



J JOSHI
INFRA PROJECTS PVT. LTD
QUALITY | TRUST | SATISFACTION
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TAGGC
THE AIRPORT GOLD COAST

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**CLUB
HOUSE**

...WHAT ARE YOU *waiting* FOR ?

1st TIME IN
THE HISTORY OF
DHOLERA
(NA, NOC, TITLE CLEAR)

Multi-Purpose Plotting
very close to
Dholera International Airport

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CLUB
HOUSE

A PERFECT DESTINATION ON
THE ENTRY POINT OF
DHOLERA INTERNATIONAL AIRPORT



ABOUT DHOLERA

- Dholera comprises 920 sq. km. In March 2016 a contract to develop its core of 22.54 sq. km./ 5600 acres as a complete city on priority basis was awarded.
- Funding of Rs.3500 crores is focused on this 'Activation Area,' which is almost developed while the administration (ABCD) building is completed, operational.
- Private players have been given permission to start their development work inside the Activation Area by the Dholera authority.
- About 1500 acres of the developed land is available for industrial use while 1400 acres of developed land is available for other uses.
- Linear development along the central spine, the 250-metre road from TP 1 to TP 6 is planned and taken up on top priority.
- Many of the major infrastructure projects have commenced. The work on Dholera International Airport is in full swing and first phase will be operational by 2026. Ahmedabad-Dholera Monorail are getting underway.
- Work on Ahmedabad-Dholera Expressway, Solar Park, Artificial River + Riverfront, Water Treatment Plant, STP and Power Plant, is substantially accomplished.
- Once all these projects are complete, land rates here will just shoot up. The ripple effect will be visible across Dholera with impact felt far and wide.
- Those who continue to delay will rue themselves for having missed out on a truly golden opportunity.



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DON'T THINK OF COST
Think Value!

Lothal is one of the most prominent cities of the ancient Indus valley civilisation dating back to 3700 BC. It was one of the earliest trading civilisation and pioneers in foreign trade & progress. They were pioneers of town planning, science and trading, had a well-developed economy, urban culture and architectural developments. Dholera, in close proximity to Lothal aims to tap into the rich mercantile heritage of Gujarat

Gujarat, India's westernmost state, has varied terrain and rich cultural & economic heritage. It is strategically located and is well connected to the major cities of the world, both by air and sea routes. The state has a coastline of 1600 km with 42 ports that connect to major sea based trade routes and trade centers like Middle East, West Europe, Asia and upcoming destinations on the African Continent.

Dholera is located in the home state of Honorable Prime Minister, Mr. Narendra Modi.

As Prime Minister Narendra Modi's dream project Dholera Special Investment Region takes shape, it reflects his vision for an India with mega projects of global stature. Following the completion of internationally acclaimed accomplishments like the Statue of Unity, it is a testament to our nation's ability to manage the transition from concept to creation.

Mission of Dholera is to become a global hub for manufacturing and to promote "Ease of Doing Business" to create a business friendly environment.

Awarded with the Platinum rating by IGBC, Green City Award and Best City for Integrated Planning Award by World CSR. Dholera sets an example of the best practices for future development in India.

Largest node on the Delhi-Mumbai Industrial Corridor (DMIC), Spread over 920 square km and is divided into 6 town planning schemes, Focus sectors include defence & aerospace, aviation, capital goods & automotive.

Dholera Industrial City is designed to be the most sustainable city in India. The design is based on International benchmarking for Planning, Engineering and Environment.

Dholera Industrial City is 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.

The city offers a good mix of land parcels for industrial, residential, high access mixed-use, recreational and tourism purposes. The city has a notified area of 920 square km and 422 square km of developable area.

Development work inside the Activation Area of approximately 5600 acres is about to be completed. About 1500 acres of developed land at Dholera SIR is available for industrial use while 1400 acres of developed land is available for other uses.

Dholera is envisaged to be larger than Ahmedabad and is strategically located between Ahmedabad, Baroda, Rajkot and Bhavnagar - major cities of Gujarat.

Since connectivity is key for any Industry or Business, Dholera is connected to major ports such as Pipavav, Mundra and Kandla, assuring you timely delivery and shipment of goods and materials.

India's first cargo cum passenger airport, 1700 hectares of land acquired, 300 hectares of land for MRO facilities, 4000 Mtr cargo & passenger runway, six lane road, metro & monorail connectivity.

Feeder route of Botad-Bhimnath providing connectivity to DFC, getting extended from Bhimnath to Dholera.

Dholera is connected by existing rail, road and air networks with the rest of the world. Its proximity to India's major ports make Dholera, the most viable option for all kinds of Industry.

Gujarat Special Education Region (G-SER) at Dholera – Gujarat's march towards becoming a knowledge driven economy.

In a scenario where roads across India are usually planned quite conservatively and tend to be thin rather than wide, the Dholera is witnessing an unprecedented and noteworthy future-ready approach with the narrowest roads being of minimum 18-Meter width, which is indeed an ideal role model worth emulating.

Torrent Power Limited (TPL) is the second licensee that shall provide lowest power tariff to industrial, commercial and residential units at Dholera SIR aiming at minimal T&D losses and low cost of supply.

DICDL is building a better future with zero waste discharge plant by recycling & reusing 100% of the wastewater generated to tertiary standards for non-portable and industrial use while implementing best practices such as SCADA to minimize losses.

Dholera is the largest node on DMIC & has already attracted investments to the tune of Rs.3500 crores. Given its strategic location coupled with Plug & Play infrastructure, Dholera is a land of opportunities.

Why wait when the future is already upon us? The dawn of a new city with Excellent Connectivity, World Class Infrastructure & Efficient Governance is here. Let's usher in a new era of Business, Connectivity, Holistic Living, Infrastructure, Sustainability & Efficient Governance.

Dholera has large and contiguous land parcels which can help you set up any kind of business. Paired with state-of-the-art utilities Dholera becomes your ideal choice.

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METRO TRAIN

METRO TRAIN : DHOLERA TO GANDHINAGAR VIA AHMEDABAD.



DHOLERA PORT

DHOLERA PORT : IMPORT & EXPORT WILL BE EASY.



DMIC PROJECT

SIX LANE EXPRESS WAY :
MUMBAI TO DELHI VIA AHMEDABAD (DMICPROJECT).



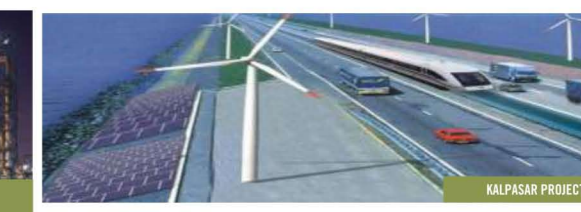
GREENFIELD AIRPORT

DHOLERA INTERNATIONAL GREENFIELD AIRPORT



INDUSTRIES

WORLD-CLASS INDUSTRIAL PARKS



KALPASAR PROJECT

KALPASAR PROJECT : CREATING WORLD'S BIGGEST FRESH WATER RESERVE



COMMERCIAL ZONE

COMMERCIAL ZONE : FOR GLOBAL BUSINESS



FUTURE DEVELOPMENT

A NEW GUJARAT WITHIN GUJARAT

BOOK PLOTS NOW

at dholera airport adjacent zones capitalise on new opportunity, **the airport gold coast**

buy land today within airport influence area;
reap huge benefits in future

As the ground work of Dholera International Airport has commenced which is India's first cargo-cum-passenger airport, it heralds the first steps towards future growth. Each stage of the planned development, for which 1700 hectares of land has been acquired triggers not just the establishment of a landmark economic hub in itself but also exponentially multiplies the potential value appreciation of the adjacent zones.



“ DHOLERA INTERNATIONAL AIRPORT

• Government of Gujarat (GoG) has formed on SPV, Dholera International Airport Company Ltd (DIACL) to facilitate the Dholera Airport Project.

• Airport Authority of India (AAI) and National Industrial Corridor Development & Implementation Trust (NICDIT) are the stakeholders of DIACL.

• The proposed Greenfield Airport will be developed as the second airport of Ahmedabad and serve the logistic and cargo requirement of DSIR.

• The airport is strategically located amongst the big cities like Ahmedabad, Rajkot, Vadodara, Bhavnagar, etc., while also connecting several international air routes.

• 1426 hectare of Government land at Navagam Village of Dholera Taluka Ahmedabad District has been allotted for Airport & City Side Development.

• Dholera International Airport is located in close proximity to the northern boundary of the #DSIR.

• The Airport will have 2 runways of 4000 meters each, Phase-1 of the Airport is under construction and is expected to be operational by the year 2026.

• The appeal of a well-planned 'smart' city with multiple infrastructure projects like the six lane access Ahmedabad-Dholera Expressway, metro and monorail connectivity already underway are indicators of a bright future.

• Those who invest here at this stage will witness and also hugely benefit from a steady and sustained rise in land prices going forward. The transition towards a new-age airport is expected to attract potential buyers and investors alike as both stand to gain from the success story that is slowly but surely unfolding at Dholera.

• The Maintenance, Repair and Operations (MRO) Hub with 300 hectares of land earmarked for the required facilities will open up a totally different level of demand in the vicinity. Top brands are astutely eyeing this region and noteworthy announcements have been made by business powerhouses like TATA, which is getting into Aircraft Carrier manufacturing at two locations in Gujarat - Baroda and the Dholera Hub.

• With scope for appreciation of land prices given the strategic location and quality infrastructure, the inherent potential of land plots at the airport adjacent zones being offered by J Joshi Infra Projects, namely The Airport Gold Coast as investment destinations are immense to say the least





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...Your Future In Progressive Location

Amenities...

- GATED ENTRY WITH SECURITY CABIN
- CCTV CAMERA
- STREET LIGHTS FOR INTERNAL ROAD
- INFORMAL SITOUT
- INDOOR GAMES
- TEMPLE
- FIRE SAFETY
- CAR PARKING
- CLUB HOUSE



J Joshi Infra Projects Pvt Ltd Has Received Numerous Awards And Recognitions From A Number Of Reputed Institutions And Well Known Media Houses For Outstanding Contribution As A Leading & Most Trusted Developer In The First Smart City Of India, Dholera Sir. List Of The Few Prominent Awards & Recognitions Mentioned As Follows:

LATEST AWARDS :

- Zee Business Incredible Real Estate & Iconic Brands of India 2023 – Developer of the Year Plot & Shelters Dholera Smart City, Gujarat
- Mid-Day Real Estate & Infrastructure Awards 2023 – Iconic Weekend Homes Maker Developer in India's First Smart City Dholera
- Dr. APJ Abdul Kalam Inspiration Awards 2023 – Most Trusted & Innovative Company
- Atal Sanman 2022 - Outstanding contribution in Real Estate Industries (December 2022)
- CNBC Aawaj - Real Estate & Business Excellence Awards - Smart Real Estate Project of the Year
- Topnotch Foundation Global Business Achievement Awards 2022 - Most Innovative Developer & Builder of the year 2022
- ET Now Best Project & Leadership Awards 2020 - Best Developer of Smart City
- Assocham Excellence Award for the category Best Developer in Smart City of Ahmedabad
- Mid-Day Real Estate Icons Award for the category Iconic Developer of Gujarat (2016-17-18)
- CNN News 18 Real Estate & Business Excellence Awards 2020 - Transparent Builder of the year in the First Smart City of India
- The Golden Globe Tigers Award 2017
- ABP News Real Estate Awards for the category Emerging Developer of the year & Developer of the year - Plots & Shelters



...THE
Future
YOU DESERVE

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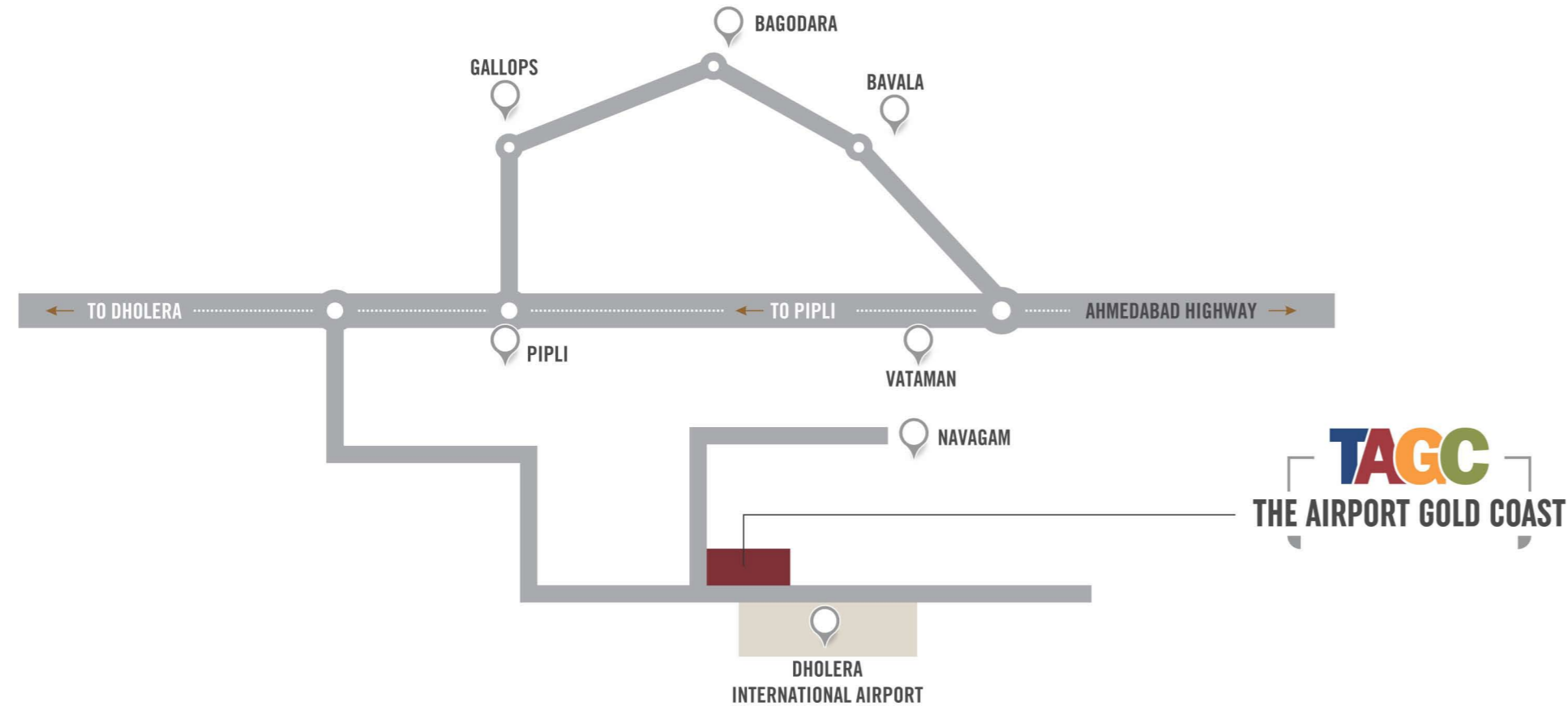
CLUB
HOUSE



NEAR BY LOCATION

- CLEAR TITLE FREEHOLD PLOTS WITH MULTI-PURPOSE NA
- IMMEDIATE REGISTRATION

DHOLERA INTERNATIONAL AIRPORT - **00 KM**
 PROPOSED CANAL (ARTIFICIAL RIVER) - **00 KM**
 60 MTR AIRPORT APPROACH ROAD - **0.5 KM**



SITE ADDRESS :
 THE AIRPORT GOLD COAST, (Premium Multi-Purpose NA Plot Project)
 CITY S. NO. : NA332/P2 Mauje Navagam Airport Road Navagam, Dholera.

CONTACT : +91 88 66 822 822 | 98 98 98 68 98

www.jjoshi.life

A PROJECT BY



ARCHITECT & LANDSCAPE



3D & DESIGN BY



Terms & Conditions :

- No Change in Plot Number
- After Registry in case of Cheque / ECS Bounce, Client has to bear the Cheque Bounce and Late Payment Charge
- After Registry if Client Fails to pay the remaining amount the Registry will be cancelled and the client has to bear the cancellation charges
- Stamp Duty, Legal Charges, GST will be extra.
- This Brochure is not a legal document. it is for indicative purpose only & features described may not form part of standard or final unite.



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SITE ADDRESS :

THE AIRPORT GOLD COAST, (Premium Multi-Purpose NA Plot Project)
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CONTACT : +91 88 66 822 822 | 98 98 98 68 98

DISCLAIMER :

The Developers Reserve The Right To Change Plans, Specifications, Amenities And Features Without Prior Notice Or Obligation, At Their Sole Discretion And Subject To Approval Of Government Authorities. Specification, Writeups, Layouts, Plans And Pictures Shown In The Booklet Are Only Indicative. All Rendering Pictures And Maps Are The Artist's Conception And Not Actual Depiction Of The Building, Roadways Or Landscaping.

LOCATION



BROCHURE

