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& INFRA TECH LLP

PEACH

— RESIDENCY —



RESIDENTIAL & COMMERCIAL PLOT

DHOLERA SIR

KASINDRA



About

Dholera Smart City is India's future-ready infrastructure hub under Dholera SIR, offering government-approved plots with 100% legal clearance, high growth potential, and projected ROI of 5x in next 5 years. The focus is to attract serious investors looking for secure and high-growth real estate opportunities.

— RESIDENCY —

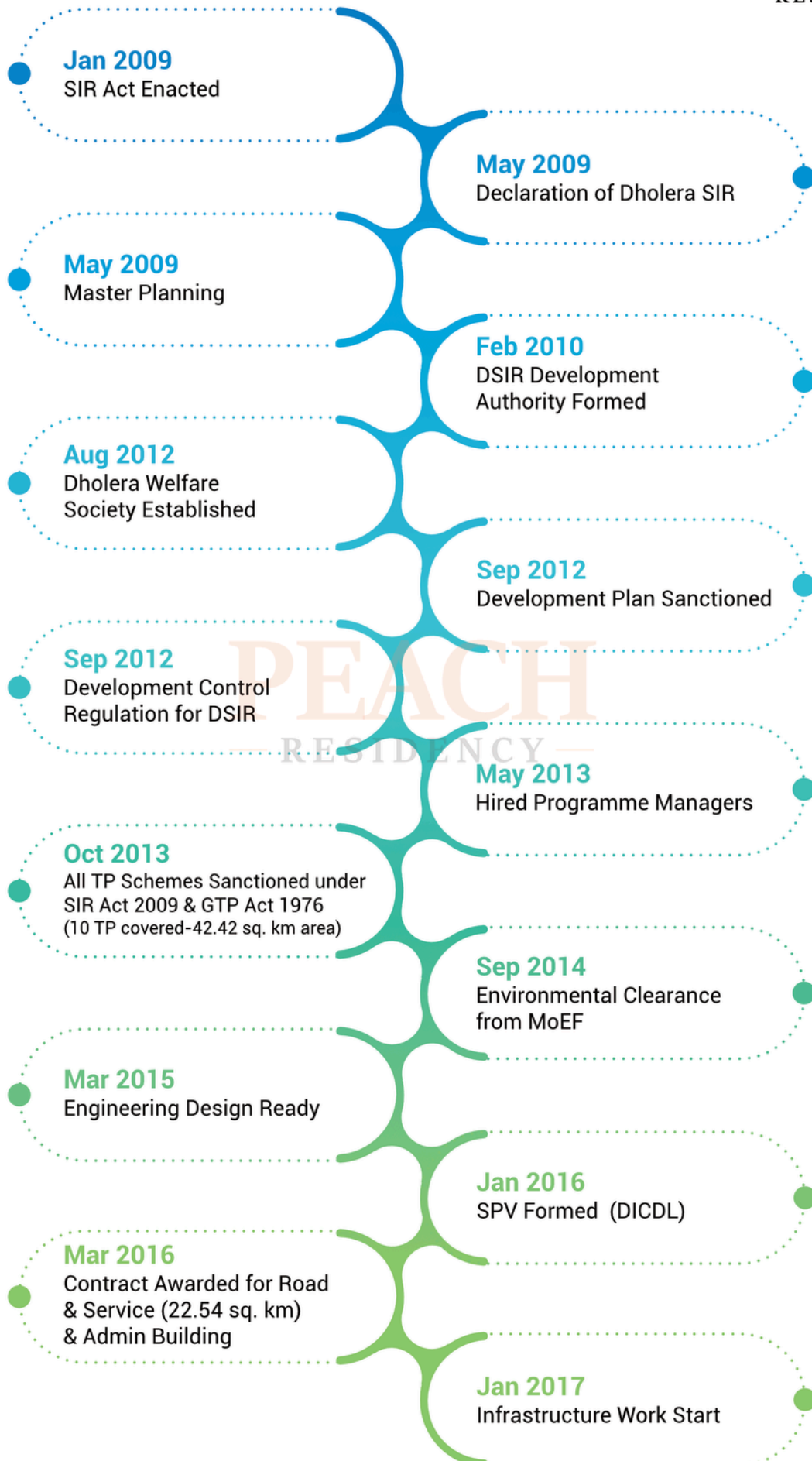


Why Dholera SIR?

- ✓ India's Largest Greenfield Smart City
- ✓ India's First Semiconductor Hub
- ✓ Express Highway Connectivity
- ✓ Proposed Monorail Network
- ✓ Larger than Shanghai & Dubai
- ✓ Dedicated Express Corridor
- ✓ Government-Backed Infrastructure
- ✓ High Appreciation Potential
- ✓ Strong Investor Demand



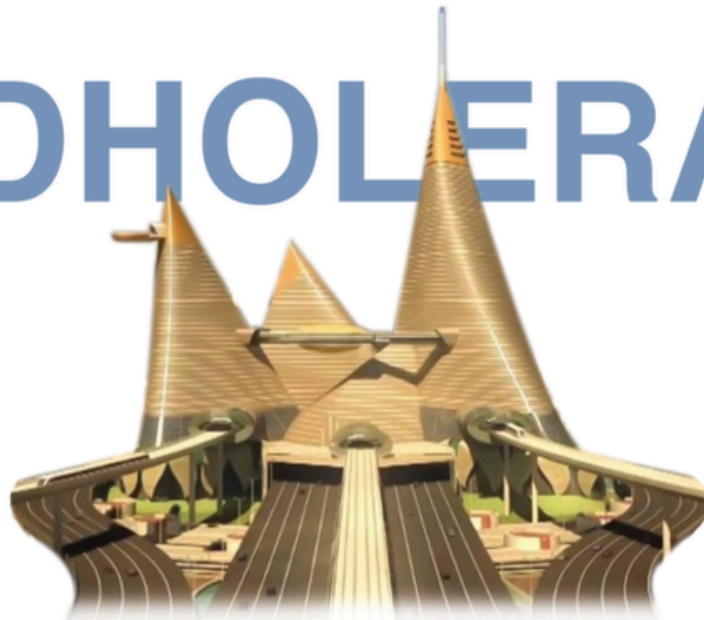
Dholera SIR Timeline



Dholera SIR Timeline



DHOLERA





DHOLERA SIR

India's First Greenfield Smart City



DEVELOPMENT



HIGH IN CLASS



OPPORTUNITY



LIVE-WORK-PLAY



EFFICIENT INFRA.



REVOLUTIONARY



A NEW ERA

About DICDL

- DICDL is a Joint Venture of Government of India (DMICDC) + Government of Gujarat (DSIRDA).
- SPV responsible for initial project development and implementation.
- Comprehensive, post development, city management structure being evolved.
- India-UAE Growth Corridor, aiming to double bilateral trade to \$200 billion by 2032.



Ease of Governance

Dholera Industrial City has a single window system in place to streamline G2B (Government to Business) interactions.



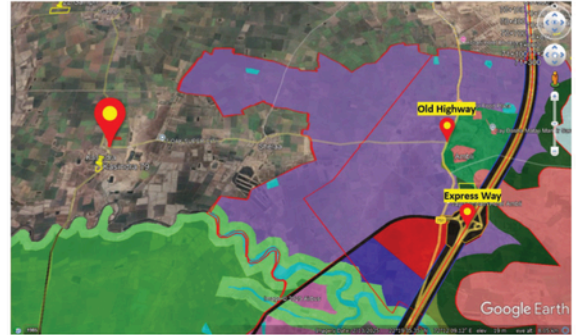
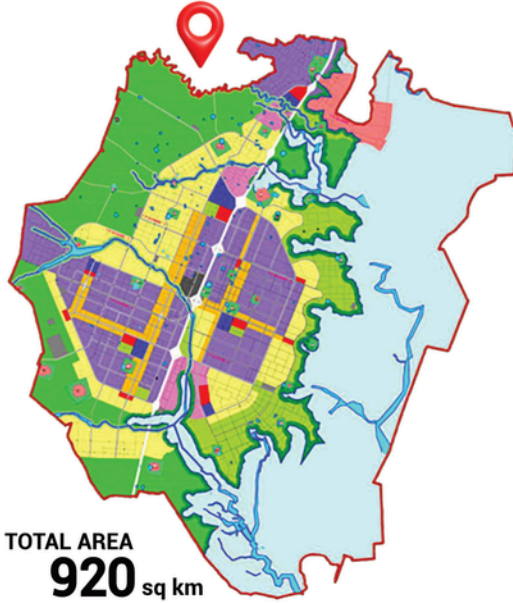


DP Dholera SIR

Peach Residency

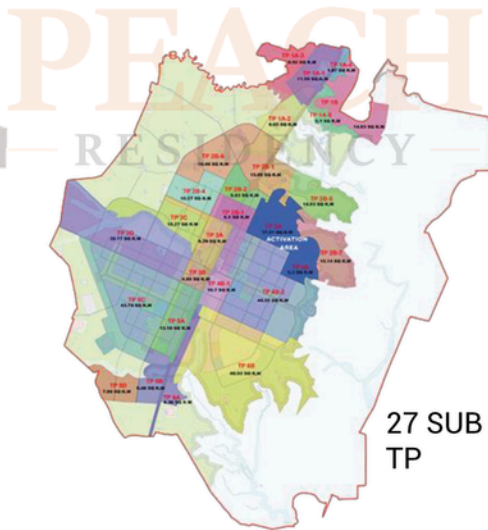
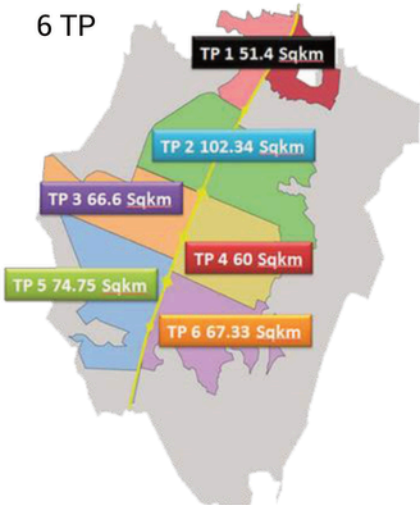
LEGEND

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

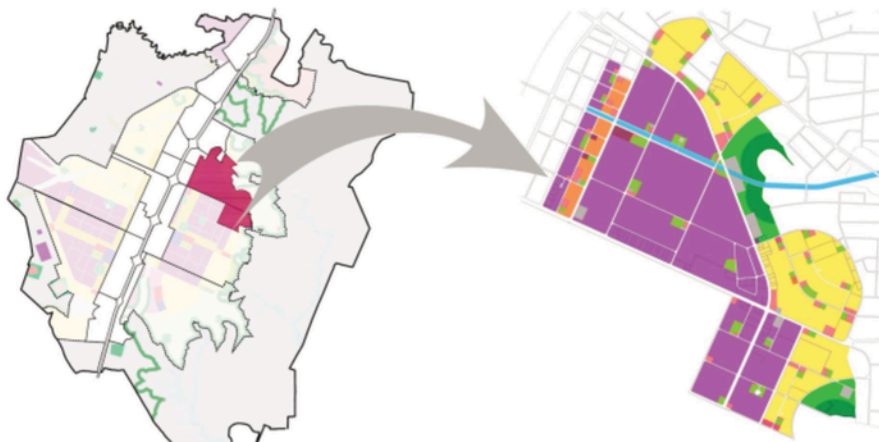


Town Planning Dholera SIR

6 TP

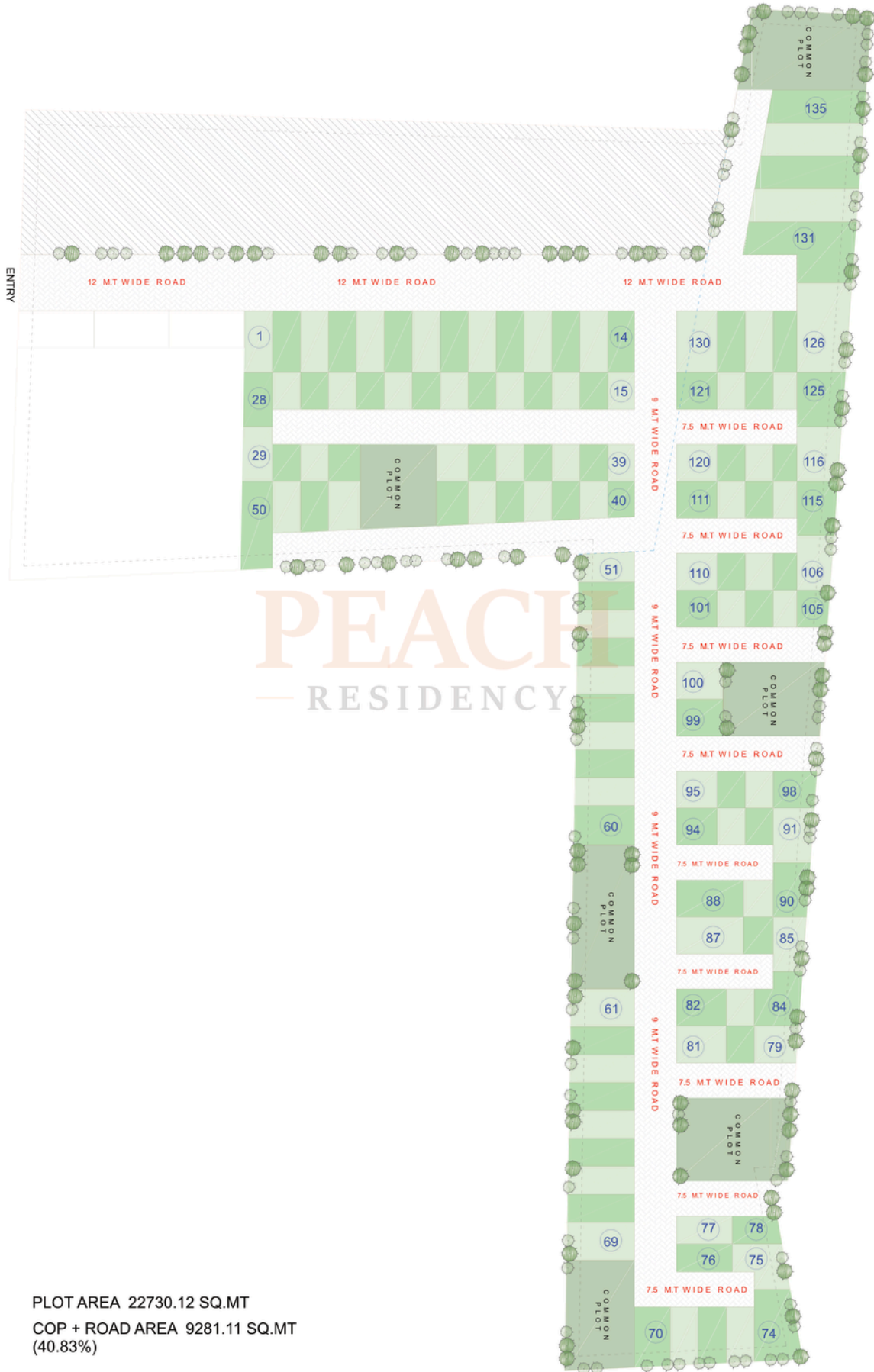


ACTIVATION AREA



Dholera SIR (TP1 to TP6)

Activation Area, TP Scheme 2A and 4A
5600 Acres



PLOT AREA 22730.12 SQ.MT
COP + ROAD AREA 9281.11 SQ.MT
(40.83%)

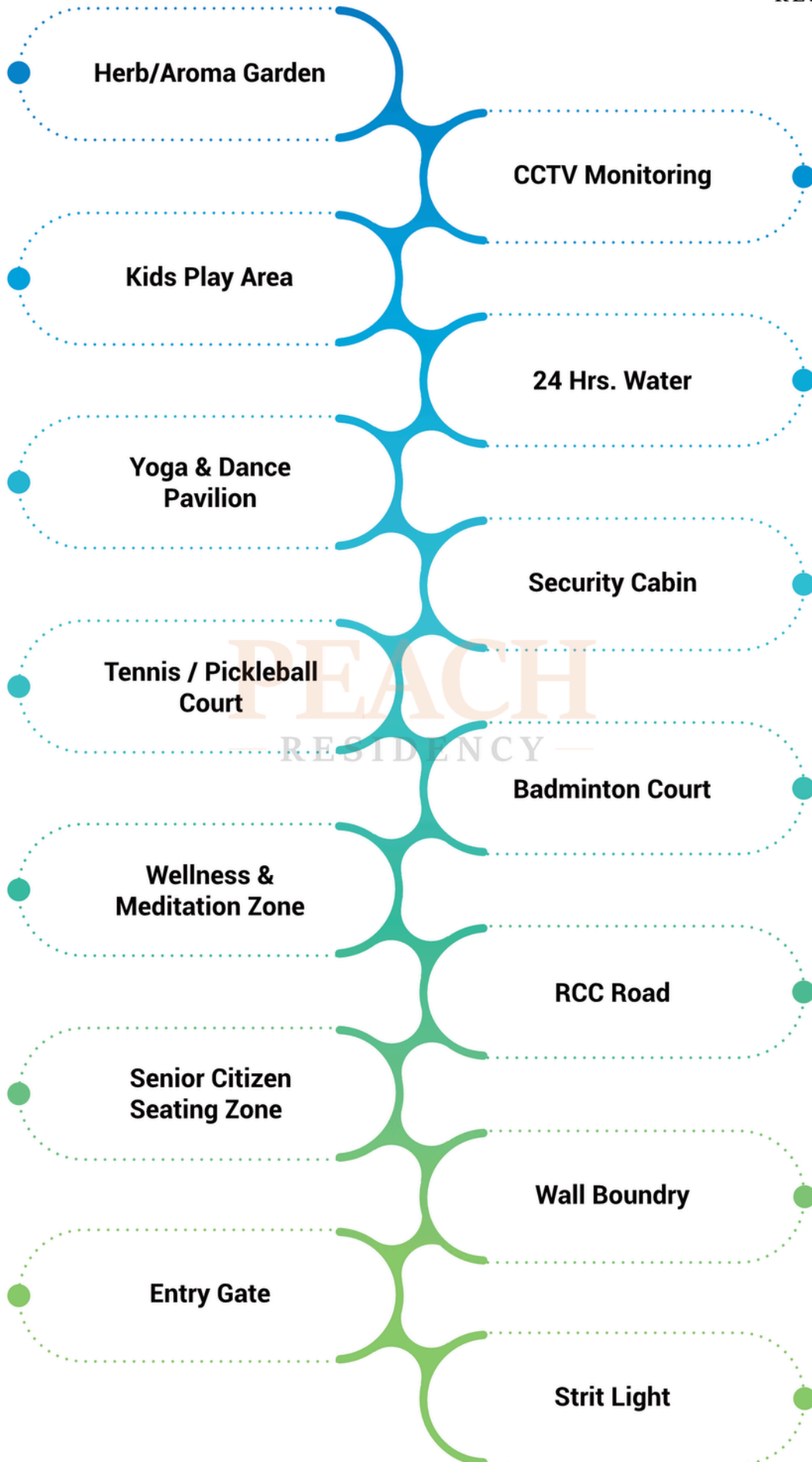


Global Amenities



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DHOLERA MASTER PLAN

Land Price for Per Sq. Yd.



RESIDENTIAL PLOT

Plot Price:
150 Sq.yd. - 300 Sq.yd.

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COMMERCIAL PLOT

Plot Price:
150 Sq.yd. - 300 Sq.yd.

DHOLERA MASTER PLAN

Land Price for Per Sq. Yd.

Commercial Zone	Area in Sq. Yd.	Budget
High Access Corridor	7,000 - 11,000 per sq. yd.	5 Crore to 15 Crore
City Centre	9,000 - 12,000 per sq. yd.	10 Crore to 20 Crore
Knowledge and IT	7,000 - 12,000 per sq. yd.	10 Crore to 20 Crore
Tourism Resorts	2,500 - 4,000 per sq. yd.	2 Crore
Recreation, Sports & Entertainment	2,500 - 4,000 per sq. yd.	2 Crore

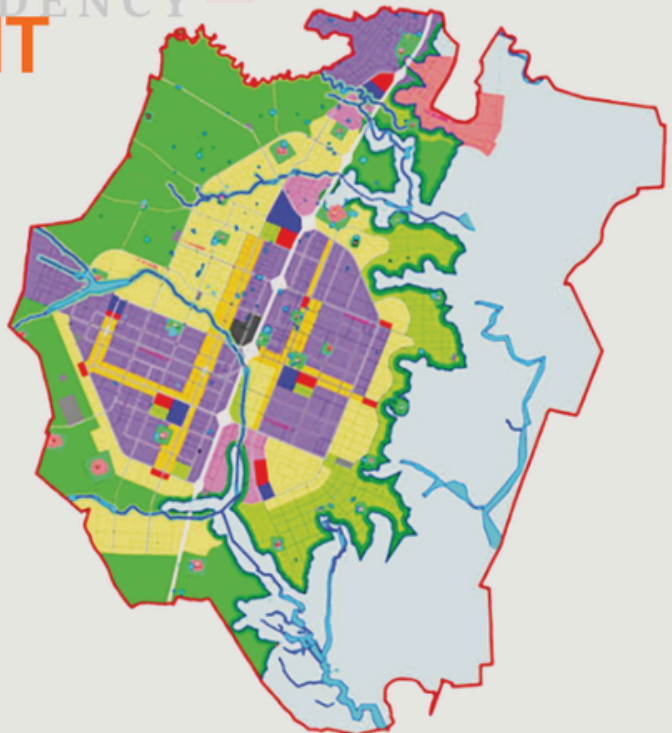
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BEST INVESTMENT LOCATION

INVEST

Next @ 5 Year

5x Growth



Residential

Commercial

PEACH

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PRE-LAUNCHING SOON

COMING SOON

Strategically located for
maximum connectivity & value:

- ✓ **500 m** from SIR Boundary
- ✓ **7 km** from Activation Area
- ✓ **6 km** from Dholera Circle
- ✓ **10 km** from Airport
- ✓ **5 km** from Express Highway
- ✓ **1.5 km** from Industrial Area
- ✓ **7 km** from Tata Semiconductor Plant

Plot Sizes
150-260
Sq.Yard

PRICE

9,999
per Sq. Yard



KASINDRA

Limited pre-launch bookings now open

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Where location meets opportunity.

OWN A PREMIUM PLOT

NEAR THE FUTURE OF INDIA



Prime
Location
Advantage



Premium Gate
& Community
Living



Near Express
Highway
Connectivity



Close to
Airport &
Activation Area



High Return
Investment
Potential



LOCATION
KASINDRA

PLOT SIZES:
150-260
SQ. YARD

Pre-Launching Price:
9,999/- Sq. Yard

Just 10 Mins From Iconic ABCD Building

NA | NOC APPROVED | TITLE CLEAR



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DHOLERA SIR SMART CITY

Building India's First Greenfield
SMART CITY & INDUSTRIAL HUB

TRUSTED BY INDIA'S LEADING GIANTS

adani

Adani Group

Investment:
Airport &
Aero City

TATA

Tata Projects

Investment:
Water Supply &
Infrastructure

vedanta

Vedanta Group

Investment:
Semiconductor &
Display Fab Unit



Reliance

Reliance Industries

Investment:
Renewable Energy
Projects

TORRENT
POWER

Torrent Group

Investment:
Power & Gas
Distribution



**Larsen & Toubro
(L&T)**

Investment:
Industrial Infrastructure

JINDAL
STEEL & POWER

**Jindal Steel &
Power**

Investment:
Steel Manufacturing

JSW Steel

JSW Group

Investment:
Industrial
Development

AM/NS
INDIA

AM/NS India

Investment:
Steel Manufacturing
Facility

DAIKIN

Daikin India

Investment:
Manufacturing Plant



Epsilon Group

Investment:
Township
Development

Welspun

Welspun Group

Investment:
Textile
Manufacturing



WHY COMPANIES ARE INVESTING IN DHOLERA



STRATEGIC LOCATION

Well-connected to
highways, rail, sea & air



SUSTAINABLE DEVELOPMENT

India's most advanced
smart city vision



HIGH GROWTH POTENTIAL

Massive opportunities
in real estate & industry



Gujarat Budget 2026: ₹610 crore for Dholera infrastructure



DeshGujarat

Gandhinagar: Finance Minister Kanubhai Desai proposed 610 crore for trunk infrastructure development at Dholera Special Investment Region (SIR).



Source: DeshGujarat

The budget highlighted the emerging semiconductor manufacturing ecosystem at Dholera and Sanand, which the government said is positioning Gujarat prominently in global chip manufacturing and supporting India's push for semiconductor self-reliance.

Authorities expect the hubs to attract high-technology industries and skilled employment in electronics manufacturing.

Under Phase-1 of the Logistics and Trunk Infrastructure Project at Dholera SIR, the government will invest 610 crore, including funding from the Developed Gujarat Fund.

THE TIMES OF INDIA

Adani Group to invest ₹3 lakh crore in Dholera data centre

Gandhinagar
Report: d.ave@timesgroup.com

Gujarat: Adani Group plans to invest nearly ₹3 lakh crore to set up a massive data centre hub in Dholera smart city, close to Gandhinagar. A state official said Adani will set up 1,000 MW of data centre capacity over the next 7-10 years.



Billionaire industrialist Gautam Adani to invest big in Dholera | TOI Photo

THE HUB: Dholera industrialist Gautam Adani's data centre investment of nearly ₹3 lakh crore into data months, and sectors envisage plans has expected to caping 301 yeep data centres.

The total investments in Dholera's data centre sector are expected to surpasses of the next part with months are the next part of heavy investment in the mega hub.

The hiata satineager, pisy Agolrest ctro data execton-surrmt ₹4 lakh crore in a

Gujarat's Dholera to become large data centre powerhouse

GUJARA: Adani Group plans to invest nearly ₹3 lakh crore to set up a massive data centre hub in Dholera smart city, close to Gandhinagar. A state official said Adani will set up 1,000 MW of data centre capacity over the next 7-10 years.

Source: The Times of India

ધોલેરા માટે ઐતિહાસિક પગલું: ભારત-યુએઈ વચ્ચે ચાર મહત્વપૂર્ણ કરાર

Source: Divya Bhasker

દિવ્ય ભાસ્કર

દેશનું સંસ્કાર વાન સમકાર-પૂર્વ

ભારત-યુએઈ વચ્ચે સંરક્ષણથી માંડીને ન્યુક્લિયર ટેકનોલોજીના કરાર યુએઈની મદદથી ધોલેરામાં ઈન્ટરનેશનલ એરપોર્ટ, મેઈન્ટેનન્સ-રિસર્ચ સેન્ટર બનશે

■ યુએઈની સૌથી મોટી બેન્ક ફિફ્ટ સિટીમાં ઓફિસ શરૂ કરશે

એપ્રિલ 1 નાંચી દિલ્લી

ભારત અને યુએઈ વચ્ચે સોમવારે ઉચ્ચ સ્તરીય બેઠકમાં બંને દેશો માટે મહત્વના નિર્ણયો લેવાયા હતા. દિલ્લીમાં યોજાયેલી આ બેઠકમાં રાષ્ટ્રપતિ શેખ મોહમ્મદ બિન ઝાયેદ અલ નાહયાન પણ હાજર હતા. આ બેઠકમાં બંને દેશોએ ગુજરાતના ધોલેરામાં સ્થાપિત ઈ-નેસ્ટમેન્ટ રિજન વિકસાવવા માટે હસ્તાક્ષર કર્યા છે. આ પહેલ હેઠળ આંતરરાષ્ટ્રીય એરપોર્ટ, પાવલટ ટ્રેનિંગ સ્કૂલ, ગ્રીનફિલ્ડ પોર્ટ, એમઆરઓ ફેસિલિટી અને સ્માર્ટ અર્બન ટાઉનશિપ જેવા પ્રોજેક્ટ્સ હાથ ધરાશે. આ ઉપરાંત, ગાંધીનગર ...અનુસંધાન પાના નં. 11

ભારત-UAE વચ્ચે ચાર મહત્વપૂર્ણ કરાર



યુએઈના પ્રમુખ શેખ મોહમ્મદ બિન ઝાયેદ અલ નાહયાન સાથે પીએમ મોદી.

રોય સેક્ટર: સ્પેસ ઈન્ફ્રાસ્ટ્રક્ચર વિકસાવવા માટે બંને દેશો નવા લોન્ચ કોમ્પ્લેક્સ, સેટેલાઈટ ફેબ્રિકેશન સુવિધાઓ અને સ્પેસ એકેડેમી સ્થાપવા પર કામ કરશે.

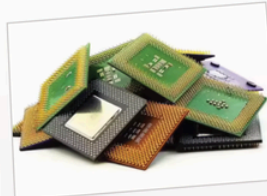
ફિફ્ટેન્સ: ભારત અને યુએઈએ 'સ્ટ્રેટેજિક ડિફેન્સ પાર્ટનરશિપ' કરાર કર્યા. ડિફેન્સ ઈન્ડસ્ટ્રીયલ કોલેબરેશન, સાયબર સ્પેસ ટ્રેનિંગ, સ્થાપિત ઓપરેશન્સ અને કાઉન્ટર ટેરરિઝમમાં સહયોગ વધારાશે. LNG સીલ: હિન્દુસ્તાન પેટ્રોલિયમ કોર્પોરેશન લિમિટેડ અને અબુ ધાબી નેશનલ ઓઈલ કંપની ગેસ વચ્ચે 10 વર્ષ માટે LNG ખરીદીનો કરાર થયો છે. 2028થી વાર્ષિક 0.5 મિલિયન મેટ્રિક ટન ગેસ પૂરો પડાશે.

ન્યુક્લિયર ટેકનોલોજી: મોટા ન્યુક્લિયર રિએક્ટર્સ અને સ્મોલ મોડ્યુલર રિએક્ટર્સ સહિત અદ્યતન પરમાણુ તકનીકોમાં સહયોગ સાધવા સમજૂતી સધાઈ

Tokyo Electron to set up office in Dholera to aid semiconductor projects

Source: The Economic Times

ET THE ECONOMIC TIMES



Tokyo Electron plans to establish offices in Dholera, Gujarat, and Assam to support Tata Electronics' semiconductor initiatives. The Dholera office will accommodate 200-300 engineers, training facilities, and a parts warehouse.

While focusing on R&D in software, AI, and robotics, the company envisions future manufacturing in India driven by automation.



**Centre's ISM 2.0 to turbocharge
Guj's semicon industry.**

THE TIMES OF INDIA

Source: Times of India



With the Union Finance minister announcing the India Semiconductor Mission (ISM) 2.0 with a Rs 40,000 crore outlay, experts are confident that the move will further develop the semiconductor industry in Gujarat, which is already home to key players with an investment of at least Rs 1.25 lakh crore and India's first Semicon City in Dholera.

Sudir Naik, chairman, India Electronic and Semiconductor Association (IESA) (west zone) said, "The Budget proposals will reinforce India's transition from policy intent to large scale execution. The provisions will enable more

investments from semiconductor supplier companies coming into Gujarat. The state is well placed to gain because of its early investments in infrastructure, power reliability, logistics and single-window clearances.

FINANCIAL EXPRESS
Read to Lead

How Dholera is fast becoming the nerve centre of India's next-gen industries

Spread over 920 square kilometres, Dholera SIR is designed to support next-generation industries such as advanced manufacturing, semiconductors and clean technologies. One of the biggest developments in Dholera is the upcoming semiconductor fabrication plant by the Tata Group.

By Ambrish Parajiya



Source: Financial Express

One of the biggest developments in Dholera is the upcoming semiconductor fabrication plant by the Tata Group, in partnership with Taiwan's Powerchip Semiconductor Manufacturing Corporation (PSMC). This plant, expected to be operational by 2026, is being built to supply chips for sectors like automotive, AI, and data storage. It's also expected to create over 20,000 jobs in its first phase and give rise to a supply-chain ecosystem that supports both local and national industries.

Ahmedabad Mirror

Dholera infra to be ready by June 2026: CM Bhupendra Patel

Chief Minister Bhupendra Patel has said that hospitals, schools, and other key infrastructure in Dholera will be completed by June 2026. The CM gave the assurance during a one-to-one meeting with Keiichi Ono, Ambassador of Japan, at the Vibrant Gujarat Regional Summit.



Source: Ahmedabad Mirror

During the meeting, the Ambassador discussed the development of essential social infrastructure in Dholera to facilitate industries, including the semiconductor sector. The CM highlighted that Japan has been a partner since the first edition of the Vibrant Gujarat Summit and that the state has initiated skill development programs for

industries through institutions like PDEU. The Ambassador also expressed gratitude to Gujarat for the support to Japanese industries operating in Gujarat.

Japan's ambassador meets Gujarat CM, focuses on stronger bilateral ties and semiconductor investment in Dholera

LOKMAT TIMES
The Truth is Power

Source: Lokmat Times



Gandhinagar, July 11 Japan's Ambassador to India, Keiichi Ono, paid a courtesy visit to Gujarat Chief Minister Bhupendra Patel in Gandhinagar on Friday, accompanied by Japan's Economic and Development Affairs Minister, Koyoko Hokugo.

The meeting came on the final day of Ambassador Ono's three-day visit to Gujarat, which included high-level interactions with more than 150 industrialists in Ahmedabad and a visit to the Dholera Special Investment Region (SIR).

During the meeting, Ono expressed appreciation for the support extended by the Gujarat government to more than 350 Japanese companies currently operating in the state.

He emphasised Japan's intention to further strengthen ties with Gujarat as the two nations mark 50 years of diplomatic friendship.

Chief Minister Bhupendra Patel welcomed the Japanese Ambassador, reiterating that "Gujarat is like a second home for Japan."

He highlighted the presence of two Japanese townships, a growing number of Japanese restaurants and industries, and consistent participation by Japan in the Vibrant Gujarat Global Summits.

Chief Minister Patel noted that the Indo-Japan Annual Summit of 2017, attended by Prime Minister Narendra Modi and former Japanese Prime Minister Shinzo Abe, had led to the successful execution of all signed MoUs.



PEACH REALITY & INFRATECH LLP



Delhi Office : Peach Reality and Infratech LLP,
Flat no. 6149/2, GF, Santushti Apartments,
D-6, Vasant Kunj, New Delhi-110070

+91 98102 59111

606, Earth Arise, 6th Floor,
Near YMCA Club, Near Shivalik Hyundai,
S G Highway, Ahmedabad-380051, Gujarat.

+91 63595 05555

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