



THE REGALIA

..... ELEGANT LIVING





ABOUT US

- ✔ The Dholera Nirman Group stand as a distinguished and leading force in the realm of Real Estate within Dholera Smart City, with its developments strategically positioned within and along the periphery of Dholera SIR.
- ✔ Renowned for its reliability and unwavering trustworthiness, the group has carved out an indomitable reputation among the premier developers in the region.
- ✔ Our projects epitomize refined living. meticulously crafted to offer a sophisticated Ambience paired with robust infrastructural development and a wealth of modern amenities.
- ✔ We prioritize secure, high-yield investments, empowering our investors with strategic foresight and expertise to optimize their capital in Dholera's burgeoning Real Estate Market.

ABOUT DHOLERA SMART CITY

- ✔ Dholera Special Investment Region(DSIR) is a greenfield industrial city planned and located approximately 100 k.m. south-west of Ahmedabad. Dholera spans an area of 920 Sq.km. & the total SIR will be completed in the next two decades. The 920 sq km of the Dholera Industrial City area has a total developable area of about 580 sq km since one-third of the area falls within the Coastal Regulation Zone(CRZ). Out of the 580 Sq km, the prime agricultural land has been preserved, and a total area of about 422 Sq km has been set for urban development, which has been translated into 6 town-planning schemes and 27 Sub-tp will be developed.
- ✔ Dholera SIR will be a role model for future cities in India. DMIC-The Vision And Plan Delhi-Mumbai Industrial Corridor (DMIC) is India's most ambitious infrastructure program, Aiming to develop new industrial cities as "Smart Cities". DMIC will emerge as a "Global Manufacturing and Trading Hub" over the next few years

MEGA PROJECTS IN DHOLERA SIR



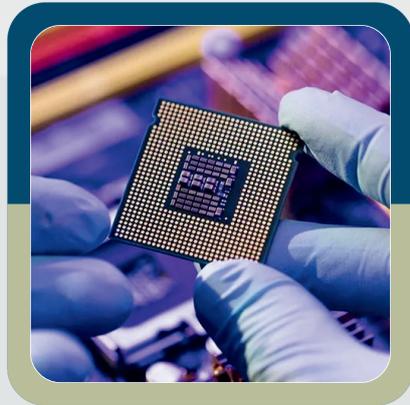
**250 M Wide 6 Lane Express Highway
Ahmedabad-dholera**



Dholera International Airport



**Green Field
Industrial Park**



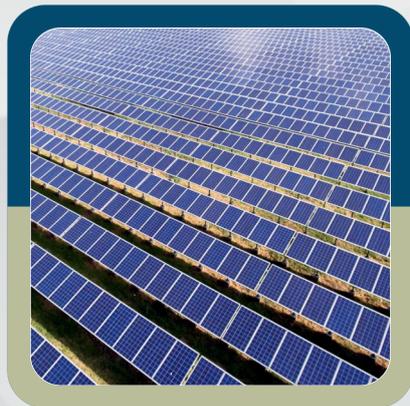
**Semicon City - Gujarat Semi
Conductor Policy 2022-27**



**Renew Power - 2000mw Solar Cell
1200 Cr Construction Cost**



ABCD Bulding



**World's Largest
Solar Park (5000 Mw)**



**Mono Rail Connectivity
Ahmedabad-Dholera**



DHOLERA
NIRMAN GROUP
 YOUR TRUST, OUR COMMITMENT

THE REGALIA
 ELEGANT LIVING

REGISTERED
N.A., N.O.C.
 PROJECT



Towards NH751, Dholera-Ahmedabad
 Expressway, International Airport

Towards Shri Kashtbanjandev
 Kamiyala Dham Mandir

All Sizes are in Sq. Yd., and dimensions in Mtr.
 Carpet Area is 59.28%
 Architect designed project with TITLE CLEAR AND PLAN PASS

 **Semi Commercial**

 **Residential Plots**

Plot No	Super (sqyd)	Carpet (sqyd)	Plot No	Super (sqyd)	Carpet (sqyd)	Plot No	Super (sqyd)	Carpet (sqyd)	Plot No	Super (sqyd)	Carpet (sqyd)
1	266.02	157.69	65	157.37	93.29	129	133.16	78.94	193	133.16	78.94
2	346.94	205.66	66	133.16	78.94	130	133.16	78.94	194	133.16	78.94
3	346.96	205.68	67	133.16	78.94	131	133.16	78.94	195	133.16	78.94
4	346.70	205.52	68	133.16	78.94	132	133.16	78.94	196	133.16	78.94
5	332.22	196.93	69	193.14	114.49	133	133.16	116.25	197	169.48	100.46
6	545.11	323.14	70	159.49	94.54	134	196.11	166.22	198	169.48	100.46
7	561.01	332.56	71	133.16	78.94	135	280.40	136.21	199	157.37	93.29
8	163.00	96.62	72	157.37	93.29	136	229.78	137.09	200	157.37	93.29
9	133.16	78.94	73	133.16	78.94	137	231.26	137.97	201	133.16	78.94
10	133.16	78.94	74	133.16	78.94	138	232.75	138.81	202	141.76	84.03
11	133.16	78.94	75	133.16	78.94	139	234.16	139.64	203	141.76	84.03
12	141.76	84.03	76	133.16	78.94	140	235.57	140.52	204	133.16	78.94
13	141.76	84.03	77	133.16	78.94	141	237.05	141.40	205	157.37	93.29
14	133.16	78.94	78	133.16	78.94	142	238.54	122.78	206	157.37	93.29
15	133.16	78.94	79	141.76	78.94	143	207.13	124.92	207	169.48	100.46
16	133.16	78.94	80	141.76	84.03	144	210.74	134.92	208	169.48	100.46
17	225.61	133.74	81	133.16	84.03	145	227.60	135.65	209	133.16	78.94
18	283.83	168.25	82	133.16	78.94	146	228.83	136.39	210	133.16	78.94
19	133.16	78.94	83	133.16	78.94	147	230.09	137.13	211	133.16	78.94
20	133.16	78.94	84	133.16	78.94	148	231.34	201.79	212	133.16	78.94
21	133.16	78.94	85	133.16	78.94	149	340.41	100.46	213	145.27	86.11
22	133.16	78.94	86	133.16	78.94	150	169.48	93.29	214	141.76	84.03
23	141.76	84.03	87	133.16	78.94	151	157.37	93.29	215	141.76	84.03
24	141.76	84.03	88	133.16	78.94	152	157.37	78.94	216	145.27	86.11
25	133.16	78.94	89	133.16	93.29	153	133.16	84.03	217	133.16	78.94
26	133.16	78.94	90	196.11	93.29	154	141.76	84.03	218	133.16	78.94
27	187.15	110.94	91	280.40	78.94	155	141.76	78.94	219	133.16	78.94
28	187.15	110.94	92	229.78	78.94	156	133.16	93.29	220	133.16	78.94
29	133.16	78.94	93	231.26	78.94	157	157.37	93.29	221	169.48	100.46
30	133.16	78.94	94	232.75	78.94	158	157.37	100.46	222	169.48	100.46
31	141.76	84.03	95	234.16	78.94	159	169.48	100.46	223	157.37	93.29
32	141.76	84.03	96	235.57	78.94	160	169.48	78.94	224	157.37	93.29
33	133.16	78.94	97	237.05	78.94	161	133.16	78.94	225	133.16	78.94
34	133.16	78.94	98	238.54	84.03	162	133.16	78.94	226	141.76	84.03
35	133.16	78.94	99	207.13	84.03	163	133.16	78.94	227	141.76	84.03
36	133.16	78.94	100	210.74	78.94	164	133.16	86.11	228	133.16	78.94
37	133.16	78.94	101	227.60	78.94	165	145.27	84.03	229	157.37	93.29
38	133.16	78.94	102	228.83	78.94	166	141.76	84.03	230	157.37	93.29
39	154.97	91.86	103	230.09	78.94	167	141.76	86.11	231	169.48	100.46
40	232.53	137.84	104	231.34	78.94	168	145.27	78.94	232	169.48	100.46
41	133.16	78.94	105	340.41	78.94	169	133.16	78.94	233	133.16	78.94
42	157.37	93.29	106	169.48	78.94	170	133.16	78.94	234	133.16	78.94
43	133.16	78.94	107	157.37	93.29	171	133.16	78.94	235	133.16	78.94
44	133.16	78.94	108	157.37	78.94	172	133.16	100.46	236	145.27	86.11
45	133.16	78.94	109	133.16	78.94	173	169.48	100.46	237	145.27	86.11
46	133.16	78.94	110	141.76	143.26	174	169.48	93.29	238	141.76	84.03
47	141.76	84.03	111	141.76	98.56	175	157.37	93.29	239	141.76	84.03
48	141.76	84.03	112	133.16	78.94	176	157.37	78.94	240	145.27	86.11
49	133.16	78.94	113	157.37	116.25	177	133.16	84.03	241	145.27	86.11
50	133.16	78.94	114	157.37	78.94	178	141.76	84.03	242	133.16	78.94
51	133.16	78.94	115	169.48	78.94	179	141.76	78.94	243	133.16	78.94
52	133.16	78.94	116	169.48	78.94	180	133.16	93.29	244	133.16	78.94
53	157.37	93.29	117	133.16	78.94	181	157.37	93.29	245	169.48	100.46
54	157.37	93.29	118	133.16	78.94	182	157.37	100.46			
55	133.16	78.94	119	133.16	78.94	183	169.48	100.46			
56	133.16	78.94	120	133.16	78.94	184	169.48	78.94			
57	133.16	78.94	121	133.16	78.94	185	133.16	78.94			
58	133.16	78.94	122	133.16	78.94	186	133.16	78.94			
59	141.76	84.03	123	133.16	84.03	187	133.16	78.94			
60	141.76	84.03	124	141.76	84.03	188	133.16	86.11			
61	133.16	78.94	125	141.76	78.94	189	145.27	84.03			
62	133.16	78.94	126	133.16	78.94	190	141.76	84.03			
63	133.16	78.94	127	133.16	78.94	191	141.76	86.11			
64	133.16	78.94	128	133.16	78.94	192	145.27	78.94			



FEATURES & AMENITIES



CHILDREN PLAY AREA



LAKE WITH GAZEBO



INDOOR GAME



TEMPLE



SENIOR CITIZEN PARK



CLUB HOUSE



LANDSCAPING GARDEN



24/7 SECURITY



WATER CONNECTION



24/7 ELECTRICITY



INTERNAL ROAD



PROJECT BOUNDARY

Project Advantage

- * In the Vicinity of 200year old Kamiyaladham Temple
- * Govt. Existing Road touch Entry
- * NA,NOC, Title clear project
- * Vadodara Bhavnagar **5 Min** Highway
- * Ahmedabad-Dholera **10 Min** Express Highway
- * Mono Rail Pipli Junction **10 Min**
- * Dholera International Airport Circle **10 Min**
- * Artificial River/Canal Front **15 Min**
- * Dholera Sir Entry **15 Min**
- * Lothal Museum **15 Min**
- * Ahmedabad **70 Km**
- * Vadodara **150 Km**



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YOUR TRUST, OUR COMMITMENT

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