



Advante India Realty

DHOLERA



1ST GREENFIELD SMART CITY IN INDIA

dholera[®]
— A NEW ERA —

LOCATION



Dholera Special Investment Region (DSIR) is a Greenfield Industrial City planned and located approximately 90 km South West Of Ahmedabad. The Government Of Gujarat has created a legislative framework for the formation Of a Special Investment Region Act 2009. Under the act, a regional development authority for DSIR has been established.

DEVELOPABLE AREA **422** SQ KM

AREA UNDER CRZ **340** SQ KM

AREA OUTSIDE CRZ **580** SQ KM

POPULATION **2.0** MILLION

EMPLOYMENT **0.8** MILLION

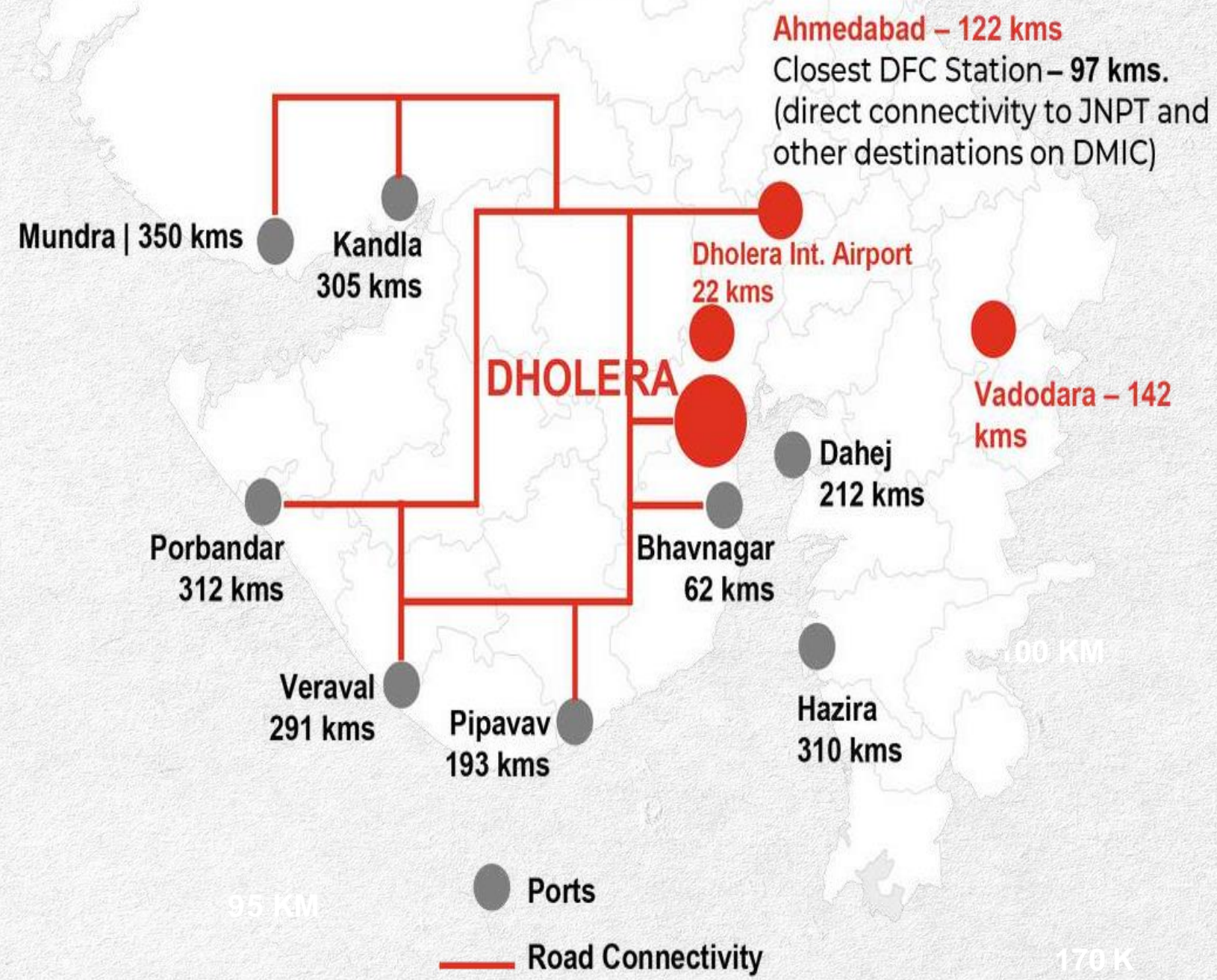
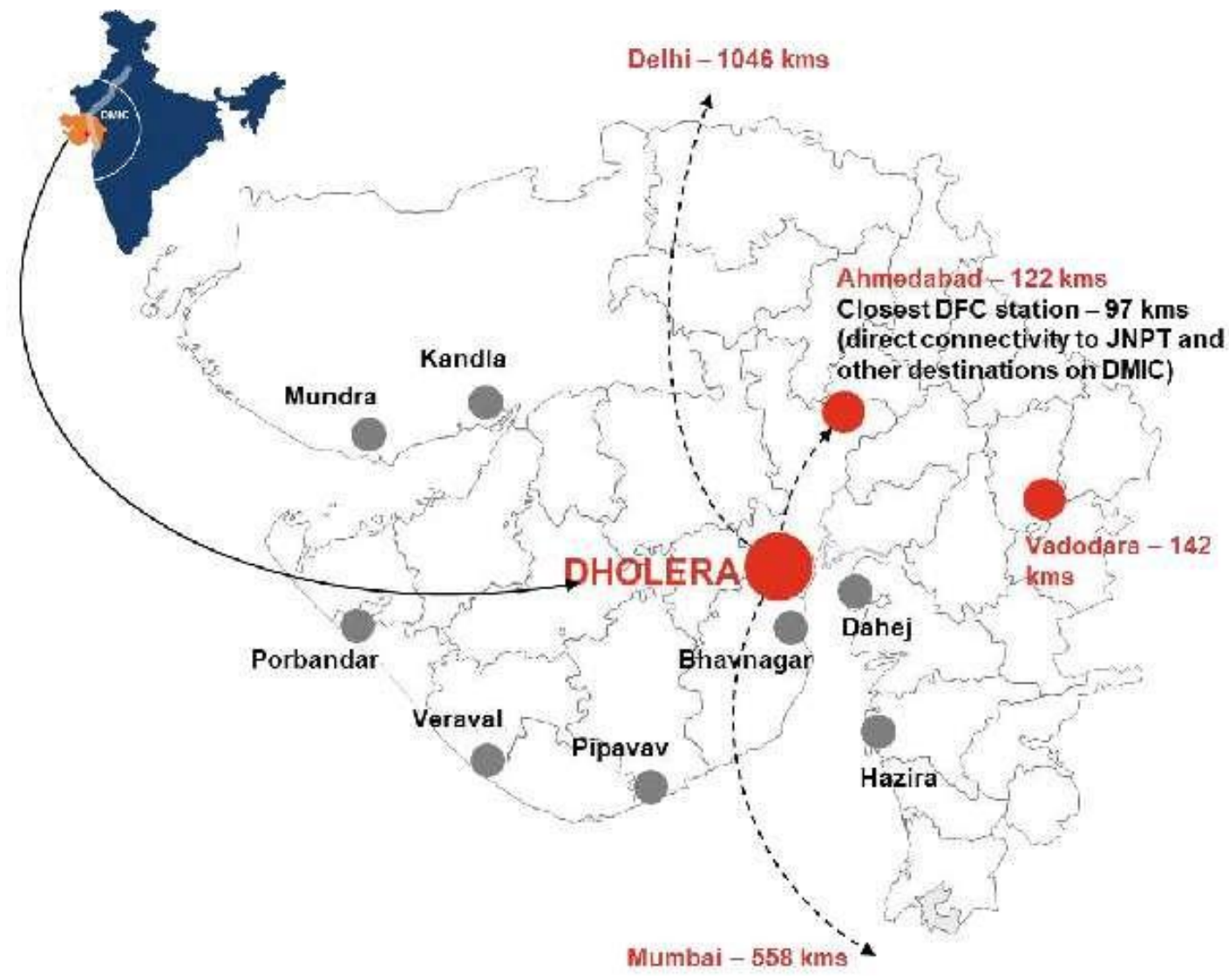
- DSIRDA BOUNDARY
- TALUKA BOUNDARY
- VILLAGE BOUNDARY
- GAMTAL
- SURVEY NUMBER BOUNDARY
- EXISTING STATE HIGHWAY
- EXISTING ROADS
- RIVER/CANAL
- TALAV/LAKE
- PROPOSED ROADS
- COASTAL REGULATION ZONE
- GREEN SPACE
- RECREATION, SPORTS AND ENTERTAINMENT ZONE
- TOURISM, RESORTS
- VILLAGE BUFFER
- AGRICULTURE
- STRATEGIC INFRASTRUCTURE
- CITY CENTRE
- LOGISTICS
- HIGH ACCESS CORRIDOR
- RESIDENTIAL
- POLY-USE



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



8 LANE EXPRESSWAY DADRI - JN PORT MUMBAI



1480 KM

4 LANE GREEN CORRIDOR

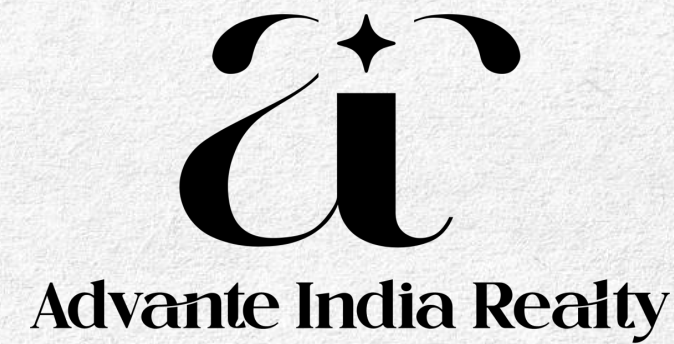
FACILITIES AT EVERY 40KM

RESTROOMS, HOTEL, RESTAURANTS, FUEL PUMP, CNG PUMP

CENTRAL SPINE ROAD

250 METERS - 10 LANE EXPRESSWAY INDIA'S WIDEST EXPRESSWAY IN DHOLERA

- Exclusive transport corridor is under construction between Ahmedabad and Bhavnagar via Dholera SIR
- In Dholera SIR, 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.



DFC

DEDICATED FREIGHT CORRIDOR

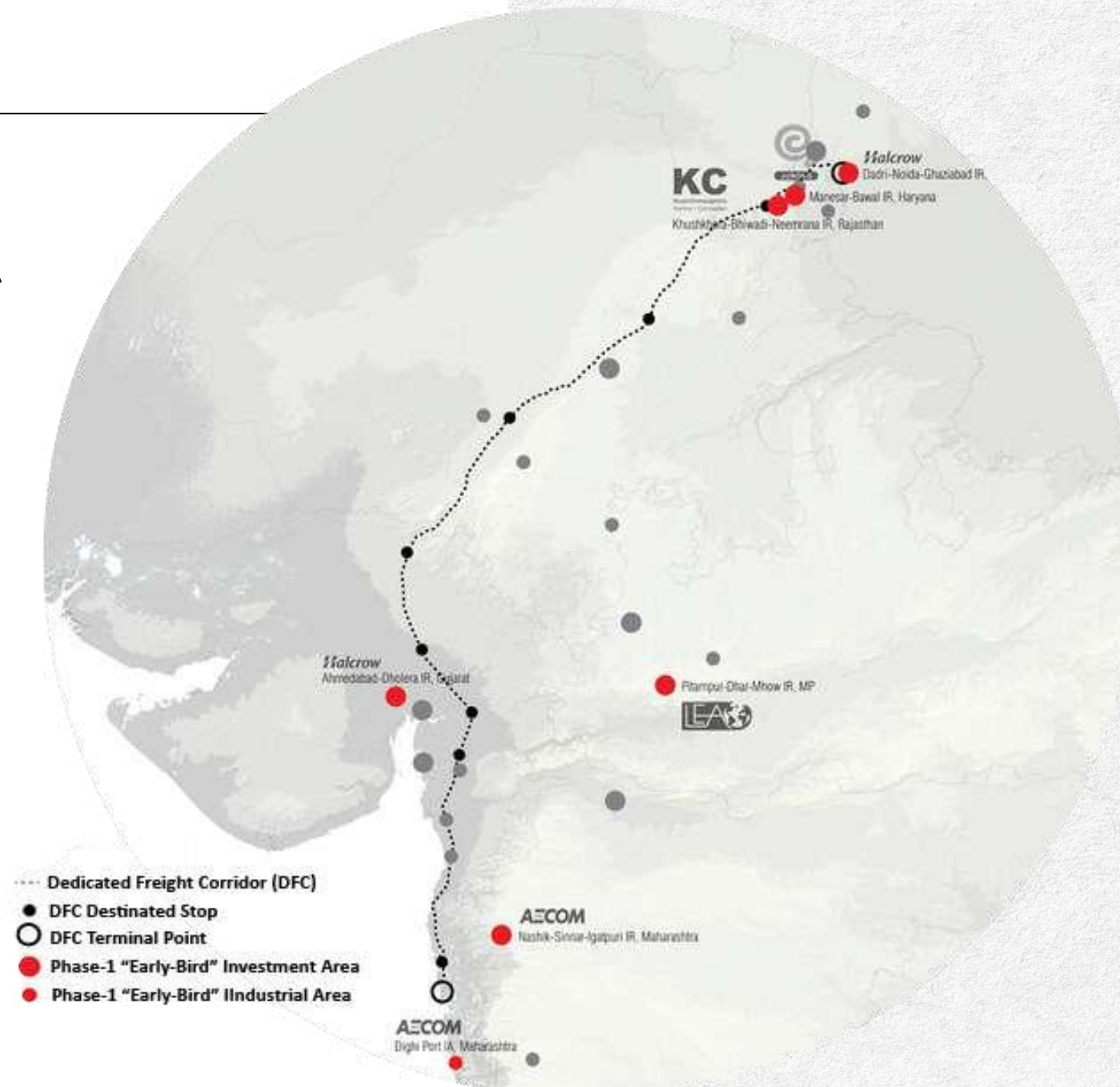
DADRI – JN PORT MUMBAI **1506 KM**

METRO (MRTS)

MRTS (METRO) IS PLANNED WHICH WILL CONNECT DSIR WITH AHMEDABAD & GANDHINAGAR (GIFT CITY).

DHOLERA RAILWAY STATION

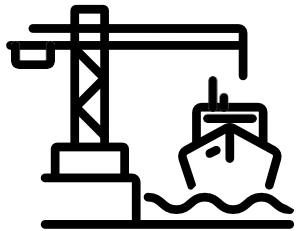
- New rail line from bhimnath to dholera special investment region.
- Dholera railway station proposed in DSIR will be connected to bhimnath railway station.
- Dedicated freight corridor (DFC) is 1.5 hours from DSIR.



DHOLERA SEA PORT

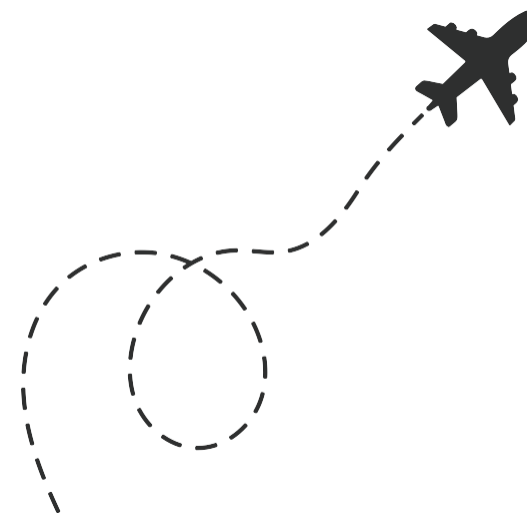
DUE TO COASTAL BOUNDARY, PROPOSED PORT WILL BE THE KEY ELEMENT IN HANDLING LARGE CARGO

The port site is proposed to be connected by road with Ahmedabad – Bhavnagar highway at a distance of about 11 kilometers. Almost 2,057 hectares of Government land was allocated for the development of the port.



DHOLERA INTERNATIONAL AIRPORT

The greenfield airport is being developed in Saurashtra within the Dholera Special Investment Region (DSIR) as part of the Delhi Mumbai Industrial Corridor (DMIC). The airport will feature an aerocity with 75 hectares for commercial developments, cargo facilities and ultimately two runways - 3200 m and 4000 m long. Dholera Airport's Phase 1 is expected to be completed and opened in March 2026 (current deadline).



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AREA

1426
HACTARES

ESTIMATE

987
CRORE



A NEW ERA IN SEMICONDUCTOR MANUFACTURING IN INDIA

Tata Electronics Pvt. Ltd. to set up India's 1st Commercial Semiconductor Fab at Dholera, Gujarat



Unit set up in partnership with Powerchip Semiconductor Manufacturing Corp (PSMC), Taiwan



Unit Set-up Investment: ₹ 91,000 Crore



Chips to be manufactured for Automotive, Consumer Electronics, Data Storage, Display Drivers, Power Electronics, Telecommunications Sectors etc.

TATA'S PLANT IN DHOLERA, GUJARAT, TO ROLL OUT FIRST 'MADE IN INDIA' CHIP BY DECEMBER 2026

TATA GROUP AIMS TO MAKE GUJARAT'S DHOLERA THE GLOBAL EPICENTRE OF SEMICONDUCTOR EXCELLENCE

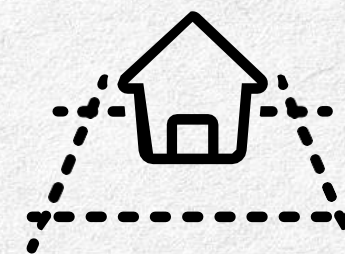
TATA ELECTRONICS
CEO RANDHIR THAKUR



PM LAYS FOUNDATION STONE FOR THREE SEMICONDUCTOR PLANTS WORTH ₹1.25-LAKH CRORE

In Gujarat, we have committed to investing \$11 billion towards our fab project in Dholera, which will generate over **20,000 jobs**, marking just the beginning of our journey. This first semiconductor fab in Dholera will bring more than **2,000 ecosystem partners and suppliers**, and a few of them have already started working with us.

CASE STUDY - TATA NANO



SANAND,
GUJARAT

100 SQ-YARD PLOT

PRICE IN 2010

RS 70,000-80,000

100 SQ-YARD PLOT

PRICE NOW

RS 14 LAC-16 LAC

SEMICON CITY



MEGA GOVERNMENT PROJECTS

AT DHOLERA

ACTUAL
IMAGES



6 LANE EXPRESS HIGHWAY

AHMEDABAD-DHOLERA



INTERNATIONAL AIRPORT



ARTIFICIAL RIVER FRONT



WORLD LARGEST SOLAR PARK

ADMINISTRATIVE CUM BUSINESS CENTRE
FOR DHOLERA SMART CITY

ABCD



ABCD BUILDING

ACTIVATION AREA





INDUSTRIES INVESTED
IN INDIA'S FIRST GREENFIELD INDUSTRIAL SMART CITY

ANY MANY MORE...

WORLD'S LARGEST SOLAR POWER PLANT AT DHOLERA

DHOLERA SOLAR PARK IS A **5GW** SOLAR POWER PROJECT BEING DEVELOPED IN **TWO PHASES** IN **DHOLERA VILLAGE**, APPROXIMATELY 80KM FROM AHMEDABAD, GUJARAT, INDIA.

OF THE TOTAL 5,000-MW CAPACITY OF THE SOLAR PARK, THE FIRST PHASE ENVISAGING 1,000 MW IS CURRENTLY UNDER DEVELOPMENT. IN 2019, TATA POWER WAS AWARDED 300 MW. THE REMAINING 700 MW WAS COLLECTIVELY AWARDED IN AUGUST 2020 TO THE FOLLOWING FIVE COMPANIES.



5000 MW



बिहार

TOTAL CONSUMPTION OF BIHAR STATE

10 MLD
SEWAGE TREATMENT PLANT

20 MLD
COMMON EFFLUENT TREATMENT
PLANT

80 KM
RECYCLED WATER PIPELINE

32 KM
SEWAGE COLLECTION LINE

100%
WASTE WATER COLLECTION & RECYCLING
ZERO
DISCHARGE



WHERE
SUSTAINABILITY
MEETS PROSPERITY



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RAW

WATER TREATMENT PLANT OF 50 MLD.

(MEGA-LITERS PER DAY)



PROJECT LAYOUT

Gateway of Dholera-3

Layout Plan





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Registered Office:

625, 6th Floor, Emaar Emerald Plaza,
Sector – 65, Golf Course Extn. Road,
Gurugram – 122101, India
advanteindia@gmail.com

Dholera Site Office:

Near Tata Solar Plant , Off Pipli
Dhandhuka Road,
Pipli , Dholera