



A Perfect Canvas for Your Dream Home

15 YEARS
OF TRUSTED PRESENCE IN DHOLERA



India's First Planned
SMART INDUSTRIAL CITY

DHOLERA SMART CITY



ABOUT US

RSC Group Dholera has shaped Dholera's land with several iconic Residential, Commercial and Industrial projects. From Satisfaction to High-class Quality, our single each address defines prestige and superiority. Every project demonstrates our dedication to innovation, sustainability, and creating spaces that place Dholera on the global map.

RSC Group founded in 2010, is a pioneer in real estate development, specializing in commercial, residential, and industrial infrastructure projects. Technological advancements have enabled the organization to expand its construction site and change its overall to expand its wings and implement enticing construction strategies. We provide a 360-degree real estate ecosystem that extends beyond construction. We provide value at every step.



OUR MISSION

To achieve excellence in real estate development by working closely with our clients and stakeholders. We are committed to leveraging cutting-edge technologies and innovative practices to deliver high-quality properties that exceed industry standards in design, service, and long-term value—ensuring complete customer satisfaction. Our approach is driven by integrity, precision planning, and a deep understanding of evolving market dynamics. Every project we develop is envisioned to offer sustainable growth, functional efficiency, and lasting returns for our clients.



OUR VISION

To expand RSC Group Dholera's footprint as a trusted leader in planned real estate development by implementing forward-thinking construction strategies and sustainable growth models. We strive to offer our clients the most compelling investment opportunities, backed by transparency, value creation, and future-ready infrastructure. Our vision is to contribute meaningfully to the growth of Dholera Smart City while setting new benchmarks in reliability, innovation, and investor confidence. Through long-term partnerships, we aim to shape developments that stand as symbols of progress and prosperity.



ABOUT DHOLERA SIR

Dholera Special Investment Region (DSIR) is a planned Greenfield Industrial City located about 100 kilometres south-west of Ahmedabad. The Indian & Gujarat government have established a legislative framework for the formation of a Special Investment Region Act 2009. The act establishes a regional development authority for DSIR.

Precious Projects of Dholera SIR:

DHOLERA SMART CITY

India's First Planned Smart Industrial City

Location:

Situated in the Ahmedabad District, Gujarat, around 100 km south-west of Ahmedabad. Falls under the Delhi-Mumbai Industrial Corridor (DMIC) project.

Vision & Purpose:

Envisioned as a global manufacturing and trading hub. Aims to be a self-sustaining smart city featuring world-class infrastructure, cutting-edge technology, and sustainability. Will accommodate residential, commercial, industrial, and recreational zones.

Key Highlights:

Total Area: **920 sq. km**

Activation Area: **22.5 sq. km**

(Approx Activation Area)

Project Governance:

Managed by Dholera Industrial City Development Ltd. (DICDL), A joint venture between Government of India & Government of Gujarat.



DHOLERA ISN'T JUST A CITY.



IT'S A SMART INVESTMENT INTO THE FUTURE.

THE FUTURE IS

DHOLERA

A NEW ERA BEGINS HERE

INDIA'S FIRST GREENFIELD SMART CITY

D

DYNAMIC DEVELOPMENT

H

HIGH-END LIVING & INNOVATION

O

OPPORTUNITIES WITHOUT LIMITS

L

LIVE. WORK. PLAY. THRIVE.

E

ECO-FRIENDLY & EFFICIENT INFRASTRUCTURE

R

REVOLUTIONIZING URBAN INDIA

A

A VISIONARY LEAP INTO TOMORROW

Strategically located on the DMIC (Delhi-Mumbai Industrial Corridor), Dholera is the largest planned smart city initiative in India—spanning 920 sq. km. of limitless potential. With cutting-edge infrastructure, global-standard connectivity, green living principles, and policy-driven ease of doing business, Dholera is more than just a city—it's the platform where your ideas take flight. Fast-track approvals, plug-and-play industrial zones, and a robust framework for autonomy and governance make Dholera the ideal destination for businesses, investors, and forward-thinkers.

GOLDMINE INVEST IN DHOLERA, SIR!

Unlock the Future. Own a Piece of Tomorrow.

Planned Urban Infrastructure

920 sq. km. of world-class planning, with 24x7 power, water, and seamless digital networks.

Business-First Policies

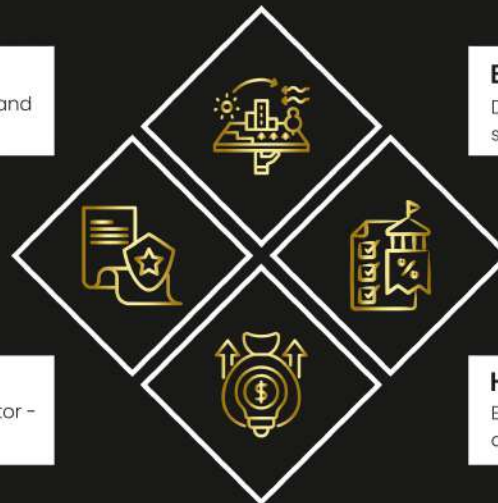
Single-window clearances, tax incentives, and investor-friendly governance.

Backed by the Government of India

Developed under the 100 Smart Cities Mission, with strong policy support and national focus

High ROI Potential

Early investors gain first-mover advantage in India's most ambitious urban project.



INVEST TODAY. **HARVEST TOMORROW.**

THE FUTURE ISN'T A DREAM – **IT'S DHOLERA.**

DHOLERA CONNECTIVITY

Dholera's strategic location is amplified by its seamless connectivity across all major transportation channels—making it India's most future-ready smart city.



ROAD CONNECTIVITY

The high-speed Ahmedabad-Dholera Expressway links the smart city to Ahmedabad in under an hour, ensuring rapid passenger and cargo movement.



SEA CONNECTIVITY

The high-speed Ahmedabad-Dholera Expressway links the smart city to Ahmedabad in under an hour, ensuring rapid passenger and cargo movement.



RAIL CONNECTIVITY

The high-speed Ahmedabad-Dholera Expressway links the smart city to Ahmedabad in under an hour, ensuring rapid passenger and cargo movement.



AIR CONNECTIVITY

The high-speed Ahmedabad-Dholera Expressway links the smart city to Ahmedabad in under an hour, ensuring rapid passenger and cargo movement.

MEGA PROJECTS IN DHOLERA

DHOLERA INTERNATIONAL AIRPORT
Dholera International Airport is located in Dholera, Gujarat, India, and is part of the Dholera SIR. The greenfield airport will be built on 1700 acres of land, with 1426 hectares of government land reserved for the airport in Navagam Village, Dholera.



ABCD BUILDING DHOLERA
The ABCD Building is Dholera's Administration Business Cum Center, serving as the central administrative office for the Dholera Greenfield Smart City. It was built in TP2 West (Phase I) and is located in the commercial zone (KNOWLEDGE AND IT ZONE).

TATA SOLAR DMK
Tata Power Solar has started project in Dholera. It is Asia's largest single-axis solar tracking system and will be of 5000 MW. It has produced 774 MU's annually, also reduces carbon emissions by approximately 704340 MT per year.



AHMEDABAD-DHOLERA EXPRESSWAY
109 km Ahmedabad Dholera Expressway (NH-751) is a six-lane access-controlled road under construction by NHAI that connects SP Ring Road, Sarkhej to Dholera SIR via Dholera Airport in Navagam.

DHOLERA METRO RAIL PROJECT
Dholera Metro Rail will cover the distance between Gandhinagar, Ahmedabad, and Dholera Smart City in two trenches, one from Gandhinagar to Ahmedabad and one from Ahmedabad to Dholera.



WATER & SEWAGE TREATMENT PLAN
The Contractor's scope covers design, construction, commissioning, a 3-month trial run, and 5-year O&M of a 10 MLD raw water pumping station and transmission main from Pipil Pumping Station (Pariyej Reservoir) to the TP1 Water Treatment Plant, Dholera SIR.



INTERNATIONAL AVIATION HUB



RAILWAY STATION



WASTE WATER RECYCLING



GREEN FIELD TOWNSHIP



ROAD LINK BETWEEN NEEMRANA - BHIWANDI



KNOWLEDGE CITY



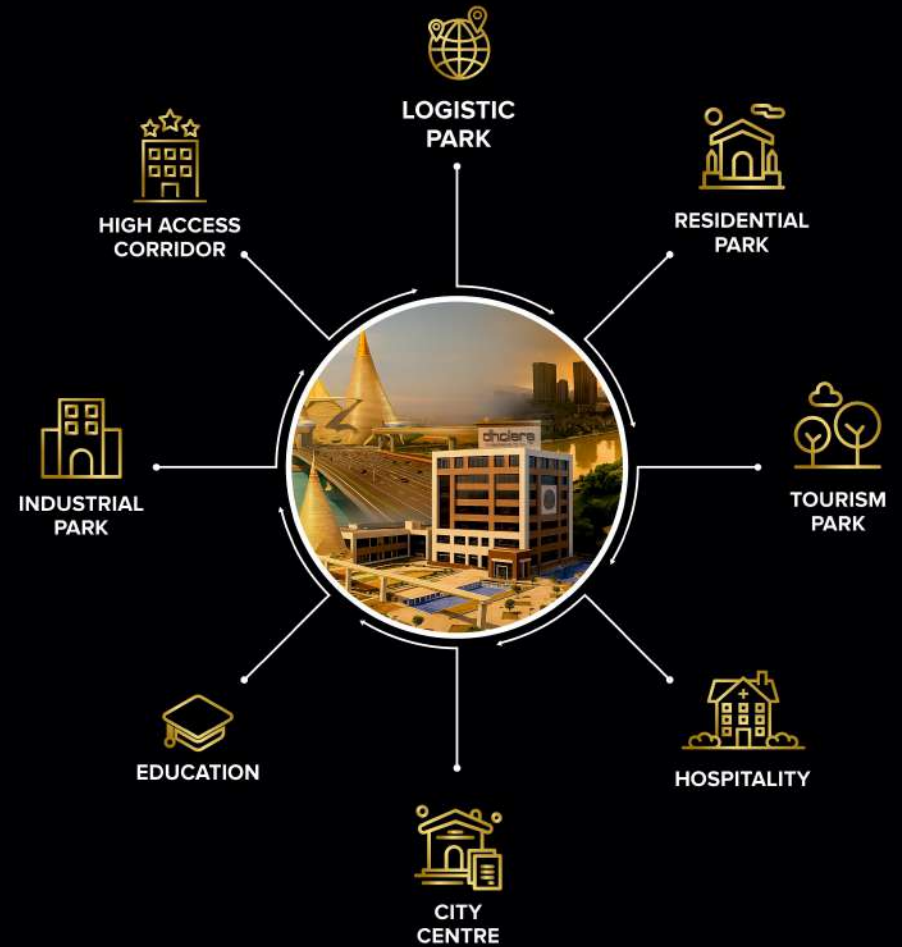
SOLAR POWER PROJECTS



WATER SUPPLY

DHOLERA GREENFIELD SMART CITY

PROJECT'S FEATURES & AMENITIES



Early Investment. Exponential Returns.

The Right Time. The Right Location. Dholera.



Award-Winning Leadership in Dholera SIR

RSC Group has been honored with a prestigious award in recognition of its unwavering commitment to excellence, innovation, and integrity in the real estate sector. This milestone is a testament to the group's visionary leadership, customer-centric approach, and consistent delivery of landmark projects that redefine urban living. With this achievement, RSC Group reaffirms its position as a trusted name in the industry, setting new benchmarks for quality and trust.



WHY CHOOSE US?

Group of Business

RSC Group owns companies like RSC Realty, which sells bulk plots, and RSC Buildcon Pvt. Ltd. Sells land, RSC Securities provides high-quality securities, and Dholera Triangle Infra creates infrastructure.



Local Developers

Our small steps start from Bavaliyari Village by Mr. Ramrajsinh Chudasama. Bavaliyari is one of the 22 villages in the Dholera SIR.



Prime & Strategic Location

Investing in Dholera through RSC Group ensures a future in one of India's most promising smart cities. We provide Prime & Strategic location for your valuable investment.



Site Visit Assistance 365 Days

RSC Group Dholera provides site visit assistance 365 days; you can explore property at your preferred time.



Standard of Excellence

We uphold standard of excellence, providing high quality, real estate solutions that customers expect.



NA, NOC, Title Clear Project With Plan-Pass

Our Projects are NA, NOC certified and have clear titles, present legal compliance, transparency and satisfaction for all our clients.



Immediate Sale Deed Registration

We provide immediate Sale Deed registration to our precious clients and fulfill wants fast.



EMI Option Available

We offer Dholera Smart City Projects with EMI Options, and fulfill flexible Payment plans to our clients.



100% Transparency

We prioritize with 100% deal transparency with clear communication, honest dealing, and complete trustworthiness for every real estate transaction.



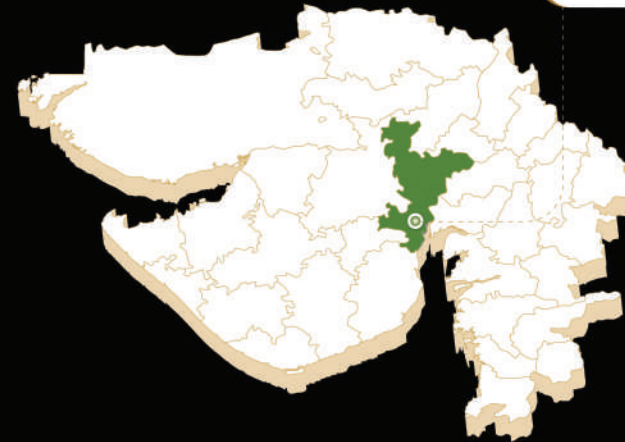
Experience Workforce

Our expert workforce is dedicated to delivering high quality construction, high return on investments, timely project completion and high quality at every step.

OUR PRESENCE IN DHOLERA SIR

We Have Provided
More Than 15+ Residential, Commercial & Industrial Projects In Entire Dholera!

DHOLERA
INDIA'S FIRST GREENFIELD SMART CITY



MR. RAMRAJSINH CHUDASAMA
Director (Army Rtd.)

Meet our Director, Mr. Ramrajsinh Chudasama is the founder of RSC Groups of Companies. He's held pivotal roles in RSC Realty, RSC Buildcon Pvt. Ltd., Dholera Triangle Infra Pvt. Ltd., RSC Security Protections Services Pvt. Ltd. and RSC Tours and Travels Pvt. Ltd.

Born and raised in the Dholera SIR region, Ramrajsinh is deeply rooted in the community and is recognized as one of the most influential personalities in Dholera and the surrounding areas. His journey is a remarkable testament to his discipline, strategic acumen, and dedication to excellence.

A retired serviceman from the prestigious Indian Army, Ramrajsinh served the nation with honor and commitment for 16 years. During his tenure, he was celebrated for his strong work ethic, unwavering passion, and resolute determination, which have become the cornerstones of his entrepreneurial journey.

Post-retirement, he transitioned into the business world to pursue his passion for real estate and infrastructure development. His ventures are a reflection of his result-oriented mindset, strategic foresight, and extensive network. Under his leadership, the RSC Group has grown into a trusted name synonymous with quality, innovation, and reliability.

Ramrajsinh Chudasama's inspiring journey from a disciplined army career to becoming a successful entrepreneur continues to motivate many in the Dholera region and beyond. His legacy is marked by his contributions to the growth and development of Dholera, fostering a community-centric approach while creating opportunities and driving progress.

The Strength Behind the Structure

Leadership rooted in discipline, vision shaped by experience. With a decorated journey from national service to real estate excellence, Mr. Ramrajsinh Chudasama leads the RSC Group with honor, strategy, and integrity.



Pride 1



Pride 2



Pride 3



DMIC

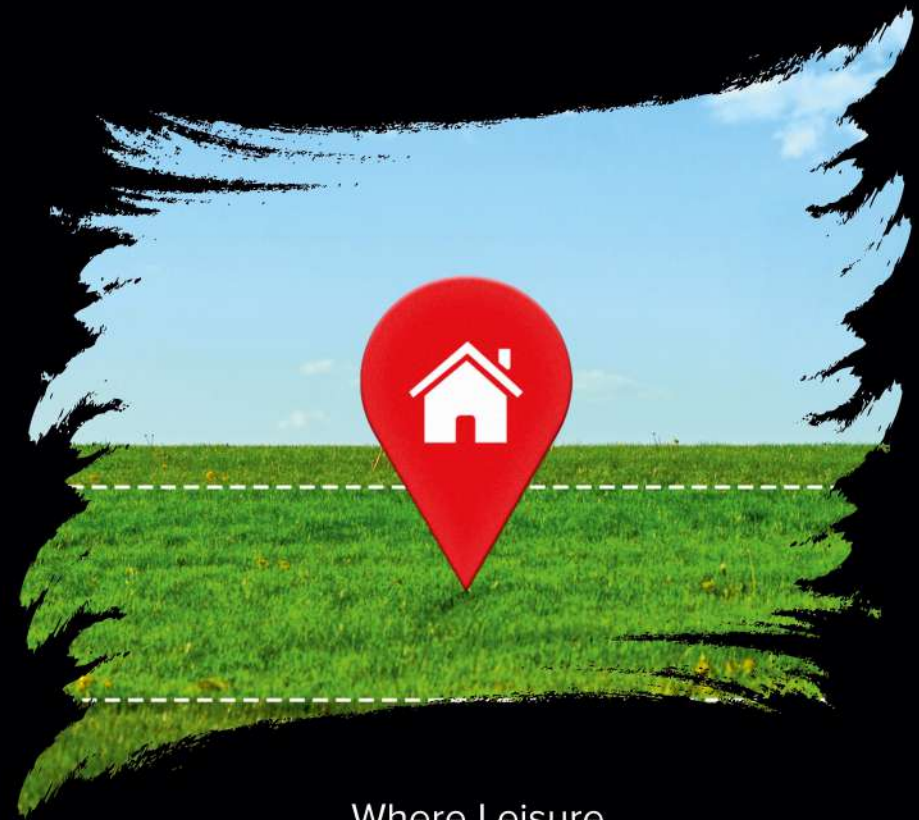
DELHI - MUMBAI INDUSTRIAL CORRIDOR

Smart Industrial Township Under DMIC

The Government of India is developing the Delhi Mumbai Industrial Corridor (DMIC), the first industrial corridor along the Western Dedicated Freight Corridor (DFC), which stretches between Delhi and Mumbai. The total length of the corridor is 1504 km, passing through the states of Uttar Pradesh, Delhi NCR, Haryana, Rajasthan, Gujarat, and Maharashtra, with the starting point at Dadri in the Delhi NCR and the endpoint at Jawaharlal Nehru Port (JNPT) near Mumbai.

This initiative spans across Uttar Pradesh, Haryana, Rajasthan, Madhya Pradesh, Gujarat, and Maharashtra, following the route of the Western Dedicated Freight Corridor (DFC). Below are the key projects under DMIC that are at various stages of development:

- Dholera Special Investment Region (DSIR), Gujarat (22.5 sq. kms/ 5560 acres)
- ShendraBidkin Industrial Area (SBIA), near Aurangabad, Maharashtra (18.55 sq. kms/ 4583 acres).
- Integrated Industrial Township – Greater Noida (IITGN), Uttar Pradesh (747.5 acres)
- Integrated Industrial Township – Vikram Udyogpuri (IITVU), Madhya Pradesh (1,100 acres)
- Integrated Multi-Modal Logistics Hub, Nangal Chaudhary, Haryana (886 acres)
- Multi-Modal Logistics Hub (MMLH) and Multi-Modal Transport Hub (MMTH), Uttar Pradesh 479 Ha (1184 acre)
- Dighi Port Industrial Area, Maharashtra (6056 acres)
- Jodhpur Pali Marwar Industrial Area (JPMIA), Rajasthan (6,570 acres)
- Khushkhhera Bhiwadi Neemrana Industrial Area, Rajasthan (1378 acres)
- Mandal -Becharaji Special Investment Region (MBSIR), Gujarat (2,849 acres)



Where Leisure Finds its Landmark

A thoughtfully crafted clubhouse designed to elevate everyday moments — unwind, connect, and celebrate life amidst nature and luxury.

ENTRANCE GATE	CLUB HOUSE	INTERNAL ROAD	24 x 7 SECURITY	LANDSCAPE GARDEN	SECURITY CABIN
EACH PLOT DEMARCATATION	STREET LIGHT	PROJECT BOUNDARY	WATER CONNECTION	CCTV SURVEILLANCE SYSTEM	24 x 7 ELECTRICITY



A Grand Gateway to
Peaceful Living

Enter through an iconic gateway that reflects prestige and promise
- setting the tone for the serenity, security, and sophistication within.





Final Plot Location



- SURVEY NO. - 133
- FINAL PLOT :- 380
- TP NO. - 3 C1
- RESIDENTIAL ZONE
- VILLAGE - CHER

Best Residential Plotting

No.	SQ.YARD
1	488
2	488
3	488
4	488
5	488
6	488
7	488
8	488

No.	SQ.YARD
9	488
10	488
11	488
12	488
13	488
14	488
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16	488

No.	SQ.YARD
17	488
18	488
19	488
20	488
21	488



30 . MTR . WIDE ROAD

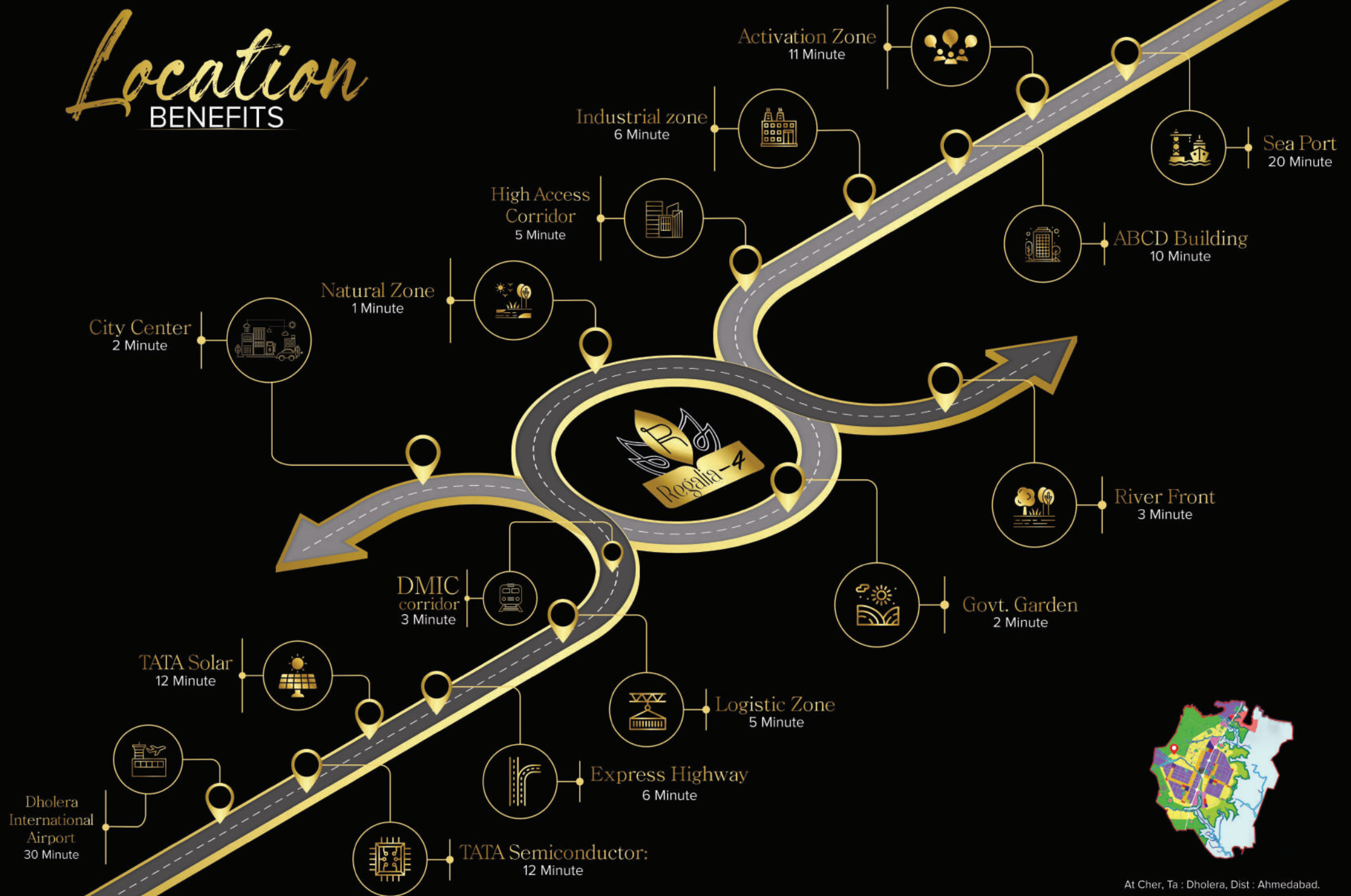


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MTR ROAD



- Developers / Society / Associations reserve all rights to make changes in the term and conditions, rules and regulations as well as in the layout plan.
- This Leaflet / Brochure & layout plan is not a part of any legal document and is meant for information/graphical presentation only.

Location BENEFITS



At Cher, Ta : Dholera, Dist : Ahmedabad.



CORPORATE OFFICE :
 904, 9th Floor, Signature-1, Opp. Andaz Party Plot,
 Nr. Adani Gas Pump, S.G. Highway,
 Makarba, Ahmedabad-380051, Gujarat, INDIA.

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 Kasindra MDR Road, Kasindra, Dholera,
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