



DHOLERA INFRA DEVELOPMENT PVT. LTD.

“Confidence in Every Investment”



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About us



Dholera Infra Development Pvt. Ltd. (DIDPL) is an emerging yet fast-rising name in India's real estate landscape, driven by a powerful vision to shape the future of urban development in Dholera SIR : India's first Greenfield Smart City.

Though the company itself is young, founded just a year ago in Vadodara, it is led by a highly seasoned team with over 12 years of proven experience in land development, urban planning, and transparent real-estate practices. This strong foundation of expertise has already earned the trust of 3,000+ satisfied clients across India through earlier ventures and professional engagements.

At DIDPL, we are committed to delivering legally compliant, transparent, and future-ready land development solutions for visionary investors. Every project is supported by clear legal documentation, government-aligned processes, and high-potential strategic locations designed to ensure long-term value appreciation and maximum investor confidence.

Our philosophy is built on trust, innovation, and customer-first service. Whether it's residential, commercial, or industrial land in Dholera SIR, DIDPL offers a secure, professional, and growth-oriented investment journey. Crafted for those who wish to be part of India's next big smart-city success story.

DIDPL is not just developing land!

We are helping build futures, one smart investment at a time.

Why Choose DIDPL?

Experience

12+ years of leadership in real estate development.

Trust

3,000+ satisfied investors across India.

Compliance

100% legally documented & government-approved projects.

Strategic Locations

Prime projects near Dholera International Airport & key economic hubs.

Transparency

Ethical practices, clear processes & professional service.



Our Core Values - D.I.D.P.L.

D

Dedicated

Committed to delivering value and trust in every square yard.

I

Innovative

Creating futuristic infrastructure with smart and sustainable solutions.

D

Dynamic

Adapting with time and technology to meet evolving customer needs.

P

Professional

Ensuring transparency, legal compliance, and excellence in service.

L

Legacy

Over 12 years of experience with 3000+ satisfied customers across India.



DHOLERA INFRA DEVELOPMENT PVT. LTD.

Nirav Oza

Co-Founder & Director

Experience: 20+ Years in Sales,
Marketing & Real Estate

Director

Mr. Nirav Oza began his professional journey as a Medical Representative in a small town and, through dedication and hard work, quickly rose through the ranks. After achieving success in the insurance sector, he found his true passion in real estate, aligning with the Hon. Prime Minister's visionary initiative - Dholera SIR.

With more than a decade of hands-on real estate experience, he has developed sharp business acumen in identifying growth opportunities, building strong sales networks, and creating long-term value for customers and channel partners.

"The next decade for DIDPL is filled with promise. My vision is to lead us toward completing 20+ strong projects, while keeping our foundation rooted in trust and transparency. As we grow, we will ensure that every customer smiles with confidence, every investor feels reassured, and every employee experiences pride in being part of our story. This is the future we are shaping... together!"



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Seema Amin

Co-Founder & Director

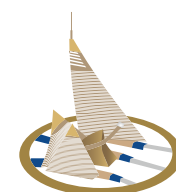
Experience: 13+ Years in Customer Relations & Real Estate

Director

Ms. Seema Amin is a dynamic, self-driven entrepreneur whose professional journey spans IT, team leadership, and strategic real estate advisory. Known for her sharp analytical mind and natural ability to guide investors, she has played a key role in managing high-value portfolios and helping clients make confident, growth-oriented decisions.

With years of hands-on experience in operations and investor management, she brings clarity, strength, and vision to every project she touches. As Co-Founder of DIDPL, Seema leads with integrity, deep market understanding, and an unwavering commitment to delivering value-driven real estate opportunities that inspire trust and long-term relationships.

“I believe in building projects that enrich lives. Projects that are strategically located, thoughtfully planned, and consistently rewarding for our clients. My vision is for DIDPL to become a source of happiness, trust, and inspiration for everyone we serve and everyone who works with us. When our clients prosper and our people thrive, that is when our true success shines.”

**DIDPL**

DHOLERA INFRA DEVELOPMENT PVT. LTD.

Milind Ranpara

Co-Founder & Director**Experience: 15+ Years in Medical,
Insurance & Real Estate**

Director

With strong local market connections and a natural ability to lead and motivate teams, he is recognized as a driving force within the organization. His flexible, solution-oriented approach allows him to understand diverse client needs and deliver results that build long-term confidence.

Known for his practical insight and commitment to service, he consistently creates seamless experiences for customers and investors alike. Guided by a clear vision to offer end-to-end real estate solutions rooted in trust and stakeholder satisfaction,

“My vision is to create a company where trust, service, and satisfaction guide every decision we make. I want us to deliver seamless, end-to-end real estate solutions that genuinely help people grow. By using my on-ground experience and strong local connections, I aim to build projects that offer clarity, confidence, and long-term value to every stakeholder who chooses to walk with us.”

Our Commitment

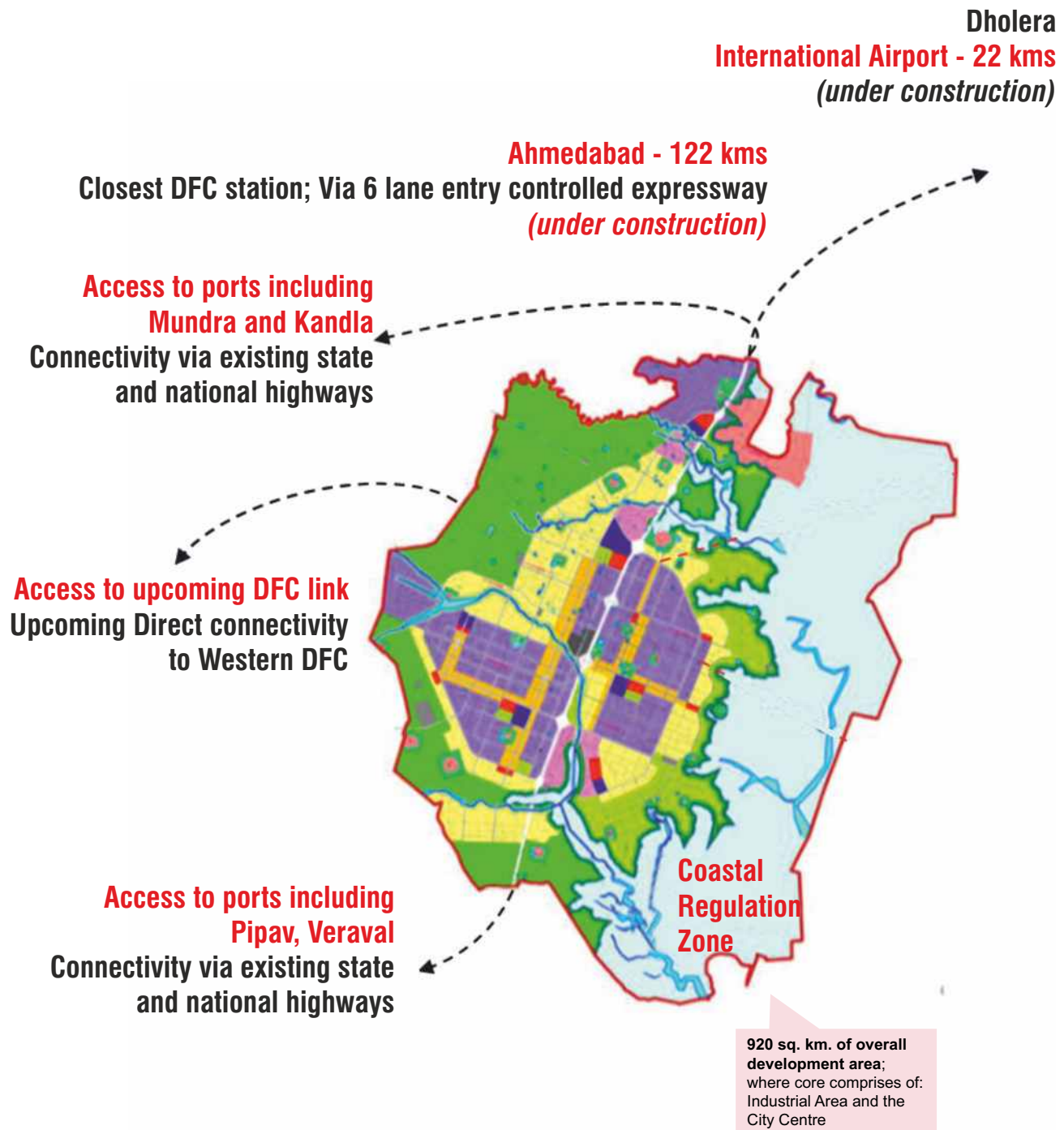
Together, our directors share a unified mission:

- To create a transparent and trustworthy platform for real estate investors in Dholera SIR.
- To deliver future-ready projects that ensure secure and profitable investments.
- To contribute meaningfully to India's Smart City Revolution, making Dholera SIR a globally recognized hub for business, innovation, and sustainability.

At DIDPL, we don't just sell Land - we deliver growth, trust, and long-term value.



The Road Ahead



Contiguous land parcels (from 5 to 500 acres) are available for industries.

Investments in development industrial and logistic corridors are envisioned to achieve the economic growth for India led by support of institutions like NICDC

**32 Projects in
4 Phases
under 11
Corridors
forming part
of National
Infrastructure
Pipeline**

**(Total project
cost of
approximately
INR 1,15,377
crore)**



Phase 1 of development for National Industrial Corridor Program

Dholera Special Investment Region (DSIR) (22.5 sq. kms), (Gujarat, DMIC)

Shendra Bidkin Industrial Area (SBIA) (18.55 sq. kms), (Maharashtra, DMIC)

Integrated Industrial Township - Greater Noida (IIT-GN), (747.5 acres), (Uttar Pradesh, DMIC)

Integrated Industrial Township - Vikram Udyogpuri (IIT-VU), (1,100 acres), (Madhya Pradesh, DMIC)

- Delhi-Mumbai Industrial Corridor (DMIC)
- Amritsar-Kolkata Industrial Corridor (AKIC)
- Chennai-Bengaluru Industrial Corridor (CBIC)
- Vizag-Chennai Industrial Corridor (VCIC)
- East Coast Economic Corridor (ECEC)
- Hyderabad-Nagpur Industrial Corridor (HNIC)
- Hyderabad-Warangal Industrial Corridor (HWIC)
- Hyderabad-Bengaluru Industrial Corridor (HBIC)
- Bengaluru Mumbai Industrial Corridor (BMIC)
- Extension of CBIC to Kochi via Coimbatore
- Delhi-Nagpur Industrial Corridor (DNIC)

India is one of the most attractive investment destinations globally, which is reflected in India's position and improvement across global benchmarks



4th

Most attractive investment destination globally

PwC Global CEO Survey

5th

Largest Economy in the World

2019 rankings, IMF

2nd

on Global retail development index 2019

Kearney's 2019 Global Retail Development Index

3rd

Largest start-up ecosystem

Startup India, DPIIT, Hurun Global Unicorn List 2019

15%

One of the lowest corporate tax rates

For new manufacturing companies

22%

Reduced Corporate Tax Rate for existing companies

4th

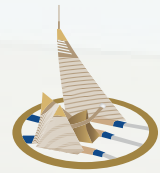
on Global Findex 2017

World Bank

3rd

Largest consumer market by 2030

World Economic Forum, Challenges and Opportunities Emerge as India Becomes Third-Largest Consumer Market by 2030, World Economic Forum



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Information about Dholera International Airport

Dholera International Airport is one of the most important parts of a country. The importance is increasing day by day. The upcoming greenfield airport Dholera International Airport in India will play an important role after it will be served to the country.

In India, all the airports are Passenger based but this greenfield international airport will be a Passenger based airport as well as Cargo Airports. The airport industry comes up with 1.5% of the country's GDP and it has created eight million job opportunities in India.

You will be amazed by the passenger numbers that can go through the airport per year. It will serve 100 million passengers per year (365 days). That's a huge number there, it will help India's economy to grow.

The airport will create so many job opportunities by helping local businesses and many more. Local businesses can connect to the global market.

Information about The Express Way

The Dholera Expressway is an under-construction, 109-km, four-lane expressway in Gujarat that will connect the Sardar Patel Ring Road in Ahmedabad to the Dholera Special Investment Region (SIR). Designated as NH-751, it is a major infrastructure project aimed at boosting connectivity to the new smart city.

Route: The expressway starts at the Sardar Patel Ring Road near Sarkhej in Ahmedabad and runs south through rural areas to the Dholera SIR, terminating at Adhelai village in the Bhavnagar district.

Purpose: It is a key infrastructure project for the development of Dholera, intended to facilitate faster travel between Ahmedabad and the new industrial and smart city.

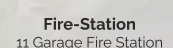
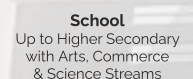
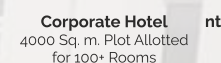
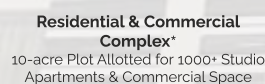
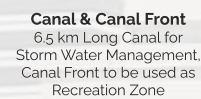
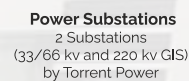
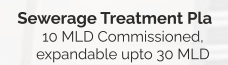
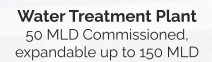
Status: The expressway is currently under construction, with previous reports indicating a possible opening around January 2024 and a more recent confirmation from the Chief Minister suggesting that the city's infrastructure will be ready by June 2026.

Information about Industries Invested in Dholera

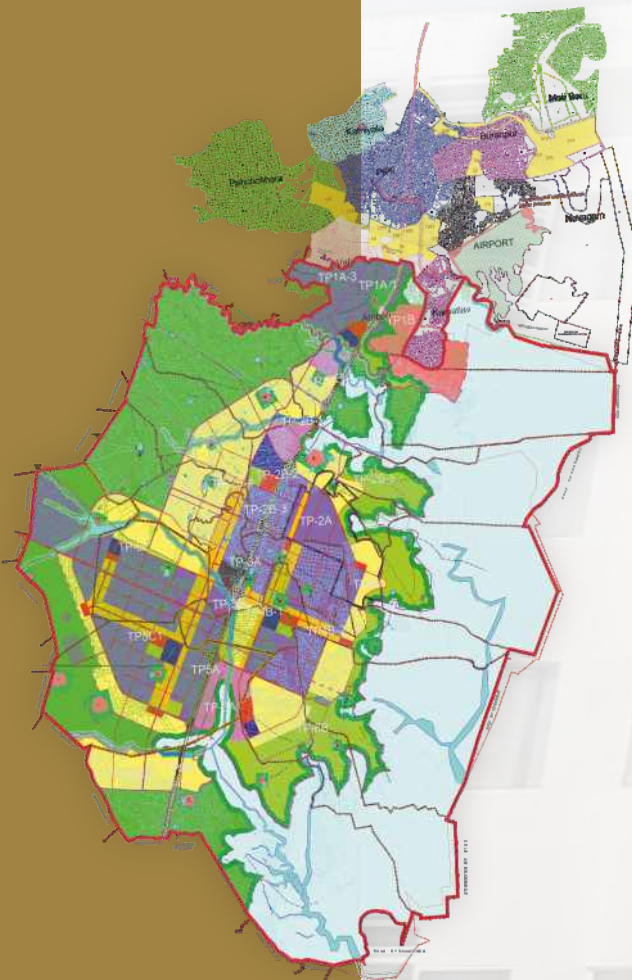
- Tata Semiconductor project - Make in India For the World
- Grew Energy's Solar Plant is key to Infrastructure Development in Dholera
- TATA Chemicals' Lithium Battery Plant in Dholera Smart City, India
- Hindustan Petroleum Corporation Limited's (HPCL) Role In Infrastructure Development in Dholera
- Vedanta Semiconductor Plant in The Greenfield City Project
- Polycab India's Investment in Dholera Manufacturing Hub
- Chiripal Industries' Aluminium & PET Resin Plant Set Up in Dholera
- Avaada's Investment in Infrastructure Development in Dholera
- Torrent Power Investing in Dholera's Power Infrastructure
- ReNew Power's 2 GW Solar Facility in Dholera



Inform Sma



Representative Image



Our Projects: On Going



Project Overview

- **Project Name:** Aero Town Residency
- **Location:** Near Dholera International Airport, Navagam, Dholera SIR
- **Zone:** Residency Zone



Project Overview

- **Project Name:** Dholera Homes 3
- **Location:** Pancham - Valinda Road, Dholera SIR
- **Zone:** Residency Zone



Project Overview

- **Project Name:** Aerotown Logistic Park
- **Location:** Near Dholera International Airport
- **Zone:** Industrial Zone

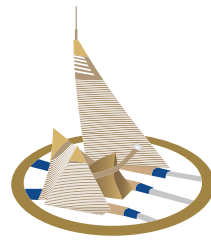
Our Projects: On Going



Project Overview

- **Project Name:** Aero Town Residency 2
- **Location:** Kamatalav, Near Dholera SIR, Gujarat
- **Zone:** Multipurpose NA, Premium Commercial & Residential PlottingProject

Our Projects: Completed



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Dholera IndusPark

Project Overview

- **Project Name:** Dholera IndusPark
- **Location:** Linear TP 1A1, Dholera SIR
- **Zone:** Industrial Zone

Connect with Us!

Head Office

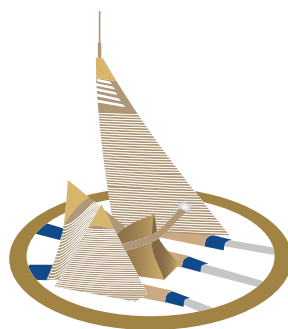
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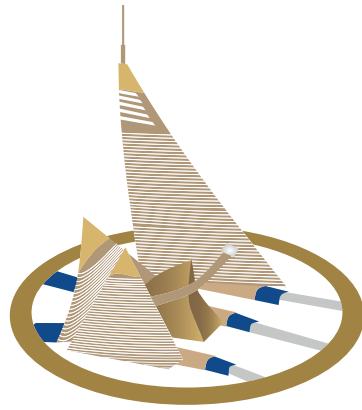
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*Representative Image