



# AASHIRWAD ENCLAVE

Where Blessings Meet Prosperity

PREMIUM RESIDENTIAL LIVING IN DHOLERA SMART CITY – FUTURE-READY PLOTS IN INDIA'S FIRST GREENFIELD SMART CITY

 [www.wealthcomposer.com](http://www.wealthcomposer.com)

 5 mins from Pipli Circle

 10 mins from Dholera International Airport

 1 min from Kashtbhanjan Temple

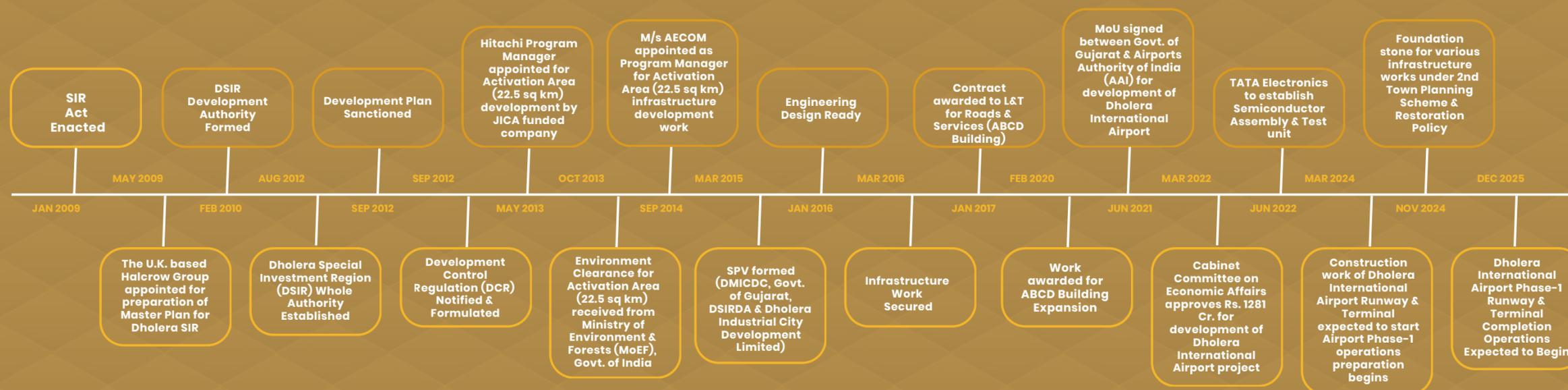
# About Dholera Special Investment Region (SIR)

## Dholera - India's First Greenfield Smart City

Dholera is India's first Greenfield Industrial Smart City, planned over a massive 920 sq. km and recognized as the largest node of the Delhi-Mumbai Industrial Corridor (DMIC). Out of this, nearly 422 sq. km will be developed in phases, offering large land parcels for multiple uses. Strategically located just 100 km from Ahmedabad, Dholera enjoys multi-modal connectivity through rail, road, air, and sea routes. With plug-and-play infrastructure already in place, around 2619 acres have been reserved for industrial, residential, commercial, and social development, while an activation area of 22.54 sq. km is under active development.

22 villages included in Dholera SIR (Special Investment Region)

## Dholera SIR Timeline



# Permissible Zones in Dholera Smart City (SIR)



# Why Invest In Dholera ?

## Strong Connectivity



### Ahmedabad-Dholera Expressway

110 km, 8-lane expressway with fast progress - seamless connectivity to major cities



### Dholera International Airport

Construction in full swing direct international connectivity for business & travel



### Ahmedabad-Dholera Metro

(planned) - 38 km high-speed metro line to connect Dholera with Ahmedabad.



### Seaport Connectivity

access to nearby ports such as Bhavnagar, Pipavav, and Dahej, boosting trade and exports



### Industrial & Tech Hub

Focus areas include Semiconductors, Renewables, Aerospace, Defense & Manufacturing.



### India's First Greenfield Smart City

Planned from scratch over 920 sq. km, bigger than Mumbai & Shanghai.



### Government Backed Project

Developed under Delhi-Mumbai Industrial Corridor (DMIC) with full state & central govt. support.



### High Growth Potential

Early investors benefit from 3x-4x property appreciation as development accelerates.



### World-Class Infrastructure

250m wide roads, underground utilities, rainwater harvesting, IoT-based smart governance.



### Mega Investments

Tata, Torrent Power, L&T, Tokyo Electron, Linde, Adani (MoU), Welspun, Suzlon, O2 Power, ReNew, Vena Energy, SJVN, Cube Construction, SPML,

# DEVELOPMENT – DHOLERA SIR

## Completed Developments at Dholera



ABCD Building (Administrative & Business Centre of Dholera)



300 MW Solar Plant Tata Power Renewables (Apr 2022)



Raw Water Transmission Mains (Activation Area)



Canal-Front Development (Zone-3)



Torrent Power Distribution (TPL-D) Operations Started



ICT Infrastructure (Cluster A1)

## Ongoing Development at Dholera



Ahmedabad-Dholera Expressway (NHAI)



Bhavnagar-Dholera Railway Line (65 km)



Dholera International Airport (Phase-1 – Runway + Terminal)



Flood Management & Adhiya River Bunding



Sewage Treatment Plant (10 MLD) – Activation Area



Semiconductor Fab-Tata Electronics PSMC (Site Prep & Infra)

# News Highlight - Dholera SIR

## 16 Companies: Pursuit of Profit AAI may Partner Guj Govt for Dholera Airport Project

**AIRPORT AUTHORITY TO HOLD 51%, STATE TO HAVE 49%**  
Work on the ₹2,000-cr airport project could begin this year itself

**Shramana.Ganguly**  
shramanag@timesgroup.com

Ahmedabad: The Airport Authority of India (AAI) is likely to partner with the government of Gujarat to build the ₹2,000-crore Dholera airport project. Equity participation between AAI and government of Gujarat will be 51% and 49%, respectively. "Process of taking all necessary approvals is in fast track and is likely to be completed in next few weeks," AAI officials said.

The project is being developed in the first phase of the ₹100 billion Dholera Special Investment Region (DSIR) project. The 22.5-sq km of activation zone entailing an investment of ₹4,400 crore will be infrastructurally ready by September 2019 and is up for grabs for investment. The second phase will be developed in the first phase of the ₹100 billion Dholera Special Investment Region (DSIR) project. The 22.5-sq km of activation zone entailing an investment of ₹4,400 crore will be infrastructurally ready by September 2019 and is up for grabs for investment. The second phase will be developed in the first phase of the ₹100 billion Dholera Special Investment Region (DSIR) project. The 22.5-sq km of activation zone entailing an investment of ₹4,400 crore will be infrastructurally ready by September 2019 and is up for grabs for investment.

## Ahmedabad-Dholera Expressway gets green signal, tenders issued

**PM May Lay Foundation Stone In Feb**  
Kapil.Dave@timesgroup.com

Gandhinagar: Almost a decade after the announcement of Ahmedabad-Dholera Expressway project, the National Highway Authority of India (NHAI) has declared tenders amounting to ₹2,433 crore for three sections. The project was first announced in March 2010 by the state road and buildings department. The estimated cost of the project is ₹2,433 crore.

**Seminar on export economy on Jan 19**  
Gandhinagar: With the objective of deliberating on the way forward for boosting trade and exports, a seminar dedicated to "Making India a Trillion Dollar Exports Economy" was held in Gandhinagar on January 19.

## A'bad-Dholera highway work to start

**700MW Power Generation Work Orders Also Approved At Dholera SIR**  
Kapil.Dave@timesgroup.com

Gandhinagar: In a significant post-lockdown move, the Gujarat government has initiated development work of the decade-old Ahmedabad-Dholera four-lane expressway project. A work order of ₹4,500 crore for the stretch of road connecting Ahmedabad to Dholera Special Investment Region (DSIR) has been decided and work is expected to begin shortly.

In addition, the state government has also approved work orders for 700MW solar power generation within the SIR. Combining the power generation and infrastructure projects worth over ₹4,500 crore were ongoing within the SIR and the four-lane expressway will attract more investment in the coming days. "The government has also approved 700MW solar power generation work at Dholera SIR and this is expected to attract an additional investment of around ₹5,000 crore. The expressway project and power generation project together will further attract investments in the SIR," he claimed.

**વિકાસનો આશાવાદ** • જૂનમાં ટ્રાયલ રન માટેની તૈયારીઓ : 3.2 કિ.મી. રન-વેની 70% કમ્પ્લીટી સંપન્ન થઈ ધોલેરા એરપોર્ટ 6 મહિનામાં શરૂ કરવા તૈયારી પુરજોશમાં  
1.5 ટપાન કર્યા વચ્ચે આઈ.આર.સી. મોનિટરિંગ : ટર્મિનલ-કાર્ગો હેન્ડલિંગ કોન્ટ્રીક્ટના ટેન્ડરની કમ્પ્લીટી પૂર્ણ થઈ

## Pre-Vibrant Event To Make Pitch

**Infrastructure Boost**  
Total area 920 sq km  
Developable area 422 sq km  
Investment for activation area 3,351 cr

**Connectivity**  
Targeted resident population 20 lakh  
Targeted jobs 8.7 lakh

**RAIL**  
Mass Rapid Transit System | Rs 6,700 cr  
Bhimnath to Dholera freight rail line | 28km, Rs 300 cr

**ROAD**  
Six-lane expressway from Ahmedabad to Dholera | Rs 7,000 cr

**AIRPORT**  
Investment | Rs 2,123 cr  
Comprising two runways | 2,910 metres & 4,000 metres  
Special project | 5,000MW Solar Park - Rs 25,000 cr

Ahmedabad: The Government of Gujarat is promoting the Dholera Special Investment Region (SIR) as an ideal destination for investments in the defence manufacturing sector. Authorities plan to host a summit at Dholera ahead of the Vibrant Summit. Dholera is 110km from Ahmedabad.

"We are capable of providing huge land parcels that are required for defence manufacturing facilities," said Jai Prakash Shivhare, the managing director of the Dholera Industrial City Development (DICC) Ltd. "Such a facility needs 400-500 hectares of land. Such large land parcels are not available anywhere in India," Shivhare said.

## Govt: 95% of work on Phase 1 of Dholera SIR completed

**Times News Network**

Gandhinagar: Chief minister Bhupendra Patel visited the Dholera Special Investment Region (SIR) on Thursday and inspected various ongoing projects at the greenfield industrial smart city.

The Dholera SIR is being showcased as a prime project of the state government at the forthcoming Vibrant Gujarat Global Summit (VGGGS).

The state government said soon be ready for investments from the global ecosystem. The statement added that state-of-the-art infrastructure facilities are set up at the site, which is a dream project of PM Narendra Modi.

The CM also held a meeting with top officials of the state administration at the site to chalk out a time-bound programme for the completion of projects of Dholera SIR, the statement informed. Development and infrastructure works have been taken up

## Dholera SIR and GIFT City get huge boost, roadmap laid out

**Times News Network**

The first phase of GIFT City, PM's pet project, will become a reality soon

India, infrastructure, social sectors, introduction of GST from April 1, 2016, will rejuvenate the industry

The budget has reduced the funds for the Sarva Shiksha Abhiyan, which is an anti-poverty scheme

owners of diamond & textile firms

The budget has reduced the funds for the Sarva Shiksha Abhiyan, which is an anti-poverty scheme

## Work begins on 3 semiconductor projects worth ₹1.25 trillion

PM inaugurates the chip-making plants virtually, says India achieving milestones in Industry 4.0

**ASHUTOSH MISHRA**  
Dholera, 13 March

The first made-in-India chips will roll out from the Tata Electronics plant at Dholera, in Gujarat towards the end of 2026, said Union Minister for Railways, Communications, Electronics and Information Technology Ashwini Vaishnav, at the groundbreaking ceremony of Tata Electronics and CG Power's chip plant on Wednesday.

"The first chip from Dholera will be out in December 2026. The chip from Micron's plant will be out by December 2024. India will be among the top five chip ecosystems in the world by 2029," said Vaishnav at the event.

Prime Minister Narendra Modi laid the foundation of three semiconductor plants virtually. These projects, constructed at a total cost of ₹1.25 trillion, are poised to elevate India into a global semiconductor hub, as stated by Modi. These projects were cleared by the Union Cabinet last month as part of India's ₹76,000 crore capital expenditure incentive scheme for the semiconductor sector.

"The 21st century is electronically driven and it can't be imagined without semiconductor chips. During the first three industrial revolutions, India was lagging



Gujarat CM Bhupendra Patel (left) with Tata Sons Chairman N Chandrasekaran, in Dholera, on Wednesday

**Will create 72,000 jobs through chip plants: Chandrasekaran**  
The two semiconductor facilities to be set up by Tata Electronics are expected to create around 70,000-72,000 jobs in the coming years, Tata group Chairperson N Chandrasekaran said on Wednesday. Speaking on the sidelines of the groundbreaking ceremony of the group's semiconductor project in Dholera, he said, "We are looking at 50,000 jobs in Gujarat, and at least 20,000 to 22,000 jobs in Assam and it will take time." Chandrasekaran further added, "We will further expand as we cross the early milestones. The most important thing is to produce and create the facility which is world class."

The commercial production in Assam facility will start in late 2025 or early 2026, he added. "With cybersecurity becoming a common threat, self sufficiency in semiconductors has become a must and a matter of national security."

**Tata Electronics bets big on Singapore-based Silicon Box**  
SURAJEET DAS GUPTA  
New Delhi, 13 March

Tata Electronics is making India's first semiconductor fabrication plant in Gujarat and has 15 investors. Earlier this week, Silicon Box announced that it will be investing \$3.6 billion in setting up a semiconductor assembly and

## અમદાવાદ-બોટાદ ભાસ્કર

રાજ્ય સરકાર દ્વારા સાતના વિકાસ માટે સુધારાકાર ઇન્ફ્રાસ્ટ્રક્ચર ડેવલપમેન્ટ ઓથોરિટી (ISARDA) ની સ્થાપના કરાઈ છે. ધોલેરા સ્માર્ટ સિટી માટે ઇન્ફ્રાસ્ટ્રક્ચર, વોટ અને મુલ્ટિમીડિયા સેન્ટર, પાણી, વીજળી, અને આરોગ્યકેન્દ્રો કમ્પ્લીટીને સુધારવા માટેના સરકારી ડાયરેક્ટિવનું નિર્ણયન 22.54 થી 100 કરીને વિકાસ કરવામાં આવેલ છે. આ અંતર્ગત 72 કિમીનાં આઈ.આર.સી. સીટીમાં 24 ટપાન, 72 કિમીનાં આઈ.આર.સી. સીટીમાં 110 કિમીનાં એક્સપ્રેસ હાઇવે અને 110 કિમીનાં એક્સપ્રેસ હાઇવેનાં સુધારાકાર ઇન્ફ્રાસ્ટ્રક્ચર ડેવલપમેન્ટ ઓથોરિટી (ISARDA) ની સ્થાપના કરાઈ છે.

**વિકાસનો રોડમેપ ધોલેરા!**  
પ્રથમ તબક્કે 22.54 ચો.કિમીમાં પાણી, વિજળી અને STP પ્લાન્ટ વિકાસવાશે

સેમિકન્ડક્ટર, ઓરોષેસની વહીવટી કચેરીઓ, બેન્કવેટ હોલ, મીટિંગ રૂમ, કન્ફરન્સ એન્ડ કોલેલ સેન્ટર, બેંક, કારકેટરિયા તૈયાર થશે

72 કિમીનાં આઈ.આર.સી. સીટીમાં 24 ટપાન, 72 કિમીનાં આઈ.આર.સી. સીટીમાં 110 કિમીનાં એક્સપ્રેસ હાઇવે અને 110 કિમીનાં એક્સપ્રેસ હાઇવેનાં સુધારાકાર ઇન્ફ્રાસ્ટ્રક્ચર ડેવલપમેન્ટ ઓથોરિટી (ISARDA) ની સ્થાપના કરાઈ છે.

# Welcome to Aashirwad Enclave

A premium gated community at Kamiyala, blending spiritual blessings with modern prosperity. Strategically located on the Ahmedabad–Dholera–Bhavnagar Highway, this project offers unmatched connectivity, high appreciation potential, and peaceful surroundings.

## Prime Location Advantages

Aashirwad Enclave is strategically positioned for maximum connectivity and convenience in Dholera Smart City. With close access to the Airport, Expressway, and Activation Area, the community offers residents seamless connectivity to Gujarat’s fastest-growing smart city corridor while enjoying the peaceful charm of Kamiyala.

### 5 Mins

- From Pipli Circle
- Walk to Kashtbhanjan Dev Temple
- From Ahmedabad- Dholera Expressway

### 10 Mins

- To Dholera International Airport
- To Gallops midway stop
- 20 mins to Lothal Museum (₹4000 Cr project)

### 100 Meters

Petrol Pump

### 300 Meters

From Fedra - Pipli,  
Dholera airport road Highway

### 4+ Lakh

Annual visitors to nearby religious  
hub

### High Returns

Early investor advantage with 4x-5x  
appreciation

*At Aashirwad Enclave, you don't just buy land — you invest in a life of blessings, connectivity, and prosperity.*



# Features & Amenities



Premium gated community with secure entry & CCTV surveillance



Clubhouse with indoor recreation & lounge spaces



24x7 CCTV surveillance for safety & peace of mind



Jogging & walking tracks for a healthy lifestyle



Well-planned internal roads with street lighting & signage



Children's play area with safe, modern equipment



Reliable electricity connections with future-ready provisions



Dedicated resident & visitor parking for convenience



Assured water supply & drainage system as per smart city standards



Peaceful, safe & organized neighborhood designed for families & investors



Landscaped gardens & green zones for a greener lifestyle



Community hall / multipurpose hall for events & gatherings



***Aashirwad Enclave offers more than just plots – it promises a complete lifestyle experience with comfort, safety, and modern amenities.***



# PLOT AREA TABLE

Subplot Number	Carpet area (sqmt)	Super builtup area (sqmt)	Carpet area (sqyd)	Super builtup area (sqyd)
1	102.52	174.36	122.61	208.53
2	110.25	187.51	131.86	224.26
3	110.25	187.51	131.86	224.26
4	110.25	187.51	131.86	224.26
5	110.25	187.51	131.86	224.26
6	110.25	187.51	131.86	224.26
7	110.25	187.51	131.86	224.26
8	111.86	190.24	133.78	227.53
9	87.81	149.34	105.02	178.61
10	77.00	130.96	92.09	156.62
11	77.00	130.96	92.09	156.62
12	77.00	130.96	92.09	156.62
13	77.00	130.96	92.09	156.62
14	77.00	130.96	92.09	156.62
15	77.00	130.96	92.09	156.62
16	69.27	117.81	82.85	140.90
17	69.27	117.81	82.85	140.90
18	77.00	130.96	92.09	156.62
19	77.00	130.96	92.09	156.62
20	77.00	130.96	92.09	156.62
21	77.00	130.96	92.09	156.62
22	77.00	130.96	92.09	156.62

Subplot Number	Carpet area (sqmt)	Super builtup area (sqmt)	Carpet area (sqyd)	Super builtup area (sqyd)
23	77.00	130.96	92.09	156.62
24	92.91	158.02	111.12	188.99
25	101.49	172.61	121.38	206.44
26	77.00	130.96	92.09	156.62
27	77.00	130.96	92.09	156.62
28	77.00	130.96	92.09	156.62
29	77.00	130.96	92.09	156.62
30	77.00	130.96	92.09	156.62
31	77.00	130.96	92.09	156.62
32	69.27	117.81	82.85	140.90
33	69.27	117.81	82.85	140.90
34	77.00	130.96	92.09	156.62
35	77.00	130.96	92.09	156.62
36	77.00	130.96	92.09	156.62
37	77.00	130.96	92.09	156.62
38	77.00	130.96	92.09	156.62
39	77.00	130.96	92.09	156.62
40	106.59	181.28	127.48	216.81
41	115.16	195.86	137.73	234.24
42	77.00	130.96	92.09	156.62
43	77.00	130.96	92.09	156.62
44	77.00	130.96	92.09	156.62

Subplot Number	Carpet area (sqmt)	Super builtup area (sqmt)	Carpet area (sqyd)	Super builtup area (sqyd)
45	77.00	130.96	92.09	156.62
46	77.00	130.96	92.09	156.62
47	77.00	130.96	92.09	156.62
48	69.27	117.81	82.85	140.90
49	69.27	117.81	82.85	140.90
50	77.00	130.96	92.09	156.62
51	77.00	130.96	92.09	156.62
52	77.00	130.96	92.09	156.62
53	77.00	130.96	92.09	156.62
54	77.00	130.96	92.09	156.62
55	77.00	130.96	92.09	156.62
56	120.27	204.55	143.84	244.64
57	99.89	169.89	119.47	203.18
58	67.78	115.28	81.06	137.87
59	73.13	124.37	87.46	148.75
60	78.52	133.54	93.91	159.72
61	83.92	142.73	100.37	170.70
62	89.32	151.91	106.83	181.68
63	94.72	161.09	113.29	192.67
64	92.39	157.13	110.50	187.93
65	174.84	297.36	209.11	355.64
66	92.94	158.07	111.16	189.05

Subplot Number	Carpet area (sqmt)	Super builtup area (sqmt)	Carpet area (sqyd)	Super builtup area (sqyd)
67	93.04	158.24	111.28	189.25
68	93.44	158.92	111.75	190.06
69	93.84	159.60	112.23	190.88
70	94.24	160.28	112.71	191.69
71	94.64	160.96	113.19	192.51
72	95.03	161.62	113.66	193.30
73	95.43	162.30	114.13	194.11
74	95.83	162.98	114.61	194.93
75	96.23	163.66	115.09	195.74
76	96.63	164.34	115.57	196.55
77	97.03	165.02	116.05	197.37
78	97.43	165.70	116.53	198.18
79	97.83	166.38	117.00	198.99
80	98.23	167.06	117.48	199.81
81	98.62	167.73	117.95	200.60
82	98.87	168.15	118.25	201.11
83	97.64	166.06	116.78	198.61
84	96.04	163.34	114.86	195.35
85	130.37	221.72	155.92	265.18
<b>TOTAL</b>	<b>7495.59</b>	<b>12748.00</b>	<b>8964.73</b>	<b>15246.61</b>

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EXPLORE OUR PROJECTS



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