



# Luxury Villas








Strategically planned  
residential township  
near Dholera SIR.



Plotting Your Path To Prosperity

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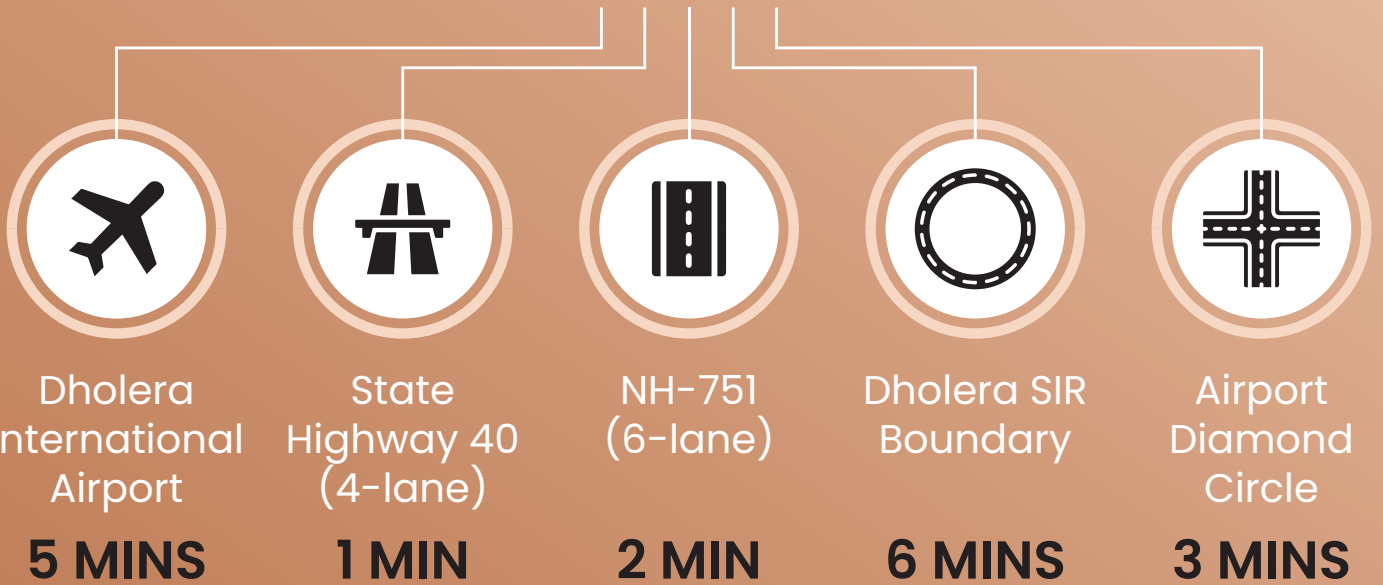
## Why This Location?

-  India's fastest-growing Smart City
-  90,000+ jobs expected in early phases
-  Largest Cargo Airport of Asia and Aircraft manufacturing making the region a hub for Logistics.
-  91,000 Cr investment by TATA and 1.18 Lakh Crores Investment by Intel For Semiconductors and AI.
-  Renew Power manufacturing Solar Cells with INOX and Linde.
-  Tokyo Electron ,Fujifilm, Jet JAC Global, Polycab and many other international Giants are already present in Dholera, its time to mark YOUR presence NOW!
-  All these activities will make the whole region a hotspot for migration and jobs making your plot the ideal location for your future dream home or an asset for rental income and constant growth





Connectivity is directly linked to Growth



## Employment Opportunities

More than 1.5 Lack highly skilled jobs by 2030




### Companies Invested In Dholera




# Amenities

## Premium Amenities for Modern Living

ELYSIAN is designed as a secure, lifestyle-focused township with modern amenities:

-  Grand entrance gate with security
-  Spacious clubhouse  
Swimming pool, Party hall, Common kitchen, Indoor games, Box cricket area
-  Landscaped park with walking track & kids' play area

## Infrastructure & Facilities

-  40 ft, 30 ft & 25 ft wide internal roads
-  Compound wall (Perimeter Fencing)
-  Streetlights
-  Clear plot demarcation
-  Drainage & water provision
-  24/7 security-enabled, future-ready layout
-  Electricity provision
-  Community park for social gatherings



Grand Entrance Gate  
With Security



Club House with Pool,  
Party Hall, Indoor Games



Walk-Way and Play Area



# Pricing & PLC Structure

## Premium Amenities for Modern Living

NOTE: PLCS ARE CUMULATIVE

Base Rate: 7,800/ per sq. yard

PLC  
(Preferential Location Charges)

12m Road Facing + 250

Corner Plot: + 250

Park Facing / Attached: + 250

7.5m Road Facing  
(No extra charge!)

## DLP (Development-Linked Plan)

Development charges are 1200/- per square yard



An ethical model where clients pay development cost only after registry and actual work delivered.



The customer will pay 25% of the total development charges at the registry if executed before 31st May 2026, May 2026, then 25% by 31st August 2026, then 25% by 30th November 2026 and final 25% by 28th February 2027.



If registry is executed between 31st August 2026 and 30 November 2026, then 50% of the development charges at registry, then 25% by 28th February 2027 and final 25% by 31st May 2027.



If registry is executed between 30th November 2026 and 28th February 2027, then 75% of the total development charges at registry and final 25% by 31st May 2027.



If registry is executed between 28th February 2027 and 31st May 2027, then 100% of the total development charges at registry



# Luxury Villas

Invest in a lifestyle that pays for itself. Our luxury villa developments combine architectural excellence with a high-yield rental strategy, ensuring your asset works as hard as you do.





*With a legacy built on trust and performance, we bring decades of expertise to every project.*

- 30+ years of land development experience across Punjab, Haryana, Panchkula & Chandigarh
- 5+ years of active presence in Dholera Smart City
- Proven track record of title-clear, legally verified land parcels
- Specialised in NA residential plotting & land parcel development
- Known for transparency, safety, and high-growth investments



Check us out on Google



Elysian by Singla Developers

