



# THE 606

LUXURY WITH LEGACY

## ABOUT US

- ☑ The Dholera Nirman Group stand as adistinguished 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 it's 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 spansan areaof 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**



# THE 606: DHOLERA'S PREMIER PURE COMMERCIAL HUB

STRATEGIC INVESTMENT  
OPPORTUNITY ON NATIONAL  
HIGHWAY 751

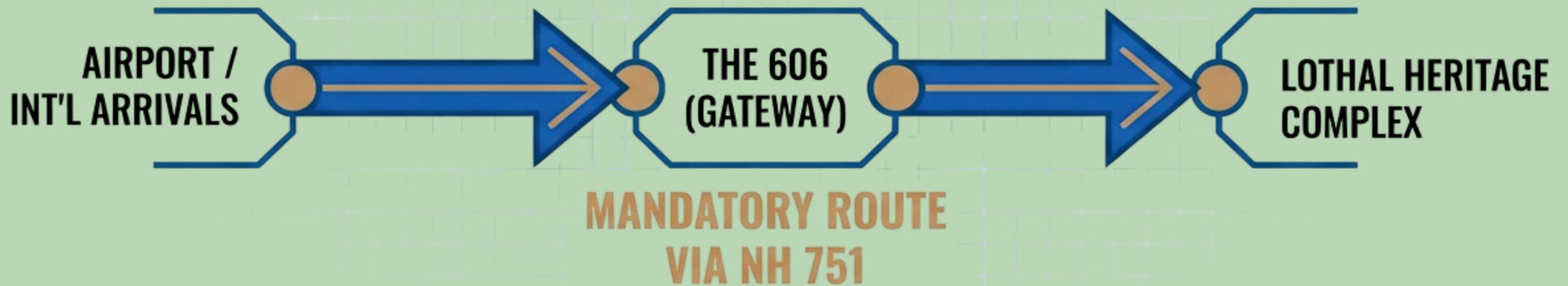


# FRONTAGE ON THE 100-METER ARTERIAL HIGHWAY

The project sits directly on a 100-meter wide road currently under aggressive construction by the government. This is the primary artery for the region.



# THE INESCAPABLE ROUTE FOR GLOBAL TOURISM



Whether arriving from the International Airport, other states, or international origins, visitors must utilize this specific highway to reach the Lothal museum. There is no alternative route. The project captures 100% of this tourist traffic flow.

# LOTHAL NMHC MUSEUM



## PROJECT STATS

- INVESTMENT: ₹4,000 Crores
- SCALE: 400 Acres
- STATUS: 1.5 Years Construction Completed
- COMPLETION: ~2 Years

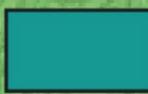
THE WORLD'S LARGEST MUSEUM  
IT IS JUST 11 KM AWAY FROM THE MERIDIAN



# THE 4,000 CRORE ANCHOR: NATIONAL MARITIME HERITAGE COMPLEX



- \*Size mentioned are in Sq. Yd.
- \*Dimension of plots are in Mtrs.
- \*Carpet area for Commercial plots is 58.29%



Type - A Commercial



Type - B Commercial



# Subplots plots area table

Subplot Number	Carpet area (sqmt)	Super builtup area (sqmt)	Carpet area (sqyd)	Super builtup area (sqyd)	Subplot Number	Carpet area (sqmt)	Super builtup area (sqmt)	Carpet area (sqyd)	Super builtup area (sqyd)	Subplot Number	Carpet area (sqmt)	Super builtup area (sqmt)	Carpet area (sqyd)	Super builtup area (sqyd)	Subplot Number	Carpet area (sqmt)	Super builtup area (sqmt)	Carpet area (sqyd)	Super builtup area (sqyd)
1	157.14	269.58	187.94	322.42	31	104	178.42	124.38	213.39	61	117.7	201.92	140.77	241.5	91	141.66	243.03	169.43	290.66
2	128	219.59	153.09	262.63	32	104	178.42	124.38	213.39	62	118.09	202.59	141.24	242.3	92	116.2	199.35	138.98	238.42
3	128	219.59	153.09	262.63	33	104	178.42	124.38	213.39	63	118.47	203.24	141.69	243.08	93	116.2	199.35	138.98	238.42
4	128	219.59	153.09	262.63	34	104	178.42	124.38	213.39	64	230.69	395.76	275.91	473.33	94	116.2	199.35	138.98	238.42
5	128	219.59	153.09	262.63	35	96.26	165.14	124.38	213.39	65	160.52	275.38	191.98	329.36	95	116.2	199.35	138.98	238.42
6	128	219.59	153.09	262.63	36	112.24	192.56	124.38	213.39	66	119	204.15	142.32	244.17	96	116.2	199.35	138.98	238.42
7	128	219.59	153.09	262.63	37	119.98	205.83	124.38	213.39	67	119	204.15	142.32	244.17	97	161.58	277.2	193.25	331.53
8	128	219.59	153.09	262.63	38	119.98	205.83	124.38	213.39	68	119	204.15	142.32	244.17	98	161.58	277.2	193.25	331.53
9	128	219.59	153.09	262.63	39	119.98	205.83	124.38	213.39	69	119	204.15	142.32	244.17	99	116.2	199.35	138.98	238.42
10	127.24	218.29	152.18	261.07	40	119.98	205.83	124.38	213.39	70	119	204.15	142.32	244.17	100	116.2	199.35	138.98	238.42
11	211.34	362.57	252.76	433.63	41	111.07	190.55	124.38	213.39	71	119	204.15	142.32	244.17	101	116.2	199.35	138.98	238.42
12	118.57	203.42	141.81	243.28	42	112	192.14	124.38	213.39	72	119	204.15	142.32	244.17	102	116.2	199.35	138.98	238.42
12A	118.72	203.67	141.99	243.59	43	112	192.14	124.38	213.39	73	119	204.15	142.32	244.17	103	136.77	234.64	163.58	280.63
14	118.87	203.93	142.17	243.9	44	112	192.14	124.38	213.39	74	119	204.15	142.32	244.17	104	116.2	199.35	138.98	238.42
15	119.02	204.19	142.35	244.21	45	112	192.14	124.38	213.39	75	119	204.15	142.32	244.17	105	116.2	199.35	138.98	238.42
16	119.17	204.44	142.53	244.52	46	112	192.14	124.38	213.39	76	366.7	629.1	438.57	752.4	106	116.2	199.35	138.98	238.42
17	119.32	204.7	142.71	244.82	47	114.86	197.05	124.38	213.39	77	112	192.14	133.95	229.8	107	116.2	199.35	138.98	238.42
18	119.47	204.96	142.89	245.13	48	313.44	537.73	124.38	213.39	78	112	192.14	133.95	229.8	108	164.97	283.02	197.3	338.49
19	112.24	192.56	134.24	230.3	49	137.02	235.07	124.38	213.39	79	112	192.14	133.95	229.8	109	164.97	283.02	197.3	338.49
20	119.98	205.83	143.5	246.18	50	113.5	194.72	124.38	213.39	80	112	192.14	133.95	229.8	110	116.2	199.35	138.98	238.42
21	119.98	205.83	143.5	246.18	51	119.42	204.87	124.38	213.39	81	112	192.14	133.95	229.8	111	116.2	199.35	138.98	238.42
22	119.98	205.83	143.5	246.18	52	114.27	196.04	124.38	213.39	82	112	192.14	133.95	229.8	112	116.2	199.35	138.98	238.42
23	309.07	530.23	369.65	634.16	53	114.66	196.71	124.38	213.39	83	112	192.14	133.95	229.8	113	116.2	199.35	138.98	238.42
24	123.52	211.91	147.73	253.44	54	115.04	197.36	124.38	213.39	84	112	192.14	133.95	229.8	114	116.2	199.35	138.98	238.42
25	104	178.42	124.38	213.39	55	115.39	197.96	124.38	213.39	85	112	192.14	133.95	229.8	115	141.66	243.03	169.43	290.66
26	104	178.42	124.38	213.39	56	115.78	198.63	124.38	213.39	86	112	192.14	133.95	229.8	TOTAL	14556.68	24973	17409.79	29867.71
27	104	178.42	124.38	213.39	57	116.16	199.28	124.38	213.39	87	112	192.14	133.95	229.8					
28	104	178.42	124.38	213.39	58	116.55	199.95	124.38	213.39	88	112	192.14	133.95	229.8					
29	104	178.42	124.38	213.39	59	116.93	200.6	124.38	213.39	89	112	192.14	133.95	229.8					
30	104	178.42	124.38	213.39	60	117.32	201.27	124.38	213.39	90	136.26	233.76	162.97	279.58					



An aerial night view of a city, likely Dubai, featuring a multi-lane highway with light trails from traffic. In the background, a dense skyline of illuminated skyscrapers is visible against a dark sky. The foreground shows a well-lit road and some greenery.

# The 606

## Your Strategic Gateway to a Future-Ready Investment.

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Luxury with Legacy.

**DHOLERA**<sup>®</sup>

**NIRMAN GROUP**

YOUR TRUST, OUR COMMITMENT

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