

GREENTECH LIFESPACE

WE DELIVER WHAT WE COMMIT



M O S T T R U S T E D
L A N D D E V E L O P E R
I N D H O L E R A



Greentech Lifespace 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.

S I N C E 2 0 0 8



VISION.VALUE.COMMITMENT

Our goal is to be the leader in the microcosm of real estate transactions within Dholera SIR and its surrounding regions. We are dedicated to delivering exceptional client satisfaction by facilitating the acquisition and sale of premium land around Ahmedabad, ensuring our clients' realty expectations are fully realised.

OUR JOURNEY



Commenced acquiring land for the project
Greentech Residency



Launched Phase-2 of Project
Greentech Residency



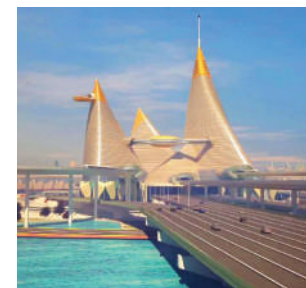
Launched Phase-3 of Project
Greentech Residency



Commenced acquiring land near Bholad – Lothalt Saragwala



Launched Phase-5 of Project
Greentech Residency



The journey goes on...

2008

Commenced dealing in land parcels within Dholera SIR

JOURNEY BEGINS

2009-11

2012

Launched Phase-1 of 100+ Acre Project
Greentech Residency



2015

2017

Completion of Jain Derasar, Dharmshala & Bhojanshala



2018

2020

Launched Phase-4 of Project
Greentech Residency



2021

2022

Launched a new project - **Greentech Rivervalley At Bholad**



2023

2024

Launched two new projects - **DCC Palm Villas & Aero Citi Centre**



2025



DHOLERA

INDIA'S FIRST GREENFIELD
INDUSTRIAL SMART CITY

Dholera Special Investment Region (SIR)

Dholera, India’s first 'Platinum' rated Green City by IGBC [Indian Green Building Council], is a 920 sq. km greenfield smart city located just 109 km from Ahmedabad. Positioned at the crossroads of major industrial corridors, it is poised to become a leading hub for manufacturing and sustainable industrial growth. Designed with a commitment to eco-friendly development, Dholera offers a pollution-free environment supported by cutting-edge infrastructure. With seamless single-window clearance processes, the city ensures hassle-free business operations. It functions as a self-contained ecosystem, blending industrial, residential, and social infrastructure to foster a dynamic, sustainable, and inclusive community for businesses and residents.

Greenfield Industrial Hub Planned over Approximately

920 Sq. Km.

Fusion of

Businesses and High Quality Lifestyle

Ensuring

Multimodal Connectivity

Key Highlights

Special Investment Region

Total Area - 920 Sq Km

Multimodal Transport Hub [Road, Rail, Air, Sea]

Dholera International Airport

A Semiconductor Hub

Solar Park Development [5000 MW]

Riverfront and recreational zones

Advantages of Dholera SIR

World-Class Infrastructure: Smart, sustainable infrastructure with advanced technology.

Ease of Governance: Customized solutions for industry-specific needs.

Plug & Play: Ready utility connections and infrastructure at plot level.

Sustainability: 24/7 solar power, zero waste discharge, and 100% wastewater management and recycling.

Social Infrastructure: Comprehensive amenities for health, education, entertainment, and well-being.

Ease of Doing Business: Single-window clearance system for faster, streamlined business approvals.

External Connectivity: Connected via air, rail, road and sea.

Security: Advanced Command and Control Centre for city-wide safety, efficiency and proactive action when required.

Technology: ICT-enabled infrastructure with smart systems and a City Integrated Operations Centre.

Live, Work, Play: Parks, EWS housing, shaded walkways, cycle tracks, and green buffers around industrial areas.

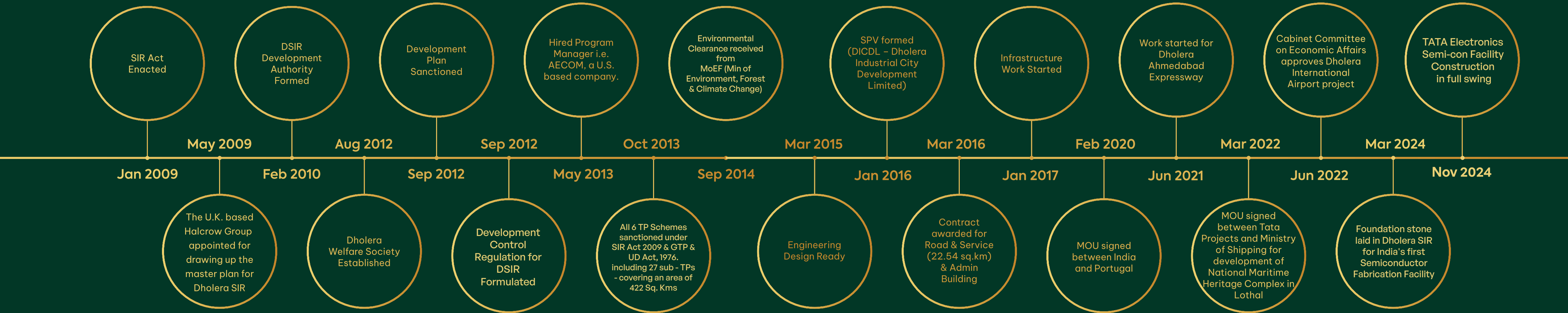
Fast Track Approval: Single-window clearance system for all approvals and permits.

Internal Connectivity: Multipurpose corridors, service roads, cycle tracks, and pedestrian-friendly tree lined walkways.



Dholera SIR Timeline

AECOM





Key Highlight

Lothal - Heritage Site

- 23 Kms from Dholera SIR Boundary
- 26 Kms from Dholera International Airport
- 80 Kms from Ahmedabad

Lothal was one of the southernmost sites of the ancient Indus Valley civilisation, located in the Bhal region of the Indian state of Gujarat. Construction of the city is believed to have begun around 2200 BCE.

Key Highlight

National Maritime Heritage Complex

The Government of India is developing the National Maritime Heritage Complex at Lothal, an ancient Indus Valley site recognized by the UN. This complex will highlight India's rich maritime history with attractions like light-and-sound shows, boat rides, and an experiential theme park. Lothal, home to the world's oldest man-made dockyard, serves as the ideal location for this heritage project.



OUR PROJECTS

ONGOING



GREENTECH
Residency

📍 Fedra - Pipli
— State Highway



📍 Fedra - Pipli
— State Highway



AERO CITI CENTRE



GREENTECH
Rivervalley

📍 Bholad



GREENTECH
Aero Citi

📍 Navagam

UPCOMING



GREENTECH
DOWNTOWN

📍 Bholad



GREENTECH
Legacy **DOWNTOWN**

📍 Bholad



GREENTECH
Heritage

📍 Saragvala



GREENTECH Phase 5
Residency

📍 Fedra - Pipli
State Highway



GREENTECH
Green Villas

📍 Tariya



GREENTECH
GT Industrial Park 1

📍 Mundi

Project



Residential Plots From

100 Sq. Yards to 1,200 Sq. Yards

Features Over

3000+ Trees & other plantation

Religious inclination

Jain Temple [Rajendra Vihar Dham]

Amenities



Gym



Swimming Pool



Yoga/Meditation



Jogging Track



Cricket Pitch



Landscape Garden



Jain Derasar



Family Cinema



Kids Play Area



Dist.: Anhedabad - 382460

- ✚ Fedra Junction – 3 Mins
- ✈ Dholera International Airport – 15 Mins
- 🏠 Dholera S.I.R. – 15 Mins
- 👤 Activation Area in Dholera S.I.R. – 30 Mins
- 🏛 Lothal Archeological Site Museum – 25 Mins
- 🏰 National Maritime Heritage Complex – 30 Mins







900 mts Frontage

FEDRA - PIPLI (S.H.40) 100'0" WIDE STATE HIGHWAY

DHOLERA INTERNATIONAL AIRPORT ROAD



**Fedra - Pipli State Highway (S.H. 40),
Dholera International Airport Road,
Dist.: Ahmedabad - 382460**

-  Fedra Junction – 3 Mins
 -  Dholera International Airport – 15 Mins
 -  Dholera S.I.R. – 15 Mins
 -  Activation Area in Dholera S.I.R. – 30 Mins
 -  Lothal Archeological Site Museum – 25 Mins
 -  National Maritime Heritage Complex – 30 Mins

Project



RESIDENTIAL
PLOTS
242

COMMERCIAL
UNITS
35

PLOT SIZE
180.50 SQ. YD.
& ABOVE

Amenities



40 ft Wide Road



Gated Township



Walking Track



Compound Wall



Kids Play Area



Gazebo



Landscape Garden



Project



	PLOT SIZE 6.09x13.72 MT. 20'-0" x45'-0"	CARPET 83.55 Sq. Mt. 100.00 Sq. Yd. 900 Sq. Ft.	SU.B.A. 150.91 Sq. Mt. 180.50 Sq. Yd. 1624.50 Sq. Ft.
	SHOP SIZE 4.57x118.29 MT. 15'-0" x60'-0"	CARPET 83.55 Sq. Mt. 100.00 Sq. Yd. 900 Sq. Ft.	SU.B.A. 150.91 Sq. Mt. 180.50 Sq. Yd. 1624.50 Sq. Ft.



DCC Palm Villas Aero Citi Centre

Fedra - Pipli State Highway (S.H. 40),
Dholera International Airport Road,
Dist.: Ahmedabad - 382460

- Fedra Junction – 3 Mins
- Dholera International Airport – 15 Mins
- Dholera S.I.R. – 15 Mins
- Activation Area in Dholera S.I.R. – 30 Mins
- Lothal Archeological Site Museum – 25 Mins
- National Maritime Heritage Complex – 30 Mins

Project



Aero Citi

RESIDENTIAL
PLOTS
136

PLOT SIZE
308 SQ. YD.
& ABOVE

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



Project



Aero Citi



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



Greentech Aerocity

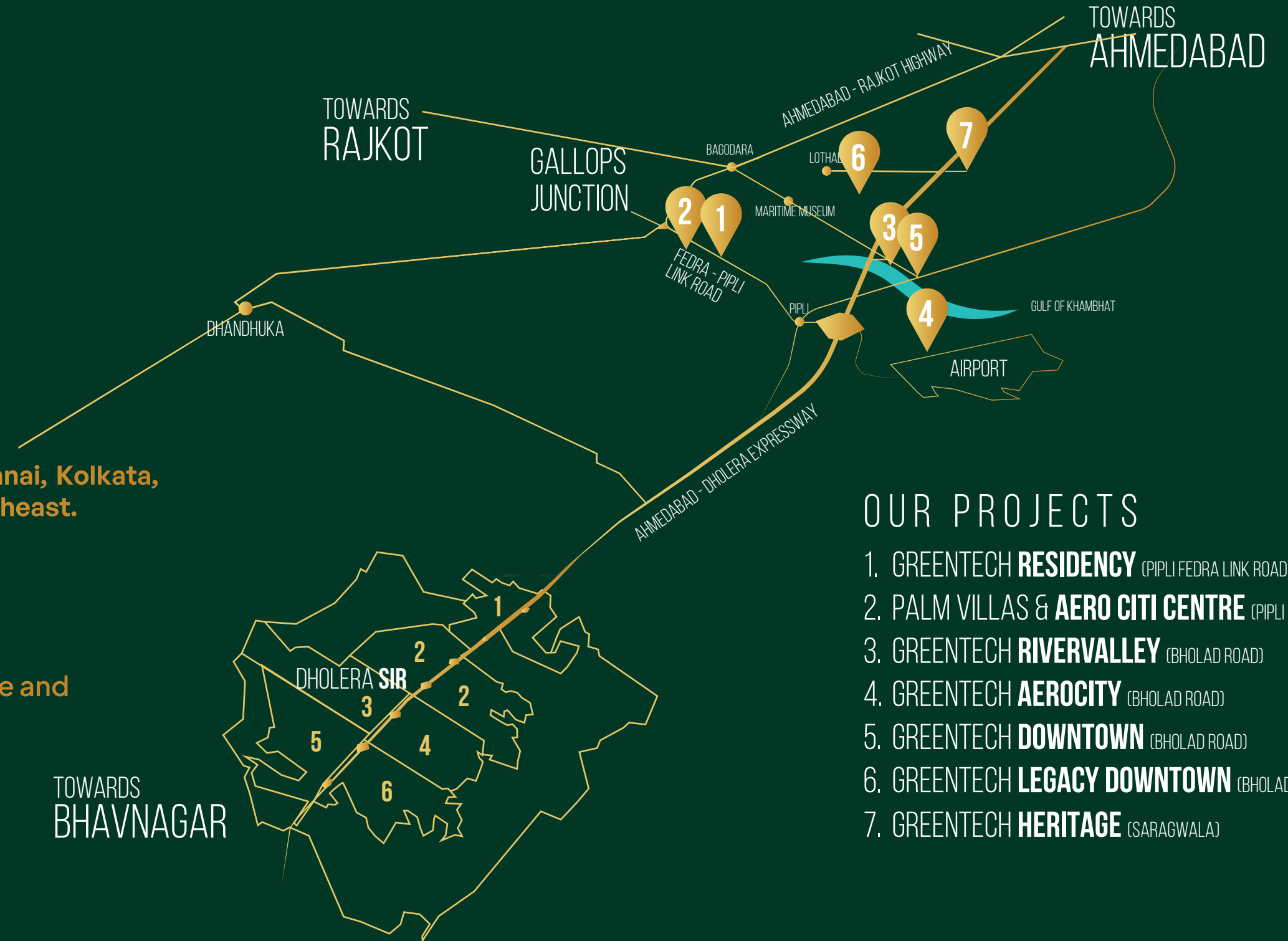
Fedra - Pipli State Highway (S.H. 40),
Dholera International Airport Road,
Dist.: Ahmedabad - 382460

- ✚ Fedra Junction - 10 Mins
- ✈ Dholera International Airport - 1 Min
- 🏠 Dholera S.I.R - 15 Mins
- 👤 Activation Area in Dholera S.I.R - 20 Mins
- 🏛 Lothal Archoeological Site Museum - 15 Mins
- 🏰 National Maritime Heritage Complex - 15 Mins

	PLOT DIMENSIONS	CARPET	SU.B.A.
	30'-0" x 60'-0"	1800 Sq. Ft. 200 Sq. Yd.	2,769 Sq. Ft. 308 Sq. Yd.

KEY DIFFERENTIATORS

- ✓ **First to launch a residential plotting scheme around Dholera SIR.**
- ✓ **Largest land bank in and around Dholera SIR.**
- ✓ **Extensive customer base across India, including Delhi, Punjab, Haryana, Chandigarh, Chennai, Kolkata, Rajsthan, Bengaluru, Hyderabad, Ahmedabad, Surat, Rajkot, Vadodara, and parts of the Northeast.**
- ✓ **International clients from the U.S., Canada, Australia, U.K, and U.A.E.**
- ✓ **Offering Plots and Bulk Land that are thoroughly vetted from legal angle having Clear Title and are Ready N.A.**





ASSOCIATE PARTNERS



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Ahmedabad

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Bhagwati, Bodakdev, Ahmedabad – 380054

Dholera

Greentech Residency, Fedra – Pipli State
Highway (S.H. 40), Dholera International
Airport Road, Dist.: Ahmedabad – 382460