



**GREEN GROUP**





# DHOLERA

## A New Era



# India's First Greenfield Smart City

IGBC Platinum-Certified, Fully Developed Global Industrial Smart City  
Ready for Immediate Occupancy

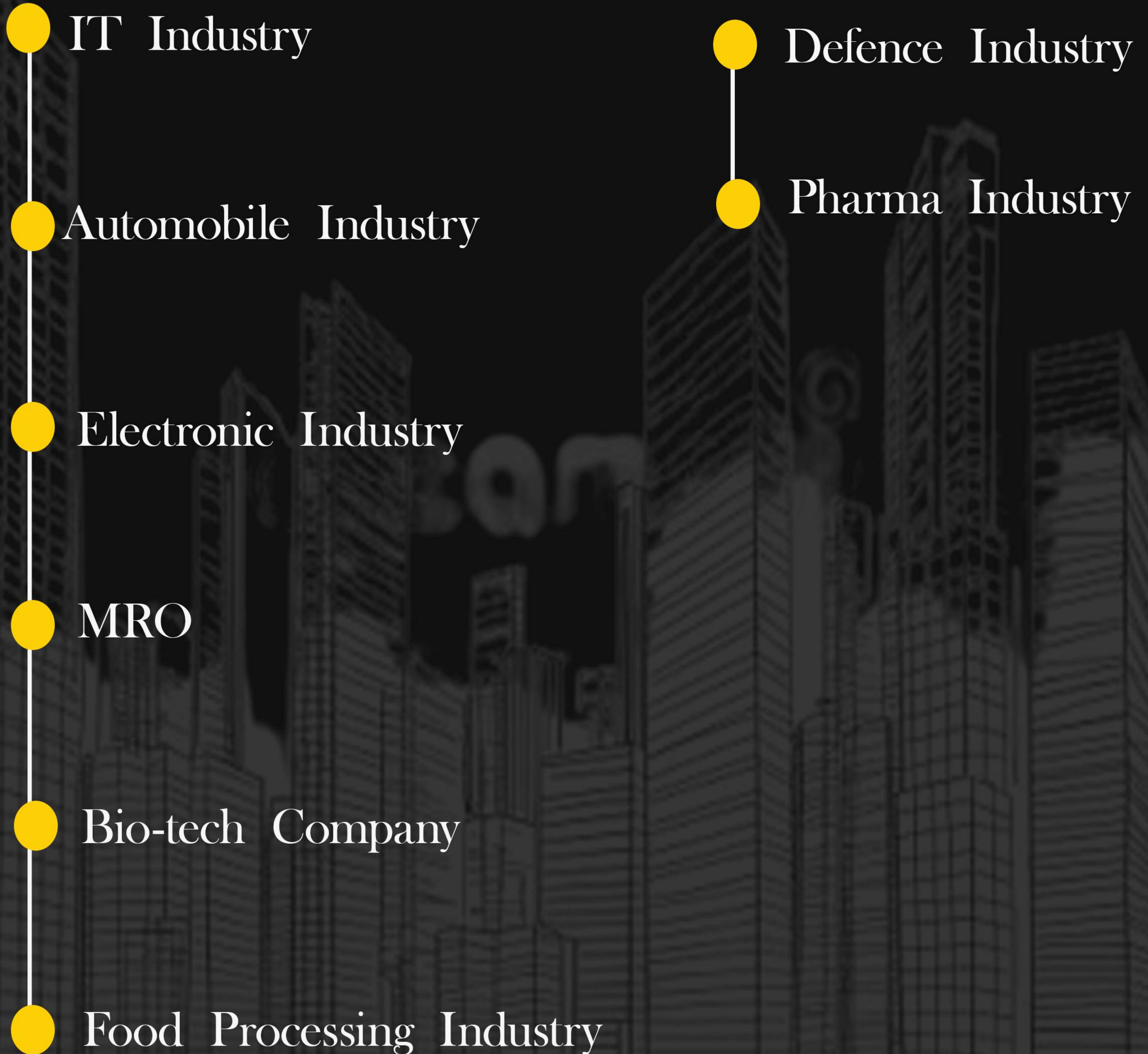
## Salient Features

- Seamless connectivity through high-access corridors
- International-standard infrastructure
- Centralized City Hub Zone
- Dedicated Knowledge & IT Innovation Zone





# Strong, State-Backed Infrastructure





# DHOLERA POTENTIAL FOCUS SECTORS

## INDUSTRIES IN DHOLERA

- Real estate & Infrastructure
- Agro & Food Processing
- Metal (Steel) & Heavy Engineering
- Electronics & Automobile
- Pharmaceuticals & Biotech
- Solar & Renewable Power

## NEXT GEN. INFRASTRUCTURE

- City Connectivity Infrastructure
- City Digital Infrastructure
- City Digital Security Infrastructure

## SMART SERVICES AT DHOLERA

- Safe , Secure Environment
- Energy And Utilities
- Health Care Hospitality
- Transportation

## INVEST IN DHOLERA

- Asia's Biggest International Airport
- Biggest Metro Rail
- Biggest 10 Lane Express Highway
- Largest Sea Port
- Sea Link From Dahej To Bhavnagar
- Largest BRTS System In India

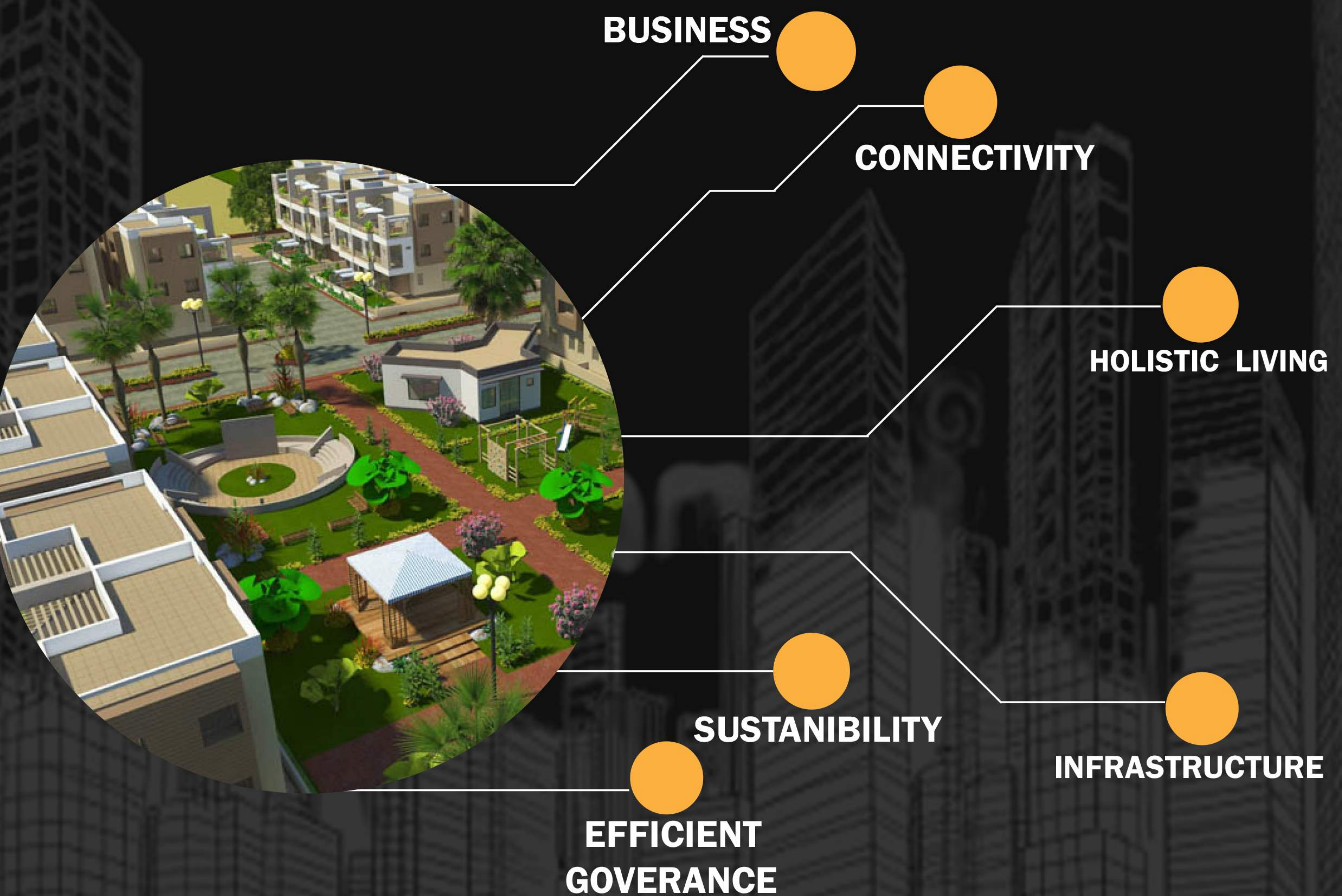
## Benefits of Invest In Dholera

- ★ Price Appreciation
- ★ Rental Income
- ★ Job / Business Opportunity
- ★ High Quality of Life



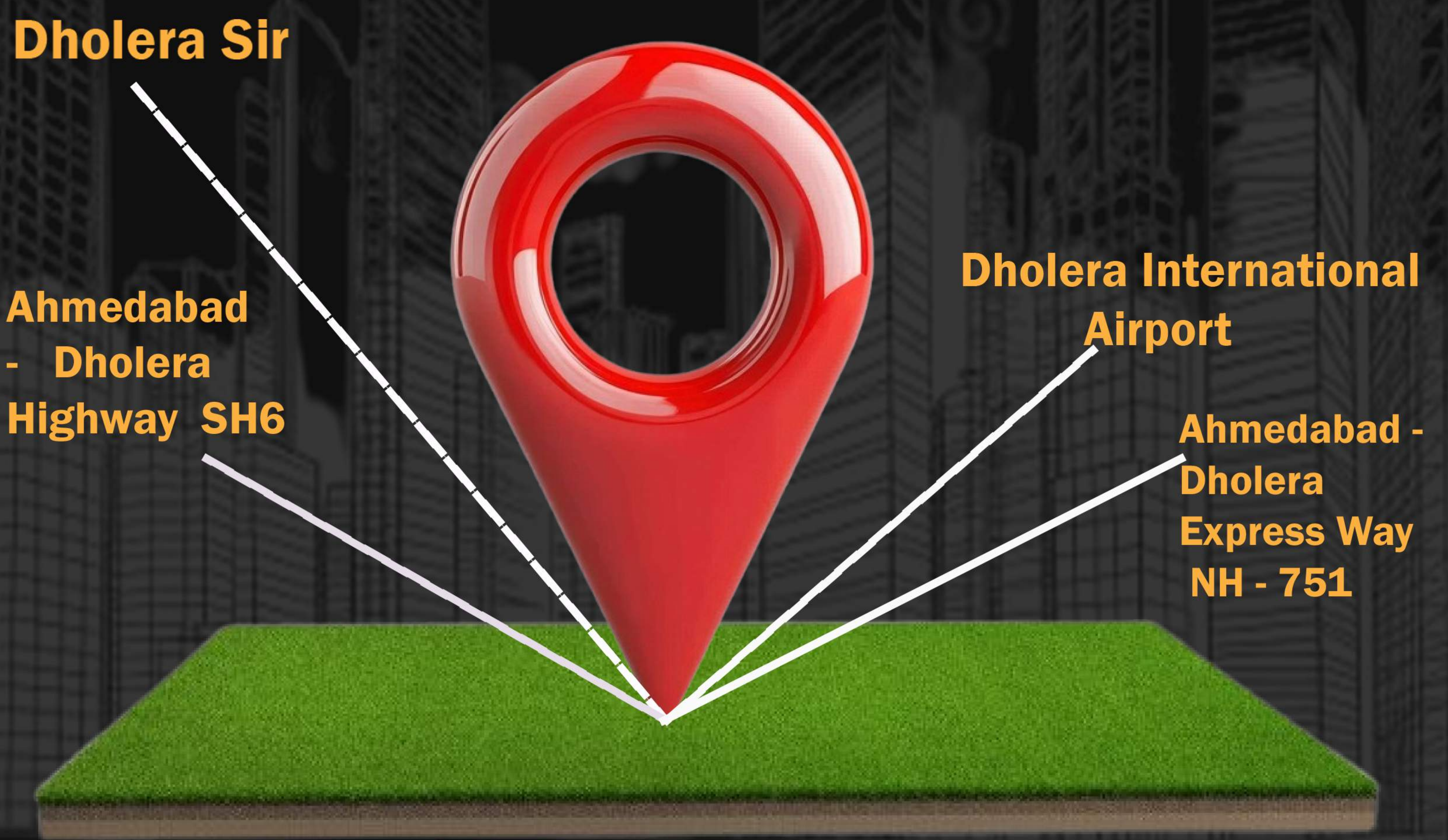
# **DHOLERA Industrial City**

**“ A NEW ERA ”**





# CONNECTIVITY





# About D H O L E R A

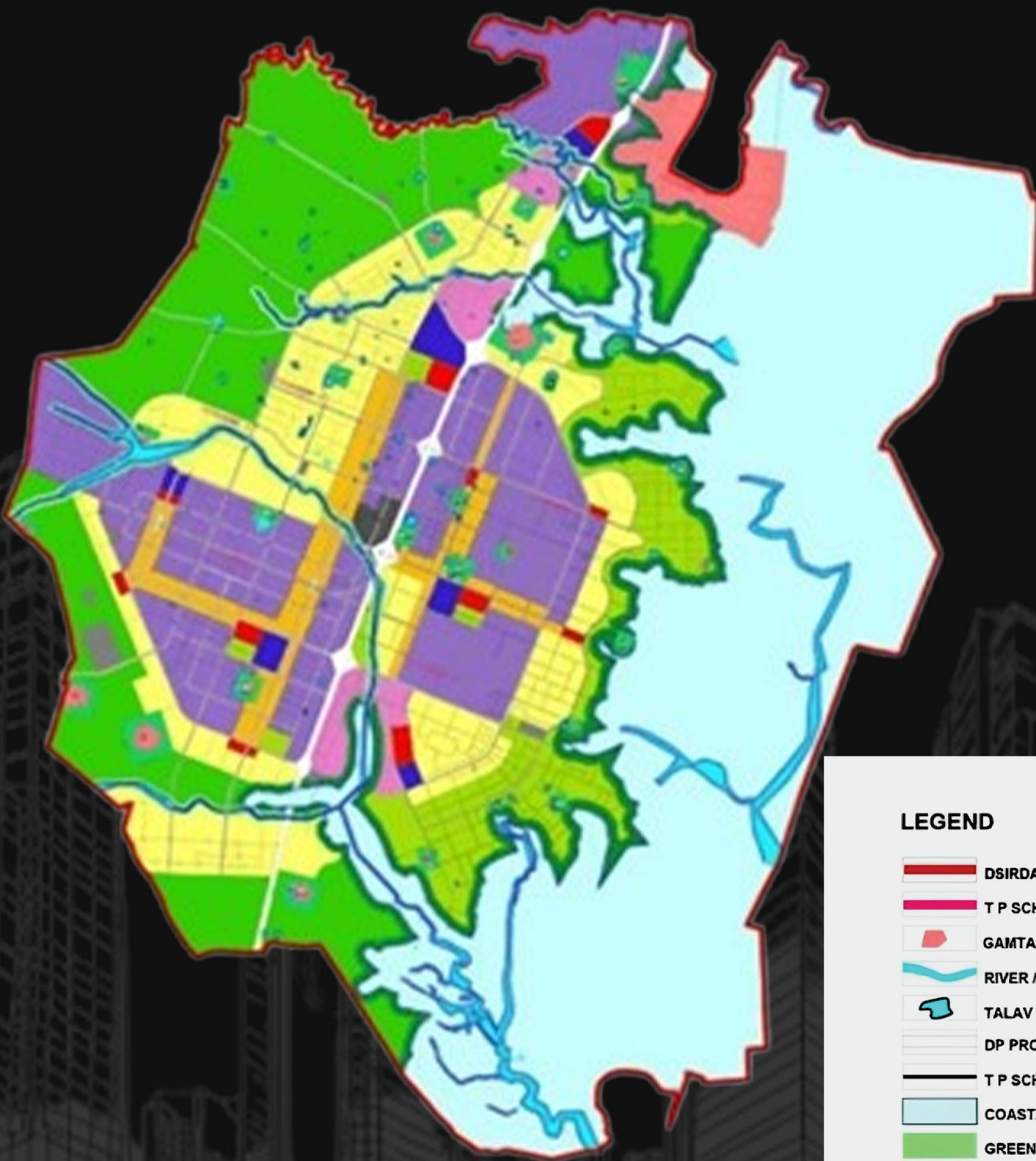
## **Dholera – India's First & Largest Greenfield Smart City**

**Dholera Special Investment Region (DSIR) is a mega project under the Delhi-Mumbai Industrial Corridor by the Government of India. Designed with cutting-edge infrastructure, 100% underground utilities, wide roads, digital connectivity, and sustainable urban planning, Dholera is set to become a future hub for industries, commerce, and residential living. Every investment here holds the potential for long-term, high-value growth**

## **Unmatched Connectivity & Strategic Location**

**Dholera enjoys prime connectivity with the Ahmedabad-Dholera 6-Lane Expressway, High-Speed Metro Rail, and the upcoming Dholera International Airport. Its proximity to major ports and industrial corridors positions it as a future global trade hub. Surrounding infrastructure projects are set to drive rapid appreciation in real estate value, making it a hotspot for smart investors.**





## LEGEND

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



# Green Group

**Building More Than Spaces,**

**Crafting Legacies**

Green Group is a trusted real estate developer based in NCR & Greater Noida, committed to creating high-value investment opportunities in India's fastest-growing regions. With a strong vision and a focus on transparency, quality, and timely delivery, we have successfully expanded our footprint to Dholera SIR – Gujarat's first Greenfield Smart City.

With a commitment to future-ready infrastructure, meticulous planning, and an uncompromising eye for quality, Green Group doesn't just sell plots—it delivers opportunities. Every project is a gateway to lifestyle upgrades, smart investments, and enduring value. Here, modern amenities meet eco-conscious design, ensuring every space isn't just built for today, but engineered for tomorrow.



# ANANTSARI

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Prime Plots. Premium Lifestyle. Promising Returns

Step into Anantsari, an elite gated community crafted for those who believe their home should be more than just four walls—it should be a legacy. Spread majestically over 20,000 square yards of prime real estate, Anantsari is your gateway to a lifestyle that blends modern comforts, natural beauty, and unmatched connectivity.

Located minutes from the upcoming Dholera Smart City, this is your chance to own land in a high-growth corridor—perfect for building your dream home or making a future-proof investment.



# AMENITIES



**Decorative Gate**



**Security Office**



**Compound Wall**



**24/7 Water Supply**



**Street Light**



**Children Park**



**Visitor Parking**



**Landscape Garden**



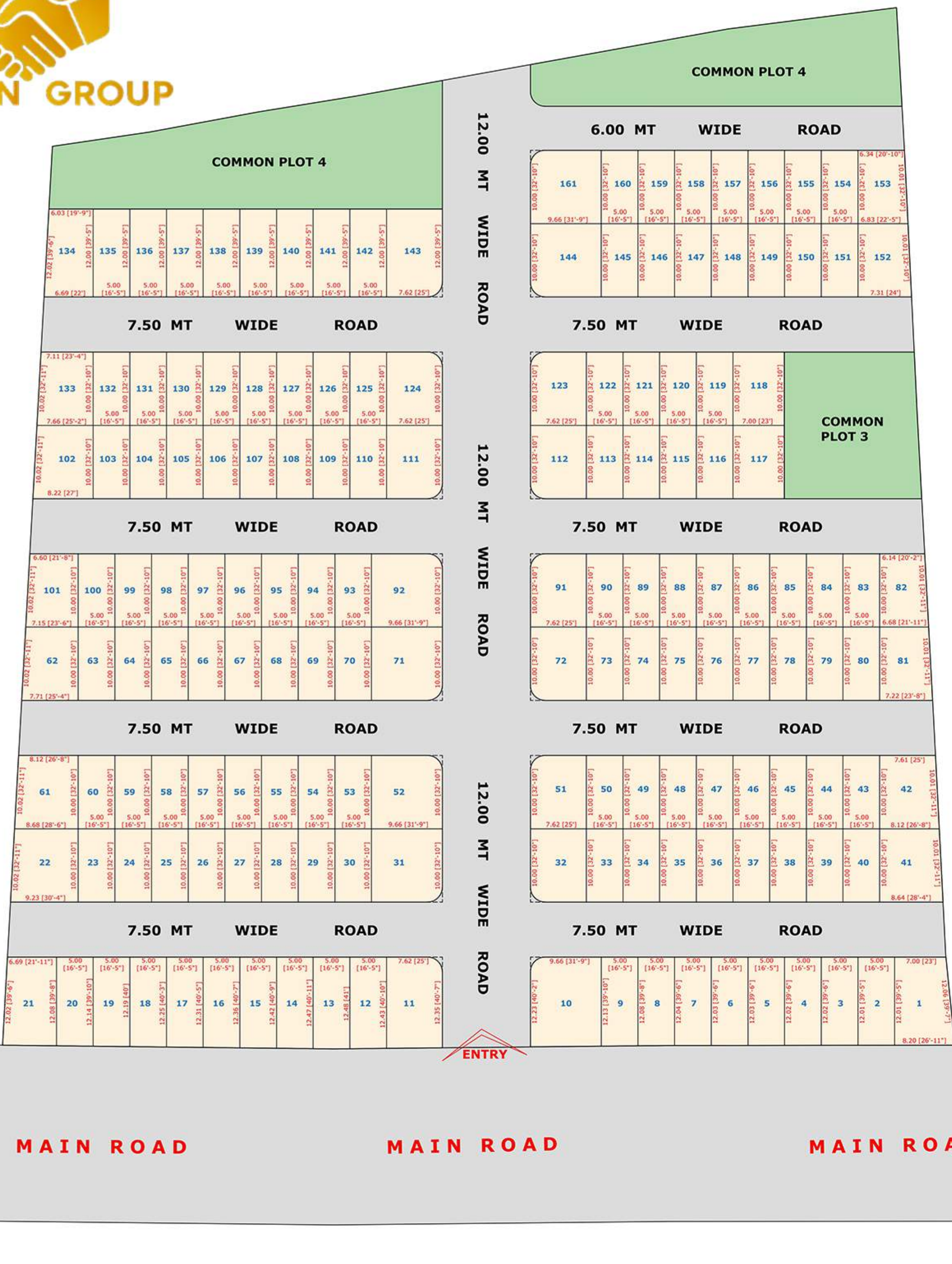
**CCTV Surveillance**



# MAP LAYOUT

RESIDENTIAL PLANNING AT FEDRA  
SURVEY NO - 231

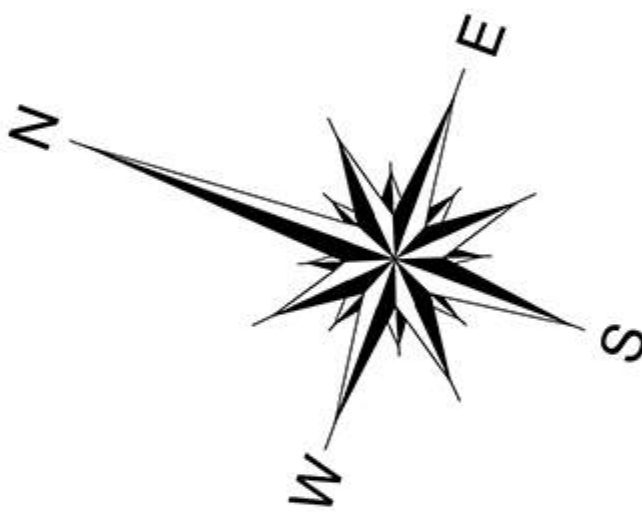
DATE :- 23-07-2025



SURVEY NO - 231

|                    |                       |
|--------------------|-----------------------|
| TOTAL PLOT AREA    | 16188.00 SQMT         |
| TOTAL SALABLE AREA | 9271.00 SQMT (57.27%) |
| ROAD & CP AREA     | 6917.00 SQMT (42.73%) |
| NO OF PLOTS        | 161 PLOTS             |

PROJECT NAME :  
**ANANTASRI**



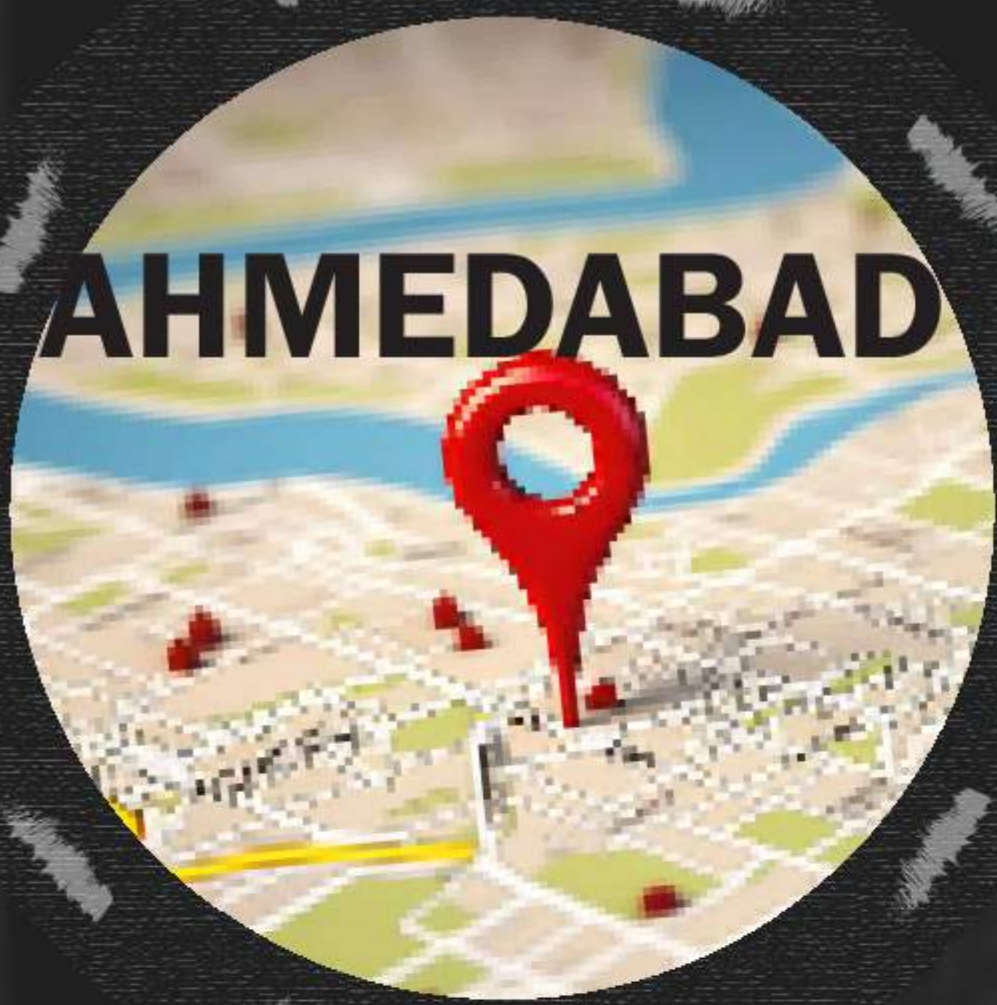


# ROAD MAP

AIRPORT



AHMEDABAD



Ahmedabad - Dholera Express way



Diamond Circle



Lothal



Bagodara Rajkot  
Road



Pipli - Federa Road



DSIR



ANATSARI



Pachcham



DANDUKA ROAD

