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*Exotica*

DHOLERA



# A New Gujarat within Gujarat



## DHOLERA SIR Special Investment Region

Bigger Than  
The Biggest  
In the World



### The Concept

Special Investment Region (SIR) conceptualized as a large size Investment Region or Industrial Area specially developed and enabled as a global hub of economic activity supported by world class infrastructure, premium civic amenities and centers of excellence and operated, regulated and managed under a dedicated legal frame work and under through an empowered organizational structure.

Dholera SIR Ideally Located, widely Connected  
Total area 900 s.q. Kms : a green field location  
Devlopable area 500 s.q. Kms  
Economic activity area 360 sq.kms  
World class infrastructure & connectivity within & outside  
Central spine express way & Metro rail to link the SIR with mega cities  
Airport & Seaport in the vicinity  
New International Airport and Bhavnagar Pipavav Seaport in the vicinity  
Proximity to Mega cities Ahmedabad Bhavnagar Vadodara  
Benifit of Sea Coast nature park golf course  
Premium civic amenities  
Capables to cater to both International & Domestic market  
Close to Gujarat International Finance City (GIFT)  
Close to Petro Chemicals and Petroleum Investment Region (PCPIR)  
Logistic support of the Dedicated Freight Corridor (DFC)  
Benefits of high impact Delhi Mumbai industrial Corridor (DMIC)  
Public Investment in core Infrastructure

- A separate legal framework enacted The SIR ACT of 2009
- An organic organizational structure created as per the SIR act
- Empowered administrative mechanisams in place
- Apex authority (GIDB) & the regional devlopment authority (RDA)
- Dispute resolution mechanism in place
- Single Window Clearance mechanism in place
- 26,000 hectares of Government land already allocated for the Dholera SIR
- 9,000 hectares of Land Allocated for Airport
- MOUs of rupees one lac crore (Approximate USD 20bn) signed with threee anchor tenants for Dholera SIR
- SIR Master plan for road, rail and special infrastructure ready  
Studies for seismological profile, water vulnerability and flooding environmental impact towards complition

N.A., N.O.C., Title Clear and Plan Pass (AUDA)

100% Legal Documents. • Best Location

Immediate Sale Deed Registration

At the entrance gate of Dholera (SIR)

In the vicinity of new International Airport

On State Highway No. 6 (New Express Way)

Please watch [YouTube](#) /Dholera SIR, Shri Narendrabhai Modi Dream Project









## Area Table

Plot No.	Area Sq. Yard	Area Sq. Feet	Plot No.	Area Sq. Yard	Area Sq. Feet	Plot No.	Area Sq. Yard	Area Sq. Feet	Plot No.	Area Sq. Yard	Area Sq. Feet
1	376.34	3387	52	179.24	1613	103	179.24	1613	154	298.26	2684
2	226.57	2039	53	179.24	1613	104	179.24	1613	155	298.26	2684
3	227.92	2051	54	179.24	1613	105	298.26	2684	156	179.24	1613
4	229.07	2062	55	179.24	1613	106	314.14	2827	157	179.24	1613
5	230.43	2074	56	179.24	1613	107	188.53	1697	158	179.24	1613
6	231.66	2085	57	351.36	3162	108	188.53	1697	159	179.24	1613
7	233.02	2097	58	403.62	3633	109	188.53	1697	160	179.24	1613
8	234040	2110	59	179.24	1613	110	188.53	1697	161	179.24	1613
9	235.56	2120	60	179.24	1613	111	188.53	1697	162	179.24	1613
10	236.92	2132	61	179.24	1613	112	188.53	1697	163	471.24	4241
11	238.18	2144	62	179.24	1613	113	188.53	1697	164	344.01	3096
12	239.34	2154	63	179.24	1613	114	188.53	1697	165	179.24	1613
13	240.72	2166	64	179.24	1613	115	188.53	1697	166	179.24	1613
14	242.07	2179	65	179.24	1613	116	188.53	1697	167	179.24	1613
15	243.25	2189	66	179.24	1613	117	188.53	1697	168	179.24	1613
16	244.63	2202	67	179.24	1613	118	188.53	1697	169	179.24	1613
17	245.87	2213	68	179.24	1613	119	446.77	4021	170	179.24	1613
18	247.05	2223	69	179.24	1613	120	284.98	2565	171	179.24	1613
19	248.43	2236	70	179.24	1613	121	188.53	1697	172	298.26	2684
20	473.28	4260	71	179.24	1613	122	188.53	1697	173	298.26	2684
21	365.31	3288	72	179.24	1613	123	188.53	1697	174	179.24	1613
22	179.24	1613	73	179.24	1613	124	188.53	1697	175	179.24	1613
23	179.24	1613	74	298.26	2684	125	188.53	1697	176	179.24	1613
24	179.24	1613	75	298.26	2684	126	188.53	1697	177	179.24	1613
25	179.24	1613	76	179.24	1613	127	188.53	1697	178	179.24	1613
26	179.24	1613	77	179.24	1613	128	188.53	1697	179	179.24	1613
27	179.24	1613	78	179.24	1613	129	188.53	1697	180	330.44	2974
28	179.24	1613	79	179.24	1613	130	188.53	1697	181	382.34	3441
29	179.24	1613	80	179.24	1613	131	188.53	1697	182	179.24	1613
30	179.24	1613	81	179.24	1613	132	314.14	2827	183	179.24	1613
31	179.24	1613	82	179.24	1613	133	298.26	2684	184	179.24	1613
32	179.24	1613	83	179.24	1613	134	179.24	1613	185	179.24	1613
33	179.24	1613	84	179.24	1613	135	179.24	1613	186	179.24	1613
34	179.24	1613	85	179.24	1613	136	179.24	1613	187	298.26	2684
35	179.24	1613	86	179.24	1613	137	179.24	1613	188	298.26	2684
36	179.24	1613	87	179.24	1613	138	179.24	1613	189	179.24	1613
37	179.24	1613	88	179.24	1613	139	179.24	1613	190	179.24	1613
38	179.24	1613	89	179.24	1613	140	179.24	1613	191	179.24	1613
39	298.26	2684	90	389.63	3507	141	179.24	1613	192	179.24	1613
40	298.26	2684	91	441.71	3975	142	179.24	1613	193	368.50	3316
41	179.24	1613	92	179.24	1613	143	433.03	3897	194	420.60	3785
42	179.24	1613	93	179.24	1613	144	305.84	2753	195	179.24	1613
43	179.24	1613	94	179.24	1613	145	179.24	1613	196	179.24	1613
44	179.24	1613	95	179.24	1613	146	179.24	1613	197	179.24	1613
45	179.24	1613	96	179.24	1613	147	179.24	1613	198	298.26	2684
46	179.24	1613	97	179.24	1613	148	179.24	1613	199	314.14	2827
47	179.24	1613	98	179.24	1613	149	179.24	1613	200	188.53	1697
48	179.24	1613	99	179.24	1613	150	179.24	1613	201	188.53	1697
49	179.24	1613	100	179.24	1613	151	179.24	1613	202	424.38	3819
50	179.24	1613	101	179.24	1613	152	179.24	1613			
51	179.24	1613	102	179.24	1613	153	179.24	1613			





## Amenities & Services

Plan Pass, Non Agriculture, N.O.C Title Clear Residential Plots.

Plot Area onward 179 sq. yard is available

Two Big common plots totaling about 32,580sq.ft are reserved

Attractive and vast Swimming Pool.

Camp Fire ( Barbeque) for party and functions.

Well manicured greenery and integrated landscaping with special structures.

Separate Club house of Society, offering Indoor sports facilities, Health Center with Modern Facilities

Gym equipments and a Special Hall for celebrations and Meeting.

Tree Plantation Lined Internal Roads for Green and Natural Environment.

Prevision for water supply through bore well or Narmada River.

Party Celebration Place with setting arrangement for all.

Meditation Area arrangement.

Attractive entrance Gate.

Landscape lush green Garden.

Children Play Area.

Drainage facility.

Designer Gazebos at different locations.

Senior citizen Sitting Area and benches.

Walkway for Jogging

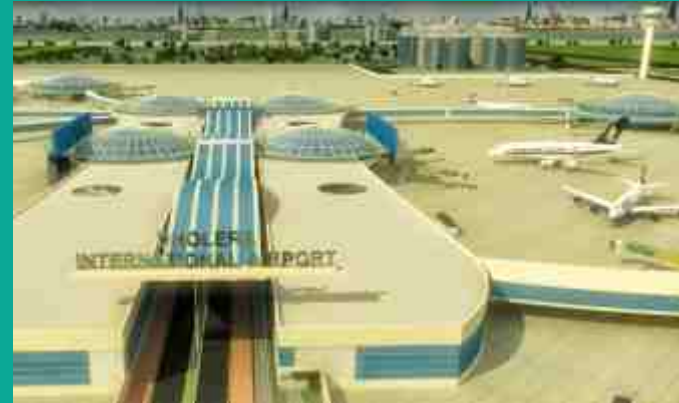
Every Plot to be allocated, demarcated properly with Boundary.

A golden oppertunity for industrial investor  
to own titled cleared private land in Dholera SIR.





## Mega Projects



International Airport



BlackBuck Sanctuary



Metro Train, Dholera - Ahmedabad



Sports Complex

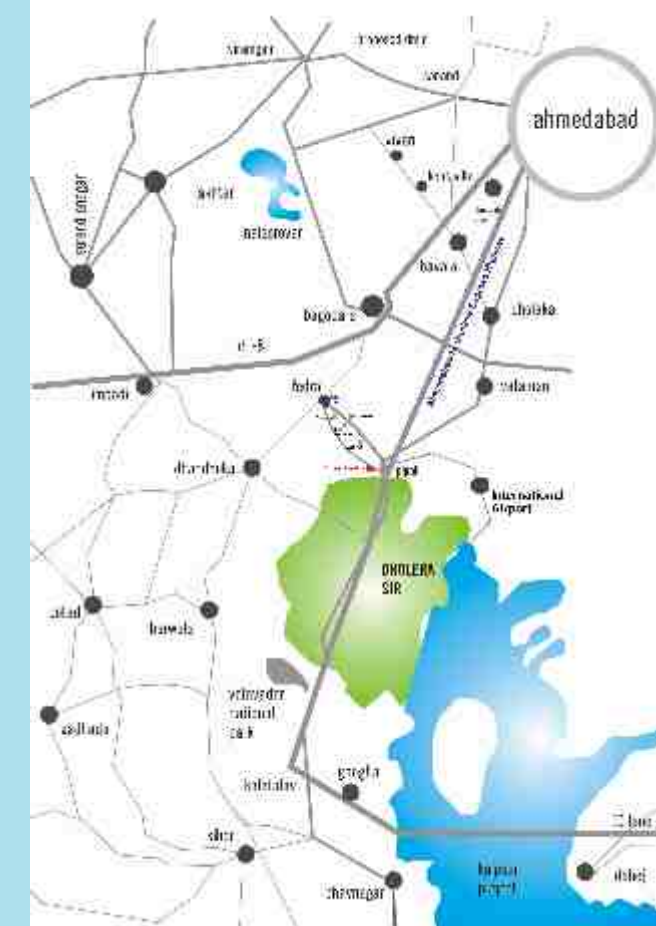


Kalpasar Dam



New 10 Lane Express Way

## Key Plan



### Site Address:

Opp. Proposed New International Airport,  
on State Highway No. 6, (New Express Way)  
Village: Valinda, Taluka: Dhandhuka,  
District: Ahmedabad, Gujarat.

Ahmedabad-Bagodara-Fedara-pipali-Valinda-Dholera SIR

### Legal notes

- The contents of this brochure are purely conceptual and have no legal binding on the developers.
- The dimensions shown in brochure are approximate.
- The developers reserve the right to change or make any modifications, additions, omissions or alterations in the scheme as a whole or any part. There of any details here in, of their sole discretion
- Maintenance charges, landscaping charges( hard & soft), utility charges, service tax, stamp duty and legal expenses shall be charged extra to the prospective acquirers.
- All matters are subject to Ahmedabad jurisdiction only.
- The contents of all bungalows are purely conceptual



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Opp. Proposed New International Airport,  
on State Highway No. 6, (New Express Way)  
Village: Valinda, Taluka: Dhandhuka,  
District: Ahmedabad, Gujarat.  
Ahmedabad-Bagodara-Fedara-pipali-Valinda-Dholera SIR

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