

PROJECTS BY  
**DCC BUILDTECH LLP**



Discover the treasures of

*life*

DHOLERA



## ABOUT PROJECTS

Discover the epitome of luxury living at Palm Villa, DCC Buildtech LLP's prestigious residential project in Dholera. Set amidst serene surroundings and equipped with modern amenities, Palm Villa offers a heaven of comfort and sophistication. Meanwhile, Aero Citi Centre presents a pioneering commercial venture, strategically located to cater to the needs of businesses in Dholera. With its innovative concept and prime SCO plots, Aero Citi Centre promises a dynamic environment for thriving enterprises and lucrative investments, shaping the future of commerce in the region.

RESIDENTIAL  
PLOTS  
**242**



COMMERCIAL  
UNITS  
**35**



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

**Project Location: Survey No. 199, Fedra Pipli State Highway 40, Taluka Dhandhuka, Distt. 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



Commercial  
within vicinity



Kids Play  
Area



Compound  
Wall



24x7 Water  
Supply



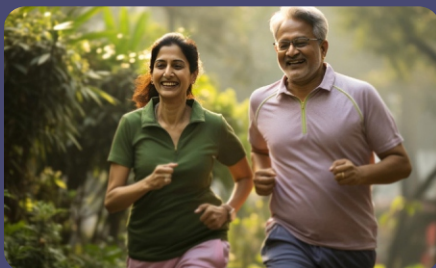
CCTV  
Security



Gazebo



Landscaping  
Garden



## SITE PLAN



- N.A,N.O.C
- TITLE CLEAR PROJECT
- PLAN PASS PROJECT
- IMMEDIATE REGISTRY
- IMMEDIATE POSSESSION



|                                                                                       |                                                      |                                                                                       |                                                                 |                                                                                       |                                                                       |
|---------------------------------------------------------------------------------------|------------------------------------------------------|---------------------------------------------------------------------------------------|-----------------------------------------------------------------|---------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
|  | <b>PLOT SIZE</b><br>609x13.72 MT.<br>20'-0" x45'-0"  |  | <b>CARPET</b><br>83.55 Sq. Mt.<br>100.00 Sq. Yd.<br>900 Sq. Ft. |  | <b>SU.B.A.</b><br>150.91 Sq. Mt.<br>180.50 Sq. Yd.<br>1624.50 Sq. Ft. |
|  | <b>SHOP SIZE</b><br>457x118.29 MT.<br>15'-0" x60'-0" |  | <b>CARPET</b><br>83.55 Sq. Mt.<br>100.00 Sq. Yd.<br>900 Sq. Ft. |  | <b>SU.B.A.</b><br>150.91 Sq. Mt.<br>180.50 Sq. Yd.<br>1624.50 Sq. Ft. |

## LOCATION



METRO



AIRPORT



250 MTR WIDE  
EXPRESS WAY



DEDICATED FREIGHT  
CORRIDOR



SEAPORT  
CONNECTIVITY



LOTHAL UNESCO  
HERITAGE SITE



BLACKBUCK  
SANCTUARY



KALPSAR DAM

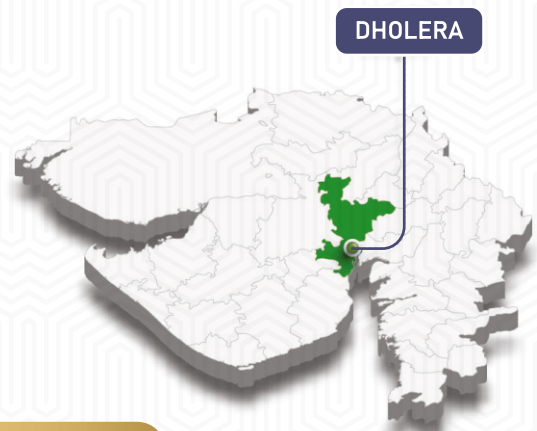
TOTAL  
AREA  
**920 SQ. KM**

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

