



**KINGSTON**  
construction.

Where the  
**future** begins..



## **Dholera SIR**

Pioneering India's Greenfield Smart Future  
**Building the Future, Today**

[WWW.KINGSTONCONSTRUCTION.IN](http://WWW.KINGSTONCONSTRUCTION.IN)



Based in **Rajkot**, **Kingston Construction** is a forward-looking real estate and infrastructure development company focused on delivering high-quality, value-driven projects across India. We are committed to creating sustainable investment opportunities that align with the nation's evolving urban landscape.

Through our involvement in the **Dholera Smart City** — India's first Greenfield Smart City — we offer investors the chance to be part of a visionary development designed for long-term growth and global relevance. Our approach blends strategic insight, meticulous planning, and trusted execution to ensure each investment contributes to a stronger, smarter future.

Built on the principles of **integrity, transparency, and accountability**, Kingston Construction has earned the confidence of investors by consistently meeting their financial and strategic objectives. Backed by years of industry experience, we continue to drive progress with a focus on quality, reliability, and sustainable growth.

**Invest with Confidence. Build the Future with Kingston Construction.**



# dholera

— GREENFIELD SMART CITY —

The **Dholera Special Investment Region (DSIR)**, located about 100 km southwest of Ahmedabad, is India's first **greenfield industrial smart city**, envisioned as a global hub for manufacturing and sustainable urban growth. Planned under the **Gujarat Special Investment Region Act, 2009**, DSIR is managed by the **Dholera Special Investment Region Development Authority (DSIRDA)** and implemented by **Dholera Industrial City Development Limited (DICDL)** a joint venture between the Central and State Governments.

The master plan, crafted by the **Halcrow Group (UK)**, integrates world-class infrastructure, industrial development, and smart technology. Spanning **920 sq. km.**, Dholera offers strategic connectivity through a **six-lane expressway**, **metro rail**, and **international airport**, positioning it as a self-sustaining ecosystem built on innovation, sustainability, and long-term growth.





# Advantages at Dholera Smart City

The **Draft Development Plan** for **Dholera Smart City** envisions a sustainable, well-balanced urban ecosystem offering world-class infrastructure and superior quality of life. The plan integrates smart mobility, efficient waste management, and resource optimization.

Spanning **920 sq. km.** across **22 villages**, the **Dholera Special Investment Region (DSIR)** is being developed under **Town Planning Schemes 1-6** covering **422 sq. km.**, with **Phase I** spread over **153 sq. km.** Active development of **2,250 hectares** includes industrial and residential zones. Strategically located between **Ahmedabad, Baroda, Rajkot, and Bhavnagar**, Dholera connects seamlessly to **Delhi and Mumbai** via **NH-8** and the **DMIC corridor**, offering scalable and investment-ready land parcels.



**Ease of  
Governance**



**World class  
Infrastructure**



**Fast Track  
Approvals**



**Social  
Infrastructure**



**Ease of  
Business**



**Live. Work  
& Play**



**External  
Connectivity**



**Internal  
Connectivity**



**Technology**



**Plug & Play**



**Sustainability**



# Highlights of Dholera Smart City



GUJARAT TRADE  
CENTER GTC



DHOLERA  
INTERNATIONAL  
AIRPORT



AHEMDABAD -  
DHOLERA  
EXPRESSWAY



MRTS - METRO  
AHMEDABAD -  
DHOLERA



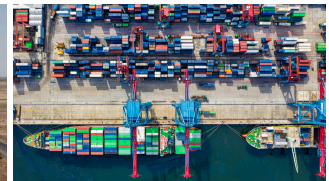
BRTS



RIVERFRONT  
ACTIVATION  
AREA



ABCD BUILDING



DHOLERA SEA  
PORT



WORLD'S  
LARGEST 4400  
MW SOLAR PARK



CITY CENTER  
COMMERCIAL  
AREA



BULLET TRAIN



MNC INDUSTRIES

## Dholera Smart City A Vision of the Future

**Dholera Smart City** represents India's first and largest greenfield smart city under the **Delhi-Mumbai Industrial Corridor (DMIC)**. Strategically planned with world-class infrastructure, Dholera is set to become a global business and residential hub. Major developments include the **Gujarat Trade Center (GTC)** and **Dholera International Airport**, ensuring global connectivity. The **Ahmedabad-Dholera Expressway** and **MRTS Metro** Line will provide seamless regional access, supported by efficient **BRTS** connectivity within the city. The **Riverfront Activation Area** and **ABCD Building** symbolize modern governance and sustainable design, while the **Dholera Sea Port** enhances trade potential. With the **world's largest 4400 MW Solar Park**, Dholera leads in renewable energy. Additionally, the City Center Commercial Area, Bullet Train connectivity, and thriving MNC Industries create a perfect ecosystem for investment, innovation, and modern living.



# Industries in Dholera Smart City

**Dholera Smart City** is positioned as a next-generation industrial powerhouse under the **Delhi-Mumbai Industrial Corridor (DMIC)**. With strategic infrastructure and investor-friendly policies, it attracts diverse industries such as **semiconductors, heavy engineering, auto and auto ancillary, defense, aviation, pharmaceuticals, agro & food processing, and electronics**. Designed for innovation and sustainability, Dholera offers a future-ready ecosystem for global manufacturing and high-value industries to thrive.



## Global Giants Investing in Dholera

	<b>TATA ELECTRONICS</b>	<b>TATA CHEMICALS</b>	<b>TATA POWER SOLAR</b>
			
<b>AIRBUS</b>		<b>POLYCAB</b> IDEAS. CONNECTED.	<b>ReNew</b> POWER
			
			<b>adani</b>

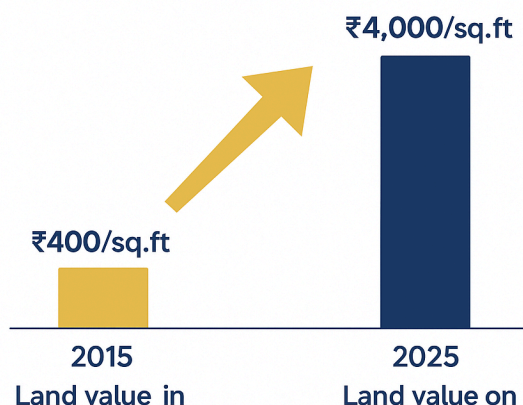
**AND MANY MORE.....**

# Why Invest in Dholera Smart City?

**India's First and Largest Greenfield Smart City – The Smartest Investment of the Decade.**

## Strategic Location & Connectivity

- Spread across **920 sq. km**, Dholera SIR is the **largest planned smart city in India**, developed under the **Delhi–Mumbai Industrial Corridor (DMIC)**.
- Located just **100 km from Ahmedabad**, with seamless access through **6-lane expressways**, **Dedicated Freight Corridor (DFC)**, and the upcoming **Dholera International Airport**.
- Excellent connectivity via roads, rail, and upcoming metro routes makes it a central hub between industrial and residential growth corridors.



## High Growth & Attractive Returns

- Land prices in Dholera have **increased nearly 10 times over the past decade**, and the upward trend continues with new infrastructure milestones.
- According to developers, the region has witnessed an **average annual appreciation of 15–18%** over the last few years — outperforming most real estate markets in Gujarat.
- With the completion of the airport and activation zones, **property values are expected to appreciate by another 30–40%** in the next **3–5 years**.
- Ideal for **early investors** — plots purchased today are projected to deliver **2x–3x returns** once full-scale development is complete.



# Why Invest in Dholera Smart City?

## Smart, Sustainable, and Future-Ready Infrastructure

- 100% underground networks for **electricity, water, ICT - Information and Communication Technology, and gas supply.**
- **Smart city systems,** renewable power grids, and intelligent mobility networks ensure efficiency and sustainability.
- Designed for **eco-living,** featuring solar energy integration, green zones, and advanced waste management.

## Government-Backed Assurance

- Jointly developed by the **Government of India** and **Government of Gujarat** under the DMIC initiative.
- Backed by **Dholera Industrial City Development Limited (DICDL)** and supported by national and international investors.
- **Single-window clearance** and transparent approval system for seamless investment.

### FUTURE-READY INFRASTRUCTURE



### GOVERNMENT-BACKED CONFIDENCE



DICDL



DMICDC



**Dholera is not just a city it's an investment opportunity built on vision, infrastructure, and trust.**





## 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                               |



# THE RIGHT TIME TO INVEST IN DHOLERA-SIR



MONO RAIL  
CONNECTIVITY



6 LANE  
EXPRESSWAYS



CARGO  
AIRPORT



SEA PORTS



FREIGHT  
CORRIDOR



DELHI-MUMBAI  
INDUSTRIAL CORRIDOR



**भारत की पहली चिप फैक्ट्री गुजरात के धोलेरा में स्थापित की जा रही है। यह अत्याधुनिक सुविधा मोबाइल, कार, 5G, रक्षा और अंतरिक्ष अनुप्रयोगों के लिए चिप्स का उत्पादन करेगी। यह पहल भारत को प्रौद्योगिकी के क्षेत्र में आत्मनिर्भर बनाने की दिशा में एक बड़ा और महत्वपूर्ण कदम है।**



## અમદાવાદ-બોટા

અમદાવાદ • રવિવાર, 11 મે, 2025

સાહ્યાદ • વિરમગામ

ધોળકા • બાય

### ધોલેરા 'સર' તાજ : અત્યાર સુધી 36 હજાર કરોડનું રોકાણ

110 કીમીનો એક્સપ્રેસ - વે તૈયાર થતા ધોલેરા માત્ર 50 મિનિટમાં પહોંચાશે

## projects worth ₹1.25 trillion

PM inaugurates the chip-making plants virtually, says India achieving milestones in Industry 4.0

**T**he Prime Minister today virtually inaugurated the world's largest chip-making plant in Dholera, Gujarat, marking a significant milestone in India's journey towards becoming a global semiconductor hub. The plant, valued at ₹1.25 trillion, is set to create 72,000 jobs and will produce chips for various applications, including mobile phones, cars, 5G, defense, and space. This project is part of the Dholera Special Investment Region (SIR), a greenfield industrial smart city. The PM's inauguration highlights the government's commitment to fostering a vibrant ecosystem for semiconductor manufacturing in India.



**Will create 72,000 jobs through chip plants: Chandrasekaran**

The Prime Minister's inauguration of the Dholera SIR chip-making plant is a landmark event for India's semiconductor industry. It signifies the country's growing prowess in high-tech manufacturing and its potential to become a global leader in the field. The plant's completion will be a major step towards achieving self-reliance in critical technologies.

### Tata Electronics bets big on Singapore-based Silicon Box

Tata Electronics has announced a major investment in the Singapore-based Silicon Box project, which aims to establish a world-class semiconductor manufacturing ecosystem. The project is expected to attract significant foreign investment and create thousands of jobs. This move by Tata Electronics underscores the company's commitment to driving India's semiconductor growth and its role in the global tech supply chain.

વડાપ્રધાને મુલાકાત દરમિયાન જાપાનીઝ પ્રીમિયર સાથે સેમી કન્ડક્ટર કંપનીની મુલાકાત લીધી હતી મોદીનો જાપાન પ્રવાસ ધોલેરા માટે શુકનિયાળ રહ્યો, ટોક્યો ઇલે. અને ફૂજ ફિલ્મ રોકાણ કરશે

## Dholera airport set to take wings

Airport Authority Issues ₹987 Cr Tender For Airport



**PROJECT PROGRESS**

The Dholera Airport project is well underway, with significant progress made in the construction of the terminal and runways. The airport is expected to be operational within the next few years, providing a major boost to the region's connectivity and economic growth.

## Govt: 95% of work on Phase 1 of Dholera SIR completed

TIMES NEWS NETWORK

**Gandhinagar:** Chief minister Bhupendra Patel visited the Dholera Special Investment Region (SIR) on Thursday and inspected various ongoing projects at the greenfield industrial smart city.

The Dholera SIR is being showcased as a prime project of the state government at the forthcoming Vibrant Gujarat Global Sum-



soon be ready for investments from the global ecosystem. The statement added that state-of-the-art infrastructure facilities are set up at the site, which is a dream project of PM Narendra Modi.

The CM also held a meeting with top officials of the state administration at the site to chalk out a time-bound programme for the completion of projects of Dholera SIR, the statement informed

en covered under the Dholera SIR, and this includes 22 villages of Dholera taluka of Ahmedabad district.

The infrastructure facilities being put together at the SIR include a 72-km road network. Arrangements have been made to provide 150 MLD (million litres per day) of water supply.

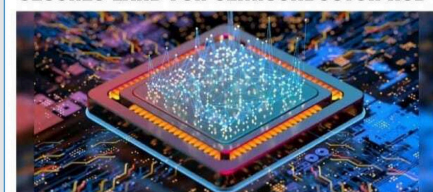
The government said that the plug-and-play facilities being offered at Dholera SIR makes it an ideal location for companies from defence and aerospace, engineering, auto and

## THE DHOLERA TIMES

DHOLERA, GUJARAT

13<sup>TH</sup> SEP, 2025

### NEXTGEN TO INVEST ₹8,800 CR IN DHOLERA, SECURES LAND FOR SEMICONDUCTOR HUB



Nextgen Semiconductor has announced plans to establish a state-of-the-art semiconductor manufacturing hub in Dholera, Gujarat. The investment of ₹8,800 crore is a testament to the region's growing appeal as a global semiconductor hub.



# Adventure, Heritage & Getaways Near Dholera Smart City

Dholera isn't just about progress — it's also surrounded by some of Gujarat's most exciting experiences. Whether you're drawn to the region's rich history or outdoor adventure, there's something for everyone within a few hours' drive.

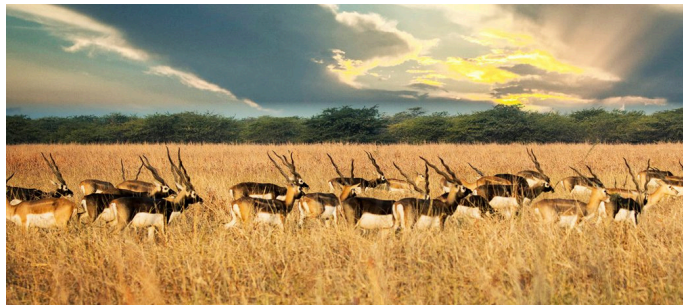
## **Lothal (35 km)**

An archaeological gem of the Indus Valley Civilization, Lothal was one of the world's earliest ports. It offers a glimpse into Gujarat's maritime legacy and ancient urban planning.



## **Velavadar Blackbuck National Park (90 km)**

A serene wildlife sanctuary known for graceful blackbucks, blue bulls, and migratory birds. A must-visit for nature and photography enthusiasts.



## **National Maritime Heritage Complex (70 km, Lothal)**

A world-class museum being developed by the Government of India, dedicated to India's rich maritime history and coastal heritage.



## **Dholera Solar Park Region**

An elegant example of Gujarat's historic stepwell architecture, Bhurkhi reflects the region's centuries-old tradition of art and water conservation.



And explore the **Gulf of Khambhat's** scenic shoreline, the historic charm of **Bhurkhi Stepwell**, and the **upcoming Dholera Waterfront Zone**, designed to offer leisure, recreation, and beautiful coastal views blending nature, heritage, and modern living around **Dholera**.





# dholera

“A Decade of Transforming Vision into Value  
in India’s First Platinum-Rated  
**Greenfield Industrial Smart City.**”



**KINGSTON**  
construction.

302 Kevalam Corner, Above Equity Hyundai,  
150 ft. Ring Road, Rajkot - 360005

[INFO@KINGSTONCONSTRUCTION.IN](mailto:INFO@KINGSTONCONSTRUCTION.IN) | [WWW.KINGSTONCONSTRUCTION.IN](http://WWW.KINGSTONCONSTRUCTION.IN)