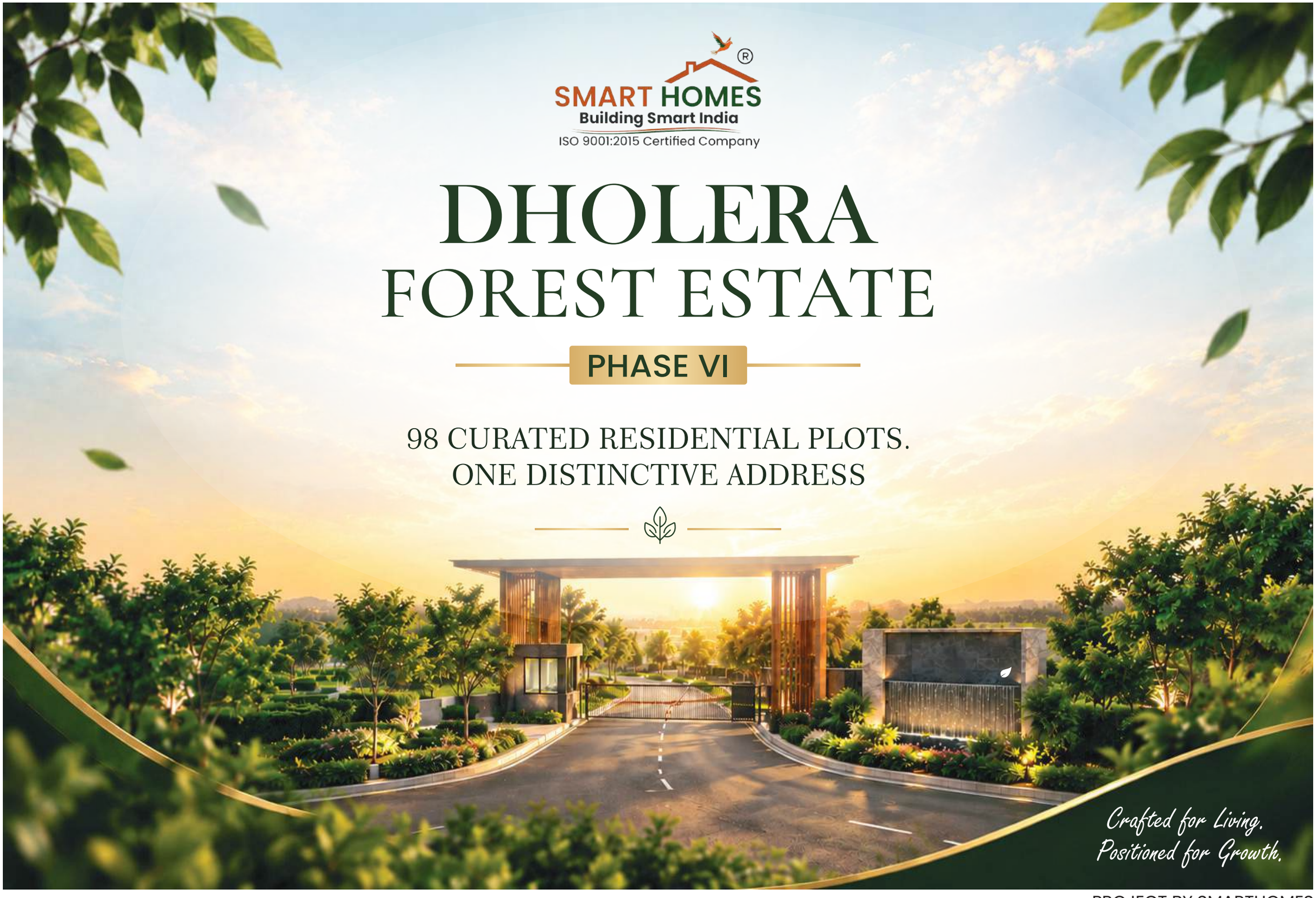
SMART HOMES®
Building Smart India
ISO 9001:2015 Certified Company

DHOLERA
FOREST ESTATE

PHASE VI

98 CURATED RESIDENTIAL PLOTS.
ONE DISTINCTIVE ADDRESS



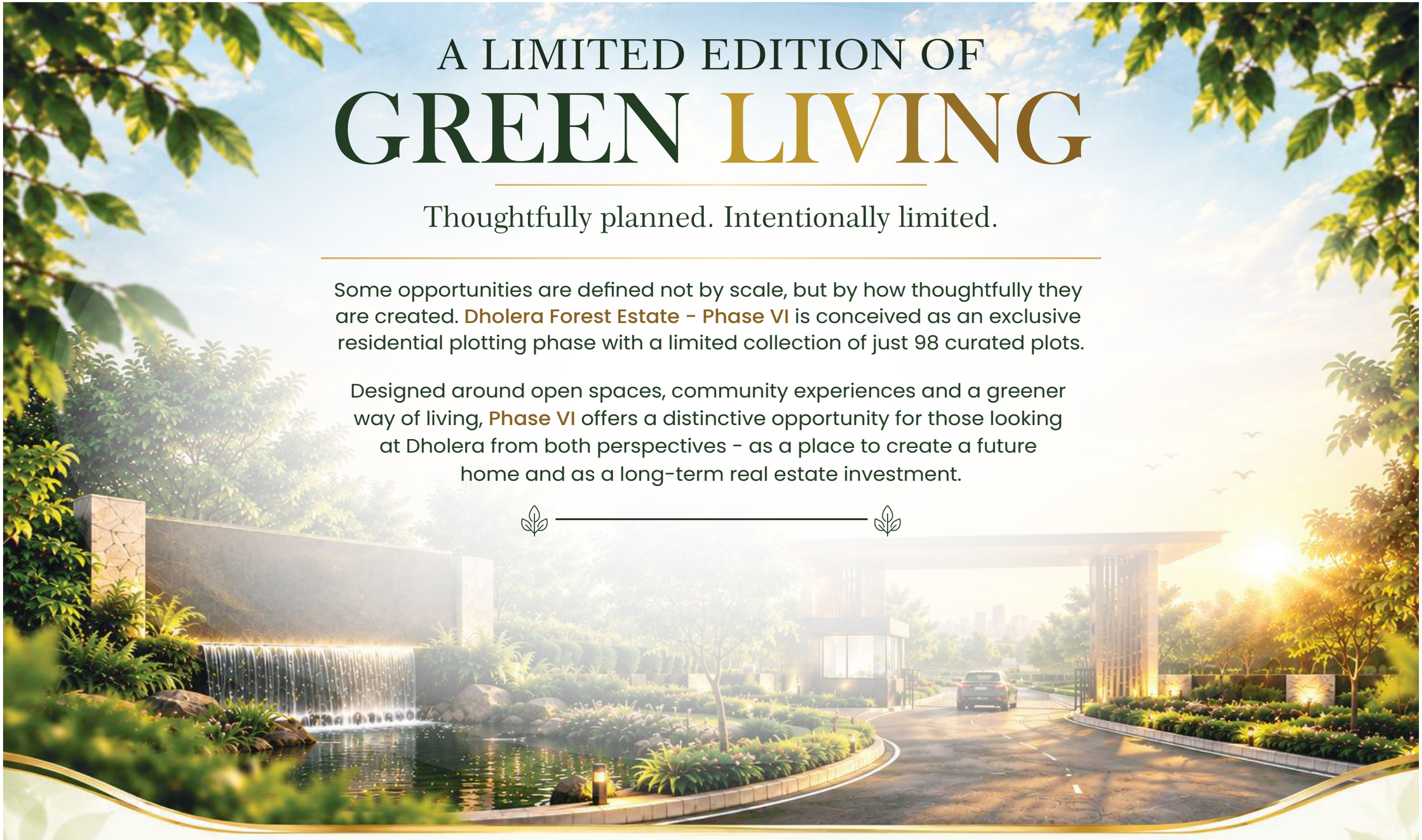
PROJECT BY SMARTHOMES

A LIMITED EDITION OF
GREEN LIVING

Thoughtfully planned. Intentionally limited.

Some opportunities are defined not by scale, but by how thoughtfully they are created. **Dholera Forest Estate - Phase VI** is conceived as an exclusive residential plotting phase with a limited collection of just 98 curated plots.

Designed around open spaces, community experiences and a greener way of living, **Phase VI** offers a distinctive opportunity for those looking at Dholera from both perspectives - as a place to create a future home and as a long-term real estate investment.



98 Plots | Green Surroundings | Thoughtfull Common Spaces | Future-Ready Location

ABOUT

SMART HOMES
INFRASTRUCTURE PVT. LTD

Building confidence through experience, documentation and long-term vision.

SmartHomes Infrastructure Pvt. Ltd. is an Ahmedabad-based real estate and infrastructure company with a focused presence in Dholera since 2015. With experience across residential plotting, land development and strategic real estate opportunities, SmartHomes follows a structured approach centred on planning, documentation, transparency and long-term value creation.



Our Approach

- Long-term focus on the Dholera growth story
- Structured real estate development and transaction processes
- Emphasis on legal documentation and title verification
- Customer-centric communication and execution

AWARDS, ACCOLADES & INDUSTRY ASSOCIATION

SmartHomes and its leadership have been recognised across business and real estate platforms for their contribution to infrastructure development, entrepreneurship and responsible growth.



Times Visionaries of the Year

Times Women of the Year-Real Estate

Leaders of Navbharat - Excellence in Infrastructure Development & CSR Leadership in Dholera

Association with CREDAI Ahmedabad GIHED

Member, Gujarat Chamber of Commerce & Industry (GCCI)

BUILDING VALUE. GROWING GREEN.

Our commitment extends beyond real estate.

GREEN SMARTHOMES. GREEN DHOLERA

Our CSR initiative for a greener tomorrow.

Since 2015, SmartHomes has been contributing to Dholera's growth with a vision that goes beyond development. Through Green SmartHomes. Green Dholera., we are creating greener spaces, expanding plantation initiatives and making sustainability an integral part of the communities we build.

3,000+ **Trees Already Planted** at Dholera Forest Estate	**40,000+** **Trees Planned** within Dholera Forest Estate
1,00,000+ **Trees Planned** within Dholera Forest Estate	**5,00,000** **Our Larger Green Vision** Under Green SmartHomes. Green Dholera



INTRODUCING

DHOLERA FOREST ESTATE

PHASE VI

A rare collection of just 98 residential plots.



Welcome to **Dholera Forest Estate - Phase VI,** an exclusive extension of Dholera Forest Estate, thoughtfully envisioned for those who seek more than just a plot of land.

Featuring a limited collection of only **98 curated residential plots,** Phase 6 brings together open spaces, landscaped surroundings, thoughtfully planned common areas and the freedom to create a home that is truly your own.

Whether envisioned as a future home, a weekend retreat or a long-term real estate investment, **Phase VI** offers the opportunity to own a place within a thoughtfully planned green community in **Dholera.**

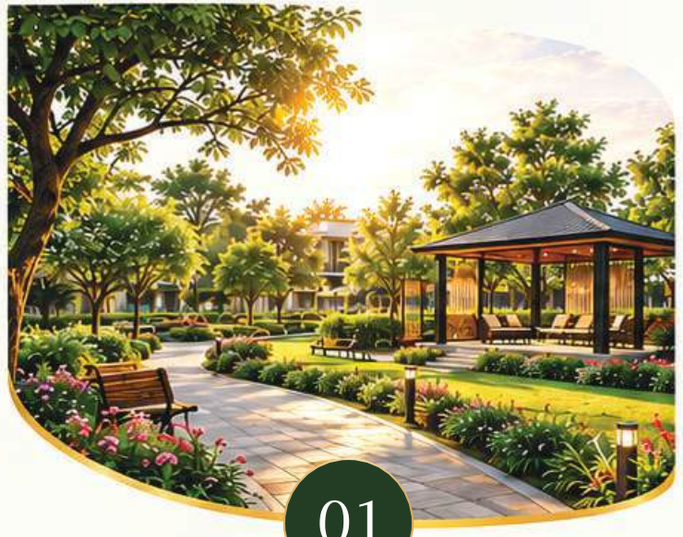
LIMITED BY DESIGN. DISTINCT BY CHOICE.

With only **98 residential plots, Phase VI** is intentionally intimate - creating a more exclusive environment while remaining connected to the larger Dholera Forest Estate ecosystem.

98 CURATED PLOTS | THOUGHTFULL COMMON SPACES | GREEN SURROUNDINGS | COMMUNITY SPACES

THREE SPACES. THREE EXPERIENCES.

Common spaces thoughtfully created
for the community.

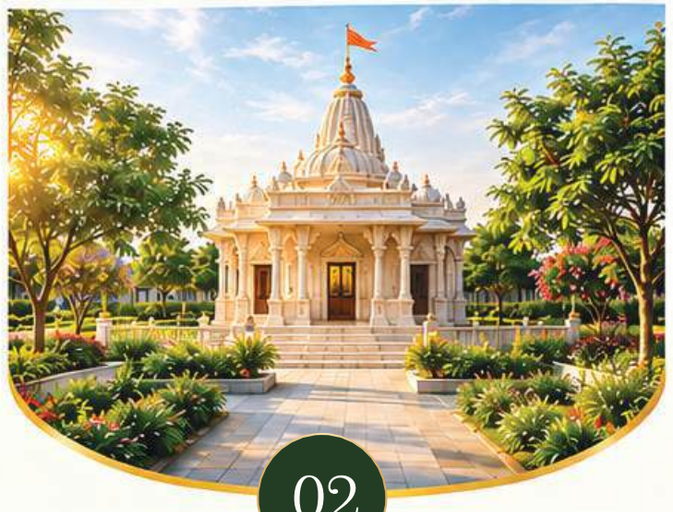


01

COMMON PLOT 01

THE GREEN RETREAT

A beautifully landscaped green space envisioned as the community's everyday escape - a place to walk, unwind, meet neighbours or simply spend an evening surrounded by greenery.



02

COMMON PLOT 02

THE SPIRITUAL SPACE

A dedicated temple space within the community, envisioned as a peaceful setting for prayer, reflection and community togetherness.



03

COMMON PLOT 03

PLAY. MOVE. GROW.

A vibrant recreational zone designed for children, families and active lifestyles - bringing play, sport and community interaction together in one energetic space.

Landscaped Park | **Gazebo** | **Green Spaces** | **Relaxation & Seating Areas**

Temple | **Peaceful Surroundings** | **Community Gathering Space**

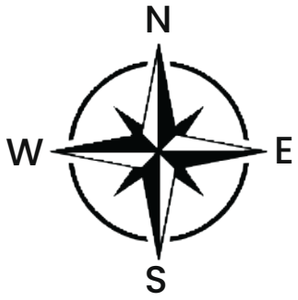
Kids' Play Area | **Badminton Court / Sports Arena** | **Activity & Recreation Zone**

DHOLERA FOREST ESTATE

PHASE VI

LEGEND

- Residential Plot
- Common Plot (CP)
- Road





AREA SPECIFICATIONS FOR RESIDENTIAL PLOTS

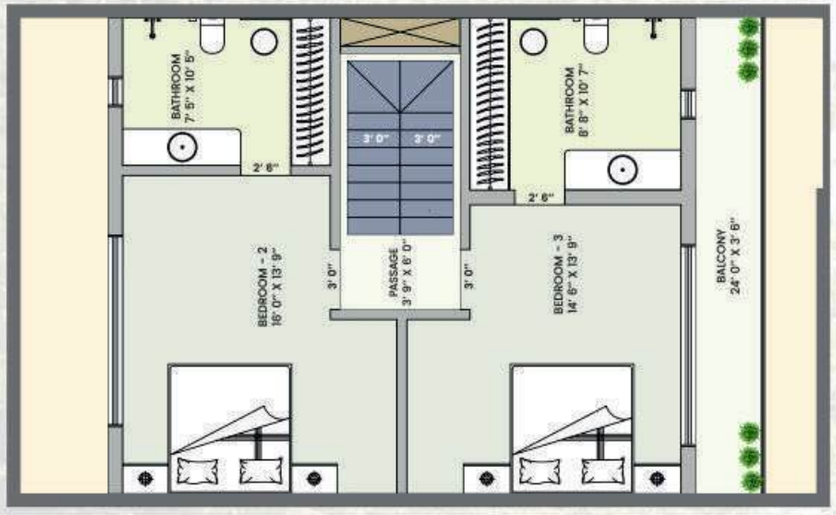
SUB PLOT NO.	SUPER AREA IN SQ. YARD	CARPET AREA IN SQ. YARD	SUPER AREA IN SQ. FEET	CARPET AREA IN SQ. FEET
1	414.54	253.29	3730.90	2279.58
2	305.30	186.54	2747.70	1678.85
3	313.66	191.65	2822.93	1724.81
4	321.84	196.64	2896.57	1769.80
5	329.98	201.62	2969.85	1814.58
6	250.51	153.06	2254.61	1377.57
7	306.63	187.35	2759.68	1686.17
8	176.17	107.64	1585.52	968.75
9	176.17	107.64	1585.52	968.75
10	176.17	107.64	1585.52	968.75
11	176.17	107.64	1585.52	968.75
12	176.17	107.64	1585.52	968.75
13	176.17	107.64	1585.52	968.75
14	176.17	107.64	1585.52	968.75
15	229.53	140.24	2065.75	1262.18
16	229.53	140.24	2065.75	1262.18
17	176.17	107.64	1585.52	968.75
18	176.17	107.64	1585.52	968.75
19	176.17	107.64	1585.52	968.75
20	176.17	107.64	1585.52	968.75
21	176.17	107.64	1585.52	968.75
22	176.17	107.64	1585.52	968.75
23	176.17	107.64	1585.52	968.75
24	282.71	172.74	2544.41	1554.63
25	361.48	220.86	3253.31	1987.77
26	176.17	107.64	1585.52	968.75
27	186.93	114.22	1682.41	1027.95
28	176.17	107.64	1585.52	968.75
29	176.17	107.64	1585.52	968.75
30	176.17	107.64	1585.52	968.75
31	176.17	107.64	1585.52	968.75
32	176.17	107.64	1585.52	968.75
33	229.53	140.24	2065.75	1262.18
34	229.53	140.24	2065.75	1262.18
35	176.17	107.64	1585.52	968.75
36	176.17	107.64	1585.52	968.75
37	176.17	107.64	1585.52	968.75
38	176.17	107.64	1585.52	968.75
39	256.91	156.97	2312.21	1412.76
40	256.91	156.97	2312.21	1412.76
41	176.17	107.64	1585.52	968.75
42	176.17	107.64	1585.52	968.75
43	176.17	107.64	1585.52	968.75
44	176.17	107.64	1585.52	968.75
45	229.53	140.24	2065.75	1262.18
46	229.53	140.24	2065.75	1262.18
47	176.17	107.64	1585.52	968.75
48	176.17	107.64	1585.52	968.75
49	176.17	107.64	1585.52	968.75
50	176.17	107.64	1585.52	968.75
51	422.51	258.15	3802.60	2323.39
52	207.74	126.93	1869.68	1142.37
53	190.85	116.61	1717.65	1049.48
54	226.59	138.45	2039.33	1246.03
55	233.23	142.50	2099.05	1282.52
56	190.85	116.61	1717.65	1049.48
57	321.25	196.29	2891.28	1766.57
58	548.08	334.88	4932.72	3013.89
59	215.94	131.94	1943.49	1187.47
60	212.19	129.65	1909.67	1166.81
61	254.62	155.57	2291.60	1400.17
62	158.96	97.13	1430.67	874.14
63	176.17	107.64	1585.52	968.75
64	176.17	107.64	1585.52	968.75
65	176.17	107.64	1585.52	968.75
66	176.17	107.64	1585.52	968.75
67	229.53	140.24	2065.75	1262.18
68	229.53	140.24	2065.75	1262.18
69	176.17	107.64	1585.52	968.75
70	176.17	107.64	1585.52	968.75
71	176.17	107.64	1585.52	968.75
72	176.17	107.64	1585.52	968.75
73	148.06	90.46	1332.54	814.18
74	310.78	189.89	2797.03	1708.99
75	176.17	107.64	1585.52	968.75
76	176.17	107.64	1585.52	968.75
77	176.17	107.64	1585.52	968.75
78	229.53	140.24	2065.75	1262.18
79	229.53	140.24	2065.75	1262.18
80	176.17	107.64	1585.52	968.75
81	176.17	107.64	1585.52	968.75
82	176.17	107.64	1585.52	968.75
83	286.18	174.85	2575.59	1573.68
84	286.18	174.85	2575.59	1573.68
85	176.17	107.64	1585.52	968.75
86	176.17	107.64	1585.52	968.75
87	176.17	107.64	1585.52	968.75
88	229.53	140.24	2065.75	1262.18
89	229.53	140.24	2065.75	1262.18
90	176.17	107.64	1585.52	968.75
91	176.17	107.64	1585.52	968.75
92	176.17	107.64	1585.52	968.75
93	275.23	168.17	2477.11	1513.51
94	304.54	186.07	2740.83	1674.65
95	276.70	169.07	2490.32	1521.59
96	235.20	143.71	2116.84	1293.39
97	243.17	148.58	2188.54	1337.20
98	321.92	196.69	2897.27	1770.23

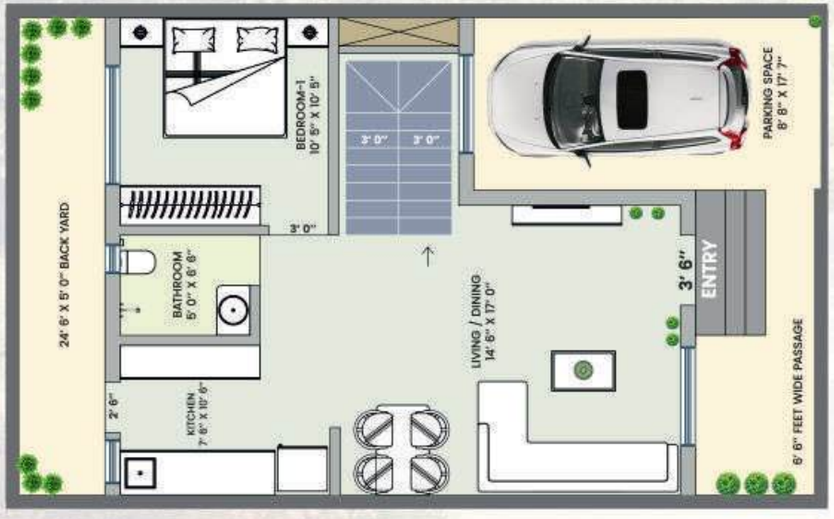


3 BHK ROW HOUSE

PROJECT BY SMARTHOMES

First Floor





Ground Floor

All dimensions are expressed in feet.

TYPE - V

3BHK
ROW HOUSE

ROW HOUSE DETAILS:

Typical Plot Size

Super Plot Area: 184 Sq. Yards

Carpet Plot Area: 112 Sq. Yards

Configuration: G+1

Built-up Area: 1438 Sq.Feet

FEATURES:

Spacious Drawing & Living Area
Dedicated Modular Kitchen & Wash Yard
Well-Defined Dining Area
Bedrooms with Attached Bathrooms
Spacious Balcony with Scenic Views
Dedicated Parking Space
Beautifully Landscaped Surroundings

CONNECTED TO GROWTH.
SURROUNDED BY GREEN.

A location positioned within the wider Dholera growth ecosystem.

Location Advantage

- Dholera Special Investment Region (Dholera SIR)
- Ahmedabad-Dholera Expressway
- Dholera International Airport
- Key industrial and activation areas of Dholera
- Connectivity towards Ahmedabad and surrounding growth corridors



OWN WITH CLARITY.
INVEST WITH CONFIDENCE.

Documentation designed to support a transparent ownership journey.

A real estate decision becomes stronger when it is supported by clear documentation. Dholera Forest Estate places emphasis on maintaining and providing relevant land, title and transaction documents for customer verification.



Key Documentation / Records

- NA / NOC / CLU documents, as applicable
- Approved Unit / Layout Plan, as applicable
- Title and chain of-title documents
- Property Card
- 7/12 extract and other relevant land records, as applicable
- Registered Sale Deed upon completion of the transaction
- Mutation process / ownership record update, as applicable

Purchasers may independently verify the applicable title and land-related documents through their advocate or legal consultant before execution of the Sale Deed.

WHY DHOLERA FOREST ESTATE PHASE VI?

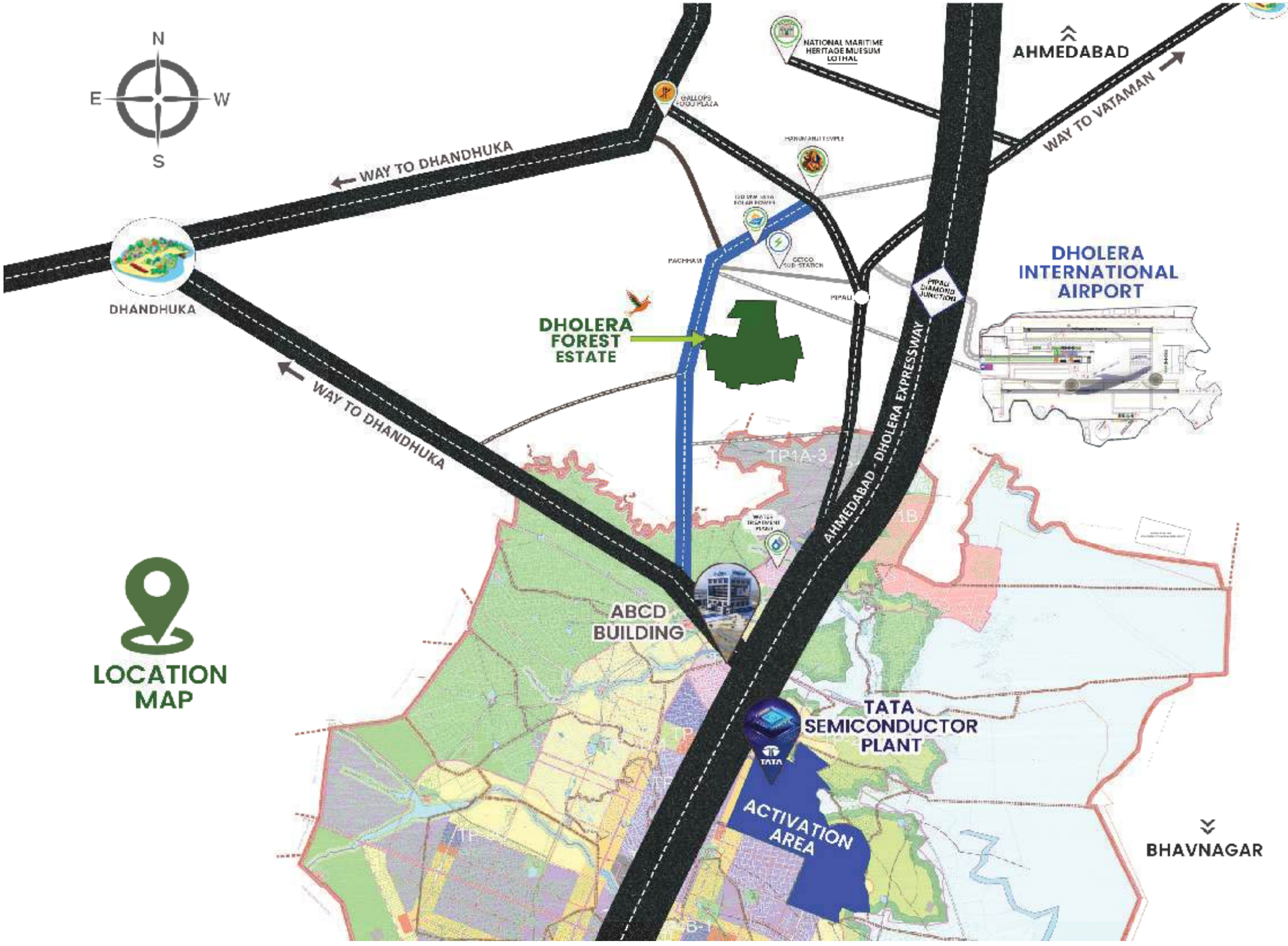
A limited opportunity designed around tomorrow.

- Only 98 curated residential plots
- Part of the established Dholera Forest Estate vision
- Thoughtfully planned green and community spaces
- Dedicated park, temple, children's and sports zones
- Suitable for future living, weekend-home planning and long-term ownership
- Located within the wider Dholera growth ecosystem
- Structured documentation and transaction process



98 PLOTS.
LIMITED BY DESIGN.
CREATED FOR THE FUTURE.

Own a place for today.
Hold an opportunity for tomorrow.


N
E
W
S
NATIONAL MARITIME HERITAGE MUESUM LOTHAL
AHMEDABAD
WAY TO VATAMAN
WAY TO DHANDHUKA
DHANDHUKA
DHOLERA FOREST ESTATE
DHOLERA INTERNATIONAL AIRPORT
AHMEDABAD - DHOLERA EXPRESSWAY
WAY TO DHANDHUKA
ABCD BUILDING
TATA SEMICONDUCTOR PLANT
ACTIVATION AREA
BHAVNAGAR
LOCATION MAP

SMART HOMES
Building Smart India
ISO 9001:2015 Certified Company

SMART HOMES

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