



DHOLERA

A NEW ERA

THE FUTURE OF WORLD CLASS INFRASTRUCTURE

ABOUT US

Pyramid Infra today is among the leading Realty and infrastructure companies. A widely reputed and professionally managed Organization. Pyramid infra currently operates in a range of business verticals such as residential Townships, Industrial land commercial plots and Complex as well as future exploration in Hotels, SEZs, IT Parks and Infrastructure, Utility Services and having other Projects in town planning 2 of Dholera SIR in vicinity to ABCD building and infrastructure development of L&T.

In line with its motto of radically improving the lifestyle standards of people through creating state-of-the-art realty and infrastructure facilities and projects, Pyramid Infra is committed to take on more and more challenging tasks in its areas of operations with increased focus and dedication in the coming Years

Pyramid Infra roadmap for future development envisages expanding the current areas of operation through more and more challenging projects and also foraying into related areas in infrastructure with innovative projects.

COMPANY PROFILE

Pyramid Infra was incorporated in the year 2019, at Ahmedabad, Gujarat. Today, The Company enjoys a strong presence in Dholera SIR, Ahmedabad and has made its position as one of the reputed companies in the Real Estate Industry.

The Company is one of the fastest growing entities in the realty sector. The Company has traversed a path of steady growth & expansion and has posted increasing turnover and profits year after year.

The systems have been strengthened and new processes have been added. The company is managed by highly qualified professionals who are fully engrossed to ensure that the company maintains its high standards in quality construction, timely delivery, customer satisfaction, reasonable costs, excellent customer care. We have always strived hard to keep its commitments and thus enjoys an extremely resonant reputation in the construction.



ABOUT DHOLERA

Dholera special investment region (DSIR) is a Greenfield industrial city planned and located approximately 100 km. south west of Ahmedabad. Dholera spans an area of approximately 920 sq. km. & the total sir will be completed in the next two decades, while land is ready for allotment in the area of development under 22 sq. km. It is strategically located between the industrial cities of Ahmedabad, Vadodara, Rajkot and Bhavnagar.

Dholera's Immediate city development area of approximately 5,600 acres is expected to be operational by 2019. It is envisaged to be world-class destination with excellent infrastructure. It will also have its own self-sustaining eco-system, while industry will be the main economic driver.

The city will provide opportunities for the setting up of manufacturing units. While also aiming to provide an environment to **Work.Live.Learn and Play**. Dholera SIR will be a role model for future cities in India.

DMIC – THE VISION AND PLAN

Delhi – Mumbai industrial Corridor (DMIC) is India's most ambitious infrastructure program, Aiming to develop new industrial cities as "Smart Cities" and converging next generation technologies across infrastructure sectors. DMIC will emerge as a "Global Manufacturing and Trading Hub" over the next few years.

Dholera will be the **Largest Node On The DMIC** and will most likely be the first smart city under the Delhi Mumbai industrial Corridor Development Corporation (DMICDC). It will have state-of-the-art utility & logistic infrastructure, social infrastructure including education, healthcare, other public amenities and much more.

WHY DHOLERA

Dholera SIR set to become one of India's most developed regions wherein all aspects of life work and play seamlessly converge to create a world-class city. Dholera have carefully planned and gone the extra mile to make Dholera SIR the destination of choice for Investors.

Advantage of investment in Dholera SIR

(1) Price appreciation: the development of Dholera will be ongoing till 2040 so the scope of appreciation is very high.

(2) Rental Income: Due to high job creation, there will be a major demand for a residential property so the plot owner will be able to get good rent.

(3) Job/Business Opportunities: There will be multiple opportunities for job/business seekers in upcoming largest smart city of India so you can have job/business at Dholera.

(4) High Quality of Life: Dholera smart city has the unique concept of live-work-play so the of life would be on comparable.

(5) Major USP of Dholera Smart City: The dawn of a new city with Excellent Connectivity is here Let's usher in a new era of Advantage of investment in Dholera SIR

- World-Class Infrastructure
- Efficient Governance
- Sustainability
- Ease of Doing Business
- Live Work Play
- Social Infrastructure



Dholera SIR area-920 Sq. km., divided in 6 Town Planning, Consisting of 22 villages of Taluka-Dholera, District-Ahmedabad are listed below:

1. Ambali	7. Otariya	13. Sandhida	19. Bavaliyari
2. Kadipur	8. Dholera	14. Panchi	20. Sodhi
3. Bhadiyad	9. Khun	15. Mahadevpur	21. Sangasar
4. Gogla	10. Bhimtalav	16. Bhangadh	22. Hebatpur
5. Gorasu	11. Rahtalav	17. Zankhi	
6. Cher	12. Mundi	18. Mingalpur	

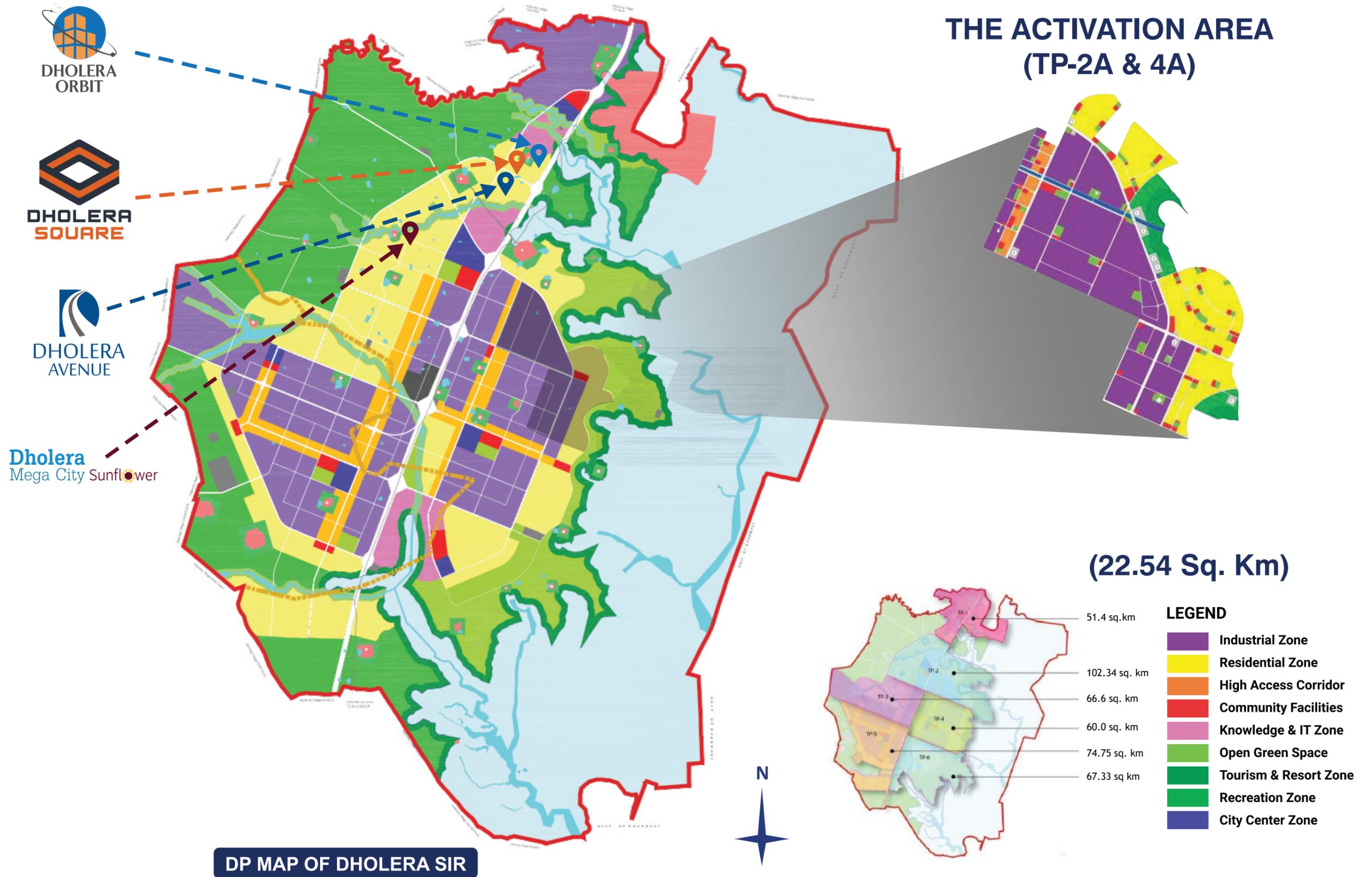
Some of the world's renowned companies doing work for SIR:

- Master Plan – Hal crow (UK)
- Project management Company – AECOM (USA)
- Information and Communication Technology – Wipro, IBM & CISCO
- Town Planning Development, Sewage Treatment Plant,
- Common Effluent Treatment Plant – Larsen & Turbo ltd.
- ABCD Building – Cube Construction Engineering Ltd.
- Water Treatment Plant – SPML

Landmark Development

- World Class Infrastructure & Connectivity (ICT Enabled)
- Central spine express way (250 Meter Ahmedabad to Dholera SIR) and metro rail to link the SIR with Megacities.
- Dholera International (Cargo Cum Passenger) Airport-1426 hectors of land selected at Village Navagam Tal. Dholera, Dis. Ahmedabad for the Airport. Airports Authority of India (AAI) has prepared the Feasibility Report. All necessary permission has already obtained by PWC (price water-house coopers)
- Connectivity: Sea, Air, Rail & 250 Meter Express Highway

PROJECT LOCATION INSIDE DHOLERA SIR AUTHORITY



RESIDENTIAL ZONE



TP - 2 (W)

KNOWLEDGE & IT ZONE



CITY CENTER ZONE

AHMEDABAD - DHOLERA METRO

250 MTR EXPRESS WAY (NH-751)

70 MTR TP ROAD

TP - 2 (E)
(ACTIVATION AREA)

TP1 - A2



KNOWLEDGE & IT ZONE



TP2 - B1

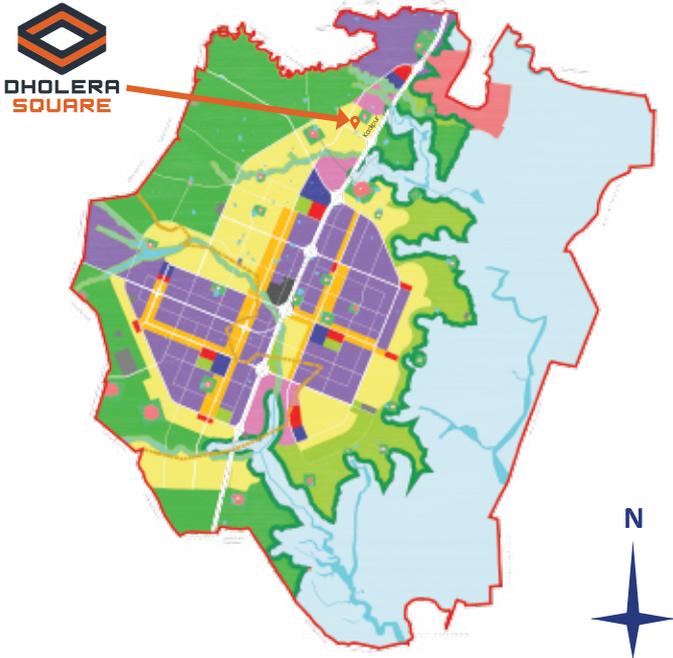
250 MTR EXPRESS WAY (NH-751)

METRO ROUTE

55 MTR TP ROAD



DHOLERA SQUARE



Dholera Square is located in Town Planning - 2

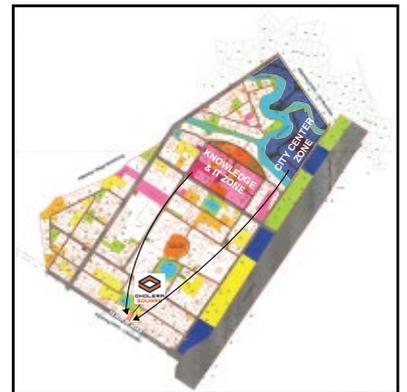
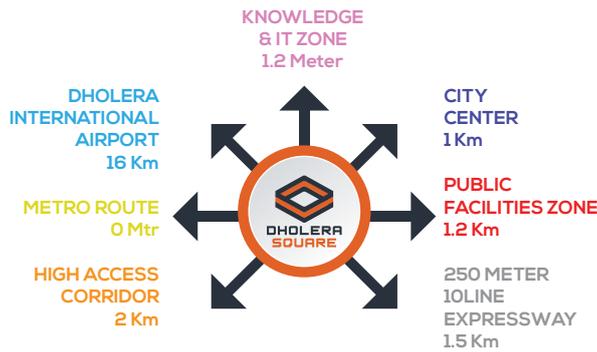
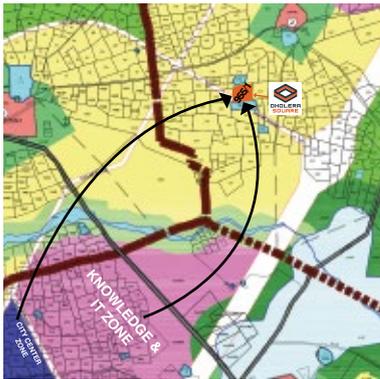
- Project is Situated on 55 Mtr (180 Ft.) TP road, Internal Road - 12 Mtr (39 Ft.)
- On 55 Mtr Metro Route
- Total Plots are 12

Common Plot Area:

- 6857 Sq. Ft. for common amenities for society like park, Play ground, Club, Community Hall.
- Street Light and tree plantation on Both Side of internal project Road.
- Safe and defined compound walls of each plot and gated society.
- Best Location for investment opportunities.

Legality:

- N.A. NOC. Title clear plots.
- Ready For Registration.
- Project as per GDCR of Dholera SIR
- Development Authority.

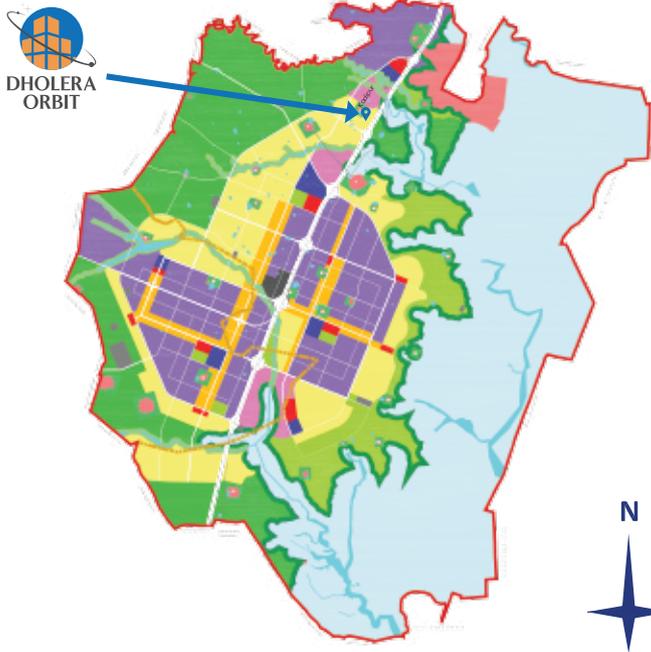


55 MTR (181 FT) TP ROAD

COMMON PLOT
6856 SQ. FT.

PLOT NO	PLOT AREA IN SQ. YD.	PLOT AREA IN SQ. FT.
1	2808.06 SQ. YD.	25272.53 SQ. FT.
2	424.11 SQ. YD.	3817.26 SQ. FT.
3-6 & 9-11	433.16 SQ. YD.	3898.44 SQ. FT.
7	452.01 SQ. YD.	4068.09 SQ. FT.
8	414.34 SQ. YD.	3749.05 SQ. FT.
12	428.87 SQ. YD.	3859.83 SQ. FT.

DHOLERA ORBIT



Dholera Orbit is located in Town Planning - 2

- Project is Situated on 55 Mtr (180 Ft.) TP road, Internal Road - 12 Mtr (39 Ft.)
- On 55 Mtr Metro Route
- Total Plots are 7

Common Plot Area:

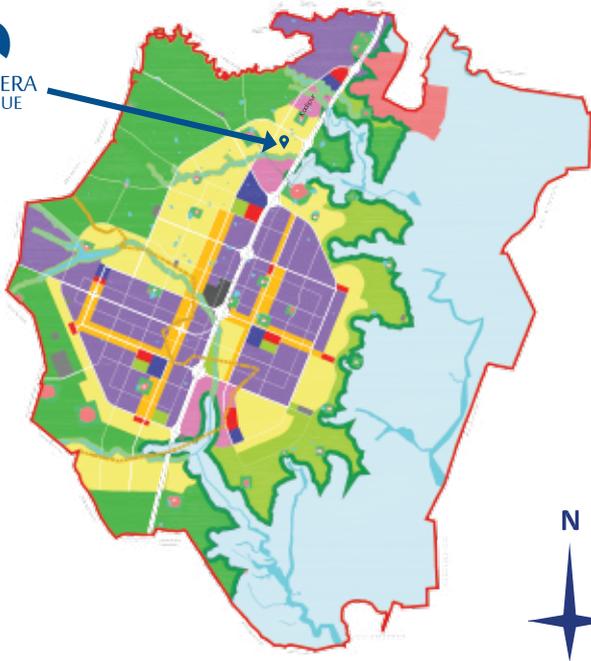
- 4402 Sq. Ft. for common amenities for society like park, Play ground, Club, Community Hall.
- Street Light and tree plantation on Both Side of internal project Road.
- Safe and defined compound walls of each plot and gated society.
- Best Location for investment opportunities.

Legality:

- N.A. NOC. Title clear plots.
- Ready For Registration.
- Project as per GDCR of Dholera SIR
- Development Authority.



DHOLERA AVENUE



Dholera Avenue is located in Town Planing - 2

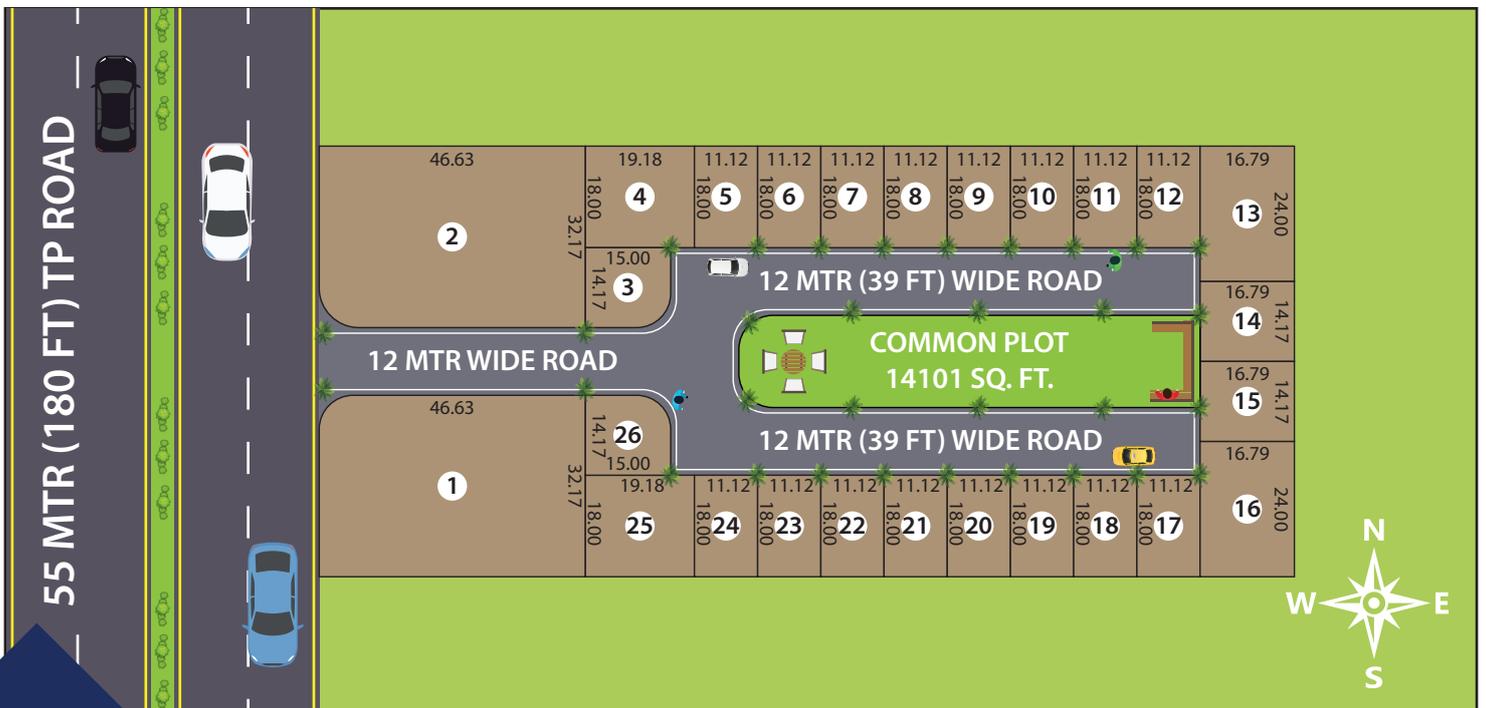
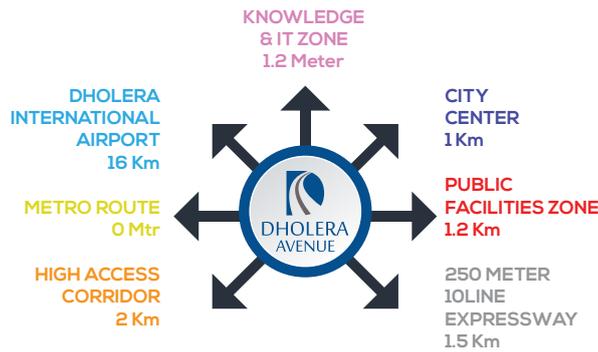
- Project is Situated on 55 Mtr (180 Ft.) TP road, Internal Road - 12 Mtr (39 Ft.)
- On 55 Mtr Metro Route
- Total Plots are 26

Common Plot Area:

- 14101 Sq. Ft. for common amenities for society like park, Play ground, Club, Community Hall.
- Street Light and tree plantation on Both Side of internal project Road.
- Safe and defined compound walls of each plot and gated society.
- Best Location for investment opportunities.

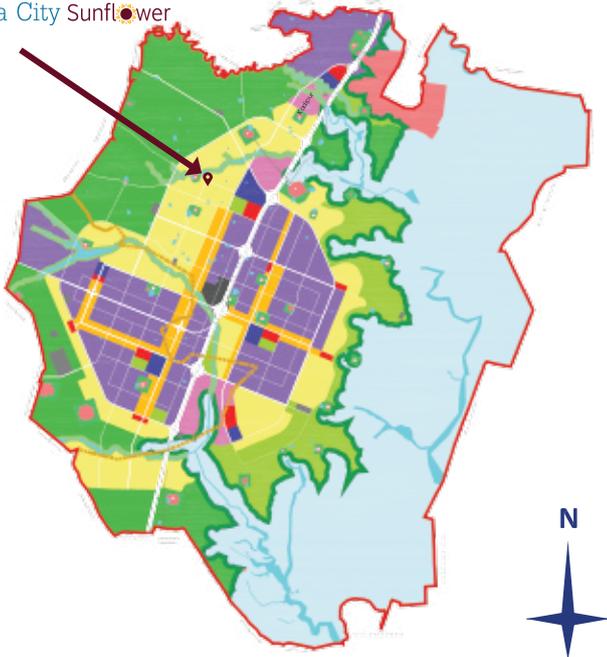
Legality:

- N.A. NOC. Title clear plots.
- Ready For Registration.
- Project as per GDCR of Dholera SIR
- Development Authority.



DHOLERA MEGA CITY SUNFLOWER

Dholera
Mega City Sunflower



Dholera Mega City Sunflower is located in Town Planning - 2

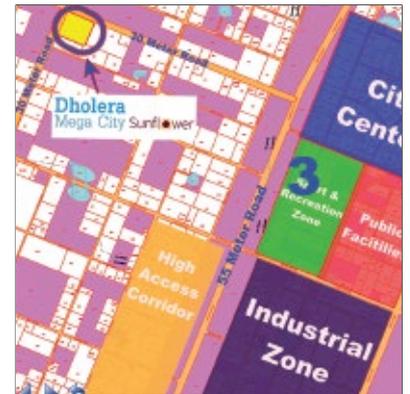
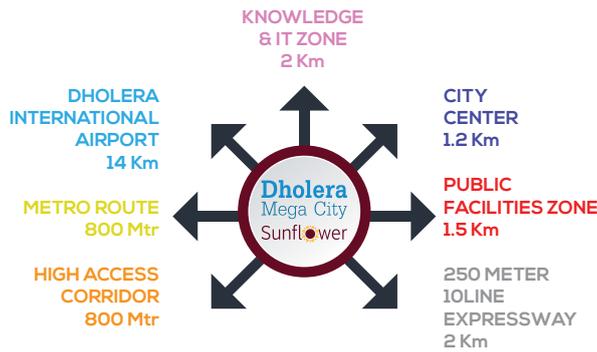
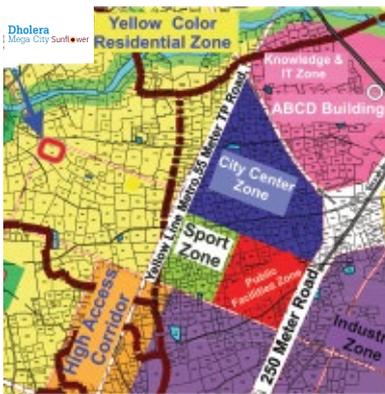
- Project is Situated on 30 Mtr (100 Ft.) TP road, Internal Road - 12 Mtr (39 Ft.)
- On 55 Mtr Metro Route
- Total Plots are 48

Common Plot Area:

- 25,284 Sq. Ft. for common amenities for society
- like park, Play ground, Club, Community Hall. Street Light and tree plantation on Both Side of internal project Road.
- Safe and defined compound walls of each plot and gated society.

Legality:

- N.A. NOC. Title clear plots.
- Ready For Registration.
- Project as per GDCR of Dholera SIR
- Development Authority.



30 MTR (100 FT) TP ROAD

PLOT NO	PLOT AREA IN SQ. YD.	PLOT AREA IN SQ. FT.
1, 28	1060	9543
2 to 22	350	3147
23, 24	459	4133
25 to 27	350	3147
29	1277	11492
30 to 32	421	3790
33 to 34	459	4133
35 to 39	421	3790
40 to 47	1193	10737
48	1262	11359

12 MTR (39 FT) WIDE ROAD

COMMON PLOT 25284 SQ. FT.

12 MTR (39 FT) WIDE ROAD

30 MTR (100 FT) TP ROAD

DHOLERA ZONE BENEFITS

Residential Zone Benefits:

- Cinema Hall, Retail Mall, Petrol/CNG/LPG Pump, Bank, Hospital
- Neighbourhood Retail / Service Shop, Restaurant / Cafe, Hawker Zone, Designated
- Vegetable Market / bazaar, Commercial Center, Primary and Secondary School
- Multi-storey apartment and clusters thereof; Row-house, Villa/Bungalow; Multi purpose ground smaller than 5 ha;
- Maternity Home, Nursing Home, Kindergarden, Day-care, Dispensary, Vaternity Clinic, Health

City Center Zone Benefits:

- Super Shopping Mall & Retail Stores
- Commercial Offices & Building / Complex
- 5 Star / 4 Star Hotels
- Multiplex Theater / Cinema Hall Auditorium
- Super Specialty Hospitals
- Restaurant – Café / Food Street
- Large Departmental Stores
- Convention and Exhibition Center
- Multi – Model passenger Transport hub
- Petrol Pump, Bank & Financial Institutions

Knowledge & IT park Zone Benefits:

- Business IT Park / Education Park
- University & Hostel Campus
- School / college / medical college
- Diagnostic / Radiology Center
- 5 Star & 4 Star Hotel
- Multiplex Cinema Hall
- Super Shopping Mall / All Retail Store / Café / Restaurant
- Technical Institute for Research & Development
- Recreational / Gym / Health Club

Allowed Industries In Dholera SIR:

- Aviation & Defense
- MRO (Maintenance, Repair & Overhaul)
- Automobile & Auto Ancillary
- Heavy Engineering
- IT Sector
- Gems & Jewellery
- Financial & Banking Sector
- Pharma & Bio-Tech
- Agro/Food Processing
- SOLAR Park

DHOLERA TENDERS

Projects Under Progress:

- Power Transmission & Sub Stations – 86 Crores
- Roads & Services – 1734 Crores
- Sewage Treatment Plant (STP) – 54 Crores
- Water Treatment Plant (WTP) – 90 Crores
- Adhiya River Bunding – 15 Crores
- Administrative and Business Center for Dholera (ABCD) – 73 Crores
- Common Effluent Treatment Plant (CEPT) – 160 Crores
- Pipli – Dholera Water Supply Pipeline – 29 Crores

Upcoming Projects:

- City Integrated Operation Center (CIOC) – 120 Crores
- ICT – 400 Crores
- Sukhbhadar River Bunding – 400 Crores
- 5000 MW Solar Park – 250000 Crores

Connectivity Projects:

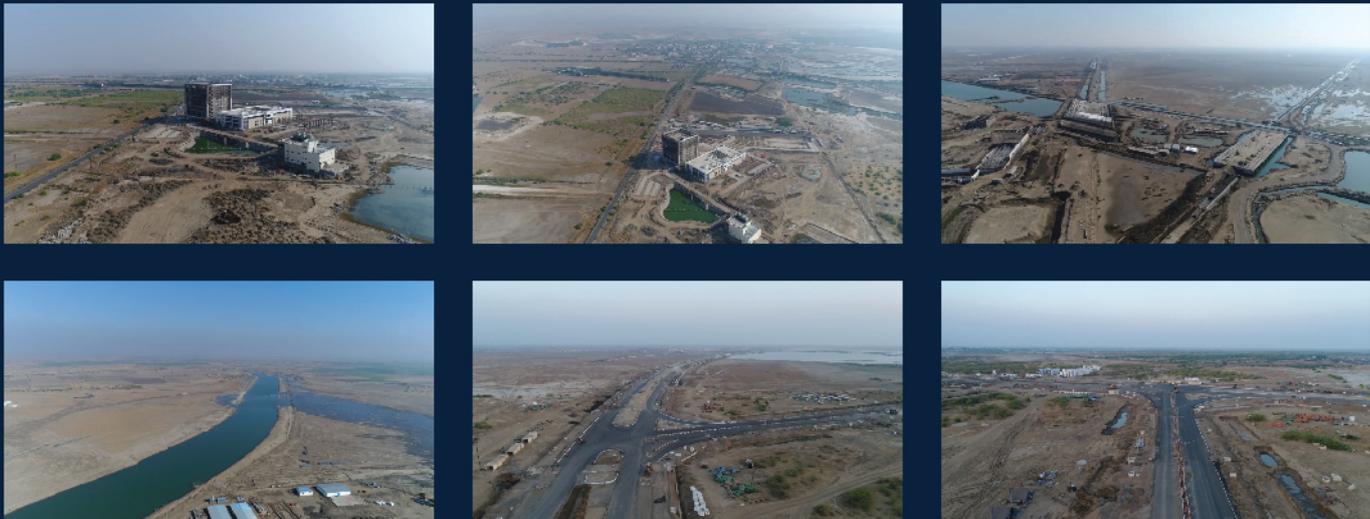
- Ahmedabad – Dholera Expressway NH-75 1 (by NHAI) – 5000 Crores
- Ahmedabad – Dholera MRTS – 7000 Crores
- Bhimnath Dholera Rail Line – 300 Crores
- Dholera Internation Airport – 2000 Crores

Planning:

- Total area – 920 Sq. Km.
- Development Area – 422 Sq. Km.
- Total Industrial Area – 114 Sq. Km.
- Total Residential & Commercial Area – 124 Sq. Km.
- Open Green Space – 50 Sq. Km.
- Recreational Area – 45 Sq. Km.
- Initial Activation Area – 22.5 Sq. Km.

DHOLERA
A NEW ERA

CURRENT DEVELOPMENT OF DHOLERA SIR



NEWS ABOUT DHOLERA SIR

अभियोजन

दिवंगती शाली घोलेरा सरणी 'डीएम प्रोजेक्ट' अद्यत्तुः अद्यत्तुः अद्यत्तुः अद्यत्तुः अद्यत्तुः अद्यत्तुः

धोलेरा 'SAR' इन्फ्रास्ट्रक्चर पर : 22.59 थो. डिमिनीओ 'अडिस्टिभेशन अरिथिया' साधेअभरमां तैयार हशे

धोलेरा सरणी अद्यत्तुः अद्यत्तुः अद्यत्तुः अद्यत्तुः अद्यत्तुः अद्यत्तुः

अभियोजन अद्यत्तुः अद्यत्तुः अद्यत्तुः अद्यत्तुः अद्यत्तुः अद्यत्तुः

CITY

Ahmedabad-Dholera Expressway gets green signal, tenders issued

PM May Lay Foundation Stone In Feb

Focus on port, ITC development.

Source: on support economy on Jan 19

अहमदाबाद-धोलेरा एक्सप्रेसवे को हरी सिग्नल मिली है, тенडर जारी किए हैं। प्रधानमंत्री फेब्रुवारी में आधार पत्थर रखेंगे।

धोलेरा सोलर पार्कना 1,000 मेगावॉट माटे 20 कंपनीने रस

80 इंटरनैशनल कंस्ट्रक्शन जीन जेम्सपुर्ज, टोटेन्ट, टाटा पावर, जेम्सपुर्जिओ रस ए.एम.व्ही

अहमदाबाद-धोलेरा एक्सप्रेसवे को हरी सिग्नल मिली है, तेनडर जारी किए हैं। प्रधानमंत्री फेब्रुवारी में आधार पत्थर रखेंगे।

The Financial Express

FINANCIAL EXPRESS

INFRASTRUCTURE

Dholera to be India's first greenfield industrial city; 10 facts about the upcoming smart city

The Financial Express's article 2

See more

BUSINESS

Opvo-Vivo may soon be 'Made in Gujarat', Co mulls unit in Dholera

Administration-run-Business Centre for Dholera (AEC7) building at SET site

Handsets of Opvo and Vivo may have 'Made in Gujarat' or 'Made in India' labels soon. The company is sincerely thinking of having its first manufacturing plant in India and the Dholera (Special Investment Region) SIR in Ahmedabad district could be the destination for that.

Sources from Dholera SIR Development Authority said, 'The Opvo and Vivo delegation had visited the site and they are interested in manufacturing the entire series of their products including mobiles, LEDs and other equipment. They have great plans of investing in India and we gave them detailed presentation of the advantages of investments in Dholera.'

'The delegation was impressed by the presentation and especially the connectivity of the Dholera SIR region to Gujarat and roads through DMIC, DMC and others. We have enough land to offer them. They wish to have the entire value chain set up at Dholera so that ancillary companies that provide raw materials to them are also lined up to invest here,' added the sources.

एक्सप्रेस हाइवे का निर्माण कार्य तीघ्र

धोलेरा में 3 वर्षों में बनेगा एयरपोर्ट

भारतीय राष्ट्रीय राजमार्ग प्राधिकरण (एनएचआई) इस मार्ग का निर्माण कर रहा है। संभवतः प्रधानमंत्री नरेन्द्र मोदी एक्सप्रेस-वे के निर्माण की नींव रख सकते हैं। करीब 3800 करोड़ रुपए की लागत से यह मार्ग बनेगा।

धोलेरा में डेवलपमेंट को मिली गति : धोलेरा प्रोजेक्ट के बुनियादी सुविधाओं को लेकर भी कार्य तेज गति से चल रहा है। शनिवार को प्रोजेक्ट की साइट की जानकारी देते हुए धोलेरा सर के प्रबंध निदेशक जय प्रकाश शिवहरे ने बताया कि चौड़ी सड़कों बनाई जा रही हैं। वहीं पानी निकासी की भी बेहतर व्यवस्था की जा रही है। इसके लिए पन्द्रह किलोमीटर की कैनाल बनाई गई है, जिसमें छह किलोमीटर तक कैनाल में पानी का संग्रह कर उसका रिसाइक्लिंग किया जाएगा।

अहमदाबाद @ पत्रिका. धोलेरा में एयरपोर्ट का निर्माण इस वर्ष तक शुरू हो जाएगा, जो करीब तीन वर्षों में पूरा होगा। यह एयरपोर्ट करीब 1700 एकड़ में बनेगा, जिसमें नया टर्मिनल और दो बड़े रन-वे बनेगा। यह एयरपोर्ट धोलेरा से करीब 20 किलोमीटर होगा और अहमदाबाद से 80 किलोमीटर होगा। यह एयरपोर्ट बनने के बाद अहमदाबाद एयरपोर्ट को भारी एयर ट्रेफिक से निजात मिलेगी। वहीं अहमदाबाद से धोलेरा को जोड़ने के लिए एक्सप्रेस-हाइवे बनाया जाएगा। इसके लिए फरवरी में निविदा प्रक्रिया शुरू हो जाएगी।



Existing broad gauge line
Botad to Ahmedabad via
Surendranagar

Surendra Nagar
Railway Station

Sanand

AHMEDABAD

DFC Alignment

**MRTS Terminal at Visalpur
Village on SP Ring Road,
In Ahmedabad**

**MRTS Terminal at
CBD in DSIR**

**Dholera International
Airport**

Bhimnath
Railway Station

Botad
Railway Junction

**Proposed Broad Gauge line
Bhimnath to Dholera**

Existing Meter gauge line
Botad to Bhimnath

