

Why Partner with Deep Buildwell?



Strategic Advisory

Benefit from our profound expertise as your strategic advisor on Dholera Smart City properties, guiding you to informed decisions.



Unbeatable Deals

Access exclusive and best-in-class property deals, ensuring maximum value and return on investment.



Long-term Partnership

More than just sellers, we are your dedicated partners, offering support and insights before and after every deal.

Connect with us for prime properties in Dholera Smart City.

<https://www.deepbuildwell.com/>

Deep Buildwell Journey — Milestones of Trust & Growth



DIRECTOR'S NOTE



At DeepBuildwell, our journey has always been fueled by a singular belief — that real estate is not just about land or buildings, but about creating a foundation for futures. From our very first project, we have remained committed to developing spaces that offer more than just investment value — they offer vision, growth, and opportunity. As India steps into a new era of urban transformation, especially with revolutionary projects like Dholera Smart City, we are proud to be among the early movers shaping that landscape with purpose and precision.

Our focus is not only on delivering high-potential properties, but also on building trust through transparency, timely delivery, and customer-first thinking. We believe that every investor deserves more than returns — they deserve reliability, innovation, and a partner they can count on. DeepBuildwell is that partner. We thank our clients, partners, and team members for walking this journey with us, and we remain committed to building a smarter, stronger future together.

Mr. Dharmander Saini
Director

WHY INVEST IN DHOLERA SIR



Driving Development, Delivering Jobs

Invest in Dholera Smart City — where rapid development meets high-return opportunities.

Powered by global investments and industrial growth, it's creating jobs, value, and a smarter future.

Next-Gen City Planning

Dholera Smart City is India's first planned smart city built with next-gen infrastructure, digital systems, and future-ready design. It's a blueprint for tomorrow—offering smart living, smart investment, and limitless growth potential.

Worldwide Industrial Base

Dholera Smart City is becoming a global hub where big companies are setting up factories and businesses.

With top-class roads, transport, and government support, it's the perfect place to invest and grow.



Sustainable Urban Planning

Dholera Smart City is planned in a way that keeps nature in mind with clean energy, parks, and smart facilities. It's a modern city that grows without harming the environment, making it a better place to live and invest.

Our Visionary Leadership: Guiding Your Success



Mr. Dharmandar Saini
Director & Founder

- Visionary leader who founded Deep Buildwell Pvt. Ltd.
- Expert in residential, commercial, and industrial property sales.
- Pioneering strategic growth and client-centric solutions.



Mr. Rajiiv Saini
Executive Director

- Instrumental in expanding market presence and fostering growth.
- **20+ years of financial expertise** ensuring sound investment strategies.
- Strategic insights driving successful company development.



Mr. Harender Singh
Finance Head

- Manages all financial operations with precision and integrity.
- Ensures accuracy, compliance, and financial stability.
- Expertise vital for maintaining the organization's robust financial health.

PROJECT VISION

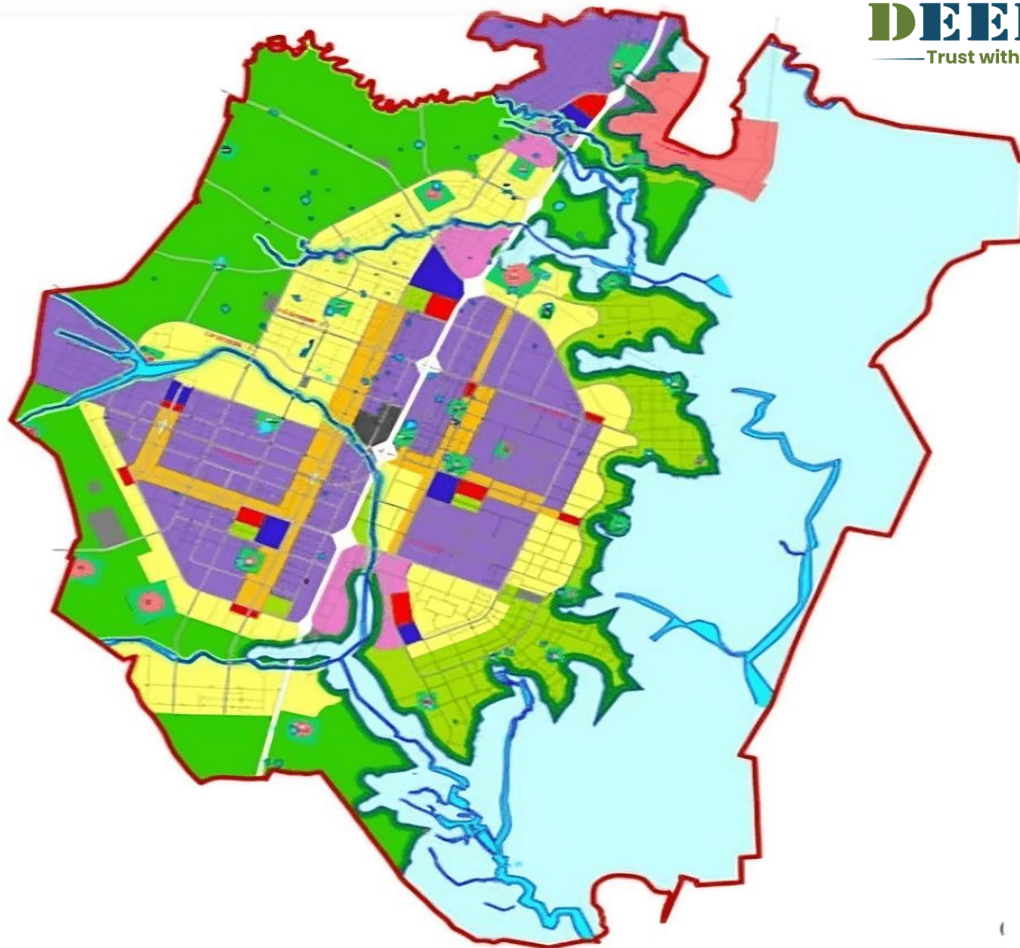
- The goal is to develop Dholera as a Special Investment Region (SIR) that becomes a **global hub for manufacturing and trade** a major driver of India's economic growth. This vision is supported by modern, world-class infrastructure and a strong development framework.
- The Development Plan aims to create an environment that supports local industries, attracts fresh investments, and improves overall quality of life. It focuses on developing skilled manpower, building advanced infrastructure, encouraging global companies to invest, and ensuring long-term, sustainable growth aligned with the objectives of the DMIC.

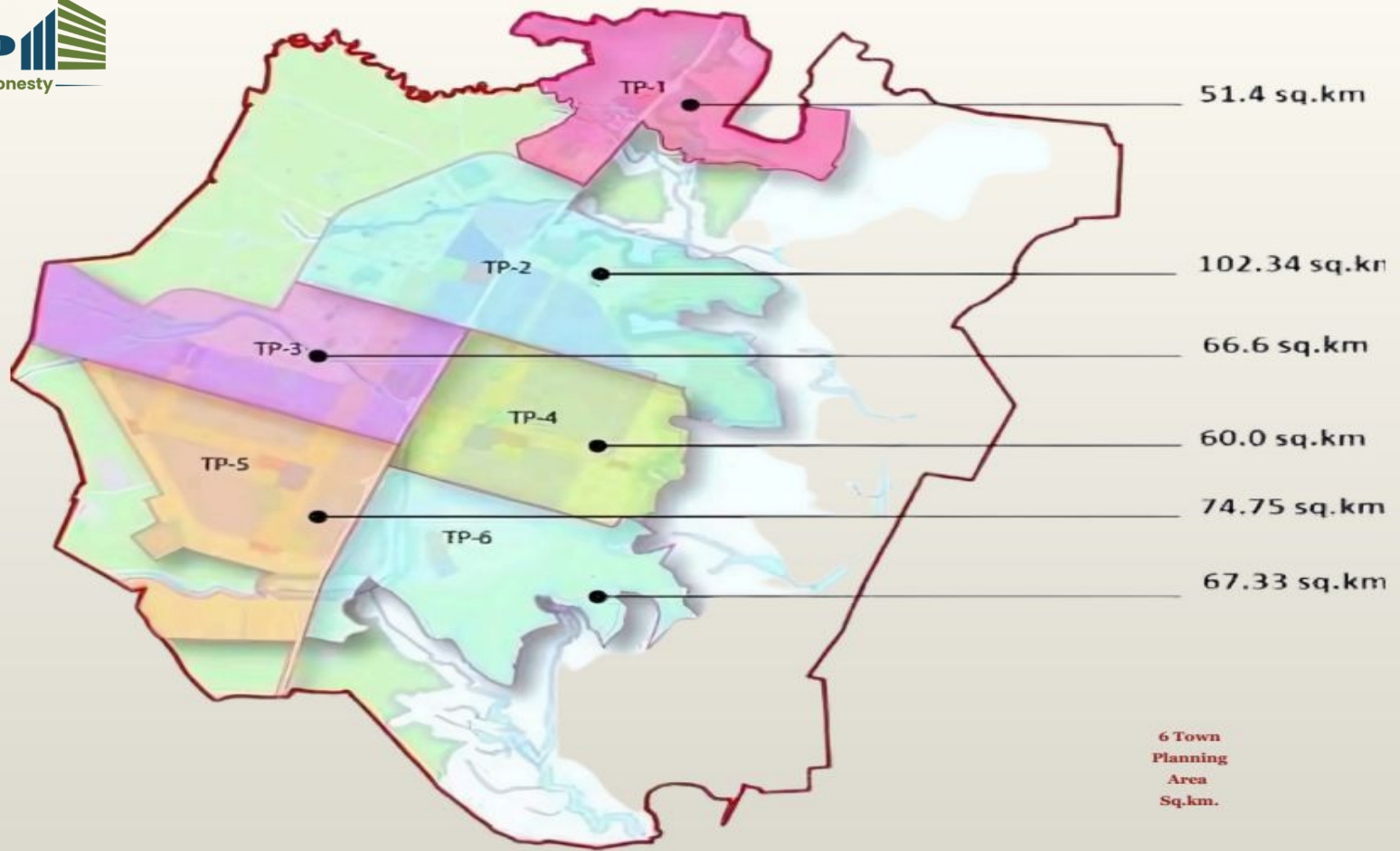


DHOLERA MAP

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





THE DREAM PROJECT OF P.M MODI

- **1.5 times** bigger than **Singapore**, covering **920** sq. km.
- The city is planned with advanced infrastructure to support up to **20 lakh** residents.
- A strong power capacity of **5000 MW** ensures reliable and **sustainable electricity for industries and homes.**
- The city includes smart hospitals, modern road networks, efficient waste and water management, intelligent traffic systems, and uninterrupted high-speed internet.
- It is conveniently located just **45 minutes from Ahmedabad.**
- Projected to create **8 lakh jobs**, boosting economic growth.
- Entire city integrated with a wireless sensor system for real-time monitoring and automation.
- The **ABCD system** and ICT network connect the entire city, instantly **alerting** relevant departments about **pipeline leakage, floods, earthquakes**, or any emergencies.
- Walking friendly roads for people prefer walking with covered shade.



ABCD BUILDING- ADMINISTRATIVE BUSINESS CENTER OF DHOLERA



ACTUAL IMAGE

- Development Authority Office
- Central admin office of Dholera
Greenfield Smart city
- Single window clearance
- Command & control center for ICT & scada sensors
- Located in KNOWLEDGE AND IT ZONE of TP2

Key Highlights

1. India-Japan Semiconductor Partnership

Japan has announced plans to invest **USD 68 billion** in India over the next decade to strengthen semiconductor manufacturing. A big part of this is the **USD 11 billion wafer fabrication plant** coming up in Dholera by **Tata Electronics**, in collaboration with **Tokyo Electron**. This is a major step toward making India a strong player in the global chip-making industry.

2. High-Level Japanese Delegation Visit

On **July 10, 2025**, Japanese Ambassador **Keiichi Ono** led a business delegation to Dholera SIR. They reviewed key infrastructure like the **Integrated Command & Control Centre**, **power substation**, and the **Tata-PSMC semiconductor fab** under construction. Their visit also highlighted Japan's interest in other sectors like **electric vehicles (EVs)** and **high-speed rail projects**.

N.A / N.O.C ORDER

કલેક્ટર અને જિલ્લા મેજિસ્ટ્રેટની કચેરી, ભાવનગર
 કલેક્ટર કચેરી, ચોતીબાગ રોડ , ભાવનગર - ૩૬૪૦૦૧ (ગુજરાત)
 ફોન નંબર : ૦૨૩૮-૨૪૨૮૮૨૨ ઇમેઇલ : collector-bavn@gujarat.gov.in

ગુજરાત જામીન મહેસૂલ અધિનિયમ-૧૮૭૯ ની કલમ-૬૫ ઠેકઠાં (બિનખેતી - રહેણાંક)

ક્રમ નં. ૩૧૬/૧૪/૦૬/૦૨/૨૦૨૪
 તા. ૧૬/૦૫/૨૦૨૪

વંચાણે લીધા :-

- ૧) અરજદારશ્રી પ્રદીપ ભરતભાઈ ચૌહાણ
- ૨) રહે. બજાર પાર્ક, શાંતાનગર, ભાવનગર, ભાવનગર-૩૬૪૦૦૪ ની તા.૦૨/૦૪/૨૦૨૪ ની ઓનલાઇન અરજી (નં.૩૧૪૦૬૨૦૨૪૦૦૪૦૬) તથા સોંઠાનામું
- ૩) મુંબઈ જામીન મહેસૂલ કાયદો ૧૮૭૯ ની કલમ - ૪૮, ૬૫, ૬૬ તથા ૬૭
- ૪) ગુજરાત જામીન મહેસૂલ નિયમો, ૧૯૭૨ ના નિયમ ૮૧, ૧૦૦, ૧૦૧, ૧૦૨
- ૫) સરકારશ્રીના મહેસૂલ વિભાગનું ઠરાવ નં. બાબ/૧૦૦૬/૪૨૫/૪ તા.૦૧/૦૩/૨૦૦૮
- ૬) સરકારશ્રીના મહેસૂલ વિભાગનું પરિષદ ક્રમાંક: બાબ/૧૦૨૦૧૮/૩૨૭/૪ તા.૦૮/૦૪/૨૦૧૮
- ૭) સરકારશ્રીના મહેસૂલ વિભાગનું ઠરાવ ક્રમાંક: એસ.ટી/પી/૧૨૨૦૬/૦૬૬/૧૧/૧૧ તા.૩૧/૦૩/૨૦૧૧
- ૮) સરકારશ્રીના મહેસૂલ વિભાગનું ઠરાવ ક્રમાંક: બાબ/૧૦૨૦૧૮/૪૨૫/૪ તા.૦૬/૦૧/૨૦૧૯
- ૯) સરકારશ્રીના મહેસૂલ વિભાગનું પરિષદ ક્રમાંક: બાબ/૧૦૨૦૧૮/૪૨૫/૪ તા.૧૨/૦૨/૨૦૧૯
- ૧૦) મામલતદાર અને કુશિયંચ શ્રી (ALT) ને તા.૨૪/૦૪/૨૦૨૪ નો અભિપ્રાય
- ૧૧) ડી.આઈ.પેલ.આર. શ્રી નો તા.૨૪/૦૪/૨૦૨૪ નો અભિપ્રાય
- ૧૨) જામીન મહેસૂલ પોર્ટલ પરની કેસ વિગત

કેસ નં:-

વંચાણે લીધેલ ક્રમ (૧) ની અરજી તથા સોંઠાનામું શ્રી અરજદારશ્રી પ્રદીપ ભરતભાઈ ચૌહાણ એ મોજે કાનાતયાવ તા. ભાવનગર જિ. ભાવનગર ના સરવે./બ્લોક નં. ૧૧૪/૫૨/૫૧ ના ક્ષેત્રફા ૩૨,૨૭૪.૦૦ ચો.મી. ની જામીન અંગે ગુજરાત જામીન મહેસૂલ અધિનિયમ-૧૮૭૯ ની કલમ-૬૫ ઠેકઠાં બિનખેતીના રેગુ મટે પરવાનગી આપવા વિનંતી કરેલ છે.

૨. સવાલવાલી જામીનના ગામ નામનું નં. ૭/૧૨ માં કબજેદારોની વિગત નીચે મુજબ છે.

સરવે/બ્લોક નં/વરદી.પી. નં/વરચેક.પી. નં/વર	માંગણનું ક્ષેત્રફા (ચો.મી.)	કબજેદારોના નામ (ખાતા નં. ૪૩૬)	જામીનનો સત્તાપ્રકાર (૩/૧૨ મુજબ)
સરવે./બ્લોક નં. ૧૧૪/૫૨/૫૧ ટી.પી. નં. - ચેક.પી. નં. -	૩૨,૨૭૪.૦૦	પ્રદીપભાઈ ભરતભાઈ	જુની સરત (જુ.ખ)



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 Date: 2024.05.16 12:04:56 +05:30

Prospective Industrial Sector

Aerospace & Defense



- innovative information & communication systems & its equipment etc.

Heavy Engineering



- Manufacturing of steel, Pressure Vessel, Heat exchangers, Reactors Internals

Auto & Auto ancillaries



- Auto parts, Automotive electronics & components, Auto ancillaries

Solar Industry



- Solar Park, Photovoltaic cell & agriculture solar pump manufacturing

Pharmaceuticals



- Contract research
- Nutra-cosmetics
- Drug manufacturing

Agro & Food processing



- Processed & packaged food, Agro product

Electronic Industries



- ESDM: Design of semiconductor, hi-tech manufacturing

IT & ITes



- Cloud Computing & Data analytics, Data Center etc.



TATA GROUP TO BUILD THE NATION'S FIRST FAB IN DHOLERA

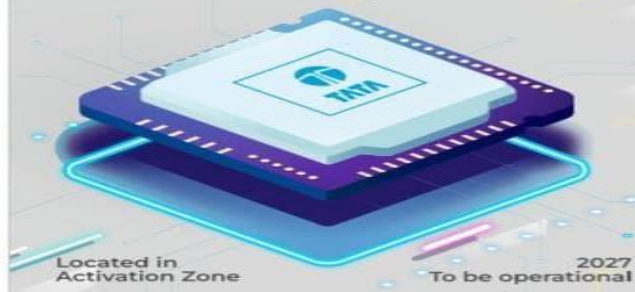
INVESTMENT
INR 91,000 CR

EMPLOYMENT
25,000 DIRECT
1 LAKH INDIRECT

ANNUAL PRODUCTION
300 CR CHIPS

MONTHLY PRODUCTION
50,000 WAFERS

Taiwan's Powerchip Semiconductor Manufacturing Corporation (PSMC) will provide technology & execution support for India's first AI enabled state-of-the-art greenfield facility in Dholera. The new semiconductor Fab will manufacture chips for applications such as power management IC, display drivers, microcontrollers (MCU), addressing the growing demand in markets such as automotive, computing & data storage, wireless communications & artificial intelligence.



126 Acres - 10 Gwh
Li-Ion Battery Plant



100 Acres - 2 Gw
Solar Module Plant

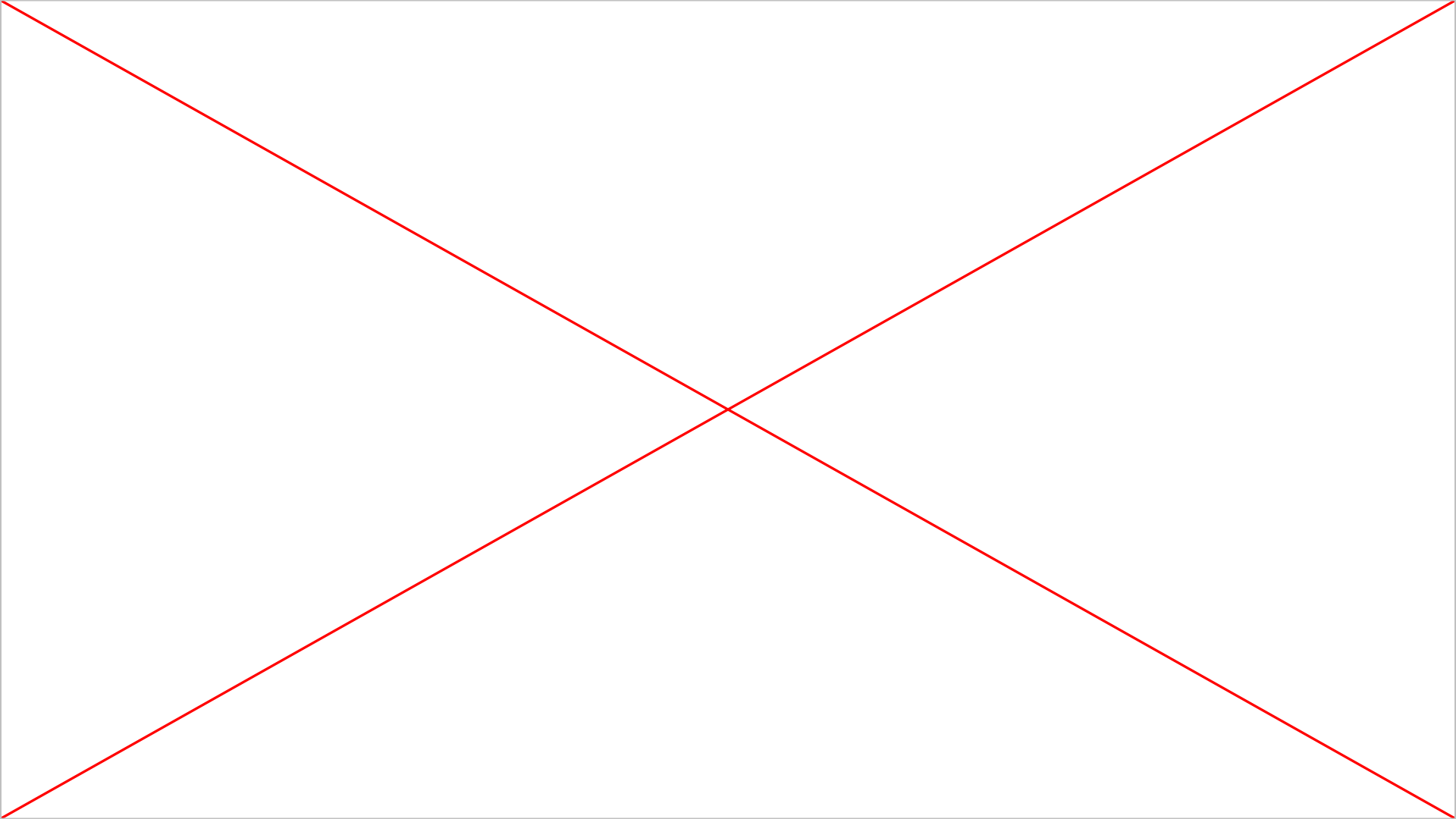


6 Acres - Power
Distribution Network

विद्युत स्थिति

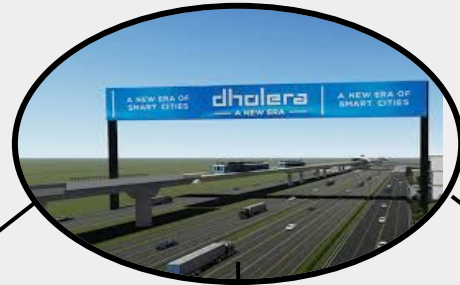


3 Acres - Petrol Station
EV Charging Station



DISTANCE CHART : DHOLERA SPECIAL INVESTMENT REGION

DHOLERA



1 KM



ABCD Building

14 KM



Dholera International Airport

400 Meters



250 meters Expressway

DISTANCE CHART : AHMEDABAD TO DHOLERA SIR

AHMEDABAD



110.8 KM



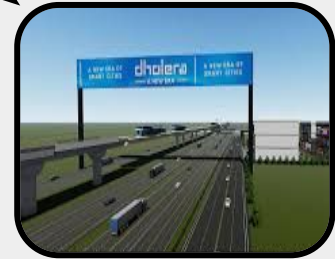
ABCD Building

100 KM



**Dholera
International Airport**

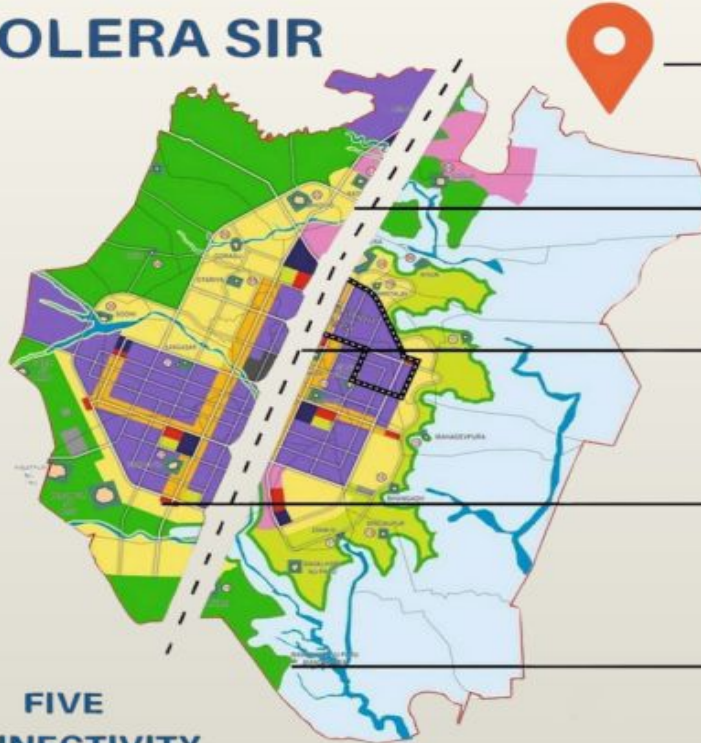
109 KM



250 meters Expressway

Key Initiatives in Dholera

DHOLERA SIR



AIRPORT



**250 MTR
EXPRESSWAY**



METRO



**DEDICATED FREIGHT
CORRIDOR**



**SEA PORT
CONNECTIVITY**

**FIVE
CONNECTIVITY**

Airstrips Details

- Airport with two (2) runways
- Runways 1 - 2910 meter
- Runways 2 - 4000 meter

Dholera International Airport



FAST TIME PLUG AND PLAY MODEL : SMART INDIA'S INFRASTRUCTURE



Ready-to-Use Infrastructure Model

Dholera Special Investment Region (SIR) offers a revolutionary "Plug and Play" utility model, providing industries and residents with immediate access to essential services upon establishment.



💡 Significant advantage for businesses: reduced setup time and operational complexity, enabling immediate establishment and growth.



Lothal sea
port

LARGEST MARITIME UNDERWATER MUSEUM



DHOLERA TRADE CENTER

The Dholera Trade Centre is the centerpiece of Dholera SIR grand vision serving as the administrative, technological, and developmental core that will drive economic growth, sustainable urban living, and global competitiveness.



INDIA BRIEFING
From Dezan Shira & Associates

🔍 Tariffs ▾ Economy ▾ Industries ▾ Tax/Accounting ▾ Regulatory ▾ HR/Payroll ▾ Events

India's Semiconductor Sector: Tracking Government Support and Investment Trends

July 17, 2025 | Posted by [India Briefing](#) | Written by [Melissa Cyrril and Yashoda Kapur](#) | Reading Time: 39 minutes

On May 15, 2025, India approved its sixth semiconductor manufacturing facility, a joint venture between HCL and Foxconn, as part of the India Semiconductor Mission. According to the central government, five additional semiconductor units are already in advanced stages of construction.

As part of its broader strategy to strengthen domestic chip production, India is actively seeking foreign investments to support the development and design of semiconductor fabs, ATMP units, and related infrastructure.

We look at the latest developments impacting India's semiconductor ambitions.

?

Rising housing demand, Job growth: 26,000 direct, 1.25 lakh indirect, Economic & infrastructure growth

2025 - 2027

Ahmedabad–Dholera Expressway to be live, World’s largest Maritime Museum at Lothal, TATA Electronics to be fully operational, & Dholera International Airport to be live

2024

ReNew Power factory fully operational, TATA Electronics plant work started, Tender issued for School, Hospital & Fire Station, & Airport Passenger Terminal

2019 - 2023

Tender released for Ahmedabad–Dholera Expressway, Solar Park and Dholera International Airport, 5-star hotel, Greenfield airport and semiconductor policy approved

2016

Contract awarded for activation area & ABCD building

2009 - 2014

Dholera SIR declared and Master Plan finalized, DSIR Development Authority formed, Development plan sanctioned, MoEF



Express Highway



Gujarat Trade Centre CBD



ABCD Building



Water Side Area



Wide Roads



Metro Station



Business IT Park



University Area



Dholera International Airport



Commercial HUB



BRT BUS

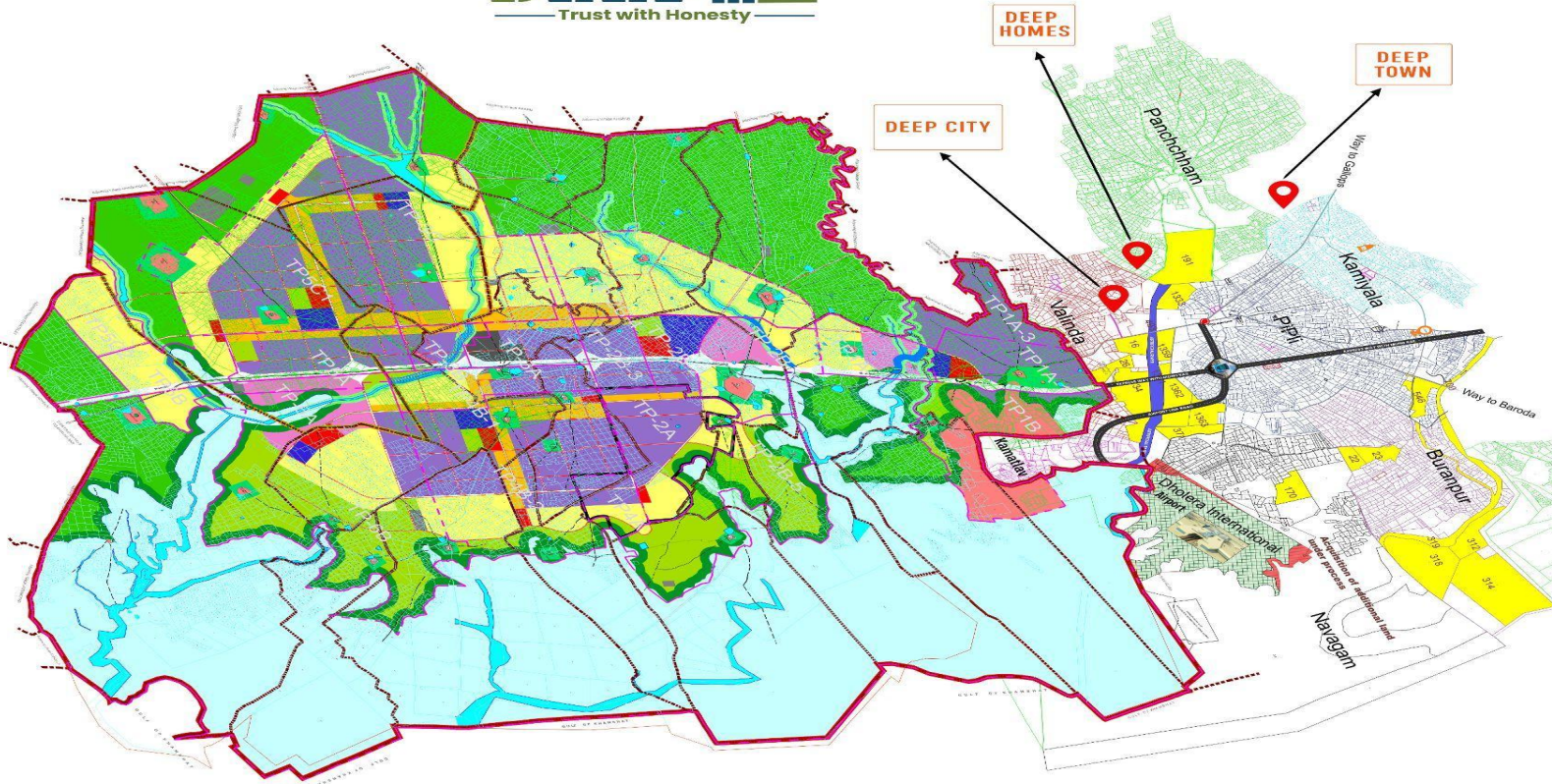


Commercial High Access Corridor



THE FUTURE CITY OF INDIA

DHOLERA SPECIAL INVESTMENT REGIONAL DEVELOPMENT AUTHORITY, GANDHINAGAR



DEEP HOMES

DEEP CITY

DEEP TOWN

DRAFT DEVELOPMENT PLAN
PROPOSED LANDUSE PLAN : 2010-2040
 SANCTIONED BY APEX AUTHORITY (GIDB) ON 16/09/2012 AND CAME INTO FORCE ON 10-09-2012

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

NOT TO SCALE

DHOLERA SPECIAL INVESTMENT REGIONAL DEVELOPMENT AUTHORITY, GANDHINAGAR
 DSIRDA

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Disclaimer: This Map is For Illustration purpose only.

Activation and Industrial Area (TP 2)





DEEP CITY



2 KM

3.5 KM

1.5 KM

6.5 KM

Valinda

NH 751

To Dholera
12.5 KM

Dholera - Ahmedabad EXP. Way

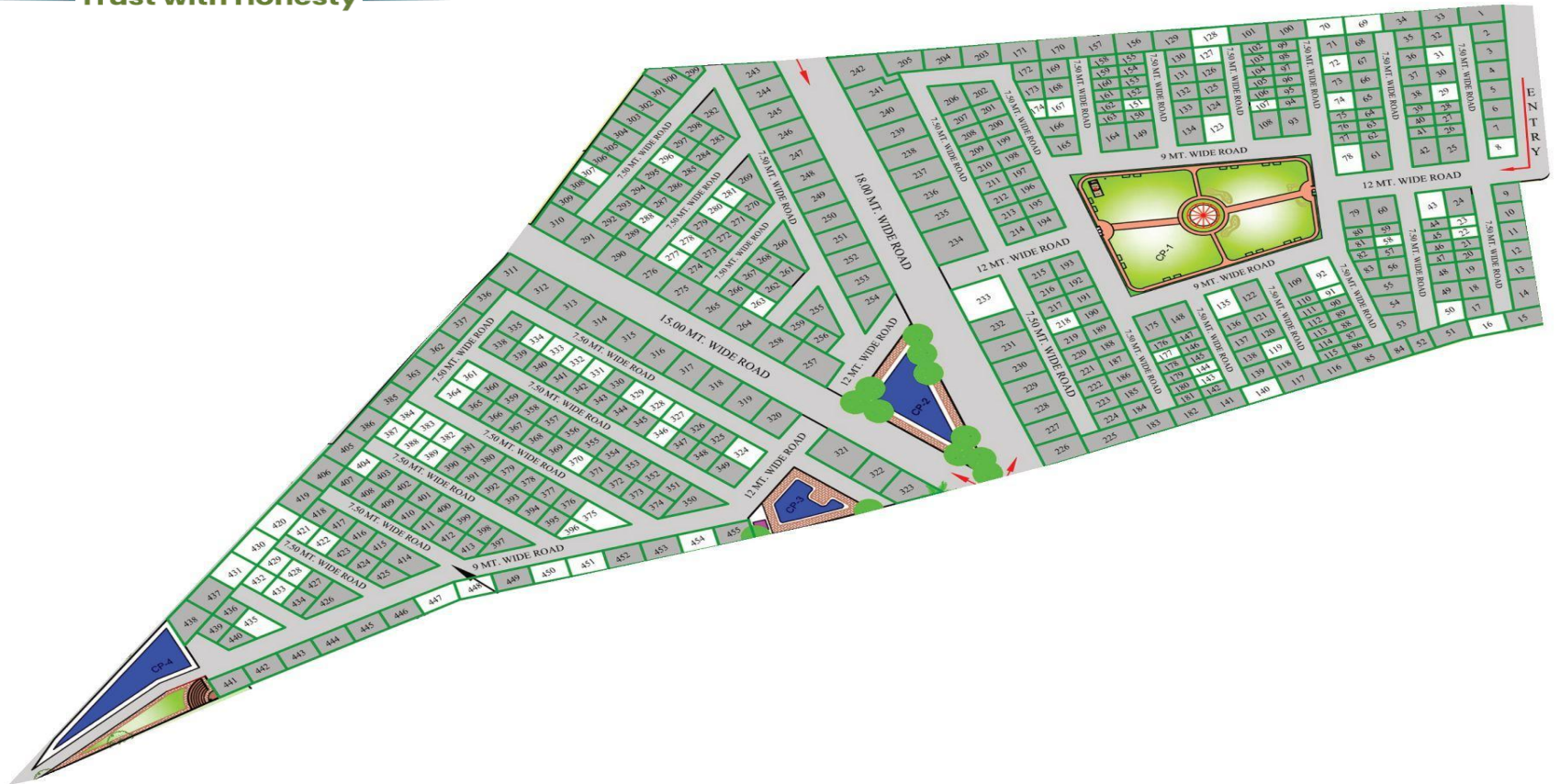
Diamond Circle

Navagam

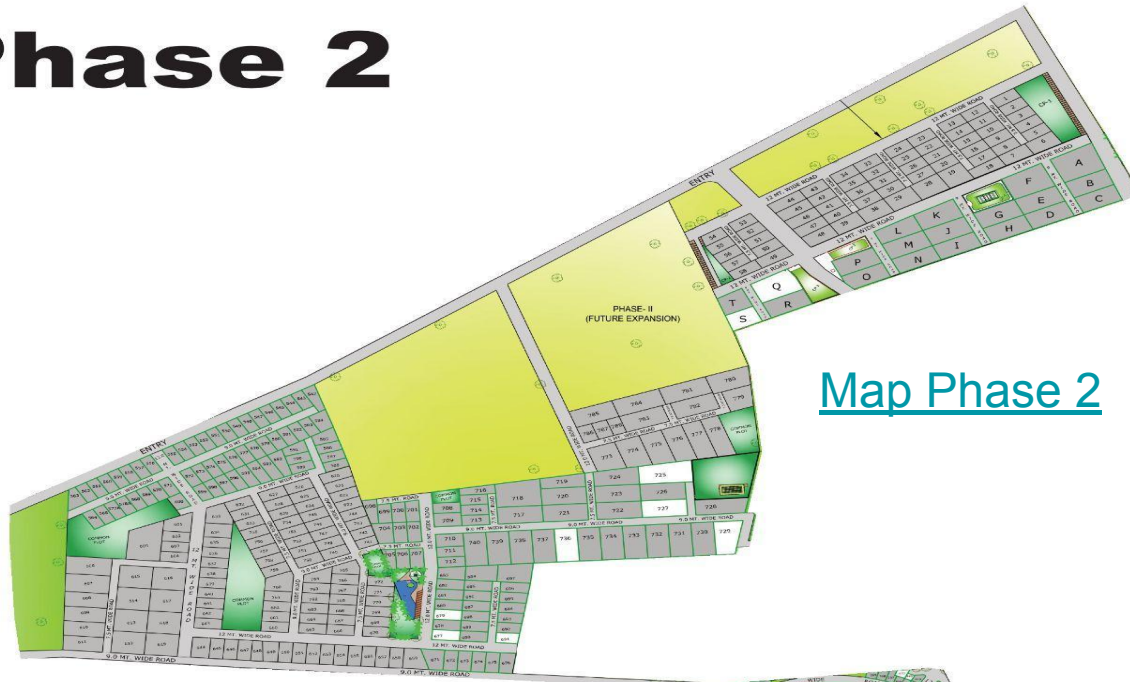
Airport



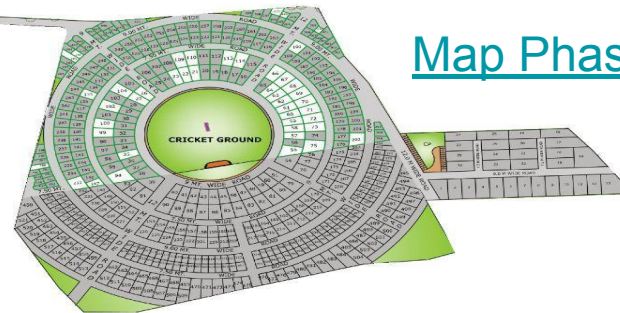
Phase 1



Phase 2

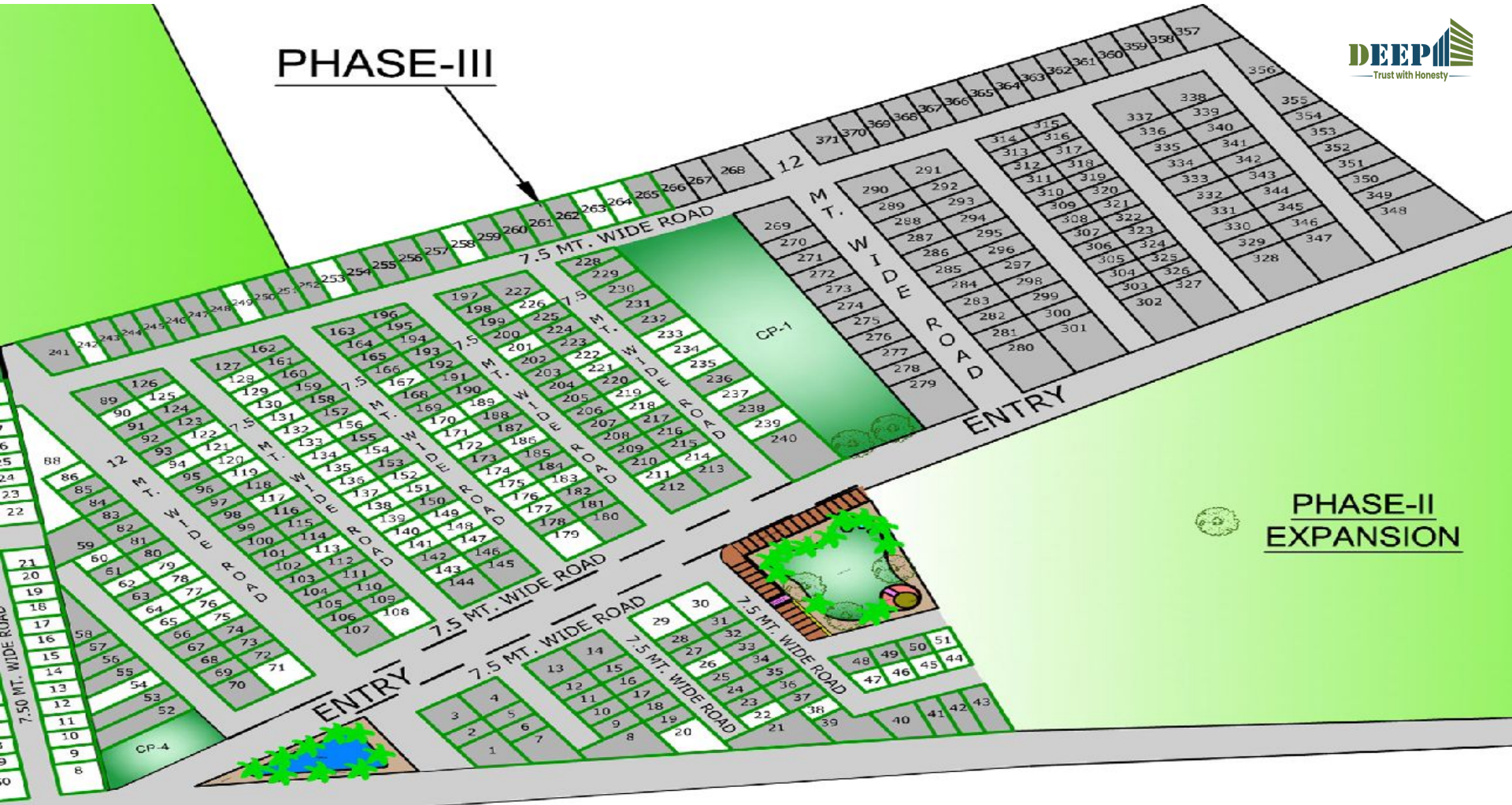


Map Phase 2



Map Phase 2(1)

PHASE-III



PHASE-II EXPANSION

DEEP CITY - Ph 4



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OPPO F27 Pro+ 5G



OPPO F27 Pro+ 5G



OPPO F27 Pro+ 5G



DEEP HOMES

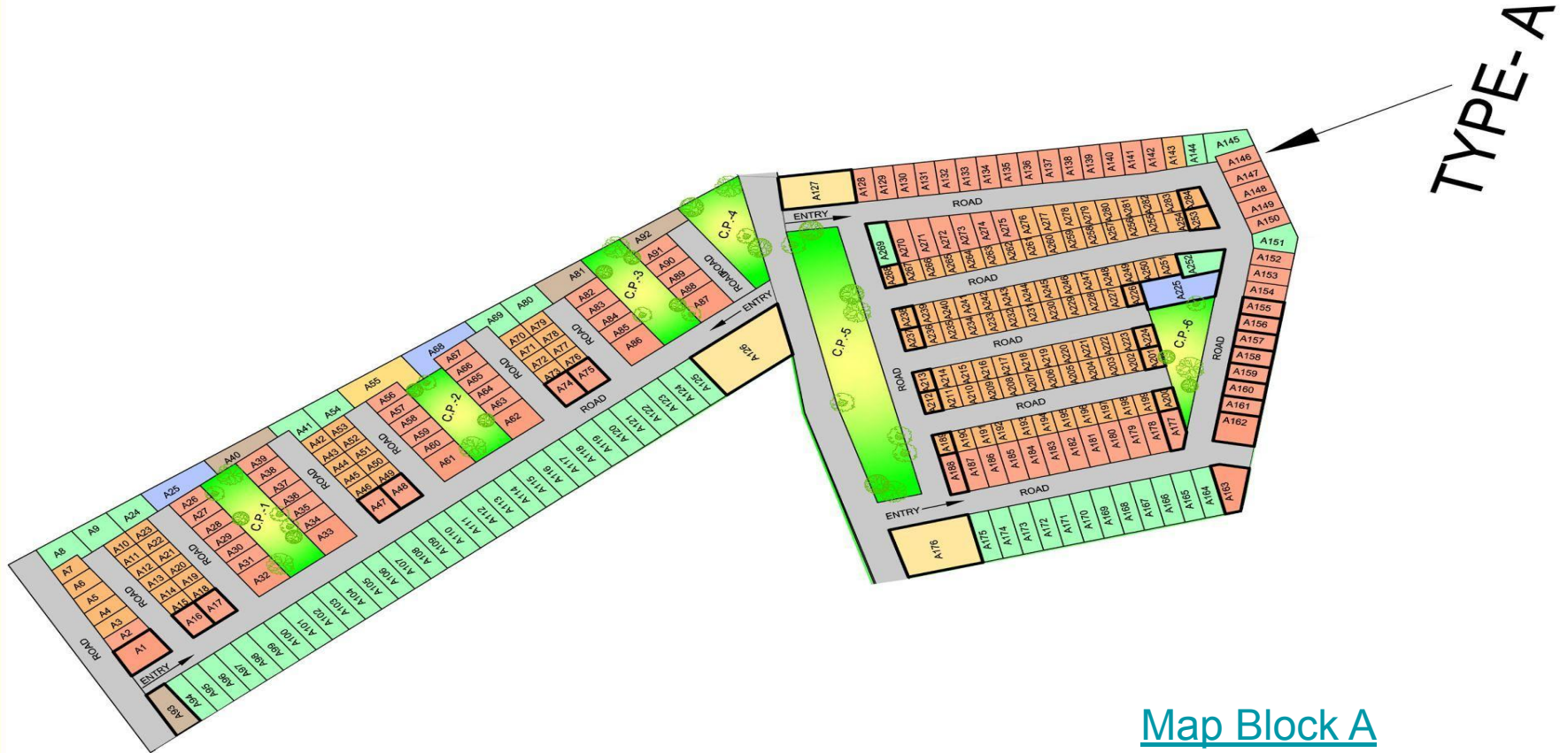




DEEP TOWN

Disclaimer : This Map is For Illustration purpose only.

DEEP TOWN - BLOCK - A



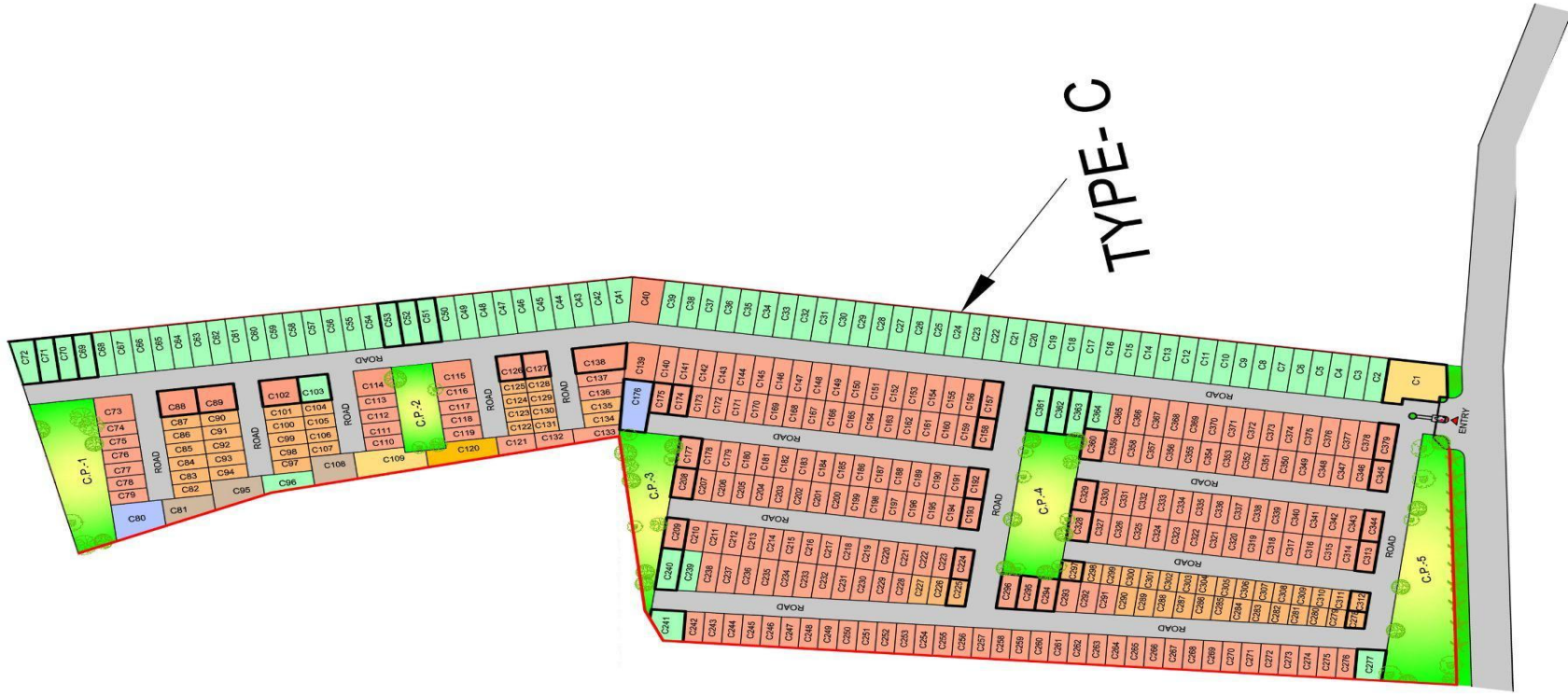
Map Block A



DEEP TOWN - BLOCK-B

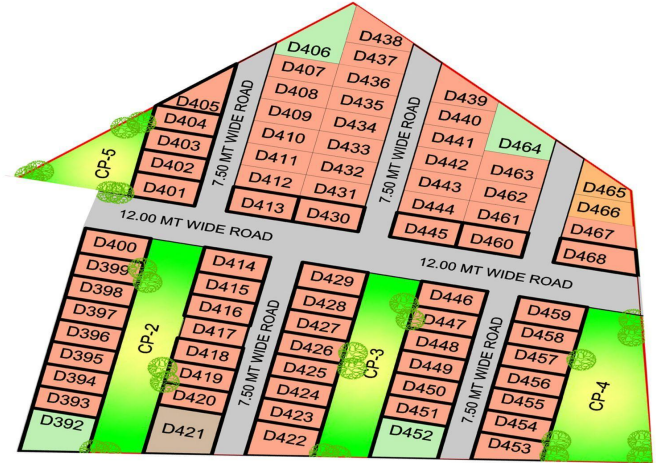
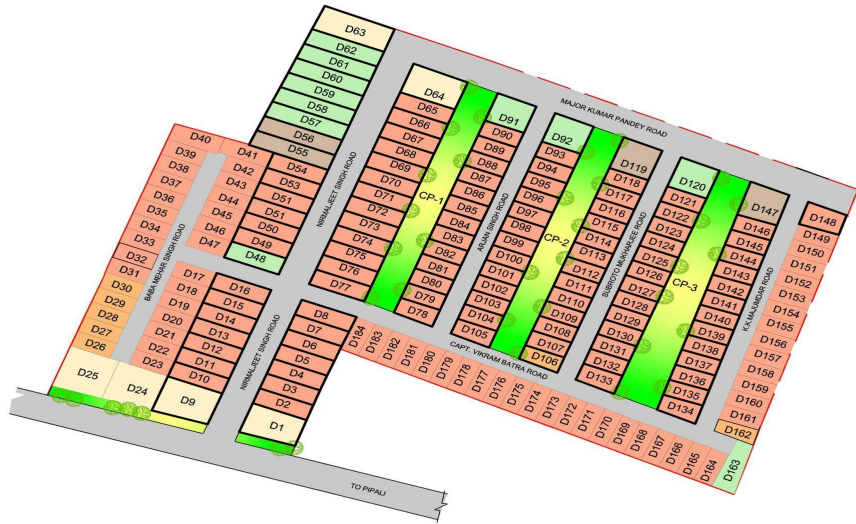
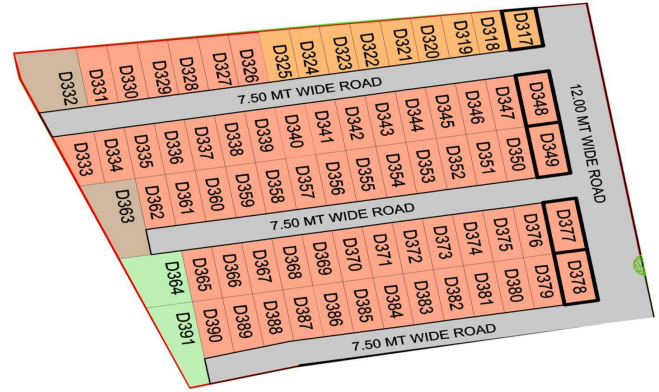
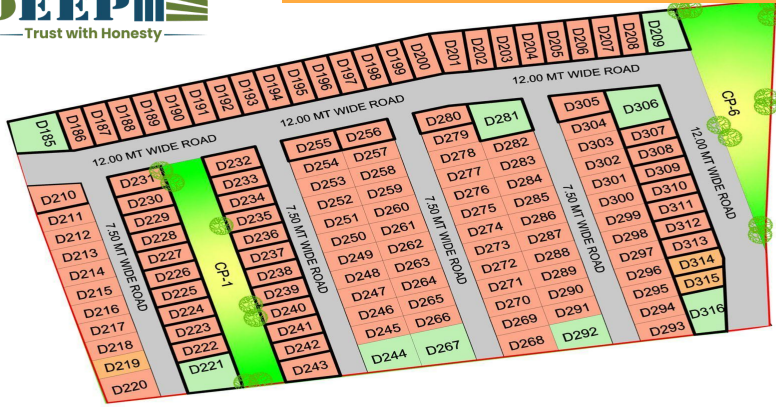
Disclaimer : This Map is For Illustration purpose only.

DEEP TOWN - BLOCK - C



TYPE-C

DEEP TOWN - BLOCK - D



[Map](#)

Real View of DEEP TOWN







DEEP TOWN

Airport

Diamond Circle

Dholera - Ahmedabad EXP. Way

Pipli-Fedra Road

Kamiyala
કમીયાલા

Anandpur
આનંદપુર

Bhattha ni Meldi
Napaniya

Ratanpur
રતનપુર

Sikotar ma Mandir
સિકોતર માં મંદિર

Buranpur
બુરાનપુર

Pachchham
પચ્છમ

Pipali
પીપલી

પીર બાબુ સમાધિ

To Dholera
18 KM

Valinda
વાલિન્ડા

Navagam
નવગામ





DEEP TOWNSHIP

PAYMENT PLAN 1 (Down Payment)

BASE SALE PRICE	Check for latest price
BOOKING AMOUNT	51,000/-
WITH IN 30 DAYS	90% OF BSP (incl. Booking Amount)
WITH IN 45 DAYS	10% of BSP + PLC + IFMS+ maintenance Charges + Reg. Charges+ Other charges Applicable

PAYMENT PLAN 2 - 6 Months

BASE SALE PRICE	500/- + BSP
BOOKING AMOUNT	51,000/-
WITH IN 15 DAYS	20% OF BSP (incl. Booking Amount)
WITH IN 45 DAYS	20% of BSP
WITH IN 180 DAYS	60% of BSP + PLC + IFMS+ maintenance Charges + Reg. Charges Other charges Applicable

TERMS & CONDITIONS:

- PLC is Applicable on Park Facing @5% , Corner units @5% and 12 Mtr Road facing @5% of BSP (If All three PLCs are applicable on one plot than Max 12% PLC is applicable).
- IFMS Rs 25000/- per plot up to plot size below 200 sq yd , Rs 50000/- per plot for plot size above 200 s yd.
- Advance Maintenance charges @300 per Plot per month for three years.
- LEGAL CHARGES of Rs. 21000/- per plot are Applicable.
- Cheque to be made in favor of "DEEP BUILDWELL PVT LTD."

Note: charges are not fixed and subject to change time to time.



Thank You!

Contact Us



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www.deepbuildwell.com