

LAND
PEOPLE
PROGRESS
PROSPERITY



apnadholera.in

INVEST • DEVELOP • GROW TOGETHER

A
BRIGHTER
GUJARAT
A STRONGER
TOMORROW

APNA DHOLERA

INVEST AHEAD OF THE CURVE



SMART
LOCATIONS



STRONGER
RETURNS



THRIVING
COMMUNITIES



SUSTAINABLE
TOMORROW



AURYA CITY TOWNSHIP

PREMIUM GOVERNMENT APPROVED
NA RESIDENTIAL PLOTS

Adjacent to India's First Greenfield Smart City &
Global Semiconductor Capital — Dholera SIR



21°58'52.9"N 72°07'27.0"E | Kotda, Bhavnagar-Dholera Highway Corridor

SEMICONDUCTOR
ECOSYSTEM

*More
Than Land
A Better
Tomorrow*



STRATEGIC
CONNECTIVITY

EXPRESSWAY • AIRPORT • INDUSTRY



PREMIUM
LIVING SPACES

GATED • GREEN • FUTURE-READY



LONG-TERM
WEALTH CREATION

LAND • LIFESTYLE • LEGACY



www.apnadholera.in

Developed by **AGF Developers Pvt. Ltd.**
14+ Years Track Record | 17+ Delivered Projects

Revenue Survey No. 42/Paiki (C.S. No NA42/P1)
Section 65 NA Clearances | 100% Freehold Title

INVEST TODAY • BELONG TOMORROW

Gateway to India's First Smart Megacity

Where Sovereign Macro Infrastructure Meets Direct Land Title Ownership

PEOPLE
PLACES
PROSPERITY
TOGETHER



920 Sq. Km

Dholera SIR Scale



₹91,000 Cr

Tata Semi Fab



100% NA

Govt Approved Title



₹15 Lakh

100 Gaz Plotted Unit

THE MACRO GENESIS



India is embarking on its most ambitious industrial urbanization initiative. Anchoring the **Delhi-Mumbai Industrial Corridor (DMIC)**, **Dholera Special Investment Region (DSIR)** encompasses **920 sq. km** of master-planned greenfield territory. Backed by central and Gujarat state sovereign commitments, Dholera converges international semiconductor fabrication, heavy logistics, civil aviation, and automated subterranean utilities.

THE OPPORTUNITY



Apna Dholera eliminates market speculation through a document-first, evidence-based discovery framework. In **Aurya City**, buyers secure **100% government-approved Non-Agricultural (NA)** residential plots situated along the high-growth Bhavnagar-Dholera Highway corridor at **Kotda**. Standard units start at **₹15 Lakh for 100 Gaz (Sq. Yds)** with complete registered freehold ownership.

INFRASTRUCTURE TODAY
HIGHER TOMORROW


AURYA CITY
TOWNSHIP

DHOLERA SIR
A BRIGHTER INDIA



Official Platform:

<https://apnadholera.in/>



Developed by

AGF Developers Pvt. Ltd.

14+ Years Track Record |
17+ Delivered Projects



Revenue Survey No. 42/Paiki
(C.S. No NA42/P1)

Section 65 NA Clearances
100% Freehold Title

Apna Dholera — The Discovery Engine

Replacing Speculative Hype with Evidence-Based Research and Transparent Land Audits

PEOPLE
PLACES
PROSPERITY
TOGETHER



01. Document-First Verification

Every parcel is pre-screened for NA status, Gujarat Land Revenue Code clearances, and unbroken 30-year revenue lineage.

VERIFY | VALIDATE | INVEST SECURELY



02. Geo-Tagged Ground Reality

Zero virtual speculation. All plots are physically demarcated, road-aligned, and mapped with precise DGPS satellite coordinates.

REAL LOCATION | REAL PLOTS | REAL DATA



03. Fit Before FOMO

We reject artificial urgency. We align investors with realistic 3-to-7 year infrastructure maturation cycles.

DISCIPLINED INVESTING | LONG-TERM VALUE



04. End-to-End Registration

Complete legal facilitation: agreement drafting, sub-registrar execution, Index-II issuance, and municipal mutation.

LEGAL | TRANSPARENT | HASSLE-FREE

PLATFORM OVERVIEW

A Transparent Platform for Informed Investors

Hosted at <https://apnadhola.in/>, the platform provides institutional-grade research, capital calculators, regulatory gazette updates, and direct booking interfaces.



<https://apnadhola.in/> →

RESEARCH | ANALYZE | PLAN | INVEST



PROJECT
RESEARCH



CAPITAL
CALCULATORS



REGULATORY
GAZETTE UPDATES



DIRECT
BOOKING INTERFACES



DHOLERA SIR
A BRIGHTER INDIA



SUSTAINABLE
GROWTH



STRONGER
COMMUNITIES



GREATER
OPPORTUNITIES



A SMARTER
TOMORROW



apnadhamera.in

INVEST • DEVELOP • GROW TOGETHER



AURYA CITY

DHOLERA'S GROWTH ADDRESS

PEOPLE
PLACES
PROSPERITY
TOGETHER

LAYOUT MAP

A WELL-PLANNED COMMUNITY FOR A BRIGHTER TOMORROW

*Your
Land
Our Tomorrow*



GREEN
LIVING



MODERN
AMENITIES



GATED &
SECURE



PREMIUM
PLOTS



HIGH GROWTH
POTENTIAL



LEGEND & AMENITIES

1

CLUB &
RECREATION ZONE



Swimming Pool,
Clubhouse, Open Lawn

2

CENTRAL
LANDSCAPE PARK



Beautifully Designed
Green Spaces

3

CHILDREN'S
PLAY AREA



Playground &
Open Activity Zone

4

SPORTS ZONE



Tennis / Basketball Court
and Outdoor Fitness

5

AMPHITHEATRE &
OPEN LAWN



Community Events
& Gatherings

6

TEMPLE & MEDITATION
GARDEN



Spiritual Space
for Peace & Wellness

7

RAINWATER
RETENTION ZONE



Sustainable Water
Management

RESIDENTIAL PLOTS

PARK / GREEN AREA

WATER BODY

ROAD

PHASE 1 BOUNDARY

PHASE 2 BOUNDARY



WIDE ROADS
& PLANNED INFRASTRUCTURE



ABUNDANT GREEN SPACES
FOR A HEALTHY LIFESTYLE



A SAFE & SECURE
GATED COMMUNITY



A MODERN TOWNSHIP
BUILT FOR GENERATIONS

*Invest Today
Build Tomorrow*

AURYA CITY
KOTDA, BHAVNAGAR
GUJARAT

STRATEGIC LOCATION. A BRIGHTER TOMORROW.



DHOLERA
INTERNATIONAL AIRPORT



AHMEDABAD - DHOLERA
EXPRESSWAY

AGF Group – 14+ Years of Execution Excellence

A Proven Track Record Across Residential,
Plotted, and Farmhouse Communities

BUILDING
BETTER
COMMUNITIES
FOR A BRIGHTER
TOMORROW



14+ Years

Real Estate
Experience



17+ Delivered

Landmark
Projects



10,000+

Satisfied
Homebuyers



6 States

National
Operational Footprint

Delivered Portfolio

DIVERSE GEOGRAPHIES. LASTING COMMUNITIES.

LAND
PEOPLE
LIFESTYLE
LEGACY

 Project / Township	 Location	 Project Type & Status
 AGF Rayat Empire	Haryana / Delhi-NCR	Plotted Township (Delivered)
 SMR Green Woods & Phase III	Haryana	Eco-Residential Farms (Delivered)
 MVF Majestic Villas & Farms	Haryana	Luxury Farmhouses (Delivered)
 Gokul Enclave & Nextgen Village	Uttar Pradesh / Haryana	Integrated Residential (Delivered)
 Casa Corbett	Kalagarh, Uttarakhand	Resort Living Community (Delivered)
 Vantara Heritage	Brij Ghat, Uttar Pradesh	Heritage Township (Delivered)
 Amoda Sari & AGF Avenue-2	Almora & Solan (HP)	Hill Townships (Delivered)
 Aurya City	Kotda, Dholera Corridor (Gujarat)	Smart Plotted Township (Active / Ongoing)

STRONG
FOUNDATIONS
BRIGHTER
TOMORROWS

FROM VISIONARY
LAND TO VIBRANT
COMMUNITIES



STRONGER
COMMUNITIES



GREATER
OPPORTUNITIES



SUSTAINABLE
GROWTH



A SMARTER
TOMORROW

LAND
PEOPLE
PLACES
PROSPERITY
TOGETHER



NEAR INDIA'S FIRST GREENFIELD SMART CITY
DHOLERA

TOWNSHIP BLUEPRINT

Aurya City —
The Master-Planned Community



PEOPLE
PLACES
OPPORTUNITIES
A BRIGHTER
TOMORROW

Combining Urban Infrastructure, Modern Amenities, and Sustainable Living



A VIBRANT
COMMUNITY
FOR A BRIGHTER
TOMORROW

TOWNSHIP OVERVIEW

Aurya City is designed as a master-planned 250-acre integrated smart township to accommodate the massive influx of technical executives, corporate leaders, and families moving into the Dholera Special Investment Region.



The sanctioned Phase 1 & 2 layout spans **29.50 Acres (1,42,780 Sq. Yards / 1,19,585 Sq. Meters)** featuring **553** demarcated residential plots, high-capacity internal road networks, commercial shopping avenues, and expansive community theme parks.

PROJECT SPECIFICATIONS

	Project Name	AGF Aurya City (Kotda, Gujarat)
	Overall Township Vision	250-Acre Integrated Smart Lifestyle Township
	Phase 1 & 2 Sanctioned Area	29.50 Acres (1,42,780 Sq. Yds / 1,19,585.00 Sq. Mts)
	Land Title & Classification	Non-Agricultural (NA) Residential Order under Sec 65, Land Revenue Code
	Total Demarcated Units	553 Approved Residential Plotted Units
	Open Space & Roads Ratio	Over 40% reserved for wide roads, parks, and civic infrastructure
	Internal Road Hierarchy	20 ft, 30 ft, 40 ft, and 50 ft paved avenues
	Security Framework	Gated perimeter, 24/7 security checkpoint, solar illumination, CCTV



SUSTAINABLE
LIVING



STRONGER
COMMUNITIES



HIGHER
OPPORTUNITIES



LASTING
VALUE



Strategic Location
Kotda, Dholera Corridor (Gujarat)



Connected to
Bhavnagar-Dholera Highway



A Project by
AGF Group
14+ Years | 17+ Delivered Projects

Geographic Precision & Arterial Networks

Centrally Anchored on the Bhavnagar–Dholera High-Velocity Growth Spine

STRATEGIC
CONNECTIVITY
FOR A BRIGHTER
TOMORROW



EXACT COORDINATES
21°58'52.9"N
72°07'27.0"E
(Decimal: 21.981361° N,
72.124167° E)



SITE ADDRESS
Survey No. 42/Paiki,
Near Toll Plaza, Village Kotda,
Taluka Bhavnagar, Gujarat —
382455.



REGIONAL HIGHWAY
POSITION
Directly on the Bhavnagar-
Dholera Highway corridor,
offering seamless access to
DSIRDA TP2 Activation Zone
and coastal ports.

STRATEGIC LOCATION
STRONGER CONNECTIONS
GREATER OPPORTUNITIES



TRANSIT DISTANCE MATRIX

SHORTER DISTANCES.
BIGGER POSSIBILITIES.

Destination	Distance (Approx.)	Drive Time (Approx.)
Local Toll Plaza / Highway Centerline	Under 1.0 Km	2 mins
Adhelai Diamond Circle	3.66 Km	5 mins
Bhavnagar-Pipali Highway Core	5.76 Km	7 mins
Dholera SIR Activation Zone (TP2)	20 – 25 Km	20 mins (via SH/Expressway)
Dholera International Airport	35 – 40 Km	35 mins
Bhavnagar City & Commercial Hub	20 Km	25 mins
Ahmedabad City Center	110 Km	55-60 mins (via 6-Lane Expressway)

CONNECTING
LAND
PEOPLE
PROGRESS



*Peaceful Today
Prosperous Tomorrow*

MICRO-LOCATION STRATEGY

Kotda — The Preferred Residential Sanctuary

Balancing Industrial Proximity with
Serene, Pollution-Free Living

DHOLERA SIR
20 Minutes Away

KOTDA
Gateway to a
Brighter Future

STRATEGIC
LOCATION
FOR A
BETTER
TOMORROW

STRATEGIC ANALYTICAL BRIEF

While heavy fabrication clusters, chemical zones, and power substations within Dholera SIR generate dense industrial activity, senior technical executives, management staff, and families seek peaceful, pollution-free, high-amenity residential clusters located outside industrial noise yet within an easy 20-minute drive.



01. High Topographic Elevation

Naturally raised ground contours
well above coastal water tables
and estuarine flood lines.

HIGHER GROUND
GREATER SECURITY



02. Immediate Civic Access

Close proximity to established
Bhavnagar schools, universities,
hospitals, and banking networks.

ESSENTIALS CLOSER
LIFE SIMPLER



03. Congestion-Free Transit

Direct arterial access without
bottlenecks at inner industrial
freight checkpoints.

FASTER ACCESS
MORE TIME FOR LIFE



04. Attractive Entry Valuation

Land acquisition at Kotda offers
substantial upside compared to
already capitalized inner SIR parcels.

GREATER VALUE
STRONGER TOMORROW

INVEST TODAY
GROW TOMORROW



CLEANER
ENVIRONMENT



STRONGER
COMMUNITIES



HIGHER
LIFE QUALITY



BRIGHTER
INVESTMENT FUTURE

A MORE LIVABLE TOMORROW, STARTS HERE

AURYA CITY
KOTDA

MACRO VISION

Dholera SIR —
India's Premier
Greenfield Megacity

Master-Planned by Halcrow for 50 Years
of Sustainable Industrial Growth

PLAN TODAY. A SMARTER TOMORROW.

INDIA'S
NEXT GLOBAL
INDUSTRIAL HUB



920 Sq. Km

Total Planned
DSIR Region



422 Sq. Km

Developable
Urban Footprint



2.0 Million

Target Resident
Population



800,000+

Skilled Industrial
& Tech Jobs

REGULATORY & PLANNING FRAMEWORK

Dholera Special Investment Region (DSIR) is governed by the DSIRDA Act of 2009 under the Delhi-Mumbai Industrial Corridor (DMIC). Designed by British master planners Halcrow, it incorporates clean high-tech manufacturing, green power, and next-generation urban systems, positioning Dholera as a global hub for industry, innovation, and sustainable living.



DSIRDA Act
of 2009

Robust
Policy Framework



Part of DMIC

India's Most
Strategic Economic
Corridor



Designed by
Halcrow (UK)

Global Planning
Expertise



Sustainable
by Design

Clean, Green,
Future-Ready

GUJARAT
DRIVING
INDIA'S NEXT
GROWTH WAVE



CONNECTIVITY
INDUSTRY
INNOVATION
OPPORTUNITY



LAND ZONING BREAKDOWN

PLANNED TODAY FOR
GENERATIONS TOMORROW

	Category	Area	Details
	Total Planned DSIR Area	920 Sq. Km	Comprehensive regional economic jurisdiction
	Developable Urban Footprint	422 Sq. Km	Phased across 6 Town Planning Schemes
	Coastal Regulation Zone (CRZ)	340 Sq. Km	Preserved ecological buffer & marine biodiversity
	Agricultural & Green Buffers	158 Sq. Km	Continuous green lungs preventing urban sprawl

GLOBAL
INVESTMENT
DESTINATION

DHOLERA SIR
WHERE VISION
MEETS REALITY



INDUSTRY
GROWTH



SUSTAINABLE
LIVING



THRIVING
COMMUNITIES



A BRIGHTER
TOMORROW

Dholera in the Global Arena

GLOBAL
EXPERIENCE.
A BRIGHTER
DHOLERA.

PLANNED
CITIES
PROSPER
PEOPLE

Examining Proven Wealth-Creation Patterns from the World’s Planned Cities

City / Region	 	 	 	 	 
	Singapore	Shenzhen China	GIFT City, Gujarat	Dubai South, UAE	Dholera SIR, India
 Geographic Scale	728 Sq. Km	2,050 Sq. Km	3.5 Sq. Km	145 Sq. Km	920 Sq. Km
 Primary Positioning	Global Trade & Financial Hub	Hardware Manufacturing SEZ	International Financial Services (IFSC)	Aviation Hub & Al Maktoum Airport	Semiconductor, EV, Greenfield Smart City
 Land Value Appreciation	Over 400x appreciation across 40 years	Over 350x appreciation since 1980 SEZ launch	12x land valuation surge in 10 years	18x surge in surrounding residential land	Early Ground-Floor Valuation Phase (2026)
 Key Takeaway	Long-term planning creates global wealth hubs	Manufacturing drives exponential growth	Focused regulatory push attracts global capital	Strategic infrastructure unlocks real estate value	Dholera combines scale, infrastructure and industrial demand — a rare greenfield opportunity



PLANNED TODAY
FOR GENERATIONS
TOMORROW



The Greenfield Multiplier

Historic wealth generation occurs when large-scale government sovereign planning coincides with multinational industrial capital. Investors who entered Shenzhen in the 1980s or Dubai South in the 2000s captured unprecedented compounding. Dholera offers that very same inflection point today in India.



LARGE-SCALE
PLANNING



INDUSTRIAL
CAPITAL



REAL ESTATE
MULTIPLIER



PROSPEROUS
TOMORROW

NEW
INFRASTRUCTURE.
NEW OPPORTUNITIES.
A BRIGHTER INDIA.



INVESTMENT THESIS

The Convergence Thesis — Four Inelastic Growth Drivers

An Unstoppable Flywheel of Manufacturing, Aviation, Transit and Smart Utilities

INFRASTRUCTURE
PEOPLE
INDUSTRY
OPPORTUNITY
ALL CONVERGE HERE

INVEST TODAY • GROW TOMORROW • TOGETHER FOR A GREATER INDIA



01. Industrial Catalyst

Tata ₹91k Cr Semiconductor Fab + Reliance + Adani with over ₹10 Lakh Crore industrial capital.

GLOBAL MANUFACTURING
LOCAL OPPORTUNITIES



02. Global Aviation Hub

Dholera Greenfield International Airport with 4,000m runway and dedicated transshipment cargo terminal.

CONNECTING
INDIA TO THE WORLD



03. High-Speed Mobility

109 km 6-Lane Expressway (NH-751) and Vande Metro Semi-High-Speed Rail connecting Ahmedabad in under 60 minutes.

FASTER CONNECTIVITY
STRONGER GROWTH



04. Subterranean Smart Grid

100% underground utility tunnels, pressurized water, and SCADA-operated city systems.

SMART UTILITIES
SUSTAINABLE CITIES

DHOLERA SIR & AURYA CITY

A CONVERGENCE
FOR A BRIGHTER
TOMORROW

TODAY'S
INFRASTRUCTURE
TOMORROW'S
GENERATIONS

DHOLERA SIR
INDIA'S NEXT GLOBAL CITY

CLEANER CITIES
STRONGER ECONOMIES
BRIGHTER FUTURES

INDUSTRIAL HEARTLAND

Catalyst 1: India's Semiconductor Silicon Valley

Anchored by Tata-PSMC's Landmark
₹91,000 Crore Wafer Fab Facility

CHIPS
FOR A
BRIGHTER
TOMORROW



TATA SEMICONDUCTOR FAB BLUEPRINT



CAPITAL OUTLAY

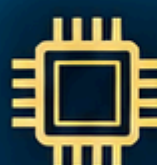
₹91,000 Crores
(\$11+ Billion USD)

under the India Semiconductor Mission (ISM).



PRODUCTION VOLUME

50,000 wafer starts
per month (WSPM).



TECHNOLOGY NODES

28nm, 40nm, 55nm, 90nm
chips for automotive, IoT,
computing, and communications.



EMPLOYMENT

20,000+ engineers,
researchers, and technical
specialists.



ANCILLARY ECOSYSTEM

Over 100 chemical suppliers, gas suppliers, cleanroom fabricators,
and test packaging units entering Dholera.

ECONOMIC & HOUSING IMPACT



Thousands of high-income expatriate and domestic engineers
will require quality residential housing in nearby master-planned
townships like **Aurya City**.



SEMICONDUCTOR
FAB



TALENT



SUPPLY CHAIN



RESIDENTIAL
DEMAND



AVIATION INFRASTRUCTURE

Catalyst 2: Dholera International Greenfield Airport

A Global Aviation & Air-Cargo Transshipment Gateway for Western India



4,000 Mtr
Runway



1,426 Ha
Zone



Code 4E/4F
Wide-Body Jets



2026 Launch
Operational Rollout

GLOBAL
CONNECTIVITY
LOCAL GROWTH
GREATER INDIA



PASSENGERS
BUSINESS
CARGO
OPPORTUNITIES

CARGO
A STRONGER
SUPPLY CHAIN
FOR A BRIGHTER
TOMORROW

MORE
THAN AN AIRPORT
A CATALYST
FOR PROGRESS

AVIATION INFRASTRUCTURE BLUEPRINT



Developer

DIACL (Joint venture of Airports Authority of India, Gujarat State Government, and NICDIT).



Total Dedicated Area

1,426 Hectares.



Runway Specifications

4,000-meter Code 4E/4F runway capable of handling Boeing 777, 747, and Airbus A380 jets.



Dual Functionality

Serves both international passenger traffic and high-volume cargo transshipment for Saurashtra-Gujarat industries.



AHMEDABAD DECONGESTION

Strategically engineered to absorb aviation spillover as Ahmedabad SVPI Airport reaches maximum passenger saturation.

DHOLERA SIR • WESTERN INDIA'S NEXT AVIATION GATEWAY • AGF GROUP

INFRASTRUCTURE
FUELS OPPORTUNITY

A STRONGER
GUJARAT
A BRIGHTER INDIA



HIGH-SPEED MOBILITY

Catalyst 3: 6-Lane Expressway & Vande Metro Corridor

Shrinking the Transit Time to Ahmedabad to Under 60 Minutes

FASTER CONNECTIONS • GREATER OPPORTUNITIES • A STRONGER GUJARAT

INFRASTRUCTURE
FOR A
MORE PROSPEROUS
TOMORROW



BUILDING
TODAY FOR
TOMORROW'S
INDIA

SMOOTHER
FASTER
SAFER
STRONGER

Ahmedabad–Dholera 6-Lane Expressway (NH-751):



109 km access-controlled high-speed corridor constructed by NHAI at over **₹4,000 Crores**.



Reduces commute between Ahmedabad (SP Ring Road) and Dholera to just **50–60 minutes**.



120-meter Right of Way (ROW) engineered for seamless future expansion to 8 lanes.



Direct flyover interchange connecting onto the Bhavnagar–Pipali highway corridor serving **Aurya City**.



AHMEDABAD
TO DHOLERA
50–60 MINS

A DIRECT ROUTE
TO A BRIGHTER
TOMORROW

Ahmedabad → Dholera A Brighter India

NH-751
CONNECTING
PEOPLE
PLACES
PROGRESS



109 KM
CORRIDOR LENGTH



6 LANES
ACCESS CONTROLLED



50–60 MIN
AHMEDABAD TO DHOLERA



120 M
RIGHT OF WAY (ROW)



DRIVEN
BY PROGRESS
CONNECTED
FOR PEOPLE

CLEANER
GREENER
SMARTER
TOGETHER

Ahmedabad–Dholera Vande Metro Rail:



Integrated along the central median of the expressway corridor.



Operating speeds up to **160 km/h** with rapid executive commuter shuttles.



Multimodal stations planned at Ahmedabad Metro, Dholera Airport, and Activation Zone.



HIGH-SPEED
CONNECTIVITY
FOR A
NEW GUJARAT

PEOPLE
BUSINESSES
OPPORTUNITIES
CLOSER



160 KM/H
OPERATING SPEED



MULTIMODAL STATIONS
AHMEDABAD METRO, DHOLERA AIRPORT
AND ACTIVATION ZONE



SUSTAINABLE MOBILITY
FOR A BRIGHTER TOMORROW



PEOPLE
CENTRIC



INFRASTRUCTURE
LED GROWTH

AGF GROUP

CONNECTIVITY • MOBILITY • GROWTH



SUSTAINABLE
DEVELOPMENT



A STRONGER
INDIA TOMORROW

CONNECTING
TODAY
EMPOWERING
TOMORROW



apnadholera.in

AN AGF GROUP INITIATIVE
INVEST • DEVELOP • GROW TOGETHER

SMART
INFRASTRUCTURE
SMARTER PEOPLE
BRIGHTER TOMORROW

DHOLERA SIR
INDIA'S NEXT
GLOBAL CITY

DIGITAL SMART CITY

Catalyst 4: India's Most Advanced Subterranean Grid

CLEANER CITIES
SAFER COMMUNITIES
SMARTER LIVING

Plug-and-Play Underground Utility Tunnels, Pressurized Water & SCADA Automation

SUSTAINABLE
RESILIENT
FUTURE READY

DHOLERA
A SMARTER
TOMORROW

UNDERGROUND
TODAY
UNINTERRUPTED
TOMORROW



POWER
DISTRIBUTION



POTABLE
WATER



RECYCLED
WATER



TELECOM &
DATA



PNEUMATIC
WASTE SYSTEM



SCADA
SENSORS

SMART UTILITY INFRASTRUCTURE SPECIFICATIONS

ENGINEERING BY
L&T • SIEMENS • CISCO

	SMART UTILITY	ENGINEERING IMPLEMENTATION
	Underground Multi-Utility Duct	Prefabricated concrete tunnels housing all trunk cables & lines; zero road digging forever.
	Potable Water Supply Network	24/7 pressurized tap water sourced from Narmada canal and coastal desalination.
	Dual-Recycled Water Lines	100% treated recycled wastewater network for flushing, industrial cooling, and landscaping.
	Underground Power Distribution	Underground smart power cables with automated ring-main switching and zero overhead wire clutter.
	Automated Pneumatic Waste System	Underground high-speed vacuum waste chutes transporting refuse directly to processing centers.
	City Operation Center (ABCD)	Centralized SCADA smart command center managing traffic, flood pumps, and environmental sensors.

BUILT
BENEATH
FOR A
BETTER
TOMORROW

THE ZERO-DIG DOCTRINE

Because all municipal utilities run through accessible underground tunnels, city roads will never be excavated for repairs or maintenance.



SUSTAINABLE
INFRASTRUCTURE



PEOPLE
CENTRIC GROWTH



GLOBALLY
COMPETITIVE



A CLEANER
GREENER INDIA

APNA DHOLERA

SMART INFRASTRUCTURE
A BRIGHTER TOMORROW

INDUSTRIAL MOMENTUM

Global Conglomerates Anchoring Dholera

INDUSTRY
INVESTMENT
INFRASTRUCTURE
OPPORTUNITY
A BRIGHTER
TOMORROW

Over ₹10 Lakh Crores (\$120B+) in Announced & Proposed Capital from Global Fortune 500s



GLOBAL CAPITAL
LOCAL OPPORTUNITIES



ADVANCED
MANUFACTURING



CLEAN ENERGY
DIGITAL ECONOMY



JOB
STRONGER COMMUNITIES

MAJOR CORPORATE CAPITAL COMMITMENTS IN DHOLERA SIR

INVESTMENT TODAY
A STRONGER
TOMORROW

 Reliance Industries	 ₹5.95 Lakh Crores	Announced / Proposed
Green Energy, Hydrogen & Solar Ecosystem		
 Adani Group	 ₹3,00 Lakh Crores	Announced / Proposed
Hyperscale Data Center Park & Clean Power Hub		
 Vedanta-Foxconn	 ₹1.54 Lakh Crores	Announced / Proposed
Semiconductor & Display Fabrication Proposals		
 Tata Electronics & PSMC	 ₹91,000 Crores	Confirmed / Under Construction
Commercial Semiconductor Wafer Fab		
 TSINGSHANN	 ₹21,000 Crores	Announced / Proposed
EV Battery & Stainless Steel Complex		
 ReNew Power	 ₹1,200 Crores	Announced / Proposed
Solar Cell & Module Manufacturing Unit		

"A globally competitive industrial ecosystem for a sustainable tomorrow."

— DHOLERA SIR

Confirmed / Under Construction
Announced / Proposed

Note: Represents announced and proposed investments. Not all capital is deployed as of 2026.



EMPLOYMENT DRIVER

Cumulative industrial investments will create over 800,000 skilled jobs, sparking massive permanent housing demand.



INDUSTRY
GROWS



JOB
MULTIPLY



COMMUNITIES
THRIVE



CLEAN ENERGY

Dholera 5,000 MW Ultra Mega Solar Park

Powering India's High-Tech Future with
Asia's Largest Renewable Installation

A CLEANER
GREENER
STRONGER
INDIA

CLEAN ENERGY
FOR A BRIGHTER
TOMORROW



5,000 MW
Capacity



11,000 Ha
Solar Zone



100% Green
Clean Power



₹25,000 Cr+
Investment

GULF OF KHAMBHAT
CLEANER HORIZONS
BRIGHTER POSSIBILITIES

RENEWABLE
TODAY
RESILIENT
TOMORROW



CLEAN
ENERGY
CLEANER
TOMORROW

SUSTAINABLE
POWER FOR
A STRONGER
INDIA

RENEWABLE ENERGY INFRASTRUCTURE



Spanning **11,000 hectares** along the Gulf of Khambhat coast, developed by **GUVNL and GPCL** to generate **5,000 Megawatts** of solar electricity.



Guarantees **100% green**, subsidized, ESG-compliant clean power for energy-intensive semiconductor fabs and data centers.



Provides multinational exporters with a critical competitive cost advantage under European and global **Carbon Border Adjustment Mechanisms (CBAM)**.



SOLAR PARK
ABUNDANT
CLEAN ENERGY



CLEAN POWER
RELIABLE
SUSTAINABLE SUPPLY



**SEMICONDUCTORS
& DATA CENTERS**
FUELING
HIGH-TECH GROWTH



**EXPORT
COMPETITIVENESS**
STRONGER INDIA
GLOBAL OPPORTUNITIES

APNA DHOLERA • CLEAN ENERGY • A BRIGHTER TOMORROW

CLEAN ENERGY
BUILDS
BRIGHTER
TOMORROWS



DHOLERA SIR
INDIA'S NEXT
GLOBAL CITY

TOWN PLANNING

Town Planning Schemes (TP 1 to 6) & Activation Zone

A Structured 422 Sq. Km Urban Master Plan Regulated by DSIRDA Authority



PLANNED
GROWTH



SUSTAINABLE
DEVELOPMENT



BETTER
LIVELIHOODS

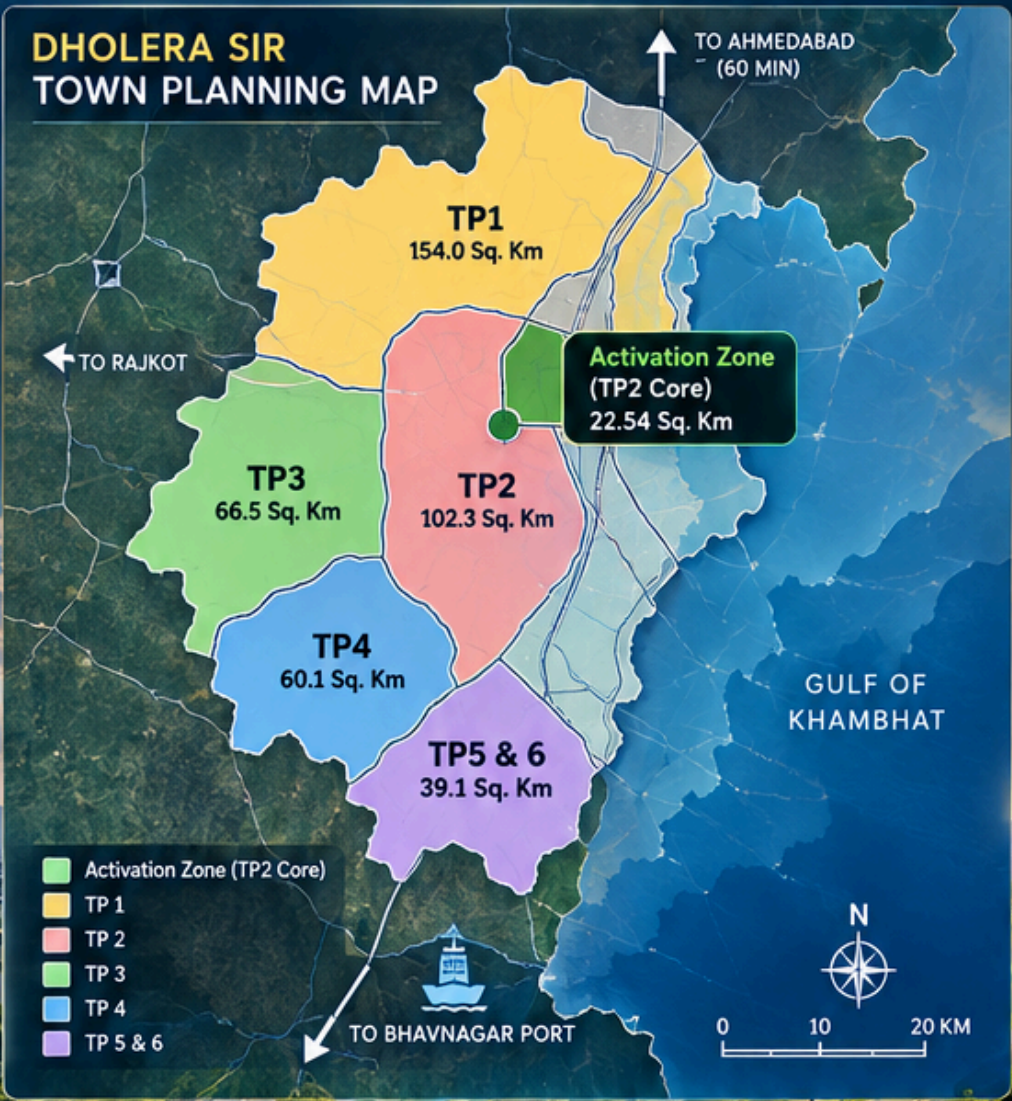


A STRONGER
GUJARAT

A SMARTER
GREENER
MORE PROSPEROUS
DHOLERA

SCHEME	AREA	KEY FOCUS & FEATURES	STATUS
Activation Zone (TP2 Core)	22.54 Sq. Km	100% Complete; ABCD building, Tata Fab, live trunk roads.	100% COMPLETE
TP 1	154.0 Sq. Km	Residential zones, commercial centers, knowledge and IT park.	IN DEVELOPMENT
TP 2	102.3 Sq. Km	Industrial manufacturing heartland, logistics clusters.	IN DEVELOPMENT
TP 3	66.5 Sq. Km	Recreation, resort enclaves, golf courses, tourism corridor.	IN DEVELOPMENT
TP 4	60.1 Sq. Km	Public civic facilities, medical centers, university campuses.	IN DEVELOPMENT
TP 5 & 6	39.1 Sq. Km	Southern economic corridor, seaport logistics, eco-tourism.	IN DEVELOPMENT

DHOLERA SIR TOWN PLANNING MAP



REGIONAL SYNERGY WITH AURYA CITY

LIVE
WORK
INVEST
GROW



Positioned along the southern arterial corridor connecting TP2 with Bhavnagar Port, providing quick access to industrial workplaces while residing in a peaceful suburban setting.



STRATEGIC
CONNECTIVITY



QUALITY
LIVING



PROXIMITY
TO JOBS



A SUSTAINABLE
TOMORROW

DHOLERA
INDIA'S NEXT
GLOBAL CITY



PLANNED
PEOPLE
PROSPERITY
TOGETHER

PREMIUM LIVING
STRATEGIC LOCATION
LONG-TERM GROWTH

A WELL PLANNED
GREENER TOMORROW
FOR GENERATIONS

More than a Township
A Better Tomorrow

MASTER PLAN ALLOCATION

Township Land Zoning & Density Breakdown

Strict Compliance with Government Urban Norms Delivering 59.23% Saleable Balance



WELL PLANNED
LIVING SPACES



GREENER
HEALTHIER COMMUNITIES

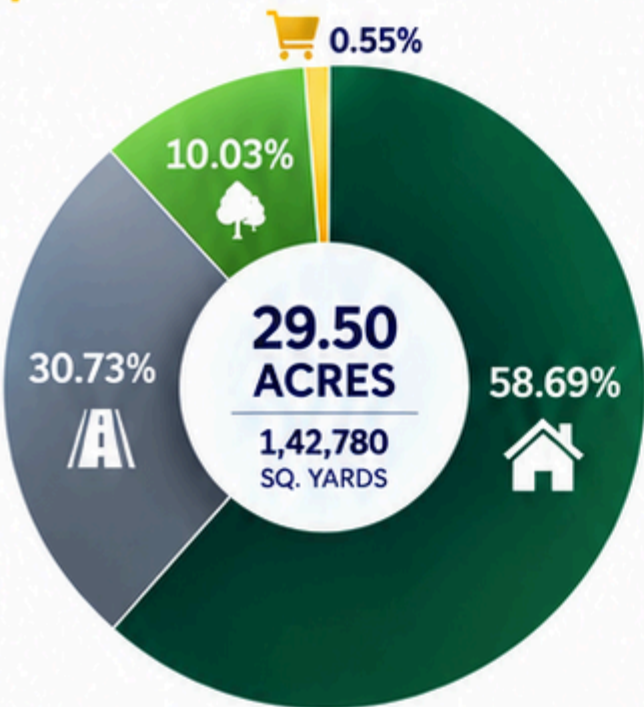


REGULATORY
COMPLIANCE



HIGHER VALUE
STRONGER TOMORROW

LAND USE SPLIT - AURYA CITY



- Residential Plotted Area
- Wide Internal Road Networks
- Parks & Landscaped Greens
- Commercial Shopping Hub

LAND USE ALLOCATION

(29.50 ACRES / 1,42,780 SQ. YARDS)

LAND USE CATEGORY	AREA (SQ. YARDS)	PERCENTAGE	KEY DETAILS
Residential Plotted Area	83,797	58.69%	553 Approved Plots
Wide Internal Road Networks	43,884	30.73%	20, 30, 40 & 50 ft paved roads
Parks & Landscaped Greens	14,319	10.03%	5 community theme parks
Commercial Shopping Hub	780	0.55%	Daily essential convenience retail



Total Saleable
Area Ratio

59.23%

Over 40% dedicated to public infrastructure and open spaces.



PLANNING RIGOR

Strictly complies with statutory town-planning norms, avoiding the cramped density of unauthorized colonies.

AURYA CITY

MASTER LAYOUT (ILLUSTRATIVE)

SPACIOUS
SUSTAINABLE
WELL PLANNED
FOR GENERATIONS

TOWARDS
DHOLERA SIR
(TP2)

TOWARDS
BHAVNAGAR PORT



GREEN SPACES
FOR A HEALTHY
TOMORROW



WIDE ROADS
FOR BETTER
CONNECTIVITY



MODERN AMENITIES
FOR A HIGHER
LIFESTYLE



A THRIVING
COMMUNITY
FOR A BRIGHTER
TOMORROW

CADASTRAL PRECISION

Survey Number 42/Paiki —
Sanctioned Blueprints

Clear Government Revenue Records, Verifiable Boundaries, and DGPS Demarcation



VERIFIED
REVENUE RECORDS



ACCURATE
BOUNDARY MAPPING



GOVERNMENT
APPROVED



DGPS
DEMARKATION

CADASTRAL IDENTIFICATION



Revenue Survey
Number

Survey No. 42/Paiki
(Revenue Sub-division:
C.S. No NA42/P1)



Village & Taluka

Village Kotda,
Taluka Bhavnagar,
District Bhavnagar,
Gujarat State.



Sanctioned
Land Area

1,19,585.00 Sq. Meters
(Equivalent to
1,42,780.00 Sq. Yards /
29.50 Acres)



Blueprint Scale

1 CM = 5 Meters
as certified on approved
architectural layout drawings.



Boundary
Clearances

Adjoining Survey No. 58 & 50
(North & East), Survey No. 41 &
42/Paiki (West), and State
Highway Centerline (South).

APPROVED LAYOUT BLUEPRINT
(SCALE 1 CM = 5 METERS)



REVENUE MAP (VILLAGE RECORDS)



PHYSICAL MONUMENTATION & DGPS SURVEY



DGPS SURVEY
Every plot is surveyed using
Differential GPS (DGPS) for
high-precision demarcation.



PERMANENT BOUNDARY STONES
Demarcated with permanent
concrete boundary stones for
long-term clarity and security.



LEGAL TITLE
GOVERNMENT RECORDS



VERIFIED BOUNDARIES
BUY WITH CONFIDENCE



A SECURE INVESTMENT
FOR A BRIGHTER TOMORROW



A STRONGER
BHAVNAGAR.
A BRIGHTER
TOMORROW.

 LEGAL SOVEREIGNTY

100% Government Approved NA Clearances

Absolute Peace of Mind with Clean Revenue Titles,
Property Cards & Registry



STATUTORY SECTION 65 CLEARANCE

Converted under Section 65 of the Gujarat Land Revenue Code, 1879 for Non-Agricultural Multi-Purpose Residential Use (NA-Bahu-Upyog) under formal Sanction Order No. 4/14/15/08.

SAME
TITL
ATRON
TOMORROW

STATUTORY DOCUMENTS & BUYER PROTECTION

STATUTORY DOCUMENT	AUTHORITY	BUYER-PROTECTION FUNCTION
 NA Sanction Order (Section 65)	Revenue Department / Collector	Permanent residential title; zero agricultural conversion risk.
 7/12 & 8-A Revenue Abstracts	Talati / e-Dhara Kendra	30-year unbroken chain of clean, dispute-free title ownership.
 Digital Property Card (Malmatta Nondh)	City Survey Office Bhavnagar	Urban digital title card confirming freehold legal status.
 Approved Master Layout Plan	Town Planning Authority	Guarantees individual plot identity, road widths, and open parks.
 Sub-Registrar Registered Deed	Sub-Registrar Office Bhavnagar	Direct biometric execution of registered freehold sale deed.



ELIGIBILITY

Fully open for purchase by any Indian citizen or NRI without requiring farmer status in Gujarat.



DUE DILIGENCE
VERIFIED RECORDS
TRUSTED INVESTMENT



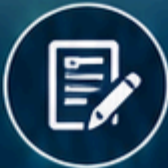
**GOVERNMENT
APPROVAL**
OFFICIAL CLEARANCES



REVENUE RECORDS
CLEAN TITLE HISTORY



PROPERTY CARD
DIGITAL VERIFICATION



REGISTERED DEED
LEGAL OWNERSHIP



BUYER ELIGIBILITY
INDIAN CITIZENS & NRI

SECURE
LAND TODAY
A BRIGHTER
TOMORROW

INVEST IN
VERIFIED LAND
INVEST IN A
BETTER TOMORROW

ARCHITECTURAL DESIGN

Plot Typologies & 100 Gaz Villa Dimensions

Carefully Optimized Plot Configurations Ensuring Practical Living and High Liquidity



PRACTICAL
DESIGNS



HIGH
LIQUIDITY



MODERN
LIFESTYLE



IDEAL FOR
FAMILIES



A STRONGER
TOMORROW

MODERN HOMES
BRIGHTER LIVES

STANDARD EXECUTIVE PLOT SPECIFICATIONS (100 GAZ)



Dimensions

20 Feet Frontage x 45 Feet Depth
(6.10m x 13.72m)



Carpet Area

100.0 Sq. Yards
(900 Sq. Feet)



Super Area

168.83 Sq. Yards



Construction
Capability

Ground + 1st Floor + Terrace
Garden (Up to 1,800 - 2,000 Sq. Ft
built-up duplex villa)



Frontage &
Setback

Direct access to 30-ft wide paved
internal avenue with dedicated
car park.

100 GAZ (20 FT x 45 FT) VILLA BLUEPRINT

PLOT SIZE
20 FT x 45 FT
(100 SQ. YARDS)



“Thoughtfully planned homes
for a brighter tomorrow.”

OTHER AVAILABLE PLOT SIZES



58 GAZ
(17 x 30 FT)

Starter Plots
6 Units



100 GAZ
(20 x 45 FT)

Standard Villa Plots
(As shown above)



200 GAZ
(30 x 60 FT)

Premium Villa Plots
187 Units



CORNER PLOTS
(100 to 400+ GAZ)

Multiple Options
Available



WELL PLANNED
SPACIOUS LIVING



DESIGNED
FOR FAMILIES



GREEN & SERENE
SURROUNDINGS



WIDE ROADS
BETTER CONNECTIVITY



A SECURE
INVESTMENT

AURYA CITY
LIVE BETTER
TOMORROW

AURYA CITY

More than a Plot
A Better Tomorrow

WELL PLANNED
INFRASTRUCTURE
FOR A BRIGHTER
TOMORROW

SMOOTH ROADS
STRONGER
COMMUNITIES

CIRCULATION DESIGN

Grand Avenues & Internal Road Networks

Engineered for Frictionless Traffic Flow with 20 ft, 30 ft, 40 ft & 50 ft Paved Avenues

-  WELL PLANNED
CONNECTIVITY
-  SMOOTH
TRAFFIC FLOW
-  DURABLE
INFRASTRUCTURE
-  GREENER
COMMUNITIES
-  A BETTER
TOMORROW

ROAD NETWORK HIERARCHY

ROAD TYPE	WIDTH (FEET / METERS)	ENGINEERING SPECIFICATIONS	ROLE & CONNECTIVITY
 Central Spine Boulevard	50 Feet (15.24 M)	Heavy-duty interlocking paver blocks, landscaped median, LED street lights, underground utilities.	Direct connection from main security gate; palm tree lined avenue.
 Secondary Arterial Avenues	40 Feet (12.19 M)	Interlocking paver blocks, sidewalks, drainage, street lighting, green belts.	Connects residential sectors with central park and clubhouse.
 Sector Access Roads	30 Feet (9.14 M)	Paver blocks with pedestrian sidewalks, storm water drainage channels on both sides, street lights.	Links all residential blocks, amenities and green zones.
 Internal Residential Lanes	20 Feet (6.10 M)	Paver blocks, tree canopies, proper drainage, low-speed design.	Quiet residential cul-de-sacs with dedicated tree canopies for a peaceful living environment.



ROAD ALLOCATION
43,884 Sq. Yards
(30.73% of total layout)

Dedicated to heavy-duty interlocking paver block roads ensuring zero traffic bottlenecks and a world-class driving experience.



PREMIUM
PAVER BLOCKS
LONG LASTING
LOW MAINTENANCE



SEAMLESS
CONNECTIVITY



TREE LINED
AVENUES



EFFICIENT
DRAINAGE



MODERN
STREET LIGHTING



SAFE & SMOOTH
DRIVING



STRONGER
COMMUNITIES

GOOD ROADS
BRIGHTER
LIVES

AURYA CITY

A WELL PLANNED
TOWNSHIP
A STRONGER
TOMORROW

COMMUNITY LIFESTYLE

Township Amenities — Clubhouse & Wellness

World-Class Leisure, Health and Social Infrastructure
within Gated Perimeters

*More than a
Township, A Better
Tomorrow*

LIFESTYLE
WELLNESS
RECREATION
COMMUNITY

GOOD PEOPLE
GREAT COMMUNITY

RELAX
CONNECT
BELONG



PREMIUM
AMENITIES



HEALTHIER
LIVING



STRONGER
COMMUNITY



HIGHER
LIFESTYLE



GRAND COMMUNITY CLUBHOUSE

A SPACE FOR CELEBRATIONS, CONNECTIONS
AND CREATIVITY



- ✓ Air-conditioned lounge
- ✓ Multi-purpose banquet hall for private family celebrations
- ✓ Reading library and co-working spaces



RESORT SWIMMING POOL

RELAX, REJUVENATE AND REFRESH



- ✓ Designer outdoor swimming pool
- ✓ Sunken poolside loungers
- ✓ Shallow children's splash pool
- ✓ Private shower suites



HEALTH & FITNESS GYMNASIUM

A FITTER YOU FOR A BRIGHTER TOMORROW



- ✓ Fully equipped fitness gym with professional cardio machines
- ✓ Weight-training setups
- ✓ Yoga lawn and meditation pavilion



SPORTS & ACTIVE RECREATION

PLAY • COMPETE • STAY ACTIVE



- ✓ Floodlit badminton court
- ✓ Multi-sport tennis/volleyball area
- ✓ Jogging path
- ✓ Indoor games room (table tennis, chess, billiards)



GREEN SPACES
FOR FAMILIES



LEISURE
FOR ALL AGES



WELLNESS
FOR A BETTER YOU



A SAFER
GATED COMMUNITY

*A Lifestyle
You Deserve*

AURYA CITY

LIVE • CONNECT • THRIVE



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INVEST • DEVELOP • GROW TOGETHER

PEOPLE
PLACES
PROSPERITY
TOGETHER



AURYA CITY

DHOLERA'S GROWTH ADDRESS

A GREENER
HEALTHIER
HAPPIER
TOMORROW



LUSH LANDSCAPES

Parks, Thematic Gardens & Ecological Greenery

Over 14,300 Sq. Yards of Manicured Lawns, Shaded Walks and Play Areas

AURYA CITY
NATURE TODAY
A BRIGHTER
TOMORROW

GREENER
COMMUNITIES
BRIGHTER
LIVES



14,319 Sq. Yd
PARKS



10.03%
GREENERY



1,000+
TREES



100%
WALKABLE

LANDSCAPED GREEN HIGHLIGHTS

NATURE • RECREATION • WELLBEING • COMMUNITY



CENTRAL BOTANICAL PARK

Lush manicured turf, flowering shrub beds, and aromatic native shade trees.



SENIOR CITIZEN GAZEBOS

Shaded sitting pergolas with ergonomic reflexology acupressure walking tracks.



CHILDREN'S PLAY ARENA

Anti-skid rubberized safety surface, swings, slides, and jungle gym frames.



REFLECTING WATER FEATURES

Ambient water fountains and ponds creating a cooling, tranquil micro-climate.



ECOLOGICAL WALKABILITY

Five distinct park zones distributed evenly across Phase 1 and Phase 2 ensure every plot is within a 2-minute walk from a park.



2 MIN
WALK TO
A PARK

*Nature Builds
Better Neighbours*

GREEN
SPACES
STRONGER
COMMUNITIES



CLEANER ENVIRONMENT



HEALTHIER FAMILIES



HAPPIER LIVING



A SUSTAINABLE TOMORROW

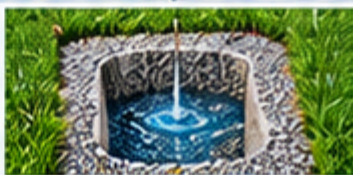
APNA DHOLERA • AURYA CITY • GREENER LIVING • BRIGHTER TOMORROW

 INFRASTRUCTURE STANDARDS

Township Utilities & Civil Engineering

Built for Durability, Environmental Sustainability and Effortless Living



TOWNSHIP UTILITIES & SPECIFICATIONS				MODERN INFRASTRUCTURE FOR A BETTER TOMORROW
UTILITY	SPECIFICATIONS	VISUAL REFERENCE	KEY BENEFITS	
 Gated Perimeter & Surveillance	8-foot boundary wall, 24/7 manned security guards, RFID boom barriers, HD CCTV cameras.		Complete security, controlled access and peace of mind.	
 Solar Street Illumination	Autonomous solar-powered LED streetlamps with dusk-to-dawn sensors.		Energy-efficient, eco-friendly and uninterrupted lighting throughout the township.	
 Water Supply Infrastructure	Central overhead water reservoir with underground piping to each individual plot boundary.		Reliable 24/7 water supply with consistent pressure to every plot.	
 Underground Drainage & Sewage	Concealed sewerage pipeline network connecting to eco-friendly septic systems.		Hygienic, modern and environmentally responsible waste management.	
 Rainwater Harvesting	Recharge wells and ground percolation pits preserving the local groundwater table.		Sustainable water management for a greener tomorrow.	
 Telecommunication Conduits	Underground pipe sleeves for high-speed fiber broadband and electric power cables.		Future-ready connectivity for high-speed internet, power and smart utilities.	



PLUG-AND-PLAY PLOT DELIVERY
Every plot is delivered with corner boundary stones, numbered plot signage, and utility stub points ready at the the road edge.



- ✓ BOUNDARY STONES
- ✓ PLOT NUMBER SIGNAGE
- ✓ UTILITY STUB POINTS
- ✓ READY AT ROAD EDGE



SECURE
ENVIRONMENT



CLEAN
ENERGY



RELIABLE
WATER SUPPLY



SUSTAINABLE
DRAINAGE



SMART
CONNECTIVITY



BETTER
COMMUNITIES



Engineered
for Generations

CIVIC INTEGRATION

Surrounding Civic & Social Infrastructure

Established Hospitals, Universities, Schools, and Daily Markets in Close Reach

Connected
Today
Brighter
Tomorrow

SOCIAL INFRASTRUCTURE PROXIMITY

WELL CONNECTED FOR
A BETTER LIFESTYLE

CATEGORY	KEY FACILITIES	TRAVEL TIME	VISUAL REFERENCE
 Hospitals & Healthcare	Bhavnagar Civil Hospital, Private Multispecialty Clinics	 15 - 20 Mins (via Highway)	 BHAVNAGAR CIVIL HOSPITAL
 Higher Education	MK Bhavnagar University, Government Engineering Colleges	 20 Mins (Commute)	 MK BHAVNAGAR UNIVERSITY
 Schools & Academies	English Medium CBSE/State Schools in Kotda & Bhavnagar	 5 - 15 Mins (Radius)	 CBSE / STATE SCHOOLS
 Banking & ATMs	SBI, HDFC, ICICI, Bank of Baroda Branches	 5 Mins (near Adhelai Toll)	 SBI BANK BRANCH
 Daily Essentials & Retail	Dedicated commercial shopping complex within Aurya City gate	 Within Township	 SHOPPING & DAILY ESSENTIALS
 Religious Shrines	Ancient Temples, Ramji Mandir, Jain Tirths in immediate vicinity	 5 - 15 Mins (Nearby)	 LOCAL TEMPLES & JAIN TIRTHS

IMMEDIATE LIVABILITY



Unlike remote desert locations, Aurya City benefits from immediate access to established markets, skilled labor, and transit along the Bhavnagar corridor.

A Well Connected
Life Awaits



EXCELLENT
CONNECTIVITY



ESTABLISHED
MARKETS



SKILLED
LABOR AVAILABILITY



EASY TRANSIT
OPTIONS



HIGHER
LIFESTYLE VALUE



CAPITAL COMPOUNDING

5-Year Capital
Appreciation Trajectory

Understanding Land Compounding Across
Major Infrastructure Milestones

Invest Today
Grow Tomorrow



- 

INTERNATIONAL
AIRPORT
- 

6-LANE
EXPRESSWAY
- 

TATA
SEMICONDUCTOR
- 

20,000+
TECH WORKFORCE
- 

100+
ANCILLARY UNITS
- 

STRONGER
LAND VALUES

MILESTONE APPRECIATION STAGES

INFRASTRUCTURE DRIVES VALUE
PEOPLE CREATE OPPORTUNITY

STAGE & TIMELINE	LAND RATE	PLOT VALUE (100 GAZ)	KEY INFRASTRUCTURE MILESTONE		EXPECTED IMPACT
 Stage 1 Current 2026 (Ground-Floor Entry)	₹15,000 per Gaz	₹15.0 Lakh per plot		Expressway & Airport approaching completion.	Early entry advantage at lowest price.
 Stage 2 2026 - 2027 (Airport & Expressway Live)	₹22,500 per Gaz	₹22.5 Lakh per plot		Operational transit unlocks immediate growth.	~50% valuation jump.
 Stage 3 2027 - 2028 (Tata Semiconductor Production)	₹30,000 per Gaz	₹30.0 Lakh per plot		Commercial chip rollout brings 20,000+ tech workforce.	Strong demand from professionals & investors.
 Stage 4 2029 - 2031 (Industrial Maturation)	₹45,000+ per Gaz	₹45.0+ Lakh per plot		100+ ancillary suppliers active; industrial ecosystem mature.	3x compounding achieved.

PROJECTED PRICE APPRECIATION (PER GAZ)





~3X
GROWTH
IN 5 YEARS



INFRASTRUCTURE LED



DEMAND DRIVEN



HIGHER RENTAL YIELD



STRONG EXIT OPPORTUNITIES



WEALTH CREATION RULE

Real estate wealth is captured in the delta between
infrastructure planning and commercial operation.

Buy Before
The Growth Arrives



INFRASTRUCTURE
TODAY



OPPORTUNITY
TOMORROW



WEALTH
FOREVER



INVEST • GROW • BELONG



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INVEST • DEVELOP • GROW TOGETHER

PEOPLE
PLACES
PROSPERITY
TOGETHER



AURYA CITY

DHOLERA'S GROWTH ADDRESS

A BRIGHTER
GREATER
WEALTHIER
TOMORROW



COMMERCIAL TERMS

Transparent Pricing & Payment Stages

Clear Unit Economics Anchored at
₹15,000 per Gaz (100 Gaz at ₹15 Lakhs)

Today's
Investment
A Brighter
Tomorrow



₹15,000

Base Rate
per Gaz



100 Gaz

Standard
Plot Area
(Sq. Yd / 900 Sq. Ft)



₹15 Lakh

Total Unit Cost
(100 Gaz Plot)



100%

Freehold
Title



UNIT ECONOMICS

100 Gaz (Sq. Yd / 900 Sq. Ft)
Residential Freehold Plot =

₹15,00,000
(₹15 Lakhs)



KEY HIGHLIGHTS



Clear and transparent pricing



No hidden charges



Freehold residential title



Direct allocation from live inventory



Ideal for end-use and long-term investment



OWN TODAY
A BRIGHTER
TOMORROW



STANDARD 3-STAGE PAYMENT PLAN

SIMPLE • SECURE • TRANSPARENT

1

STAGE 1
BOOKING & ALLOTMENT



20%

on booking token

Unit reservation
on master map.

2

STAGE 2
AGREEMENT TO SELL



30%

within 30 days

Formal agreement
execution.

3

STAGE 3
REGISTRY & POSSESSION



50%

within 60 days

Sub-registrar deed execution
& physical possession.



INVENTORY RESERVATION

Direct plot unit allocation selected
from certified live inventory layout.



CHOOSE
YOUR PLOT
SECURE YOUR FUTURE



TRANSPARENT
DEALS



SECURE
INVESTMENT



GROWING
COMMUNITY



A BETTER
TOMORROW

Land for a
Brighter Tomorrow

AURYA CITY
DHOLERA

PEOPLE • PROGRESS • PROSPERITY

APNA DHOLERA • AURYA CITY • SMART INVESTMENTS • STRONGER TOMORROW

 DOWNSIDE PROTECTION

Special Value Feature — 100% Principal Cashback Plan

A Structured 3-Year Capital Repayment Program
Delivering Total Downside Safety


**YOUR CAPITAL
PROTECTED**


**OWN & GROW
SIMULTANEOUSLY**


**ZERO NET
COST**


**LONG-TERM
WEALTH CREATION**

*Same
Land
Higher
Tomorrow*

**INVEST
BUILD
BELONG
GROW**

3-YEAR CASH FLOW & CAPITAL RECOVERY

INVEST TODAY
GET YOUR PRINCIPAL BACK
KEEP THE APPRECIATION



Net Effective
Land Cost

₹0

(Zero Net
Capital Risk)

Get 100% of your
₹15 Lakh back in
36 months while
retaining ownership!

CASHBACK DISBURSEMENT SCHEDULE

INVEST • RECOVER • OWN • GROW

YEAR 1
(END OF MONTH 12)

 **₹2,00,000**
(₹2 Lakh)

13.3%
Capital Recovery

YEAR 2
(END OF MONTH 24)

 **₹3,00,000**
(₹3 Lakh)

33.3%
Cumulative Recovery

YEAR 3
(END OF MONTH 36)

 **₹10,00,000**
(₹10 Lakh)

100%
Full Capital Repaid

**NET EFFECTIVE
LAND COST**


₹0

**Zero Net
Capital Risk**



DOWNSIDE PROTECTION GUARANTEE

100% PRINCIPAL REPAID

The buyer receives 100% of their initial ₹15 Lakh purchase capital back across 36 months while retaining permanent, registered legal freehold ownership and appreciation rights of their 100 Gaz residential plot.



YOU KEEP
OWNERSHIP



YOU KEEP
APPRECIATION



TOTAL
DOWNSIDE SAFETY

AURYA CITY
A BETTER TOMORROW

*Secure Today
Prosper Tomorrow*

Step-by-Step Purchase & Legal Registration

A Methodical, Stress-Free Journey from Online Discovery to Property Registry

*Your Dream
Land
Our Guided
Process*

**INVEST
BUILD
BELONG
GROW**

STEP

1



Fit Consultation

Connect via <https://apnadhholera.in/> for a 15-minute consultation to review available inventory and budget goals.



DISCUSS
EXPLORE
PLAN

STEP

2



Legal Pack Review

Examine the complete statutory document pack: Section 65 NA order, Property Card, and approved layout drawings.



VERIFY
DOCUMENTS
BUY WITH
CONFIDENCE

STEP

3



Site Visit & Ground Verification

Visit Kotda ($21^{\circ}58'52.9''N$ $72^{\circ}07'27.0''E$) to inspect physical boundary stones, road networks, and highway connectivity.



SEE IT
EXPERIENCE IT
BE ASSURED

STEP

4



Booking & Allotment Letter

Submit booking token and select your specific plot unit number on the certified layout map.



LOCK YOUR
PLOT
SECURE
YOUR FUTURE

STEP

5



Sub-Registrar Sale Deed

Execute the registered sale deed at the Bhavnagar Sub-Registrar office with biometric authentication.



LEGAL
REGISTRATION
HASSLE-FREE

STEP

6



Mutation & Property Card

Receive registered Index-II copy and complete official revenue mutation entry into municipal records.



OWN IT
ON RECORD
FOR GENERATIONS



TRANSPARENT
PROCESS



EXPERT
SUPPORT



LEGAL
COMPLIANCE



PEACE OF
MIND

*Invest Today
In A Brighter
Tomorrow*

**DHOLERA
BIGGER
OPPORTUNITIES
AHEAD**



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INVEST • DEVELOP • GROW TOGETHER

PEOPLE
PLACES
PROSPERITY
TOGETHER



AURYA CITY

DHOLERA'S GROWTH ADDRESS

A BRIGHTER
GREATER
WEALTHIER
TOMORROW



INVESTOR CLARITY

Frequently Asked Questions (FAQs)

Addressing Title Clearances, Construction Rights, Possession and Resale



CLEAR ANSWERS



INFORMED
DECISIONS



TRUSTED
GUIDANCE



A BRIGHTER
TOMORROW



Real
Questions
Real
Answers

Q1



Can non-agriculturists and out-of-state buyers purchase plots?



Yes. Aurya City holds formal Non-Agricultural (NA) residential sanction under Section 65 of the Gujarat Land Revenue Code. Any Indian citizen or NRI can buy and register plots without needing farmer status.

Q2



Is the title completely freehold?



Yes. Every plot is sold as 100% freehold residential real estate with complete ownership rights transferred through a registered sale deed.

Q3



When can I start villa construction?



Possession is immediate upon execution of the sale deed. Internal roads and boundaries are ready; owners can commence construction at their convenience.

Q4



What maintenance is provided after purchase?



AGF Group provides ongoing gated security, regular road upkeep, garden maintenance, and periodic plot boundary verification.

Q5



How does this compare with land inside DSIR TP boundaries?



Plots inside Dholera SIR TP schemes are heavily commercialized and restricted. Aurya City provides private residential freedom at an accessible price point with zero acquisition encumbrances.



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GROW TOGETHER



SECURE TOMORROW

Your
Land
Our Commitment

AURYA CITY
DHOLERA

PEOPLE • PROGRESS • PROSPERITY



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Contact Us & Schedule Your Guided Site Visit

Connect with our Advisory Team for Document Packs and Inventory Allocation



EXPERT
GUIDANCE



COMPLETE
DOCUMENTATION



ON-SITE
EXPERIENCE



A SECURE
INVESTMENT



Opportunities in high-velocity infrastructure corridors do not wait.

With the Ahmedabad-Dholera Expressway and International Airport operationalizing, early-stage pricing windows are closing rapidly. Connect with our advisory desk to review legal documents and reserve your plotted unit.

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OFFICIAL CONTACT DIRECTORY

	Official Web Platform	https://apnadhholera.in/
	Developer Enterprise	AGF Developers Pvt. Ltd. (AGF Group)
	Project Name	Aurya City (AGF Aurya City)
	Site Address	Near Toll Plaza, Kotda, Bhavnagar-Pipali Highway Corridor, Gujarat - 382455
	Geo-Coordinates	21°58'52.9"N 72°07'27.0"E 
	Corporate Email	info@agfgroupindia.com
	Developer Portals	www.agfgroupindia.com www.auryacity.com
	Site Visit Service	Complimentary guided chauffeur pick-and-drop available from Ahmedabad & Bhavnagar airports/railway stations.



LAND TODAY
A BRIGHTER
TOMORROW



PEOPLE
PLACES
PROSPERITY



SMART
INVESTMENTS
REAL GROWTH



LEGAL DISCLAIMER

This brochure is indicative and designed for discovery purposes. All layout plans, dimensions, and government clearances correspond to Survey No. 42/Paiki at Kotda, Bhavnagar. Prospective buyers are encouraged to independently verify all revenue abstracts and statutory sanctions before financial commitment.

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Belong
Grow*