





ABOUT US

RSC Group Dholera has shaped Dholera's land with over many iconic Residency, Commercial and Industrial land projects. From Satisfaction to High-class Quality, our single addresses define prestige and superiority. Every project demonstrates our dedication to innovation, sustainability, and creating spaces that place Dholera on the global map.

RSC Group founded in 2010, is a pioneer in real estate development, specializing in commercial, housing, social, and industrial infrastructure projects. Technological advancements have enabled the organization to expand its construction site and change its overall construction strategy. We provide a 360-degree real estate ecosystem that extends beyond construction. We provide value at every step.



OUR MISSION

Our philosophy focuses on achieving excellence in the real estate development industry and closely working with clients. We intend to use cutting-edge technologies to create properties that meet the standards of quality, service, and satisfaction.



VISION

RSC Group Dholera will work hard to provide the appropriate specialist perspective to ensure that you deliver in your sector. We committed to providing our clients with the best deal possible.



ABOUT DHOLERA SIR

Dholera Special Investment Region (DSIR) is a planned Greenfield Industrial City located about 100 kilometres south-west of Ahmedabad. The India & Gujarat government has established a legislative framework for the formation of a Special Investment Region Act 2009. The act establishes a regional development authority for DSIR. Precious Projects of Dholera SIR.

DHOLERA SMART CITY India's First Planned Smart Industrial City

Location:

Situated in the Ahmedabad District, Gujarat, around 100 km south-west of Ahmedabad. Falls under the Delhi-Mumbai Industrial Corridor (DMIC) project.

Vision & Purpose:

Envisioned as a global manufacturing and trading hub. Aims to be a self-sustaining smart city featuring world-class infrastructure, cutting-edge technology, and sustainability. Will accommodate residential, commercial, industrial, and recreational zones.

Key Highlights:

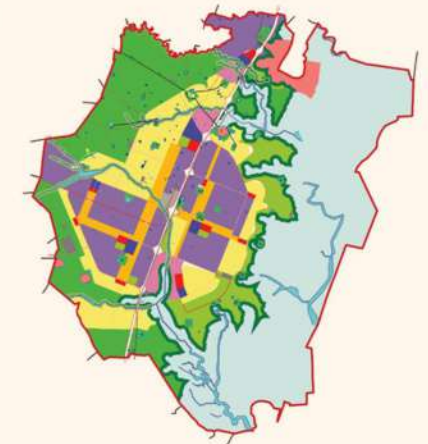
Total Area:
920 sq. km

Development Area
22.5 sq. km

(Approx Activation Area)

Project Governance:

Managed by Dholera Industrial City Development Ltd. (DICDL),
A joint venture between Government of India & Government of Gujarat.



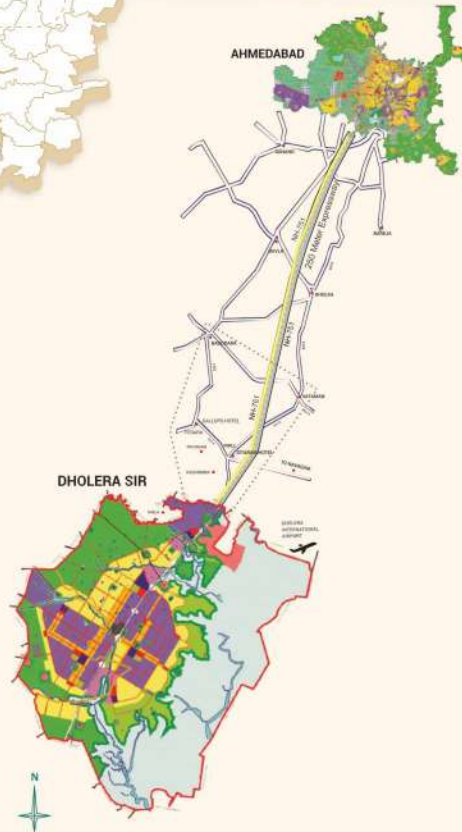
DHOLERA

Dholera Connectivity

Dholera's strategic location is amplified by its seamless connectivity across all major transportation channels—making it India's most future-ready smart city.

- **Express Highway:** The high-speed Ahmedabad-Dholera Expressway links the smart city to Ahmedabad in under an hour, ensuring rapid passenger and cargo movement.
- **International Airport:** The upcoming Dholera International Airport, spread over 1,400 hectares, will boost global access and aviation-led development in the region.
- **Metro/Monorail:** With proposed metro connectivity linking Dholera to Ahmedabad and GIFT City, rapid transit ensures easy commuting for both residents and professionals. ↓ Sea
- **Port Access:** Proximity to Gujarat's leading ports—Dahej, Pipavav, and Mundra—ensures uninterrupted import-export flow, positioning Dholera as a logistics powerhouse.

Whether by road, rail, air, or sea - Dholera stands as a true gateway to tomorrow's opportunities.



MEGA PROJECTS in DHOLERA

INTERNATIONAL AIRPORT

Dholera International Airport is located in Dholera, Gujarat, India, and is part of the Dholera SIR. The greenfield airport will be built on 1700 acres of land, with 1426 hectares of government land reserved for the airport in Navagam Village, Dholera.



ABCD BUILDING DHOLERA

The ABCD Building is Dholera's Administration Business Cum Center, serving as the central administrative office for the Dholera Greenfield Smart City. It was built in TP2 West (Phase 1) and is located in the commercial zone (KNOWLEDGE AND IT ZONE).



TATA SOLAR PARK

Tata Power Solar has started project in Dholera. It is Asia's largest single-axis solar tracking system and going to be of 5000 MP. It has produces 774 MUs annually, also reduces carbon emissions by approximately 704340 MT per year.



DHOLERA EXPRESSWAY

109 km Ahmedabad Dholera Expressway (NH-751) is a six-lane access-controlled road under construction by NHAI that connects SP Ring Road, Sarkhej to Dholera SIR via Dholera Airport in Navagam.



DHOLERA METRO RAIL PROJECT

Dholera Metro Rail will cover the distance between Gandhinagar, Ahmedabad, and Dholera Smart City in two trenches, one from Gandhinagar to Ahmedabad and one from Ahmedabad to Dholera.



WATER & SEWAGE TREATMENT PLAN

The Contractor's scope includes design, construction, commissioning, a three-month trial run, and five-year operation and maintenance of a 10 MLD raw water pumping station and raw water transmission main from Pipli Pumping Station (Parije Reservoir) to the Water Treatment Plant at TP1 in Dholera SIR.



DHOLERA

GREENFIELD SMART CITY

Project's Features & Amenities



DMIC

DELHI - MUMBAI
INDUSTRIAL CORRIDOR

Smart Industrial Township Under DMIC

The Government of India is developing the Delhi Mumbai Industrial Corridor (DMIC), the first industrial corridor along the Western Dedicated Freight Corridor (DFC), which stretches between Delhi and Mumbai. The total length of the corridor is 1504 km, passing through the states of Uttar Pradesh, Delhi NCR, Haryana, Rajasthan, Gujarat, and Maharashtra, with the starting point at Dadri in the Delhi NCR and the endpoint at Jawaharlal Nehru Port (JNPT) near Mumbai.

This initiative spans across Uttar Pradesh, Haryana, Rajasthan, Madhya Pradesh, Gujarat, and Maharashtra, following the route of the Western Dedicated Freight Corridor (DFC). Below are the key projects under DMIC that are at various stages of development:

- Dholera Special Investment Region (DSIR), Gujarat (22.5 sq. kms/ 5560 acres)
- ShendraBidkin Industrial Area (SBIA), near Aurangabad, Maharashtra (18.55 sq. kms/ 4583 acres).
- Integrated Industrial Township – Greater Noida (IITGN), Uttar Pradesh (747.5 acres)
- Integrated Industrial Township – Vikram Udyogpuri (IITVU), Madhya Pradesh (1,100 acres)
- Integrated Multi-Modal Logistics Hub, Nangal Chaudhary, Haryana (886 acres)
- Multi-Modal Logistics Hub (MMLH) and Multi-Modal Transport Hub (MMTH), Uttar Pradesh 479 Ha (1184 acre)
- Dighi Port Industrial Area, Maharashtra (6056 acres)
- Jodhpur Pali Marwar Industrial Area (JPMIA), Rajasthan (6,570 acres)
- KhushkhheraBhiwadi Neemrana Industrial Area, Rajasthan (1378 acres)
- Mandal -Becharaji Special Investment Region (MBSIR), Gujarat (2,849 acres)





Honoured Today, Inspired for Tomorrow

RSC Group has been honored with a prestigious award in recognition of its unwavering commitment to excellence, innovation, and integrity in the real estate sector. This milestone is a testament to the group's visionary leadership, customer-centric approach, and consistent delivery of landmark projects that redefine urban living. With this achievement, RSC Group reaffirms its position as a trusted name in the industry, setting new benchmarks for quality and trust.



Excellence Recognized, Trust Rewarded



WHY CHOOSE US?

Group of Business

RSC Group owns companies like RSC Realty, which sells bulk plots, and RSC Buildcon Pvt. Ltd. Sells land, RSC Securities provides high-quality securities, and Dholera Triangle Infra creates infrastructure.



Local Developers

Our small steps start from Bavaliyari Village by Mr. Ramrajsinh Chudasama. Bavaliyari is one of the 22 villages in the Dholera SIR.



Prime & Strategic Location

Investing in Dholera through RSC Group ensures a future in one of India's most promising smart cities. We provide Prime & Strategic location for your valuable investment.



Site Visit Assistance 365 Days

RSC Group Dholera provides site visit assistance 365 days; you can explore property at your preferred time.



Standard of Excellence

We uphold standard of excellence, providing high quality, real estate solutions that customers expecting.



Na, Noc, Title Clear Project With Plan-Pass

Our Projects are NA, NOC certified and have clear titles, present legal compliance, transparency and satisfaction for all our clients.



Immediate Sale Seed Registration

We provide immediate sale seed registration to our precious clients and fulfill wants fast.



EMI Option Available

We offer Dholera Smart City Projects with EMI Options, and fulfil flexible payment plants to our clients.



100% Transparency

We prioritize with 100% deal transparency with clear communication, honest dealing, and complete trustworthy for every real estate transaction.



Experience Workforce

Our expertise workforce is dedicated to delivering High quality construction, Investment highly return, time to time project completion and high quality at every steps.



MR. RAMRAJSINH CHUDASAMA
Director (RTD. Army)

Meet our Director, Mr. Ramrajsinh Chudasama is the founder of RSC Groups of Companies. He's helped pivotal roles in RSC Realty, RSC Buildcon Pvt. Ltd., Dholera Triangle Infra Pvt. Ltd., and RSC Security.

Born and raised in the Dholera SIR region, Ramrajsinh is deeply rooted in the community and is recognized as one of the most influential personalities in Dholera and the surrounding areas. His journey is a remarkable testament to his discipline, strategic acumen, and dedication to excellence.

A retired serviceman from the prestigious Indian Army, Ramrajsinh served the nation with honor and commitment for 16 years. During his tenure, he was celebrated for his strong work ethic, unwavering passion, and resolute determination, which have become the cornerstone of his entrepreneurial journey.

Post-retirement, he transitioned into the business world to pursue his passion for real estate and infrastructure development. His ventures are a reflection of his result-oriented mindset, strategic foresight, and extensive network. Under his leadership, the RSC Group has grown into a trusted name synonymous with quality, innovation, and reliability.

Ramrajsinh Chudasama's inspiring journey from a disciplined army career to becoming a successful entrepreneur continues to motivate many in the Dholera region and beyond. His legacy is marked by his contributions to the growth and development of Dholera, fostering a community-centric approach while creating opportunities and driving progress.

The Strength *Behind the Structure*

Leadership rooted in discipline, vision shaped by experience. With a decorated journey from national service to real estate excellence, Mr. Ramrajsinh Chudasama leads the RSC Group with honor, strategy, and integrity.



OUR PRESENCE IN DHOLERA SIR

We Have Provided
More Than 10+ Residential, Commercial & Industrial Projects In Entire Dholera!

Pride 1 Pride 2 Pride 3

PARADISE
BY RSC GROUP DHOLERA

PARADISE 2
BY RSC GROUP DHOLERA

MAPLE
TOWNSHIP

Airport Enclave
BY RSC GROUP DHOLERA

Airport Enclave 2
BY RSC GROUP DHOLERA

LUXURY PLOTS
ORCHID
BY RSC GROUP DHOLERA

Premium Luxurious Plots
MARINA BAY
BY RSC GROUP DHOLERA

ROSE VALLEY
BY RSC GROUP DHOLERA

EROX
BY RSC GROUP DHOLERA

Regalia

AERO CREST
BY RSC GROUP DHOLERA



A Grand Gateway to *Peaceful Living*

Enter through an iconic gateway that reflects prestige and promise
- setting the tone for the serenity, security, and sophistication within.





- Developers / Society / Associations Reserved all right to make changes in the term and conditions, rules and regulations as well as in the layout plan.
- This Leaflet / Brochure & layout plan is not a part of any legal document and is meant for information/graphical presentation only.
- All plot dimensions are in Square yards.

◀ TOWARDS AMD - DHOLERA EXPRESSWAY AND NH 751

TOWARDS DHOLERA INTERNATIONAL AIRPORT ▶

Where Leisure Finds its Landmark

A thoughtfully crafted clubhouse designed to elevate everyday moments — unwind, connect, and celebrate life amidst nature and luxury.



ENTRANCE GATE



CLUB HOUSE



INTERNAL ROAD



24 x 7 SECURITY



LANDSCAPE GARDEN



SECURITY CABIN



EACH PLOT DEMARCATION



STREET LIGHT



PROJECT BOUNDARY



WATER CONNECTION



CCTV SURVEILLANCE SYSTEM



24 x 7 ELECTRICITY

Best Commercial & Residential Plotting

NH	SQ.YD	SQ.FT	NH	SQ.YD	SQ.FT	NH	SQ.YD	SQ.FT	NH	SQ.YD	SQ.FT
C-1	478.43	4388.98	C-30	290.55	2614.92	C-64	290.55	2614.92	C-93	290.55	2614.92
C-2	290.55	2614.92	C-31	486.57	4146.13	C-65	290.55	2614.92	C-94	290.55	2614.92
C-3	290.55	2614.92	C-32	837.85	5723.45	C-66	290.55	2614.92	C-95	290.55	2614.92
C-4	290.55	2614.92	C-33	290.55	2614.92	C-67	290.55	2614.92	C-96	376.10	3348.67
C-5	290.55	2614.92	C-34	290.55	2614.92	C-68	290.55	2614.92	C-97	418.09	3782.77
C-6	290.55	2614.92	C-35	290.55	2614.92	C-69	290.55	2614.92	C-98	271.54	2443.88
C-7	290.55	2614.92	C-36	290.55	2614.92	C-70	290.55	2614.92	C-99	271.54	2443.88
C-8	636.56	5729.18	C-37	290.55	2614.92	C-71	290.55	2614.92	C-100	271.54	2443.88
C-9	290.55	2614.92	C-38	290.55	2614.92	C-72	343.81	3094.32	C-101	271.54	2443.88
C-10	290.55	2614.92	C-39	343.81	3094.32	C-73	486.57	4146.13	C-102	271.54	2443.88
C-11	290.55	2614.92	C-40	486.57	4146.13	C-74	290.55	2614.92	C-103	271.54	2443.88
C-12	290.55	2614.92	C-41	290.55	2614.92	C-75	290.55	2614.92	C-104	271.54	2443.88
C-13	290.55	2614.92	C-42	290.55	2614.92	C-76	290.55	2614.92	C-105	271.54	2443.88
C-14	290.55	2614.92	C-43	290.55	2614.92	C-77	290.55	2614.92	C-106	261.84	2356.53
C-15	290.55	2614.92	C-44	290.55	2614.92	C-78	290.55	2614.92	C-107	314.87	2834.77
C-16	290.55	2614.92	C-45	290.55	2614.92	C-79	290.55	2614.92	C-108	271.18	2440.59
C-17	290.55	2614.92	C-46	290.55	2614.92	C-80	290.55	2614.92	C-109	271.18	2440.59
C-18	343.81	3094.32	C-47	290.55	2614.92	C-81	290.55	2614.92	C-110	271.18	2440.59
C-19	486.57	4146.13	C-48	290.55	2614.92	C-82	290.55	2614.92	C-111	271.18	2440.59
C-20	290.55	2614.92	C-49	290.55	2614.92	C-83	290.55	2614.92	C-112	271.18	2440.59
C-21	290.55	2614.92	C-50	290.55	2614.92	C-84	290.55	2614.92	C-113	316.37	2847.38
C-22	290.55	2614.92	C-51	290.55	2614.92	C-85	312.83	3188.21	C-114	386.32	3557.84
C-23	290.55	2614.92	C-52	290.55	2614.92	C-86	312.83	3188.21	C-115	271.18	2440.59
C-24	290.55	2614.92	C-53	290.55	2614.92	C-87	290.55	2614.92	C-116	271.18	2440.59
C-25	290.55	2614.92	C-54	425.34	3838.05	C-88	290.55	2614.92	C-117	271.18	2440.59
C-26	290.55	2614.92	C-55	290.55	2614.92	C-89	290.55	2614.92	C-118	427.56	3846.03
C-27	290.55	2614.92	C-56	290.55	2614.92	C-90	290.55	2614.92			
C-28	290.55	2614.92	C-57	290.55	2614.92	C-91	290.55	2614.92			
C-29	290.55	2614.92	C-58	290.55	2614.92	C-92	290.55	2614.92			



At Pipli, Ta : Dholera, Dist : Ahmedabad.

NH	SQ.YD	SQ.FT	NH	SQ.YD	SQ.FT	NH	SQ.YD	SQ.FT	NH	SQ.YD	SQ.FT	NH	SQ.YD	SQ.FT	NH	SQ.YD	SQ.FT
81	189.39	1443.55	92	144.99	1304.90	193	189.39	1522.39	194	144.99	1304.90	295	144.99	1304.90	296	144.99	1304.90
82	189.39	1522.39	93	187.75	1779.74	194	189.39	1522.39	195	144.99	1304.90	296	203.89	1633.21	297	144.99	1304.90
83	189.39	1522.39	94	189.39	1412.82	195	144.99	1304.90	196	144.99	1304.90	297	238.50	2068.49	298	144.99	1304.90
84	189.39	1522.39	95	144.99	1304.90	196	238.50	2068.49	197	144.99	1304.90	298	144.99	1304.90	299	144.99	1304.90
85	320.24	2954.16	96	144.99	1304.90	197	171.83	1541.88	198	202.52	1872.70	299	144.99	1304.90	300	144.99	1304.90
86	307.56	2780.03	97	144.99	1304.90	198	144.99	1304.90	199	227.33	2045.88	300	144.99	1304.90	301	212.39	1911.50
87	189.39	1522.39	98	144.99	1304.90	199	144.99	1304.90	200	144.99	1304.90	301	136.23	1226.07	302	212.39	1911.50
88	189.39	1522.39	99	144.99	1304.90	200	189.39	1522.39	201	177.75	1599.78	302	144.99	1304.90	303	144.99	1304.90
89	189.39	1522.39	100	144.99	1304.90	201	144.99	1304.90	202	144.99	1304.90	303	144.99	1304.90	304	144.99	1304.90
90	189.39	1522.39	101	144.99	1304.90	202	144.99	1304.90	203	144.99	1304.90	304	144.99	1304.90	305	144.99	1304.90
91	189.39	1443.55	102	136.23	1226.07	203	144.99	1304.90	204	144.99	1304.90	305	144.99	1304.90	306	144.99	1304.90
92	292.05	2629.47	103	184.56	1661.03	204	144.99	1304.90	205	144.99	1304.90	306	144.99	1304.90	307	144.99	1304.90
93	296.60	2699.43	104	144.99	1304.90	205	136.23	1226.07	206	144.99	1304.90	307	144.99	1304.90	308	144.99	1304.90
94	292.47	2631.74	105	144.99	1304.90	206	144.99	1304.90	207	144.99	1304.90	308	144.99	1304.90	309	144.99	1304.90
95	293.05	2635.66	106	144.99	1304.90	207	144.99	1304.90	208	144.99	1304.90	309	144.99	1304.90	310	144.99	1304.90
96	240.54	2127.37	107	144.99	1304.90	208	144.99	1304.90	209	144.99	1304.90	310	144.99	1304.90	311	144.99	1304.90
97	245.33	2208.01	108	144.99	1304.90	209	144.99	1304.90	210	144.99	1304.90	311	144.99	1304.90	312	144.99	1304.90
98	242.05	2178.46	109	144.99	1304.90	210	144.99	1304.90	211	144.99	1304.90	312	144.99	1304.90	313	144.99	1304.90
99	238.75	2148.74	110	144.99	1304.90	211	144.99	1304.90	212	144.99	1304.90	313	144.99	1304.90	314	144.99	1304.90
100	235.47	2119.29	111	144.99	1304.90	212	144.99	1304.90	213	144.99	1304.90	314	144.99	1304.90	315	144.99	1304.90
21	232.16	2089.46	72	144.99	1304.90	123	144.99	1304.90	74	189.39	1522.39	225	144.99	1304.90	226	144.99	1304.90
22	230.08	2059.94	73	144.99	1304.90	124	144.99	1304.90	75	171.83	1522.39	226	144.99	1304.90	227	144.99	1304.90
23	229.44	2053.94	74	144.99	1304.90	125	144.99	1304.90	76	177.75	1599.78	227	144.99	1304.90	228	144.99	1304.90
24	222.30	2009.67	75	144.99	1304.90	126	144.99	1304.90	77	144.99	1304.90	228	144.99	1304.90	229	144.99	1304.90
25	218.01	1971.13	76	144.99	1304.90	127	144.99	1304.90	78	144.99	1304.90	229	212.39	1911.50	230	184.56	1661.03
26	200.41	1803.87	77	144.99	1304.90	128	144.99	1304.90	79	144.99	1304.90	230	212.39	1911.50	231	144.99	1304.90
27	201.84	1814.72	78	144.99	1304.90	129	144.99	1304.90	80	144.99	1304.90	231	144.99	1304.90	232	144.99	1304.90
28	240.36	2103.24	79	144.99	1304.90	130	144.99	1304.90	81	144.99	1304.90	232	144.99	1304.90	233	144.99	1304.90
29	144.99	1304.90	80	223.57	2015.71	131	144.99	1304.90	82	212.39	1911.50	233	144.99	1304.90	234	144.99	1304.90
30	144.99	1304.90	81	212.39	1911.50	132	144.99	1304.90	83	212.39	1911.50	234	144.99	1304.90	235	144.99	1304.90
31	144.99	1304.90	82	144.99	1304.90	133	144.99	1304.90	84	144.99	1304.90	235	144.99	1304.90	236	144.99	1304.90
32	144.99	1304.90	83	144.99	1304.90	134	212.39	1911.50	85	144.99	1304.90	236	144.99	1304.90	237	144.99	1304.90
33	144.99	1304.90	84	144.99	1304.90	135	144.99	1304.90	86	144.99	1304.90	237	189.39	1522.39	238	144.99	1304.90
34	144.99	1304.90	85	144.99	1304.90	136	144.99	1304.90	87	144.99	1304.90	238	189.39	1522.39	239	144.99	1304.90
35	144.99	1304.90	86	144.99	1304.90	137	144.99	1304.90	88	144.99	1304.90	239	144.99	1304.90	240	223.57	2015.71
36	144.99	1304.90	87	144.99	1304.90	138	144.99	1304.90	89	144.99	1304.90	240	144.99	1304.90	241	144.99	1304.90
37	144.99	1304.90	88	144.99	1304.90	139	144.99	1304.90	90	144.99	1304.90	241	144.99	1304.90	242	144.99	1304.90
38	144.99	1304.90	89	144.99	1304.90	140	144.99	1304.90	91	144.99	1304.90	242	144.99	1304.90	243	144.99	1304.90
39	144.99	1304.90	90	144.99	1304.90	141	189.39	1522.39	92	144.99	1304.90	243	144.99	1304.90	244	144.99	1304.90
40	144.99	1304.90	91	144.99	1304.90	142	189.39	1522.39	93	144.99	1304.90	244	144.99	1304.90	245	144.99	1304.90
41	144.99	1304.90	92	144.99	1304.90	143	144.99	1304.90	94	144.99	1304.90	245	144.99	1304.90	246	144.99	1304.90
42	144.99	1304.90	93	144.99	1304.90	144	144.99	1304.90	95	144.99	1304.90	246	144.99	1304.90	247	144.99	1304.90
43	144.99	1304.90	94	144.99	1304.90	145	144.99	1304.90	96	144.99	1304.90	247	144.99	1304.90	248	144.99	1304.90
44	144.99	1304.90	95	144.99	1304.90	146	144.99	1304.90	97	144.99	1304.90	248	144.99	1304.90	249	144.99	1304.90
45	184.56	1661.03	96	144.99	1304.90	147	144.99	1304.90	98	144.99	1304.90	249	144.99	1304.90	250	144.99	1304.90
46	136.23	1226.07	97	144.99	1304.90	148	144.99	1304.90	99	144.99	1304.90	250	144.99	1304.90	251	144.99	1304.90
47	144.99	1304.90	98	184.56	1661.03	149	184.56	1661.03	100	184.56	1661.03	251	144.99	1304.90	252	144.99	1304.90
48	144.99	1304.90	99	144.99	1304.90	150	144.99	1304.90	101	144.99	1304.90	252	144.99	1304.90	253	144.99	1304.90
49	144.99	1304.90	100	144.99	1304.90	151	144.99	1304.90	102	144.99	1304.90	253	189.39	1522.39	254	144.99	1304.90
50	144.99	1304.90	101	144.99	1304.90	152	144.99	1304.90	103	144.99	1304.90	254	189.39	1522.39	255	144.99	1304.90
51	144.99	1304.90	102	144.99	1304.90	153	144.99	1304.90	104	144.99	1304.90	255	144.99	1304.90	256	144.99	1304.90



CORPORATE OFFICE :
904, 9th Floor, Signature-1, Opp. Andaz Party Plot,
Nr. Adani Gas Pump, S.G. Highway,
Makarba, Ahmedabad-380051. Gujarat, INDIA.



DHOLERA OFFICE :
Kasindra MDR Road, Kasindra, Dholera,
Ahmedabad-382465. Gujarat, INDIA.



+91 6352 987 775, +91 90819 59959



support@rscgroupdholera.in



<https://rscgroupdholera.in/>

PROJECT BY:



+91 6352 987 775, +91 90819 59959

✉ support@rscgroupdholera.in 🌐 <https://rscgroupdholera.in/>