MOTIAZ
A legacy for generations

DHOLERA

INDIA'S FIRST GREENFIELD SMART CITY

A NEW ERA OF GLOBALLY CONNECTED BUSINESS



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Overview

Established in 1995, the Motiaz Group has grown over three decades into a prominent real estate group with a strong presence across the tricity region and beyond. Founded by Sh. Pawan Bansal & Sh. Kewal Bansal (Brothers) in their grandfather's name, Sh. Moti Ram Ji, the group began with a vision to create spaces that combine quality, value, and long-term trust.

Motiaz group was founded with clear belief- that real estate is not merely about developing land, but about creating lasting value for people, businesses and communities.

The group's journey began with a focus on developing thoughtfully planned spaces while building relationships that would stand the test of time.

Founders Message

After more than 30 years at the helm of Motiaz Group, we, Pawan Bansal and Kewal Bansal, can confidently say that the foundation of our decades-long success has been our unwavering commitment to duty, loyalty, integrity, and the future. Our business verticals are positioned within areas of strong and sustainable growth, and we look forward to continuing this journey with confidence and purpose for many years to come. Our vision is to establish Motiaz Group as a market leader across the real estate sector, while fostering a culture of excellence, innovation, and consistently exceeding expectations. As we look ahead, we remain committed to creating lasting value for our customers, partners, stakeholders, and the communities we serve.

Our Team Message

We at Motiaz Group are passionate about creating spaces that meet global standards, illustrate our core values, and are built on a legacy of trust. By understanding what a discerning lifestyle demands we build spaces that transform, touch, and truly enrich lives.

Enhancing lifestyles and ensuring a rewarding experience is at the core of all our residential and commercial projects. We at Motiaz Group constantly strive to embrace new innovative technologies while adhering to sustainable business practices. All our developments deliver the highest level of environment-friendly design, contemporary craftsmanship, exceptional quality, and unparalleled service.

We aspire to create a future geared towards sustainability and are fully committed in our endeavor to consistently exceed expectations. Your unwavering faith in us has made us trusted leading developers in the region and we appreciate your continued support for the future.

Our scale

12 Lakh+ Sq. yd.	4 Lakh + Sq. yd.	50000 +	30 Year +	50 +
Residential Development	Commercial Development	Happy Customers	Real Estate Experience	Projects Delivered

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MODI'S VISION FOR DHOLERA SMART CITY

PRIME MINISTER NARENDRA MODI envisions Dholera as India's first and largest smart city, built from the ground up with world-class planning. Spanning twice the size of Delhi and six times that of Shanghai, Dholera is designed to become a global manufacturing and business hub under the 'Make in India' initiative. It will offer plug-and-play infrastructure for industries such as semiconductors, electric vehicles (EVs), and electronics.

The city will operate on advanced digital systems incorporating IoT, AI, and real-time data dashboards for seamless governance. Powered by a 5,000 MW solar park, Dholera will also lead in green and sustainable development. With its own international airport, expressways, and freight corridors, Dholera will ensure robust global connectivity.

Along with modern housing, healthcare, and education, it promises a balanced and high-quality lifestyle for citizens. Dholera stands as a symbol of New India — smart, green, and globally competitive — transforming Prime Minister Modi's futuristic urban vision into reality.



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DHOLERA SIR PLANNING

60 % GREEN & OPEN SPACES

Parks, green belts, eco-zones, and recreational areas- ensuring clean air and a healthy lifestyle.

40% URBAN DEVELOPMENT

Includes residential, commercial, industrial, institutional and infrastructure zones built with world-class planning.

EMPLYMENT OPPORTUNITIES IN DSIR

The Dholera Special Investment Region (DSIR) is projected to create between 8 to 10 lakh (jobs in the coming years, making it one of India's most ambitious and emplotment-generating smart city projects.

RESIDENT POPULATION IN DSIR

Dholera Special Investment Region (DSIR) is planned to accommodate a resident population of 2.0 million people. This world-class smart city is being developed with cutting-edge infrastructure and sustainable planning to support a high quality of life for its future citizens.

TOTAL VILLAGES INCLUDED

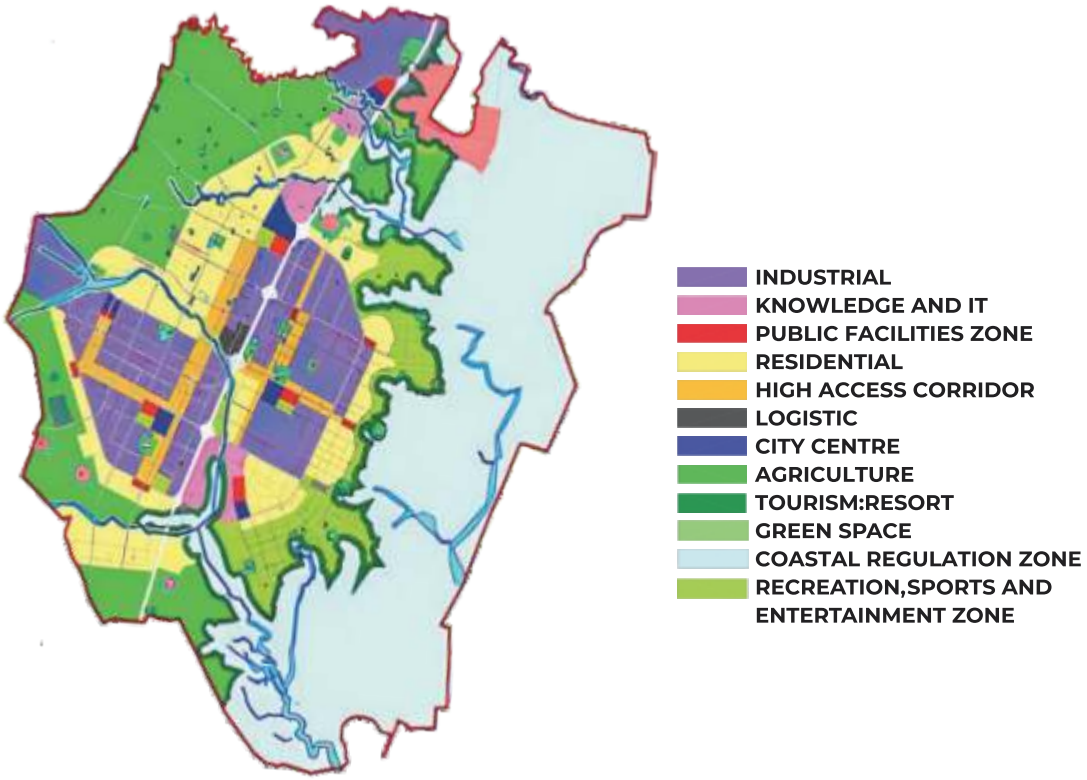
Dholera Smart City encompasses 22 villages, all strategically integrated into a single planned urban ecosystem under the Town Planning Scheme.

DEVELOPMENT AREA

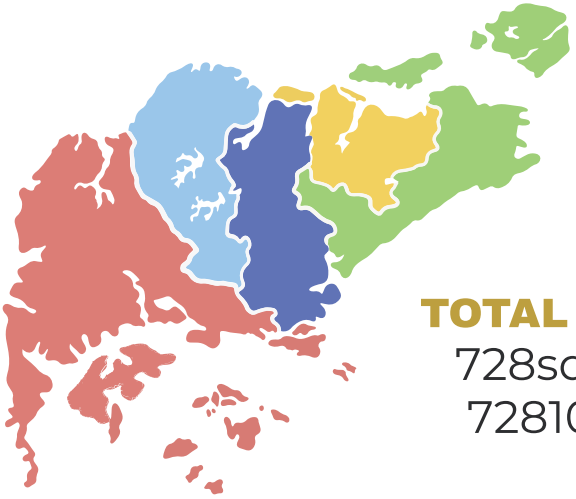
Out of the total project area, 422 sq. km. has been identified as the Developable Zone. This region is being systematically developed under multiple town Planning (TP) Schemes, including residential, commercial, industrial, logistics, tourism, commercial, industrial, logistics, tourism, institutional and green zones.

TOTAL PROJECT AREA

A massive 920 square kilometers, making Dhelera one of the largest Greenfield smart city developments in India and globally. This area is larger than many major cities and even some countries like Singapore and Bahrain.

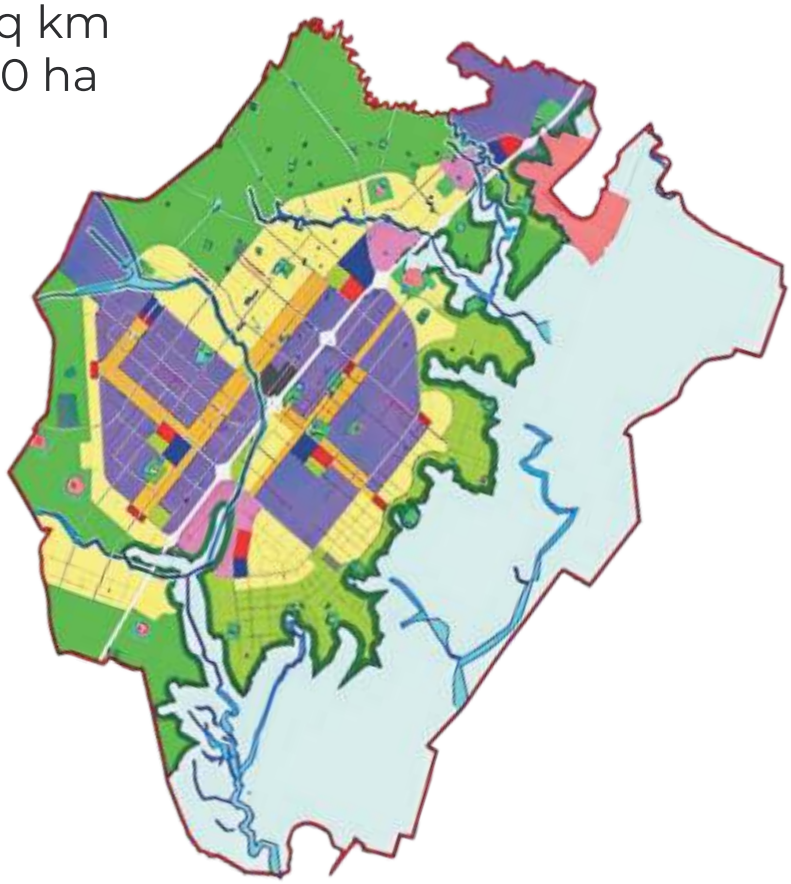


SINGAPORE



TOTAL AREA
728sq km
72810 ha

DHOLERA



TOTAL AREA
91,970 ha
(920 sq. km)

DHOLERA — LARGER THAN SINGAPORE

The Dholera Special Investment Region (DSIR) spans 920 sq. km, making it larger than Singapore, which covers 728 sq. km. This vast scale positions Dholera as one of the largest planned smart cities in the world, offering immense potential for industrial, residential, and commercial development all powered by cutting-edge infrastructure and smart planning.

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DHOLERA SIR FIVE MAJOR CONNECTIVITY'S



AIRPORT

Dholera International Airport is a greenfield airport under construction near Navagam in Dholera, Gujarat, India. It is designed to serve the Dholera Special Investment Region (DSIR) and to relieve congestion at Sardar Vallabhbhai Patel International Airport in Ahmedabad.

STRATEGIC LOCATION

Dholera International Airport is strategically located approximately 70 km from Ahmedabad and just 3 km from the Dholera Special Investment Region (DSIR).

LAND AREA

Spread across 1,426 hectares, the airport is being developed with a vision to support both passenger and cargo operations, including a dedicated cargo complex.

BUDGET & APPROVAL

A total budget of ₹5,083 crore has been allocated by the Ministry of Civil Aviation, with Phase 1 officially approved in June 2022 by Prime Minister Narendra Modi.

PASSENGER HANDLING CAPACITY

In it's initial phase, the airport will handle 1.5 million passengers annually, with the capacity to expand up to 50 million passengers per year in future phases - Making it one of the largest and most advanced airports in the region.

OPERATIONAL TIMELINE

The airport is expected to become operational with its first cargo flight by December 2026.

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SECOND CONNECTIVITY



EXPRESSWAY

The Ahmedabad-Dholera Expressway is a 109 km, four-lane access-controlled expressway in Gujarat, India.

LANE CONFIGURATION

The expressway will initially have four lanes / six lanes, with the provision to expand to eight lanes in the future.

ROUTE & CONNECTIVITY

This expressway connects Sardar Patel Ring Road near Sarkhej in Ahmedabad to Adhelai village in Bhavnagar district, passing directly through Dholera SIR.

AIRPORT LINK INTEGRATION

It also integrates with the upcoming Dholera International Airport via a dedicated link road, enhancing regional connectivity.

SPEED LIMIT

Designed for high-speed transit, the expressway allows a speed limit of 120 km/h.

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THIRD CONNECTIVITY



METRO:

The Dholera Metro Rail Project is a visionary, high-speed, elevated metro system aimed at connecting Ahmedabad with Dholera Smart City. The project is designed to provide a seamless, fast, and efficient mode of transportation, supporting the region's growing mobility needs and reducing travel time between the two major centers.

ROUTE & PHASES

The metro will span 100 km, developed in two phases — Phase 1 covering 61.55 km and Phase 2 adding 38.45 km to reach Dholera. This phased approach ensures smooth and systematic development.

BUDGET & APPROVAL

Approved by the Central Government in 2021, the project has an estimated budget of ₹12,500 crore to ₹13,000 crore and is expected to become operational by 2027, marking a major milestone in Gujarat's Smart City vision.

PASSENGER CAPACITY & DEMAND

The metro is designed to carry up to 80,000 passengers per hour, with an estimated 1.7 million users by 2031, helping ease road congestion and promote efficient urban transit.

PROJECT COLLABORATION

The project is a joint initiative of the Government of India and the Government of Gujarat, with support from international institutions, ensuring robust funding, advanced technical expertise, and infrastructure built to global standards

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FORTH CONNECTIVITY



SEAPORT

The Dholera Sea Port, located along the Gulf of Khambhat, will significantly boost the region's trade capacity by connecting to major ports such as Kandla, Mundra, and Pipavav. Designed for efficient cargo handling, it will reduce logistics costs and support Dholera's growth as a leading industrial and export hub.

STRATEGIC LOCATION

Dholera SIR is strategically located along the Gulf of Khambhat, offering easy access to India's western maritime trade routes and making it a natural hub for shipping and logistics.

BUDGET & TIMELINE

The development of the Dholera Sea Port has been allocated an approved budget of ₹110 crore, reflecting the government's commitment to building world-class maritime infrastructure.

The project was officially sanctioned by the Gujarat Maritime Board in June 2020. Construction and development activities are underway, with the port expected to become fully operational between 2027 and 2028 — positioning Dholera as a key logistics and trade gateway for western India.

PROXIMITY TO MAJOR PORTS

Dholera enjoys excellent connectivity to key ports on India's western coast, with Kandla Port located 334 km away, Mundra Port 376 km away, and Pipavav Port being the closest. This strategic positioning allows Dholera to access multiple shipping routes, enablingsmooth and efficient trade operations with both domestic and international markets.

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FIFTH CONNECTIVITY



BOOST TO TRADE & INDUSTRY

Efficient port connectivity will reduce logistics costs, improve supply chains, and attract export-based industries, turning Dholera into a preferred destination for industrial investment.

FREIGHT CORRIDOR

Dholera SIR lies within the Delhi-Mumbai Industrial Corridor (DMIC) and benefits directly from the Dedicated Freight Corridor (DFC), giving it a major logistical advantage. This strategic connectivity supports fast, cost-effective freight movement, making Dholeraideal for industries and trade.

STRATEGIC LOCATION WITHIN DMIC & DFC ZONE

The Dholera Special Investment Region (SIR) forms a vital part of the Delhi-Mumbai Industrial Corridor (DMIC) and lies within the influence area of the Dedicated Freight Corridor (DFC). This positioning makes Dholera a preferred destination for industries dependent on fast and efficient freight transport.

DIRECT CONNECTIVITY WITH DFC

The DFC is a specialized railway corridor designed to carry high volumes of freight. It supports the seamless movement of containers, coal, cement, steel, and other heavy goods to and from Dholera.
Improving cargo handling and distribution efficiency.

MARKET & PORT ACCESS

The freight corridor enhances Dholera's direct access to major markets and ports such as Kandla, Mundra, and Pipavav, significantly boosting trade efficiency and reducing transport costs for industries.

BUDGET & TIMELINE

The Dedicated Freight Corridor project associated with Dholera was approved with a budget of ₹466 crore and sanctioned by the Ministry of Railways in 2012–2013. Implemented by the Dedicated Freight Corridor Corporation of India (DFCCIL), the project is expected to become fully operational by October 2025, significantly enhancing freight movement and industrial logistics in the region.

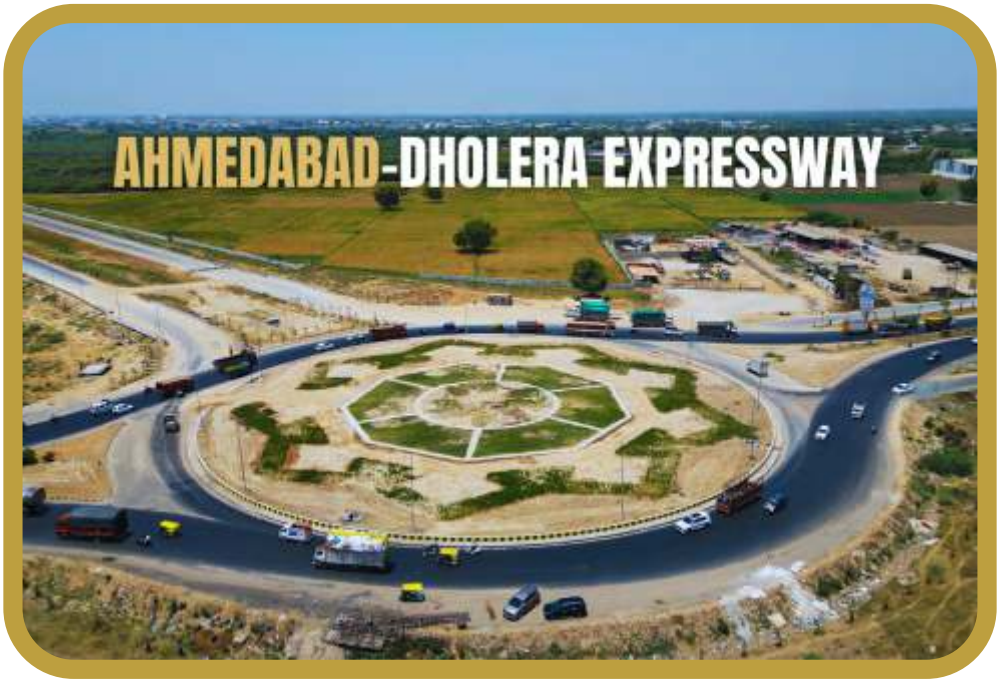
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THE DIAMOND CIRCLE



DIAMOND CIRCLE: A CENTRAL MOBILITY HUB

The Diamond Circle Junction is designed as one of the key intersections in Dholera, seamlessly connecting major arterial roads, the Mass Rapid Transit System (MRTS), expressways, and surrounding development zones.Located at a critical urban node, it will enable smooth traffic flow between residential, industrial, and commercial areas - forming the backbone of mobility within the Activation Area.



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BRAIN AND HEART



ABCD BUILDING – THE BRAIN AND HEART OF DHOLERA SMART CITY

The ABCD Building (Activation Area Control, Command & Development Building) serves as the central administrative and operational hub of the Dholera Special Investment Region (SIR). As the first completed and fully functional smart infrastructure in Dholera, it stands as a symbol of the city's readiness for next-generation urbanization.

PURPOSE & FUNCTIONALITY

The ABCD Building functions as the central Command and Control Centre for Dholera SIR, overseeing key smart utilities such as power, water, waste management, and traffic systems. It also houses the main offices for government officials, investors, and urban planners.

Supporting a single-window clearance system, the building streamlines approvals, making it easier for businesses and developers to operate efficiently. Equipped with advanced IoT-based monitoring systems, it enables real-time management of city infrastructure and public services — positioning it as the operational core of Dholera's smart city ecosystem.

SMART FEATURES

The ABCD Building is equipped with state-of-the-art digital infrastructure that reflects Dholera's vision of becoming a true smart city. It features real-time dashboards that monitor key urban operations such as power consumption, public safety, traffic management, and essential service delivery.

Designed with sustainability in mind, the building incorporates eco-friendly materials and green architectural practices. It is partially powered by solar energy, making it both technologically advanced and environmentally responsible

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CITY WIDE SENSORS NETWORK

CITY INTEGRATED OPERATIONS CENTRE (CIOC)

The CIOC manages traffic, utilities, public safety, and disaster response in real time. It serves as the city's central command hub for data-driven decision-making and quick emergency response.



SMART STREETLIGHTS

Motion-sensor LED streetlights save energy efficiently. These lights are equipped with remote monitoring and automatic fault detection systems to ensure consistent performance and reduced maintenance costs.

SMART TRAFFIC & SAFETY

AI-powered traffic control enables real-time monitoring, CCTV surveillance, and efficient traffic management. Integrated emergency alerts allow for quick response to accidents and incidents.

SECURITY & DISASTER SENSORS

Advanced fire detection sensors are installed in public and private buildings, while gas leak detection systems safeguard residential, commercial, and industrial zones enhancing overall urban safety.

BENEFITS TO CITIZENS & INVESTORS

Residents and investors benefit from 24×7 monitoring and alerts for fire, gas leaks, and other safety hazards—ensuring enhanced protection across homes, offices, and public spaces.This intelligent infrastructure enables faster and more efficient emergency response, promoting a secure living and working environment.

Transparent governance fosters trust and accountability, while lower operational costs and sustainable infrastructure support long-term value creation and eco-friendly urban development.

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DHOLERA SIR ARTIFICIAL RIVER-FRONT

ARTIFICIAL RIVER

The Dholera Artificial Riverfront is envisioned as a modern, eco-friendly urban waterfront that integrates recreation, sustainability, and smart urban design. It aims to create a vibrant public space while enhancing flood control and maintaining environmental balance in the region.



LOCATION & PLANNING

Strategically located within the Dholera Special Investment Region (SIR), the riverfront is being developed as a centerpiece of the city's urban landscape, extending alongside key residential and commercial zones.

DESIGN & INFRASTRUCTURE

The project features an artificial river channel with controlled water flow, complemented by walkways, cycling tracks, green zones, and eco-parks. It also includes smart lighting, urban seating areas, and dedicated spaces for cafés, recreation, and cultural events—offering a perfect blend of nature and modern urban lifestyle.

ENVIRONMENTAL BENEFITS

Designed with a sustainability-first approach, the riverfront supports flood management, water conservation, and promotes green cover and biodiversity. It helps improve the microclimate, enhances air quality, and encourages non-polluting urban activities for a healthier and more sustainable environment.

BUDGET & TIMELINE

The Dholera River front Project is an integral part of the city's smart infrastructure plan, supported by a significant investment. Development is progressing in phases, with completion expected between 2027 and 2028

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SMART INFRASTRUCTURE (PLUG AND PLAY MODEL)

Smart Infrastructure - Plug and Play Model

Dholera Smart City is built on a Plug and Play infrastructure model, offering ready-to-use facilities like roads, power, water, ICT, and drainage. Investors can start operations immediately without worrying about basic setup. All utilities are laid underground with smart monitoring systems for efficiency and sustainability. This model ensures minimum setup time, maximum ease of doing business, and attracts global industries with its world-class, future-ready infrastructure.



- Road Cycle tracks Footpaths Trees& Plants
- 24X7 Power Smart meters SCADA
- 100% domestic waste collection 100% industrial effluent collection
- Water Management Smart meters SCADA
- ICT enabled infrastructure City WiFi Intergrated city management
- 100% waste collection Maximum recycling and reuse
- 100% recycle and reuse of waste water
- 100% rainwater collection Open Strom canal

BENCHMARKING DHOLERA SIR FUTURE DEVELOPMENT

Dholera Special Investment Region (SIR) is being benchmarked against global smart cities, with development plans modeled on international standards such as Singapore, Dubai, and Shenzhen. Spread over 920 sq. km, Dholera is set to become India's largest greenfield smart city, integrating cutting-edge infrastructure, sustainable technologies, and AI-powered governance. The future roadmap includes smart utilities, high-speed connectivity, green mobility, and industrial innovation corridors. With a focus on plug-and-play infrastructure, ease of doing business, and smart zoning, Dholera aims to attract global investors and set a new benchmark in urban planning for India's next- generation cities.

SOLID WASTE:

- BRUSSELS
- SONGDO
- NEW YORK



ROAD DESIGN:

- LONDON
- SINGAPORE
- NEW YORK



POWER & ICT:

- SINGAPORE
- LONDON
- CANADA &
- DENMARK



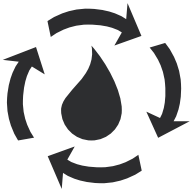
URBAN PLANNING:

- LONDON
- CHICAGO
- MILTON KEYNES



WATER & WASTE WATER:

- SINGAPORE
- CALIFORNIA
- HONG KONG



STORM WATER:

- BRUSSELS
- SONGDO DONG
- NEW YORK



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WATER SYSTEM



CETP TOTAL CAPACITY - 20 MLD
CONTRACTOR - T&D
CONSTRUCTION COST - 145CR

COMMON EFFLUMENT TREATMENT PLANT:

Dholera Smart City's Common Effluent Treatment Plant (CETP) ensures 24x7 water supply with 100% collection and recycling. It operates through an intelligent network that manages demand efficiently, promoting sustainable use of water resources. This system supports eco-friendly development while providing reliable service to residents and industries.



STP TOTAL CAPACITY - 10 MLD
CONTRACTOR - L&T
CONSTRUCTION COST - 54CR

SEWAGE TREATMENT PLANT:

Dholera's Sewage Treatment Plant ensures 24x7 wastewater treatment with 100% water collection and recycling. It uses an intelligent network for efficient demand-supply management. The system promotes sustainable reuse and supports hygienic, eco-friendly urban living. Designed for long-term reliability, it serves both residential and industrial zones.



WTP TOTAL CAPACITY - 50 MLD
CONTRACTOR - spml
CONSTRUCTION COST - 90CR

WATER TREATMENT PLANT:

The Water Treatment Plant in Dholera Smart City ensures a 24x7 supply of clean, fresh water. It is designed to meet a 30% rise in future demand, supporting both residential and industrial needs. The system adopts global best practices for water management. Advanced Israeli technologies are integrated to enhance efficiency and sustainability. This ensures a reliable and future-ready water supply network for the city.

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PROSPECTIVE INDUSTRIAL SECTOR

Prospective Industrial Sector - Dholera SIR

Dholera SIR is a rising industrial hub under the DMIC, ideal for sectors like electronics, defense, automotive, solar, and logistics. With plug-and-play plots, strong connectivity, and fast clearances, it attracts global and domestic investors. Its strategic location supports efficient manufacturing and exports.

AEROSPACE & DEFENSE:



innovative information & communication systems & its equipment etc.

PHARMACEUTICALS;



Contract research
Nutra-cosmetics
Drug manufacturing

HEAVY ENGINEERING:



Manufacturing of steel, Pressure Vessel, Heat exchangers, Reactors Internals

AGRO & FOOD PROCESSING:



Processed & packaged food, Agro product

ELECTRONIC INDUSTRIES



ESDM: DESIGN OF SEMICONDUCTOR, HI-TECH MANUFACTURING

AUTO & AUTO ANCILLARIES



Auto parts, Automotive electronics & components, Auto ancillaries

IT & ITES



Cloud Computing & Data analytics, Data Center etc.

SOLAR INDUSTRY

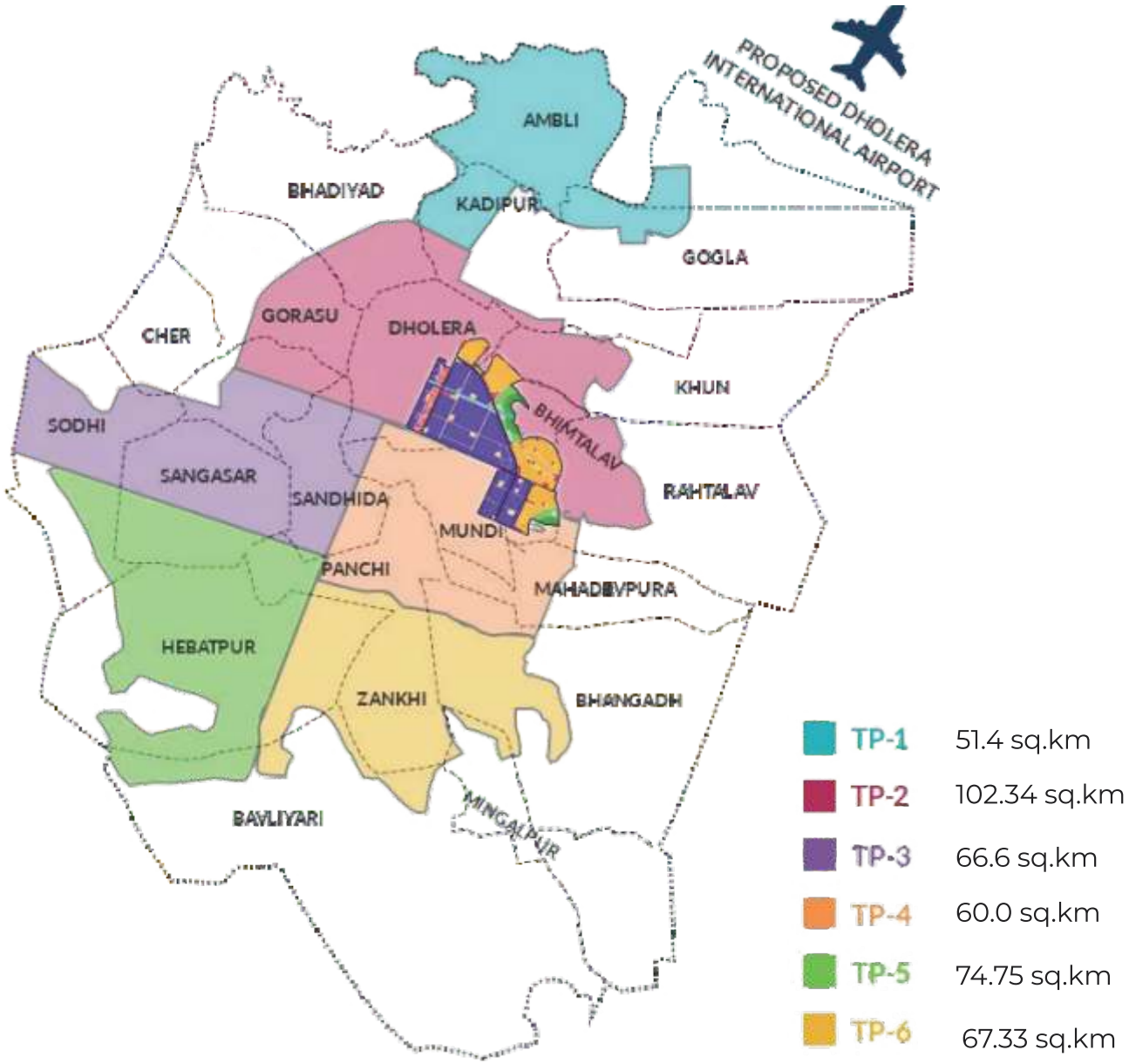


Solar Park, Photovoltaic cell & agriculture solar pump manufacturing

DHOLERA SIR – 22 VILLAGE MAP

The Dholera Special Investment Region (DSIR) is divided into multiple Town Planning (TP) Schemes to ensure systematic and phased development across its 920 sq. km area. These TP schemes function as micro-zones for infrastructure, land use, and residential, industrial, and commercial planning.

Each TP scheme encompasses a group of villages and is designed to achieve specific urban planning objectives. Initially, TP 1 to TP 6 have been notified and are at various stages of development, while TP 7 to TP 10 are proposed for future expansion.



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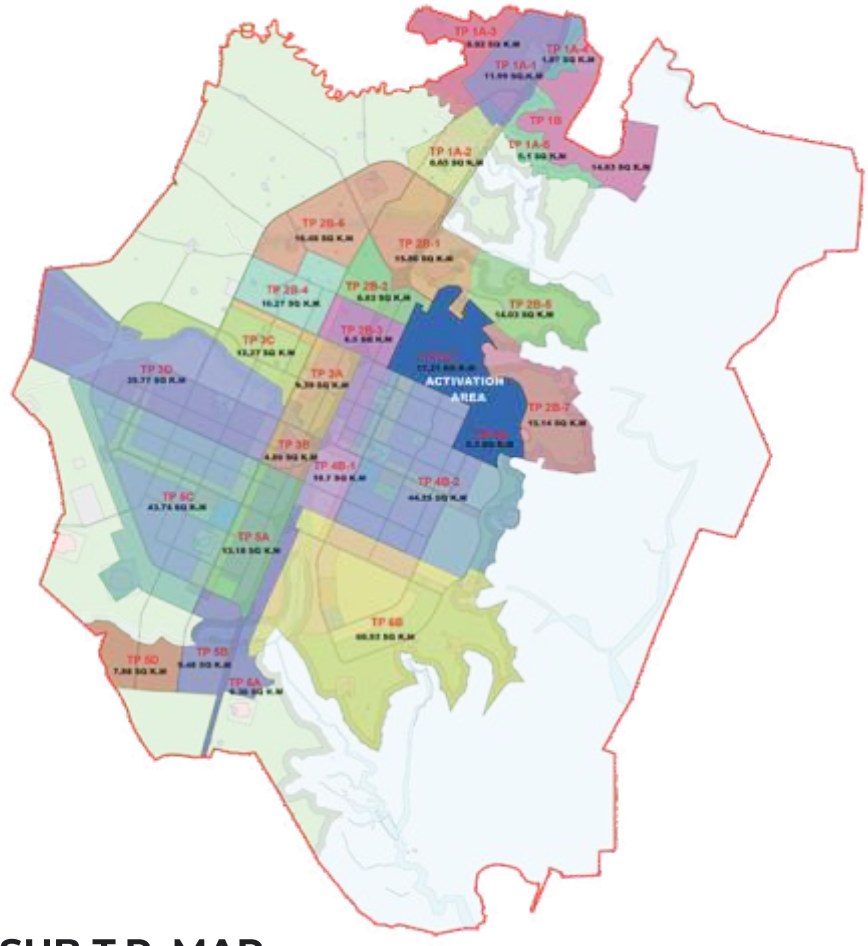
SUB T.P. MAP

From Vision to Execution

The Dholera Special Investment Region (DSIR) is divided into six main Town Planning Schemes (TP1 to TP6), which are further subdivided into 27 Sub Town Planning (Sub TP) areas for detailed and phased development.

These Sub TPs—such as TP1A-1, TP2B-1, TP3A, TP4B-2, TP5A, and TP6B—cover specific groups of villages including Dholera, Bavaliyari, Kamiyala, and others. Each Sub TP is meticulously planned with clear zoning for residential, industrial, commercial, green, and public infrastructure areas. The layout is aligned with expressways, freight corridors, and the upcoming international airport.

Sub TP1A and TP4A fall under the Activation Area, where complete infrastructure is already in place. The remaining Sub TPs are being developed in phases, offering attractive investment opportunities based on connectivity, location, and land-use potential.



SUB T.P. MAP

About SUB TP's

TP 1 - 6
TP 2 - 8
TP 3 - 4
TP 4 - 3
TP 5 - 4
TP 6 - 2

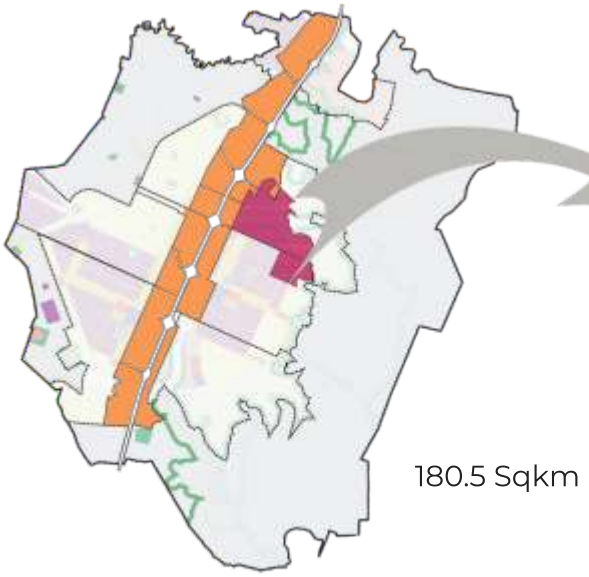
TOTAL - 27

27 sub tp map area-422 sq km

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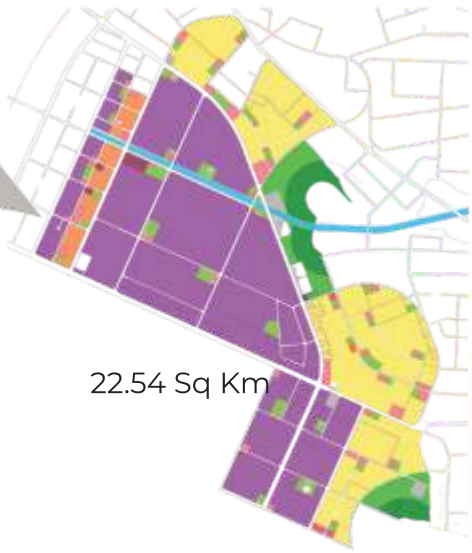
PHASE DEVELOPED

UPCOMING DEVELOPMENT



Dholera SIR (TP1 to TP6)
180.5 sqkm

PHASE 1 DEVELOPED



Linear Development Summary

1. TP 1A1	7. TP 3B
2. TP 1A2	8. TP 4B-1
3. TP 2B-1	9. TP 5A
4. TP 2B-2	10. TP 5B
5. TP 2B-3	11. TP 6A
6. TP 3A	12. TP 2B
	13. TP 4B

Activation Area, TP Scheme 2A and 4A
5600 Acres

PHASE 1 DEVELOPMENT - DHOLERA SIR

Phase 1 of the Dholera Special Investment Region (DSIR), also known as the Activation Area, marks the beginning of India's largest greenfield smart city. Spanning approximately 22.5 sq. km, this zone lies within Town Planning Scheme 1 (TP1) and has been fully developed with world-class infrastructure.

From six-lane arterial roads and underground utilities to smart grid networks and a centralized command center, the Activation Area is ready for immediate industrial, residential, and commercial operations. Strategically located near the proposed Dholera International Airport and the Ahmedabad–Dholera Expressway, Phase 1 stands as a showcase of future-ready urban planning — a hub for early investment opportunities in India's first planned smart industrial region

DHOLERA SOLAR POWER HUB

Dholera is set to become one of India's largest solar power hubs, with a planned capacity of 5,000 MW in the Dholera Solar Park. Spread across thousands of acres, the park promotes clean and renewable energy, reducing dependency on fossil fuels. It supports the city's green infrastructure goals and offers major investment opportunities in solar manufacturing, R&D, and energy distribution. With policy support and world-class infrastructure, Dholera is emerging as a key player in India's renewable energy future.

OUT OF THE 5000 MW SOLAR PARK PLANNED AT



DHOLERA

1000 MW ALREADY AWARDED TO:

TATA POWER SOLAR

ReNew POWER

VENA ENERGY

एसजेवीएन SJVN

TEQ GREEN POWER

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CONSIDERATION OF DSIR AS POTENTIAL INDUSTRIAL INVESTMENT BY:

CUBIC PV

150 acre
solar water
solar cell & module

AVAADA

100 acre
5 GW solar cell &
manufacturing plant

vedanta
transforming for good

700 acre
LED FAB
Semiconductor facility

POLYCAB
Connection Zindagi Ka

30 acre
Wire cables and
accessories

CHIRIPAL

90 acre
Aluminium foll &
Flexible packaging

DAVAT

15 acre
Beverage Company

LARSEN & TOUBRO

expressway, utilities,
heavy-engineer
infrastructure

SIEMENS

Exploring smart-grid
and industrial
automation

adani

industrial hubs, including a
proposed 4,000 MW
power project

SUZLON
POWERING A GREENER TOMORROW

Developing wind power
projects to support city's
renewable aims

Schneider Electric

Planning a manufacturing
unit focused on energy

Mahindra Lifespaces

MOU for a Mahindra World
City industrial township
(~₹2,000 cr) covering
3,000 acres .

NATIONAL MARITIME HERITAGE COMPLEX (NMHC)

The National Maritime Heritage Complex (NMHC) is a world-class museum project developed by the Government of India to showcase India's rich maritime history. Spread across 400 acres, it will feature 14 galleries, a replica of the ancient Lothal dockyard, theme parks, coastal state pavilions, and the world's tallest lighthouse museum (77 meters). The project is being constructed by Tata Projects under the Sagarmala scheme, with an estimated cost of ₹3,500 crore. Phase 1A is expected toopen by late 2025.



LOCATION

The National Maritime Heritage Complex is located near the ancient Indus Valley site of othal, in Saragwala village, Dholka Taluka, Ahmedabad district, Gujarat. It is situated around 80 km from Ahmedabad and 15 km from Dholera, close to the Dholera Special Investment Region (DSIR) and the Delhi-Mumbai Industrial Corridor (DMIC). Its historical relevance and strategic location make it ideal for a maritime heritage site.

GALLERIES & THEMES

The NMHC will feature 14 state-of-the-art galleries, each showcasing a unique chapter of India's maritime history. Themes will range from the ancient Indus Valley ports, ancient shipbuilding, and spice trade routes, to the modern Indian Navy and global maritime links. Using interactive technologies, lifelike models, AR/VR, and rare artifacts, the galleries will offer an immersive journey from the Harappan era to present-day maritime power.

TOURISM & FACILITIES

The NMHC will be a premier tourist destination featuring theme parks, a Harappan dockyard replica, AR/VR exhibits, and a unique Museotel (museum + hotel). Visitors can enjoy guided tours, amphitheaters, cafeterias, shopping areas, and eco-friendly transport options. It offers a perfect mix of education, culture, and recreation in one iconic location

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BLACK BUCK SANCTUARY

BLACKBUCK SANCTUARY

Located in Velavadar, near the Gulf of Khambhat in Gujarat, the Blackbuck Sanctuary is one of India's finest grassland reserves. Established in 1976, the park was created to protect the graceful and swift blackbuck antelope, once on the brink of extinction.

Spread across 34 square kilometers, this unique ecosystem supports a rich diversity of wildlife, including Indian wolves, nilgai, foxes, and over 250 species of birds. Known for its open, savannah-like grasslands and serene natural setting, the sanctuary is a paradise for nature lovers, photographers, and birdwatchers alike.



ACCESSIBILITY

The Blackbuck Sanctuary is easily accessible — located 42 km from Bhavnagar, 150 km from Ahmedabad, and around 50–60 km from Dholera SIR. Visitors can reach the park by road, rail, or air, with the nearest airport and railway station in Bhavnagar. Regular buses and taxis are available for convenient travel.

LOCATION

Situated in Velavadar, Bhavnagar District, Gujarat, the Blackbuck Sanctuary lies close to the Gulf of Khambhat, approximately 50–60 km from Dholera SIR and about 150 km from Ahmedabad.

WILDLIFE ATTRACTIONS

The park is renowned for its large herds of blackbucks, a native Indian antelope. It also provides habitat for blue bulls (nilgai), Indian wolves, striped hyenas, jungle cats, and Indian foxes. The expansive grassland ecosystem offers excellent opportunities to observe these species in their natural environment.

TOURIST FACILITIES

The Blackbuck Sanctuary features guided safaris, watchtowers, and an Interpretation Centre for an enriching wildlife experience. Visitors can stay at forest guest houses or nearby hotels in Bhavnagar. The park provides essential amenities to ensure a comfortable and educational visit for tourists.

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CENTRAL GOVERNMENT OF INDIA AND STATE GOVERNMENT OF GUJARAT PARTNERSHIP

CENTRAL GOVT OF INDIA

STATE GOVT OF GUJARAT.





49% STAKE

51% STAKE

SPECIAL PURPOSE VEHICLE

Dholera Industrial City Development Limited

SPV FORMED (DICDL)

SPV RESPONSIBLE FOR INTIAL PROJECT DEVELOPMENT AND IMPLEMENTATION COMPREHENSIVE, POST DEVELOPMENT, CITY MANAGEMENT STRUCTURE BEING EVOLVED

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SIR PROJECT DEVELOPMENT TIMELINE :

JAN 2009

SIR ACT

Gujarat Passed the Special Investment Region (SIR) Bill

MAY 2009

DECLARATION OF DHOLERA SIR

Gujarat SIR Act Officially Notified and Enforced

MAY 2009

HALCROW, A RENOWNED UK-BASED INFRASTRUCTURE CONSULTANCY, WAS APPOINTED AS THE MASTER PLANNER FOR DHOLERA SIR, RESPONSIBLE FOR DESIGNING ITS WORLD-CLASS SMART CITY LAYOUT, ZONING, AND URBAN INFRASTRUCTURE.

Major City Projects by Halcrow Yas Island Development, Abu Dhabi Sheikh Zayed Grand Mosque, Abu Dhabi Channel Tunnel Rail Link (High Speed 1), UK Toronto Pearson International Airport Terminal, Canada Bond Street & Tottenham Court Road Tube Upgrades, London

FEB 2010

DSIR DEVELOPMENT AUTHORITY FORMED

the Dholera Special Investment Region (DSIR) Development Authority was officially formed by the Government of Gujarat under the provisions of the Special Investment Region (SIR) Act, 2009.

AUG 2012

DHOLERA WELFARE SOCIETY ESTABLISHED

Dholera Welfare Society was established in August 2012 to promote public welfare, awareness, and community development in the Dholera region.

SEP 2012

DEVELOPMENT PLAN SANCTIONED

The Development Plan for Dholera SIR was sanctioned in September 2012 by the Gujarat Government, outlining the vision for planned urban and industrial growth across 920 sq. km.

SEP 2012

DEVELOPMENT CONTROL REGULATION FOR DSIR

The Development Control Regulations (DCR) for Dholera SIR were sanctioned in September 2012 to regulate land use, zoning, and building norms for planned and sustainable development.

MAY 2013

HIRED PROGRAMME MANAGER

In May 2013, a Programme Manager was hired to oversee and coordinate the planning, implementation, and monitoring of key infrastructure projects in Dholera SIR.

OCT 2013

ALL TP SCHEME SANCTIONED UNDER SIR ACT 2009 & GTP & UD ACT 1976 COVERED (422.42SQ. KM. AREA)

In October 2013, all Town Planning (TP) Schemes of Dholera SIR were sanctioned under the SIR Act, 2009 and the Gujarat Town Planning & Urban Development Act, 1976, covering a total area of 422.42 sq. km.

SEP 2014

ENVIROMENTAL Clearance FROM MoEF

In September 2014, Dholera SIR received Environmental Clearance from the Ministry of Environment and Forests (MoEF), Government of India, granting approval for infrastructure development and urbanization activities in compliance with environmental regulations and sustainability standards.

MARCH 2015

ENGINEERING DESIGN READY

In March 2015, the detailed engineering designs for Dholera SIR's core infrastructure—including roads, utilities, water supply, drainage, and power networks—were finalized, laying the groundwork for execution of world-class smart city infrastructure.
Dholera's core infrastructure were finalized by AECOM
Top Projects by AECOM
Mumbai Metro Line 2 & 7
Dubai Expo 2020 Master Plan
One World Trade Center, New York

JAN 2016

SPV FORMED (DICDL)

In January 2016, the Special Purpose Vehicle (SPV) named Dholera Industrial City Development Limited (DICDL) was officially formed as a joint venture between the Government of India (through NICDC – National Industrial Corridor Development Corporation) and the Government of Gujarat (through DSIRDA), with the objective of planning, funding, implementing, operating, and maintaining all trunk infrastructure and utilities within Dholera SIR, ensuring seamless execution of the smart city vision on a global scale.

MARCH 2016

CONTRACT AWARDED FOR ROAD & SERVICE (22.54SQ. KM) & ADMIN BUILDING)

In March 2016, the contract for developing roads and underground utility services across 22.54 sq. km of the Activation Area in Dholera SIR, along with the construction of the Administrative Cum Business Centre of Dholera (ABCD Building), was awarded, marking the beginning of large-scale physical infrastructure development on site.

JAN 2017

INFRASTRUCTURE WORK START FROM L&T

In January 2017, Larsen & Toubro (L&T) commenced on-ground infrastructure development work in Dholera SIR, including roads, underground utilities, and essential services within the 22.54 sq. km Activation Area, initiating the transformation of Dholera into a smart industrial city.

Top Projects by L&T
Statue of Unity, Gujarat
Mumbai Coastal Road Project
Delhi Metro, Hyderabad Metro, Mumbai Metro

FEB 2018

Major progress in roads and utility corridors in 22.5 sq. km Activation Area.

MAY 2018

Initial layers of trunk roads, ICT ducts, and waterlines nearing completion.

NOV 2018

Promoted at Vibrant Gujarat investor roadshows globally.

JAN 2019

ABCD Building becomes operational as command & control center.

APR 2019
Gujarat offers plug-and-play industrial plots to investors.

JUL 2019
MoUs signed in electronics, EV, and defence sectors.

OCT 2019
ICT systems setup begins in ABCD for smart services.

MAR 2020
Work slows due to COVID-19, but L&T continues essential work.

AUG 2020
Dholera added to Atmanirbhar Bharat zones for industrial push

NOV 2020
Plans launched for solar park, drone & digital twin smart systems.

JAN 2021
90% of core infrastructure completed (roads, water, drainage, power).

APR 2021
Dholera featured in India's Electric Vehicle (EV) policy focus.

SEP 2021
Commissioning of 5MW solar power project in Dholera.

FEB 2022
Phase-1 land allotment opens for industries in Activation Area.

JUN 2022
Trunk infrastructure becomes fully operational in 22.5 sq. km.

AUG 2022
Investment interest in semiconductors, drones, renewables grows.

OCT 2022
Site prep work begins for Dholera International Airport.

JAN 2023
Official construction work begins on Dholera Airport.

MAR 2023
Work slows due to COVID-19, but L&T continues essential work.

JUN 2023
Dholera added to Atmanirbhar Bharat zones for industrial push.

DEC 2023
Dholera promoted at Vibrant Gujarat Global Summit.

JAN 2024
Airport civil works and runway grading in full swing.

MAR 2024
DICDL launches Phase-2 land allotment; warehousing projects start.

MAY 2024
Final testing of underground ICT, gas, and water systems.

AUG 2024
Launch of pilot residential housing projects and townships.

OCT 2024
Installation of smart poles, CCTV, digital signage begins.

MAR 2025
Dholera International Airport construction reaches terminal structure level.

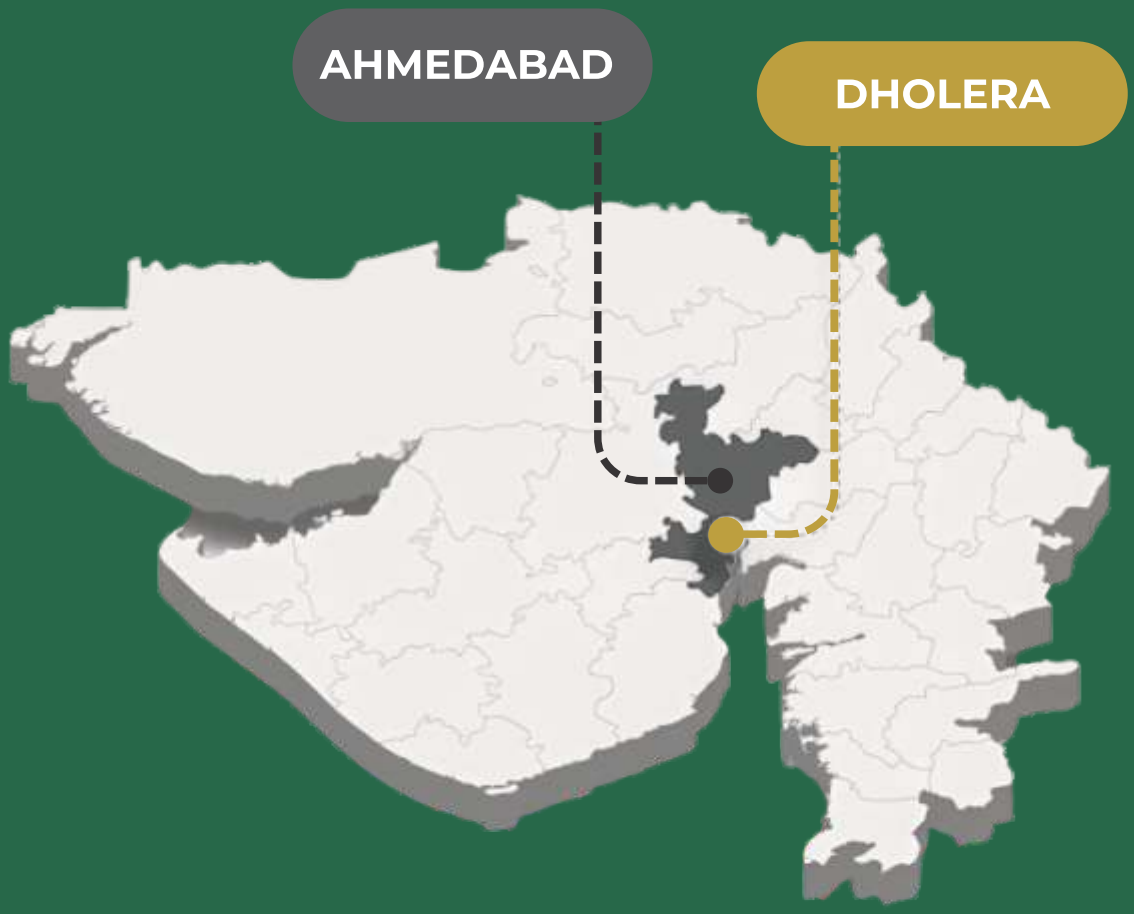
AUG 2025
Planning begins for TPS 5 & 6 (expansion beyond 22.5 sq. km).

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