



# Finally, the wait is over?

Unlocking the biggest opportunity  
to buy your dream Plot



+91 82878 08322



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

## ABOUT DHOLERA SIR

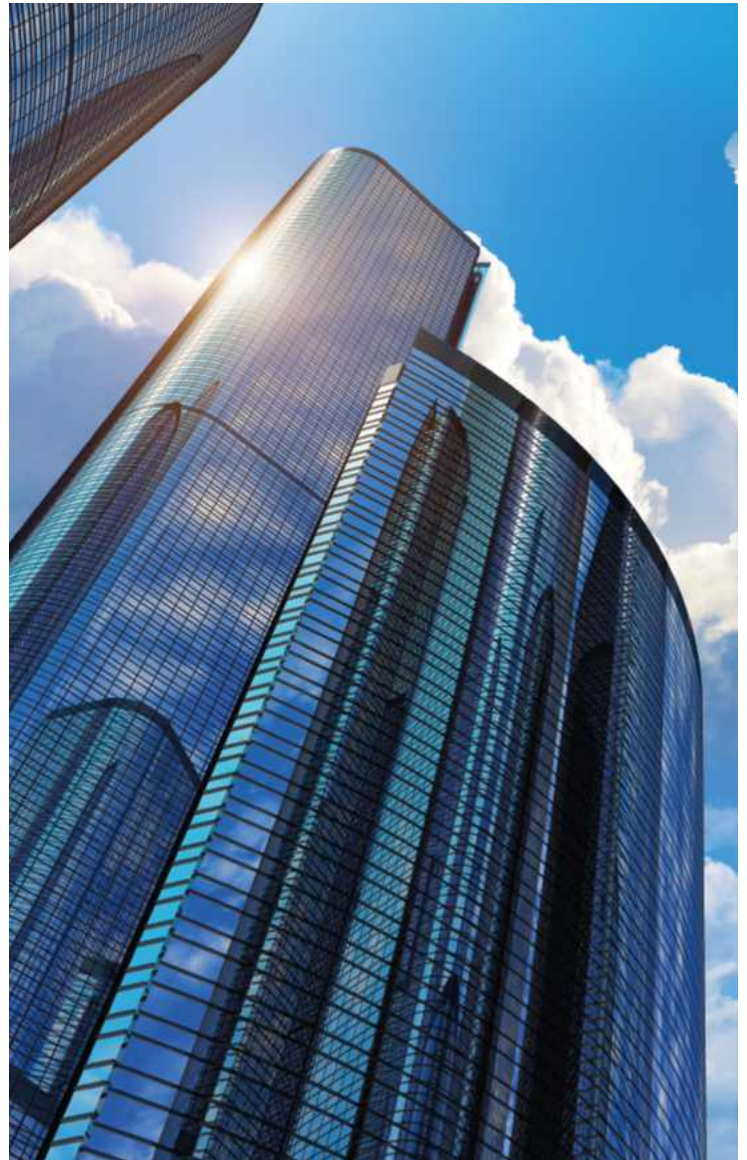
Dholera special investment region (DSIR) is a Greenfield industrial city planned and located approximately 100 km. south west of Ahmedabad. Dholera spans an area of approximately 920 sq. km. & the total sir will be completed in the next two decades, while land is ready for allotment in the area of development under 22 sq. km. It is strategically located between the industrial cities of Ahmedabad, Vadodara, Rajkot and Bhavnagar.

Dholera's Immediate city development area of approximately 5,600 acres is expected to be operational by 2024. It is envisaged to be world-class destination with excellent infrastructure. It will also have its own self sustaining eco-system, while industry will be the main economic driver. The city will provide opportunities for the setting up of manufacturing units. While also aiming to provide an environment to **Work.Live.Play.**

Dholera SIR set to become one of India's most regions wherein all aspects of life work and play seamlessly converge to create a world-class city. Dholera have carefully planned and gone the extra mile to make Dholera SIR the destination of choice for Investors.

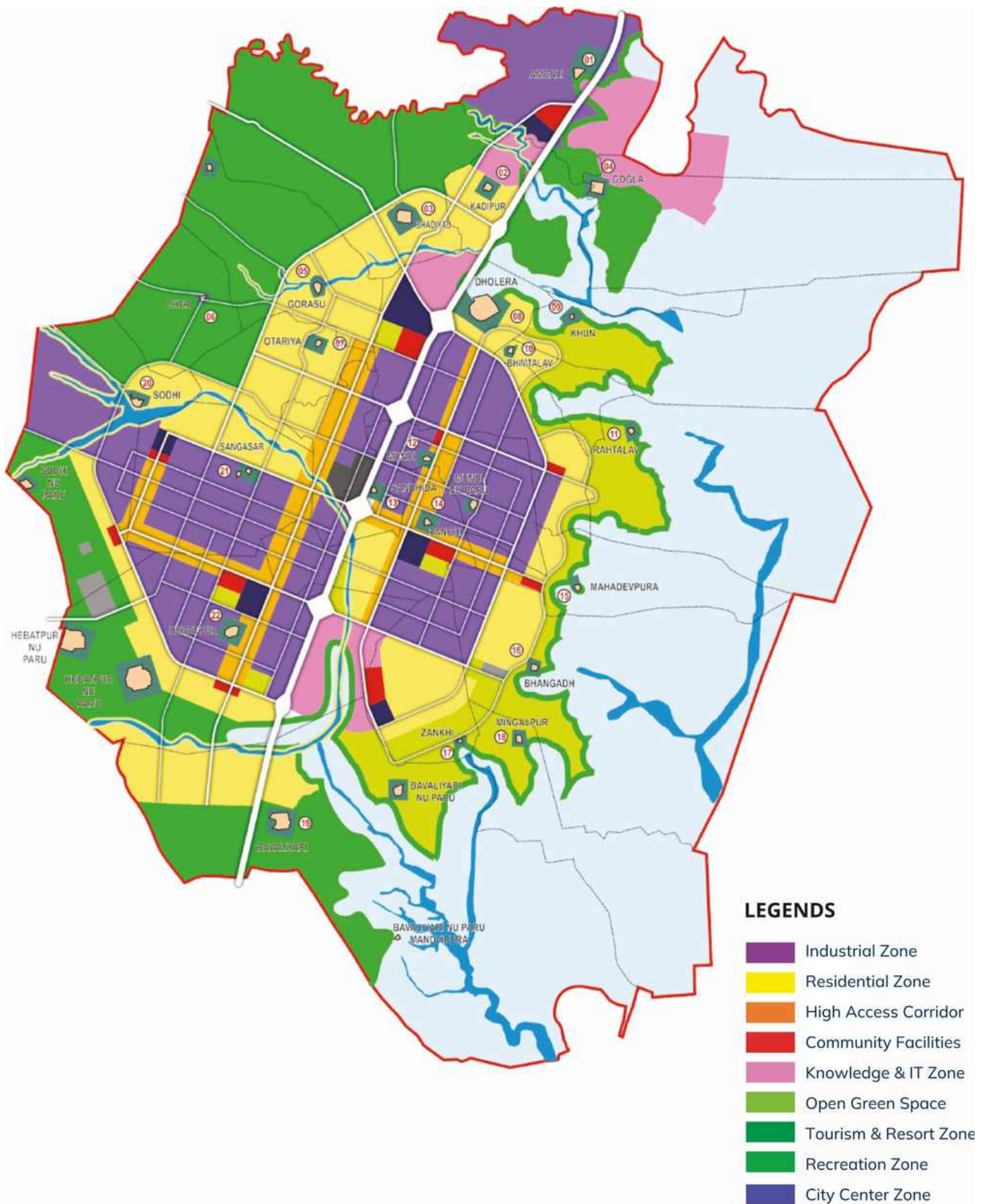
### Advantage of investment in Dholera SIR

- (1) Price appreciation:** Dholera SIR Offering a golden opportunity for short term, mid term, & long term investor
- (2) Rental Income:** Due to high job creation, there will be a major demand for a residential property so the plot owner will be able to get good rent.
- (3) Job/Business Opportunities:** There will be multiple opportunities for job/business seekers in upcoming largest smart city of India so you can have job/business at Dholera.
- (4) High Quality of Life:** Dholera smart city has the unique concept of live-work-play so that life would be on a comparable.
- (5) Major USP of Dholera Smart City:** The dawn of a new city with Excellent Connectivity is here. Let's usher in a new era of. Advantage of investment in Dholera SIR.



**A NEW ERA OF LIVE. WORK. EXCEL**





DHOLERA SIR AREA-920 SQ. KM, DIVIDED IN 6 TOWN PLANNING, CONSISTING OF 22 VILLAGES OF TALUKA-DHOLERA, DISTRICT AHMEDABAD



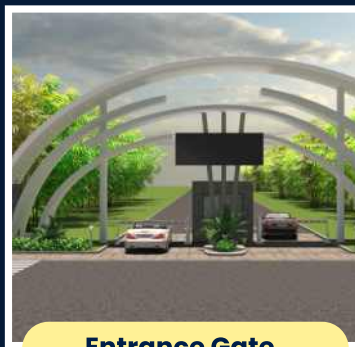
## PROJECT LAYOUT PLAN



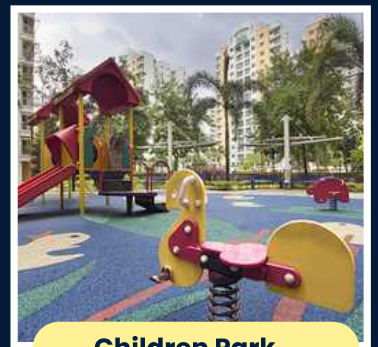
## PROJECT AMENITIES



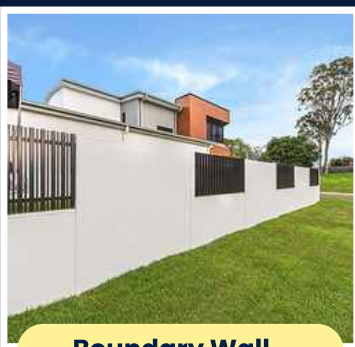
**Road & Street Light**



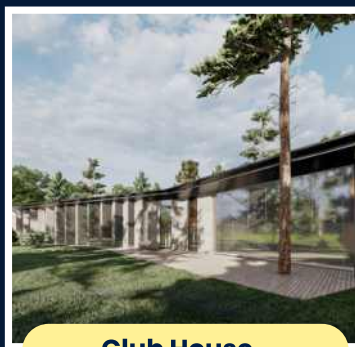
**Entrance Gate**



**Children Park**



**Boundary Wall**



**Club House**



**senior citizen garden**



Plot no	S.B Area in Sq.Yard	Plot size in Sq.Feet	Plot no	S.B Area in Sq.Yard	Plot size in Sq.Feet
1	238.67	2148.06	96	154.72	1392.44
2	175.74	1581.65	97	154.72	1392.44
3	126.55	1138.98	98	148.05	1332.42
4	129.45	1165.03	99	188.57	1697.12
5	132.30	1190.73	100	125.77	1131.94
6	135.16	1216.43	101	125.77	1131.94
7	138.05	1242.48	102	125.77	1131.94
8	140.38	1263.42	103	125.77	1131.94
9	140.81	1267.29	104	125.77	1131.94
10	139.89	1259.02	105	125.77	1131.94
11	138.97	1250.75	106	125.77	1131.94
12	138.11	1243.00	107	125.77	1131.94
13	137.25	1235.26	108	125.77	1131.94
14	136.33	1226.99	109	139.73	1257.61
15	135.31	1217.83	110	139.73	1257.61
16	155.42	1398.77	111	139.73	1257.61
17	296.68	2130.11	112	139.73	1257.61
18	130.80	1177.17	113	139.73	1257.61
19	131.78	1185.98	114	139.73	1257.61
20	130.84	1177.53	115	139.73	1257.61
21	128.39	1155.52	116	139.73	1257.61
22	125.85	1132.64	117	312.74	2814.62
23	129.31	1109.76	118	206.11	1855.00
24	121.35	1092.16	119	124.77	1122.96
25	120.14	1081.25	120	124.77	1122.96
26	119.06	1071.57	121	124.77	1122.96
27	117.99	1061.89	122	124.77	1122.96
28	116.95	1052.56	123	124.77	1122.96
29	115.93	1043.40	124	124.77	1122.96
30	114.86	1033.72	125	124.77	1122.96
31	113.78	1024.04	126	124.77	1122.96
32	112.75	1014.71	127	124.77	1122.96
33	111.73	1005.56	128	124.77	1122.96
34	110.65	995.88	129	124.77	1122.96
35	109.58	986.20	130	195.75	1761.71
36	138.52	1246.70	131	182.31	1640.79
37	212.78	1915.02	132	117.89	1061.01
38	156.96	1412.68	133	119.36	1074.21
39	156.57	1409.16	134	120.86	1087.76
40	156.16	1405.46	135	122.39	1101.49
41	155.56	1400.01	136	123.85	1114.69
42	309.88	2788.92	137	125.32	1127.89
43	261.59	2354.35	138	126.79	1141.09
44	146.58	1319.22	139	128.25	1154.29
45	146.19	1315.70	140	129.72	1167.49
46	145.78	1312.00	141	131.19	1180.69
47	266.13	2395.18	142	132.66	1193.90
48	271.67	2445.00	143	277.59	2498.33
49	135.73	1221.53	144	229.03	2061.29
50	135.41	1218.71	145	115.07	1035.66
51	135.10	1215.90	146	116.38	1047.45
52	134.79	1213.08	147	117.71	1059.42
53	134.47	1210.26	148	119.02	1071.21
54	134.16	1207.45	149	120.35	1083.18
55	133.81	1204.28	150	121.72	1095.50
56	133.46	1201.11	151	123.07	1107.65
57	133.14	1198.30	152	124.40	1119.62
58	132.83	1195.48	153	125.63	1130.71
59	132.52	1192.66	154	126.83	1141.44
60	132.21	1189.85	155	128.06	1152.53
61	131.89	1187.03	156	129.23	1163.09
62	131.58	1184.21	157	130.43	1173.83
63	131.27	1181.40	158	131.62	1184.57
64	130.95	1178.58	159	132.81	1195.30
65	130.64	1175.77	160	134.04	1206.39
66	130.33	1172.95	161	135.22	1216.95
67	449.46	4045.13	162	160.19	1441.72
68	966.32	3296.90	163	132.58	1193.19
69	132.28	1190.55	164	118.01	1062.06
70	132.28	1190.55	165	117.79	1060.13
71	132.28	1190.55	166	117.52	1057.66
72	132.28	1190.55	167	117.24	1055.20
73	132.28	1190.55	168	117.03	1053.26
74	132.28	1190.55	169	116.81	1051.33
75	132.28	1190.55	170	116.54	1048.86
76	132.28	1190.55	171	116.29	1046.57
77	132.28	1190.55	172	116.07	1044.64
78	132.28	1190.55	173	115.80	1042.17
79	132.28	1190.55	174	115.25	1037.24
80	132.28	1190.55	175	115.15	1036.36
81	132.28	1190.55	176	115.64	1040.76
82	132.28	1190.55	177	116.07	1044.64
83	132.28	1190.55	178	232.20	2089.80
84	132.28	1190.55	179	128.90	1160.10
85	132.28	1190.55	180	118.53	1066.81
86	132.28	1190.55	181	118.97	1070.89
87	257.08	2313.69	182	119.40	1074.56
88	284.10	2556.94	183	119.83	1078.43
89	158.41	1425.70	184	120.20	1081.78
90	158.41	1425.70	185	120.59	1085.30
91	158.41	1425.70	186	121.02	1089.17
92	281.62	2534.59	187	121.45	1093.04
93	309.88	2788.92	188	121.88	1096.91
94	154.93	1394.37	189	121.98	1097.79
95	154.72	1392.44	190	228.74	2058.65

## ABOUT US

**AVN DEVELOPERS** is among the leading Realty and infrastructure company based in Dholera SIR. A widely reputed and professionally managed Organization. **AVN DEVELOPERS** currently operates in a range of business verticals such as Residential & Commercial plots, Industrial land and having more than 10 Projects in Dholera SIR.

**Our Mission:** In line with its motto of radically improving the lifestyle standards of people through creating state-of-the-art realty and infrastructure facilities and projects

**Our Vision:** **AVN DEVELOPERS** roadmap for future development envisages expanding the current areas of operation through more and more challenging projects and also foraying into related areas in infrastructure with innovative projects



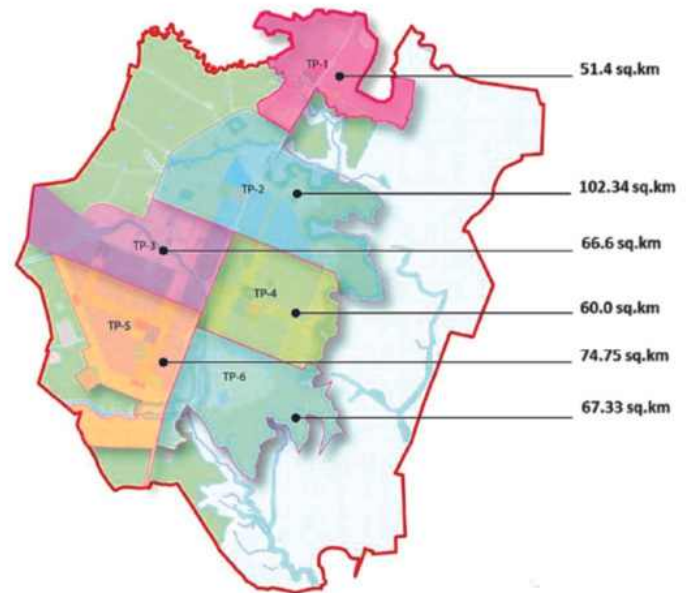
## PROJECT DISTANCE MAP





## Completed Project

- Power Transmission & Sub Stations – 86 Crores
- Roads & Services – 1734 Crores
- Adhiya River Bunding – 15 Crores
- Administrative and Business Centre for
- Dholera (ABCD) – 73 Crores
- Power Distribution network by Licensee – 1100 Crores



## Project Under Process

- City Integrated Operation Centre (CIOC) – 120 Crores
- ICT – 400 Crores
- Sukhbhadar River Bunding – 400 Crores
- 5000 MW Solar park – 25000 Crores
- Sewage Treatment Plant (STP) – 54 Crores
- Common Effluent Treatment Plant (CETP) – 160 Crores
- Pipli – Dholera Water Supply Pipeline – 29 Crores
- Water Treatment Plant (WTP) – 90 Crores
- Solid Waste Management – 130 Crores



## Connectivity Projects

- Ahmedabad – Dholera Expressway NH-751 (by NHAI) – 5000 Crores
- Ahmedabad – Dholera MRTS – 7000 Crores
- Bhimnath Dholera Rail Line – 300 Crores
- Dholera International Airport – 2000 Crores

## COMPANIES WORKING FOR DHOLERA SIR

**TATA POWER**



**Halcrow**

**AECOM**

**VARAHA  
INFRA**



# LATEST ABOUT DHOLERA SIR



Dholera will be developed  
Better than Delhi and six  
Times bigger than Shanghai

Mr. Narendra Modi  
(Hon'ble Prime Minister)



Dholera Airport Project To  
Be Expedited

Mr. Bhupendra Patel  
(Chief Minister, Gujarat)



Dholera SIR to Become  
World's Best  
Manufacturing Zone

Mr. Piyush Goyal  
(Minister of Commerce & Industry)



Dholera to become Semicon  
hub, will usher in for  
Gujarat's Techade

Mr. Rajeev Chandrashekher  
(Union Minister of State for Electronics  
and Information Technology)



86% of infrastructure work at  
Dholera SIR complete







Mr. Vijay Rupani  
(Ex. Chief Minister, Gujarat)




Biggest planned effort by the  
Centre and state government to  
create quality infrastructure

Mr. Amitabh Kant  
(NITI Aayog CEO)

## CONSIDERATION OF DSIR AS POTENTIAL INDUSTRIAL INVESTMENT BY:

 <b>150 Acres</b> - Solar Wafer	 <b>700 Acres</b> - Led FAB	 <b>90 Acres</b> - Aluminum Foil
 <b>100 Acres</b> - 5 GW Solar Cell	 <b>30 Acres</b> - Wire, Cables	 <b>15 Acres</b> - Beverages

## LAND ALLOTMENT COMPLETED

 <b>126 Acres</b> - 10Gwh Li-Ion Battery Plant	 <b>100 Acres</b> - 2 GW Solar Module Plant	 <b>6 Acres</b> - Power Distribution Network	 <b>3 Acres</b> - Petrol Station & EV Charging Station
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## DHOLERA SIR PAST



## DHOLERA SIR PRESENT



## DHOLERA SIR FUTURE



### **Corporate office :**

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Ahmedabad - 380051  
Gujrat, India

### **Site Address :**

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