thanking You and Best Regards



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