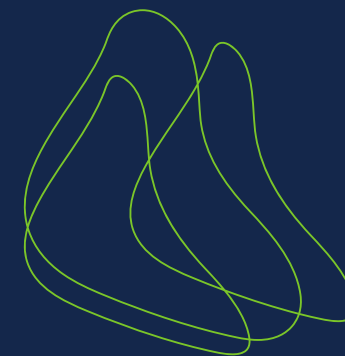


SHIVAAY INFRAA PRESENTS



SHIVAAY
XPRESS WAY

GATED VILLA

&

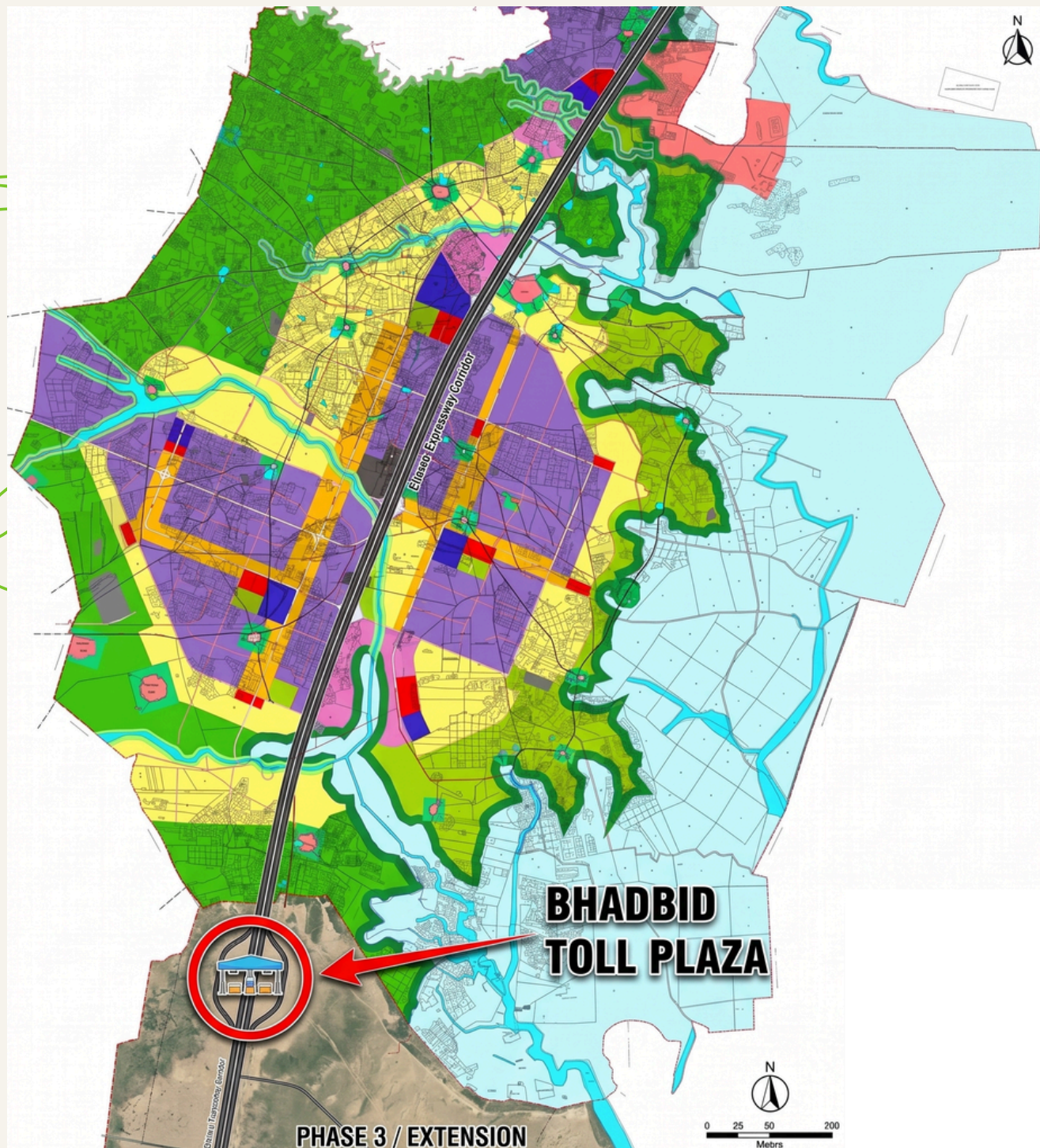
COMMERCIAL
PLOTTED
TOWNSHIP

A LIFE WELL CONNECTED

NH-751 (NE-8) · BHADBHID TOLL · DHOLERA SIR, GUJARAT

AT THE HEART OF DHOLERA

On the Ahmedabad-Dholera-Bhavnagar Expressway,
beside India's first greenfield smart city



WHY THIS LOCATION

Right on the toll

On the Bhadbhid toll plaza of the expressway

NH-751 / NE-8

Ahmedabad-Dholera-Bhavnagar Expressway
frontage

Dholera Smart City

Greenfield smart city developing alongside

Dholera Airport

Upcoming Dholera International Airport nearby

Bhavnagar Airport

On the onward route towards Bhavnagar

Industrial corridor

Adani-Tata, semiconductor & solar park belt

THE NEW ADDRESS OF DHOLERA



A gated, plotted township on the Ahmedabad-Dholera-Bhavnagar Expressway. Landscaped villa plots and commercial frontage meet wide roads, ready infrastructure and open green space. A place designed to live in, and an address positioned to grow.

04
PHASES

420+
PLOTS

160-300
SQ YD PLOT SIZES

NH-751
HIGHWAY FRONT

THE GROWTH ENGINE

Why the corridor around Shivaay Xpress Way is rising fast



WORLD'S LARGEST SOLAR PARK



250 M EXPRESS HIGHWAY



TATA SEMICONDUCTOR



DHOLERA INTL. AIRPORT

- ♦ 920 sq km planned area
- ♦ Dedicated freight rail
- ♦ Underground utility ducts
- ♦ 24×7 water, power & sewage
- ♦ India's first greenfield smart city
- ♦ Built like Singapore
- ♦ Part of the Delhi–Mumbai Industrial Corridor (DMIC)

5 Min from Dholera SIR

Bus Facility at 0 km

BUILT AROUND BIG FUTURES

Rail, data, aerospace and energy, all rising around Dholera



High-Speed Rail

Planned rail link through the Dholera region



Data Centres

Large-scale data centre hubs coming to Dholera SIR



Aircraft Manufacturing

Aerospace and defence manufacturing zone

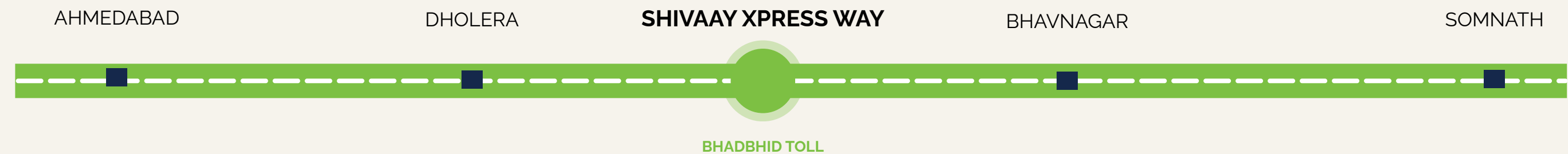


Renewable Energy

Beside one of the world's largest solar parks

ON THE AHMEDABAD-DHOLERA-BHAVNAGAR CORRIDOR

A single expressway connects capital, smart city, coast and pilgrimage

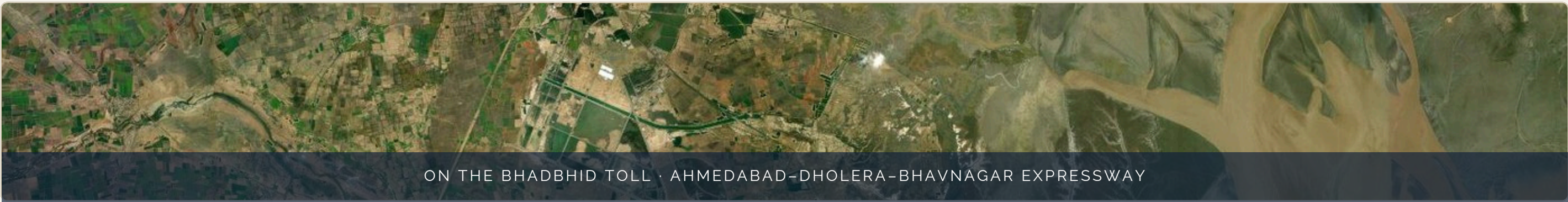


CONNECTIVITY

- ◆ Right on the Bhadbhid toll plaza
- ◆ On NH-751 / NE-8 Expressway
- ◆ Dholera smart city alongside
- ◆ Dholera International Airport
- ◆ Bhavnagar Airport on the route
- ◆ Access-controlled expressway corridor

LANDMARKS NEARBY

- ◆ Adani – Tata industrial centre
- ◆ Tata semiconductor plant
- ◆ Kalpasar dam project
- ◆ Renewable-energy / solar park
- ◆ Upcoming GAP high-rise
- ◆ Adilai circle junction



THE MASTER PLAN

420+ plots across four phases



PHASE 01
Residential

PHASE 02
Residential

PHASE 03
Resi + Commercial

PHASE 04
Comm. + Amenities

TWO PLOT TYPES, ONE ADDRESS ON THE EXPRESSWAY

Residential villa plots and prime commercial frontage



RESIDENTIAL VILLA PLOTS

160 – 300 sq. yd

Gated, secure and landscaped, built around open greens and wide internal roads



COMMERCIAL FRONTAGE

Prime high-street

Highway-facing retail and office plots at the Bhadbhid toll, with built-in footfall

Residential villa plots from 160 to 300 sq yd, plus prime commercial frontage

A LIFE WITH ROOM TO BREATHE

Wide roads, generous greens and an open, planned community, minutes from the corridor's momentum



A COMPLETE LIFESTYLE

Everything a good community needs, right inside the gates



EVERYTHING A GOOD LIFE NEEDS

Fifteen features designed into the township

 Gated Society	 Wide Internal Roads	 Compound Wall	 Club House	 Landscaped Garden
 Children's Play Area	 Jogging Track	 Water Supply Line	 Underground Drainage	 Street Lighting
 CCTV Surveillance	 24x7 Security	 Avenue Plantation	 Temple	 Grand Entrance Plaza

Every essential, planned in from day one, so you just move in and live



BUILT ON READY INFRASTRUCTURE

What's planned & provided across the township

Roads

9 m to 15 m wide blacktop roads; 15 m wide main spine road

Drainage

Underground storm-water & sewage drainage network

Security

Gated entry, boundary wall, 24x7 guards & CCTV

Community

Club house, children's play area & temple

Approvals

Developed in line with DSIR master-plan zoning

Water

Overhead storage tank with individual plot connections

Power

Electrification with LED street lighting throughout

Greens

Avenue plantation, landscaped gardens & open spaces

Title

Clear & marketable title · NA for township use

Open Spaces

Generous greens, wide roads & amenity reservations



WHY SHIVAAY XPRESS WAY

Six reasons this address is built to grow

01

LOCATION

On the expressway, on the toll — not off a side road.

02

GROWTH

Beside Dholera SIR's airport, semiconductor & solar mega-projects.

03

PLANNING

Gated, four-phase township with wide roads & generous greens.

04

CHOICE

Residential villa plots and high-street commercial frontage.

05

INFRASTRUCTURE

Roads, water, drainage, power & security in place.

06

TRUST

Clear title · NA township use · site visits welcome.



SHIVAAY
XPRESS WAY

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Bhadbhid Toll Plaza · NH-751 / NE-8 · Dholera-Bhavnagar · Gujarat

A SHIVAAY INFRAA DEVELOPMENT

BOOK YOUR PLOT TODAY

This brochure is conceptual and for representation only. Plans, areas, amenities and imagery are indicative and subject to change / sanction.