



AWARDED TO –  
JASKA INFRASTRUCTURE  
PVT. LTD.



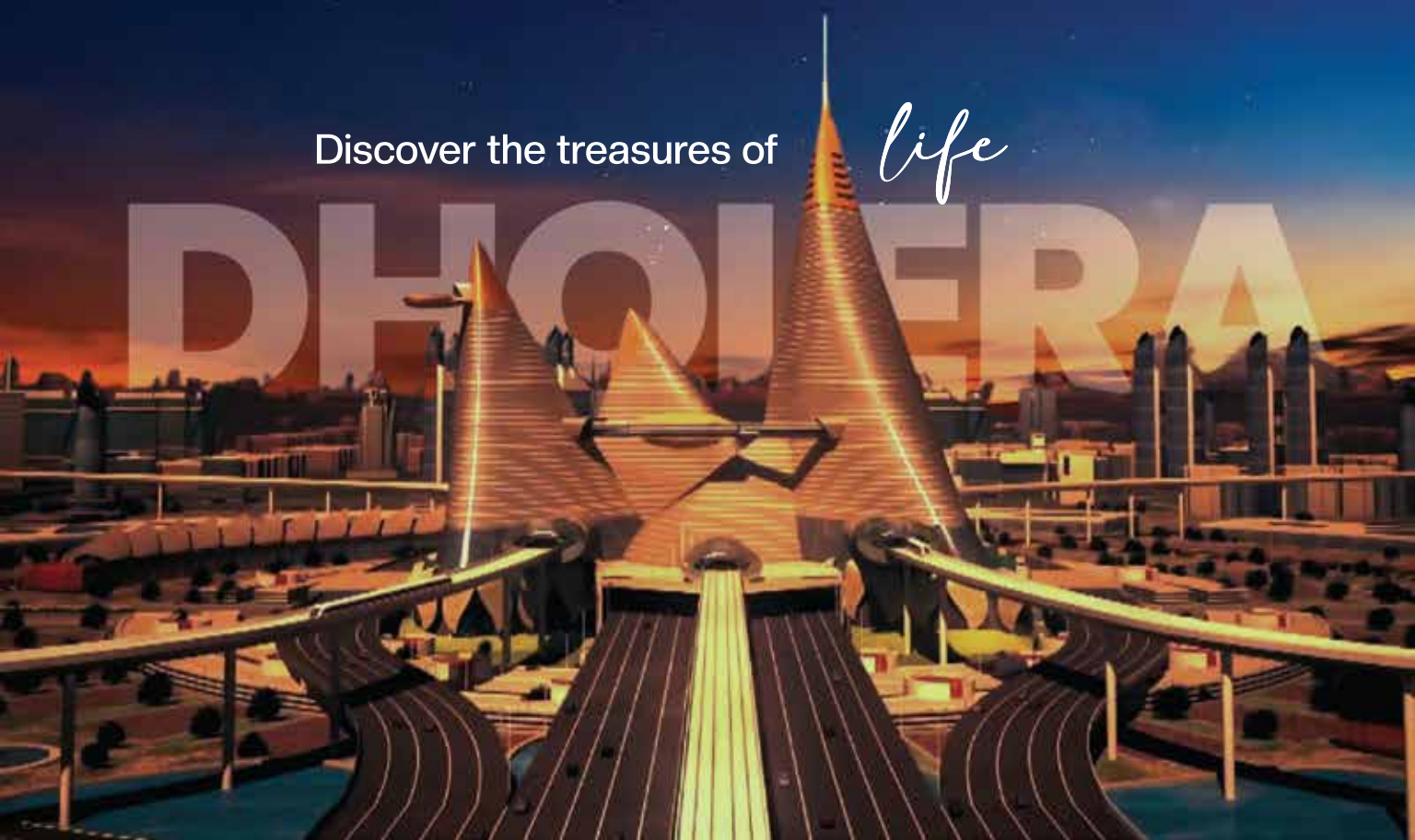
# *Aero Citi*

A Premium Residential Project  
Next to Dholera Int'l Airport

Discover the treasures of

*life*

# DHOLERA



## ABOUT US

**DB Realtors** is a prominent developer from Barnala, Punjab. The dynamic promoters of DB Realtors namely – Hira Lal Bansal, Manoj Mittal & Rajiv Lubi, have a huge experience in the real estate sector in Barnala, Punjab and its surrounding area. Having a long standing relationship with its patron investors, DB Realtors is known for launching projects with best returns. The group is known for its prominent commercial project - JR Square.

**Greentech Litespace Pvt. Ltd.**, previously known as Jaska Infrastructure, has carved a niche in real estate with one of the largest land holdings in and around Dholera SIR, Gujarat. Mr. Aakash Shah and his team have propelled Greentech to be a maverick in the real estate field, enabling it to develop flagship projects like the expansive Greentech Residency—a 100+ acre township that sets new benchmarks in smart urban development. Specializing in industrial, commercial, and residential plots within India's first smart industrial city, Greentech caters to a diverse global clientele, including investors from the U.S.A., Canada, Australia, the U.K., and the UAE, among others. Known for reliability and visionary growth, the company offers some of the most promising investment opportunities, shaping the next chapter of urban living in Dholera SIR and surrounding areas.

## ABOUT PROJECT

Discover the epitome of luxury living at Aero Citi – a prestigious residential project near Dholera International Airport (Navagam). Set amidst serene surroundings and equipped with modern amenities, Aero Citi offers a heaven of comfort and sophistication. The project is a pioneering residential venture next to the Airport Riverfront. Nestled around Dholera International Airport and Dholera SIR, the project is strategically located to cater the needs of its residents. Aero Citi promises a dynamic environment for thriving enterprises and lucrative investments, shaping the future of the residents of Dholera SIR.

RESIDENTIAL  
PLOTS  
**136**



PLOT SIZE  
**308** SQ. YD.  
& ABOVE

**Project Location: Survey No. 273, Near Dholera International Airport, Taluka - Dholera, District – Ahmedabad (Gujarat).**

### SITE AMENITIES

In the realm of gated community, where lifestyle security is paramount, immerse yourself in an unparalleled comfort experience with premium amenities.



40 ft. Wide  
Internal roads



Gated  
Township



Walking  
Track



Riverfront



Kids Play  
Area



Compound  
Wall



24x7 Water  
Supply



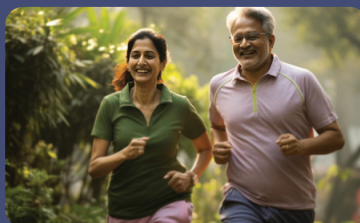
CCTV  
Security



International  
Airport



Landscaping  
Garden



## SITE PLAN



- **N.A.(C.L.U.), N.O.C.**  
**TITLE CLEAR PROJECT**

<b>PLOT DIMENSIONS</b> 30'-0" x 60'-0"	<b>CARPET</b> 1,800 Sq. Ft. 200 Sq. Yd.	<b>SU.B.A.</b> 2,769 Sq. Ft. 308 Sq. Yd.
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## PLOT AREA TABLE

Plot area Calculation Greentek Residency-A-273 NAVAGAM							PROPOSAL-04
Plot No	Carpet sq.ft.	Super b.up sq.ft.@ 65%	Super b.up sq.yds@ 65%	Plot No	Sq.Ft.	Super b.up sq.ft.@ 65%	Super b.up sq.yds@ 65%
1	1682	2588	288	36	1800	2769	308
2	1800	2769	308	37	1800	2769	308
3	1800	2769	308	38	1800	2769	308
4	1800	2769	308	39	1800	2769	308
5	1800	2769	308	40	1800	2769	308
6	1800	2769	308	41	1800	2769	308
7	1800	2769	308	42	1800	2769	308
8	1800	2769	308	43	1800	2769	308
9	1800	2769	308	44	1800	2769	308
10	1800	2769	308	45	1800	2769	308
11	1800	2769	308	46	1800	2769	308
12	1800	2769	308	47	1800	2769	308
13	1800	2769	308	48	1819	2798	311
14	1800	2769	308	49	2169	3337	371
15	1800	2769	308	50	1800	2769	308
16	2053	3158	351	51	1800	2769	308
17	2578	3966	441	52	1800	2769	308
18	1800	2769	308	53	1800	2769	308
19	1800	2769	308	54	1800	2769	308
20	1800	2769	308	55	1800	2769	308
21	1800	2769	308	56	1800	2769	308
22	1800	2769	308	57	1800	2769	308
23	1800	2769	308	58	2130	3277	364
24	1800	2769	308	59	2049	3152	350
25	1800	2769	308	60	1800	2769	308
26	1800	2769	308	61	1800	2769	308
27	1800	2769	308	62	1800	2769	308
28	1800	2769	308	63	1800	2769	308
29	1800	2769	308	64	1800	2769	308
30	1800	2769	308	65	1800	2769	308
31	1800	2769	308	66	1800	2769	308
32	1912	2942	327	67	1800	2769	308
33	1857	2857	317	68	1985	3054	339
34	1800	2769	308	69	1895	2915	324
35	1800	2769	308	70	1800	2769	308
Total	64082	98588	10954	Total	64247	98842	10982
Total salable area						197429	21937

## PLOT AREA TABLE

Plot area Calculation Greentek Residency-A-273 NAVAGAM							PROPOSAL-04
Plot No	Carpet sq.ft.	Super b.up sq.ft.@ 65%	Super b.up sq.yds@ 65%	Plot No	Sq.Ft.	Super b.up sq.ft.@ 65%	Super b.up sq.yds@ 65%
71	1800	2769	308	106	1800	2769	308
72	1800	2769	308	107	1800	2769	308
73	1800	2769	308	108	1800	2769	308
74	1800	2769	308	109	1800	2769	308
75	1800	2769	308	110	1800	2769	308
76	1800	2769	308	111	1800	2769	308
77	1800	2769	308	112	1800	2769	308
78	1831	2817	313	113	1800	2769	308
79	1559	2398	266	114	1800	2769	308
80	1754	2698	300	115	1800	2769	308
81	1949	2998	333	116	1800	2769	308
82	2145	3300	367	117	1776	2732	304
83	2082	3203	356	118	1869	2875	319
84	1930	2969	330	119	2371	3648	405
85	2379	3660	407	120	1800	2769	308
86	1800	2769	308	121	1800	2769	308
87	1800	2769	308	122	1800	2769	308
88	1800	2769	308	123	1800	2769	308
89	1800	2769	308	124	1800	2769	308
90	1800	2769	308	125	1800	2769	308
91	1800	2769	308	126	1800	2769	308
92	1800	2769	308	127	1800	2769	308
93	1800	2769	308	128	1800	2769	308
94	1800	2769	308	129	1800	2769	308
95	1800	2769	308	130	1800	2769	308
96	1800	2769	308	131	1800	2769	308
97	1800	2769	308	132	1800	2769	308
98	1800	2769	308	133	1800	2769	308
99	1800	2769	308	134	1800	2769	308
100	2750	4231	470	135	1800	2769	308
101	1684	2591	288	136	2742	4218	469
102	1591	2448	272				
103	1800	2769	308				
104	1800	2769	308				
105	1800	2769	308				
Total	64854	99775	11086	Total	57358	88243	9805
Total salable area						188018	20891
Total salable area-PROPOSAL-04						385448	42828



## HOW TO REACH US





## DHOLERA S.I.R. - KEY HIGHLIGHTS



**METRO**



**AIRPORT**



**250 MTR WIDE  
EXPRESS WAY**



**DEDICATED FREIGHT  
CORRIDOR**



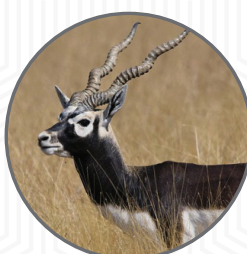
**NATIONAL MARITIME  
HERITAGE COMPLEX**



**SEAPORT  
CONNECTIVITY**



**LOTHAL UNESCO  
HERITAGE SITE**



**BLACKBUCK  
SANCTUARY**



**KALPSAR DAM**



**RIVERFRONT**

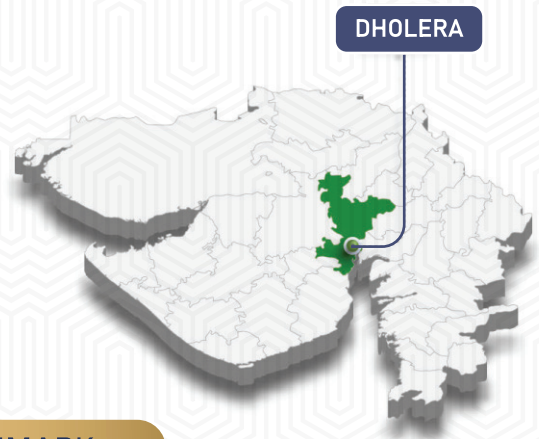
TOTAL  
AREA  
**920 SQ. KM**

DEVELOPABLE  
AREA  
**422 SQ. KM**

POPULATION  
**2.0 MILLION**  
ESTIMATED

EMPLOYMENT  
**0.8 MILLION**

**IGBC  
CERTIFIED  
PLATINUM  
RATED CITY**



**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)

## WHAT MAKES DHOLERA SPECIAL ?



### 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 information technology.



### 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

INDIA'S FIRST GREEN FIELD  
HIGHTECH SMARTCITY





## Aero Citi Project

Navagam - 273

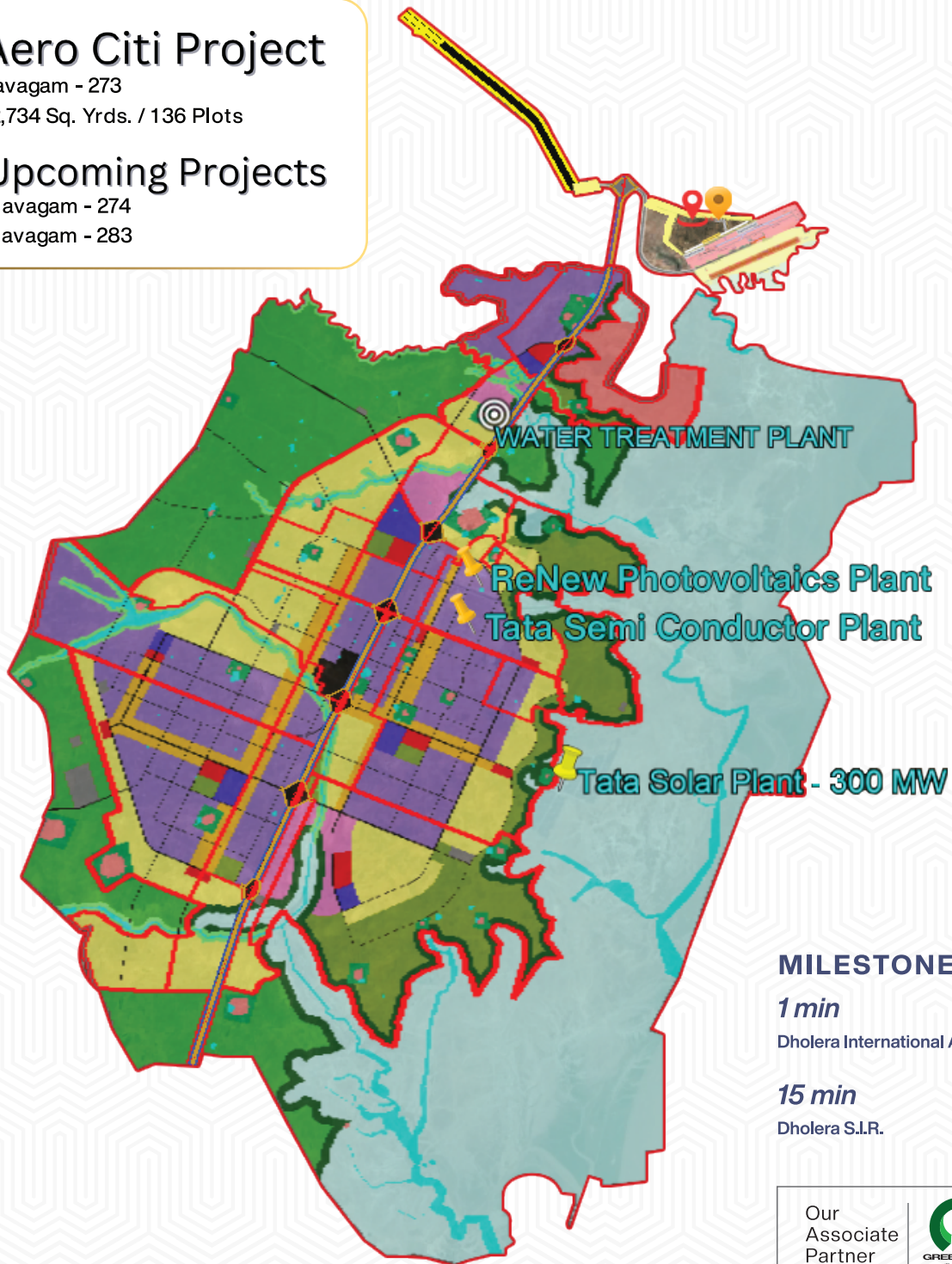
42,734 Sq. Yrds. / 136 Plots



## Upcoming Projects

Navagam - 274

Navagam - 283



### MILESTONES

**1 min**

Dholera International Airport

**15 min**

Dholera S.I.R.

Our  
Associate  
Partner



**Greentech Residency**  
100 Acre Township (Already Delivered)

### MAJOR CONNECTIVITY

Ahmedabad  
65 Min.

Vadodara  
80 Min.

Rajkot  
120 Min.

Bhavnagar Port  
120 Min.

Pipavav Port  
150 Min.

Kandla Port  
220 Min.

Mumbai  
400 Min.

Projects by



#### Punjab Address:-

DB Realtors, SCO No. 64, 1<sup>st</sup> Floor,  
JR Square, Dhanaula Road, Barnala,  
Punjab - 148 101.  
Office Contact: 9915 99 17 01  
9872 10 98 23 | 9417 74 07 77

#### Ahmedabad Address:-

Jaska Infrastructure Pvt. Ltd.,  
5 / 6 Floors, Panchdhara Complex,  
Above Isuzu Showroom, SG Highway,  
Nr. Hotel The Grand Bhagwati, Bodakdev,  
Ahmedabad - 380 054  
Office Contact : 7433 90 99 99

#### Contact Us

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