



URBANTIAA AEROVISTA

**INVEST EARLY. BUILD
LEGACY.**

Premium Plotted Development in Kamatalav, Dholera,
Gujarat — Strategically Located Near the Upcoming
International Airport

MEET THE FOUNDERS



VK SINGH
Co-Founder

30+ Years in Infrastructure.
Over 20 large-scale projects executed.



Jayesh Patel
Co-Founder

20+ Years in Construction-
Delivered residential, commercial &
high-rise developments across Gujarat

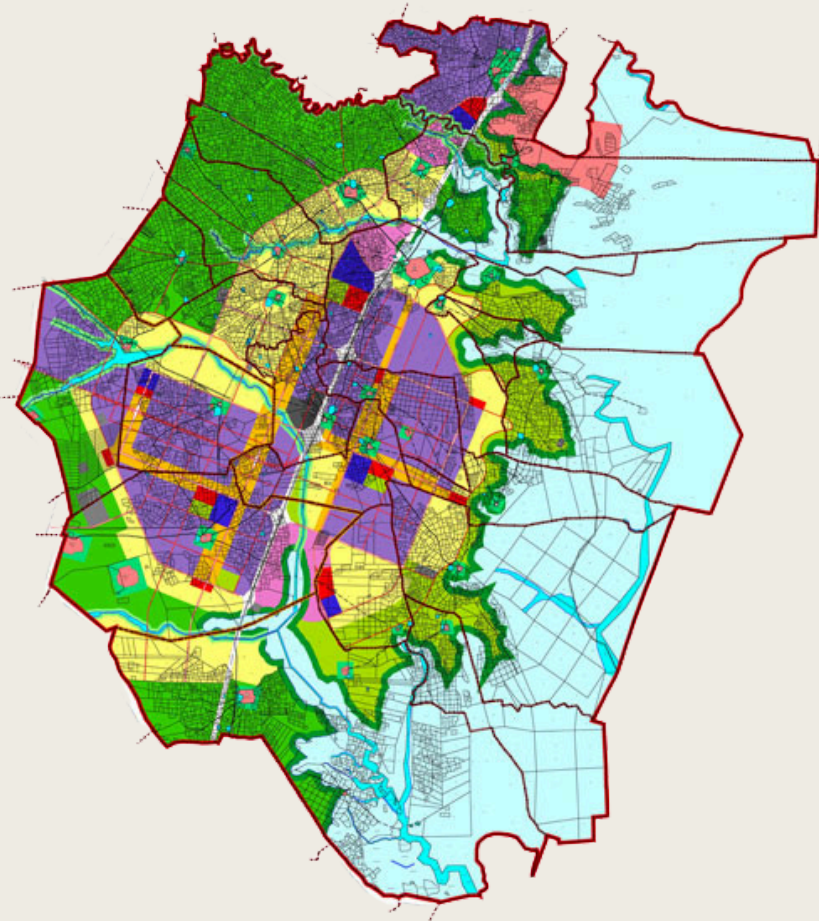


Karan Singh
Co-Founder

Scaled real estate ventures to
₹500cr+ annual sales

WHY DHOLERA

**INDIA'S FIRST PLANNED GREENFIELD SMART CITY-
Backed By The Government. Designed For The
Future. Built For Scale.**

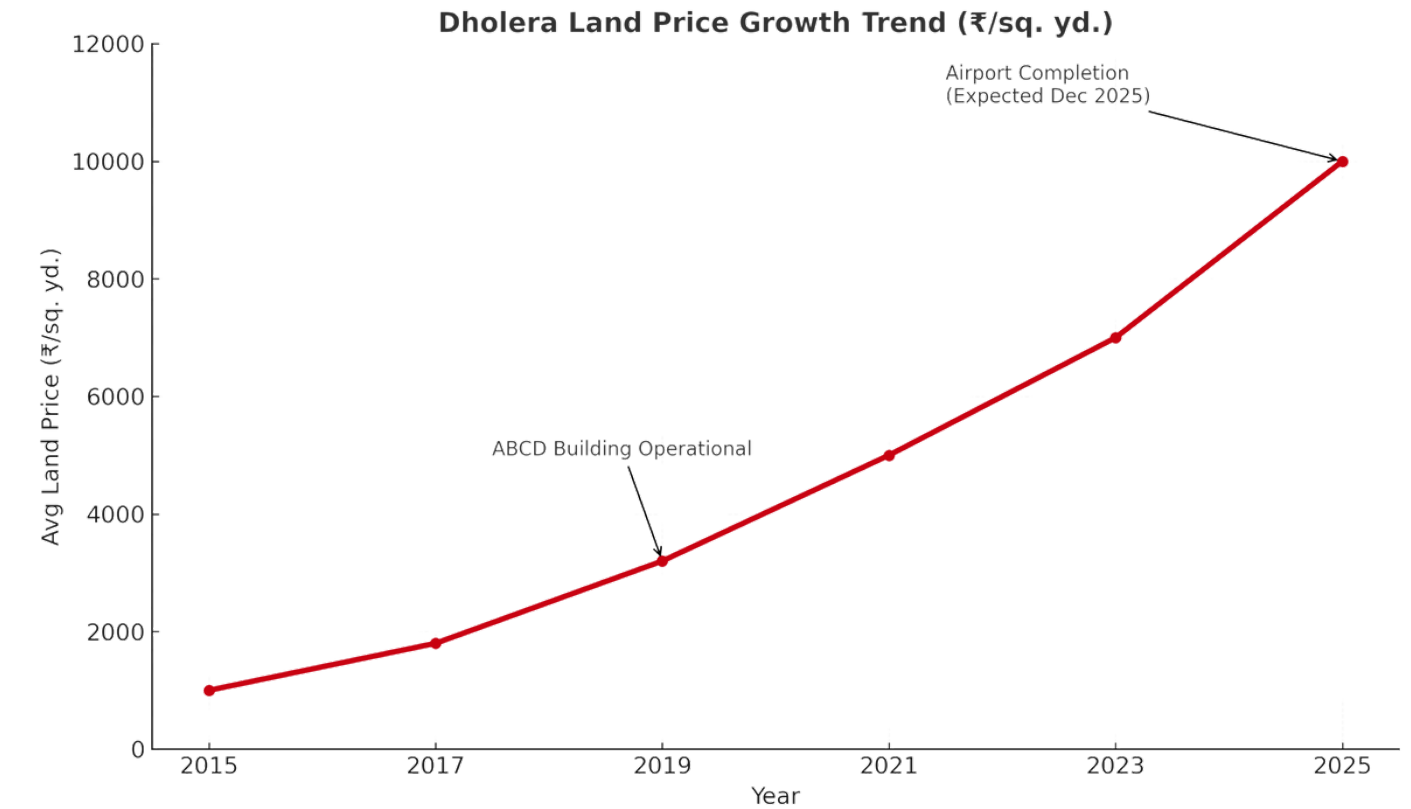


- Planned under DMIC: Delhi-Mumbai Industrial Corridor for high-speed industrial growth
- 100% Underground Utilities: Power, water, gas, and telecom – future-proofed from day one
- Upcoming International Airport by 2025: Strategically located to handle 20M+ passengers annually
- 5,000 MW Solar Park: One of the largest in Asia, powering a clean-energy ecosystem
- Expressway + Freight Corridor + Metro: Seamless multi-modal connectivity in place
- ABCD (Administrative & Business Centre) Building Operational : Dholera's central admin hub already live

INVESTOR HIGHLIGHTS

Why Smart Investors Are Betting Big on Dholera

- \$20B+ Investments already flowing in: Tata, Vedanta, Siemens, ReNew Power & more
- 8L+ Jobs Projected: Across electronics, EVs, defense, and manufacturing
- 2M+ Population Expected: A thriving new urban economy in the making
- 10x Land Appreciation in 10 Years: CAGR of ~25%—outpacing traditional real estate
- 109 km Ahmedabad–Dholera Expressway: Slated for completion—unlocking full access
- Single-Window Clearance System: Hassle-free investment environment



Dholera Gears Up for Global Trade

The dedicated cargo terminal at Dholera International Airport is now ready, set to handle all domestic and international freight operations.

Cargo services are expected to begin by December 2025, positioning Dholera as a key logistics and export hub—unlocking major opportunities for businesses and investors



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WHO'S BETTING BIG ON DHOLERA

Global & Indian Giants Already Committed
The smart city vision is backed by serious players across sectors:

Semiconductors / Electronics:

- Tata Electronics
- Powerchip Semiconductor (PSMC)
- Vedanta
- Dixon Technologies
- Jabil

Energy / Infrastructure:

- ReNew Power
- Torrent Power
- Tata Chemicals
- Hindustan Salts
- Schneider Electric

Manufacturing & Heavy Industry:

- Tsingshan Holding Group
- Chiripal Group
- Siemens

Project Overview- Aerovista Phase 1



Salient Features

Just 5 minutes from the upcoming Dholera International Airport

4 minutes from Ahmedabad–Dholera Expressway

Strategically located near Dholera SIR boundary

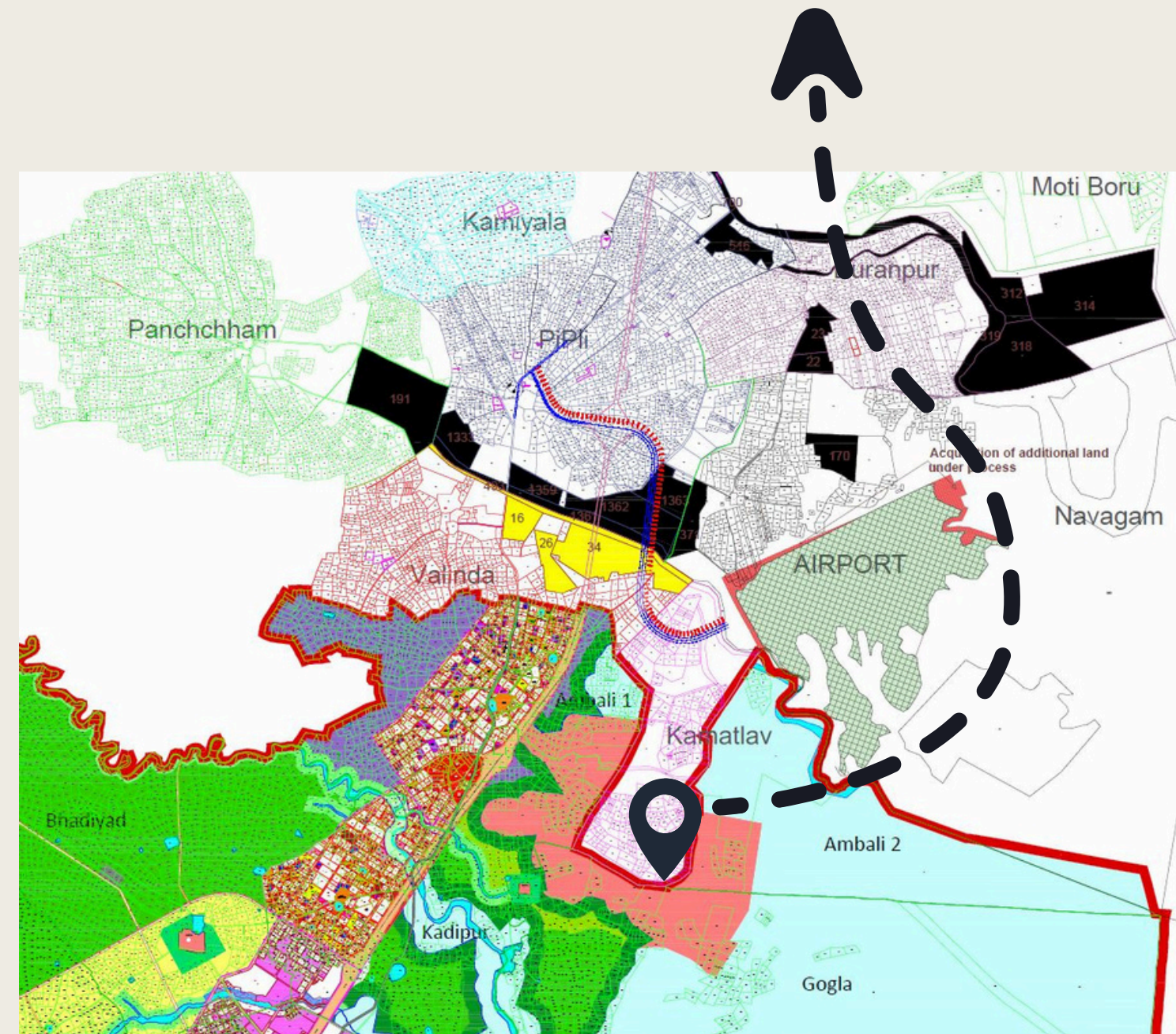
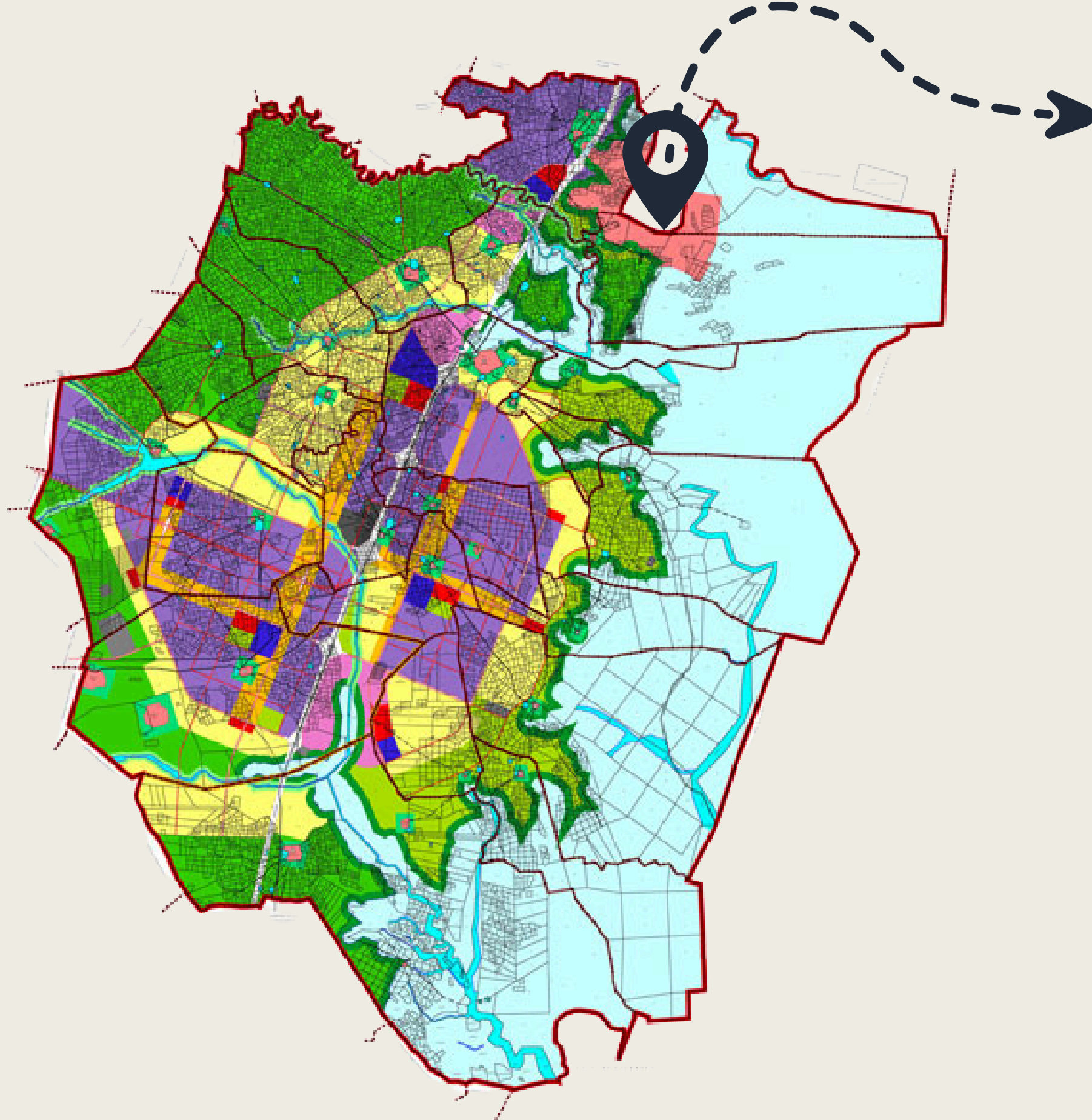
Excellent connectivity via proposed metro, DFC, and Expressway

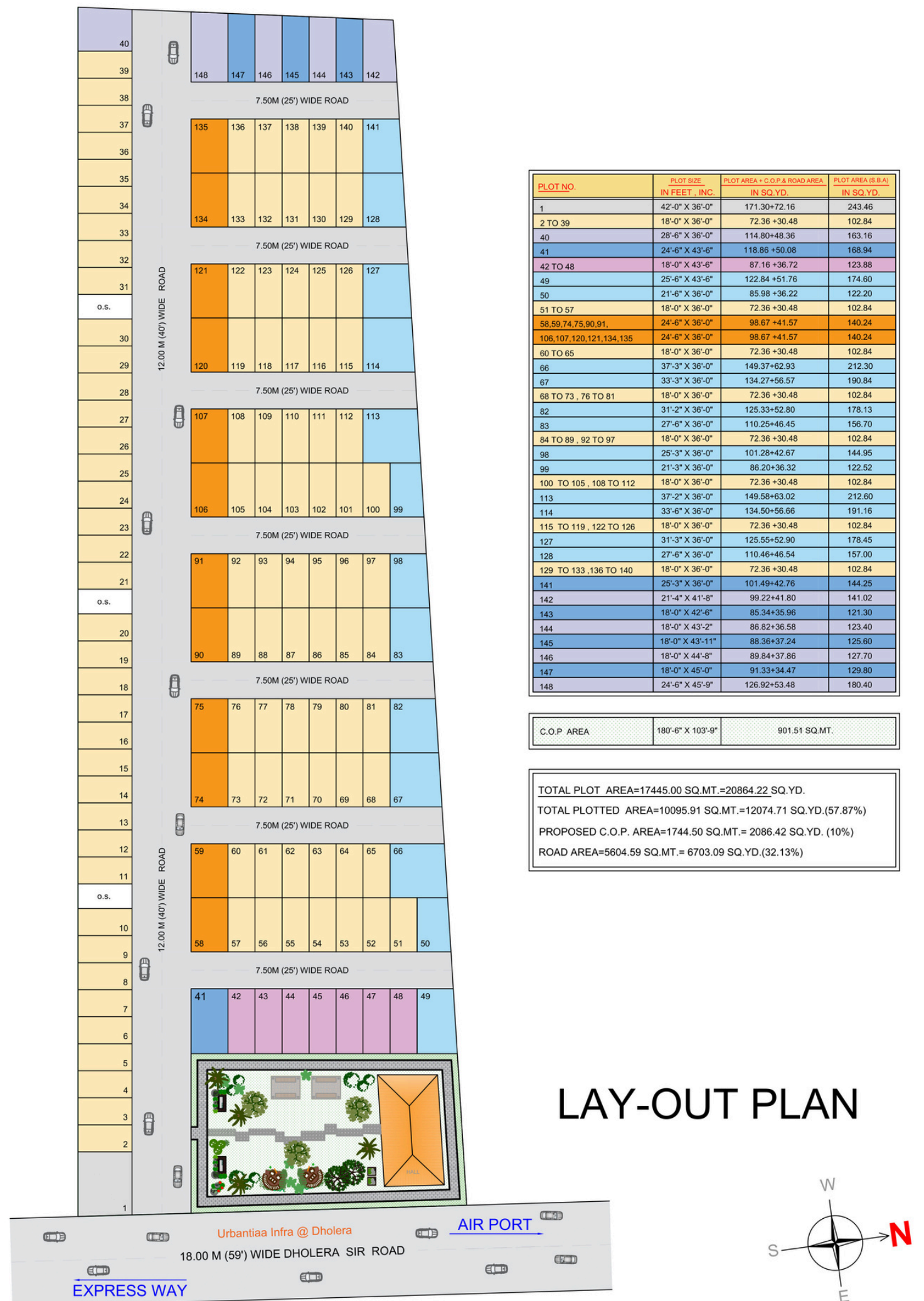
Surrounded by planned industrial, commercial, and residential development

Strong long-term growth and appreciation potential

Urbantiaa Aerovista

- > Just 5 mins from Airport
- > 4 mins from Expressway
- > 10 mins from Tata Semiconductor plant
- At the doorstep of Dholera Sir Boundary



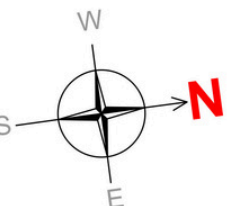


PLOT NO.	PLOT SIZE IN FEET , INC	PLOT AREA + C.O.P & ROAD AREA IN SQ.YD.	PLOT AREA (S.B.A) IN SQ.YD.
1	42'-0" X 36'-0"	171.30+72.16	243.46
2 TO 39	18'-0" X 36'-0"	72.36 +30.48	102.84
40	28'-6" X 36'-0"	114.80+48.36	163.16
41	24'-6" X 43'-6"	118.86 +50.08	168.94
42 TO 48	18'-0" X 43'-6"	87.16 +36.72	123.88
49	25'-6" X 43'-6"	122.84 +51.76	174.60
50	21'-6" X 36'-0"	85.98 +36.22	122.20
51 TO 57	18'-0" X 36'-0"	72.36 +30.48	102.84
58,59,74,75,90,91,	24'-6" X 36'-0"	98.67 +41.57	140.24
106,107,120,121,134,135	24'-6" X 36'-0"	98.67 +41.57	140.24
60 TO 65	18'-0" X 36'-0"	72.36 +30.48	102.84
66	37'-3" X 36'-0"	149.37+62.93	212.30
67	33'-3" X 36'-0"	134.27+56.57	190.84
68 TO 73 , 76 TO 81	18'-0" X 36'-0"	72.36 +30.48	102.84
82	31'-2" X 36'-0"	125.33+52.80	178.13
83	27'-6" X 36'-0"	110.25+46.45	156.70
84 TO 89 , 92 TO 97	18'-0" X 36'-0"	72.36 +30.48	102.84
98	25'-3" X 36'-0"	101.28+42.67	144.95
99	21'-3" X 36'-0"	86.20+36.32	122.52
100 TO 105 , 108 TO 112	18'-0" X 36'-0"	72.36 +30.48	102.84
113	37'-2" X 36'-0"	149.58+63.02	212.60
114	33'-6" X 36'-0"	134.50+56.66	191.16
115 TO 119 , 122 TO 126	18'-0" X 36'-0"	72.36 +30.48	102.84
127	31'-3" X 36'-0"	125.55+52.90	178.45
128	27'-6" X 36'-0"	110.46+46.54	157.00
129 TO 133 ,136 TO 140	18'-0" X 36'-0"	72.36 +30.48	102.84
141	25'-3" X 36'-0"	101.49+42.76	144.25
142	21'-4" X 41'-8"	99.22+41.80	141.02
143	18'-0" X 42'-6"	85.34+35.96	121.30
144	18'-0" X 43'-2"	86.82+36.58	123.40
145	18'-0" X 43'-11"	88.36+37.24	125.60
146	18'-0" X 44'-8"	89.84+37.86	127.70
147	18'-0" X 45'-0"	91.33+34.47	129.80
148	24'-6" X 45'-9"	126.92+53.48	180.40

C.O.P. AREA	180'-6" X 103'-9"	901.51 SQ.MT.
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TOTAL PLOT AREA=17445.00 SQ.MT.=20864.22 SQ.YD.
TOTAL PLOTTED AREA=10095.91 SQ.MT.=12074.71 SQ.YD.(57.87%)
PROPOSED C.O.P. AREA=1744.50 SQ.MT.= 2086.42 SQ.YD. (10%)
ROAD AREA=5604.59 SQ.MT.= 6703.09 SQ.YD.(32.13%)

LAY-OUT PLAN



Site Layout Plan – Phase 1

Aerovista Phase 1 is thoughtfully planned to offer optimal plot sizes, future-ready infrastructure, and a layout that ensures ease of access and long-term livability.

Key Highlights:

- Clearly demarcated plots: 100 to 300 sq. yd. range
- Wide internal roads for smooth vehicle movement
- North-facing orientation to maximize Vastu compliance
- Designed to suit both investors and future homebuilders



Why Aerovista Stands Out

- Clear-title NA approved plots
- Strategic location near airport/expressway
- Internal 9m+ wide roads
- Future-ready infrastructure
- Gated plotted layout
- Limited inventory with high ROI potential
- Backed by 50+ years of combined infra experience



Let's Build Your Legacy at Aerovista

Pre-Launch Price Advantage

- Early bird pricing starting at just ₹8000/sq. yd. (limited inventory)
- Save up to 1 lakh compared to post-launch rates
- Flexible payment options and attractive investment slabs

Contact & Next Steps-
Schedule a site visit
Connect with our sales team

Site: Kamatalav, Dholera

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