

**WORLD'S BIGGEST AND INDIA'S 1<sup>ST</sup> GREENFIELD SMART CITY**



**PRESENTS :-**

**FIONA RESIDENCY**

*A Residential Project*



**Metro Rail**



**Central Spine**



**Lithium-ION Battery  
Plant by TATA GROUP**

# DHOLERA SIR AN INVESTMENT OPPORTUNITY

## REASON FOR INVESTMENT IN DHOLERA (SIR)

- India's First Platinum Rated ISO 37120 Compliance Smart City.
- Biggest Urban Development Project in World.
- Total Area 920 Sq.kms. a Green Field Location
- Developable Area : 580 Sq.kms.
- High Access Corridor : City Center, Industrial, Logistic, Knowledge & IT, Recreation & Sports, Entertainment
- World-class infrastructure & connectivity : Within & outside
- Central spine express way & Metro Rail to link with SIR and Mega Cities
- Airport in the vicinity
- Proximity to Mega Cities : Ahmedabad, Bhavnagar, Vadodara
- Capable to cater to both International & Domestic Market
- Logistic support of the Dedicated Freight Corridor (DFC)
- Benefits of the high impact Delhi Mumbai Industrial Corridor (DMIC)
- Public investment in core infrastructure

## NEW GUJARAT WITHIN GUJARAT

"Gujarat with its all inclusive, sustainable and rapid growth is emerging as a global preferred place to live in and do business"

"Gujarat has had a strong industrial base. In recent years, it has made an impressive progress from Industrial clusters and estates & Special economic zones. Now it Graduates to Special Investment Regions. Dholera SIR will be a reality before you can forecast. It will be New Gujarat Within Gujarat.



*Narendra Modi - Prime Minister of India.*

# Dholera SIR Latest News

### 4 લાખથી વધુ MSME ને 70 હજાર કરોડનો ફાયદો, કુશળી 800 કંપનીને રાજ્ય અને દેશવહી અરેટમાં લાભ આપશે

## રાજસ્થાન પત્રિકા

ગ્રીન ફોર્જને કો તેજાવો કર રહી ગયાના, કોર્પોરા, અગ્રીમીકા કી કંપનીઓ કો ગુજરાત ને નિવેશ કરને વાઝ અમરંગના

## Tata Group to set up ₹4,000cr lithium-ion battery plant

**Atmehabad:** In a major push to electric mobility in Gujarat, Tata Group has committed an investment of Rs 4,000 crore to set up a lithium-ion battery plant in Dholera Special Investment Region (DSIR) in Gujarat. According to a senior state government official, the company has already acquired a land parcel of 126 acre in Dholera.

"Tata Group has already made an announcement to set up a lithium-ion battery manufacturing unit. They have procured land of 126 acres and in the first phase, the company will make an investment of Rs 1,000 crore," said Jaiprakash Shrivastava, managing director, Dholera Industrial City Development Limited (DIDCL), while interacting with media persons on the sidelines of Gujarat Aviation Conclave organized by Confederation of Indian Industry (CII) in Ahmedabad on Thursday.

Shrivastava said that the ultimate manufacturing capacity would be 10 giga watts (GW).

"Government of India will soon roll out policy incentives for battery manufacturers for electric vehicles. In fact, incentives for capacities up to 80GW will also be offered. This will be a further push for investments in this sector," he explained.

According to the IAS of Dholera, it is an ideal destination for manufacturing of batteries. "DSIR fulfills all the key parameters making it ideal for battery manufacturing. We are offering tillo-cleared land with ready process, in addition to necessary infrastructure to make the plug-and-play system for upcoming units. Moreover, we are also in a position to offer the cheapest power tariff," said Shrivastava.

"Tarent Power will be providing electricity to the unit at Rs 4.65 per unit. Affordable power cost is a crucial factor for battery manufacturing because it involves power-intensive operations. If power costs are up, battery prices will further go up. With all these parameters in place, we expect to bring in investment from battery manufacturers in this sector," he added.

A senior government official confirmed that a special E-Mobility Conclave is being planned by DIDCL by the end of this month, wherein NITI Aayog CEO, Anandih Kant, would be the keynote speaker.



## DHOLERA-1 AHMEDABAD HIGHWAY WILL SLASH THE TRAVEL TIME BY HALF.



## 1000 એકર વિસ્તારમાં સ્વભૂત એન્યુક્લિયર ઇન્ફ્રાસ્ટ્રક્ચર અમદાવાદ-ધોલેરા વચ્ચે 9 લેનનો એક્સપ્રેસ હાઈવે દોઢ વર્ષમાં પૂરો થશે

અમદાવાદ-ધોલેરા વચ્ચે 1000 એકર વિસ્તારમાં સ્વભૂત એન્યુક્લિયર ઇન્ફ્રાસ્ટ્રક્ચર અમદાવાદ-ધોલેરા વચ્ચે 9 લેનનો એક્સપ્રેસ હાઈવે દોઢ વર્ષમાં પૂરો થશે. આ હાઈવેના અંતર માત્ર એક કલાકમાં પૂર્ણ કરી શકાશે. 4000 મેગાવૉટના સૌધાર પ્રોજેક્ટ પરી 300 મેગાવૉટનું કામ શરૂ કરવામાં આવ્યું છે. આ હાઈવેના અંતર માત્ર એક કલાકમાં પૂર્ણ કરી શકાશે. 4000 મેગાવૉટના સૌધાર પ્રોજેક્ટ પરી 300 મેગાવૉટનું કામ શરૂ કરવામાં આવ્યું છે.

## A CITY THAT IS DESIGNED TO SURPASS GLOBAL STANDARDS. DHOLERA

## RAW WATER TREATED AT WATER TREATMENT PLANT OF 50 MLD.



## ધોલેરા બનતો દેશનું પહેલું એરક્રાફ્ટ મેન્યુફેક્ચરિંગ યુનિટ

2.8 બિલિયન ડોલરની વર્થ ડીલ એરબસ અને ટાટા ઓડિયાન ઇન્ડિયાના ડિવિઝન સાથે ભાગીને બનાવતો ભારતીય હોના બંધે એરક્રાફ્ટ

ધોલેરા બનતો દેશનું નંબર 1 સિટી અને ગુજરાતનું નામ આપી દુનિયામાં ચમકશે

## SOLAR POWER CAN HELP MAKE INDUSTRIES TRULY SELF SUSTAINABLE.

35% CHEAPER THAN OTHER INDUSTRIAL AREAS.

## OUT OF THE 5000 MW SO DHOLERA 1000 MW ALREADY AWARDED TO:

YATA, ZENA, ReNew, TEQ

## DHOLERA SIR, the next global semiconductor fabrication hub in India

## DHOLERA HAS THE LOWEST POWER TARIFF, 35% CHEAPER THAN OTHER INDUSTRIAL AREAS.

## ધોલેરા સિટી ભવિષ્યમાં અમદાવાદ કરતાં મોટું બનશે

1000 MW ALREADY AWARDED TO: YATA, ZENA, ReNew, TEQ

## DHOLERA SERVES AS AN IDEAL HUB FOR EV MANUFACTURERS.

## ધોલેરા સિંગાપુર કરતાં મોટું સ્માર્ટ સિટી બનશે !

## વેનિસની જેમ આખા ધોલેરામાં હોડકાં ફરશે : દિવાસ્વપ્નો બતાવતાં રૂપાણી

ધોલેરા સિંગાપુર કરતાં મોટું સ્માર્ટ સિટી બનશે ! વેનિસની જેમ આખા ધોલેરામાં હોડકાં ફરશે : દિવાસ્વપ્નો બતાવતાં રૂપાણી

## ધોલેરાના 1,000MW પ્રોજેક્ટમાં ટાટા પાવર 250MWમાં વિજેતા

કંપનીએ બિડમાં પ્રતિ યુનિટ રૂ.7.5નો ટેરિફ ઓફર કર્યો

## ધોલેરામાં દેશની પ્રથમ ખાનગી એરક્રાફ્ટ મેન્યુફેક્ચરિંગ ફેસિલિટી થશે

1428 એકર વ્યાપી એરક્રાફ્ટ મેન્યુફેક્ચરિંગ યુનિટ

## UNINTERRUPTED POWER SUPPLY FROM DAY 1 WITH 99.9% RELIABILITY.

## વધુમાં વધુ કંપની ગુજરાત આવે તેવા પ્રયાસ

## DHOLERA Ease of Doing Business with Plug & Play approach



# PROJECT AMENITIES



## Attractive Entrance Gate



Security Guard



Road & Street Lights



CCTV Camera



Children Park



Joggers Park



Boundry Wall



Tree Plantation



Electricity



Senior Citizen Park



Water Supply



Entrance Gate



**FIONA RESIDENCY**

A Residential Project

# LIVE WORK PROGRESS IN DHOLERA SMART CITY





Activation Area



New Dholera



Industrial Park



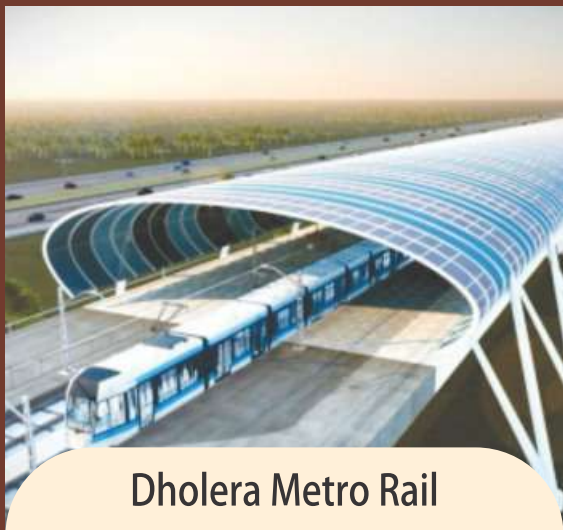
Ahmedabad - Dholera Express Way



Dholera International Airport



ABCD Building



Dholera Metro Rail



Solar Park



Restaurants & Recreation Areas



Swaminarayan & Jain Temple

## KEY PLAN



Gallops Fedara

TO AHMEDABAD

TO SURAT

PIPALI

NAVAGAM



DHOLERA INTERNATIONAL AIRPORT

SIR Entrance

Dholera SIR Boundary

Dhandhuka - Dholera Road

900 Mtr

DHOLERA MAIN CIRCLE

ABCD Building

DHOLERA VILLAGE

TO BHAVNAGAR

## FIONA RESIDENCY

A Residential Project



# FIONA RESIDENCY

A Residential Project

### Corporate office :



1007, Block-A, 10th floor, Safal Solitaire  
Nr. Divya Bhaskar Press,  
S.G. Road, Makarba, Ahmedabad-380051 Gujarat.

### Branch office :



4-7. Sajni Complex, Opp. Surya Complex, Nr. Anuvrat Dwar,  
City Light, Surat.

### Branch office :



A-710 , Infinity Tower, Near Ramada Hotel,  
Corporate Road, Prahladnagar, Ahmedabad

### Office at Dholera :



Riddhi Siddhi Complex, Port Road, Dholera

### Office at Anand :



Pacificus Infra, 404- Virani Chambers,  
Near Canara Bank, Gamdi Vad, Anand-388001

### Site Address :



Rojka, ABCD Building Road, Dhandhuka Highway,  
Dholera

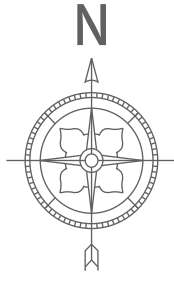
### Booking No. :



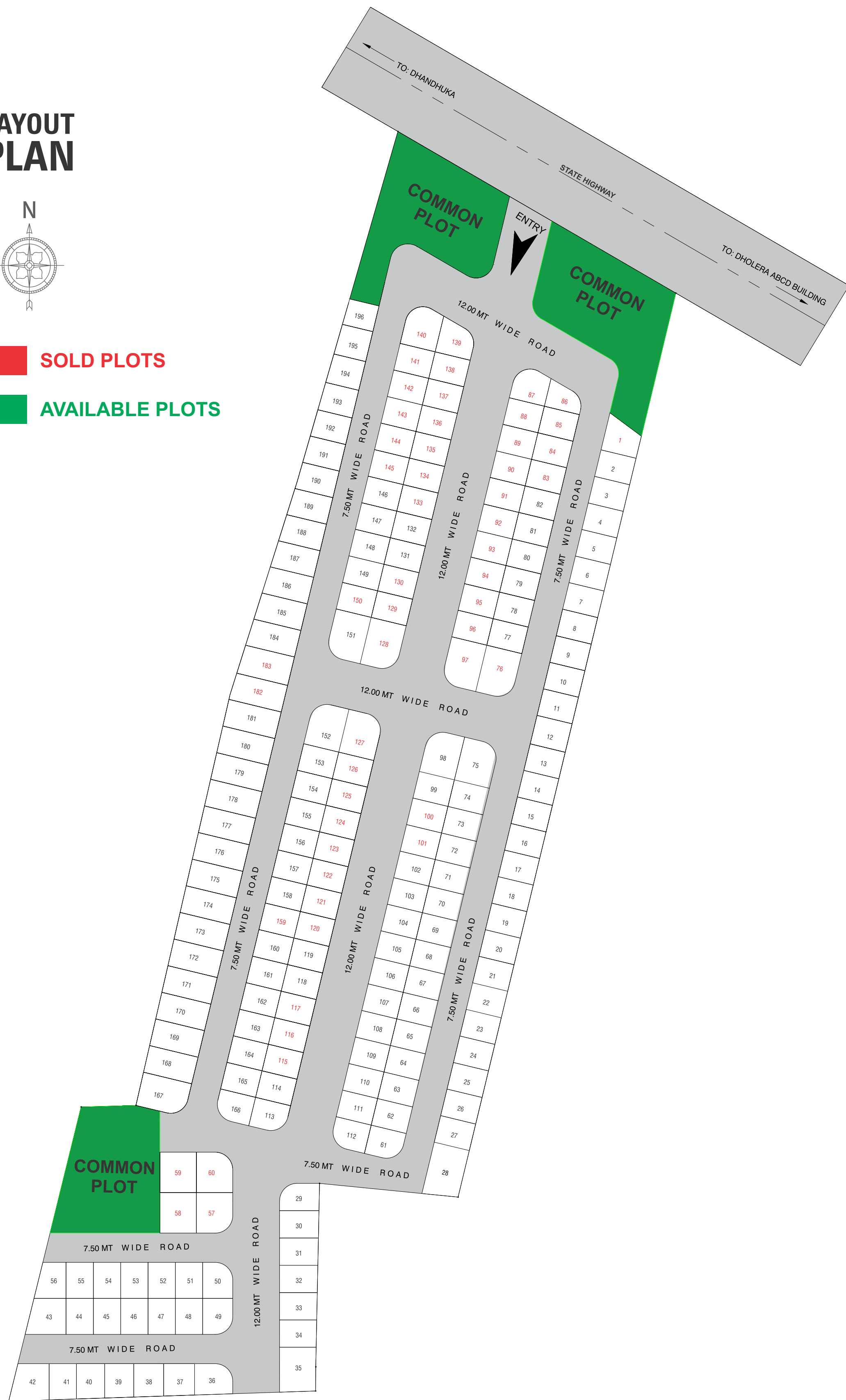
+91 87 11 98 98 98  
+91 98 79 54 21 24



# LAYOUT PLAN



**SOLD PLOTS**  
**AVAILABLE PLOTS**



# FIONA RESIDENCY

A Residential Project

## AREA TABLE

PLOT NO	PLOT AREA IN SQ.YARD	PLOT NO	PLOT AREA IN SQ.YARD	PLOT NO	PLOT AREA IN SQ.YARD	PLOT NO	PLOT AREA IN SQ.YARD
1	128.35	50	116.49	99	115.33	148	115.33
2	115.33	51	115.33	100	115.33	149	115.33
3	115.33	52	115.33	101	115.33	150	115.33
4	115.33	53	115.33	102	115.33	151	187.52
5	115.33	54	115.33	103	115.33	152	172.03
6	115.33	55	115.33	104	115.33	153	115.33
7	115.33	56	116.73	105	115.33	154	115.33
8	115.33	57	161.96	106	115.33	155	115.33
9	115.33	58	173.08	107	115.33	156	115.33
10	115.33	59	173.08	108	115.33	157	115.33
11	115.33	60	161.96	109	115.33	158	115.33
12	123.58	61	115.33	110	115.33	159	115.33
13	115.33	62	115.33	111	115.33	160	115.33
14	115.33	63	115.33	112	112.83	161	115.33
15	115.33	64	115.33	113	109.59	162	115.33
16	115.33	65	115.33	114	115.33	163	115.33
17	115.33	66	115.33	115	115.33	164	115.33
18	115.33	67	115.33	116	115.33	165	115.33
19	115.33	68	115.33	117	115.33	166	115.64
20	115.33	69	115.33	118	115.33	167	188.83
21	115.33	70	115.33	119	115.33	168	159.07
22	115.33	71	115.33	120	115.33	169	160.09
23	115.33	72	115.33	121	115.33	170	161.12
24	115.33	73	115.33	122	115.33	171	162.01
25	115.33	74	115.33	123	115.33	172	163.05
26	115.33	75	175.47	124	115.33	173	163.96
27	115.33	76	190.97	125	115.33	174	164.98
28	212.42	77	115.33	126	115.33	175	165.92
29	113.32	78	115.33	127	172.03	176	166.83
30	125.35	79	115.33	128	187.52	177	167.87
31	123.47	80	115.33	129	115.33	178	168.78
32	121.60	81	115.33	130	115.33	179	169.83
33	119.96	82	115.33	131	115.33	180	170.74
34	118.10	83	115.33	132	115.33	181	171.80
35	188.70	84	115.33	133	115.33	182	169.76
36	126.97	85	115.33	134	115.33	183	175.94
37	116.40	86	87.17	135	115.33	184	157.98
38	115.37	87	129.04	136	115.33	185	151.96
39	115.26	88	115.33	137	115.33	186	145.89
40	115.33	89	115.33	138	115.33	187	139.93
41	114.57	90	115.33	139	118.40	188	133.83
42	154.59	91	115.33	140	167.35	189	127.74
43	154.11	92	115.33	141	115.33	190	122.56
44	115.33	93	115.33	142	115.33	191	118.42
45	115.33	94	115.33	143	115.33	192	114.67
46	115.33	95	115.33	144	115.33	193	115.39
47	115.33	96	115.33	145	115.33	194	115.28
48	115.33	97	187.52	146	115.33	195	115.37
49	116.49	98	172.03	147	115.33	196	138.90