JPS Holdings
PRIVATE LIMITED

GUJARAT · INDIA

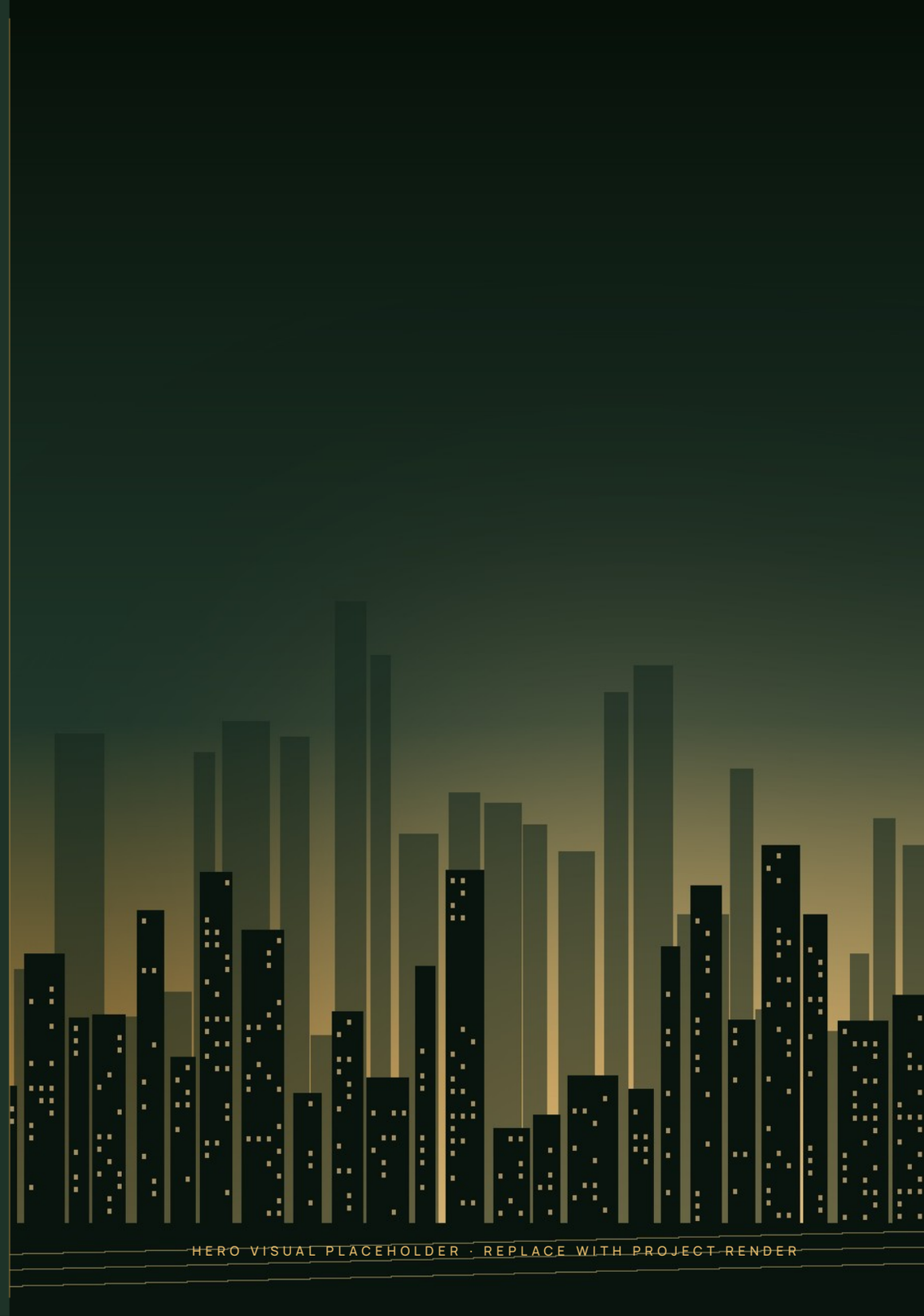
DHOLERA

India's First Greenfield Smart Industrial City

Dholera Special Investment Region (DSIR) — a government-planned city rising on the Delhi–Mumbai Industrial Corridor.

SITE & CORPORATE OFFICE
Supertech UP Country S1-32, Sector 17A,
Yamuna Expressway, Greater Noida

Phone: +91 79835 75178
Email: contactus@mendsolutions.com
Website: jps.msusportal.com



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Where tomorrow's

INDIA IS BEING BUILT



ARTISTIC RENDITION · IMAGE PLACEHOLDER



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ABOUT DHOLERA SIR

From Vision to Reality

Dholera Special Investment Region (DSIR) is a planned smart city in Gujarat, about 100 km south-west of Ahmedabad. Spread across roughly 920 sq km (about 92,000 hectares), it is a flagship node of the Delhi–Mumbai Industrial Corridor (DMIC) — a city designed on a clean slate rather than retrofitted.

Its purpose is simple: to create a modern industrial and business hub with world-class roads, transport, power, water and civic infrastructure — attracting industry and investors from India and abroad, while offering a well-planned, sustainable place to live and work.

DMIC
Largest node

DICDL
Centre + Gujarat SPV

IGBC
Platinum rated

THE PROJECT AT A GLANCE

Dholera in Numbers

920 sq km

Total SIR area — larger than Ahmedabad city, with about 580 sq km developable

22 villages

In Dholera taluka, Ahmedabad district; existing population about 37,000

22.54 sq km

Phase-1 Activation Area, with trunk infrastructure almost complete

~100 km

South of Ahmedabad, on the Gulf of Khambhat coast

DMIC largest node

Developed by Dholera Industrial City Development Ltd (Centre + Gujarat)

Platinum IGBC rated

India's first greenfield smart city certified by IGBC

Sources: DICDL / NICDC, GIDB, IGBC. Figures are as reported in public sources and may be revised.

MASTER PLANNING

Six TP Schemes, 22 Villages

Dholera is developed in three phases across six Town Planning (TP) schemes — 422 sq km over a 30-year horizon.

PHASE	TP SCHEME	AREA (SQ KM)	TIMELINE
1	TP-1	51.40	2012–2022
1	TP-2	102.34	2012–2022
2	TP-3	66.60	2023–2032
2	TP-4	60.00	2023–2032
3	TP-5	74.75	2033–2042
3	TP-6	67.33	2033–2042
	Total	422.42	30 years

Villages you will hear about

Kadipur (TP-1) — often cited as the most infrastructure-ready zone.

Dholera — the namesake village.

Bavaliyari — lies near the Velavadar blackbuck national park.

ZONE A		ZONE B		ZONE C	
01	Bavaliyari	08	Kadipur	15	Mahadevpura
02	Cher	09	Kamatalav	16	Moti Bhimad
03	Dholera (Rural)	10	Kasara	17	Navagam
04	Gogla	11	Katpar	18	Pipli
05	Hebatpur	12	Khun	19	Rahatalav
06	Ingoli	13	Loliya	20	Sandhida
07	Juval	14	Madanpur	21	Zankhi
				22	Valinda

Village spellings vary between records. Verify parcel-level details on dholera.gujarat.gov.in.

PROXIMITY

Closer Than You Think

Distances measured from Dholera SIR. Travel times depend on route and traffic.

DHOLERA AIRPORT

15–20 km

Greenfield international airport, under development

BHIMNATH RAIL

~20 km

Rail link to the Indian Railways network

BHAVNAGAR

~65 km

Port and domestic airport

AHMEDABAD

~100 km

Under 1 hour via the new expressway

GANDHINAGAR

~125 km

State capital

VADODARA

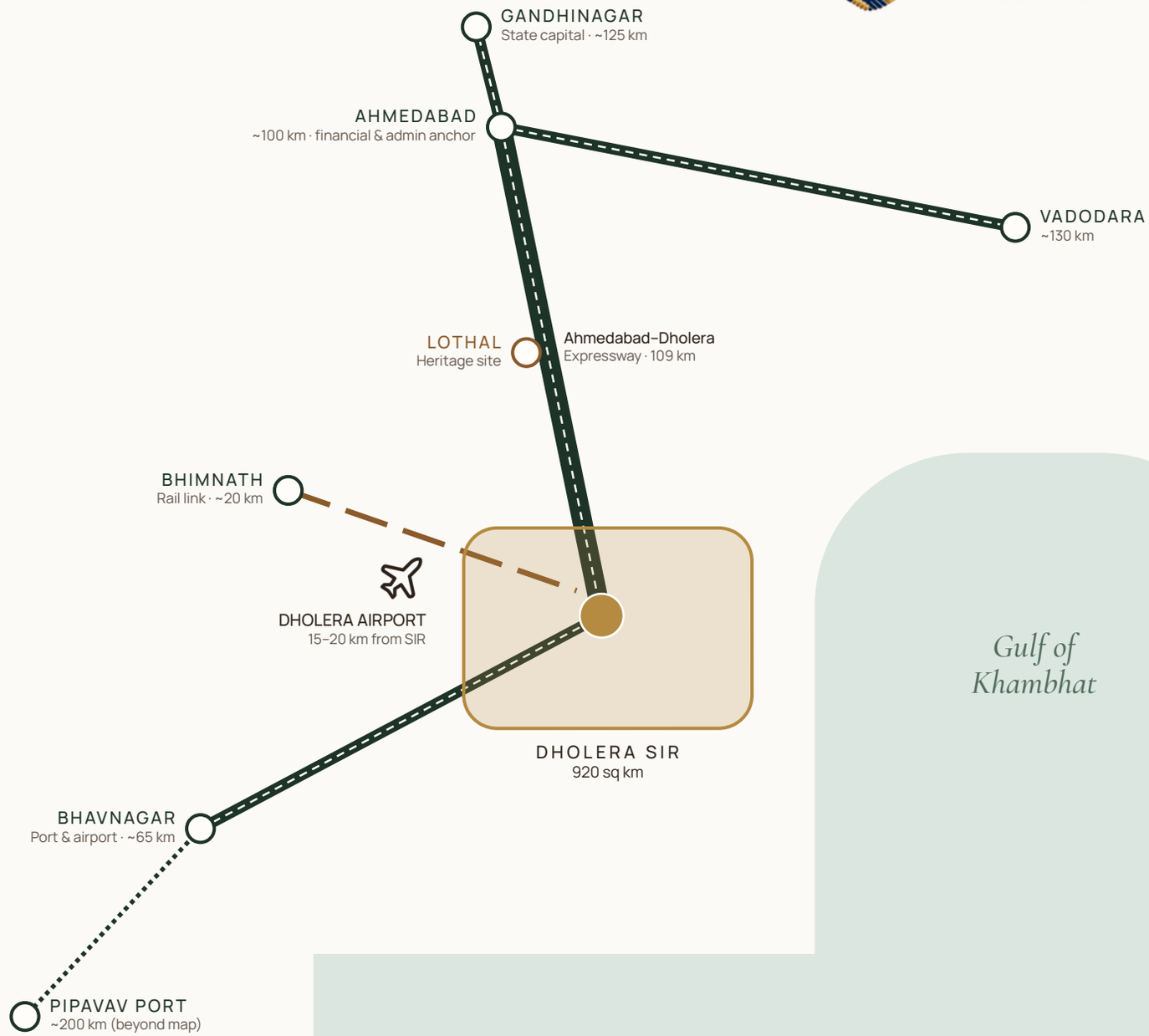
~130 km

Industrial and education hub

LOCATION

Map of Dholera

A schematic view of Dholera SIR and its surroundings. Not to scale — positions are approximate.



N↑

LEGEND

- Expressway / highway
- Rail link (indicative)
- Dholera SIR

CONNECTIVITY

Air, Road, Rail & Sea

ROAD

Ahmedabad–Dholera Expressway

- 109 km, access-controlled, 4-lane (expandable to 6)
- Opened in 2026; project cost Rs 5,100+ crore
- Brings Ahmedabad within about an hour

RAIL

Bhimnath–Dholera Rail Link

- Dedicated line to the Indian Railways network, ~20 km
- Dedicated Freight Corridor (DFC) to northern hubs and western ports
- Mass rapid transit (MRTS) planned

AIR

Three airports in reach

- Dholera International Airport — 15–20 km
- Bhavnagar Airport (domestic) — ~60 km
- Ahmedabad International Airport — 110–120 km

SEA

Gulf of Khambhat gateway

- Bhavnagar Port — ~65 km (shallow draft)
- Pipavav Port — ~200 km, closest full-service port
- Hazira ~170 km · Kandla / Mundra 300+ km

Sources: Gujarat SEM, DICDL / GIDB, press reports (2026). Distances are approximate road / map distances.



DHOLERA INTERNATIONAL AIRPORT

Built from the Ground Up

FEATURE	DETAILS
Project type	Greenfield airport, about 1,426 ha
Phase 1 cost	Rs 1,305 crore
Passenger terminal	Planned area of 25,000 sq m
Cargo terminal	Dedicated 2,500 sq m facility
Distance	~80 km (straight line) from Ahmedabad Airport
Developer	DIACL — JV of AAI, Govt of Gujarat & NICDIT

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PROGRESS ON THE GROUND

What's Built, What's Coming

Ahmedabad–Dholera Expressway	Open
Tata semiconductor fab	Under construction
Dholera International Airport	In development
ABCD Building / ICCC	Operational
200-bed hospital	Target Dec 2026
IB school	Building ready
Residential developments	Completion 2027
Commercial developments	Underway
Hotel	Under construction

Status as last reported in public sources (2026); timelines can change.

INVESTMENT

Who's Investing in Dholera

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~Rs 97,700 cr

Named commitments (~US$11.5 bn), led by the Tata Group

Rs 1 lakh cr+

Total Tata Group commitment, including the Rs 91,000 cr chip fab

~US$5 bn

FDI reported by mid-2025; ~200 more industries expected

COMPANY	SECTOR / FOCUS	INVESTMENT (RS CRORE)	STATUS
Tata Electronics + PSMC (Taiwan)	Semiconductor fab, 50,000 wafers / month	91,000	Under construction
Tata Power	300 MW solar park	4,000–5,000	Operational
ReNew	Solar cell & module plant (2.5 GW / 2.4 GW)	1,200	Announced
Jabil	Electronics & photonics	1,000	MoU stage
INOX Air Products	Electronic specialty gas hub	500	Announced

Also present or planning entry: L&T Vyoma, Tata Chemicals, Grew Energy, Mahindra Lifespaces, NextGen Semiconductors, Tokyo Electron (office) and ASML (partner). 50+ companies are estimated to be operating or entering.

Semiconductors & electronics

Renewable energy

Data centres & digital infra

Advanced manufacturing

Infrastructure & logistics

Figures are reported commitments, not money already spent. Sources: Union Cabinet / Tata Electronics releases, Outlook Business (Jun 2026), Tribune / ANI, Maritime Gateway.

LAND USE & ZONING

A Place for Every Purpose

Dholera follows a transparent zoning policy that separates land uses to avoid congestion.

RESIDENTIAL

100–500+ sq m

Homes, apartments, villas and residential societies — with parks, schools and hospitals.

COMMERCIAL

200–2,000+ sq m

Retail, malls, business parks, offices, hotels and restaurants.

INDUSTRIAL

1,000 sq m – 100+ acres

Electronics, semiconductors, automobiles, engineering and production plants.

LOGISTICS

5,000–50,000+ sq m

Warehouses and logistics parks positioned near the expressway.

INCENTIVES & UTILITY RATES

75%
land subsidy on the first 200 acres for qualifying semiconductor firms

Rs 5.80
per unit — industrial power tariff

Rs 71
per KL — treated water

Rs 25
per KL — recycled water

BEFORE YOU BUY, VERIFY

- NA (non-agricultural) status
- Clear land title
- Applicable TP scheme & zoning
- RERA registration

Sources: NICDC, Gujarat SEM. Plot sizes are typical ranges; market prices change often — confirm with DICDL.

WHY DHOLERA

Four Reasons It Matters

Anchor demand

India's first commercial chip fab is expected to create 20,000+ direct and indirect jobs — and with them, housing demand.

Infrastructure

The expressway is open; the airport, rail link, freight corridor and 10-lane central spine road are in progress.

Policy backing

A Centre + Gujarat SPV and DMIC node, with subsidies for semiconductor and green-energy companies.

Scale

Targets of 8 lakh skilled jobs and 20 lakh residents by 2047.

Good to know: airport and fab timelines have shifted before, and land is a long-term holding. Check approvals with official sources (dholera.gujarat.gov.in) before any purchase.

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JPS HOLDINGS RECOMMENDS

Top 4 Investment Destinations

Key locations in and around Dholera driving strategic growth and regional impact.



01 *Lothal*

HERITAGE & TOURISM HUB

Home to the National Maritime Heritage Complex — a major new tourism draw on the Ahmedabad–Dholera route.



02 *Bawaliyari*

STRATEGIC INDUSTRIAL GROWTH ZONE

One of the 22 SIR villages, spanning about 111 sq km in the notified area.



03 *Pipli*

CONNECTIVITY & TRANSIT CORRIDOR

A notified SIR village in the wider Dholera development area, planned for industrial and urban growth.



04 *Roshka*

EMERGING DEVELOPMENT TERRITORY

An emerging pocket on the edge of Dholera's growth story, ahead of the infrastructure curve.

DESTINATION SPOTLIGHT

Lothal, Bawaliyari & Pipli



Lothal — an ancient port, reborn

One of the Harappan civilisation's great maritime towns, Lothal is now home to the National Maritime Heritage Complex (NMHC) — a maritime museum, a landmark lighthouse museum and new visitor infrastructure designed to make it a major tourism destination, with jobs to match.

82%	70%	13
NMHC Phase 1A progress (Sep 2026)	Archaeological excavation progress	Countries signed MoUs to collaborate

Heritage highlights: planned streets and drainage, a renowned carnelian bead-making industry, fine pottery and terracotta craft, and a large brick basin that reflects advanced Harappan engineering.

Bawaliyari

LOCATION

Dholera region, Ahmedabad district

STATUS

One of the 22 notified SIR villages

LAND AREA

~111.27 sq km (2009 notification)

NEARBY

Velavadar blackbuck national park

PLANNING

Scheme varies by parcel

Pipli

LOCATION

Ahmedabad district, Gujarat

STATUS

One of the 22 notified SIR villages

TALUKA

Historically part of Dhandhuka

CONTEXT

Wider industrial & urban growth area

PLANNING

Governed by applicable TP schemes

Inclusion in Dholera SIR does not mean an area is already developed.

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INTRODUCING

Moneyplant
RESIDENTIAL PLOT & SHOPS

Build your dream home in the smart city

Moneyplant is an upcoming premium project of residential plots and shops at a prime location inside the Dholera SIR boundary (Survey No. 1095/P) — close to the ABCD Building, the Knowledge & IT Zone, the City Centre Zone and planned metro rail connectivity.

A PROJECT BY
SCRJ Real Estate and Solutions

DHOLERA SIR · GUJARAT · A JPS HOLDINGS PRESENTATION



ARTISTIC RENDITION

MONEYPLANT ADVANTAGE

Why Invest in Moneyplant?

NA, NOC & clear title

A title-clear project with NA and NOC in place, and an approved (plan-passed) layout.

Immediate sale deed

Sale deed executed promptly, so ownership is registered without long waits.

Commitment for the long term

A relationship built on commitment — before, during and long after your purchase.

Site visits, 365 days

Site-visit assistance on every day of the year, at your convenience.

UNIQUE SELLING PROPOSITION

- Major infrastructure plan
- Ahmedabad–Dholera Expressway
- Dholera Metro
- International airport
- IT hub



LOCATION ADVANTAGE

Everything Within Reach

Approximate distances from Moneyplant to Dholera SIR's key landmarks.

2 km
Industrial Zone

4 km
City Centre

5 km
Metro Rail Station

6 km
IT & Knowledge Zone

7 km
Dholera City Centre

8 km
ABCD Building

8 km
DMIC 10-Lane Highway

22 km
Greenfield International Airport

Distances are approximate, as stated in the Moneyplant project brochure; actual road distances may vary.



ARTISTIC RENDITION

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A WORLD OF

Happiness

Wide internal roads, a landscaped gated entrance, street lighting and shops right at the gate — Moneyplant is planned so that everyday life is simple from the very first day you move in.



GATED ENTRANCE



COMMON PLOT & PARKING



SHOPS AT THE ENTRANCE





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MASTER LAYOUT

Plotted for Living

89
residential sub-plots

103–537
sq m plot sizes (total area)

12 m
central cross-over road

7.5 m
wide internal roads

2
common plots + common plot & parking

G+4
shop blocks at the entrance

Fronting the state highway. Layout and areas are indicative; refer to the approved plan.

MONEYPLANT

Sub-Plot Area Table

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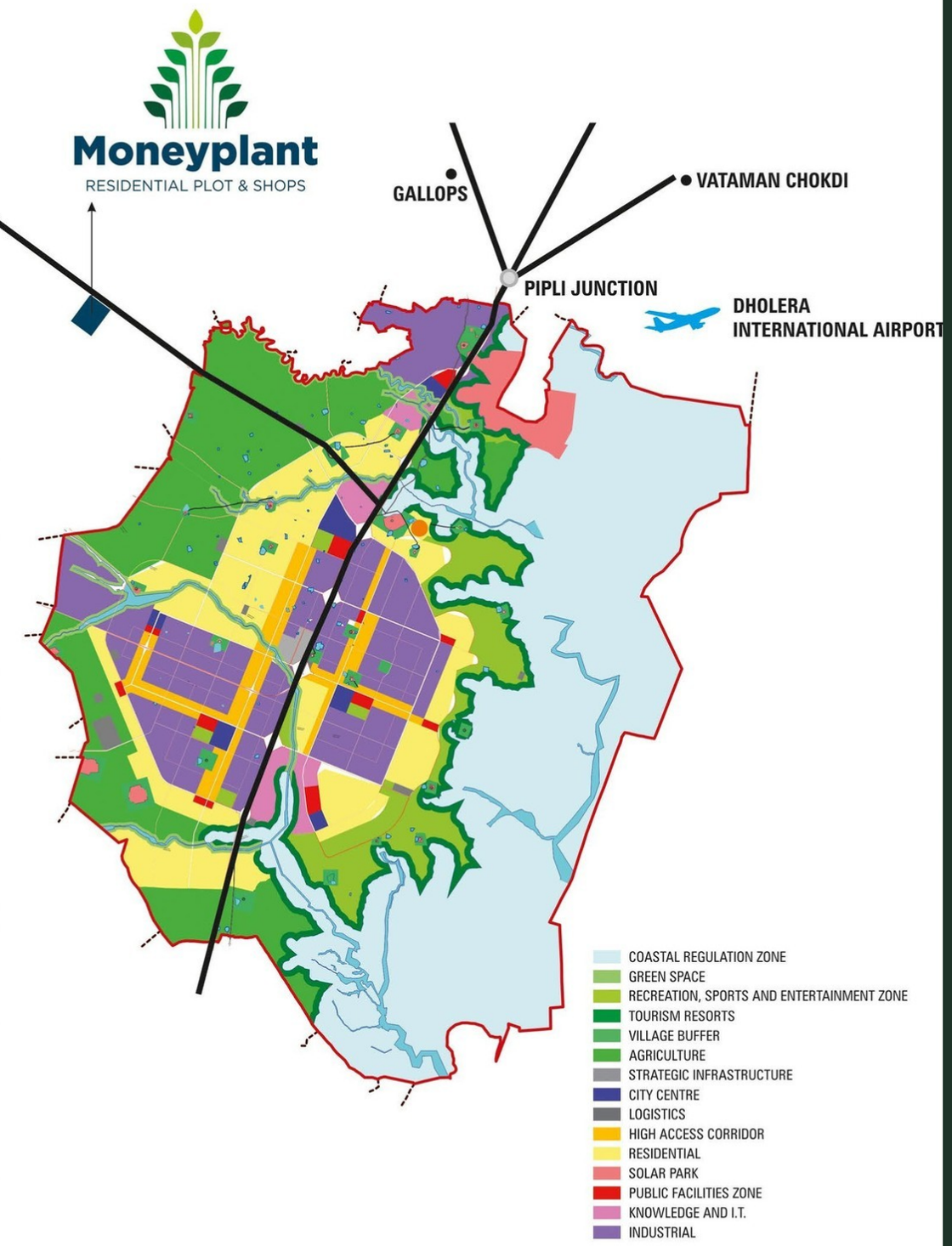
Carpet area + super area = total area for each sub-plot. SQMT = square metres, SQYD = square yards.

PLOT	CARPET SQ M	CARPET SQ YD	SUPER SQ M	SUPER SQ YD	TOTAL SQ M	TOTAL SQ YD
1	310.96	372	225.68	270	536.64	642
2	244.53	292	177.47	212	422.00	505
3	244.53	292	177.47	212	422.00	505
4	251.45	301	182.49	218	433.94	519
5	175.44	210	127.33	152	302.77	362
6	171.72	205	124.63	149	296.35	354
7	171.72	205	124.63	149	296.35	354
8	216.06	258	156.81	188	372.87	446
9	216.06	258	156.81	188	372.87	446
10	171.72	205	124.63	149	296.35	354
11	171.72	205	124.63	149	296.35	354
12	174.77	209	126.84	152	301.61	361
13	76.20	91	55.30	66	131.50	157
14	75.00	90	54.43	65	129.43	155
15	75.00	90	54.43	65	129.43	155
16	75.00	90	54.43	65	129.43	155
17	79.56	95	57.74	69	137.30	164
18	79.56	95	57.74	69	137.30	164
19	75.00	90	54.43	65	129.43	155
20	75.00	90	54.43	65	129.43	155
21	75.00	90	54.43	65	129.43	155
22	75.50	90	54.79	66	130.29	156
23	75.20	90	54.58	65	129.78	155
24	75.00	90	54.43	65	129.43	155
25	75.00	90	54.43	65	129.43	155
26	75.00	90	54.43	65	129.43	155
27	79.56	95	57.74	69	137.30	164
28	79.56	95	57.74	69	137.30	164
29	75.00	90	54.43	65	129.43	155
30	75.00	90	54.43	65	129.43	155

PLOT	CARPET SQ M	CARPET SQ YD	SUPER SQ M	SUPER SQ YD	TOTAL SQ M	TOTAL SQ YD
31	75.00	90	54.43	65	129.43	155
32	75.00	90	54.43	65	129.43	155
33	74.65	89	54.18	65	128.83	154
34	75.00	90	54.43	65	129.43	155
35	75.00	90	54.43	65	129.43	155
36	75.00	90	54.43	65	129.43	155
37	79.56	95	57.74	69	137.30	164
38	79.56	95	57.74	69	137.30	164
39	75.00	90	54.43	65	129.43	155
40	75.00	90	54.43	65	129.43	155
41	75.00	90	54.43	65	129.43	155
42	74.50	89	54.07	65	128.57	154
43	62.10	74	45.07	54	107.17	128
44	60.00	72	43.55	52	103.55	124
45	60.00	72	43.55	52	103.55	124
46	60.00	72	43.55	52	103.55	124
47	60.00	72	43.55	52	103.55	124
48	75.00	90	54.43	65	129.43	155
49	75.00	90	54.43	65	129.43	155
50	75.00	90	54.43	65	129.43	155
51	75.00	90	54.43	65	129.43	155
52	79.56	95	57.74	69	137.30	164
53	79.56	95	57.74	69	137.30	164
54	75.00	90	54.43	65	129.43	155
55	75.00	90	54.43	65	129.43	155
56	75.00	90	54.43	65	129.43	155
57	75.00	90	54.43	65	129.43	155
58	75.00	90	54.43	65	129.43	155
59	75.00	90	54.43	65	129.43	155
60	75.00	90	54.43	65	129.43	155

PLOT	CARPET SQ M	CARPET SQ YD	SUPER SQ M	SUPER SQ YD	TOTAL SQ M	TOTAL SQ YD
61	75.00	90	54.43	65	129.43	155
62	79.56	95	57.74	69	137.30	164
63	79.56	95	57.74	69	137.30	164
64	75.00	90	54.43	65	129.43	155
65	75.00	90	54.43	65	129.43	155
66	75.00	90	54.43	65	129.43	155
67	75.00	90	54.43	65	129.43	155
68	75.00	90	54.43	65	129.43	155
69	75.00	90	54.43	65	129.43	155
70	75.00	90	54.43	65	129.43	155
71	75.00	90	54.43	65	129.43	155
72	79.56	95	57.74	69	137.30	164
73	79.56	95	57.74	69	137.30	164
74	75.00	90	54.43	65	129.43	155
75	75.00	90	54.43	65	129.43	155
76	75.00	90	54.43	65	129.43	155
77	75.00	90	54.43	65	129.43	155
78	171.72	205	124.63	149	296.35	354
79	171.72	205	124.63	149	296.35	354
80	171.72	205	124.63	149	296.35	354
81	216.06	258	156.81	188	372.87	446
82	216.06	258	156.81	188	372.87	446
83	171.72	205	124.63	149	296.35	354
84	171.72	205	124.63	149	296.35	354
85	171.72	205	124.63	149	296.35	354
86	171.81	205	124.69	149	296.50	355
87	171.81	205	124.69	149	296.50	355
88	171.81	205	124.69	149	296.50	355
89	216.81	259	156.89	188	373.07	446
TOTAL	9,573	11,449	6,947.40	8,309	16,520.00	19,758



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LEFT: DHOLERA SIR LAND-USE PLAN · MONEYPLANT MARKED NEAR PIPLI JUNCTION



SOCIETY FACILITIES

- Landscaped garden
- Electricity
- 24-hr security
- Compound wall
- Internal CC roads
- Water supply
- Entrance gate
- Street lights

"Build your dream house at an iconic location"

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DHOLERA

India's First Greenfield Smart Industrial City

Disclaimer: This brochure is for general information only and does not constitute an offer, contract or investment advice. Information on Dholera SIR, infrastructure, investments, distances and timelines is compiled from publicly available sources and may change without notice; figures for company investments are reported commitments, not amounts spent. Images are artistic impressions or placeholders. Buyers should independently verify land title, NA status, town-planning scheme, zoning and RERA registration, and consult official sources such as dholera.gujarat.gov.in, before making any decision. 1 sq m = 10.7639 sq ft | 1 acre = 4,047 sq m (approx.)

+91 79835 75178

contactus@mendsolutions.com

jps.msusportal.com

SITE OFFICE: SUPERTECH UP COUNTRY S1-32, SECTOR 17A, YAMUNA EXPRESSWAY, GREATER NOIDA