



# THE SOLITAIRE PARK

Premium Residential Plots in India's First Smart  
City "**Dholera SIR**"

Developing Project By

 **Luxoria Group**

# Dholera SIR

## An Investment Opportunity

In the future years, economic growth and industrial expansion will provide employment within DSIR, creating a major housing demand. It is predicted that total employment in Dholera Industrial City, including direct and indirect jobs, will exceed 800,000, resulting in a resident population of more than 2 million.



India's Largest Planned  
Greenfield Smart City

Future Defense & Aviation  
Hub

Largest Nodes Of Delhi  
Mumbai Industrial Corridor

World's Largest Solar Park  
(5000 MW)

Master Planning by halcarow  
(UK), Project by AECOM

World-class 250MT Wide 10  
lane central spine Expressway

High-Speed Metro Rail & MRTS  
To Link SIR With Mega Cities

Dholera International  
Airport With Cargo Facility

Connected to all Major  
Port Through DFC

Proximity to mega cities:  
Ahmedabad , bhavnagar, vadodara, rajkot

### Activation Area

Phase 0 - 22.5 sqkm

November 2019

### Phase 1 (TP1 to TP2)

Phase 1 - 153 sqkm

Year 2022



Dholera Industrial Park



Dholera International Airport



Greenfield City



Biggest solar park in the world

## Ongoing Development In Dholera SIR



ABCD Building



Dholera Ahmedabad Expressway



Dholera Metro Station



Dholera Commercial Hub

# The Solitaire Park's Layout Plan



Just 300 Meter Away from 6 lane Highway

# Area Table

Plot No.	Area in (Sq. Yd.)
1	354
2	129
3	129
4	129
5	251
6	251
7	129
8	129
9	129
10	433
11	439
12	129
13	129
14	129
15	129
16	258

Plot No.	Area in (Sq. Yd.)
17	258
18	129
19	129
20	129
21	129
22	525
23	394
24	129
25	129
26	129
27	129
28	129
29	129
30	251
31	251
32	129

Plot No.	Area in (Sq. Yd.)
33	129
34	129
35	129
36	129
37	129
38	473
39	453
40	129
41	129
42	129
43	129
44	129
45	129
46	129
47	251
48	251

Plot No.	Area in (Sq. Yd.)
49	129
50	129
51	129
52	129
53	129
54	129
55	129
56	494
57	525
58	129
59	129
60	129
61	129
62	129
63	129
64	129

Plot No.	Area in (Sq. Yd.)
65	251
66	251
67	129
68	129
69	129
70	129
71	129
72	129
73	129
74	315
75	121
76	123
77	125
78	127
79	128
80	130

Plot No.	Area in (Sq. Yd.)
81	133
82	133
83	222
84	262
85	129
86	129
87	129
88	129
89	129
90	251
91	251
92	129
93	129
94	129
95	129
96	307

Plot No.	Area in (Sq. Yd.)
97	287
98	129
99	129
100	129
101	251
102	251
103	129
104	129
105	129
106	197
107	189
108	129
109	129
110	251
111	251
112	129

Plot No.	Area in (Sq. Yd.)
113	239
114	346
115	163
116	155
117	147
118	138
119	130
120	125
121	260
122	289

# Luxurious Facilities & Amenities



Club House



Party Lawn



Enterencxe Gate



Jogging Track



Security Cabin



Park



WiFi



Community Hall



Rest Room



CCTV



RCC Road



Street Light

# Location Advantages



**Dholera SIR Border 10 Min Away**



**ABCD Building 15 Min Away**



**Dholera Ahmedabad Expressway 15 Min Away**



**Gallops Food Piazza 2 Min Away**



**Dholera International Airport 15 Min Away**



**6 Lane Highway 1 Min Away**



**The City Of Future**

# DHOLERA

**India's First Greenfield Smart City**



# An Excellent Investment In These Downturns



# A City Of Future



Nestled in the  
**\$100 BILLION**  
Delhi-Mumbai Industrial Corridor

Total Footprint Of Over  
**920 SQ. KM**

India's First Platinum Rated  
**SMART CITY**



**Smart  
Infrastructure**



**Sustainable  
Living**



**Largest land parcels in  
South East Asia**

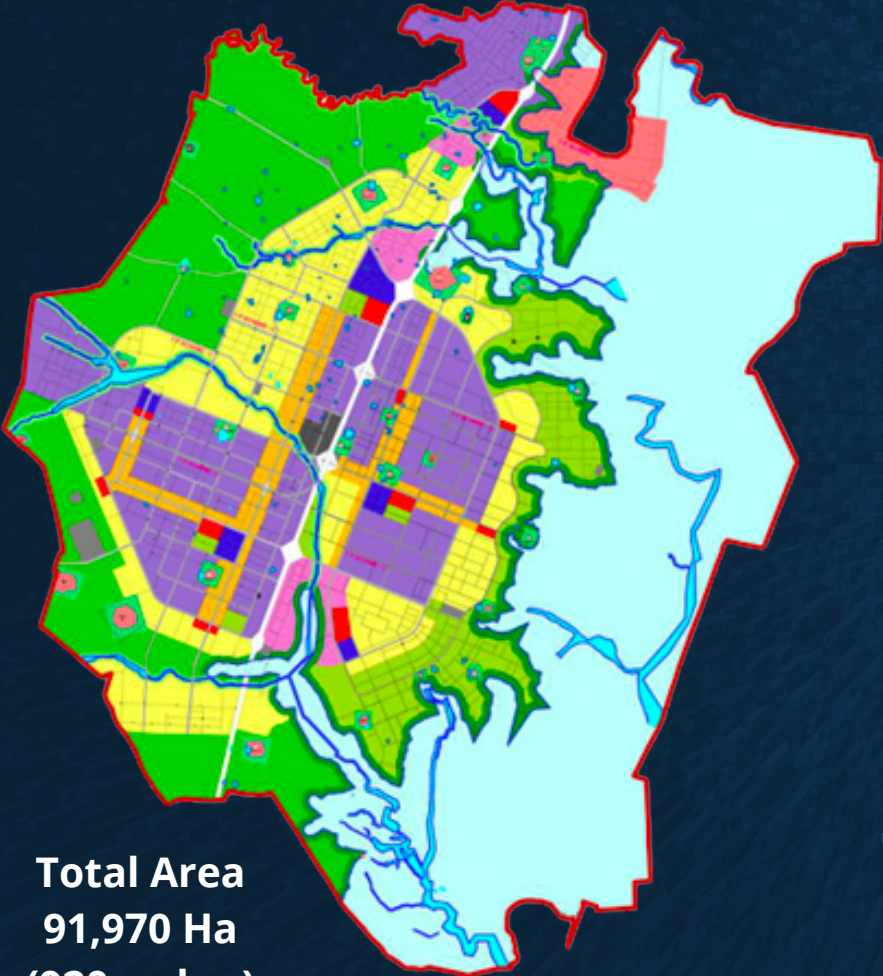


**Biggest of the eight  
industrial smart cities**

**PM Modi's Dream Project**

# A City Bigger Than Singapore

20%  
BIGGER THEN  
SINGAPORE



Total Area  
91,970 Ha  
(920 sq km)

**Dholera**



Total Area  
71,910 Ha  
(719 sq km)

**Singapore**

# A City Of Employment

Jobs Over  
**827K**

Resident population of  
**2.0 Million**



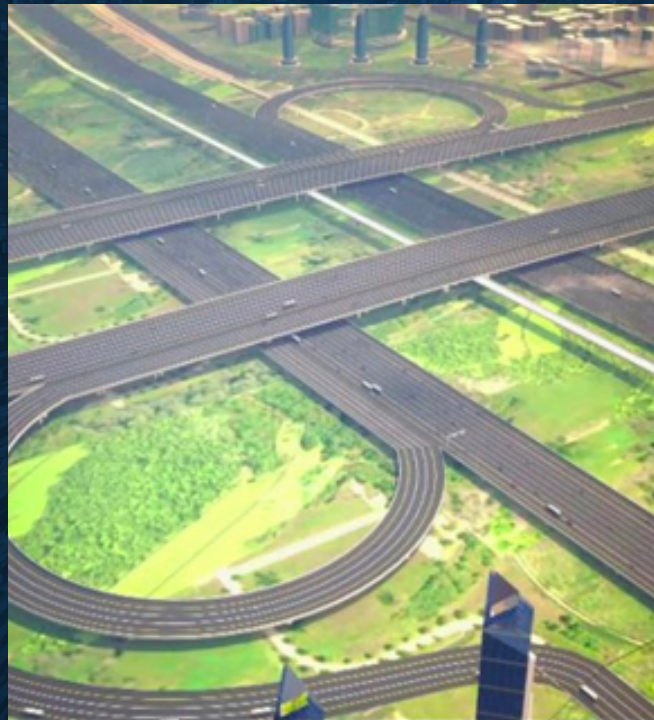
# A City Of Connectivity

**Cargo cum Passenger  
International Airport**



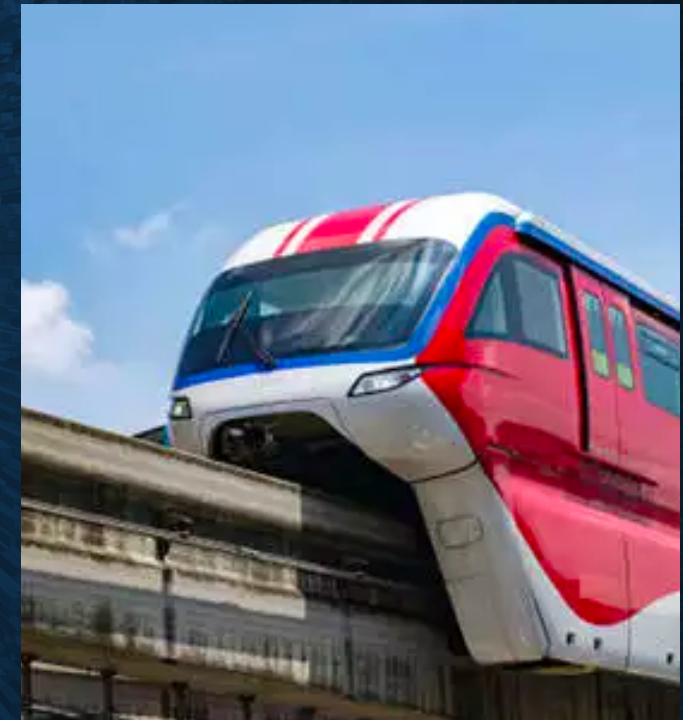
Tender allotted to Varaha  
Infra Ltd. worth **987 Cr.** est.  
completion till Dec'24

**6 Lane Express Highway  
Ahmedabad - Dholera**



Tender allotted to 4  
companies worth **3500 Cr.**  
est. completion till Dec'24

**Mono Rail Connectivity  
Ahmedabad - Dholera**



Tender allotted to JICA  
worth **6000 Cr.** est.  
completion till Dec'24

# A City Of Energy & Power

Largest Solar Park of  
**5,000 MW**



Industrial Park over  
**9,500 hectares**



# A City Of Big Brands

Dholera will be home to some of the world's largest corporations

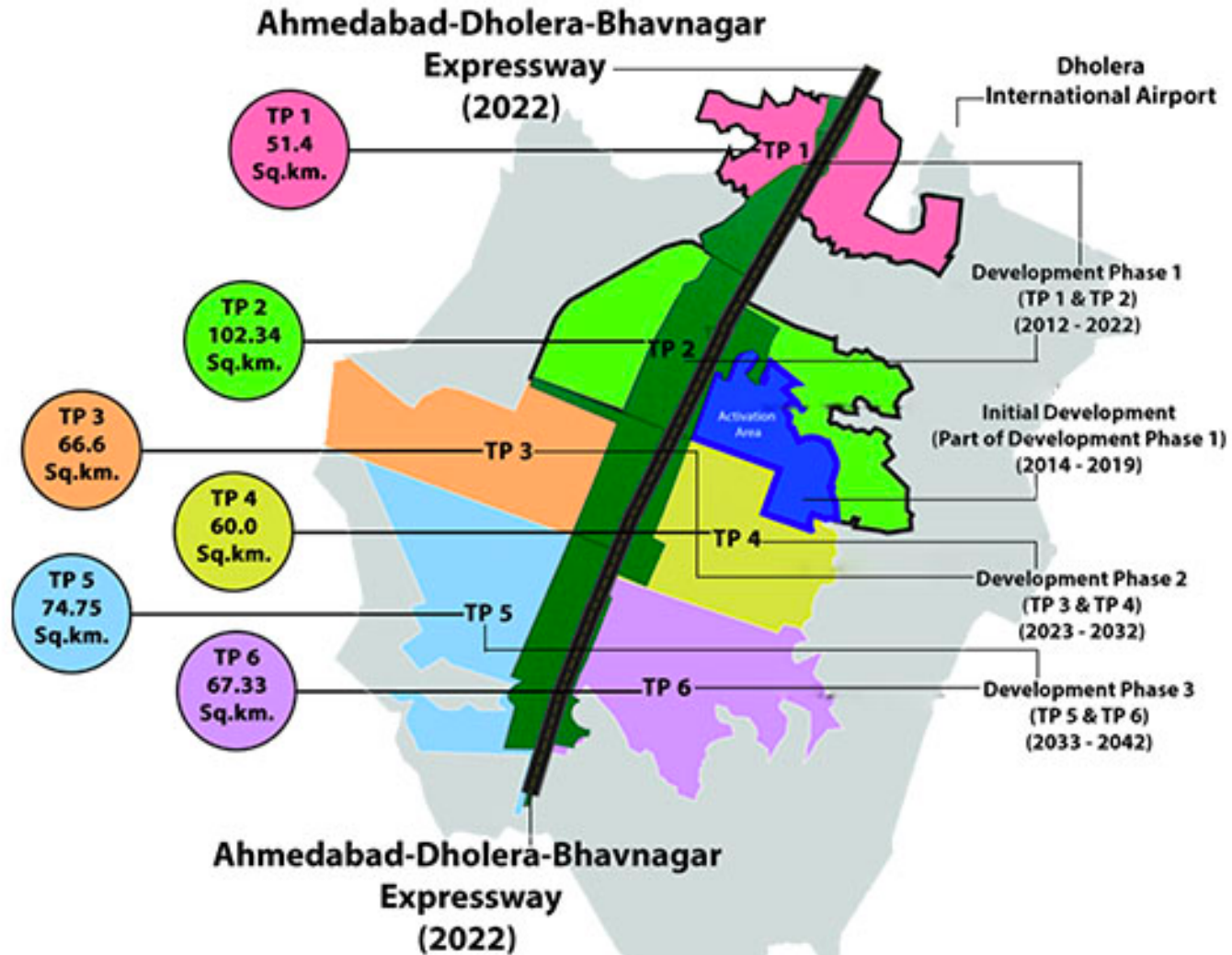


# Trunk Infrastructure Ready in Activation Zone

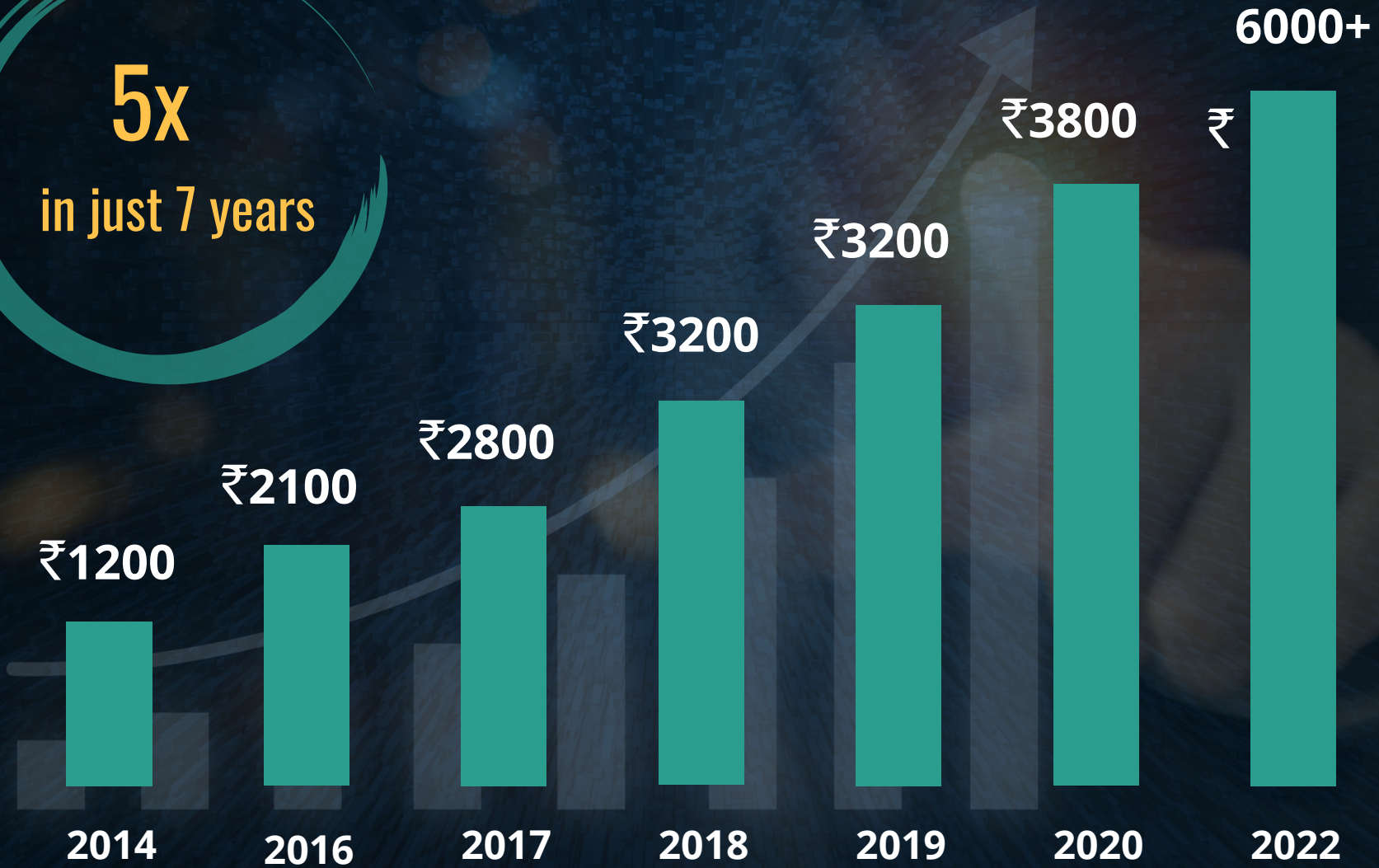




# Dholera Special Investment Region



**5x**  
in just 7 years



## Don't Miss The Chance To Be A Part Of The Future

A global hub of manufacturing and trading, economic growth and centre of excellence. Dholera SIR is supported by world class infrastructure, excellent facilities and proactive policy framework by the government.



# Dholera Before And After





**THE SOLITAIRE PARK**

A Project By

