

— ESTATE — ONE10

Where Tomorrow Takes Shape

*A thoughtfully planned residential plotting opportunity in
Dholera's emerging growth zone.*

DHOLERA

A City Designed, Not Discovered

Dholera is not growing by chance. It is being planned, structured & executed as a national infrastructure vision.

Designed as India's first smart industrial city and aligned with the Delhi–Mumbai Industrial Corridor, Dholera represents a long-term commitment to manufacturing, logistics, employment & urban expansion.

Cities built at this scale don't evolve overnight. They grow in phases — rewarding those who understand when to participate.

Delhi-Mumbai Industrial Corridor (DMIC)



The Growth Acceleration

Last 6 Months

In the last six months (Aug, 2025 – Feb, 2026), infrastructure investment in Dholera has exceeded ₹2.5 lakh crore, driven by its emergence as a global semiconductor and aerospace hub.

- **Tata Electronics Semiconductor Fab:**
₹91,000 Cr facility under construction; equipment installation underway with trial production targeted in 2026.

- **Data Centers:**

\$10 Billion investment announced for large-scale solar-powered data infrastructure.

- **Aerospace:**
Adani Group & Embraer finalised land for India's first 100-seater aircraft manufacturing facility.

- **Ancillary Tech:**

₹8,800 Cr committed for power semiconductors; ₹1,000 Cr investment in silicon photonics manufacturing.

- **Ahmedabad-Dholera Expressway:**
The 109-km six-lane expressway was completed in 2025, awaiting inauguration.

- **Dholera International Airport:**

Runway & terminal civil works completed; cargo ops and test runs scheduled in 2026.

- **Rail Connectivity Expansion:**
Bhavnagar-Dholera rail survey initiated; Ahmedabad-Dholera rail route entering execution phase.

- **Dholera Solar Park:**

1,200 MW operational (out of planned 5,000 MW), powering future industrial demand.

- **Semiconductor Zone Infrastructure:**
₹15 Cr allocated for specialised high-security industrial infrastructure.

- **Social Infrastructure Ready:**

Schools and hospitals tendered; operational readiness targeted in 2026.



₹2.5 Lakh
Crore Investments
Since 2025



Introducing Estate One10

Estate One10 is a fully residential plotted development envisioned for long-term value creation.

Planned with clarity and restraint, it is not positioned as a speculative asset — but as a structured entry into Dholera's next residential chapter.

Estate One10 is designed for investors who understand that value forms before visibility peaks. This residential plotting development with limited inventory — aligned with Dholera's next expansion phase.

Total Plots : **100**

Plot Sizes : **200 sq. yards**

Land title : **Residential**

Low Density, planned layout

All government approvals received

Developed by **Realty World**



PROJECT HIGHLIGHTS

- 1 Fully residential plotted development
- 2 Planned internal layout
- 3 Designed for orderly development & livability
- 4 Defined road network
- 5 Clear project vision aligned with Dholera's growth cycle
- 6 Opposite Expressway Food Plaza

PROJECT AMENITIES

- 12m entry road with plantation
- 24*7 water & electricity supply
- Gated community with CCTV
- Security cabin
- Manicured green spaces
- Defined sit out areas/gazebos
- Open gymnasium

Pipli Diamond Circle

The Gateway to Gujarat's Industrial Corridors

The Pipli Diamond Circle is effectively the "zero point" for the Dholera Special Investment Region (SIR). From a logistical and business perspective, it is designed to function as the primary valve controlling the flow of goods, people, and capital in and out of the smart city.

Located within the activation framework of Dholera's infrastructure grid, this junction is increasingly being viewed as a high-potential residential and industrial influence zone.

Why Pipli Diamond Circle Matters?

Ahmedabad–Dholera Expressway:

Direct high-speed access, reducing travel time to Ahmedabad to ~40 minutes.

Coastal Highway Link:

Seamless connection to Bhavnagar's industrial clusters & Pipavav Port for efficient cargo movement.

DMIC Influence Zone:

Positioned within the Delhi–Mumbai Industrial Corridor growth belt, connecting India's two largest economic regions.

Vadodara Corridor:

Linked via the Vataman–Tarapur highway to Vadodara's major chemical and engineering hub.

Gateway to the Airport Corridor:

Located just 3–4 km from the Dholera International Airport, Pipli Diamond Circle functions as a key approach junction.





OUR JOURNEY IN DHOLERA

At Realty World, we provide a pathway to long-term wealth, guided by deep market insights, strategic thinking and a legacy of trust. From advisory services that empower investors to make informed choices to developing projects that redefine modern living, Realty World blends experience with innovation.

The journey in Dholera began with Harmony Nest.

The experience, investor trust, and market response validated our long-term outlook for the region. That momentum inspired us to move forward quickly — launching Estate One10 within the same year, as a continuation of our commitment to Dholera's growth story.

“Prepared for Growth.
Positioned for Acceleration.”

Today is the opportunity to be part of that journey — before tomorrow becomes obvious.

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