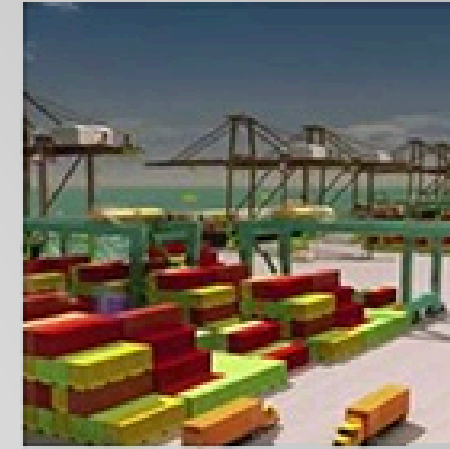
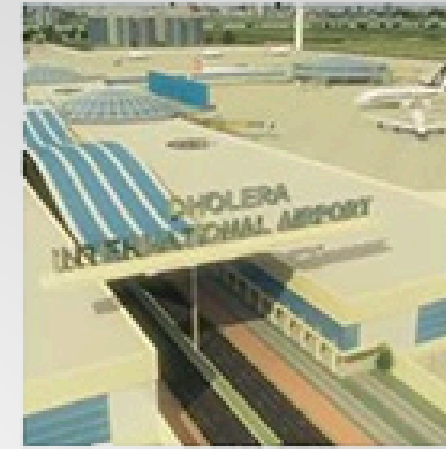
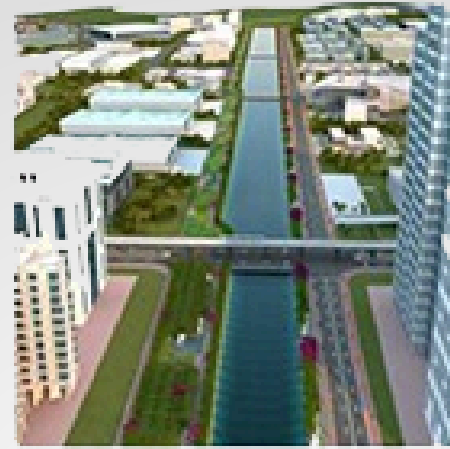
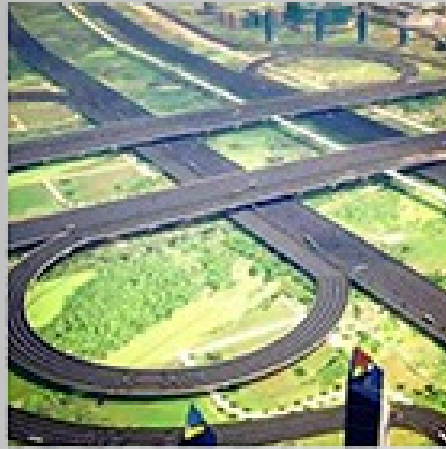


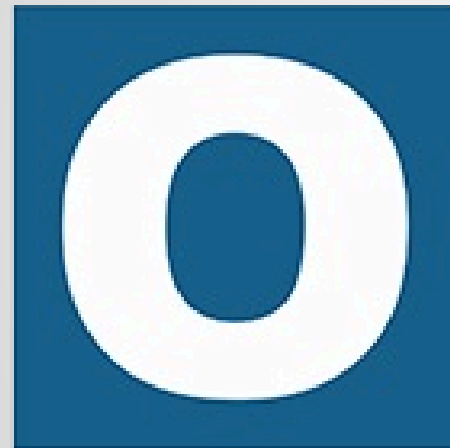
FIRST INDUSTRIAL GREENFIELD SMART CITY OF INDIA



DEVELOPMENT



HIGH IN CLASS



OPPORTUNITY



LIVE-WORK-PLAY



EFFICIENT INFRA.



REVOLUTIONARY



A NEW ERA

“New opportunities bloom in the soil of sustainability.”



DELHI - MUMBAI INDUSTRIAL CORRIDOR (DMIC)



MANAGEMENT BY
USA BASED
AECOM

MASTER PLANNING
BY USA BASED
Jacobs

Joint Venture

INDIA JAPAN
50% 50%

PROJECT COST
\$90 BILLION

DMIC Corridor (1504 Km, \$100 Billion)

- A Global Manufacturing and investment destination.
- The Plan is to develop sustainable industrial cities with world class infrastructure.
- Total Investment - \$435 Billion
- Total Employment 128 Million



JN PORT
Mumbai

Dholera Industrial City – A City of Global Scale, Built for the Future.



Total Area 719 Sqkm

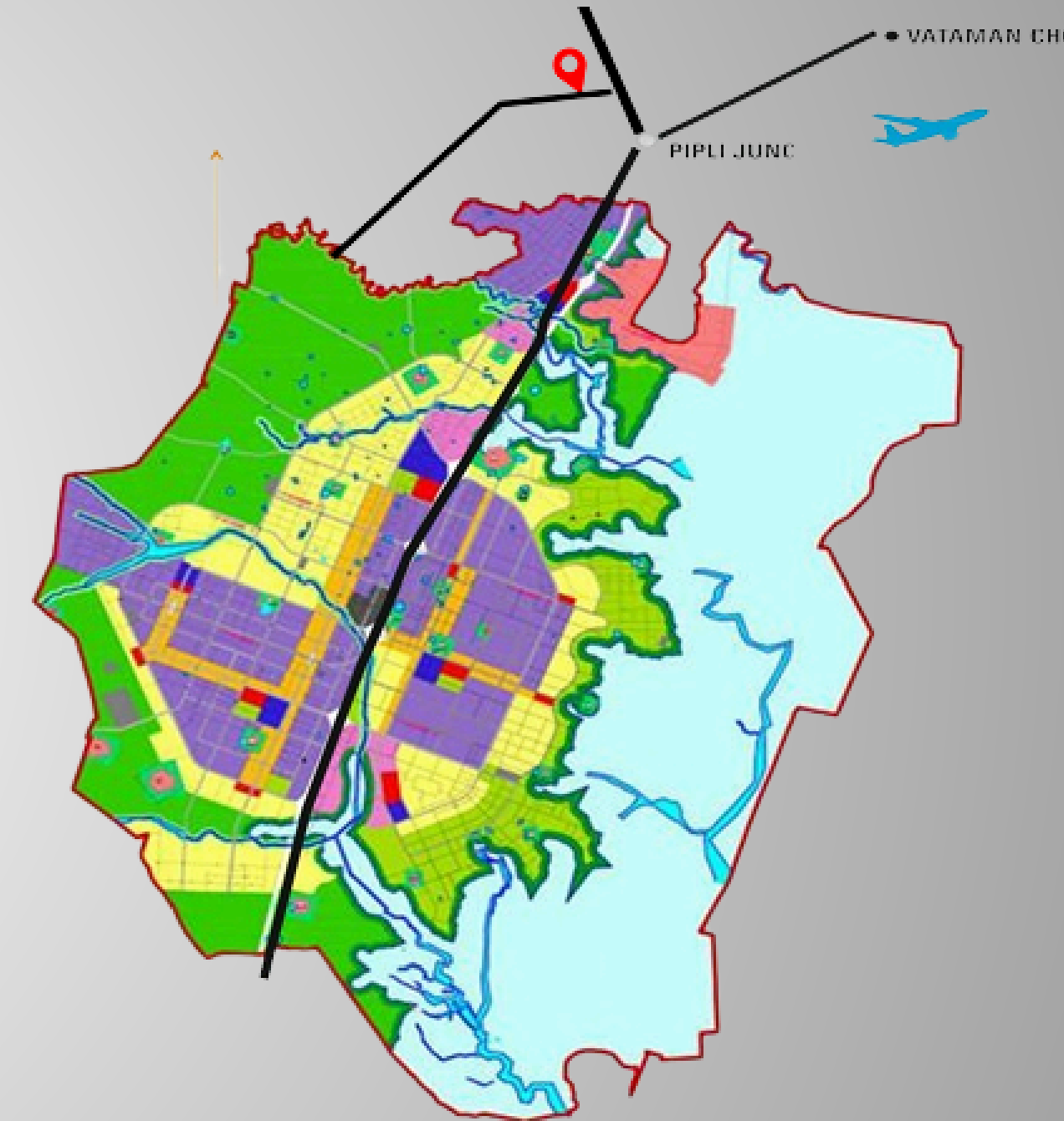
Developable Area 422 Sqkm

Area under CRZ 340 Sqkm

Area outside CRZ 580 Sqkm

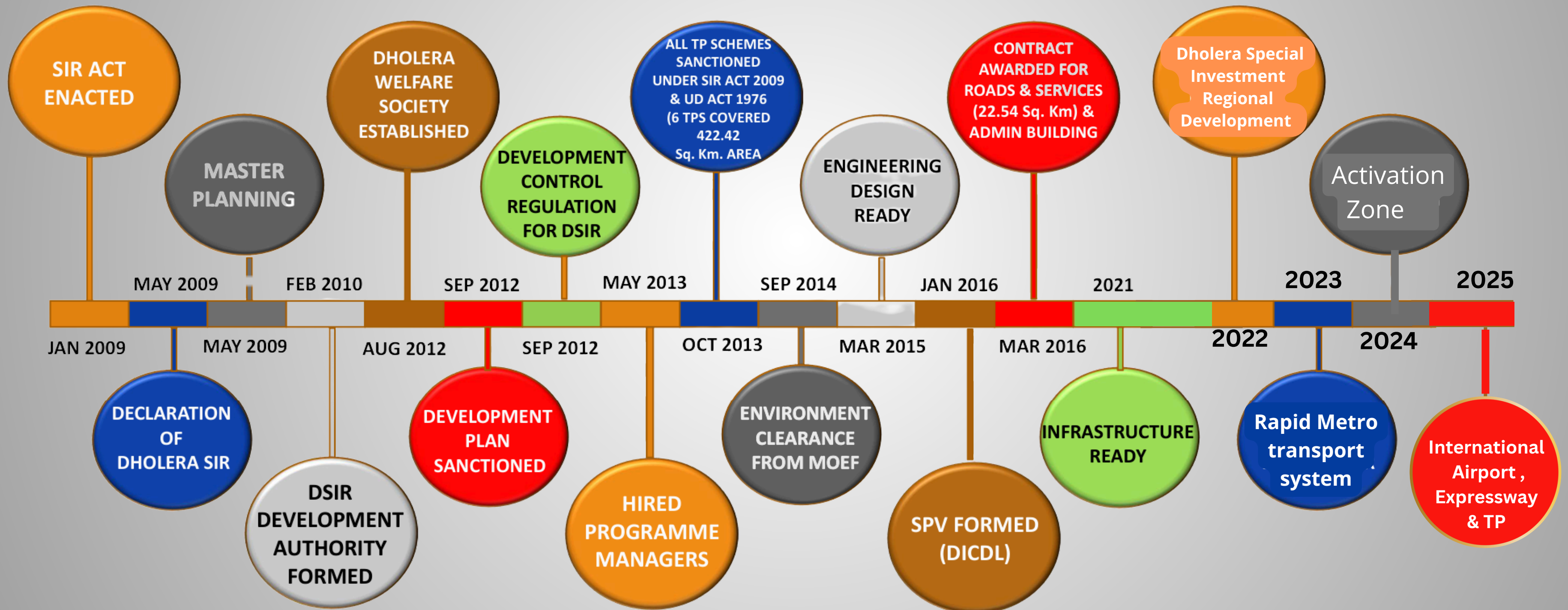
Population 2 Million

Employment 0.8 Million



Total Area 920 Sqkm

Why Does It Take 16 Years To Build A Greenfield City



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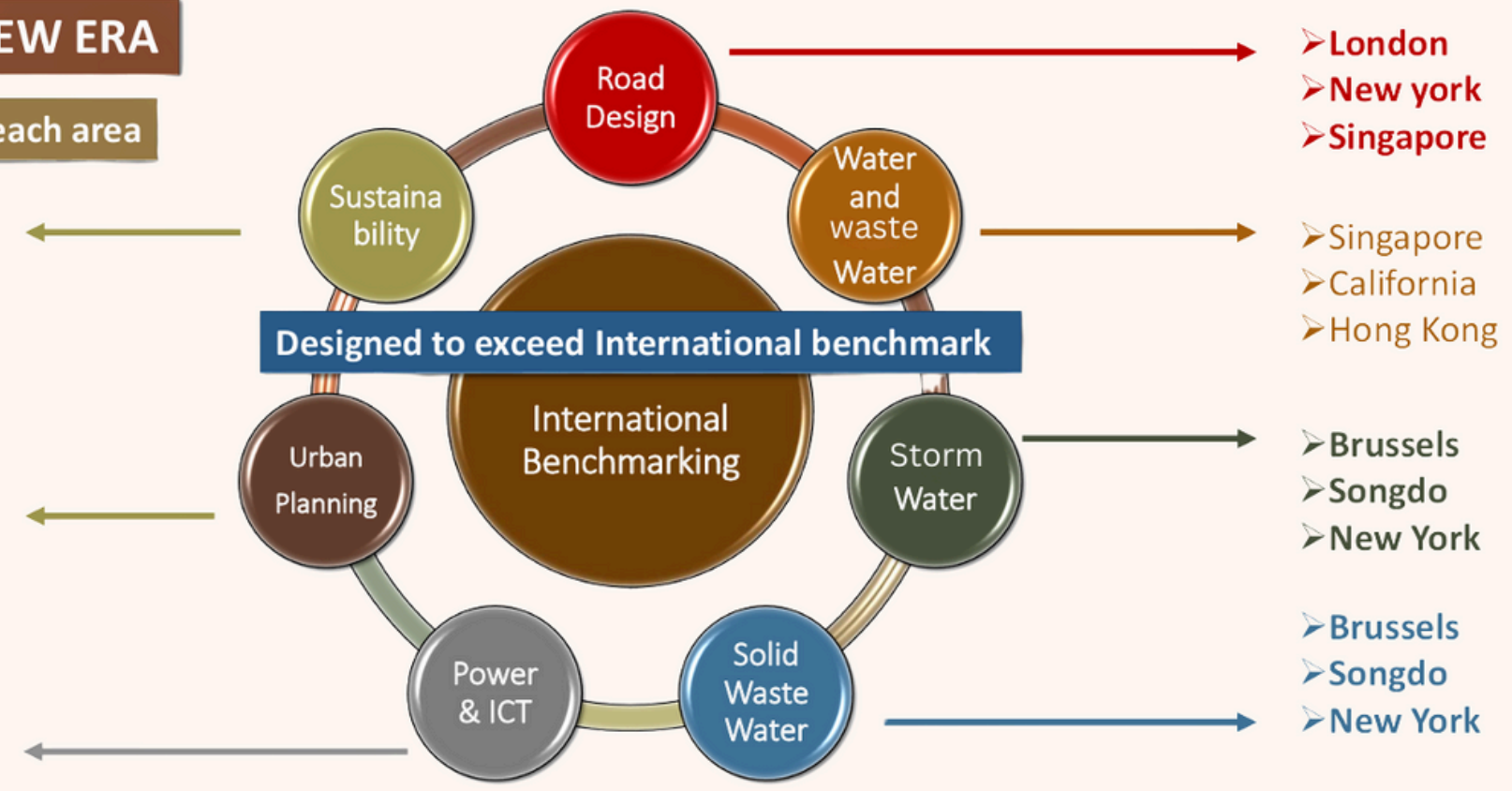
Ushering a NEW ERA

5 to 10 Cities for each area

- London
- Chicago
- Milton Keynes

- London
- Chicago
- Milton Keynes

- Singapore
- London
- Canada
- Denmark



Benchmark for quality, performance, standard and best practice



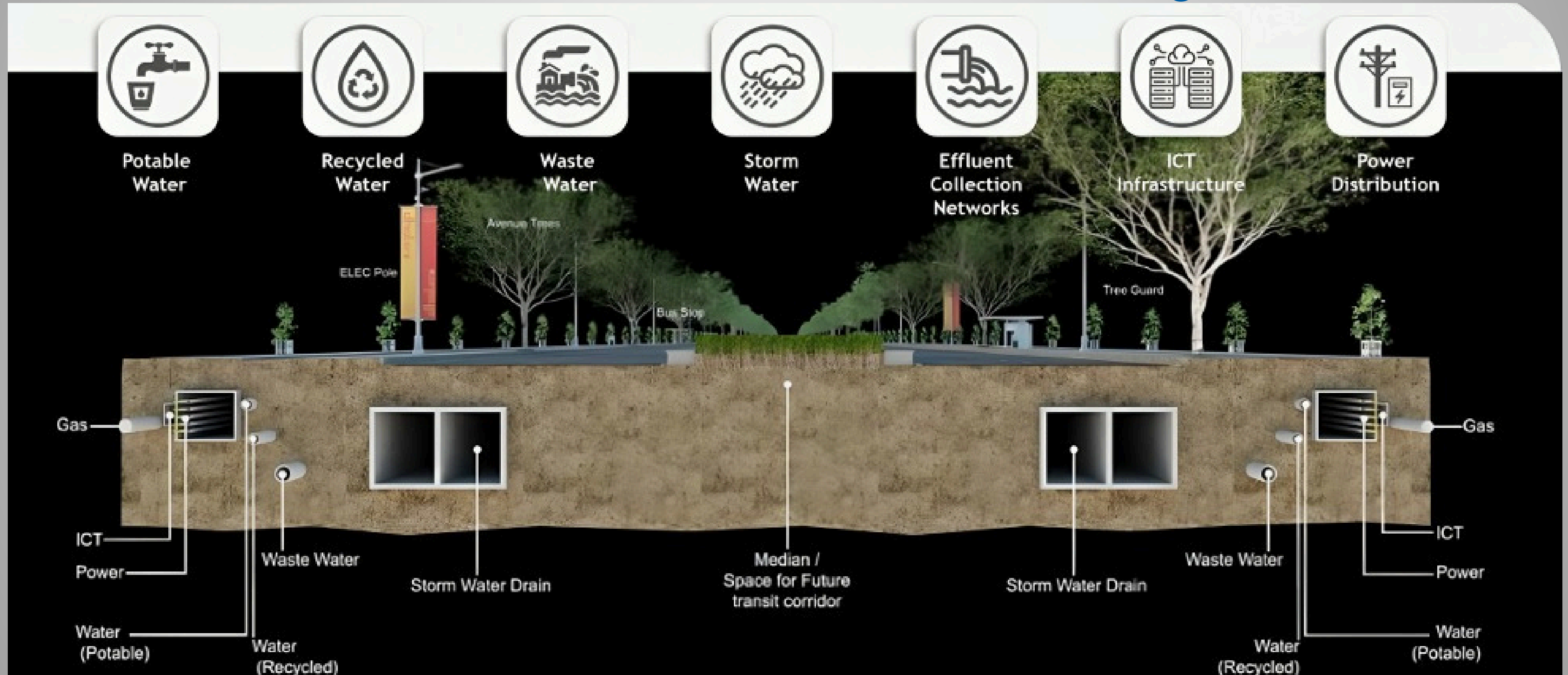
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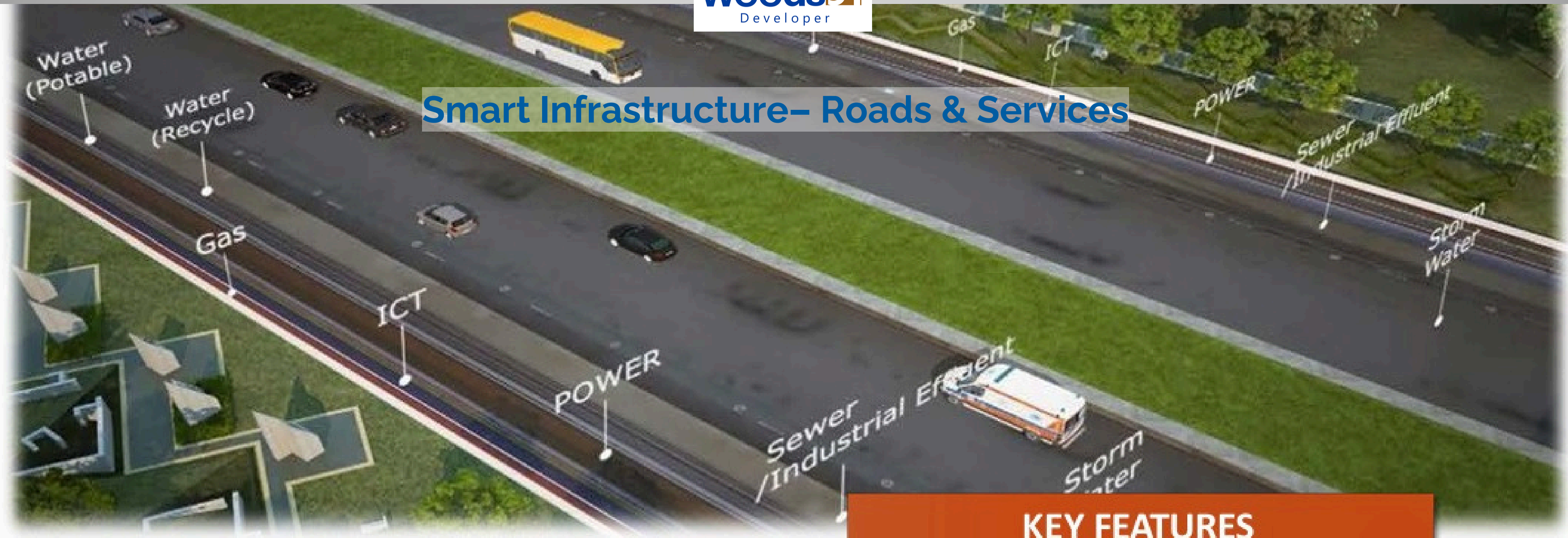
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UTILITIES

Road Structure : All Service Utilites are Underground



Smart Infrastructure– Roads & Services



KEY FEATURES

- Road design based on IRC
- Future proofed (Dig-Free Development)
- LED street lights
- RoW -18 to 70 m -> 4 & 6 lane roads
- Expected completion Sept '22

Roads - 72 kms

Roads – 300 lane
kms

Integrated
Signal
System

Dedicated Cycle track

Shaded (Green)
Pedestrian Pathways

Traffic Management

Emergency
Management

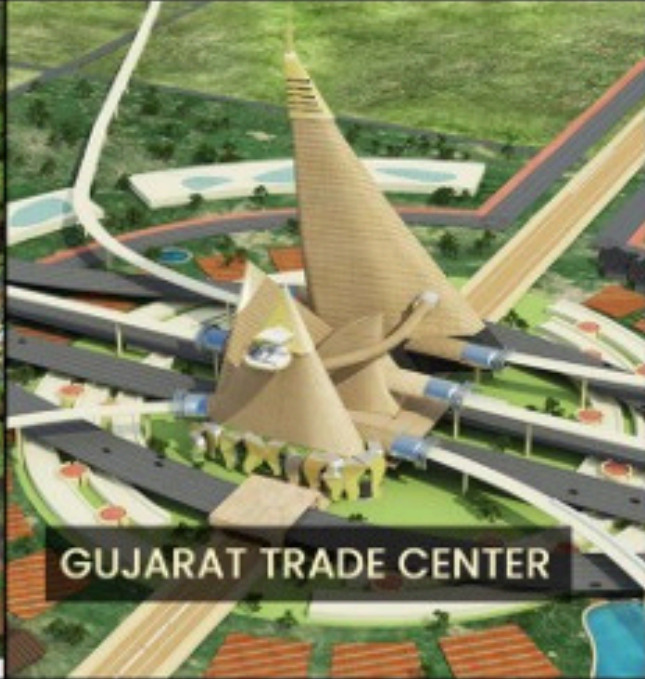
Safe City - Security &
Surveillance

Real Time Information

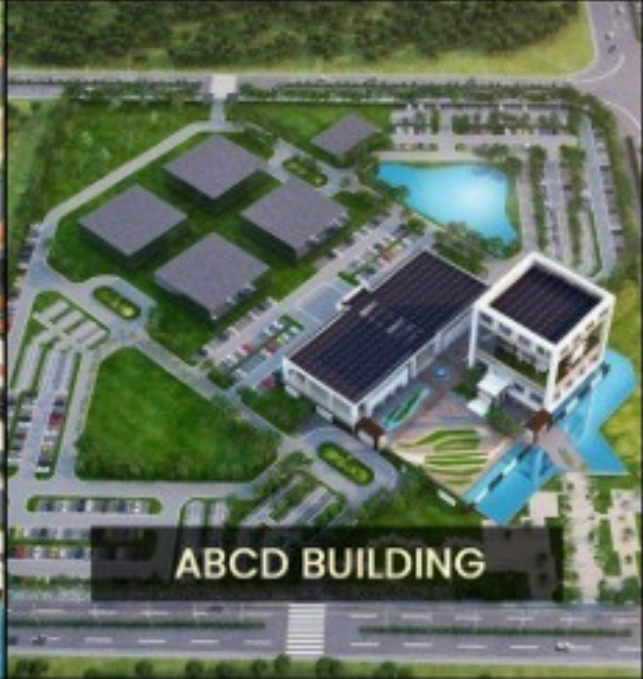
ABOUT DHOLERA



GREENFIELD INDUSTRIAL
SMART CITY




GUJARAT TRADE CENTER




ABCD BUILDING



INTERNATIONAL
AIRPORT



8 LANE
EXPRESSWAY



METRO (MRTS)

ABCD BUILDING



- **Administration Cum Business Center for Dholera - Currently Operational.**
- **LEED GOLD Rated Building.**
- **Constructed in TP2 West part (Phase 1).**
- **One Stop For All Approval Processes.**

GTC - GUJARAT TRADE CENTER



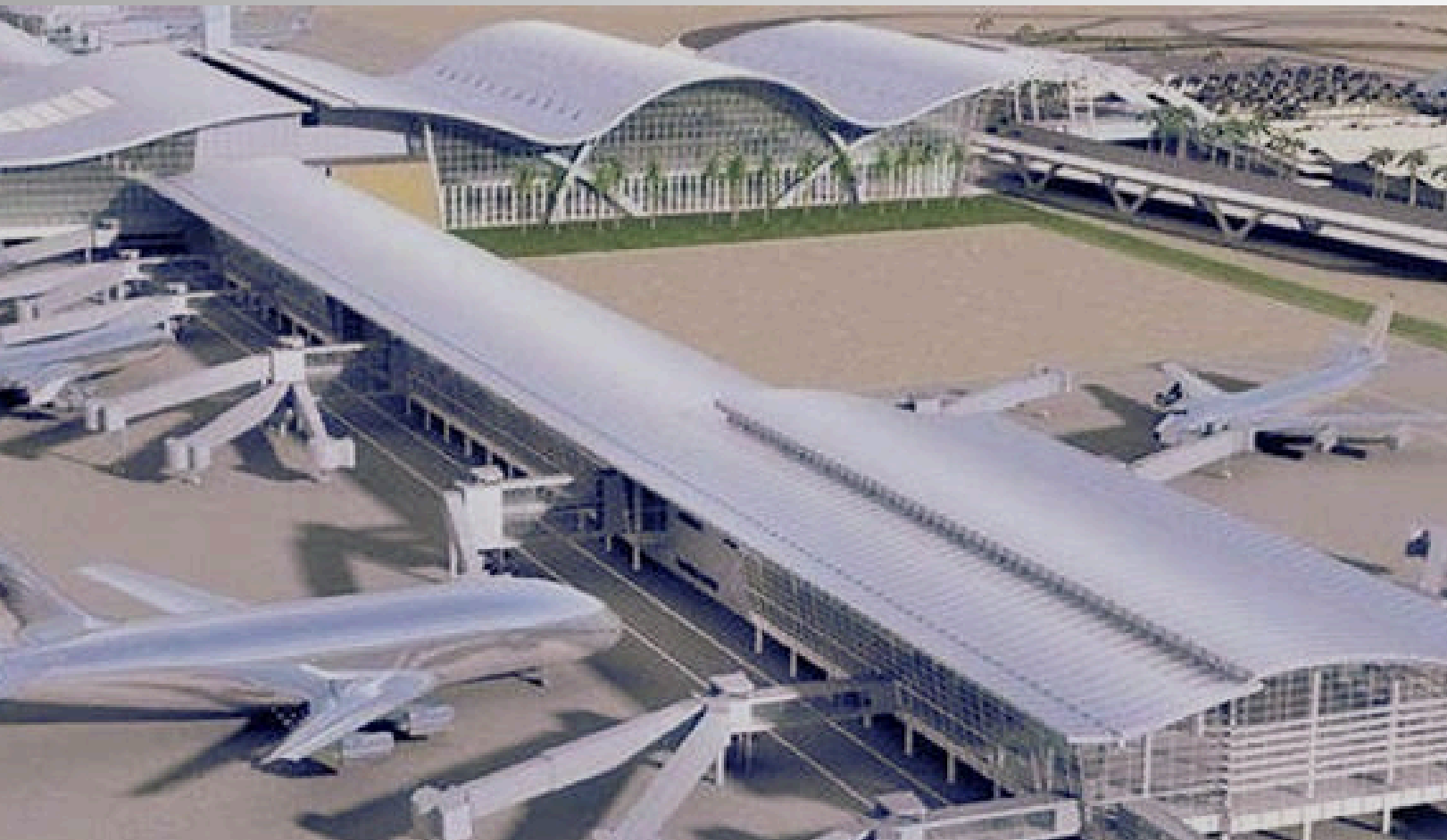
- **The engine for economic resurgence of the country.**
- **Center for all export activities.**
- **Air, Road & Rail Connectivity.**
- **Easy access to national and international markets.**

DHOLERA SEA -PORT



- **Connectivity to national highways and rail network.**
- **Dholera sea port will be the key element for handling large cargo.**
- **Deep-Water, All-Weather, Direct Berthing Facilities.**
- **Capacity :- 100+ million ton/year. Depth:- Proposed deep-sea port (~18 m) for large vessels.**

DHOLERA INTERNATIONAL AIRPORT



- **1426 Hectares at Navagam, Dholera.**
- **Largest Cargo & Passenger Airport.**
- **Located near the Delhi-Mumbai Industrial Corridor.**
- **Work In Progress and Operational by 2026.**

INDIA'S FIRST PLATINUM RATED GREENFIELD INDUSTRIAL SMART CITY



- **Total SIR Area : 920 sq.km.**
- **TP Area : 422 sq. kms.**

8 LANE EXPRESSWAY



- **Ahmedabad-Dholera Expressway 109 Km long - (just 45 mins drive).**
- **Two extensions capabilities to accommodate future traffic volume up to 10-12 lanes.**
- **Start point - Sarkhej, Ahmedabad, End point - Adhelai, Bhavnagar.**



METRO (MRTS)

- **MRTS (METRO) is planned which will connect DSIR with Gandhinagar.**
- **Total System Length: 100 km.**
- **Completion Target: 2027.**



DFC - DEDICATED FREIGHT CORRIDORS

- **Dadri - JN Port, Navi Mumbai.**
- **DFC parallel to DMIC - only for heavy duty containers.**
- **Operational Dadri - UP to Palanpur-Gujarat.**



PROJECT
BALANCE WORKS OF DESIGN, CONSTRUCTION, OPERATION & MAINTENANCE OF WATER TREATMENT PLANT (WTP) & CLEAR WATER RESERVOIR (CWR) AT TP1 POTABLE WATER TRANSMISSION MAIN AND MASTER BALANCING RESERVOIR (POTABLE WATER) AT TP2 IN DSR, DHOLERA.

PROJECT COST	Rs. 87.975 Cr.
PROJECT APPOINTMENT DATE	17-06-2021
PROJECT COMPLETION DATE	09-12-2022

CLIENT
DHOLERA INDUSTRIAL CITY DEVELOPMENT LIMITED
5TH FLOOR, BLOCK NO. 1 AND 2, 113/100 BANAJIJI, SECTOR 11, LTH CH, CIRCLE NO. 17, BANAJIJI, SURAT

EMPLOYERS ENGG
STUP CONSULTANTS PVT. LTD.
106-105, RAHEJA CHAMBERS, FREE PRESS JOURNAL BLDG, NARIMAN POINT, MUMBAI-400021, PH: 022-22822131

EPC CONTRACTOR
M.S. KHURANARA ENGINEERING LIMITED
106/213 FLOOR, FIRST FLOOR OFFICE TO RAILWAY ROAD, AMBARAMOI, AHMEDABAD, GUJARAT-380015

WTP





RIVER FRONT

- Dholera SIR Smart City, built in an area of 25 sq km, it was planned to build a 15 km long artificial river and,
- So far not only is the 6 km long, 110 m wide and 15 m deep river.
- In future, a total of three such artificial rivers will be prepared here



WHY TO INVEST IN DHOLERA



Industries in Dholera



- Airframe, Bodypaint, Engine MRO and services of level of C&D checks.

- Aircraft manufacturing units , Aviation Academy , Flight Training Institute.



Semi -Conductor Plant in Dholera

- Tata Group to set up Semiconductor Plant in Dholera this year.
- Capacity - 25 Cr Chips Per Month.
- Anticipated to commence operations in December 2026.

World's Largest Solar Power Plant



- Capacity: 4,400 MW.
- Will be constructed on 11,000 hectares of land.
- The land used for this solar plant will be of CRZ type 1.
- 300 MW is s already operational (construction in full swing)



Tata Lithium Power Plant

- TATA to start India's biggest Lithium-Ion Battery Plant in Dholera to compete with China.
- Tata Group committed Rs 13,000 crore investment in setting up the plant.
- The company has already acquired a land parcel of 126 acres.

Plant to be vertically Integrated for the manufacturing of Solar cells and modules .



- Land: 100 Acres In operation since June 2024 Capacity Up to 5000 MW

ReNew
POWER

Industries in Dholera



- **TATA ADVANCED SYSTEMS** Tata Group is building the C295 defence aircraft manufacturing unit in Dholera.
- A joint venture between the federal and state governments.



- To set up semiconductor and display fabs in Dholera, Gujarat.
- Will help establish the core of India's electronics manufacturing ecosystem.
- Vedanta's fabs will contribute to the development of an ecosystem involving 150+ companies across the value chain.

Major Buyers



TATA CHEMICALS LIMITED



Witness of Development



MASTER PLAN



PROJET MANAGEMENT
COMPANY



ABCD BUILDING



POWER



L&T Construction
Buildings & Factories

TOTAL PLANNING
DEVELOPMENT

SEWAGE TREATMENT
PLANT

COMMON EFFULENT
TREATMENT PLANT



WATER TREATMENT PLANT

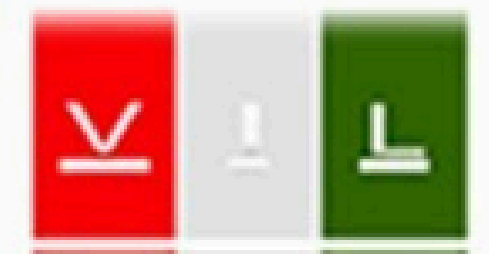


SOLAR



Dineshchandra
R Agarwal Infracon
Pvt Ltd

ICT



VARAHA INFRA LTD.



EXPRESSWAY



EXPRESSWAY



EXPRESSWAY

AIRPORT

TOTAL DEVELOPMENT AREA 920 SQ.KM

Township Planning of TP Area: 422 KM.

Dholera Developemnt Plan

PHASE-1 (2026)

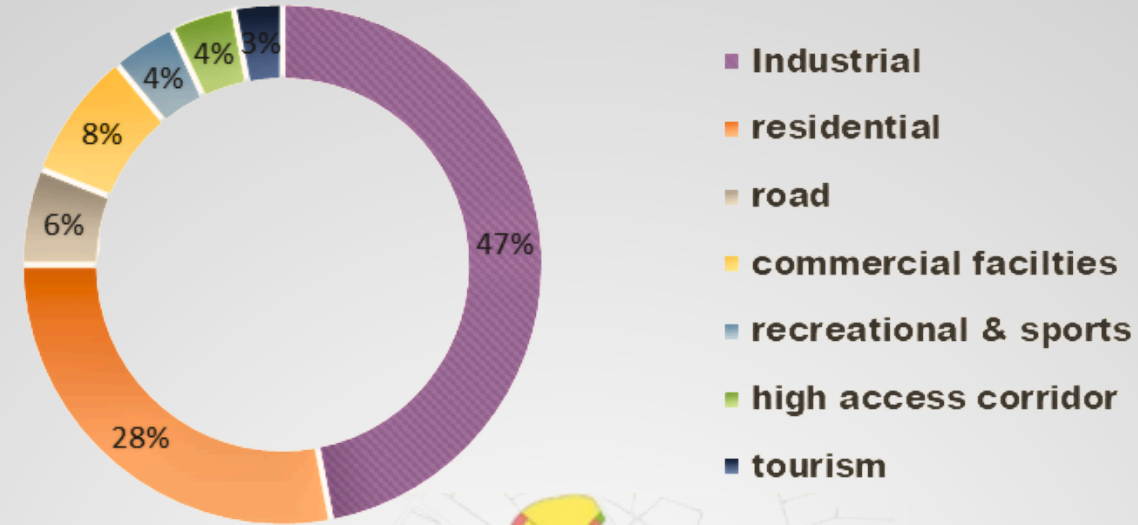
TP1 & TP-2
153sq.km

PHASE-2 (2032)

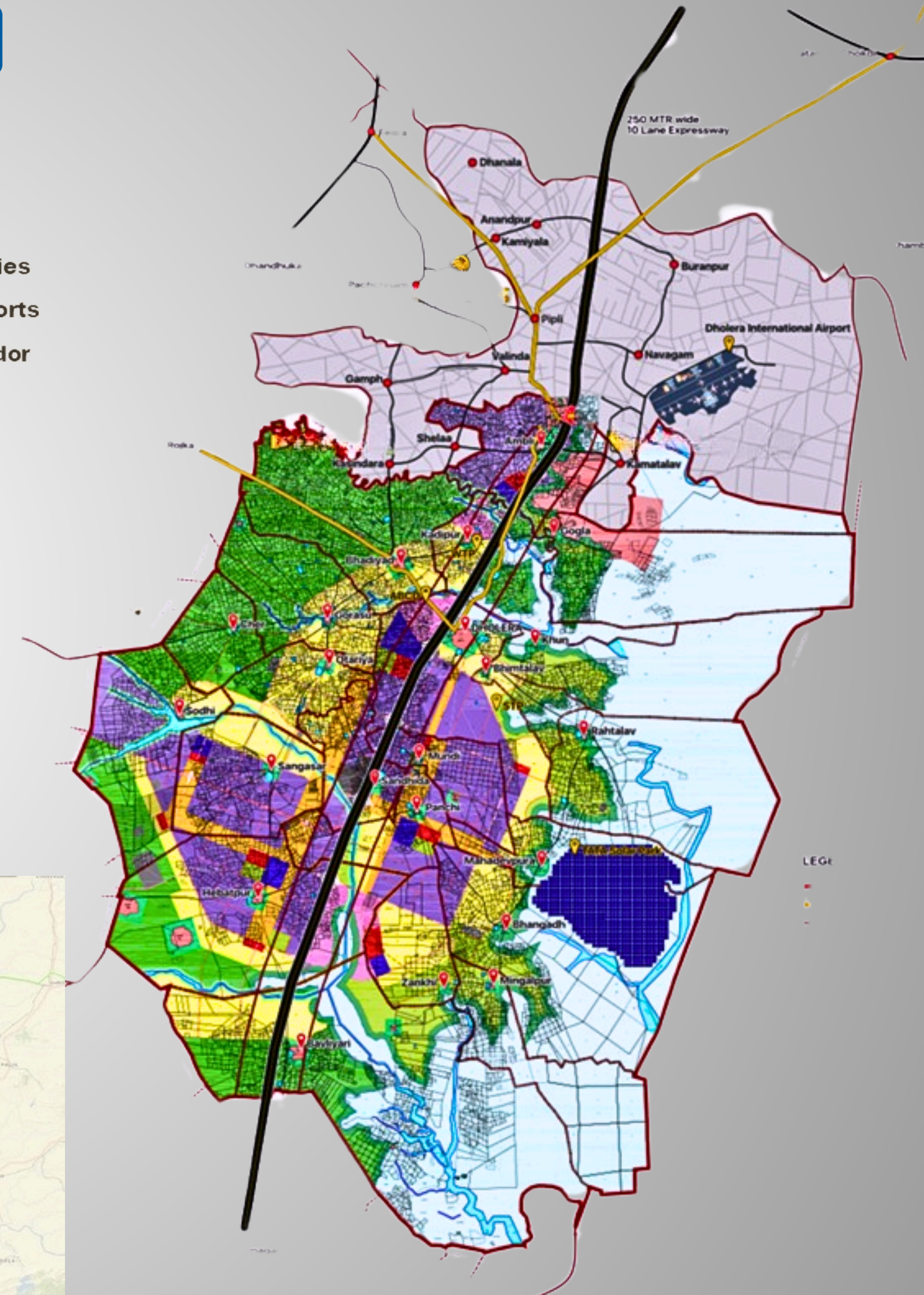
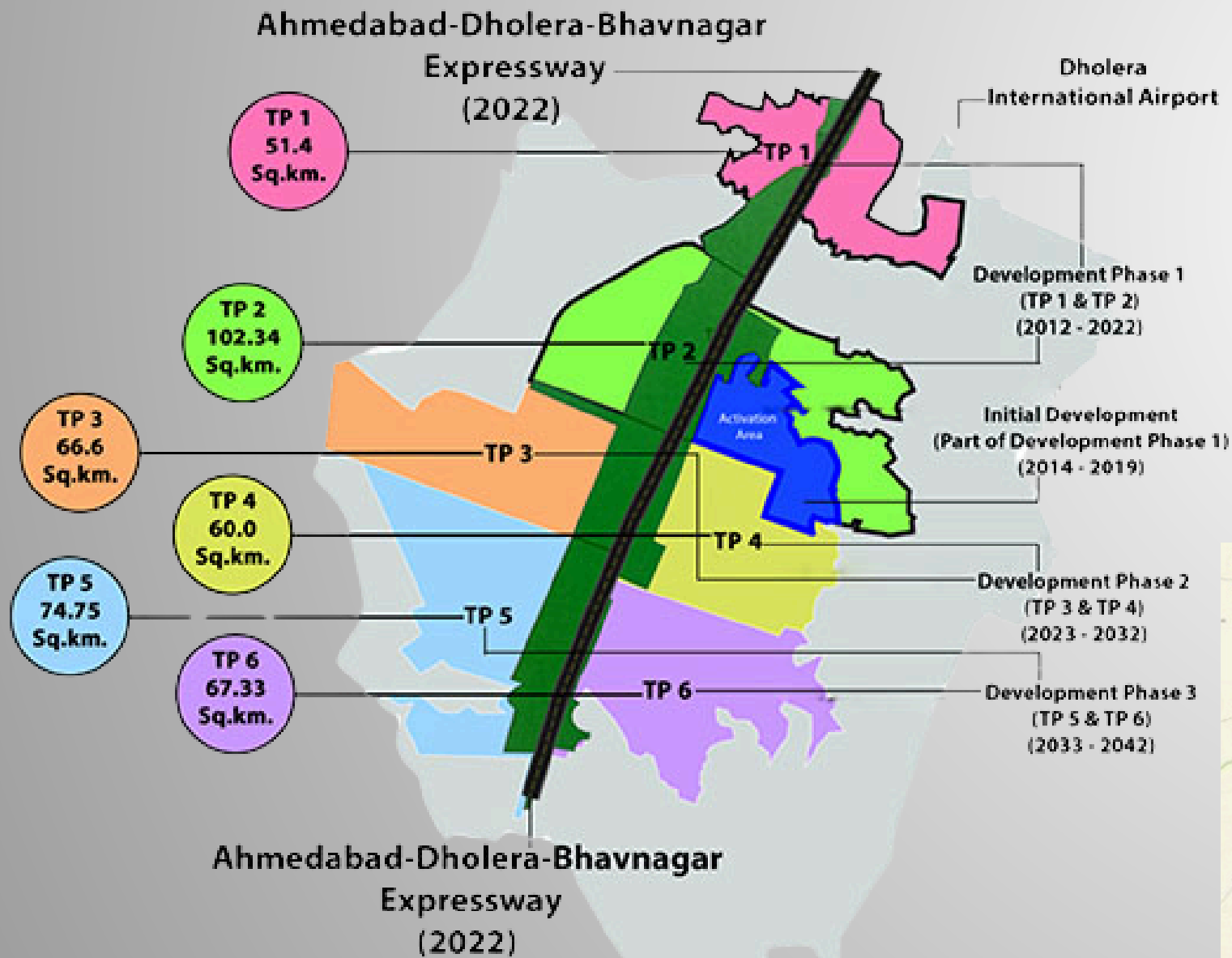
TP3 & TP-4
127sq.km

PHASE-3 (2042)

TP5 & TP-6
142sq.km



- Industrial
- residential
- road
- commercial facilities
- recreational & sports
- high access corridor
- tourism



NOIDA

Sector 15A-
1989
2500/- SQ.YD.

2025
5 LACS/-
SQ.YD.

GROWTH-
200x

Sector 44- 1991
4000/-
SQ.YD.

2025
3.5 LACS/-
SQ.YD.

GROWTH-
87.5x

Sector 108-
2008
20000/- SQ.YD.

2025
2.5 LACS/-
SQ.YD.

GROWTH-
12.5x

GURUGRAM

DLF PHASE 1
1986
400/- SQ.YD.

2025
4 LACS/-
SQ.YD.

GROWTH-
1000x

DLF PHASE 2
1988
900/- SQ.YD.

2025
3 LACS/-
SQ.YD.

GROWTH-
333.33x

DLF PHASE 3
1990
1000/- SQ.YD.

2025
2.5 LACS/-
SQ.YD.

GROWTH-
250x

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GREATER NOIDA

JAYPEE GREENS-
2008
40000/- SQ.YD.

2025
5 LACS/-
SQ.YD.

GROWTH-
12.5x

NRI-CITY
2008
15000/- SQ.YD.

2025
2 LACS/-
SQ.YD.

GROWTH-
13.33x

MEGAPOLIS
2012
15000/- SQ.YD.

2025
40000/-
SQ.YD.

GROWTH-
4x

YAMUNA EXPRESSWAY

NRI
2011
16500/- SQ.YD.

2025
70000/-
SQ.YD.

Growth
4.2x

SEC-18|20|22
2012
6900/- SQ.YD.

2025
75000/-
SQ.YD.

Growth
10.8x

Gaur
2014
16000/- SQ.YD.

2025
90000/-
SQ.YD.

Growth
5.6x

Location	Plot Area	Plot Value (INR)
Greater Noida Jaypee Greens	300 Sq. Yd.	15.00 Cr
Gurugram DLF 1	300 Sq. Yd.	12.00 Cr
Noida Sec 44	300 Sq. Yd.	10.50 Cr
G. Noida Omega II	300 Sq. Yd.	05.00 Cr
Yamuna Expressway	300 Sq. Yd.	02.00 Cr

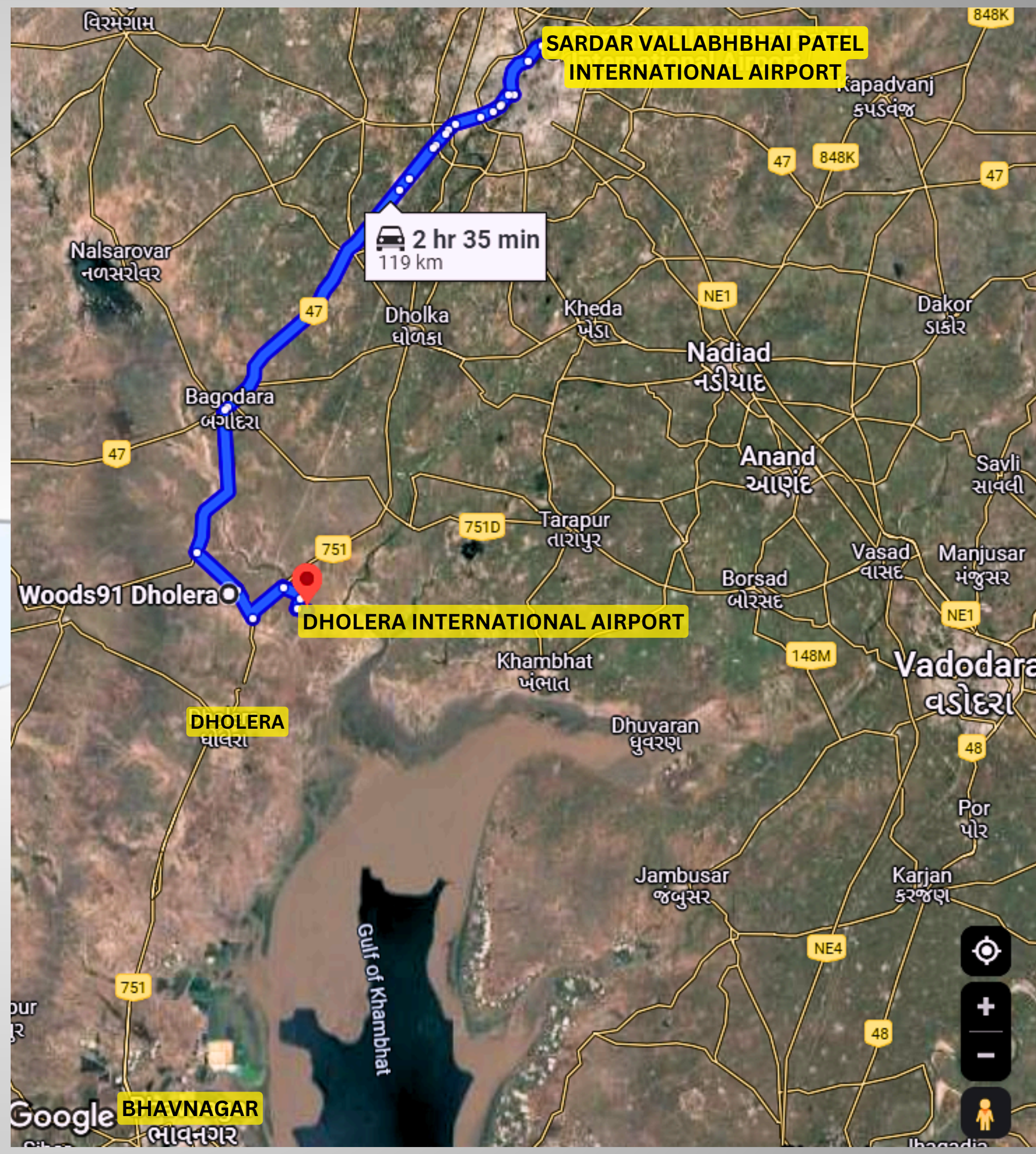
Woods91

DEVELOPING

16.82 Acre

**Gated Residential Society
in**

DHOLERA GREENFIELD SMART CITY



Amenities



Landscaping Garden



Security cabin



Entrance gate

PROPOSED ENTRANCE GATE FOR RKFL



Street lights



Each plot demarcation



24/7 electricity



CCTV Surveillance



Water connection



24/7 security

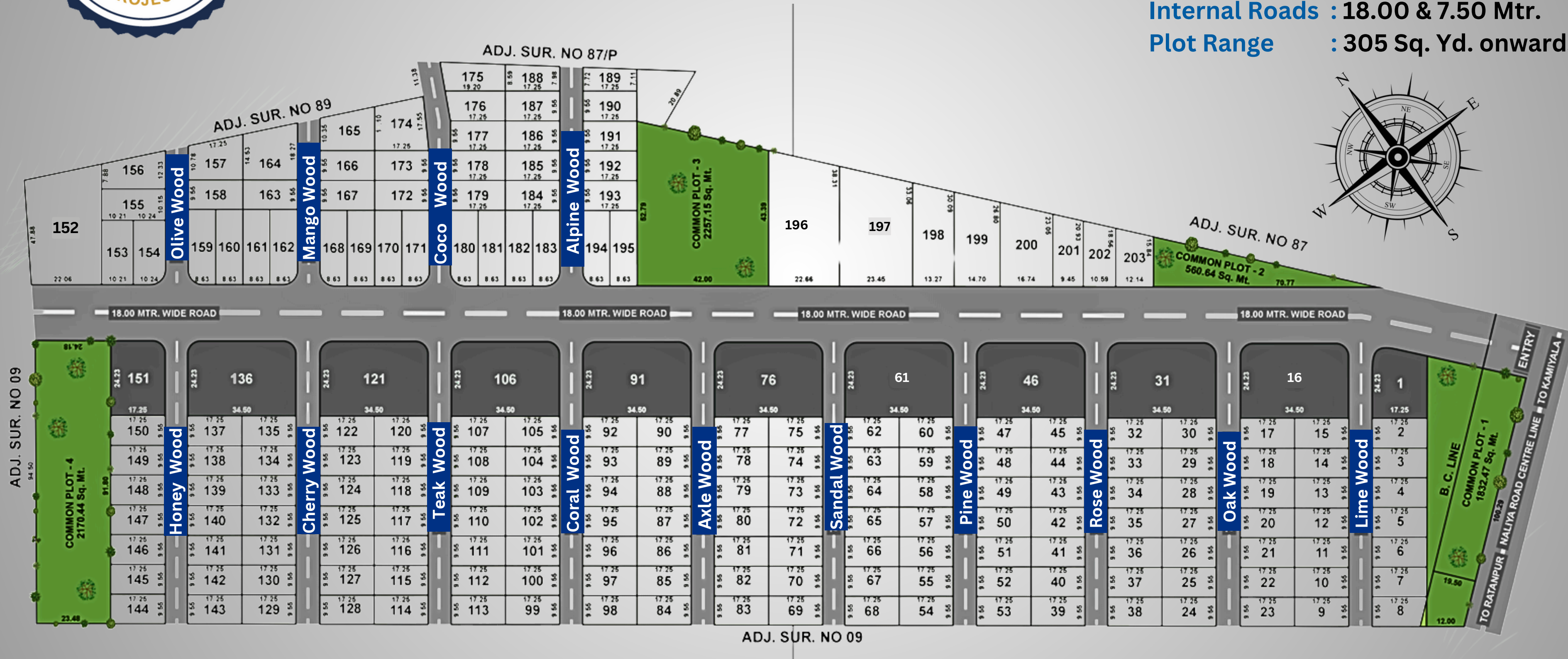
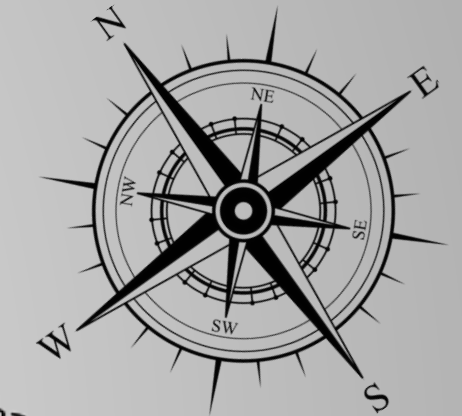


Internal roads



Layout

Project Area : 16.82 Acre
No. of Streets : 15
No. of Parks : 04
No. of Units : 203
No. of Trees : 680
Internal Roads : 18.00 & 7.50 Mtr.
Plot Range : 305 Sq. Yd. onwards





WOODS91 DEVELOPER PRIVATE LIMITED

Site Address

**Near Dholera International
Airport , Pipli - Fedra Road
Near Pipli**

info@woods91.com

Head Office

**24-25th Floor Tower - B ,
Alphathum Sector - 90 Noida ,
Uttar Pardesh - 201305**

www.woods91.com