



The Land of **INFINITE** Possibilities.

DHOLERA

# SHAPING TOMORROW WITH TRANSPARENCY

Realty Rise Group (RRG) is a professionally driven real estate developer shaping opportunities in Dholera SIR, India's first and most ambitious smart city. With strong roots in Dholera and expertise from the Chandigarh Tricity region, RRG stands for transparency, credibility, and long-term value creation. Focused on strategic locations with seamless connectivity to expressways, the upcoming international airport, and metro, RRG delivers premium plotted developments designed for modern investors and future residents. Every project reflects our commitment to planned growth, quality infrastructure, and investor-centric development.

**100+**

Acres of  
Landbank



**5+**

Projects in  
Dholera SIR

**1000+**

Plots &  
Ongoing



Plot Sizes

**150**  
sq. yd. & Above



## Recreational Amenities (RRG)

Designed for relaxation, wellness, and community living with club, pool, play zones, and green open spaces.



Club House



Jogging track



Multipurpose Court



Kids Play Area



Elder zonea



Provision for Indoor Game



Provision for Restaurant within Club house



Green Park on the recreational area



Trees planted across the roads



Grand Entry Gate



Security Guard cabin at Entry Gate



Open Area Amphitheater



Swimming Pool



Bangalow for birds (nest made up of clay pots)



## BASIC FACILITIES (RRG)

Thoughtfully planned essentials including wide roads, lighting, water, sewerage, and greenery for everyday comfort.



Visible marking for individual plots with Nameplate



Internal roads as per layout



Provision for street lighting



Provision for the sewerage pipeline



Provision for the drinking water pipeline



Basic greenery

## GRAND ENTRANCE





## LOCATION ADVANTAGES (DHOLERA SIR)

**IGBC  
CERTIFIED  
PLATINUM  
RATED CITY**



METRO



AIRPORT



DEDICATED  
FREIGHT CORRIDOR



250 MTRWIDE  
EXPRESSWAY



SEAPORT  
CONNECTIVITY



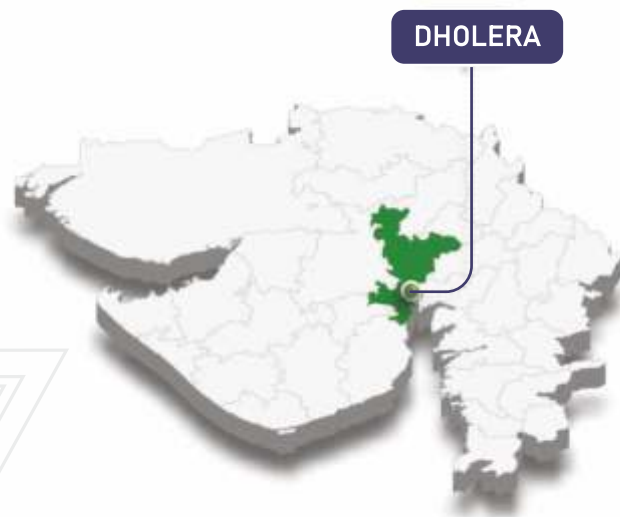
LOTHAL UNESCO  
HERITAGE SITE



BLACKBUCK  
SANCTUARY



KALPSAR DAM



**DHOLERA**

## INTERNATIONAL BENCHMARK



WORLD CLASS  
INFRASTRUCTURE



EASE OF  
GOVERNANCE



PLUG & PLAY



SOCIAL  
INFRASTRUCTURE



EASE OF  
DOING BUSINESS



FAST TRACK  
APPROVALS



EXTERNAL  
CONNECTIVITY



SECURITY



INTERNAL  
CONNECTIVITY



LIVE WORK  
PLAY



SUSTAINABILITY



TECHNOLOGY

# DHOLERA SIR (Special Investment Region)



## LOCATION

Dholera SIR is located in the Gulf of Khambhat, approximately 100 kilometers south of Ahmedabad, Gujarat's largest city.



## PURPOSE

The project aims to create a world-class infrastructure and support system to attract investment and industrial development to the region.



## SIZE

Dholera SIR is one of the largest planned industrial townships in India, spanning over 920 square kilometers.



## DEVELOPMENT AUTHORITY

The Dholera Industrial City Development Limited (DICDL) is the nodal agency responsible for planning, development, and implementation of the project.



## INFRASTRUCTURE

The project includes the development of various infrastructure facilities such as roads, utilities, transportation, and social amenities to support industrial and residential activities.



## SMART CITY

Dholera SIR is envisioned as a smart city, incorporating modern technologies and sustainable practices to enhance the quality of life for residents and businesses.



## INVESTMENT OPPORTUNITIES

The project offers significant investment opportunities across various sectors, including manufacturing, logistics, renewable energy, and



## GOVERNMENT SUPPORT

Dholera SIR has received support from both the central and state governments, with initiatives aimed at streamlining regulatory processes and providing incentives to attract investors.

## OTHER FEATURES

Central Spine 250 mtr Wide Express Way

Metro Rail Transit System

Mono Rail Transit System

Dedicated Cycle Track

Shaded (Green) Pedestrian

Traffic Management

Security & Surveillance

Road Design Based on IBC

TOTAL AREA  
**920 SQ. KM**

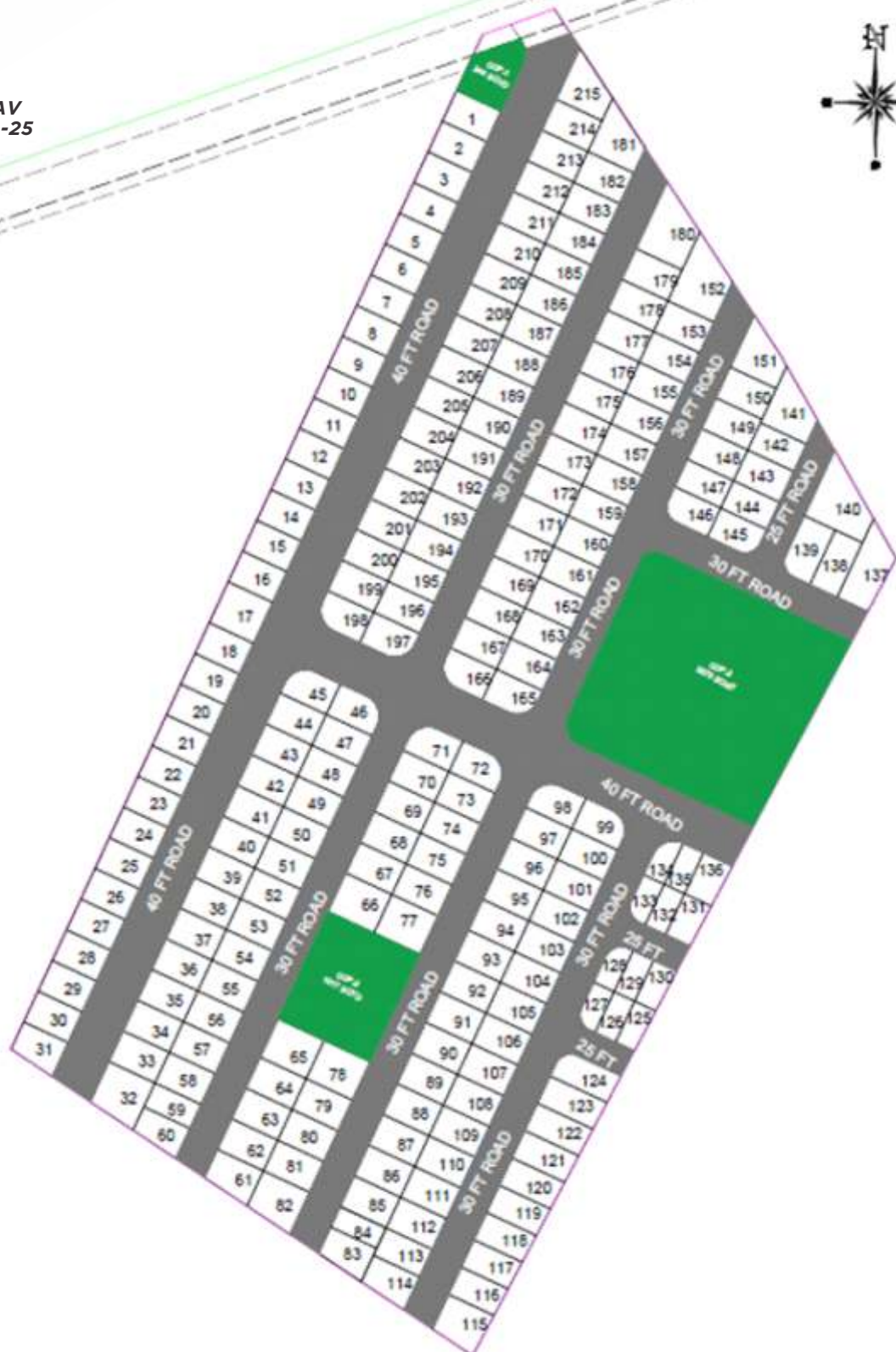
POPULATION  
**2.0 MILLION**

DEVELOPABLE AREA  
**422 SQ. KM**

ESTIMATED EMPLOYMENT  
**0.8 MILLION**

# SITE PLAN

MOJE KAMATALAV  
SURVEY Number -25



## LOCATION



### Realty Rise Group

**Corporate Office:** Above Darshan Hotel, Ambli, Dholera, Ahmedabad, Gujarat - 382463

**Chandigarh:** Plot No 1230, 3rd Floor, JLPL Industrial Area, Sector 82, Mohali - 140306

 [realtyrisegroup.com](https://www.realtyrisegroup.com)

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