

**LUXURIOUS PLOTS
OFFERING EXCEPTIONAL VALUE**



 **Nr. Activation Area - Dholera SIR.**



356

ROYAL RETREAT

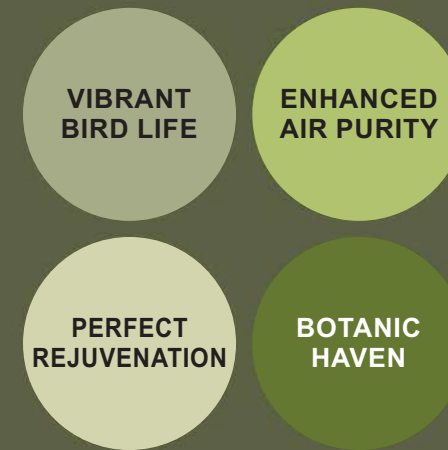
Welcoming you to a
world where nature and
luxury unite!

Here, every home is more than just a residence, it's a personal retreat nestled in nature's lap. We invite you to explore and experience the blend of comfort and natural beauty that Kalrav Farms @ Chikoowadi has to offer.



Well-planned farmhouse

85% open space



Afordable Luxury :
Blend of luxury and affordability

Prime Location :
Strategic location along Activation Road, easy access to Ahmedabad - Dholera Express highway, IT parks & airport

Competitive Pricing :
Attractive pricing structure, high return on investment

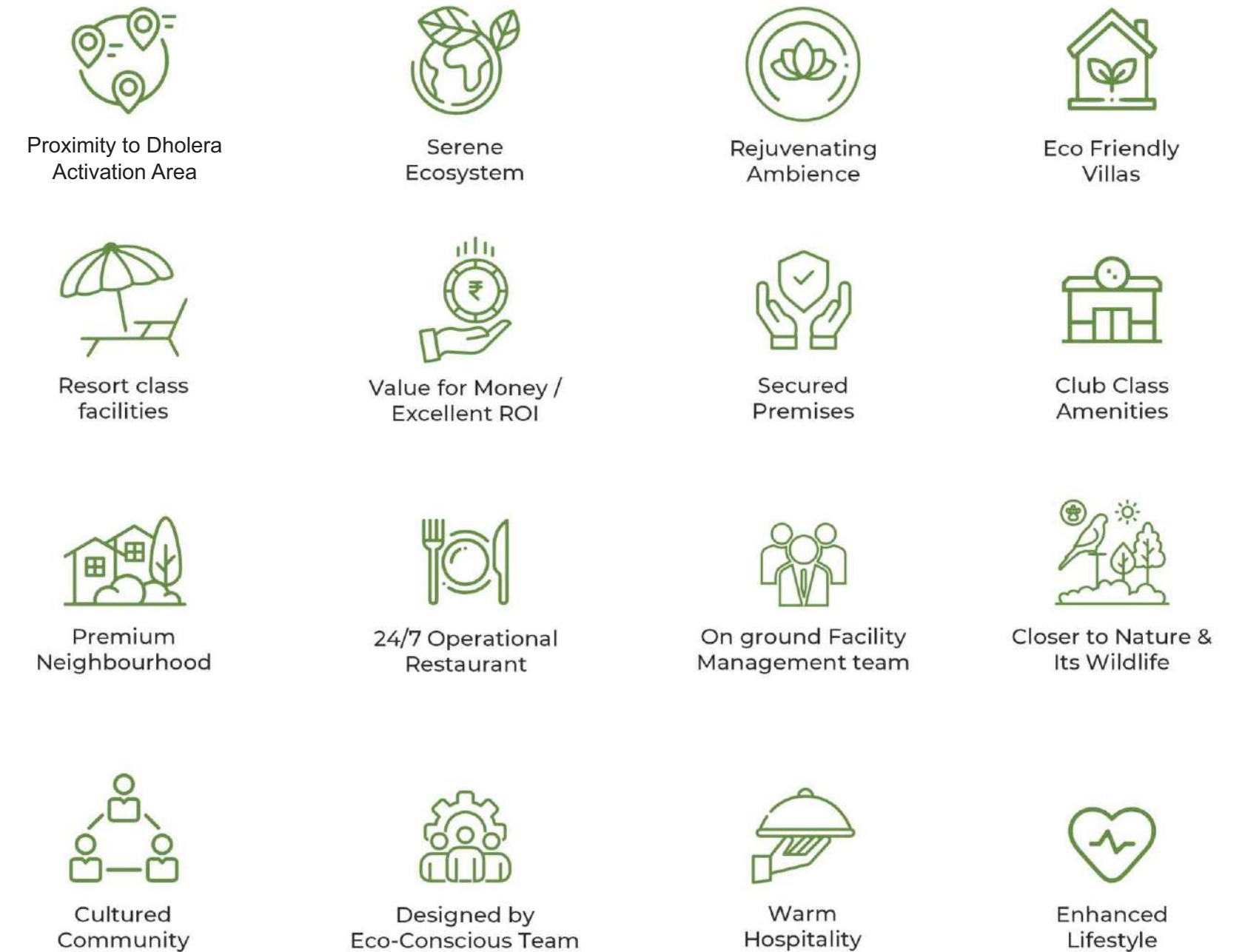
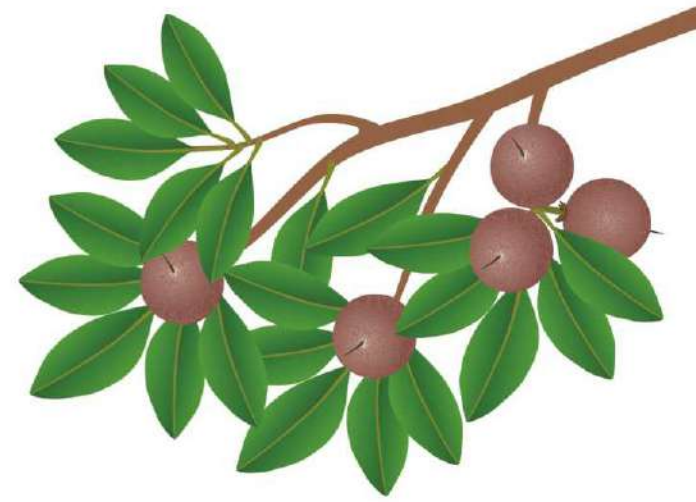
Abundant Amenities :
Landscaped gardens, Jogging tracks, Club house. Swimming pool & Sports facilities

Plug-n-Play :
Completed project, ready for immediate construction all utilities available

Best Investment Opportunity :
Impressive market appreciation, Projected growth secure investment

Trusted Brand :
Reputation for quality and customer satisfaction

Why Ethereum Infracon ?





Savor play
flourish

Indulge in the opulence of nature like never before!



Club Opulence



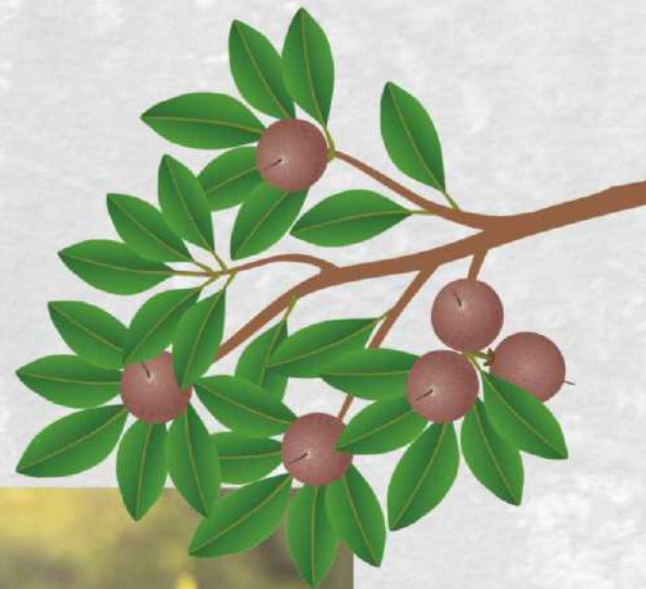
Yoga Room



Gym



Swimming Pool



Cycling Track



Children Play Area



Indoor Games (Chess, Pool Table, Table Tennis)



Box Cricket



356 ROYAL RETREAT

Draft General Development Control Regulations (DGDCR)

SR NO	MINIMUM ROAD ROW (METRES)	MAXIMUM FAR	MAXIMUM GROUND COVERAGE AS PERCENT OF PLOT AREA	MAXIMUM BUILDING HEIGHT	MINIMUM SETBACKS (FRONT- REAR- BOTH SIDES)	PERMITTED USE PREMISES	CONDITIONAL USE SUBJECT TO SPECIAL PERMIT FROM DSIRDA
RESIDENTIAL ZONE							
1	55 and above	2	60%	G+5 or 18m whichever is less	5m – 6m – 6m – 6m	Cinema Hall, Retail Mall, Petrol/CNG/LPG Pump, Bank, Hospital A and B and all uses given in (2) and (3) below	<p>The following uses may be permitted subject to approval of a special permit on a case-by-case basis:</p> <ul style="list-style-type: none"> • Cemeteries/ Burial Ground • Broadcasting towers and line-of-site relay devices for telephonic, radio or television communications <p>The following uses and structures shall be permitted as ancillary uses to the main use of the building provided their name, location and size (if applicable) is indicated in the site plan submitted for approval.</p> <p>1. Part of a residence may be permitted for use as professional office for advocates, chartered accountants, architects, doctors, engineers or the like, or as a small scale home based workshop subject to the following conditions:</p> <ul style="list-style-type: none"> • it is not located in a multi-storey apartment; • the number of employees do not exceed 10; • it does not involve installation and use of heavy machinery, and does not create noise, vibration, fume or dust; • separate means of access and a designated parking area for staff and visitors is provided and marked on the site plan submitted for approval. <p>2. Devices for generation of non-conventional energy, such as solar panels, wind power</p> <p>3. Servant quarters or lodging facilities for</p>
2	25 to Below 55	1.5	60%	G+3 or 15m whichever is less	5m – 5m – 5m – 5m	(2) Neighbourhood Retail/Service Shop, Restaurant/Café, Hawker Zone, Designated Vegetable Market/bazaar, Commercial Centre, Primary and Secondary School; Multi-purpose ground larger than 5 ha; Place of Worship on Plot larger than 1000 sq m; Service/Repair Shop; Veterinary Hospital; Public Facility/Infrastructure/Utility Buildings; and all uses given in (3) below	
3	Below 25	1	50%	G+2 or 10m whichever is less	3m - 3m - 3m – 3m	(3) Multi-storey apartment and clusters thereof; Row-house, Villa/Bungalow; Multi-purpose ground smaller than 5 ha; Terraced/Row House; Villa/Bungalow; Housing for EWS; Night Shelter; Old-Age Home; Maternity Home, Nursing Home, Kindergarten, Day-care, Dispensary, Veterinary Clinic, Health-club, Place of Worship on plot smaller than 1000sqm, Community Hall, Health-Club, Swimming Pool	

PERMITTED USES



**RESTAURANT
& CAFE**



**MULTISTOREY
BUILDING**



**COMMERCIAL
PLAZA**



**FARMHOUSE
& VILLA**

3D VISUAL



ALL THE BIGGIES PREFER THE DESTINATION DHOLERA SIR, WHAT ARE YOU WAITING FOR?



With its excellent connectivity and bustling city life, it is quickly becoming an investors paradise, especially for those seeking to invest in Villa Plots. Today it is a highly attractive location due to its **High Potential for Appreciation.**



Significant **industrial and infrastructural growth** over the years, making it a prime location for residential and commercial projects



Rapid urbanization and development, with new infrastructure projects being undertaken to support the expanding population and industries.



Well-maintained **roads and excellent connectivity** to major highways

Buy. Build. Live
a plot. a home. the dream.

SOCIAL INFRASTRUCTURE



Dholera SIR offers the best of both worlds, combining excellent infrastructure with a fulfilling way of life for its residents. The location is renowned as an **industrial hub.**



This strategic positioning provides easy access to **Major Industrial Zones & Business Centers**, making it an ideal choice for professionals and businesses alike.



As the demand for residential and commercial spaces soars in this rapidly growing area, our township stands as a testament to **Comfort, Convenience and a Well-rounded Lifestyle.**



Experience the convenience of living in **Close Proximity to Industrial Hubs & Global Brands**, and foster a symbiotic relationship between work and home by choosing to invest in **Dholera SIR - The Land of Tranquility!**

DHOLERA SIR - HOME TO GLOBAL BUSINESS GIANTS.



SALIENT FEATURES



Exceptional
Amenities



Ready-To-Build
Villa Plots



Strategic
Location Advantages



Vaastu
Compliant



Transparent Legal
Framework





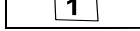
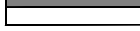
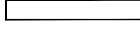

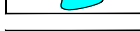

















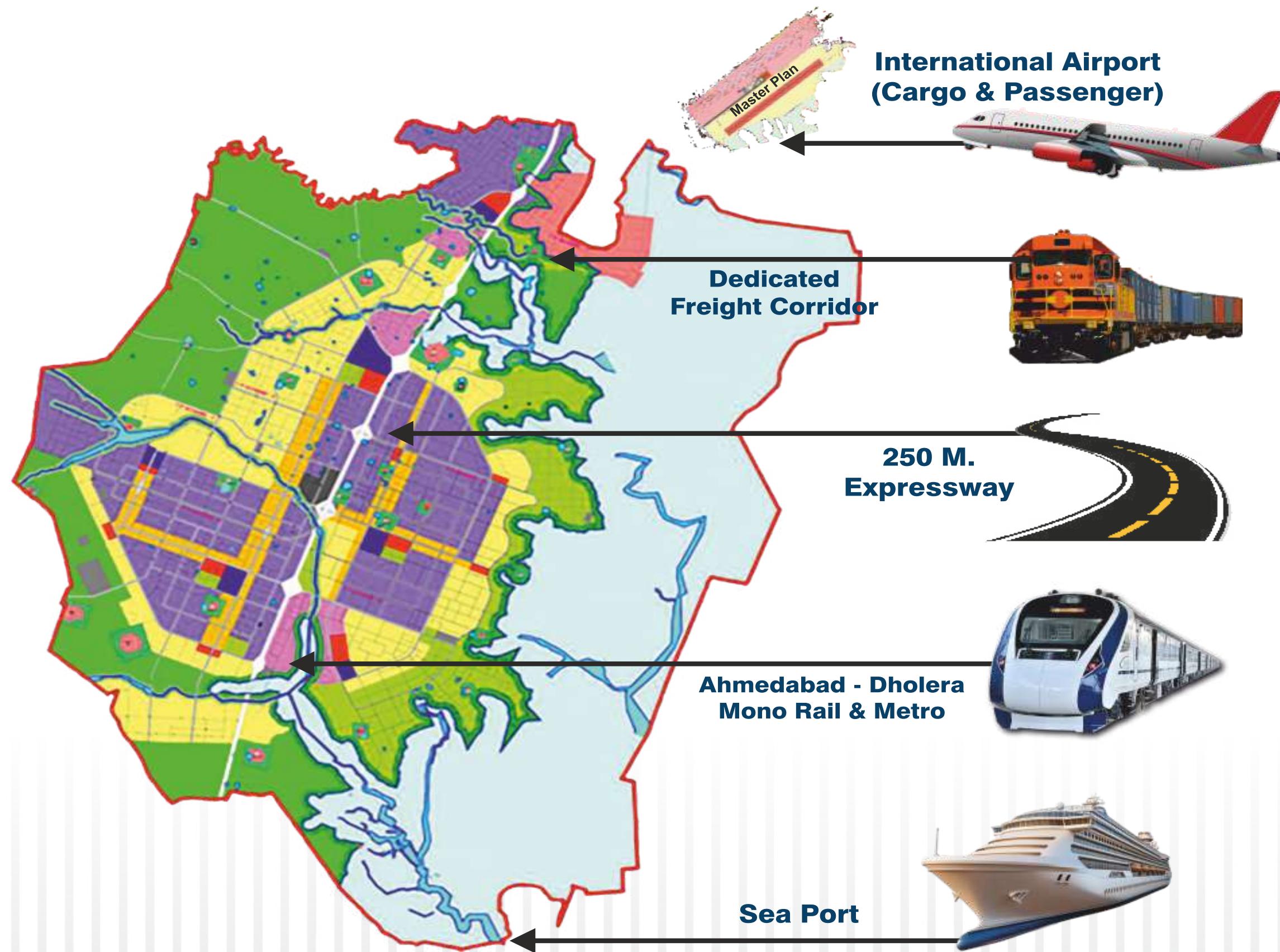
Serene
Green Spaces



CONNECTIVITY

LEGEND

	DSIRDA BOUNDARY
	TALUKA BOUNDARY
	VILLAGE BOUNDARY
	GAMTAL
	SURVEY NUMBER BOUNDARY
	EXISTING STATE HIGHWAY
	EXISTING ROADS
	RIVER / CANAL
	TALAV / LAKE
	PROPOSED ROADS
	COASTAL REGULATION ZONE
	GREEN SPACE
	RECREATION, SPORTS AND ENTERTAINMENT ZONE
	TOURISM: RESORTS
	VILLAGE BUFFER
	AGRICULTURE
	STRATEGIC INFRASTRUCTURE
	CITY CENTRE
	LOGISTICS
	HIGH ACCESS CORRIDOR
	RESIDENTIAL
	SOLAR PARK
	PUBLIC FACILITIES ZONE
	KNOWLEDGE AND I.T.
	INDUSTRIAL



INDIA'S FIRST TIME SMART INFRASTRUCTURE PLUG & PLAY MODEL



Road Cycle tracks
Footpaths
Trees & Plants



Water Management
Smart Meters
SCADA



24X7 Power
Smart meters
SCADA



ICT Enable
Infrastructure
City Wifi
Integrated City
Management



100% Domestic
Waste Collection
100% industrial
Effluent Collection



100% Rcycle and
reuse of Waste
Water

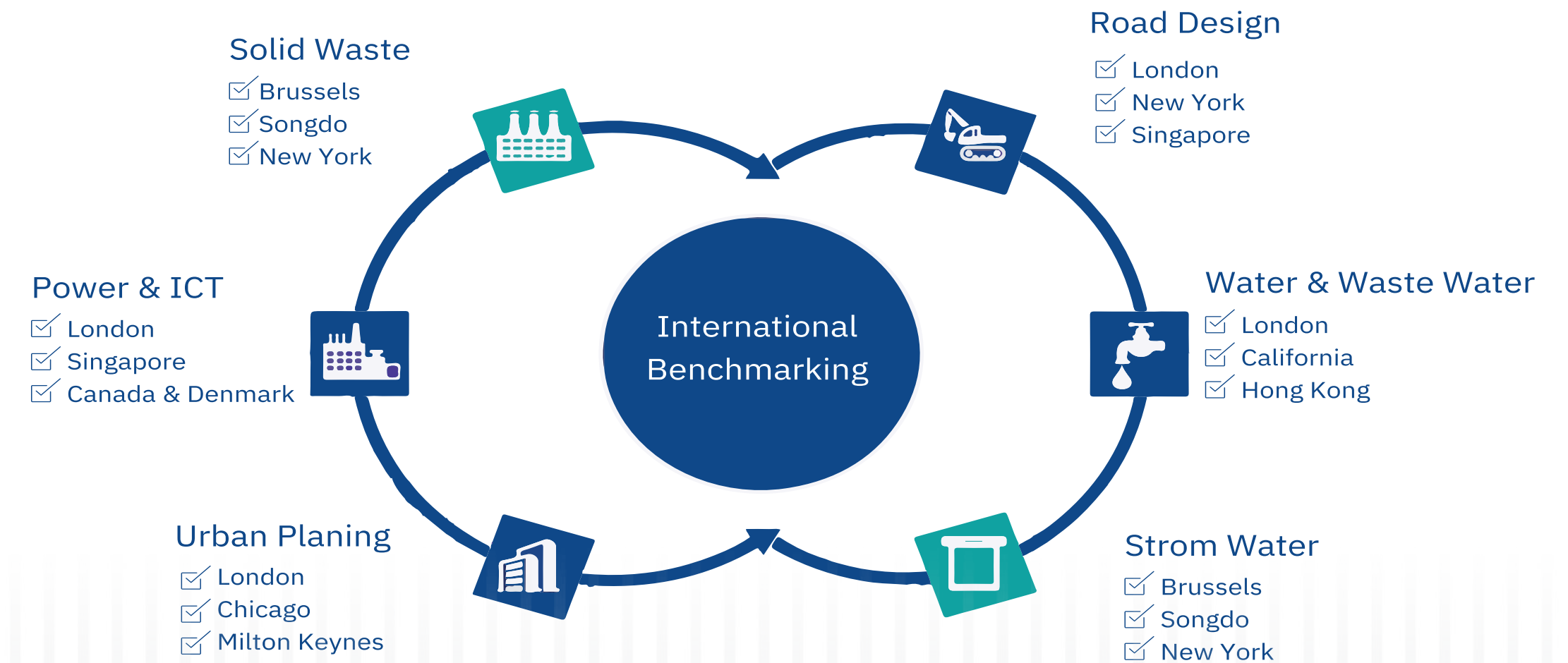


100% Rainwater
Collection
Open storm canal
with recreational
Spaces

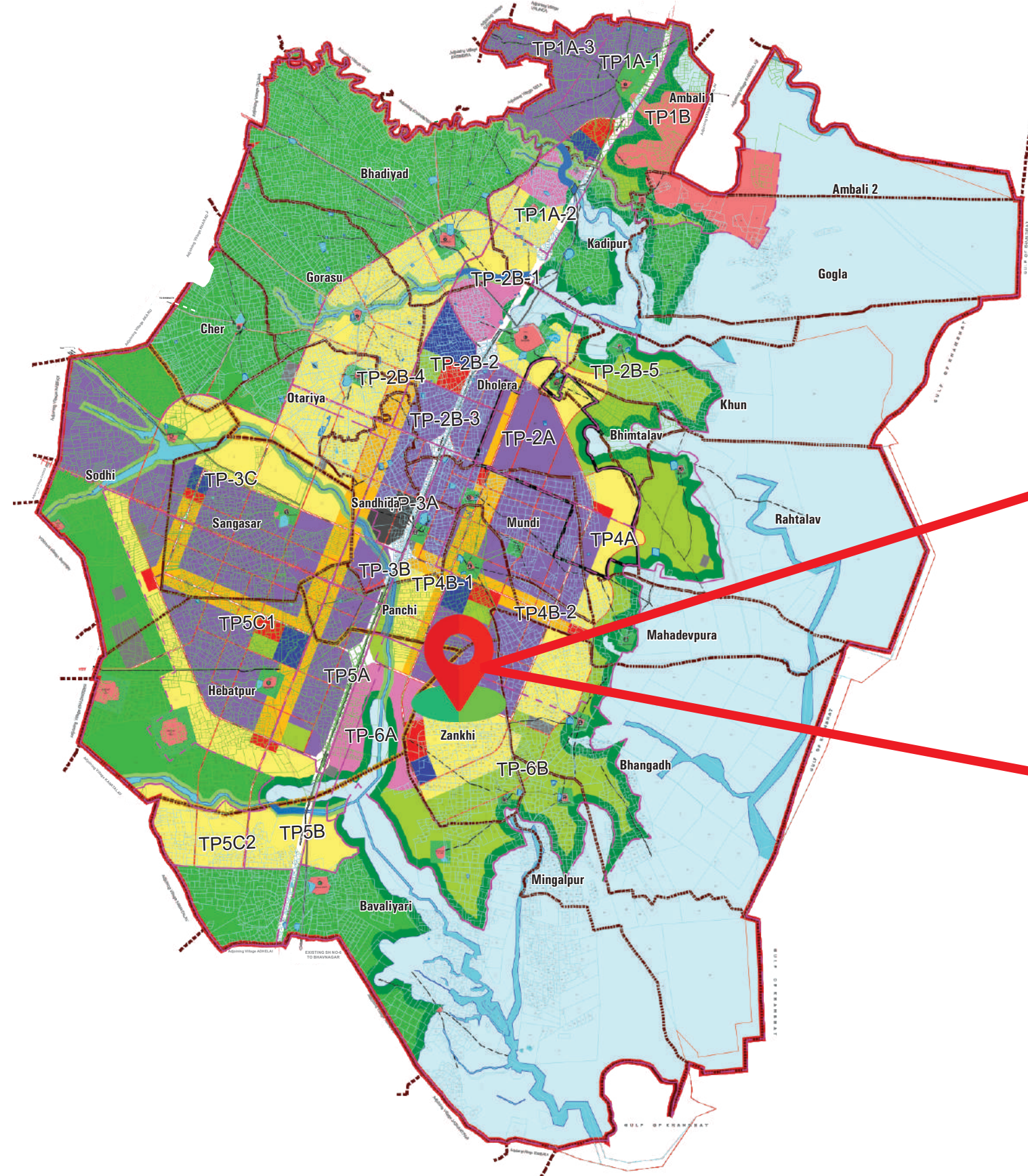


100% waste collection
Maximum Recycling &
reuse Bio- Methylation,
IncineratorWaste
to energy

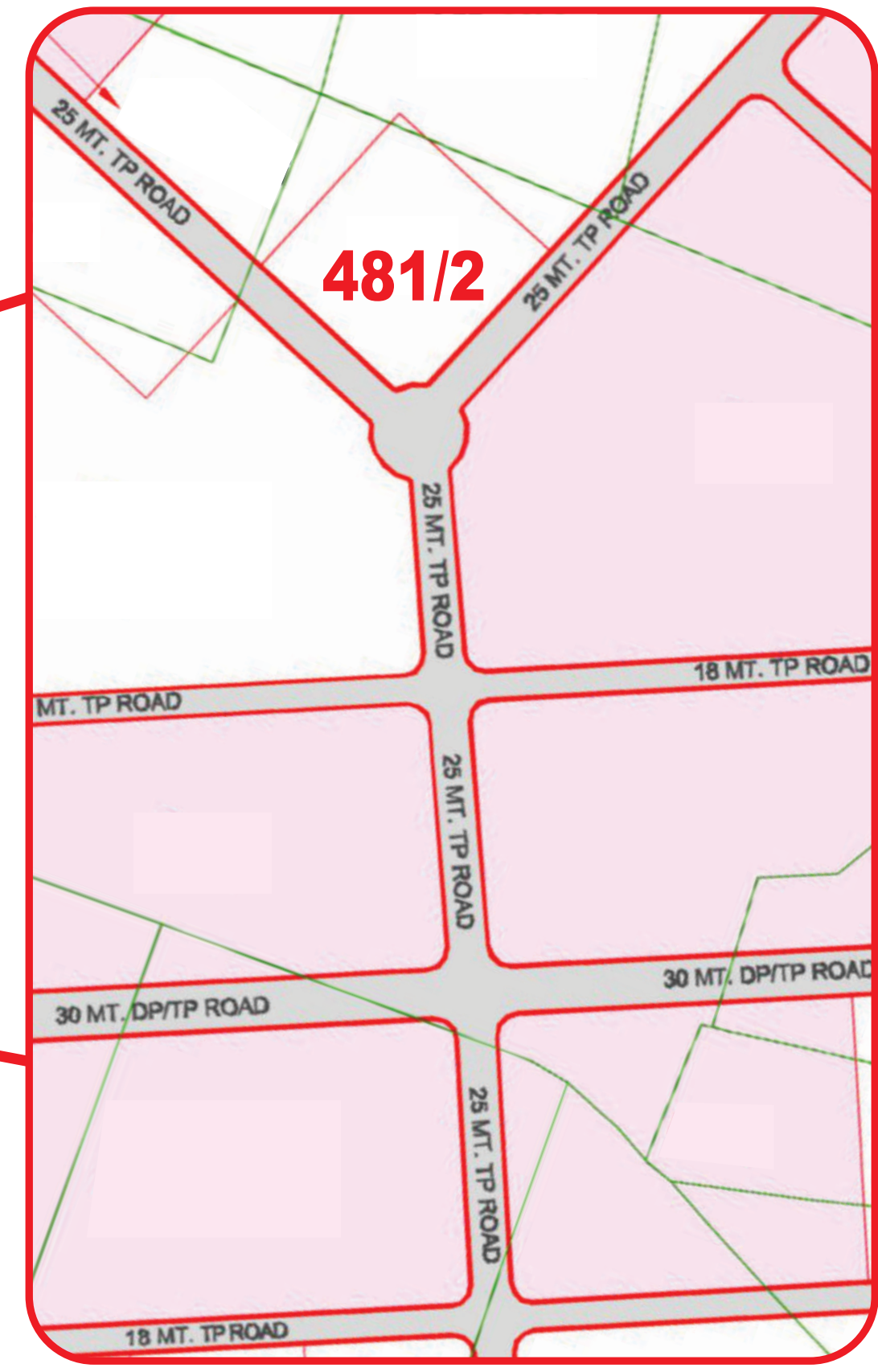
BENCHMARKING: WORLD CLASS INFRASTRUCTURE FOR DHOLERA SIR



LOCATION MAP



Survey No. : 481/2
Village : Zankhi
Zone : Residential

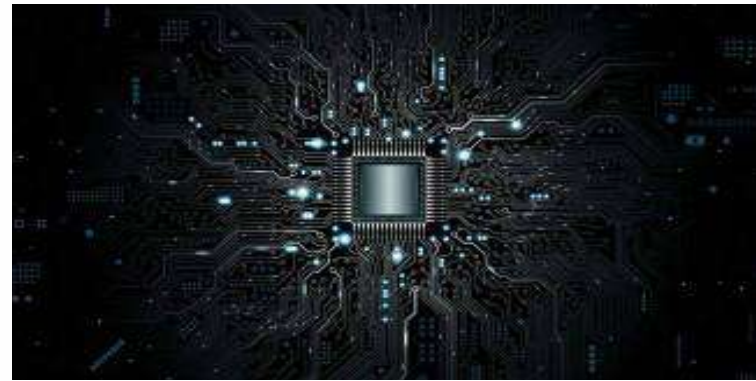


DHOLERA IN THE NEWS

NATIONAL RECOGNITION & MOMENTUM

01

THEWEEK



Will India's ambitious plan to build a semiconductor ecosystem succeed?

Located 115 kilometres southwest of Ahmedabad, Dholera is a dusty village of broken roads and rugged terrain nondescript at first glance. The landscape is dry and barren, save for an area where construction...

[Click Here](#)

03

NEWS 18



Opinion | PM Modi's Dholera Dream A Vision Of Economic Prosperity & Innovation

Gujarat is driving India's dream to become the global hub of the semiconductor industry. With the vision of the Union government, its policy support, infrastructure development, and incentives...

[Click Here](#)

02

NEWS
24
Think First



अहमदाबाद के पास एक और इंटरनेशनल एयरपोर्ट, जानें कब तक काम होने की उम्मीद

गुजरात के विकास के लिए राज्य सरकार द्वारा कई जरूरी कदम उठाए जा रहे हैं। इसमें केंद्र सरकार भी राज्य सरकार की मदद कर रही है। राज्य में कई प्रोजेक्ट पर काम चल रहा है, जिसके जरिए प्रदेश के इंफ्रास्ट्रक्चर विकास को मजबूत किया जाएगा। ...

[Click Here](#)

04

BW BUSINESSWORLD



Gujarat Semi-connect Conference Sees Rs 1.04 Lakh Cr. Investment In Semicon Sector

The Gujarat Semi-connect Conference, held at Mahatma Mandir in Gandhinagar, witnessed the signing of eight major Memorandums of Understanding (MoUs) worth over...

[Click Here](#)

DHOLERA IN THE NEWS

NATIONAL RECOGNITION & MOMENTUM

05

ET Manufacturing
From The Economic Times



Multiple MoUs signed at Gujarat semi-connect conference to propel semiconductor growth

Multiple Memorandum of Understandings (MoUs) were signed in the Gujarat semi-connect Conference, in the presence of Gujarat Chief Minister Bhupendra Patel on Wednesday...

[Click Here](#)

07

NEWS 18



Gujarat: Ahmedabad-Dholera Expressway Nears Completion, Full Details Inside

Gujarat's 109-kilometre Ahmedabad-Dholera Expressway is almost finished, with 91 percent of construction completed. This Rs 4,500 crore project was expected to open by the end of January...

[Click Here](#)

06


THE TIMES OF INDIA



With Rs 15k cr semicon investments, Guj to build local-to-global value chain

Gandhinagar: In a move set to redefine the state's industrial landscape, chief minister Bhupendra Patel kicked off the Gujarat SemiConnect IESA Vision Summit 2025 on Wednesday and shared a compelling vision to turn Gujarat....

[Click Here](#)

08


THE TIMES OF INDIA



Gujarat government seeks Rs 40,783 crore grant from Centre for semi-conductor industry development in Sanand and Dholera SIR

AHMEDABAD: Department of Science and Technology Gujarat government has demanded substantial Rs 40,783 crore grants from the government of India (GOI) for the...

[Click Here](#)

IT GETS BIGGER AND BETTER FROM HERE

Ongoing Infrastructure Projects to Come Up Within a Year



Residential & Commercial Complex*

10-acre Plot Allotted for 1000+ Studio Apartments & Commercial Space



Corporate Hotel

4000 Sq. m. Plot Allotted for 100+ Rooms



Hospital

Multi-Specialty Hospital (200 beds) with ICU, OPD, Emergency Care, and Wards



Food Court*

Dedicated Space for National and International Food Outlets in Activation Area



Bank



School

Up to Higher Secondary with Arts, Commerce & Science Streams



Fire-Station

11 Garage Fire Station



Tent City*

50-Tent Accommodation for Business and Leisure Travelers



Guest House

Housing facilities for investors with 36 rooms, 3 Dormitories, Meeting Rooms & Dining Room



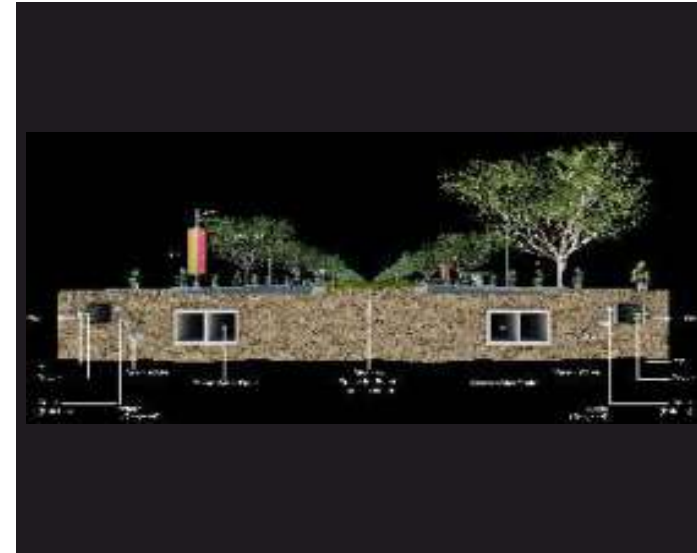
Tata Renew Power

IT'S TAKING SHAPE FASTER THAN YOU CAN IMAGING

Completed Infrastructure Projects



Internal Road Network
70 km Long, 18 to 70 m Wide



Utility Corridor
Underground Utility Network for
Water, Power, Gas, ICT and
Waste Water Collection



Water Treatment Plant
50 MLD Commissioned,
expandable up to 150 MLD



Power Substations
2 Substations
(33/66 kv and 220 kv GIS)
by Torrent Power



ABCD Building
Administrative Building with
City Integrated Operation Center



**Water Supply & Storage
Infrastructure**
2 Master Balancing Reservoirs
and 9 Elevated Service Reservoirs



**Common Effluent
Treatment Plant**
20 MLD Commissioned,
expandable up to 60 MLD



Sewerage Treatment Plant
10 MLD Commissioned,
expandable upto 30 MLD



Canal & Canal Front
6.5 km Long Canal for
Storm Water Management,
Canal Front to be used as
Recreation Zone

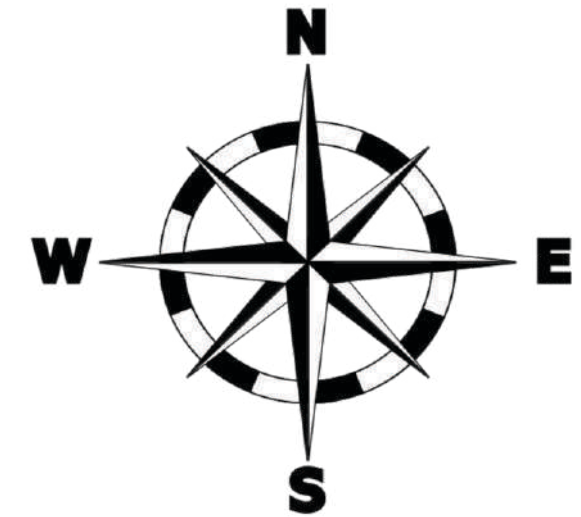


Tata Semiconductor

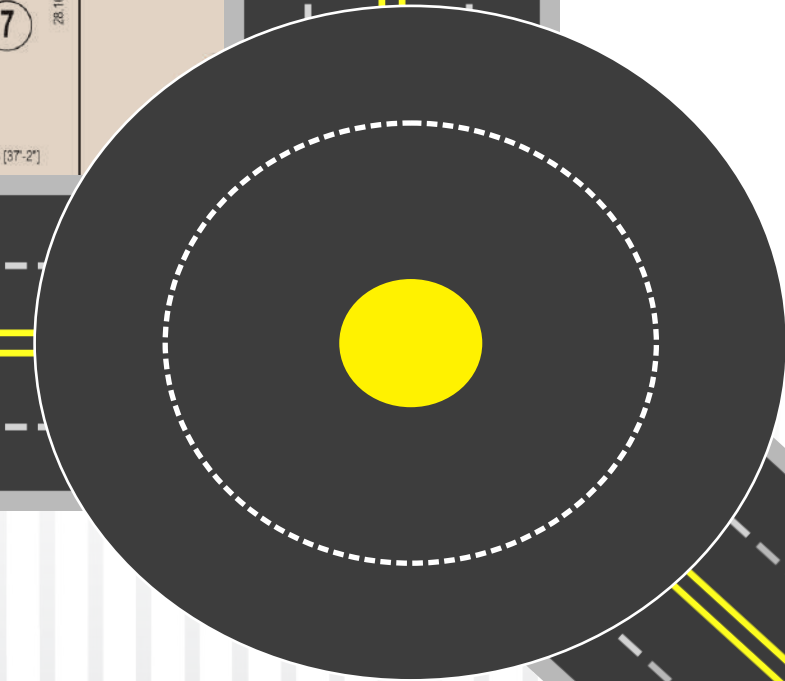
PROJECT LAYOUT

AREA TABLE

PLOT NO.	CARPET AREA (SQ.YDS.)	TOTAL SBA AREA (SQ.YDS.)	PLOT NO.	CARPET AREA (SQ.YDS.)	TOTAL SBA AREA (SQ.YDS.)
1	380.33	500.0	11	457.75	601.8
2	380.33	500.0	12	309.26	406.6
3	380.33	500.0	13	305.71	401.9
4	380.33	500.0	14	305.71	401.9
5	380.33	500.0	15	305.71	401.9
6	380.33	500.0	16	305.71	401.9
7	380.33	500.0	17	305.71	401.9
8	641.74	843.6	18	305.71	401.9
9	309.26	406.6	19	305.71	401.9
10	457.75	601.8	20	386.31	507.8



25 MT. WIDE TP ROAD



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ROYAL RETREAT

A Project By :



ETHEREUM
INFRACON

" We Build Your Future Safe "



SCAN FOR WEBSITE

 ethereuminfracon@gmail.com

 www.ethereuminfracon.com

 ***Nr. Activation Area - Dholera SIR.***