



Urbantiaa Presents **BLACKBUCK VALLEY**

Exclusive Land Investment Opportunity in Dholera Smart City

India's First Greenfield Smart City | Early Mover Advantage | Government-Backed Project

www.urbantiaa.com

Resort living & premium plotting options





Urbantiaa : The Minds Behind the Mission

Turning Vision into Reality at Dholera

At the heart of this landmark development lies a powerhouse team of industry stalwarts—each bringing decades of proven expertise, bold vision, and an unshakable commitment to shaping India's smart future.

VK Singh | Co-founder | 30+ Years Infrastructure Expertise

Over 20 large-scale projects executed, - “Dholera is seen as India's most visionary leap forward”

Jayesh Patel | Co-founder | 20+ Years of Construction Excellence

Renowned Name - Delivered residential, commercial & high-rise developments across Gujarat - “We don't just construct buildings—we shape cities”

Karan Singh | Co-founder | Growth Strategist

Scaled real estate ventures to ₹500cr+ annual sales - "We curate legacies, not just land"



Urbantiaa Presents “Blackbuck Valley”

Discover Blackbuck Valley, a premier plotting
/ resort villa project by Urbantiaa in
Kanatalav, Dholera, Gujarat.

Salient Features :

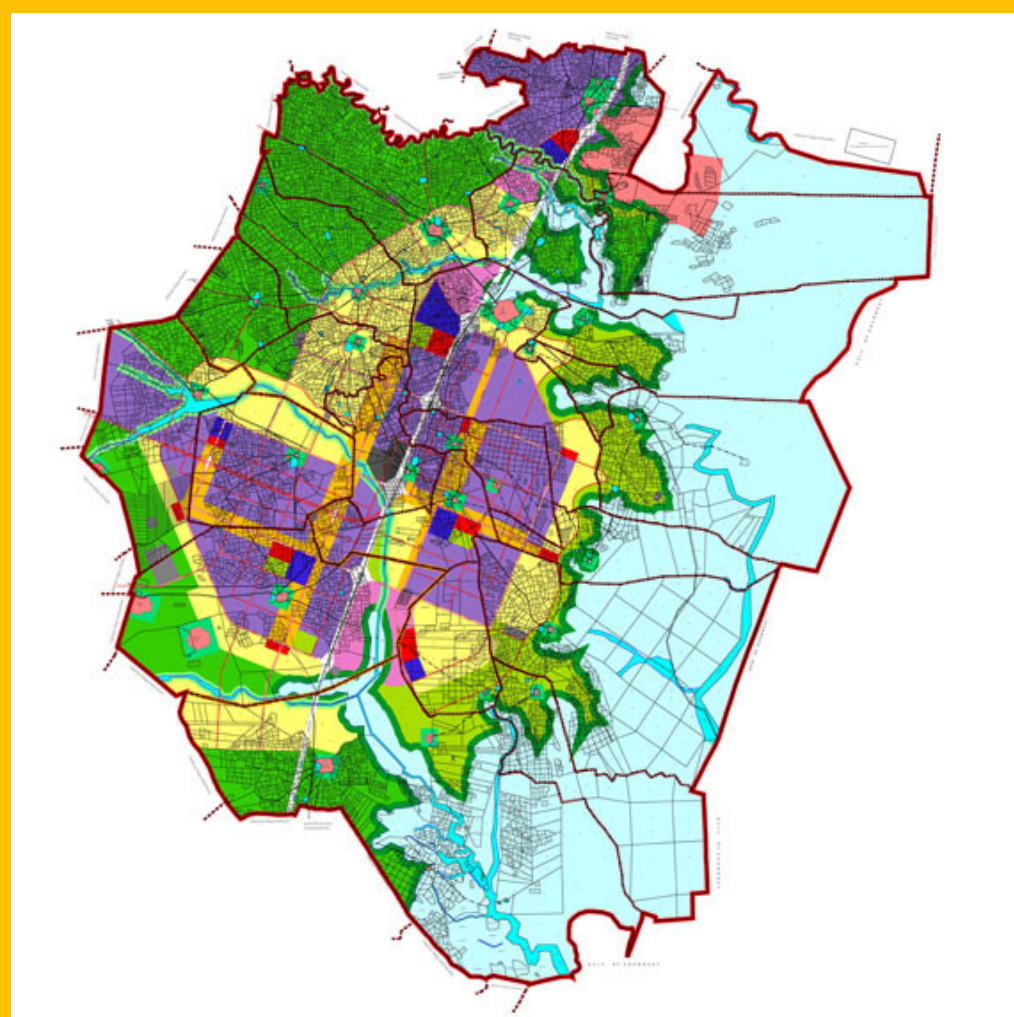
- Just 5 minutes from the express highway and Dholera SIR boundary
- At 25 minutes drive from Airport
- **Adjoining Velavadar - Blackbuck National Park**



Dholera

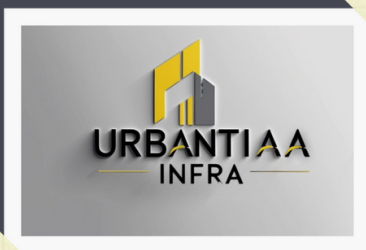
India's Smart City Vision

- 📍 India's first greenfield smart city under DMIC.
- 🏗️ Plug-and-play infrastructure with 100% underground utilities.
- ✈️ Upcoming Dholera International Airport.
- ⚡ India's largest 5,000 MW solar park in the making.
- 🚄 Connected via expressway, DFC, and planned metro.
- 🏭 Hub for semiconductors, EVs, defense, and renewables.
- 💼 \$20B+ investment from MNCs
- 🧩 Planned by DICDL with AECOM as global consultant.
- 🌍 SIR status ensures fast-track infra and governance.
- 📈 Target: 2M+ population and 8L+ job creation.
- 🔑 Single-window clearance & investor-friendly policies.



Brands and companies that have trusted and invested in Dholera

Tata Electronics, Powerchip Semiconductor (PSMC), Vedanta, Tsingshan Holding Group, Jabil, NextGen, ReNew Power, Tata Chemicals, Hindustan Salts, Torrent Power, Chiripal Group, Dixon Technologies, Schneider Electric, Siemens



Secure Your Future at Blackbuck Valley

Limited Plots

Act fast, Phase 1 plots are limited

Prelaunch Bonanza

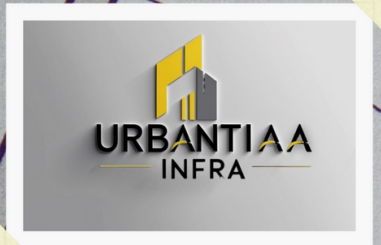
Book your plot at a special prelaunch discount

Contact Sales

Reach out for detailed information

Invest with Urbantiaa

Secure your future in Dholera's growth story





Phase 1 : Premium Plotting

Plots from 100 sq. yd.

Residential plots starting from 100 sq. yd. onwards

Various Sizes

Wide range of plot sizes for diverse needs

Investment Ready

Ideal for investment or future home construction

Upscale Living

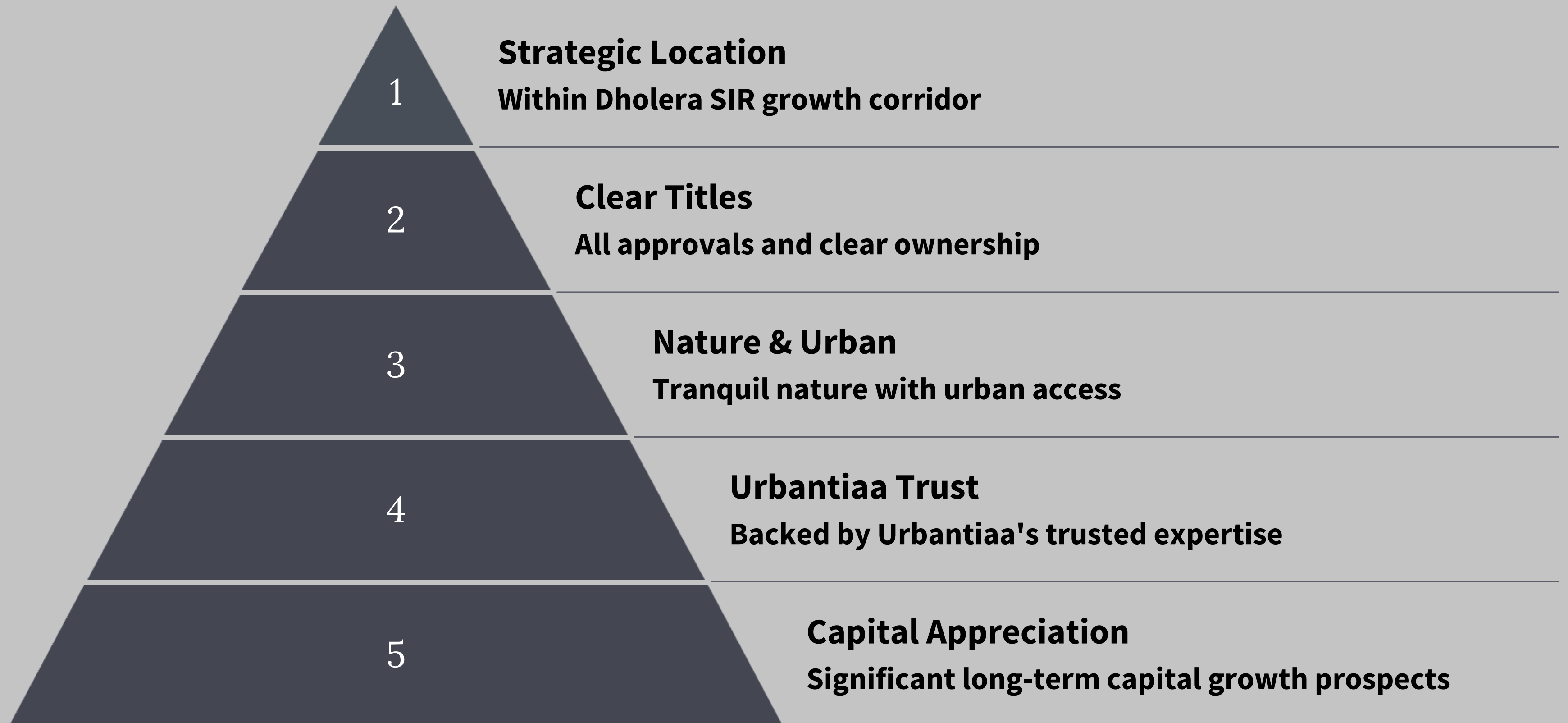
Designed for premium, modern lifestyles

Phase 2 : Villas in Resort (2BHK)

LAUNCHING SOON.....

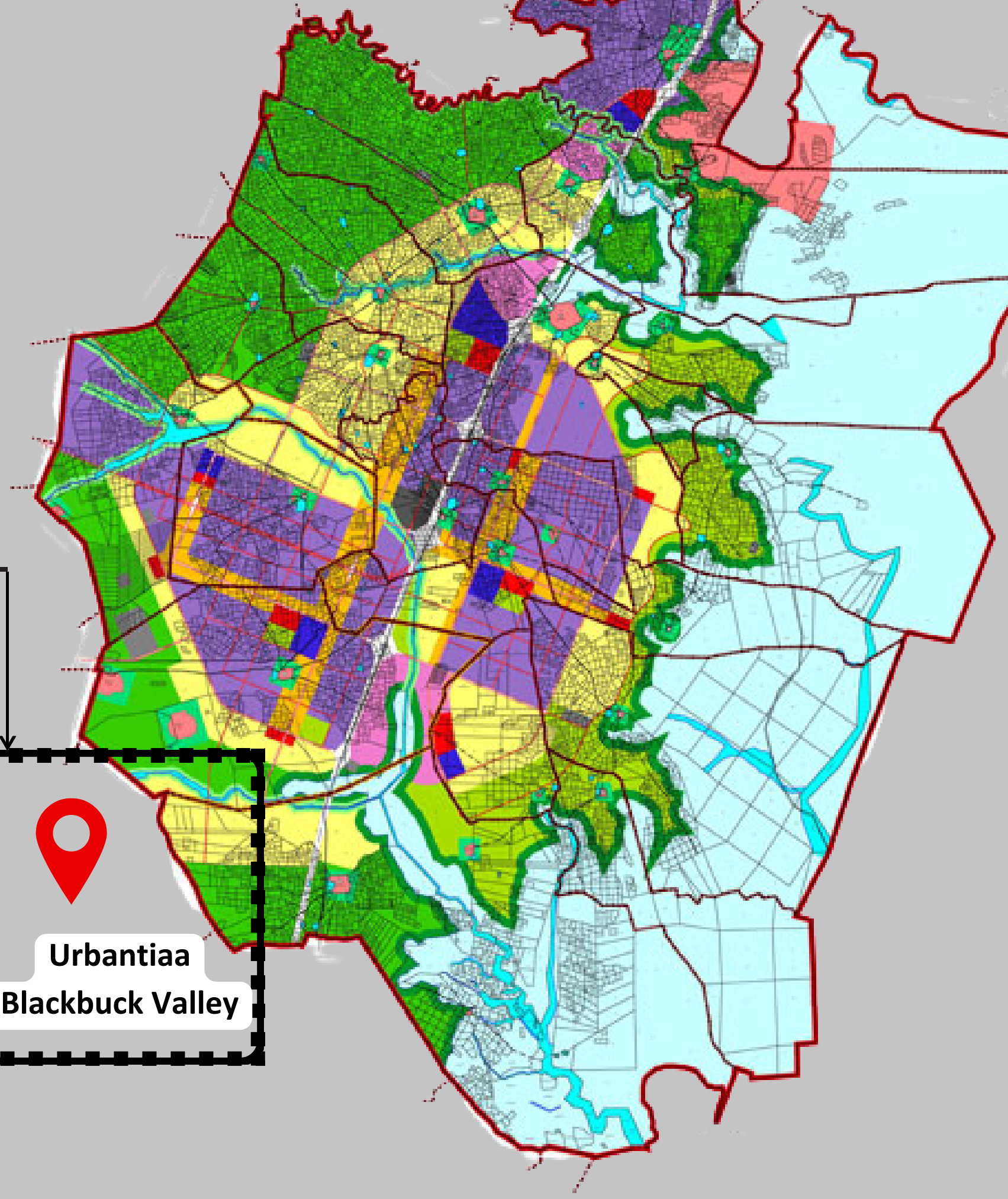
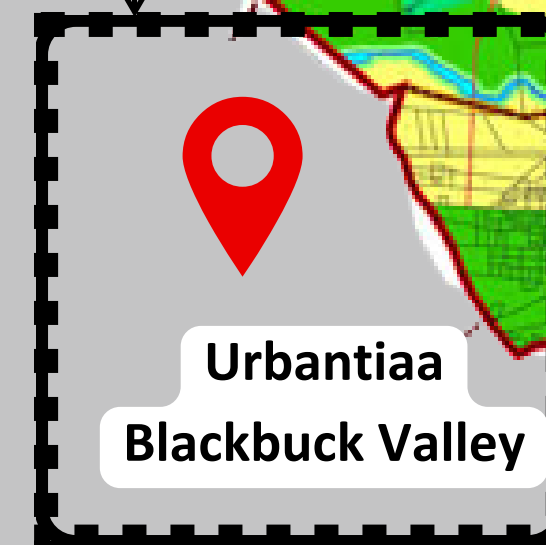
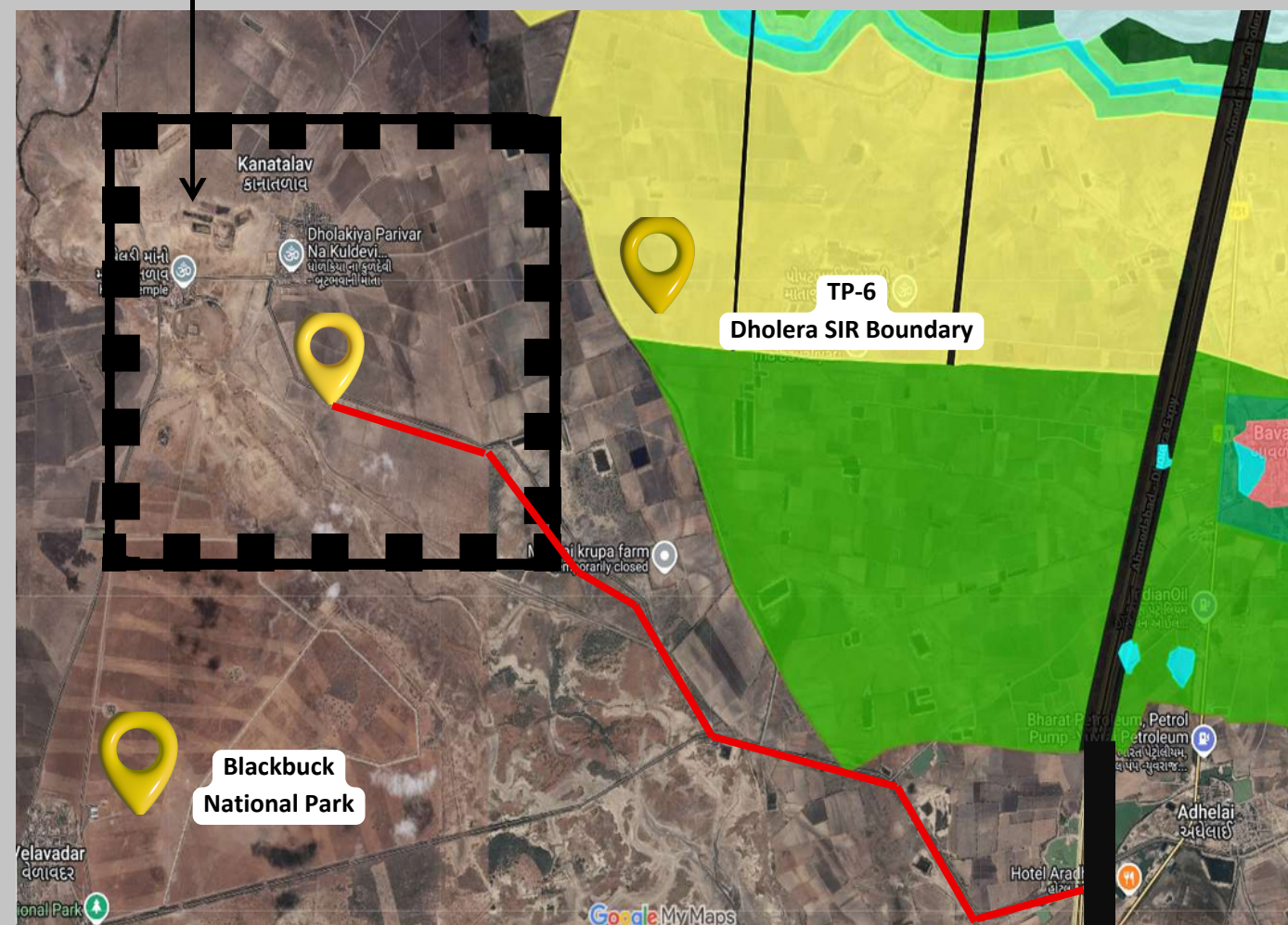


Why Choose Blackbuck Valley?



Location Advantage

- 5 minutes from expressway
- 5 minutes distance from SIR Boundary
- Adjacent to Blackbuck National Park, Velavadar
- Just 25 minutes drive from International Airport



Assured Growth & Seamless Process

Approved Plans

All necessary development plans and approvals

Hassle-Free

Smooth and easy plot ownership process

High Appreciation

Strong potential for land value appreciation

Transparent

Legally compliant and transparent acquisition



Blackbuck Valley: Serene & Strategic Location

Prime 5 Acres

Total area of 5 acres in
Kanatalav, Dholera SIR

Nature Proximity

Near Blackbuck National
Park, Velavadar

Peaceful Living

Tranquil environment
amidst nature

Excellent Connectivity

Well-connected to future
Dholera infrastructure

URBANTIAA INFRA

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