



IMPERIAL *Greens*



Luxury Begins
with the Land You Own

Near Dholera
International Airport



Why Invest in Dholera?

Greater property
appreciation than any other

Proposed World-Class
University & Research Centers

Direct Sale Deed Registration
followed by possession

Among the top 12 fastest
growing cities (forbes)

ABOUT US



Since a decade Imperial Greens has had the privilege of providing families with an opportunity to progress into the next stage of their lives and into, new homes, societies and desirable plots. We do not just build living spaces and freehold plots; we establish homes in some of the most desirable Locations where people create memories. Our projects and establishments include and cater to all lifestyles; be it urban or suburban projects.

We continually invest in our most important asset i.e. our customers and are committed to enhance our collective Intellectual Property through continuous professional development and training, research & development in new constructions and smart technologies.

With our expanding operations, global experience and local knowledge, Imperial Greens is fully committed towards maintaining the highest international standards of Health & Safety, Quality, Environmental systems and CSR at all levels. The focus has been on the development of premium residential, hospitality, commercial, integrated townships, lifestyle gated communities and redevelopment projects primarily based out of Dholera City.



PROJECT HIGHLIGHTS



Imperial Greens is deeply intertwined with spiritualism and devotion with modern life style amenities.

Imperial Greens is a affordable gated township designed to offer modern living within a tranquil and green environment. Inspired by the serene and spiritual ambiance of Dholera, these homes aim to create a harmonious blend of contemporary amenities and natural beauty. The development typically features thoughtfully designed homes, lush landscapes and community spaces that foster a sense of peace and well being.

Imperial Greenss is the perfect choice for those seeking to settle in a serene, spiritually enriched setting. This lush green and affordable project is spread across acres of land and is strategically located with excellent connectivity to both Dholera and Ahmedabad highways.



DHOLERA

DHOLERA OVERVIEW

Dholera SIR is set to become one of India's most developed regions wherein all aspects of life, work and play seamlessly converge to create a world-class city. We have carefully planned and gone the extra mile to make Dholera SIR the destination of choice for you. Dholera is extremely well-connected to the rest of India and the world. It will be home to non-polluting industries, as we aim to create a clean, green and sustainable urban development. It will be the perfect place to set up large manufacturing units due to the availability of large land parcels. Dholera will be hosting clients from all over "India", and the globe. We have taken steps to ensure ease-of-doing business - from single-window clearance to allotment of government land with guaranteed titles and much more. We have rapidly progressed towards laying the platform for the city to become a hub of innovation and progress. With all this and more, Dholera is one of the best strategic locations in the world for your business to grow and flourish.



LIVE



WORK



PLUG 'N' PLAY



Gujarat has a strategic location - it is well connected to the major cities of the world, both by air and sea routes. The state has direct international flight connectivity to cities across Europe, Middle East, East Asia and America. Gujarat has a coastline of 1,600 Km with 42 ports that connect to major sea-based trade routes and trade centres like the Middle East, West Europe, Asia and upcoming destinations on the African Continent. The state also acts as a gateway to landlocked states of India connecting them by road, rail, air and thereby boosting their trading opportunities.

As per Socio-Economic Review 2020-2021 of Gujarat State#:-

- Contribution of Gujarat towards India's GDP is 8.1%
- 40% of India's Port Cargo handled by Gujarat ports
- More than 20% of India's Exports are from Gujarat
- Gujarat has 20.9% share in India's fixed capital investment

Gujarat stands no. 1 in

- Logistics Ease Across Different States (LEADS) Index - 2021
- Foreign Direct Investments and Exports (2020-2021)
- Export Preparedness Index - 2020

HERITAGE

Lothal is one of the most prominent cities of the ancient Indus Valley Civilization, located in the Bhal region of the modern state of Gujarat and dating back to 3700 BC. It was one of the earliest trading civilizations and pioneers in foreign trade and progress with its trade of beads, gems and valuable ornaments reaching the far corners of West Asia and Africa. They were pioneers of town planning, science & trading, had a well-developed economy & urban culture and many architectural developments. Dholera in close proximity to Lothal aims to tap into the rich mercantile heritage of Gujarat.

DHOLERA

Dholera Special Investment Region will be a true benchmark of the largest hi-tech city in India creating an unmatched balance between sustainable industry and holistic living for its inhabitants.

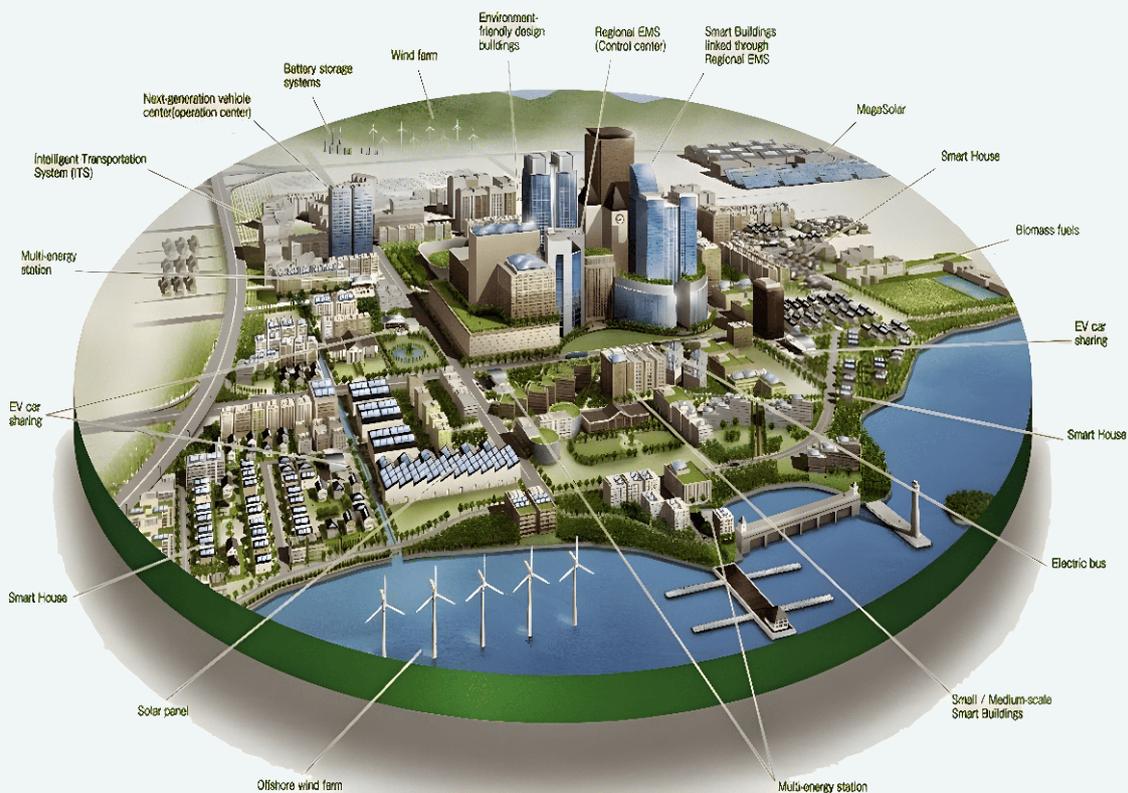
SUSTAINABILITY AND ENVIRONMENT MANAGEMENT

Dholera is the first city in India to hold the title of being a Platinum-rated green city being accorded by IGBC.

A Blanket environment clearance from MoEF has been granted for the entire city of 920 sq km, which is again unique and the first of its kind in India.

Dholera plans to increase its green cover with several neighborhood parks within the catchment of 400 m (or 5-minute walk from any point in the residential area) and with a number of community parks within the catchment of 800 m (or a 10-minute walk from any point in the city).

The city promotes a walk-to-work culture and has been designed in such a way that every point in the city will have dedicated spaces for walking (pedestrians) and cycling.



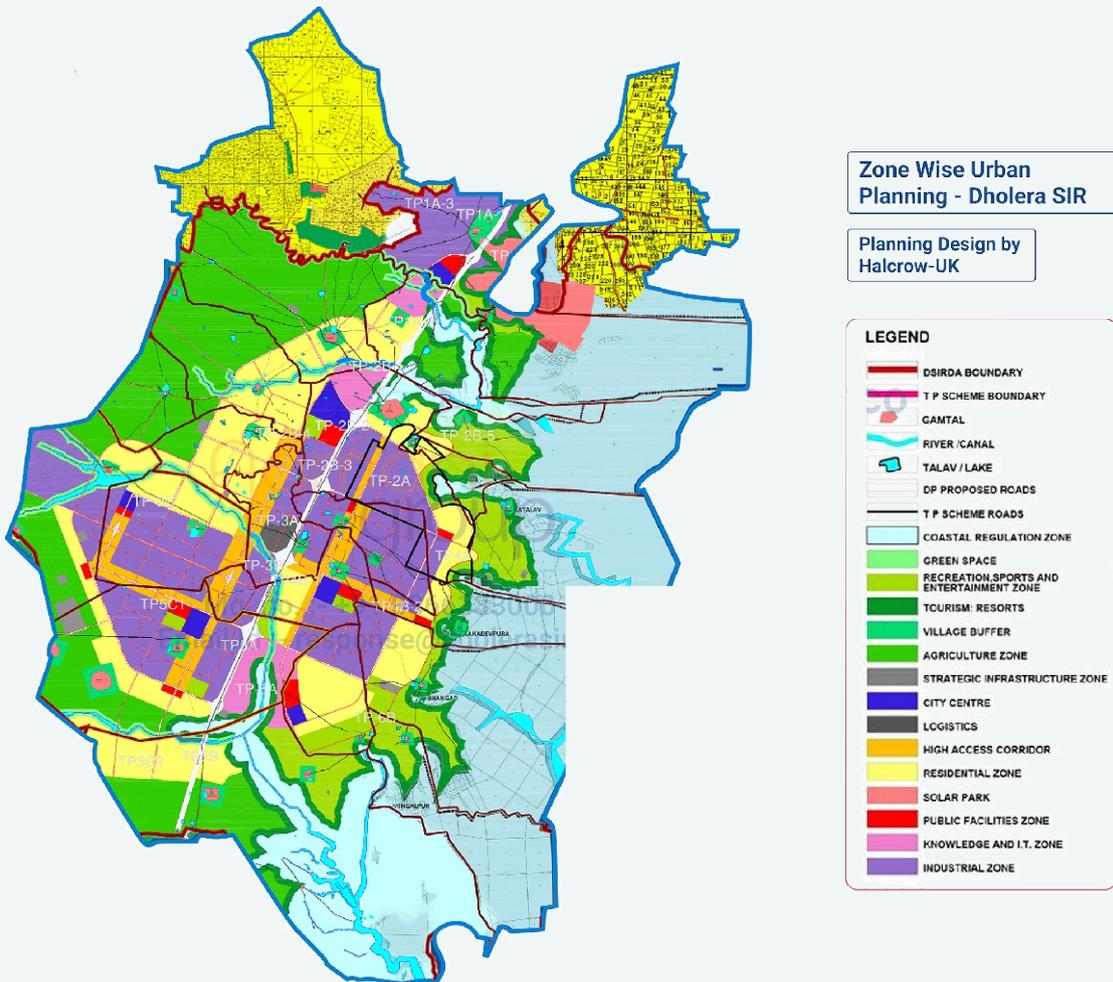
CONNECTIVITY

The dawn of a new city with Excellent Connectivity, World-Class Infrastructure and Efficient Governance is here.

LOCATION AND CONNECTIVITY

Dholera is strategically located in Gujarat. It is the largest node on the DMIC and has excellent connectivity by air, land, rail and sea. It is just 100 km from Ahmedabad and is well connected to other major cities of Gujarat including Vadodara, Bhavnagar and Rajkot

- 15 kms – Proposed Dholera International Airport
- 300 kms – Kandla Port
- 117 kms – Domestic & International Airport
- 350 kms – Mundra Port
- 140 kms – Vadodara Airport
- 590 kms – JNPT, Mumbai
- 200 kms – Pipavav Port



ADVANTAGE DHOLERA



WORLD-CLASS INFRASTRUCTURE

- State-of-the-art, smart and sustainable infrastructure.
- Benchmarked against the best practices from around the world.
- First city in India where all utilities are below the ground level and pre-planned considering the future needs of city.



EASE OF GOVERNANCE

- The city offers customized solutions based on industry specific requirement.
- Reduced life cycle costs in utilities (due to SCADA system), state-of-the-art infrastructure and intelligent systems which facilitate smart decision making.
- Availability of skilled manpower as DICDL will aid in conducting skill development programs for the locals.
- All approvals permit and transactions will occur under one umbrella with a transparent digital / online system.



PLUG & PLAY

- All necessary utility connections and infrastructure available at plot level.
- They are ICT enabled which facilitate platform for efficient operations and administrations.



SOCIAL INFRASTRUCTURE

- Dedicated amenities to cater to the health, safety, educational, entertainment, cultural and spiritual needs of inhabitants.
- Like neighbourhood level farmer's market, dedicated zones for hawkers, dispensaries, petrol pumps, EV charging stations, taxis and auto rickshaw stands, bicycle parking, public toilets, spaces for public art, cinema halls, religious facilities, anganwadis/schools colleges/skill development centres etc.



EASE OF DOING BUSINESS

- Dholera offers highly competitive rates at INR 2750/- per sq.m. for industrial use on a 99-year lease.
- A single window system to streamline the G2B (Government to Business) interaction that will greatly reduce procedures and approvals required for various aspects of business

Including the following: -

- a. Ready list of permits (as per industry type)
- b. Single point of contact for every business
- c. Permits / Approvals granted within stipulated period



EXTERNAL CONNECTIVITY

- Well-connected air, rail, road and water network.
- Dholera's proximity to India's major ports makes it the most viable option for all kinds of industry.
- The regional connectivity is enhanced by a 4-lane dedicated access control expressway from Ahmedabad to Dholera which will reduce the travel time to half then it is now. MRTS is also planned.
- Airport Authority of India has partnered with the Government of Gujarat and NICDIT with 51% equity participation to develop the Dholera International Airport; spread in an area of 3700 acres.
- This new airport will be connected by the Ahmedabad-Dholera 4-lane expressway and the State Highway.
- It will have two dedicated runways of 4000 mts each.
- The proposed airport is set to get operationalized by the year 2024.



TECHNOLOGY

- ICT enabled infrastructure, smart monitoring systems, City Integrated Operations Centre.
- Reduced life cycle costs in utilities (due to SCADA system)



LIVE WORK PLAY

- Encouraging walk to work culture
- Neighbourhood parks: Hierarchy of functional open green spaces including neighbour-hood parks, community parks, linear park within walking distance along with recreation and sports zone.
- Special zones for EWS housing.
- Dedicated and shaded walkways and cycle tracks that connect the various nodes within the city.
- Provision of green buffers along the sides of the industrial land use.



SUSTAINABILITY

- Water and wastewater system: Zero waste discharge by treating 100% of the wastewater generated to tertiary standards for non-potable and industrial use. Smart metering and SCADA have been implemented to minimize loss.
- Solid waste management: Provisions for 100% collection of solid waste and recycling of biodegradable solid waste to be treated for use as compost and to generate energy.
- Stormwater management and rainwater harvesting: Systems to capture and utilize stormwater runoff; rainwater harvesting system is implemented through an open earthen canal which will allow aquifer recharge and reuse of water for irrigation.
- Power management: 24/7 uninterrupted power supply provided. Smart grid, smart metering and monitoring to minimize losses. Policies to generate renewable energy. Lowest Power Tariff in India.
- Ultra-Mega Solar Power Park of 4400 MW capacity: Out of 4400 MW, Phase-1 of 1000 MW is under implementation. (300 MW work of solar park is under development by TATA Power).
- Seawater desalination is being conceptualised by using innovative technology which will help reduce the city's dependency on available surface water resources.
- Dholera provides Electric Vehicle charging stations at every 1X1 km grid to reduce pollution.



FAST TRACK APPROVALS

- All approvals, permits and transactions will occur under one umbrella with a transparent digital / online system.



SECURITY

- Command and Control Centre to oversee safety & security, and merge city departments for efficiency.



INTERNAL CONNECTIVITY

- Multi-purpose corridors, bicycle tracks, service roads, shaded and pedestrian-friendly walkways for comfort and safety.
- Constant monitoring by CCTV cameras and a dynamic and intelligent Traffic Management system.

POTENTIAL FOCUS SECTORS



Aerospace and
Defence



Electronics



Pharmaceutical and
Biotechnology



Agro and
Food Processing



Solar Industries



Heavy Engineering

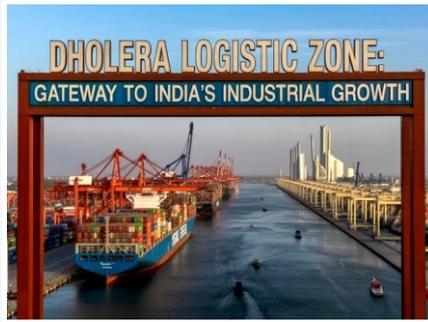
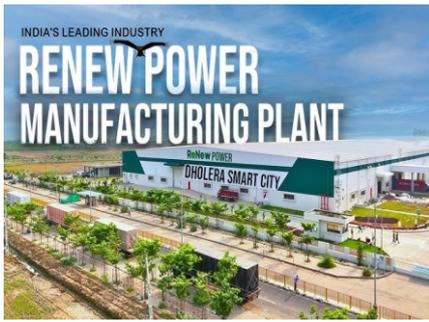


Automobiles and
Auto Ancillary



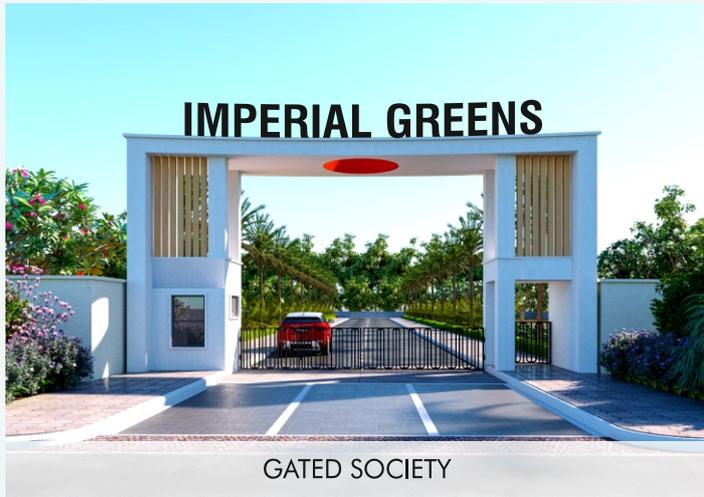
IT/ITeS

CURRENT DEVELOPMENT AT DHOLERA



INVESTMENT PARTNERS @DHOLERA





GATED SOCIETY

MODERN AMENITIES TO ELEVATE YOUR LIFESTYLE



KIDS PLAY AREA



OUTDOOR GYM



WALKING TRACK



TEMPLE IN PREMISES



STREET LIGHTS



SENIOR CITIZEN SITTING AREA



CHESS & CARROM BOARD TABLE



24X7 SECURITY & CCTV CAMERA



TABLE TENNIS



BOUNDARY WALL WITH GATE



PARTY HALL AND REST ROOMS



SNOOKER TABLE



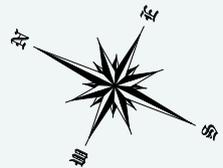
MEDITATION ZONE

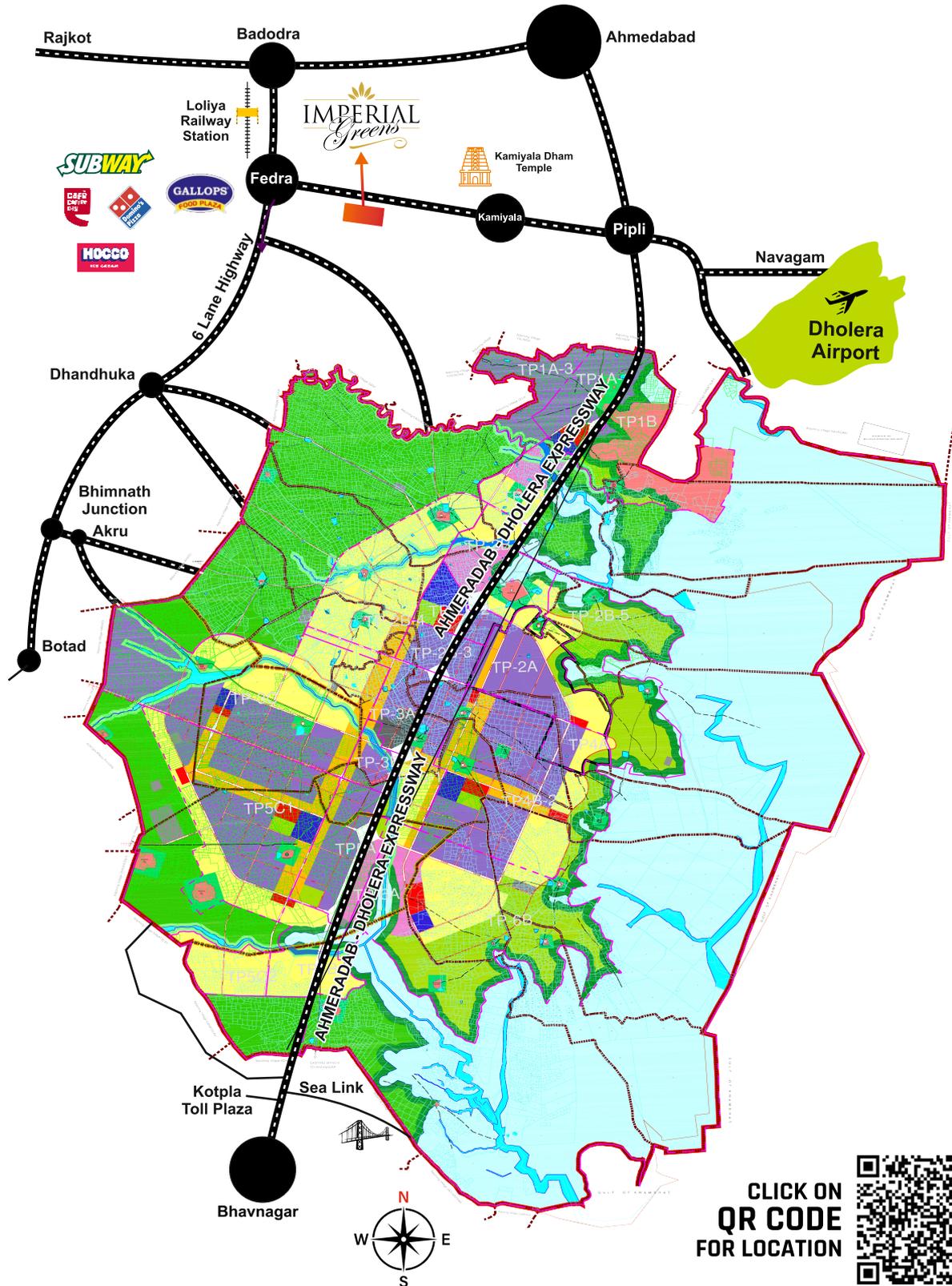
LAYOUT PLAN



SCALE: 1.0CM = 5.0MT		SHEET NO: 1/1	
ZONE:		USE : RESIDENTIAL	
AREA TABLE			
		SQMT	
SUR. NO. 146/P		169	
SUR. NO. 147/P		4046	
SUR. NO. 148/P		8775	
SUR. NO. 159		15479	
TOTAL AREA AS PER RECORD		28469	

SUR.NO.146/P, 147/P,148/P,159





Site Office: Dholera, Ahmedabad - Gujrat - 382465

Corporate Office : 1502B, Supertech Astrails, Supernova, Sector - 94, Noida - 201313

Email: info@vvhindia.com | **Website:** www.vvhindia.com

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