

Partnering India's Growth Story Smart Cities

Presented by

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K K REALTY



Demand of Metro Cities

Best **Infrastructure Facilities** available for **Business**
Public Utility Service for **Better living Hood**

Migration numbers shoot up Increasing **Demand of**

● Commercial Estate ● Housing Estate

Real Estate Investment
Early investors made an **FORTUNE** in span of 60 – 70 years

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MUMB
LINE ABST



Missed this Investment opportunity & India's Growth

1st Realty Check – Few of us grabbed this opportunity
But many of us missed it due to various reasons



India Growth Continued

From Metro Cities to Planned Cities



Demand of Planned Cities

Slowly **Infrastructure Facilities** started developing for **Business** needs &

Public Utility Service for **Better living Hood**

Migration again gather pace, Increasing **Demand of**

● Commercial Estate ● Housing Estate

Real Estate Investment
Early investors Multiplied in span of 25 – 30 years





Missed this Investment opportunity & India's Growth to Planned Cities

2nd Realty Check – Few of us grabbed this opportunity
Few of us missed it due to various reasons



India Growth Continued

Migration kept pouring in Metro and Planned Cities



India Economy & Migration Growth

Indian **Economy & Growth** Gained Momentum

Migration to Urban areas (Developed cities) & Planned Cities continued,
No alternatives for employment opportunities
Adding to the **misery/ chaos** of existing living hood

Rate of Migration @ 30 People/Minute

Population growth in Urban area

1901 census, was **11.4%**.

2001 census, it increased to **28.53%**

2011 census, its standing at **31.16%**



Idea of Smart City

Than CM of Gujarat Shri. Narendra Modi & his team who identify the need

Build cities as business hubs with
State of art business infrastructure required
for MNC / Corporates
To setup Business Office / Production House
Creating Employment opportunities
Ease of doing business

Build organized, planned housing
Employment opportunities to migrate
Good Healthcare (Hospitals)
Good Academic service
(School / Universities)
Good Infrastructure connectivity
(Highways / Metro)
Citizen friendly and sustainable.

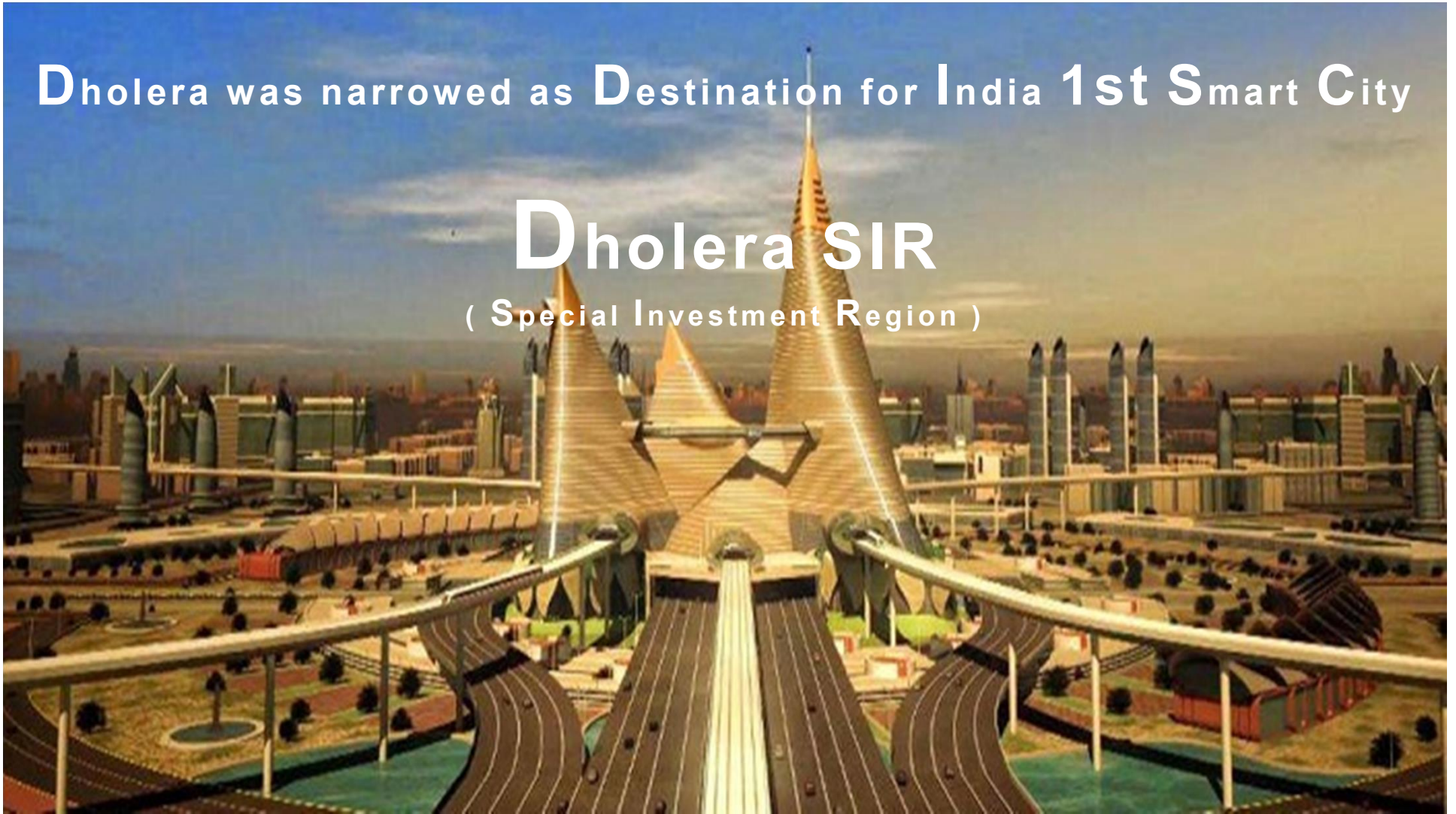
This was planned, visualised based on early experience of how Metro and Planned cities had slowly evolved and gone beyond an point in terms of expansion and growth.

Idea of building an **S**mart **C**ity in **G**ujarat was **seeded**
Survey / Study was undertaken to identify the location....and finally

Dholera was narrowed as Destination for India 1st Smart City

Dholera SIR

(Special Investment Region)



2014 Indian Political Story

India had an New **PM** Shri. **Narendra Modi**.

Taking over the **P**rime **M**inister's **R**esponsibilities

Larger vision of working towards bigger **I - India** than just Gujarat

Envision Smart City in every state - 25th June 2015 - Vision of building 100 Smart City

Mission **T**ransform **N**ation - Special committee under Ministry of Urban Development

State asked to nominate cities to be converted as Smart Cities

₹98,000 crore approved by the Indian Cabinet for the development of 100 smart cities

Rejuvenation of 500 others.....



Dholera on Top to be First

Dream project of Prime Minister Shri. Narendra Modi

Central Government focused

- Clearance from various government bodies
- Funds of 3000 INR Cr being sanction
- Environment clearance for various utility projects (Metro / International Airport / Express Way)
- Government partnership State and Central of 51% & 49% respectively

Dholera is an Smart Vision

- Aim to make it a global manufacturing hub
- Built as a world-class city
- UK based – Master Planers - Halcrow
- USA based – Project Management AECOM
- Designated CEO

Dholera is **Biggest** of eight Industrial smart cities being developed in first phase of \$100 bn DMIC project.

Development of **I**nfrastructure @ **D**holera SIR is done in a phased manner.

It is **W**orld's **L**argest urban development project worth **\$12 billion**

Dholera on India Map



Dholera Infrastructure Development



World Class **Infrastructure** Connectivity

Total area of 920 km²
Developable area 567 sq km²

Infrastructure Development

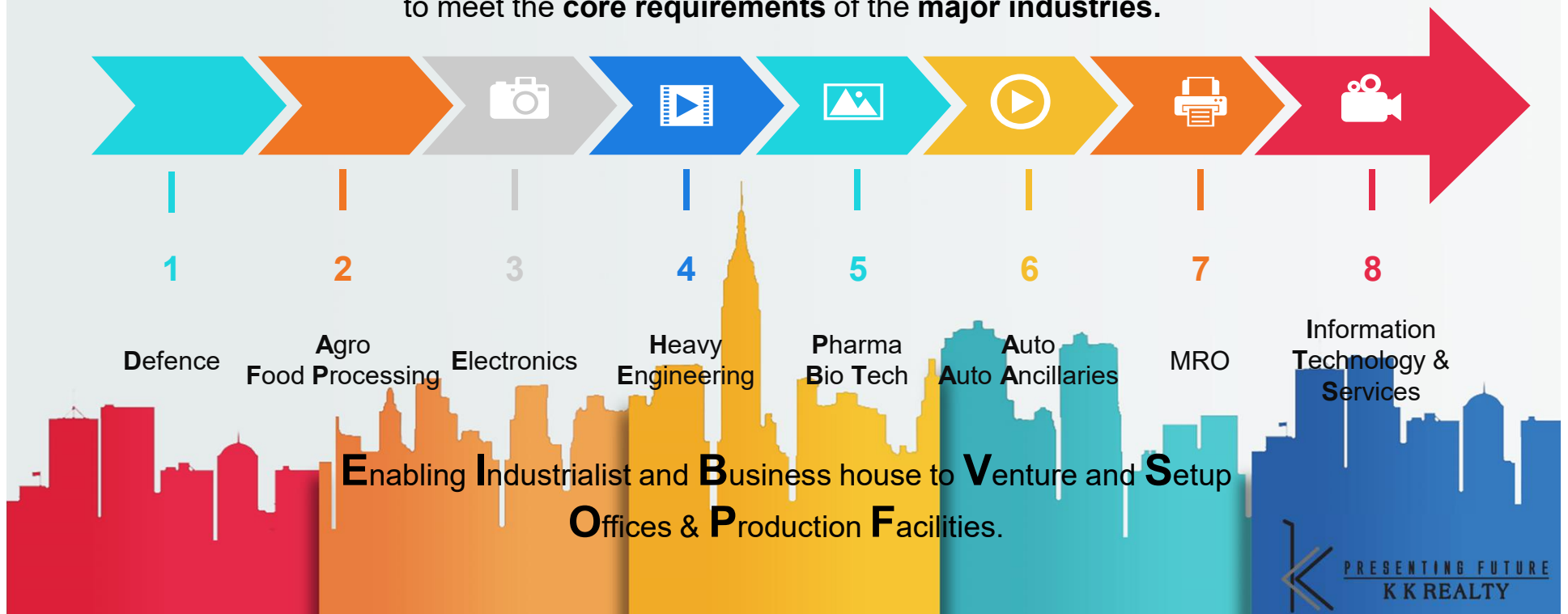
International Airport
Express Way - Ahmedabad - Dholera
DMIC - Biggest Hub of Gujarat
(Delhi – Mumbai Industrial Corridor)
Freight Rail Corridor - Bhimnath to Dholera
MRTS - Ahmedabad –Dholer
Solar Park - World Largest 5000MW

Dholera Sir will have a
centralized digital control of all
infrastructural facilities

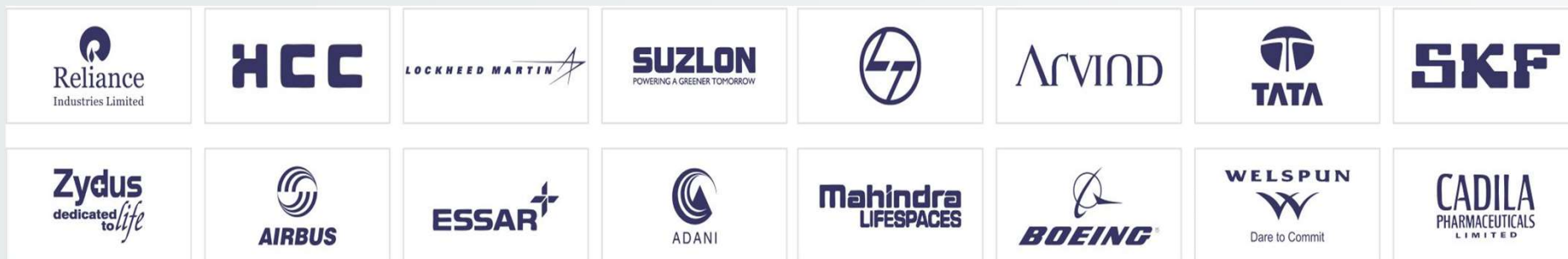
Water, Power, Gas, Traffic, Flood
management
through an underground sensor system
reporting & controlled to a central control room
Cisco & IBM have been contracted to develop
Dholera as a smart city.

Dholera 8 Core Industry Sector

Industry Infrastructure from beginning has been **D**esigned **P**lanned & **D**eveloped to meet the **core requirements** of the **major industries**.



Dholera MNC Corporate Committed & Employment Growth



- Industry giants committing to Dholera to set up production houses
- Growth of Employment shall be huge

Estimate of 8.7 lakhs Employment Opportunities
in FIRST Phase.



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Dholera Urban Population Impact

- Employment opportunities
- World Class housing infrastructure

Migration is Unavoidable

approx 2 million population to Migrate in early phase

Generating Huge Demand in Real Estate
@ Dholera



- PM has always said, we the current generation who were born in Independent India
- Could not get opportunity to contribute to Freedom struggle of India,
 - As Individual we can certainly **Contribute in Building and Shaping India.**



presents

Opportunity to Partner in India's Growth Story
in development of first **Smart City** for our **Future Generation**





Dholera
ShreeKrishna
LUXURY VILLAS

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USP Features

From the house of KK Realty is an ultra-premium luxury habitat at Dholera SIR, Gujarat.

Spread over 180 Acres

Prime location

Superior landscaping

Close connectivity to all the important point

- 500 sq. yard away from proposed metro station
- 3 Km away from International Airport road
- On proposed Ahmedabad Bhavnagar Express way

Over 2000 luxurious NA Plots

Best-of-the-breed amenities and latest infrastructure.

Shree Krishna Luxury Villas becomes an obvious choice amongst the options and certainly the most successful residential venture for every buyer!

Where the growth potential of investment is High, Sure Shot, Quick

Service & Support

Peace of Mind is what K K Realty assure to estimate associates

- N.A. (Non Agriculture)
- NOC (No Objection Certificate for Residential build up)
- Title Clear (No Litigations)
- Chain of documents
- Ready for registration Residential Plot
- Encroachment Free

- Resale Support



Partner in India's Growth Story

Invest in India's First Smart City

Future Generation

Invest Early & Make Fortunes from Growing Real Estate Demands

Offer price is only Rs.500/- per Sq feet





Thank You



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