

JSK GROUP

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AN EMERGING DEVELOPER

IN DHOLERA

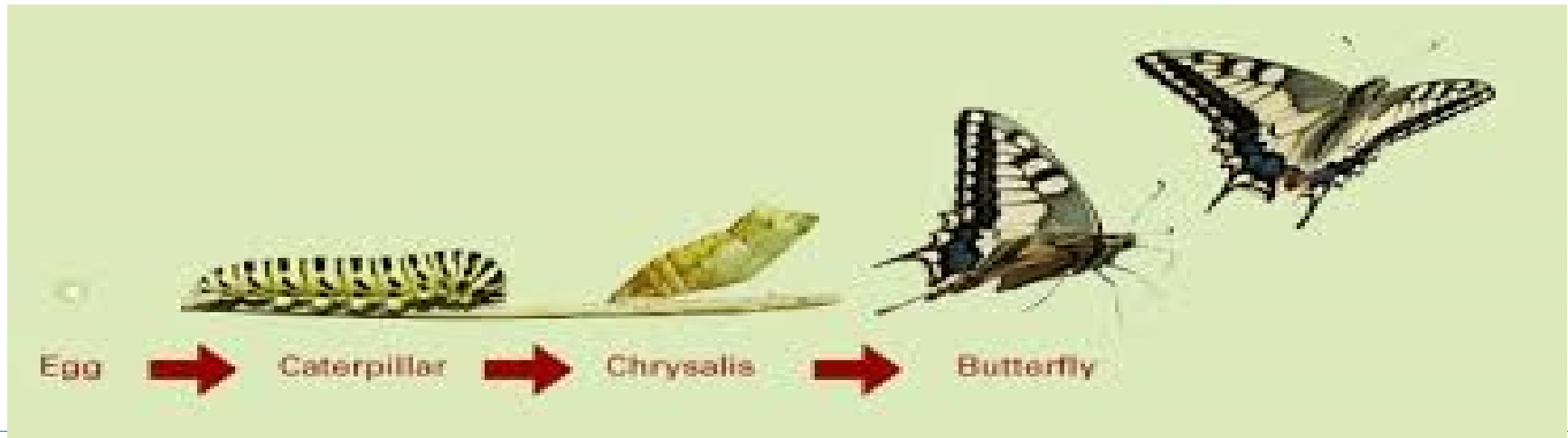
WELCOME YOU



JSK GROUP OF COMPANIES.

- **DHOLERA REAL INFRA CITY PVT LTD (DRI)**
- **JSK WELLNESS WORLD PVT LTD, CHANDIGARH**
- **JSK BLESSING HOMES - 1, KASINDRA {RESIDENTIAL}**
- **JSK BLESSING HOMES - 2, RATANPUR {RESIDENTIAL}**
- **DRI INDUSTRIAL PROJECT (HOTEL) : MUNDI**
- **DRI COMMERCIAL PROJECT (HAC) : PANCHI**

HOW YOUR INVESTMENT GROWS IN NEXT 3-5 YEARS IN DHOLERA WITH JSK



WHY INVEST IN **DHOLERA**

LETS KNOW ABOUT

BEST AND FASTEST INVESTMENT

GROWTH OPPORTUNITY IN INDIA

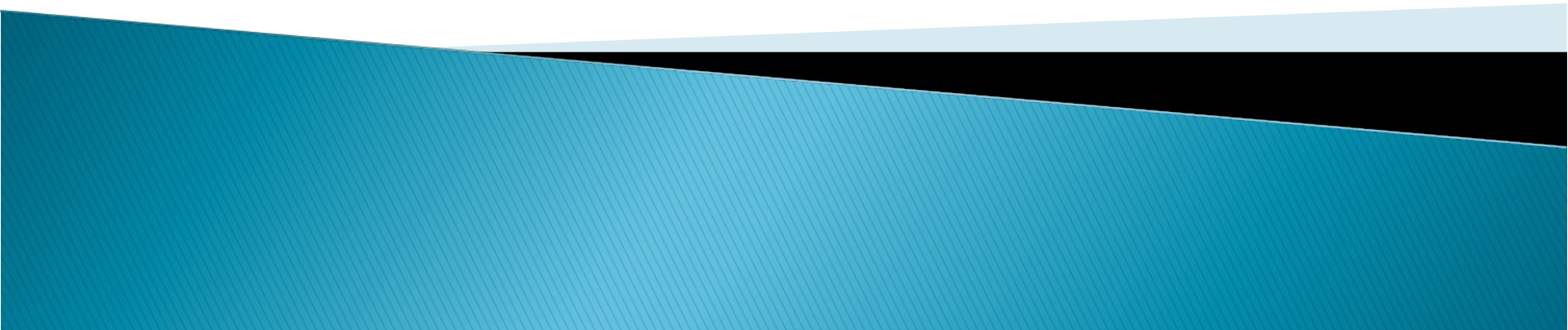
DHOLERA, A NEW ERA

DISTT. AHMEDABAD



**21ST CENTURY IS AN AGE OF
SPEED, INNOVATION,
&
TECHNOLOGICAL ADVANCEMENT.**

**YOU NEED TO MATCH AND UPGRADE
WITH FAST CHANGING MARKET
SCENARIO TO STAY AHEAD.**



REAL ESTATE INVESTMENT : KEY FACTORS

- 1. LOCATION : DEVELOPMENT, INFRASTRUCTURE.
FUTURE PROSPECT. CITY, STATE, COUNTRY.**
 - 2. PURPOSE : SELF USE, RENTAL INCOME,
PROFITABILITY**
 - 3. INVESTMENT PRINCIPLE : SAFE, AFFORDABLE,
GROWTH.**
 - 4. POLITICAL STABILITY : STATE & CENTER
COMPATIBILITY**
- 

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Future Of Dholera (Govt. Mega Projects)

Upcoming Indian
Singapore
near Ahmedabad

Being Made
by Singapore



**DHOLERA SPECIAL
INVESTMENT REGION (DSIR)
A CLUSTER OF 22 VILLAGES
TOTAL AREA 920 SQ KMS
DEVELOPMENT AREA
422 SQ KMS DIVIDED INTO
6 TPS AND 27 SUB TPS.
COASTAL REGULATORY
ZONE, AGRICULTURE AND BUFFER
ZONE : 500 SQ KMS APPROX.**

M

**DHOLERA'S MASTER PLAN HAS BEEN
DESIGNED BY HALCROW, UK
ITS DEVELOPMENT IS BEING DONE BY TOP
BENCHMARK COMPANIES FROM
SINGAPORE, JAPAN, DUBAI, LONDON,
NEW YORK, CALIFORNIA, CANADA,
DENMARK, BELZIUM, HONGKONG ETC
TO DEVELOP IT BIGGER AND BETTER
THAN SINGAPORE**

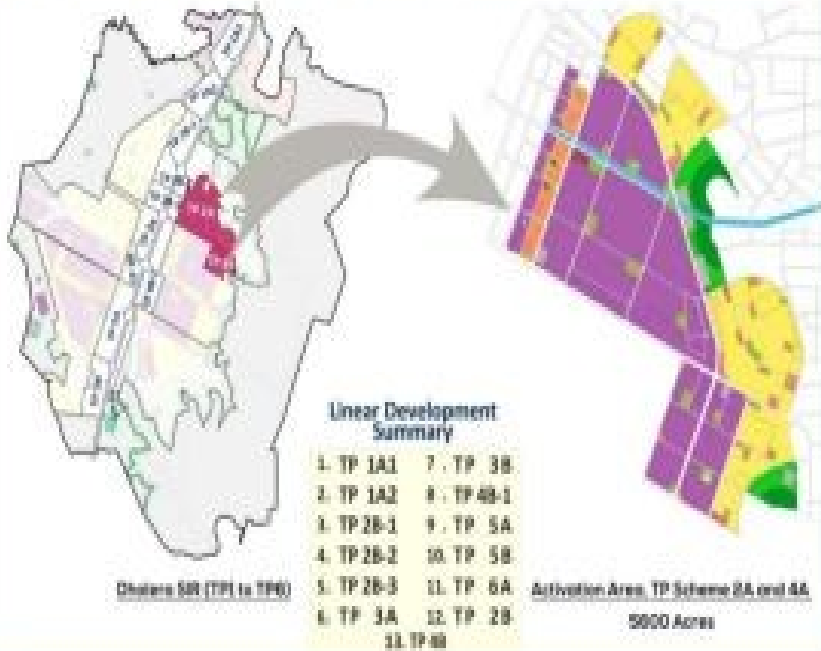
**AS PER MASTER PLAN
THE CITY HAS BEEN DESIGNED
FOR 8,27,000 JOBS
AND 20 LAC RESIDENTS INSIDE DSIR
WHILE THE CITY WITH THIS SIZE
HAS POTENTIAL FOR ANOTHER
80 LAC RESIDENTS OUTSIDE DSIR
IN THE OUTSKIRT.**

DHOLERA IS FIRST GREEN FIELD SMART CITY IN INDIA WITH 920 SQ KMS AREA LOCATED ABOUT 100 KMS FROM AHMEDABAD NEAR SEA SHORE

WHICH IS BIGGER THAN AREA OF ANY CITY OF INDIA : DELHI, MUMBAI, KOLKATA, CHENNAI, JAIPUR, BHOPAL, HYDRABAD, BANGALURU, LUCKNOW AND AHMEDABAD



Dholera SIR 1st phase (linear Development)



PHASE -1
AS PER MASTER PLAN
22.5 SQ KMS
ACTIVATION AREA
STARTED WITH
COMPLETE INFRA
AS SAMPLE CITY FOR
INDUSTRY TO START
OPERATION IN APRIL'2021

Smart Infrastructure (Plug and Play Model)



Smart Infrastructure – Roads & Services



- Road design based on IRC
- Future proofed (Dig Free Development)
- LED street lights
- R/W - 18 to 75 m -> 4 & 6 lane roads
- Expected completion Sept 19

KEY FEATURES

Road - 33 km	Road - 100 lane km	Integrated Signal System
Dedicated Cycle track	Marked Street Pedestrian Pathways	Traffic Management
Emergency Management	Safe City - Security & Surveillance	Real Time Information

TRUNK INFRASTRUCTURE DEVELOPMENT IN 22.5 SQ KMS WITH 20 ASSEMBLY PIPES WITH 10,000 SENSORS. WATER TREATMENT. WATER SUPPLY, SCHOOL, HOSPITAL, FIRE STATION, TENT CITY, HOTEL ETC. PLANNED FOR NEXT 100 YEARS AS DIG FREE, FLOOD FREE CITY



**ADMINISTRATIVE BUSINESS
CENTRE OF DHOLERS KNOWN AS
ABCD BUILDING
COMPLETED IN 2018.**

**ENTIRE DSIR WILL BE CONTROLLED
FROM THERE THROUGH SENSORS**

**THERE WILL BE 11 ARTIFICIAL RIVERS
IN THE CITY AT DIFFERANT LOCATIONS. FIRST
9 KMS LONG AND 200 FEET WIDE RIVER IS
ALREADY OPERATIONAL**





**TATA SOLAR POWER PLANT
OPERATIONAL.**

**GENERATING 1,000 MW
SOLAR POWER
WITH JAPANESE TECHNOLOGY
IN CRZ BELT WITH
4 KMS LONG & 3 KM
WIDE LAYOUT.**



TO CATER TO NEED OF EXPORT ORIENTED INDUSTRY IN DHOLERA, ASIAs BIGGEST CARGO AIRPORT AND INDIAs BIGGEST CIVIL AIRPORT IS COMING UP.

IT WILL BE OPERATIONAL BY DEC 2025 & DEC 2026 RESPLY.

IT WILL ALSO CATER TO FLYING NEEDS OF AHMEDABAD, BARODA, RAJKOT, BHAVNAGAR



**INDIA BID FOR OLYMPIC 2036
COMMON WEALTH GAMES 2030
TOO ARE BEING HOSTED BY INDIA
HOST CITY WILL BE AHMEDABAD**

**IN BOTH THE EVENTS. PLAYERS
FROM 150 TO 200 COUNTRIES
WILL LAND AT DHOLERA &
AHMEDABAD
INTERNATIONAL AIRPORT.**

Dholera SIR
Projects
Progress

Dholera
Real
Evest

Express Highway



About 100 km Express Highway from Ahmedabad to Dholera. Developed Under Bharatmala Project.

ONGOING

Status: Ongoing

Contractor:

1. Sadbhav Rs. 690.00 Cr. (22.00 km)
2. Sadbhav Rs. 682.00 Cr. (26.52 km)
3. OHV Rs. 691.52 Cr. (22.54 km)
4. DRA Rs. 894.00 Cr. (38.19 km)

EXPRESSWAY

ONGOING RS.3,157 CRS

CONTRACT OF

EXPRESS HIGHWAY

90 KMS AHMEDABAD

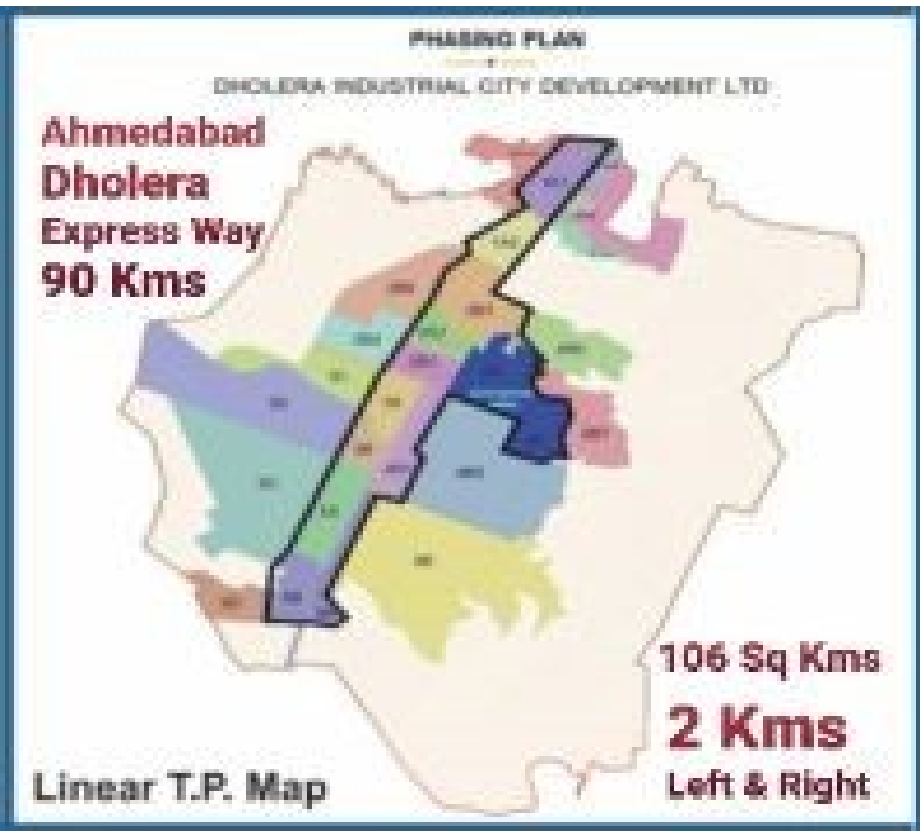
TO DHOLERA

4 CONTRACTS TO

DIFFERENT PARTIES

95% COMPLETED DEADLINE

TO FULLY OPERATE : 31.10.2025



PHASE -2

STARTED DEVELOPMENT
OF 103 KMS LINEAR
EXPRESSWAYS
AROUND 1.5 TO 2 KMS
BOTH SIDES

ALL 8 DIAMOND CIRCLES
NEAR COMPLETION.
EXPRESSWAY TO BE
OPERATIONAL BY 31,10.2025.

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All Major Industries Coming In Dholera SIR

IT Industry

TCS
Infosys
IBM
Cognizant
HP

Food Processing

Nestle
Parle
Britannia
Cadbury
Bisano

Pharma Industry

Zydus Cadila Healthcare
Sun Pharmaceutical
Lupin Ltd
Dr. Reddy's Laboratories
Cipla

Electronics Industry

Crompton Greaves
Surya Roshni Ltd.
Bharat Electronics Limited (BEL)
Bosch India.
Sterlite Technologies.

Automobiles Industry

Tata Motors Ltd.
Mahindra & Mahindra Ltd.
Maruti Suzuki India Ltd.
Hero MotoCorp Ltd.
Ashok Leyland Ltd.

Auto & Ancillaries

Bosch
Exide Ind
Motherson Sumi
Jamna Auto
WABCO India

MRO

Indiamer
Air Works
Max Aerospace & Aviation Ltd
HAMCO
HAL

Defence Industry

Airforce
Navy
BrahMos Aerospace
Bharat Dynamics Limited
Tata Advanced Systems
Field Gun Factory, Kanpur
Hindustan Aeronautics Limited

Biotech Companies

Biocon
Serum Institute of India
Panacea Biotech Limited
Dr. Reddy's Laboratories Limited
Wockhardt

TATA HAS 4 PROJECTS IN DHOLERA SIR

- 1. STARTED WITH SOLAR POWER PLANT WITH 1000MW :
300 MW ALREADY OPERATIONAL**
- 2. TATA CHEMICAL : MANUFACTURING LITHIUM BATTERIES FOR EV :
35 ACRES LAND FILLING IN PROGRESS**
- 3 TATA AIR BUS MANUFACTURING, REPAIRING AND MAINTENANCE
TO START AFTER COMPLETION OF AIRPORT**
- 4. TATA SEMICONDUCTOR FABRICATION PLANT. Rs.91,000 Crores.**

TOTAL JOB CREATIONS : 2,00,000 (2 LACS) by TATAs only.





IT minister Ashwini Vaishnaw, Tata Sons chairman N Chandrababhan and Gujarat CM Bhupendra Patel at the groundbreaking ceremony of three semiconductor plants — two in Gujarat and one in Assam — at Dholera in Gujarat, on Wednesday. Vaishnaw said the first chip from Dholera will roll out in 2025. ■ PAGE 6

13th Mar'24 : DHOLERA Blessed with India's Biggest Semiconductor Plant by TATA. INVESTMENT Rs.91,000 Crs

DHOLERA IS UPCOMING SEMICON CITY OF ASIA. TATA HAS STARTED CONSTRUCTION OF BIGGEST EXPORT ORIENTED PROJECT WITH INVESTMENT OF RS.91,000 CRORE IN MAR'2024 PRODUCTION STARTING IN DEC 2026



RENEW POWER OPERATIONAL

**IN JAN 2023, BHUMI POOJAN OF
RENEW POWER PROJECT
TO MANUFACTURE SOLAR
POWER PLATES WAS DONE
ITS PRODUCTION
HAD STARTED IN FEB 2024
EXCLUSIVELY AT DHOLERA .**

JSK GROUP

F.



2023 BUMPER YEAR FOR INDIAN REAL ESTATE

F.

WILL 2024 EXCEED ALL EXPECTATIONS FOR INDIAN REAL ESTATE?

F.



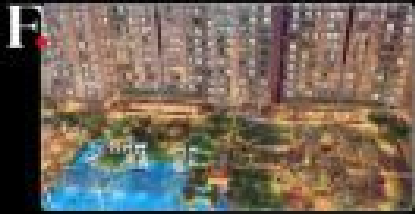
INDIA'S MIDDLE CLASS HAS MORE DISPOSABLE INCOME



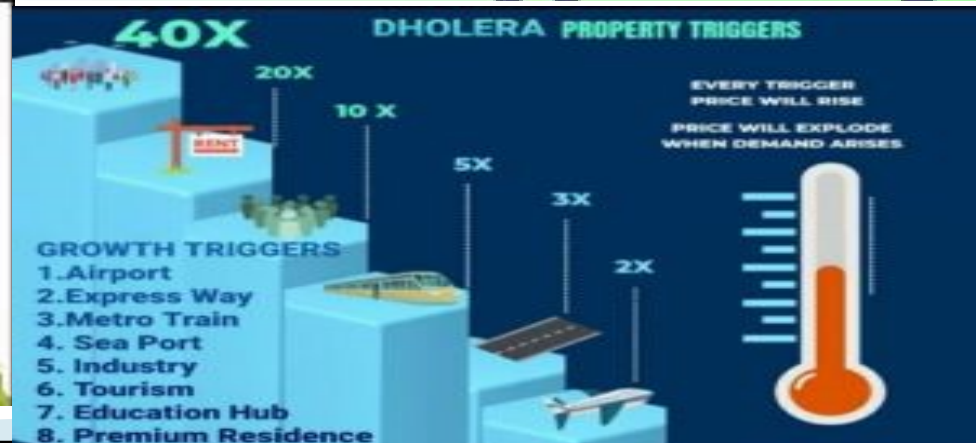
INDIA'S REAL ESTATE BOOM



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1,113 LUXURY FLATS WORTH
₹ 7,200 CRORE SOLD OUT IN 3 DAYS



DHOLERA IS STILL LIKE A SLEEPING LION



**READY TO GET
UP & ROAR.**

**INVEST AT NOMINAL
RATES NOW BEFORE
IT WAKES UP**



**INVESTMENT
IN DHOLERA
IS SIMPLY LIKE
A SNOW BALL.
IT WILL START
GROWING LIKE
AN ICEBERG IN
NEXT 5 TO
10 YEARS**



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9646477766

JSK

BLESSING HOMES

Proposed River Front & Dholera SIR Boundary Side Project

0 km DSIR

N.A | N.O.C | Plan Approved | Title Clear Residential Township

Zero Boundary DSIR



JSK BLESSING HOMES, Kasindra.
Location. River Sukh Bhadar

JSK BLESSING HOMES KASHINDRA

RESIDENTIAL PLOTS AT KASHINDRA SURVEY NO - 102



Plot Size :
Super Area 100 Sq Yds
Carpet Area 55 Sq Yds

JSK BLESSING HOMES : 1

Vill, KASINDRA, Teh DHOLERA

**Location : ZERO Meters from
Dholera SIR Boundary, Riverfront.**

Size of Locality : 11 Bigha

No. of Plots : 200

**Size of Plot : 105 Sq Yds Super
Build up Area @ Rs.7,50,000 Only.
55 Sq Yds (495 Sq ft) Carpet Area**

JSK BLESSING HOMES : 2

Vill, RATANPUR, DHOLERA

**Location : NEAR TATA SOLAR PARK
NEAR DHOLERA INTERNATIONAL AIRPORT**

Size of Locality : 7.5 Bigha

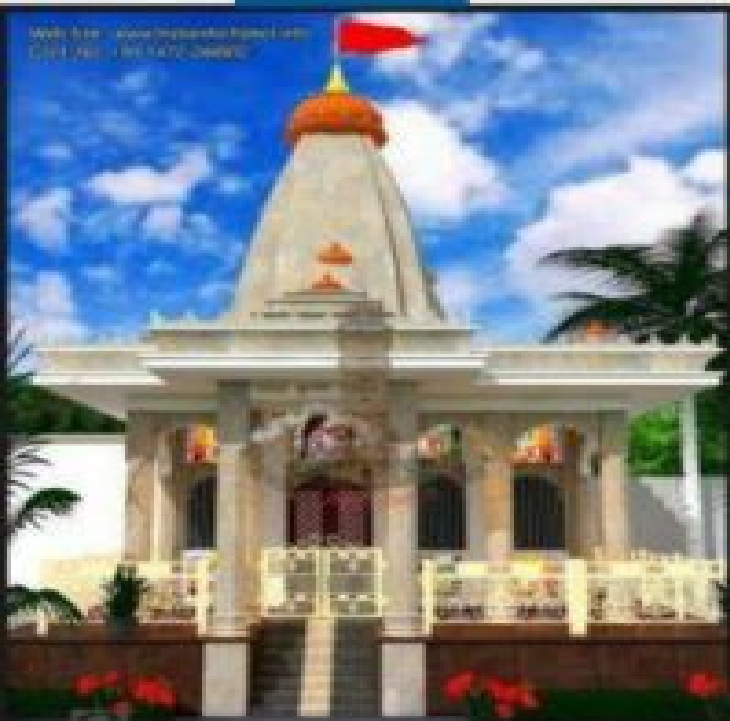
No. of Plots : 109

Size of Plot : 115 Sq Yds ONWARDS Super

Build up Area @ Rs.9,00,000 Only.

66 Sq Yds (594 Sq ft) Carpet Area

JAI SRI KRISHNA TEMPLE



**TEMPLE INSIDE,
JSK BLESSING
HOME-1 COMPLEX**

**BLESSED WITH
JAI SRI KRISHNA
(JSK) TEMPLE**

Club House Design



**SECURITY OFFICE,
PARKS, GAJEBO,
CLUB HOUSE
FACILITY FOR RESIDENTS
OF JSK BLESSING HOMES,
KASINDRA
Development Charges.
Rs.100 Per Sq ft SBA
At Possession**

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KASINDRA
495 Sq Yds
Carpet Area
Architecture
Plan Taken
From Google.
Car Parking
Triple Storey
3 BHK House

**AFFORDABLE HOUSING UNITS
SUITABLE FOR Office Staff and
Industrial Staff in Vill. Kasindra**

500 Mtrs from ST Road and

ZERO Mtrs From DSIR Boundary, RIVERFRONT.

Another in Vill. RATANPUR

Near TATA SOLAR PARK & AIRPORT

To Enjoy Luxuries of Life



COMMERCIAL PROJECT

BY OUR DRI GROUP OF COMPANIES,

VILL, PANCHI (DHOLERA) HIGH ACCESS CORRIDOR (LINEAR)

LOCATION : TP 5A : AREA 1,00,000 SQ FEET

BE A PROUD OWNER OF 1,500 SQ FEET

COMMERCIAL SPACE IN ABOVE PROJECT AS

CO OWNER OF PRIVATE LIMITED COMPANY

AND ENJOY HIGH GROWTH LIKE A DEVELOPER.

INVESTMENT : RS.10,00,000. : EXIT OPTION : AFTER 36 MONTHS.



CATCH IT YOUNG.

MY FRIENDS FROM CHANDIGARH & DELHI
HAVE SEEN HOW REAL
ESTATE VALUE HAS GROWN MANIFOLD
INSIDE CITY AND OUTSKIRT IN TRICITY
MOHALI, PANCHKULA, ZIRAKPUR
AS WELL AS DELHI NCR
GURGAON, FARIDABAD AND NOIDA.

**RIGHT TIME
RIGHT PLACE
RIGHT PROPERTY
COUPLED WITH
RIGHT DECISION
WILL GENERATES
SUPER GROWTH RETURNS.**

**“IF YOU WANT TO GET
WHAT OTHERS DON’T GET,
YOU NEED TO DO,
WHAT OTHERS DON’T DO.”**

**“WALK AN EXTRA MILE
FOR EXTRA GROWTH & SUCCESS”**



JSK GROUP



DR. JASBIR SINGH ARORA

B.COM, MA (Eco) LL.B, CAIB, BAMS, MD (AM)

Bank Manager (Retd)

FOUNDER & MD

DHOLERA REAL INFRA CITY PVT LTD

JSK WELLNESS WORLD PVT LTD

JSK BLESSING HOMES-1, KASINDRA

JSK BLESSING HOMES-2, RATANPUR

DHOLERA REAL EVEST, CHANDIGARH

HO. #301, 3rd Floor, SCO 142-143,

City Centre, Sector 34 A, Chandigarh

www.jskblessings.com : jskjiasbir@gmail.com

9815176321, 7657876321, 9646777766, 8872034444

JSK GROUP



LETS FLY TO **DHOLERA**
AN UPCOMING SINGAPORE IN INDIA

THANK YOU

The bottom of the slide features a decorative background with a blue gradient and a black horizontal band. A small blue dot is positioned in the center of the blue area.