



AURYA CITY

D H O L E R A

NEAR INDIA'S FIRST GREENFIELD SMART CITY DHOLERA

# AURYA CITY

Premium Residential Plots near Dholera  
SIR

[WWW.AGFGROUPINDIA.COM](http://WWW.AGFGROUPINDIA.COM)



# About AGF Group

## Our Legacy & Vision

AGF Group is a trusted name in real estate development with over two decades of experience in creating landmark projects across India. Our vision is to build sustainable communities that offer modern living standards and exceptional investment value.

7+  
Years Exp.

17+  
Projects

10K+  
Families

100%  
Government Approved

## Ongoing Project:-

- Amoda Sari - Almora, Uttarakhand
- Aurya City - Dholera, Gujarat
- Vantara Heritage - Hapur (U.P)
- Avenue - 2 - Solan - Himachal Pradesh
- Casa Corbett - Kalagarh, Uttar Pradesh



AGF DEVELOPERS PVT. LTD.

Aurya City

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AGF Group

# Infrastructure Milestones

**2026**

**International Airport**  
Operational Launch

**6-Lane**

**Expressway**  
Direct to Ahmedabad

**Metro**

**Vande Metro**  
Rapid Transit System

**Dholera Port**

**Seaport**  
Streamlined import-export operations.

## Smart Utilities

- Underground Cabling
- 24/7 Water & Power
- Waste Management

## Port Connectivity

- Near Dholera Port
- Trade & Logistics
- Coastal Economic Zone

## Industrial Zones

- Manufacturing Hubs
- Semiconductor Clusters
- Clean-Tech Industries

# Global Leaders Investing

- Tata Group: 91,000 Cr (Semiconductor Fab)
- Reliance: 5.95 Lakh Cr (Gujarat Green Energy Hub)
- Adani Group: 3 Lakh Cr (Data Center/Green Energy)
- Re New Power: 12,00 Cr (Solar Plant)
- Tsingshan Group: 21000 Cr (EV Battery Manufacturing)
- Next Gen & Hitachi 1,500 Cr Semiconductor fab aur power electronics
- Vedanta-Foxconn: 1.54 Lakh Cr (semiconductor aur display plant)

Major corporations are committing billions to Dholera's industrial ecosystem



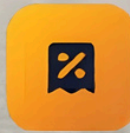
# Aurya City

**250  
Acres**

## Smart Township



**Commercial**  
Shopping Complex



**Green Parks**  
Landscaped Gardens



**24/7 Security**  
CCTV Surveillance



**Smart Utilities**  
Underground Lines



**Wide Roads**  
12&9 Meters internal Roads



**24/7 Services**  
Uninterrupted Supply

### Approvals & Security

- Gujarat Government Approved
- Fully Paid Land By Developer
- Clear & Non-Agricultural Titles
- 24/7 Gated Community Security

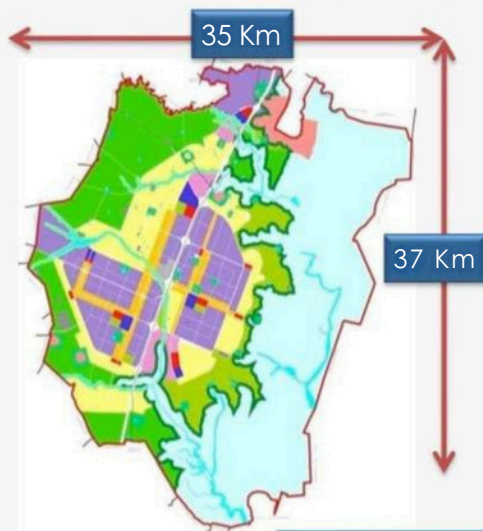
### Development & Lifestyle

- Possession in 6-9 Months
- Wide Internal Roads (12&9 Meters)
- Modern Clubhouse & Green Parks
- Underground Utilities & Drainage

# Dholera: The Future Hub

## 1st Greenfield Smart City in India

Total Area 920 Sqkm



Developable Area 422 Sqkm

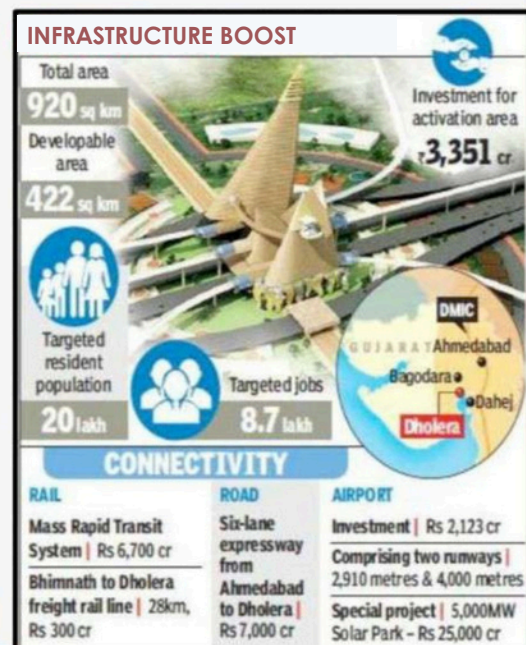
Area under CRZ 340 Sqkm

Area outside CRZ 580 Sqkm

Population 2 Million

Employment 0.8 Million

Dholera Industrial City Development Limited



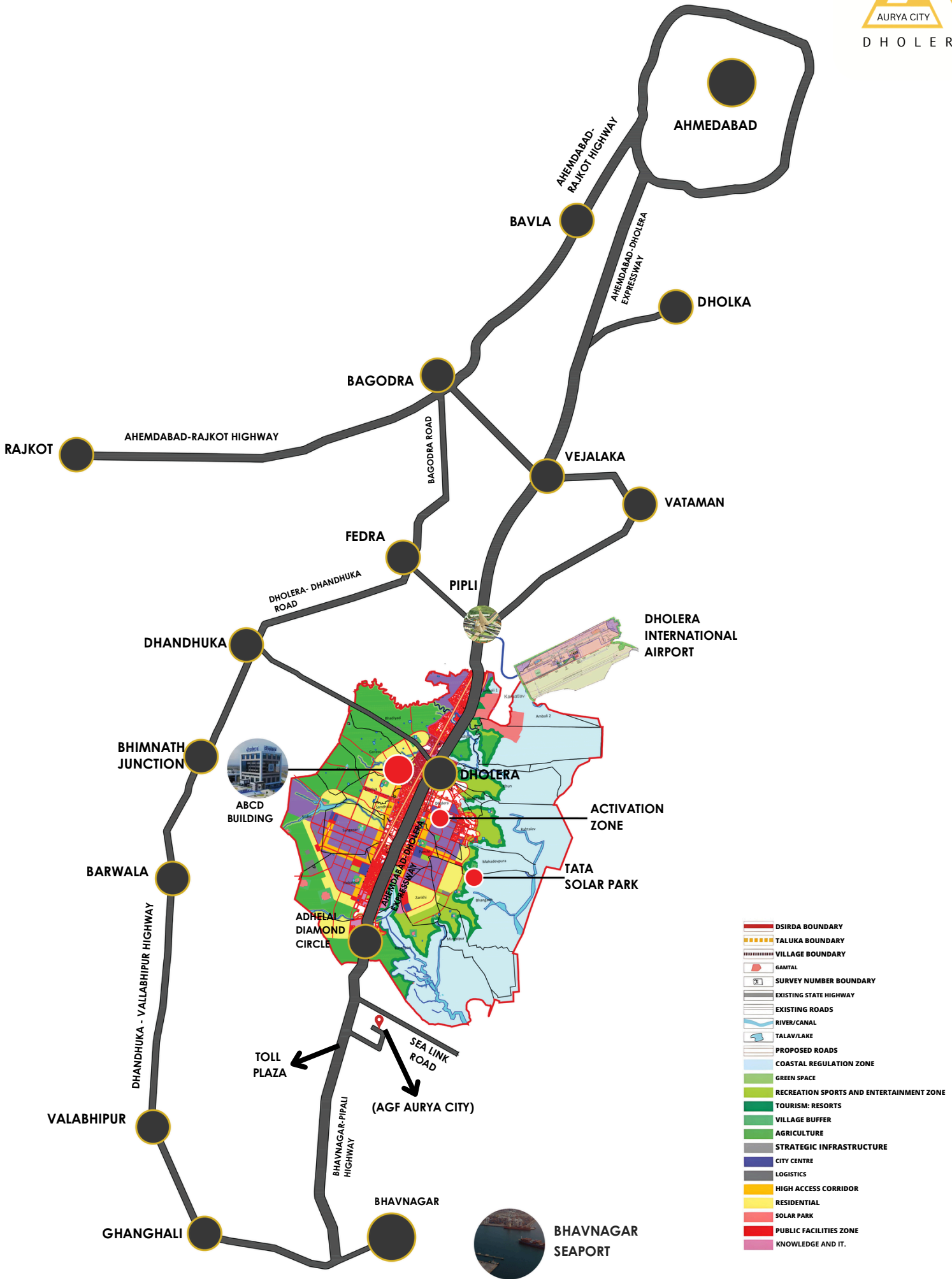
Dholera SIR is rapidly evolving into a global manufacturing and trading hub, attracting significant investments across key sectors.

### Key Sectors

- Semiconductors & Electronics
- Automotive & Ancillaries
- Heavy Engineering
- Renewable Energy
- Defence & Aerospace

### Infrastructure

- Dholera International Airport
- Ahmedabad-Dholera Expressway
- Vande Metro Rail Connectivity
- 5,000 MW Solar Park
- Dedicated Freight Corridor





AREA CHART		
PLOT NO.	AREA	TOTAL AREA
01	205	205.16
02-12	200	2200
13	275	275
14-25	200	2400
26	338	338
27-48	200	4400
49-50	190.88	381.76
51-72	200	4400
73	413.67	413.67
74	137	137
75-109	100	3500
110-111	193.21	386.42
112-138	100	2700
139	95	95
140	114	114
141	110	110
142	101.38	101.38
143	110.58	110.58
144	113.57	113.57
145	89.29	89.29
146	608	608
147	84	84
148	89.33	89.33
149	119.24	119.24
150	127.67	127.67
151	136.10	136.10
152	174.65	174.65
153	186.85	186.85
154	199	199
155	211.26	211.26
156	203.33	203.33
157	250.20	250.20
158	225.87	225.87
159-166	200	1600
167	108	108
168-170	58	174
171	108	108
172-179	200	1600
180	173.5	173.5
181	165	165
182	167.84	167.84
183	185.21	185.21
184	172.13	172.13
185	159	159
186	168.88	168.88
187	151.15	151.15
188	139.50	139.50
189	302.81	302.81
190	201.44	201.44
191-204	100	1400
205-206	143.98	287.96
207-221	100	1500
222	204.85	204.85
223	222.80	222.80
224-232	100	900
233	146.22	146.22
234	328.46	328.46
235-239	200	1000
240-241	390.81	781.62
242-251	200	2000
252	328.46	328.46
253	390.81	390.81
254-263	200	2000
264	328.46	328.46
265	173.55	173.55
266-276	200	2200
277	244	244
278	167.26	167.26
279	104	104
280	103.78	103.78
281	103.40	103.40
282	103	103
283	102.67	102.67
284	102.52	102.52
285	101.95	101.95
286	101.62	101.62
287	101.29	101.29
288	100.93	100.93
289	100.49	100.49
290	99.83	99.83
291	99.47	99.47
292	99.33	99.33
293	99.51	99.51
294	99.83	99.83
295	100.20	100.20
296	100.56	100.56
297	100.93	100.93
298	101.29	101.29
299	101.66	101.66
300	102.02	102.02
301	102.39	102.39
302	102.75	102.75
303	103.12	103.12
304	103.48	103.48
305	103.85	103.85
306	104.22	104.22
307	104.58	104.58
308	104.95	104.95
309-336	100	2800
337	203.85	203.85
338	175	175
339-367	100	2900
368-369	193.21	386.42
370-398	100	2900
399	218	218
400	332	332
401-419	200	3800
420	394	394
421	428	428
422-440	200	3800
441	394	394
442	108	108
443-445	58	174
446	108	108
447-456	200	2000
457	198.75	198.75
458-467	200	2000
468	200.38	200.38
469	154	154
470	105.45	105.45
471	104.47	104.47
472	103.47	103.47
473	102.53	102.53
474	101.58	101.58
475	100.60	100.60
476	99.65	99.65
477	98.74	98.74
478	97.76	97.76
479	96.87	96.87
480	95.93	95.93
481	94.87	94.87
482	93.92	93.92
483	245.55	245.55
484	317	317
485-498	100	1400
499-500	144	288
501-517	100	1700
518-519	190.91	381.82
520-536	100	1700
537	144	144
538	328.34	328.34
539-540	200	400
541	328.47	328.47
542-546	200	1000
547	390.81	390.81
548-550	200	600
551	390.81	390.81
552	196.84	196.84
553	1246	1246
<b>TOTAL</b>	<b>84,577</b>	<b>1,42,791</b>

PROJECT NAME:

**AGF ARYA CITY (KOTDA, GUJARAT)**

NOTES & INFORMATION :

1. ALL DIMENSIONS ARE IN FEET.
2. DIMENSIONS TO BE READ AND NOT MEASURED.
3. ALL SERVICES DRAWINGS TO BE STRICTLY READ IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS.

NORTH:



**TOTAL PLOT AREA 29.50 ACRE OR 1,42,780 SQ. YD.**

PLOT AREA	83,797 SQ. YD.
COMMERCIAL	780 SQ. YD.
<b>TOTAL AREA</b>	<b>84,577 SQ. YD.</b>
ROAD AREA	43,884 SQ. YD.
PARK AREA	14,319 SQ. YD.
<b>TOTAL AREA</b>	<b>58,203 SQ. YD.</b>
<b>TOTAL 59.23% SALEABLE AREA</b>	

AREA IN SQ. YD.

PLOT SIZE	CARPET AREA	SUPER AREA	UNIT NO.	CARPET AREA	SUPER AREA
30'x60'	200	337.66	187 NOS.	37,400	63,142
20'x45'	100	168.83	234 NOS.	23,400	39,506
17'x30'	58	97.92	6 NOS.	348	587.52
AS/LOCATION	AS/LOCATION	AS/LOCATION	126 NOS.	23,429	39,556
<b>TOTAL</b>			<b>553 NOS.</b>	<b>84,577</b>	<b>1,42,791</b>

TOTAL AREA





# Flexible Payment

**1**

On Booking

**10%**

**2**

30 Days

**40%**

**3**

60 Days

**40%**

**4**

Registry

**10%**

# Our Delivered Projects



**MVF !! Majestic Villas & Farms**



**AGF ROYAL EMPIRE**



**Smr Green Woods**



**Smr Phase-III Haryana**



**Emerald Estate**



**Nextgen Village**



**Gokul Enclave**



**MVF Phase-III Haryana**

# Ongoing Project



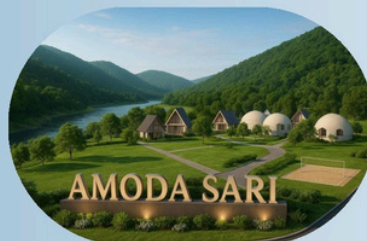
**Aurya City  
Dholera, Gujrat**



**Casa Corbett  
kalagarh, Uttar Pradesh**



**Vantara Heritage  
Brij Ghat**



**Amoda Sari  
Almora, Uttrakhand**



**Avenue-2  
Solan, Himachal Pradesh**

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Aurya City

AGF Group



D H O L E R A



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