

#dholeraunfiltered



“
Don't wait to
Buy Real Estate.
Buy Real Estate
and Wait”

Rêalty
CONSULTANCY

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Rêalty
CONSULTANCY



One Stop Solution for DHOLERA

#dholeraunfiltered

About Us >>>>

Welcome to Realty Consultancy, your trusted partner in realizing the dream of owning prime real estate in the vibrant landscape of Dholera Smart City. As pioneers in the industry, we proudly stand as the First-ever consultancy exclusively dedicated to Dholera SIR region. Our commitment extends beyond transactions, we are here to guide you through the journey of finding the perfect residential, commercial, or industrial land parcels.

At Realty Consultancy, we have a team of Domain experts who have cumulative experience of 15+ years of Real Estate Industry. Having been associated with corporate brands empowers us to provide customer centric investment solutions while creating value on both ends. Transparent Communication and Post -Transaction support helps us gaining valuable trust from our clients.

Mission >>>>

Facilitating dreams, forging trust in Dholera's prime real estate.

Vision >>>>

Transforming aspirations into reality, redefining Dholera's urban landscape.



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“
Trusted ally
for **Dholera's**
prime
Real estate
Dreams”

Dholera SIR

INDIA'S FIRST GREENFIELD SMART CITY



DSIR Town Planning

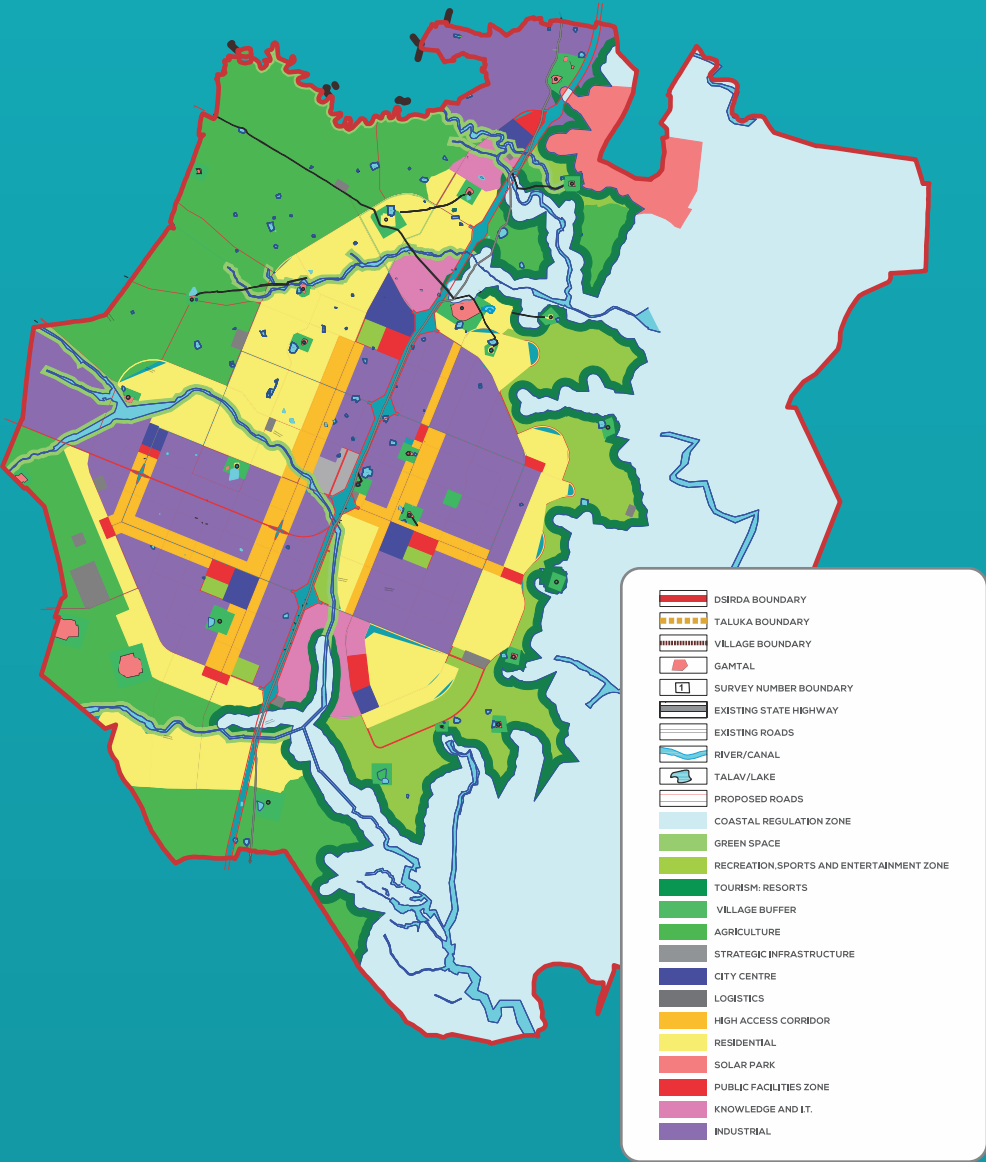
22 Villages

DSIR Area

920 Sq.km

TP Development Area

422 Sq.km



METRO



6 LANE EXPRESSWAY



INTERNATIONAL AIRPORT



SEA PORT



TRADE CENTER



SPORT COMPLEX



INDUSTRIAL CORRIDOR

DHOLERA SPECIAL INVESTMENT REGIONAL DEVELOPMENT AUTHORITY, GANDHINAGAR

What is

DHOLERA SIR?



Dholera Smart city is a platinum rated Greenfield (new) city under construction near Ahmedabad. It is based on Singapore & Shanghai development model. It has 4 way connectivity which includes:



By Road
Express Highway of 250m (NH 751)



By Rail
Proposed Metro connectivity to Ahmedabad (MRTS)



By Air
Dholera International Airport (Passenger and Cargo)



By Sea
Pipava is the nearest port, also connected to major ports of Mundra and Kandla.

It has multiple zones like residential, commercial, industrial and recreational like any other developed city. It will act as a twin city of Ahmedabad with advanced infrastructure.

Dholera SIR has an area of 920 sq. km., which is divided in 6 town planning schemes and consists of 22 villages of taluka Dholera, as shown in the map.



DHOLERA SIR Includes these 22 Villages

- | | |
|----------------|---------------|
| 01. AMBALI | 02. KADIPUR |
| 03. BHADIYAD | 04. GOGLA |
| 05. GORASU | 06. CHER |
| 07. OTARIYA | 08. DHOLERA |
| 09. KHUN | 10. BHIMTALAV |
| 11. RAHTALAV | 12. MUNDI |
| 13. SANDHIDA | 14. PANCHI |
| 15. MAHADEVPUR | 16. BHANGADH |
| 17. ZANKHI | 18. MINGALPUR |
| 19. BAVALLYARI | 20. SODHI |
| 21. SANGASAR | 22. HEBATPUR |



Permissible Zones IN DHOLERA



CITY CENTER ZONE

- » 4-5 Star Hotel » Hospital/Financial Institution
- » Shopping Mall/Retail Store
- » Commercial Office/Shop/Building



KNOWLEDGE & IT ZONE

- » Education Park/IT Park » 4-5 Star hotel
- » University/College/School,
- » Shopping Mall/Retail Store/Restaurant



INDUSTRIAL ZONE

- » Aviation & Defence » IT & Finance
- » Automobile/Heavy Engineering
- » Agro & Food Processing
- » Solar Park/Gems and Jewellery



HIGH ACCESS CORRIDOR

- » High-rise tower for corporate office,
- » 4-5 Star Hotel » Shopping Mall/Retail Store
- » Fuel station/Cinema Hall/Multiplex



RESIDENTIAL ZONE

- » Row house/Villa/Bungalow
- » Multistorey Apartment » Bank/School
- » Retail Mall/Cinema Hall/Restaurant

International BENCHMARKING



Road Design

- » London
- » Singapore
- » New York

Urban Planning

- » London
- » Chicago
- » Milton Keynes



Power & ICT

- » Singapore
- » London
- » Canada & Denmark

Water & Waste Water

- » Brussels
- » Songdo
- » New York

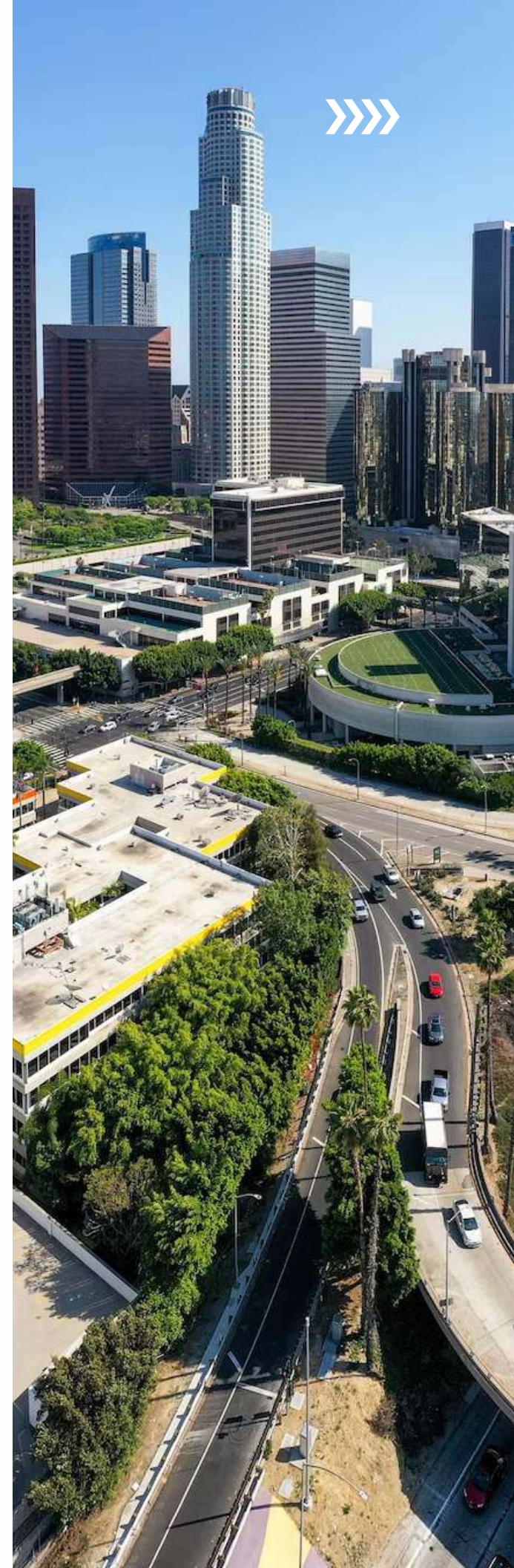


Storm Water

- » Brussels
- » Songdo
- » New York

Solid Waste

- » Brussels
- » Songdo
- » New York



What Makes

DHOLERA SIR SPECIAL?

World class Infrastructure

Ease of Governance

Plug & Play

Security

Internal Connectivity

Ease of Business

Social Infrastructure

Sustainability

Fast Track Approvals

External Connectivity

Live, Work and Play

Technology

India's 1st IGBC Certified

READY TO LIVE GLOBAL INDUSTRIAL SMART CITY



DHOLERA SIR

91,790HA
Total Area
920 Sq Km

20 LAKH
Population
Expected

827K
New Jobs
Expected

100% Domestic & Industrial Effluent Collection

100% Recycle & Reuse of Wastewater

100% Rainwater Collection

100% Waste Collection, Reuse & Recycling

Dedicated Cycling Tracks, Shaded Walkways

Water Management, Smart Meters (SCADA)

24x7 Power, Smart Meters (SCADA)

ICT Enabled Infrastructure

Why invest in

DHOLERA SIR

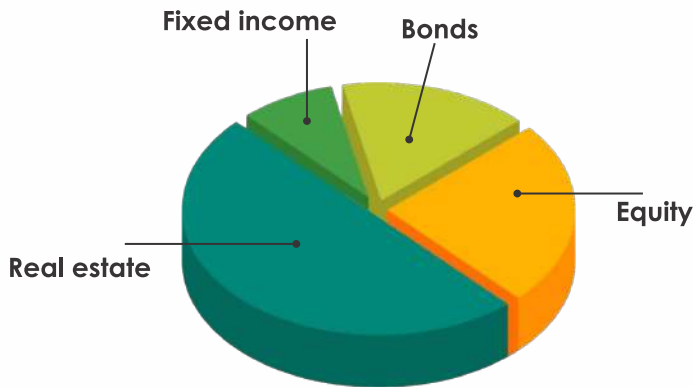
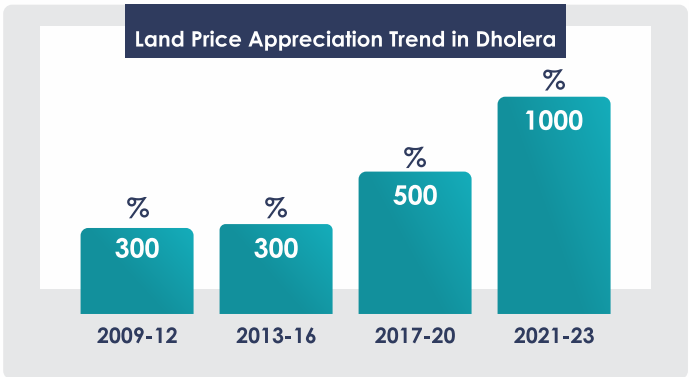


GLOBAL CITY IN MAKING

Dholera, equipped with cutting-edge infrastructure like a deep-sea port and international airport, seeks to allure global investors. It integrates smart city features for effective governance and energy management, aiming to become a model for urban development. Planned industrial, residential, and commercial areas promise job prospects and modern living for residents, aspiring to set global benchmarks.

EARLY BIRD INVESTMENT OPPORTUNITY

Early Bird Investment in Dholera Special Investment Region (SIR) offers forward-thinking investors a chance to capitalize on its rapid evolution into a global city. With ambitious infrastructure projects like a deep-sea port and international airport underway, Dholera SIR promises substantial returns and shapes India's urban development future.



DIVERSIFICATION BENEFITS

Investing in Dholera SIR real estate diversifies portfolios, shielding against market fluctuations and inflation. Unlike stocks and bonds, it shows low correlation, reducing risk. Rental income assures steady cash flow, while property values typically rise, safeguarding capital. Tangible assets add stability, further enhanced by diversifying across locations, capturing market opportunities, and boosting portfolio resilience.



Why Us



We are your One Stop Solution in Dholera SIR region. At Realty Consultancy, we understand that real estate isn't just a purchase; it's an investment in a lifetime dream. Our mission is to ensure that your journey is marked by safety, fairness, transparency, and legality. We navigate the complexities of real estate to secure deals that not only meet but exceed your expectations.



Safety and Legality

Your peace of mind is non-negotiable. We prioritize the safety, legality, and transparency of every deal, guaranteeing a secure investment for a lifetime.



Tailored Solutions

We recognize that every client is unique. Our personalized approach ensures that your specific requirements are met, making your real estate journey truly yours.



Comprehensive Guidance

We go beyond mere transactions. Our team is dedicated to understanding your objectives, ensuring that every aspect of your land acquisition aligns with your vision for maximum appreciation.

Realty Consultancy is not just a service; it's a commitment to your dreams. Join us in shaping the future of Dholera's real estate landscape, where your investment is not just a transaction but a step towards a brighter future.

Our Services



Investment Strategy



A perfect real estate investment strategy is a good mix of Offering, Investment Horizon, Location and Profit Booking. We design Investment Strategy keeping these levers in mind.

Market Intelligence



In an unorganized market, information is everything. We provide you with solutions based on intel collected from reliable sources. Thus, maximizing the chances of profitability.



Exit Planning



Exit planning is the most crucial part of any investment. While taking entry itself, we try to understand the expectations from Investment made. Accordingly, we design exit plans for our clients.