

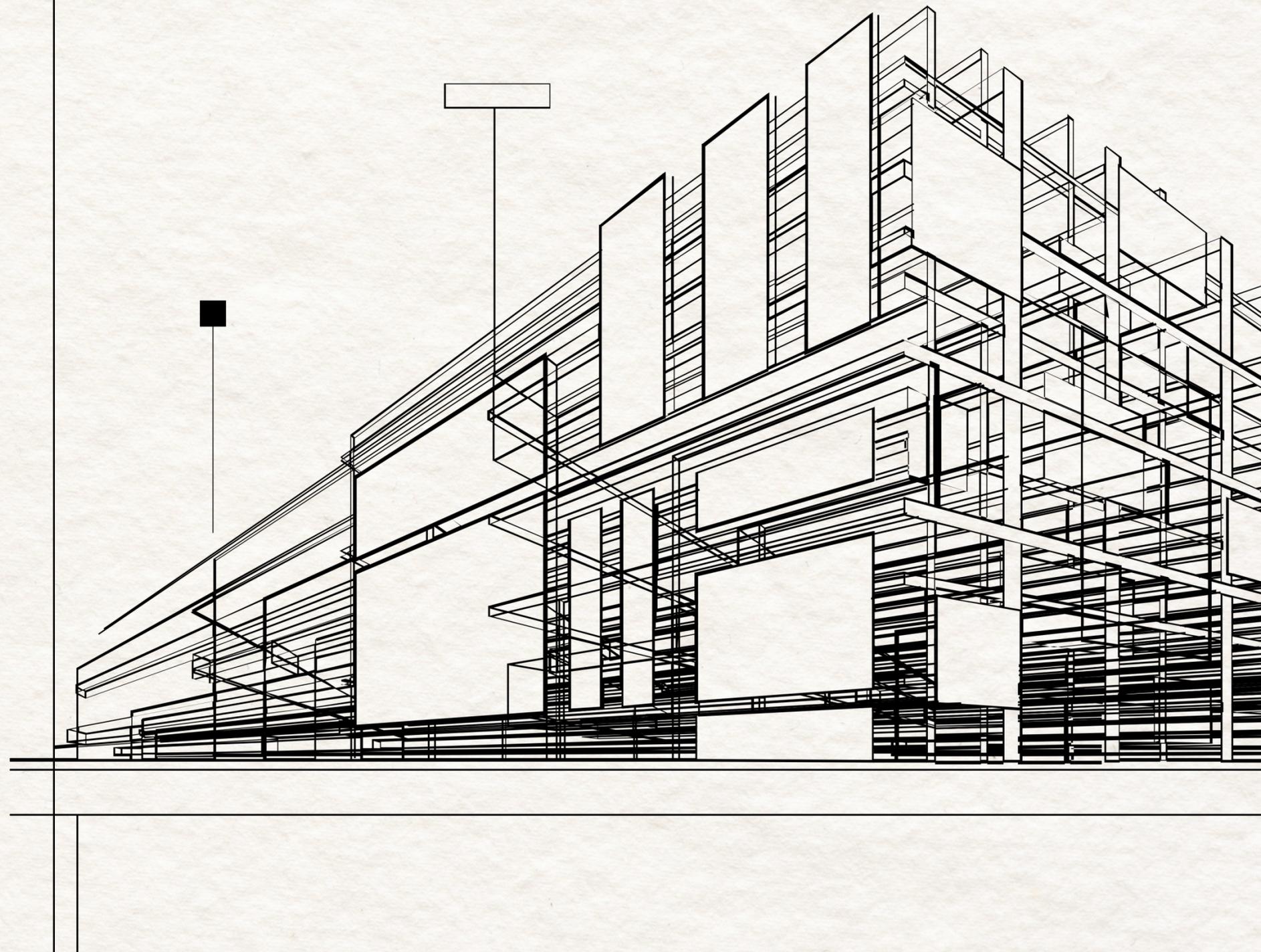


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Ridhi 966/1 SCO Plots

Bhangadh, Dholera

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About Us

We are specialists in industrial & Residential land solutions within the Dholera Special Investment Region (DSIR) — India's premier smart industrial zone. With deep local expertise, legal clarity, and access to government-approved plots, we help businesses secure the right land for manufacturing, warehousing, logistics, and large-scale infrastructure.





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Our Main Business

We are specialists in industrial & residential land solutions within the Dholera Special Investment Region (DSIR) — India's premier smart industrial zone. With deep local expertise, legal clarity, and access to government-approved plots, we help businesses secure the right land for manufacturing, warehousing, logistics, and large-scale infrastructure.





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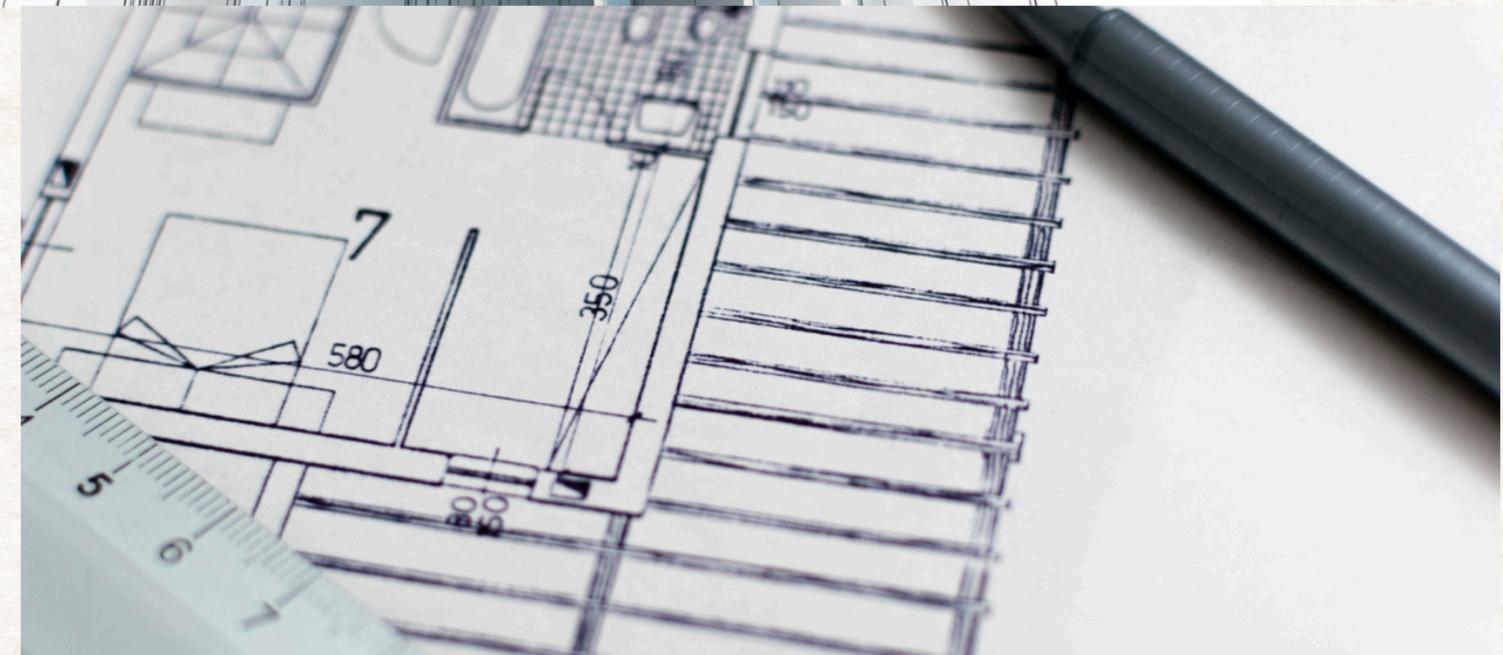
Ongoing Projects

➤ RESIDENTIAL

We have a wide range of Residential inside and outside SIR. The projects are basically on the 70 Meter road which will have a proposed metro on the same.

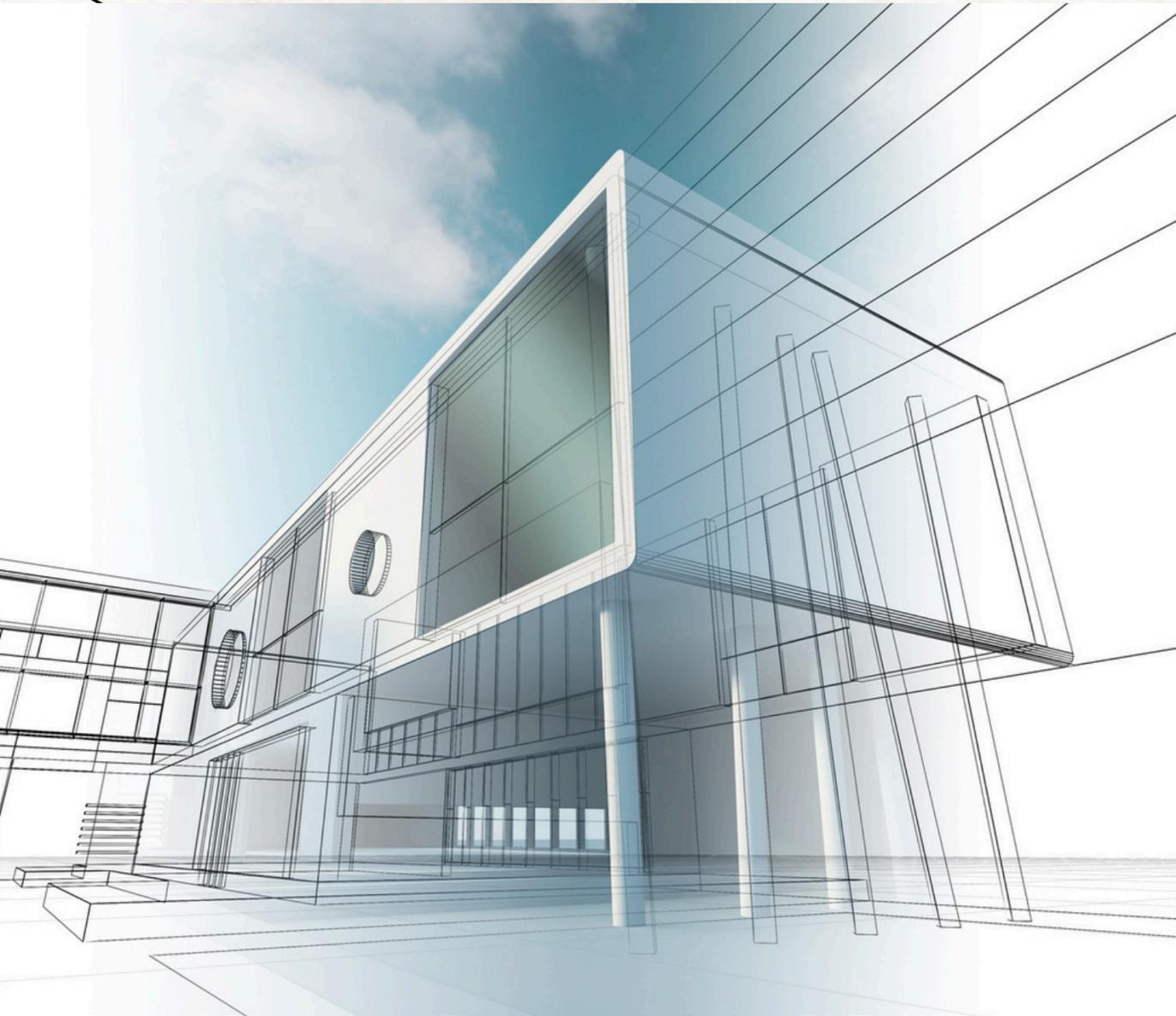
➤ INDUSTRIAL AND LOGISTIC PLOTS

Our collection of industrial land also consists of plots on 70 meter and Logistic area. These land parcels and projects are basically on the 70 Meter road which will have a proposed metro on the same.



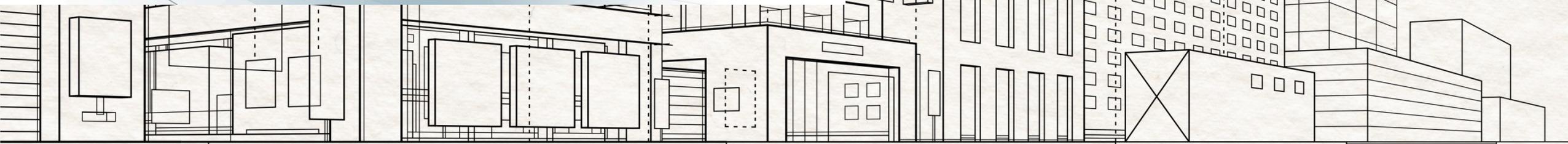


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Dholera is the world's largest and first Platinum rated Greenfield city.

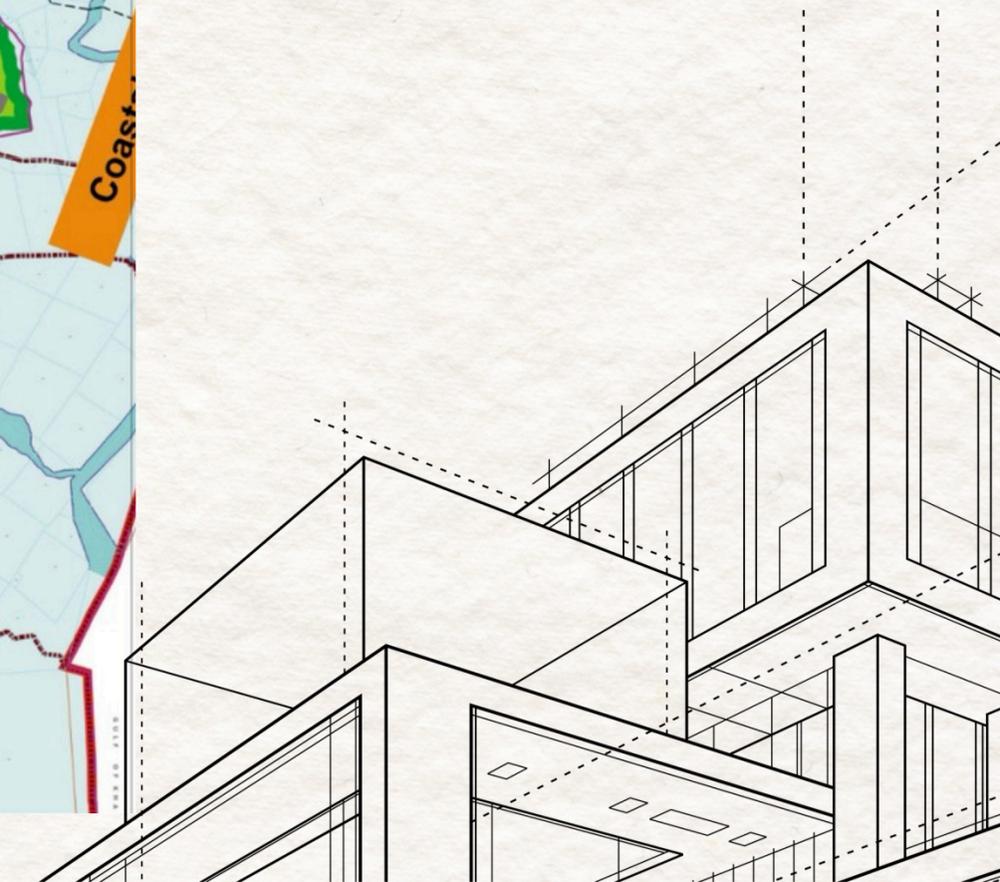
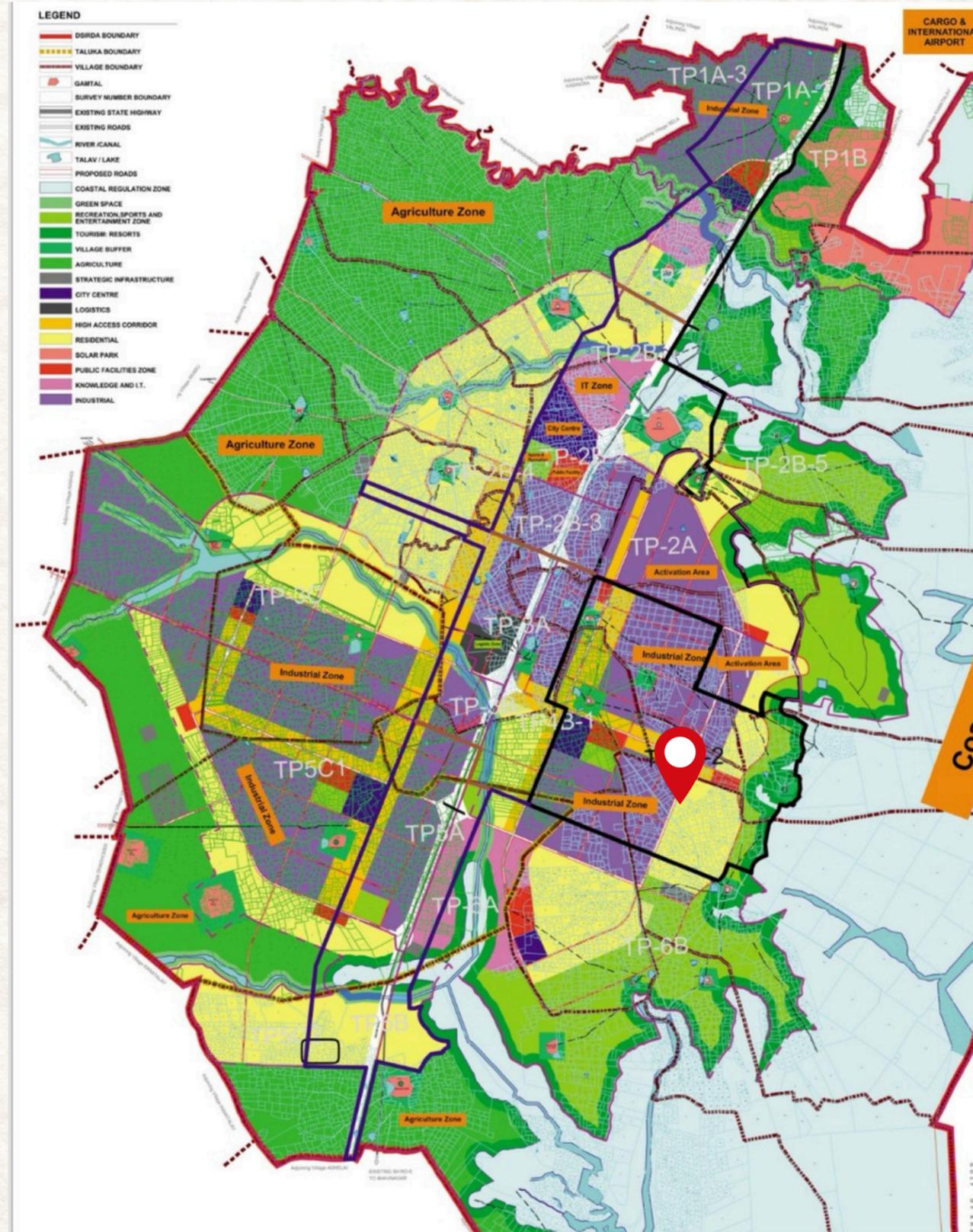
Dholera Special Investment Region (DSIR) in Gujarat is rapidly emerging as a prime destination for industrial investments, Dholera SIR's integration into the Delhi-Mumbai Industrial Corridor (DMIC) enhances its strategic value, offering robust connectivity through national highways and dedicated freight corridors.





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Ridhi 966/1 Location

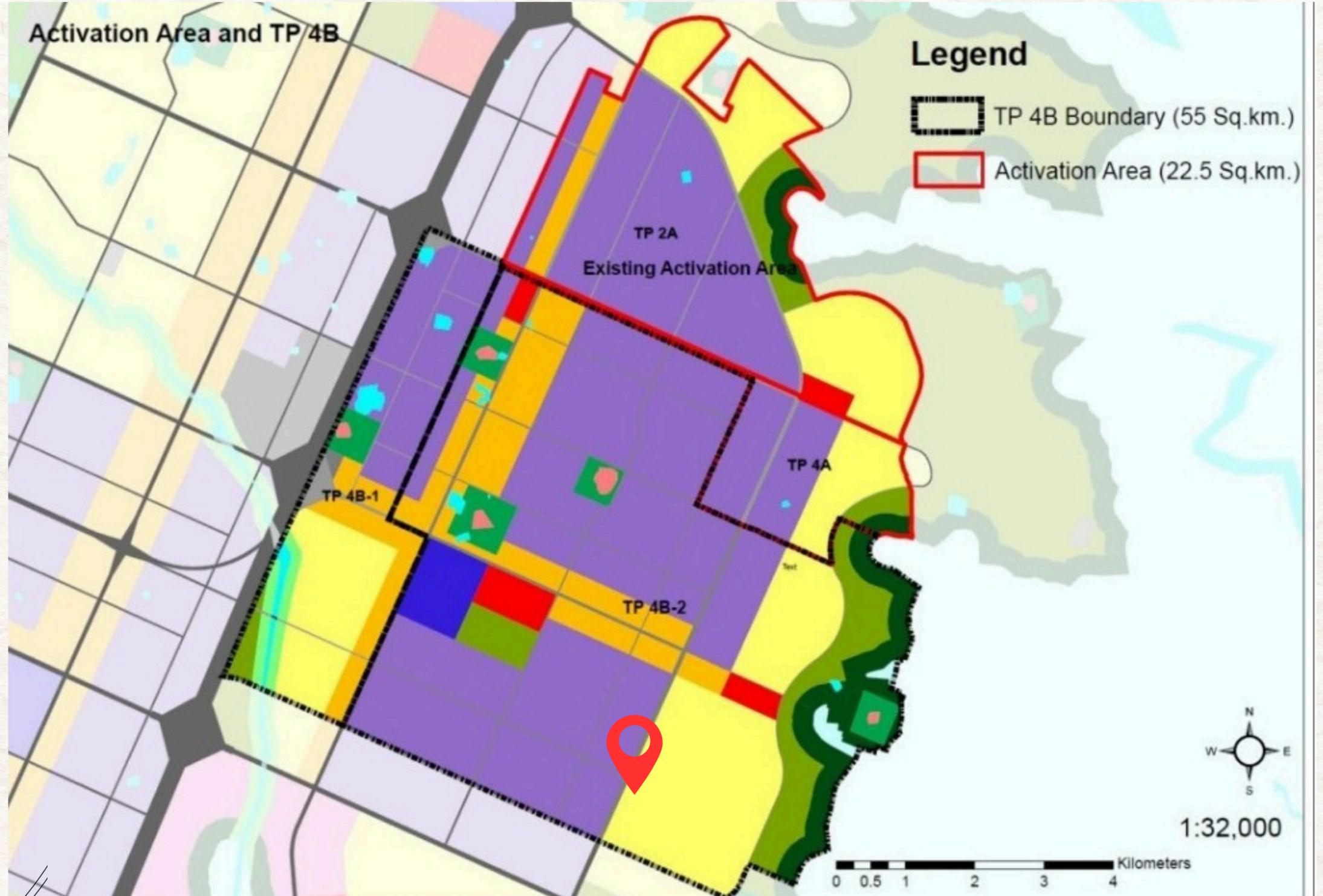




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Location Map

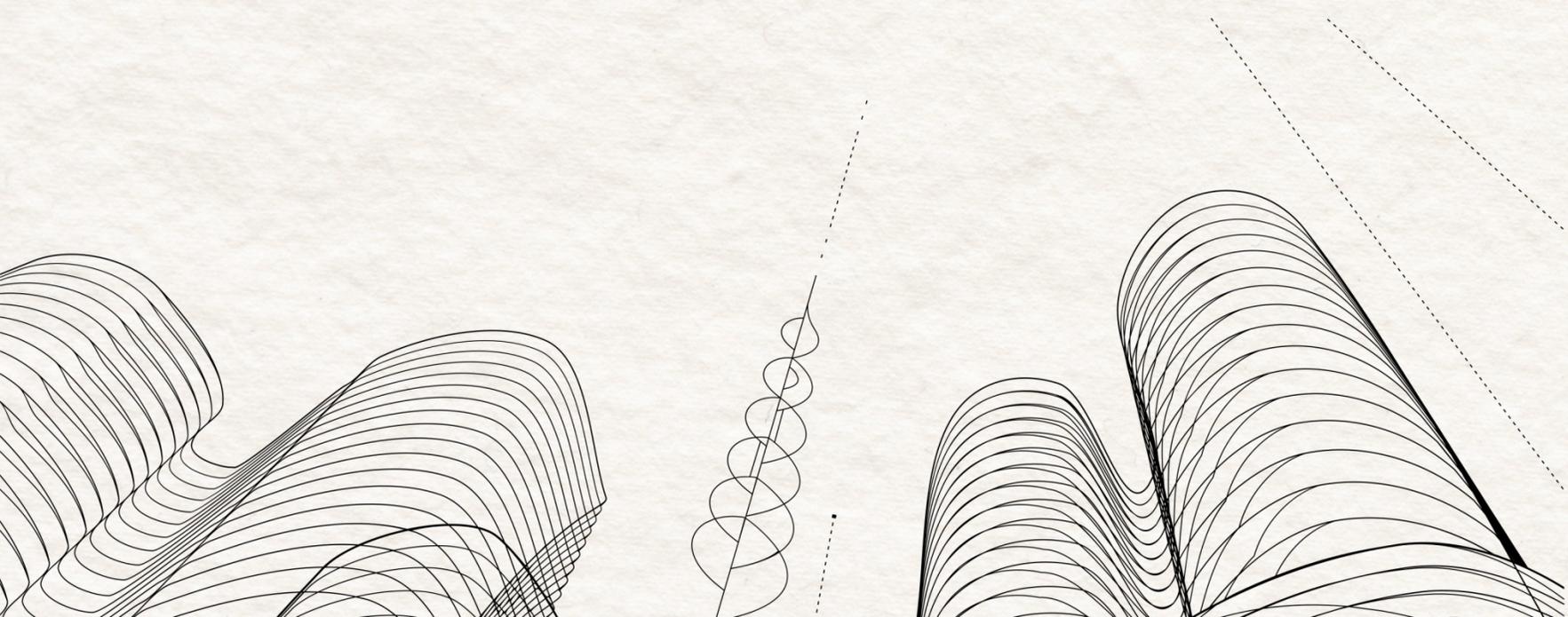
Ridhi
966/1
Location



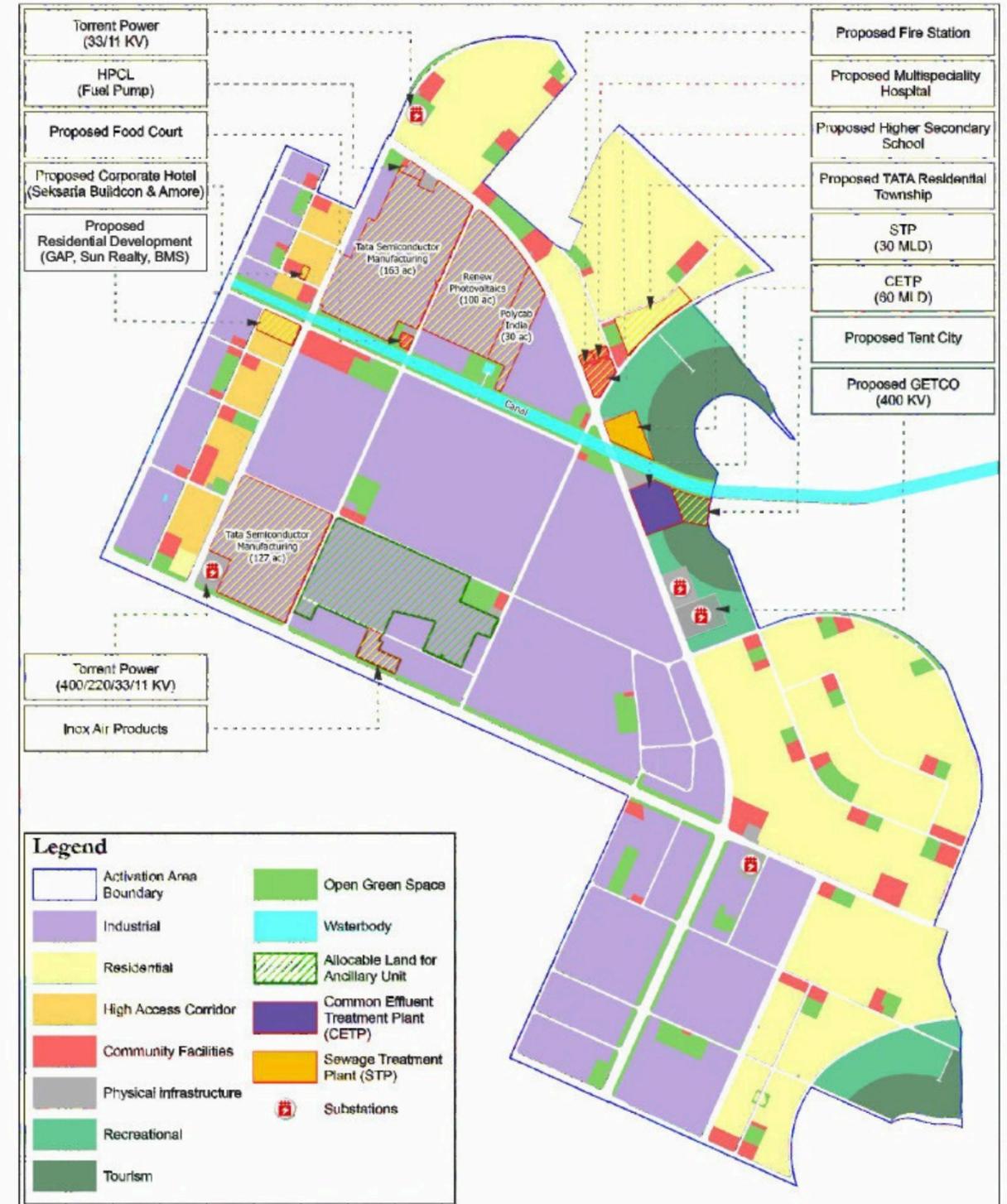


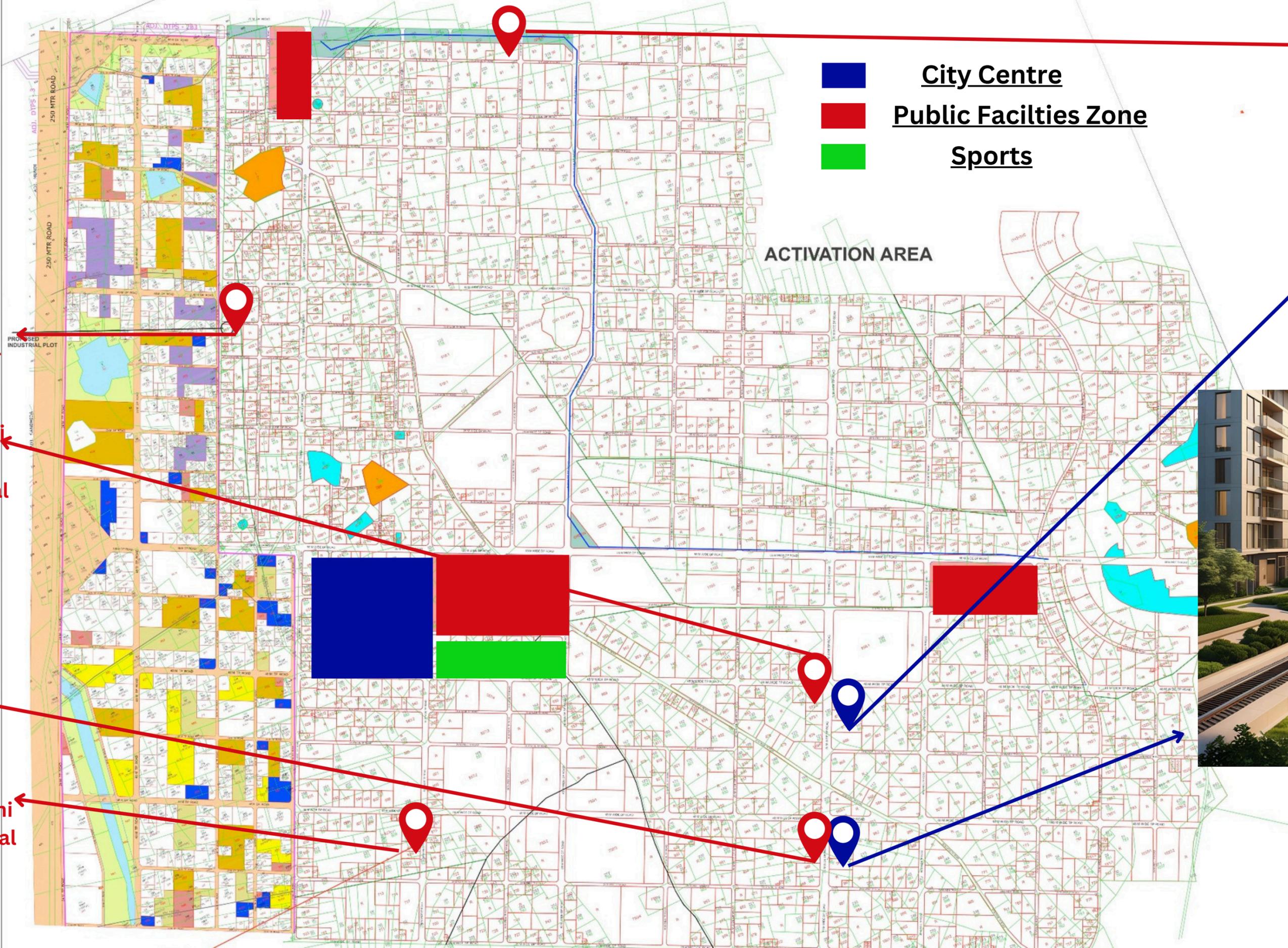
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Activation Area Allotments



ACTIVATION AREA





- **City Centre**
- **Public Facilities Zone**
- **Sports**

ACTIVATION AREA

Samridhi 92 Industrial Plots

Ridhi 872/1 Residential Plots

Samridhi Industrial 365

Samridhi 872/2 Industrial Plots

Samridhi 966/2 Industrial Plots

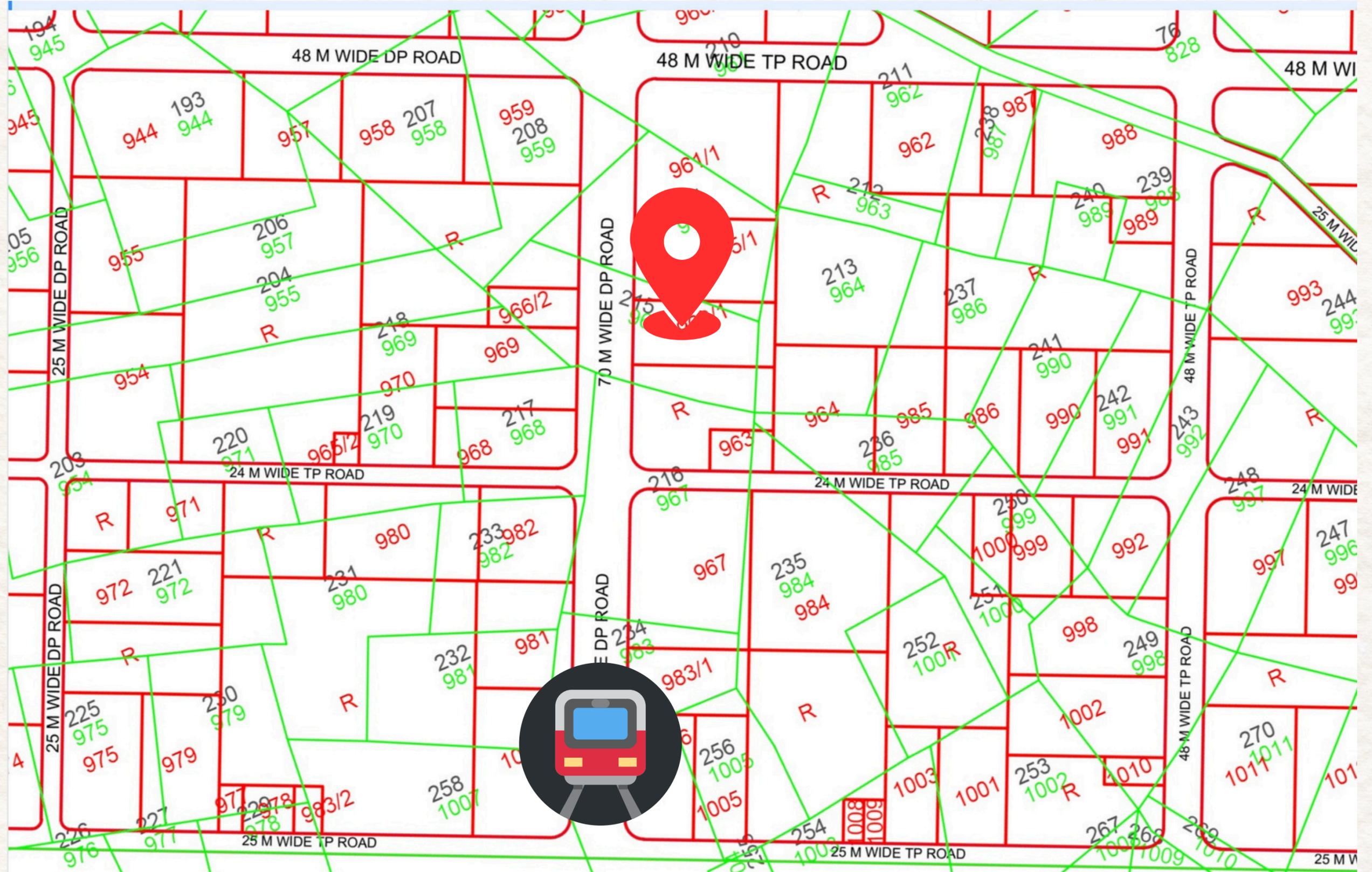
Samridhi Industrial 621



Ridhi 966/1 Residential Plots

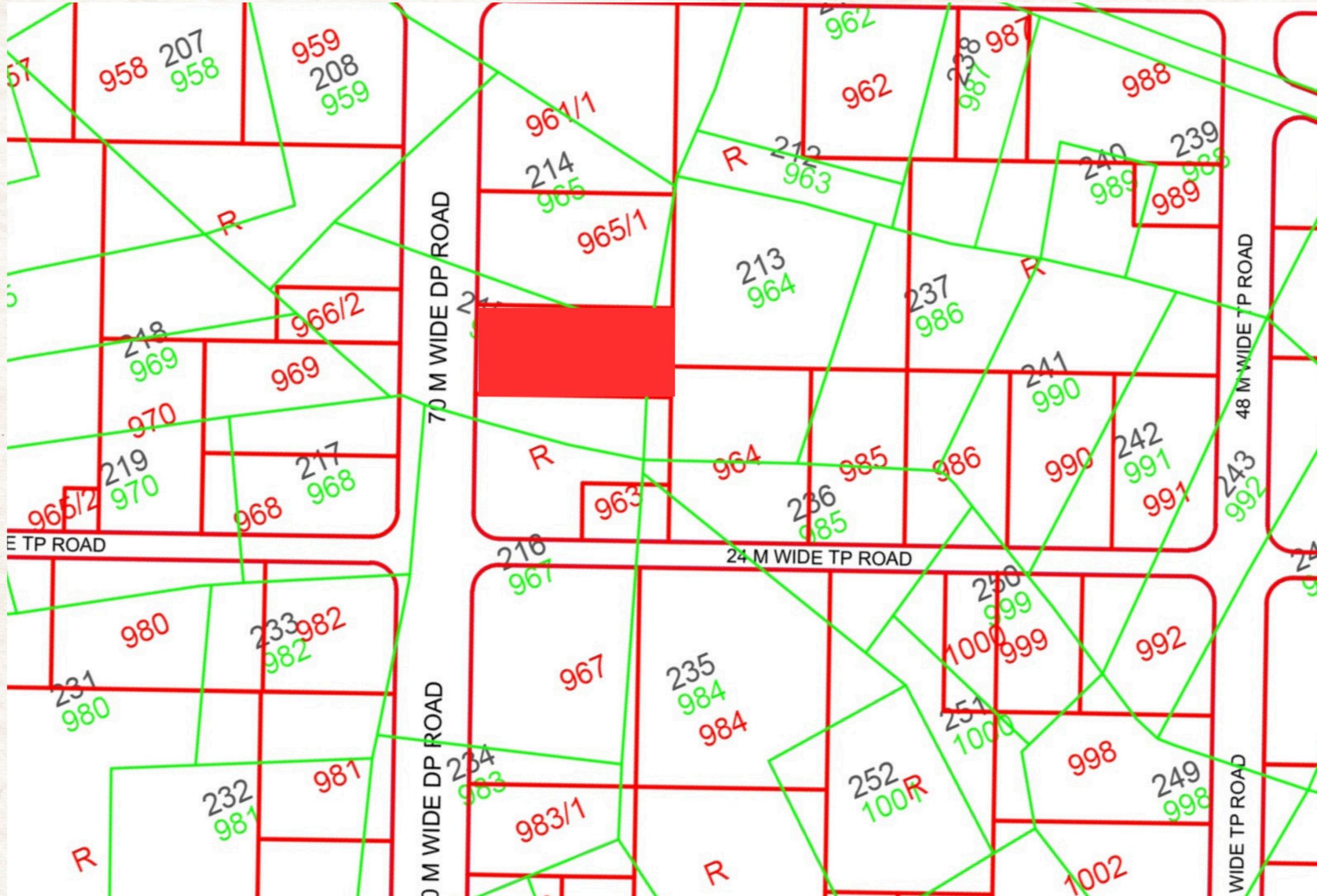


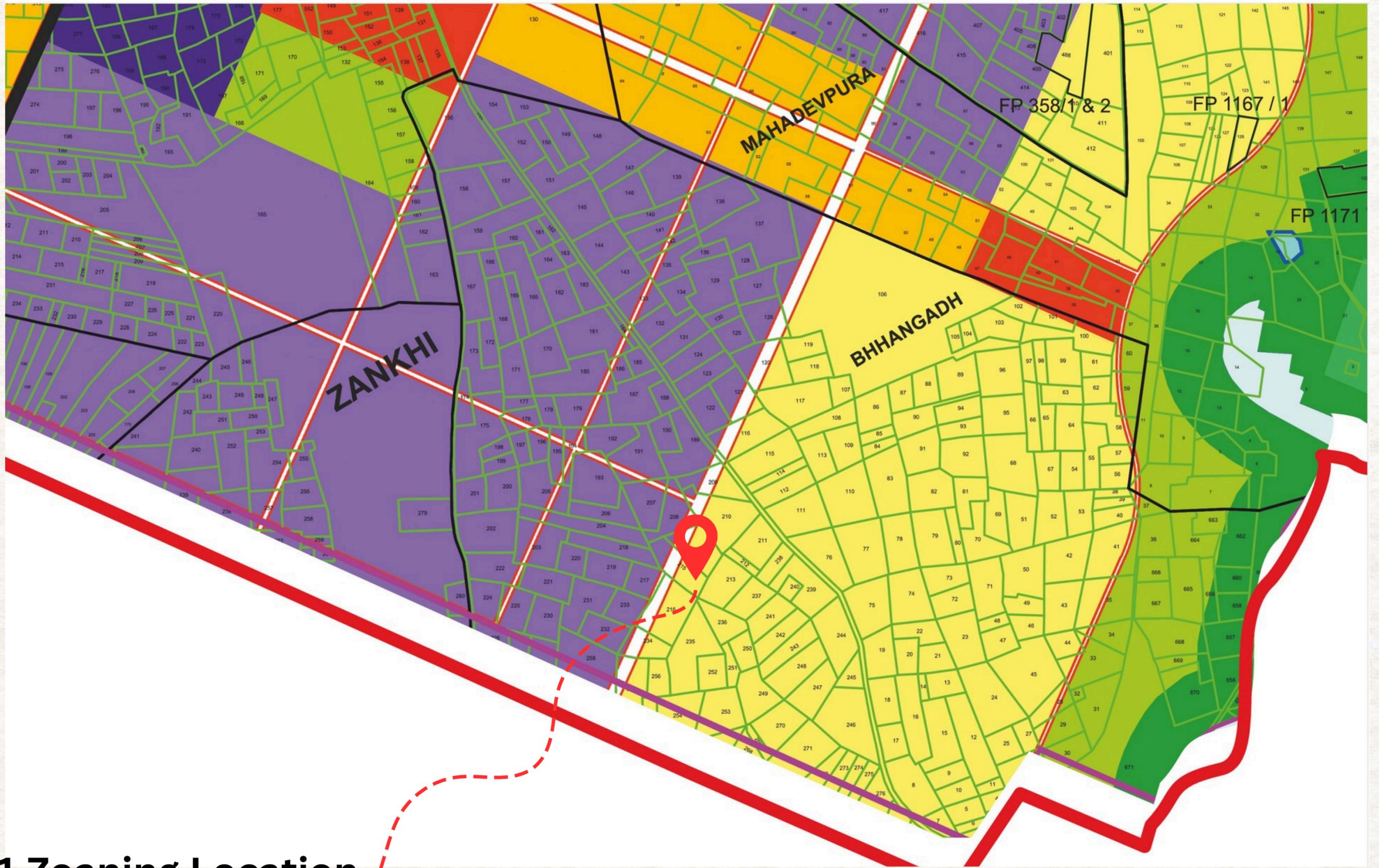
Ridhi 966/1 Location





Ridhi 966/1 Location





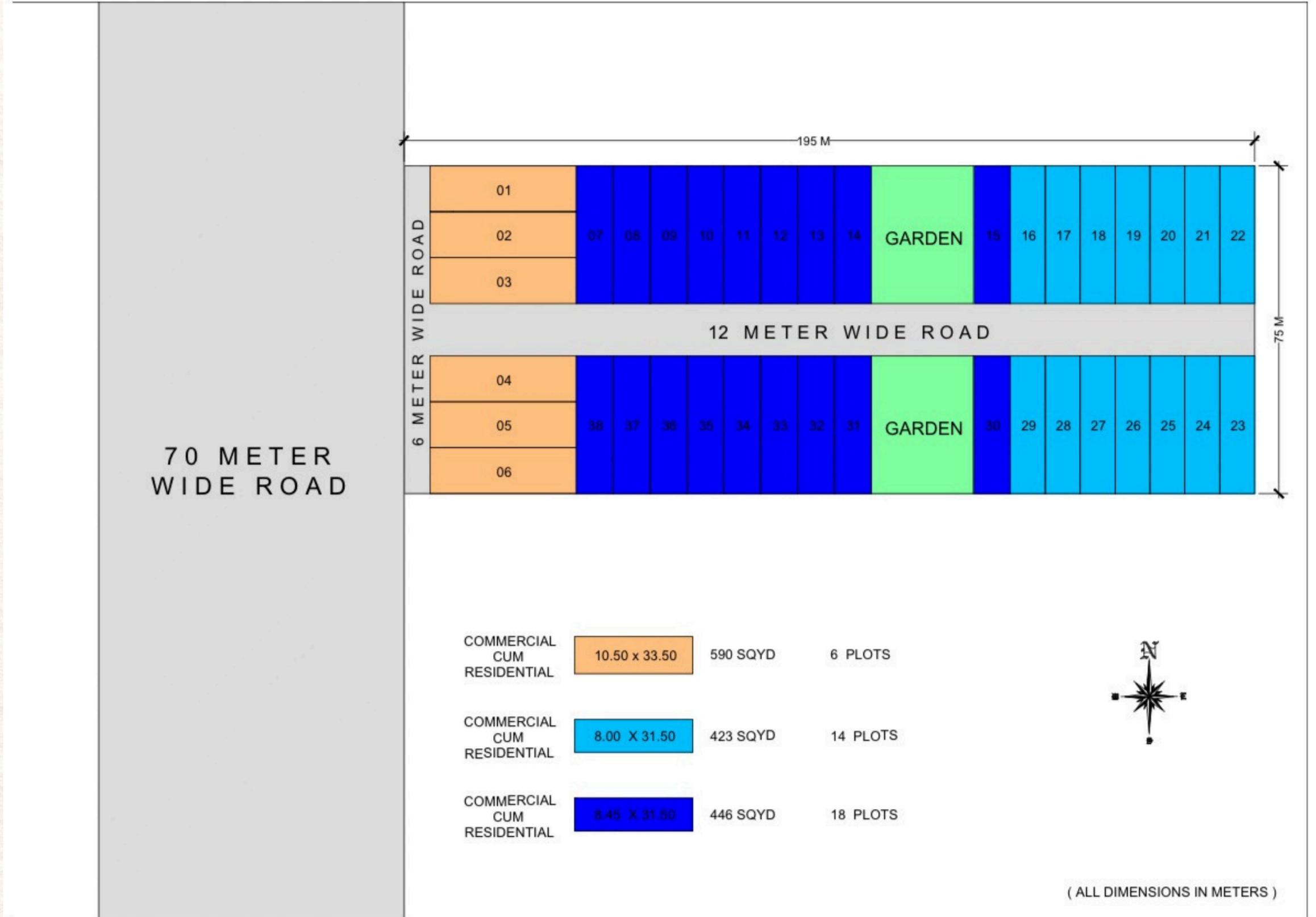
966/1 Zoning Location



Property Details	
District	Ahmedabad
Taluka	Dholera
Village	Bhangadh
Zoning	Residential
NA Converted to	Mix Use Land // Multi Purpose
Town Planning	4B-2
F.P Road	70 Meters
Survey Number	215
Final Plot No	966/1
Final Plot Sqyrd	14625 sq mt / 17491.5 sq yard



Ridhi 966/1 Unit Plan



SIR Guidelines

SR NO	MINIMUM ROAD ROW (METRES)	MAXIMUM FAR	MAXIMUM GROUND COVERAGE AS PERCENT OF PLOT AREA	MAXIMUM BUILDING HEIGHT	MINIMUM SETBACKS (FRONT- REAR- BOTH SIDES)	PERMITTED USE PREMISES	CONDITIONAL USE SUBJECT TO SPECIAL PERMIT FROM DSIRDA
RESIDENTIAL ZONE							
1	55 and above	2	60%	G+5 or 18m whichever is less	5m – 6m – 6m – 6m	Cinema Hall, Retail Mall, Petrol/CNG/LPG Pump, Bank, Hospital A and B and all uses given in (2) and (3) below	<p>The following uses may be permitted subject to approval of a special permit on a case-by-case basis:</p> <ul style="list-style-type: none"> • Cemeteries/ Burial Ground • Broadcasting towers and line-of-site relay devices for telephonic, radio or television communications <p>The following uses and structures shall be permitted as ancillary uses to the main use of the building provided their name, location and size (if applicable) is indicated in the site plan submitted for approval.</p> <p>1. Part of a residence may be permitted for use as professional office for advocates, chartered accountants, architects, doctors, engineers or the like, or as a small scale home based workshop subject to the following conditions:</p> <ul style="list-style-type: none"> • it is not located in a multi-storey apartment; • the number of employees do not exceed 10; • it does not involve installation and use of heavy machinery, and does not create noise, vibration, fume or dust; • separate means of access and a designated parking area for staff and visitors is provided and marked on the site plan submitted for approval. <p>2. Devices for generation of non-conventional energy, such as solar panels, wind power</p>
2	25 to Below 55	1.5	60%	G+3 or 15m whichever is less	5m – 5m – 5m – 5m	(2) Neighbourhood Retail/Service Shop, Restaurant/Café, Hawker Zone, Designated Vegetable Market/bazaar, Commercial Centre, Primary and Secondary School; Multi-purpose ground larger than 5 ha; Place of Worship on Plot larger than 1000 sq m; Service/Repair Shop; Veterinary Hospital; Public Facility/Infrastructure/Utility Buildings; and all uses given in (3) below	
3	Below 25	1	50%	G+2 or 10m whichever is less	3m - 3m - 3m – 3m	(3) Multi-storey apartment and clusters thereof; Row-house, Villa/Bungalow; Multi-purpose ground smaller than 5 ha; Terraced/Row House; Villa/Bungalow; Housing for EWS; Night Shelter; Old-Age Home; Maternity Home, Nursing Home, Kindergarten, Day-care, Dispensary, Veterinary Clinic, Health-club, Place of Worship on plot smaller than 1000sqm, Community Hall, Health-Club, Swimming	

Dholera SIR targets defence investments

Pre-Vibrant Event To Make Pitch

TIMES NEWS NETWORK

Ahmedabad: The Government of Gujarat is promoting the Dholera Special Investment Region (SIR) as an ideal destination for investments in the defence manufacturing sector. Authorities plan to host a summit at Dholera ahead of the Vibrant Summit, Dholera is 110km from Ahmedabad.

"We are capable of providing huge land parcels that are required for defence manufacturing facilities," said Jai Prakash Shivhare, the managing director of the Dholera Industrial City Development (DICC) Ltd. "Such a facility needs 400-500 hectares of land. Such large land parcels are not available anywhere in India." Shivhare was present at the Defence Conclave 2018, organized by the Confederation of Indian Industry and Society of Indian Defence Manufacturers.

"Chief minister Vijay Rupani has said that Vibrant Gujarat Summit 2019 will project Dholera as a key investment destination," Shivhare said. "The pre-Vibrant event at Dholera will push for investments in the re-



gion."

Several international players have expressed interest in setting up manufacturing facilities at Dholera SIR. "Recently, we presented the aspects of Dholera SIR at the DefExpo 2018 in Chennai," Shivhare said. "American defence and aerospace giant Lockheed Martin has shown interest in Dholera SIR, especially for manufacturing batteries as a 5,000 megawatt solar power plant is coming up in the region. The company representatives will visit

Dholera in June." Airbus signed a memorandum of understanding at the last Vibrant Summit and will invest at an appropriate time, he said.

In the wake of massive investments in the region, several power companies have shown interest in seeking a distribution licence in the region. The state government is looking at pushing investments in other sectors in the region as it falls on the Delhi-Mumbai Industrial Corridor (DMIC).

MNRE approves 5,000MW solar park at Dholera

TIMES NEWS NETWORK

Ahmedabad: The ambitious 5,000 megawatt solar park to be set up in the Dholera Special Investment Region (DSIR), has received approval from the ministry of new and renewable energy. The tender for the first 1,000MW will be floated soon.

"We got approval from the Union ministry of new and renewable energy for the solar park on Thursday. With this, the tender for the first phase of the solar park is set to be out in June itself. The next

phase will be undertaken in the subsequent months," said Jai Prakash Shivhare, managing director of Dholera Industrial City Development Corporation Ltd (DICC).

Dholera, 110km from Ahmedabad, is now set to have the country's largest solar park. Earlier this month, the state government gave in-principle approval to the project, which will come up on 11,000 hectares of land along the Gulf of Khambhat. The government projects that the park will attract investment of Rs 25,000 crore and generate employment for 20,000 people.



Govt: 95% of work on Phase 1 of Dholera SIR completed

TIMES NEWS NETWORK

Gandhinagar: Chief minister Bhupendra Patel visited the Dholera Special Investment Region (SIR) on Thursday and inspected various ongoing projects at the greenfield industrial smart city.

The Dholera SIR is being showcased as a prime project of the state government at the forthcoming Vibrant Gujarat Global Summit (VGGGS).

The state government said on Thursday that 95% of the work of phase 1 at Dholera SIR has been completed and it will

soon be ready for investments from the global ecosystem. The statement added that state-of-the-art infrastructure facilities are set up at the site, which is a dream project of PM Narendra Modi.

The CM also held a meeting with top officials of the state administration at the site to chalk out a time-bound programme for the completion of projects of Dholera SIR, the statement informed. Development and infrastructure works have been taken up over an area of 22.54 sq km in phase 1 of the project.

A total of 920 sq km has be-

en covered under the Dholera SIR, and this includes 22 villages of Dholera taluka of Ahmedabad district.

The infrastructure facilities being put together at the SIR include a 72-km road network. Arrangements have been made to provide 150 MLD (million litres per day) of water supply.

The government said that the plug-and-play facilities being offered at Dholera SIR makes it an ideal location for companies from defence and aerospace, engineering, auto and auto ancillaries, pharmaceuticals, agro and food processing, renewable energy, IT and electronics sectors to set up their units.



Rail link to Dholera SIR a priority for govt

TIMES NEWS NETWORK

Gandhinagar: The Union and the state governments will work to ensure quick rail connectivity for the Dholera special investment region (SIR).

An official statement issued on Tuesday said that the National Highways Authority of India (NHAI) has also assured the state government that it will prioritize construction of the proposed highway to join Ahmedabad to Dholera.

Chief minister Bhupendra Patel on Tuesday attended through video-conferencing the second meeting of the apex monitoring authority of the National Industrial Corridor Development Programme held in Delhi. Chief ministers and

CM ON DHOLERA SIR

- 600 units will be built under the affordable rental housing model in the activation area
- The process to allot plots to industrial entities has already begun
- Dholera SIR has attracted investments for production of semiconductors, EV batteries, solar cells, and aerospace components

industries ministers of five other states virtually attended the meeting, held in the presence of Union finance and corporate affairs minister Nirmala Sitharaman and Union minister of commerce and industry Piyush Goyal.

The National Industrial Corridor Development Programme is the central government's ambitious infrastructure initiative to develop futuristic industrial cities in India.

An official statement said that Patel informed the Union ministers about the progress made so far in the development of Dholera SIR, including the construction of an airport, an expressway connecting Ahmedabad to Dholera and a railway line to connect the region with the Western Dedicated Freight Corridor.

The chief minister urged the apex authority to consider including Mandal-Bachraj SIR in the Delhi-Mumbai

Industrial Corridor (DMIC), and also sought necessary approvals for the Ahmedabad-Dholera Semi High-Speed train project, the release said.

Apprising the ministers about the progress made in the development of Dholera SIR, a greenfield industrial smart city near Ahmedabad, Patel said the construction of various facilities in the activation area of the SIR is nearing completion and the process to allot plots to industrial entities has already begun.

Patel said that Dholera SIR has attracted investment for the production of semiconductors, EV batteries, solar cells and aerospace components, the release said.

He said that 600 units will be built under the affordable rental housing model of the Pradhan Mantri Awas Yojana in the activation area of the SIR, the release stated.

Vibrant Gujarat 2024

CM invites over 1,500 industrialists, investors

Bhupendra Patel underscores state's investor-friendly policies, highlights key projects like GIFT and Dholera SIR which are shaping emerging sectors

Chief Minister Bhupendra Patel on Friday invited over 1,500 prominent industrialists and investors during the Vibrant Gujarat Global Summit (VGGGS) 2024 curtain-raising event held in New Delhi. The 10th VGGGS will be held in January 2024.

In his address, CM Bhupendra Patel underscored Gujarat's pivotal role in fostering new industries, advancing technology, and generating employment opportunities. He hailed Gujarat as a beacon of development and most preferred investment destination due to its proactive policies, investor-friendly approach and robust industrial infrastructure.

Themed 'Gateway to the Future,' the upcoming VGGGS will boost Prime Minister Narendra Modi's vision of developed India by the year 2047.

CM Patel emphasised on Gujarat's contributions to India's progress, highlighting transformative projects such as GIFT City, Dholera SIR, DREAM City, Greenfield Ports, and the Ahmedabad-Mumbai High-Speed Rail initiative or the Bullet Train project. These projects are shaping emerging sectors, including aircraft leasing, financing, and fintech hubs in GIFT City,



Chief Minister Bhupendra Patel with delegates at the curtain-raising event of Vibrant Gujarat Global Summit to be held in January 2024, in New Delhi on Friday

and establishing Dholera SIR as India's largest greenfield industrial investment region and a smart city of the future.

The event featured insights from Rajesh Kumar Singh, Secretary of DPIIT, Government of India, and S J Haider, the Additional Chief Secretary of the Industries Department, Gujarat. Additionally, prominent businessmen also shared their experiences related to the Vibrant Summit. R K Goenka, President of ASSOCHAM and Chairman of Welspun Group praised Gujarat's business prowess

and investment-friendly policy. He said Gujarat and business are synonymous with each other.

Patel meets Railway Board chief

Gujarat Chief Minister Bhupendra Patel on Friday met Railway Board chairperson Jaya Sinha on the sidelines of the Delhi roadshow for the forthcoming Vibrant Gujarat Global summit 2024. The progress of various railway projects in Gujarat were reviewed during the meeting. AM

'India to soon become global power in semiconductor too'

We Could Have Begun Chip Mfg In 1960s: Modi

TIMES NEWS NETWORK

Ahmedabad: India will soon become a global power in semiconductor manufacturing, said PM Narendra Modi, as he virtually performed the groundbreaking ceremony of Tata Group's semiconductor fabrication unit at Dholera in Gujarat on Wednesday. The day is not far when India becomes a global power in semiconductors, just like it has been a nuclear, digital and space power, the PM said.

Modi remotely laid the foundation stone of three semiconductor projects worth Rs 1.25 lakh crore -- a Rs 91,000 crore chip fabrication unit of Tata Electronics Private Limi-



PM Modi laid foundation stone of three semiconductor facilities through video conferencing on Wednesday

ted (TEPL) and Taiwan-based Powerchip Semiconductor Manufacturing Corporation (PSMC) at Dholera, a Rs 7,600 crore outsourced assembly and testing (OSAT) facility by CG Power, Renesas Electronics Corporation-Japan and Stars Microelectronics-Thailand in Sanand and Rs 27,000 crore Tata's OSAT facility in

Morigaon, Assam. He targeted previous Congress-led governments saying India could have begun semicon manufacturing in the 1960s, however, the then governments lacked will, efforts and ability to understand India's potential.

"India dreamed of semiconductor manufacturing in the 1960s. Yet, the then governments did not capitalise on the opportunities available then. The previous regime didn't find it urgent enough to act in this direction... Hiding behind India's poverty they overlooked opportunities for every modern technological investment that could have come to India. They only engineered scams worth thousands of crores but couldn't invest thousands of crores in India," Modi said.

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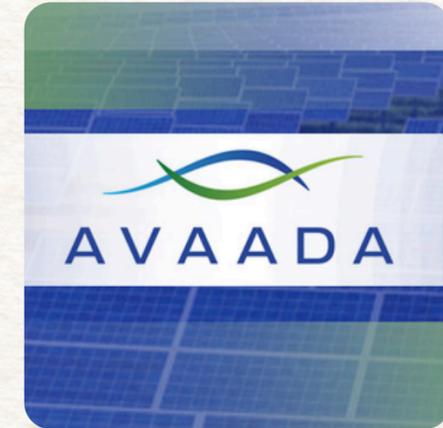
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