

THE RIGHT ADDRESS FOR
FUTURE
GROWTH.

*Shyam
Villa*





ABOUT SHYAM GROUP

Since 2011, **Shyam Group** has been a pioneer in transforming the real estate landscape of Dholera SIR, Gujarat. With over 9.60 Lacs Sq. Ft of land developed and a vision to achieve 15 Lacs Sq. Ft by 2030, the group has become synonymous with quality and innovation. Focused on affordable residential and commercial projects, including Dholera Global City, Smart City Dholera 2, and Smart City Dholera 3, Shyam Group is shaping India's first planned smart city with excellence, transparency, and timely delivery at its core.





A CITY DESIGNED FOR TOMORROW'S PEOPLE. **DHOLERA, AHEAD OF ITS TIME.**

Dholera SIR: India's Flagship Smart City Vision Conceptualized by Shri Narendra Modi during his tenure as Chief Minister of Gujarat, Dholera SIR stands as India's most ambitious smart city project. Supported by both the Government of Gujarat and the Central Government, it is swiftly transforming into a powerhouse of opportunity, driven by world-class infrastructure.

Notable developments include the state of art Administrative Building, a 6-lane Expressway, a modern Sewage Treatment Plant, and Asia's largest upcoming solar power project.

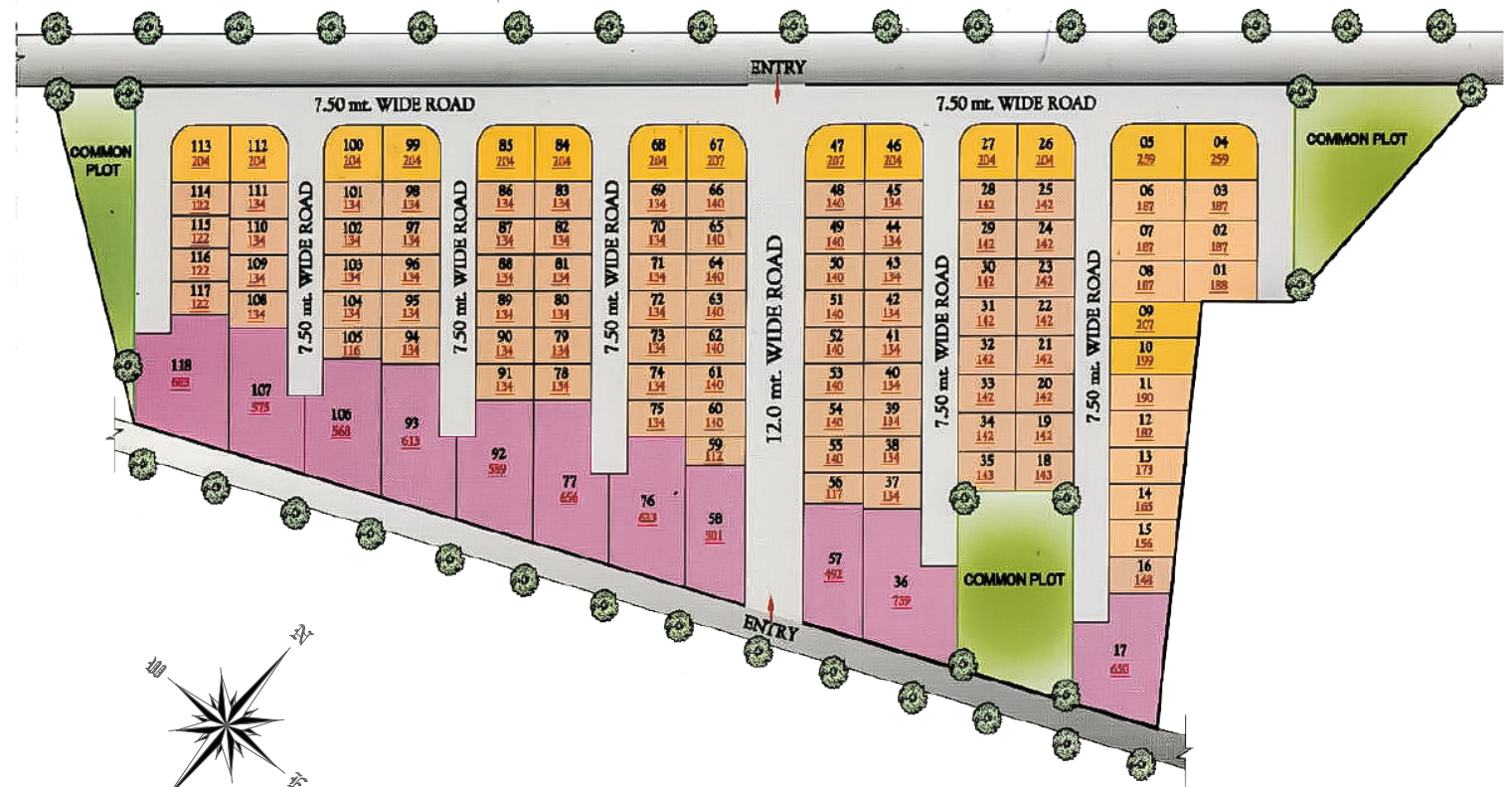
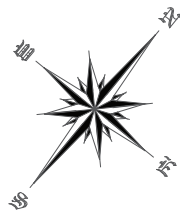
Strategically located along the Delhi-Mumbai Industrial Corridor (DMIC), Dholera SIR is poised to revolutionize industrial growth with superior connectivity — including a planned Cargo Airport and Seaport. With top-tier companies pledging investments via MoUs, Dholera offers outstanding growth potential and exceptional returns for forward-thinking investors.



LAYOUT PLAN PHASE 1

LEGEND:

- 100-150 SQ. YDS.
- 150-200 SQ. YDS.
- 200-300 SQ. YDS.
- 500-800 SQ. YDS.



A SMART INVESTMENT FOR A BETTER TOMORROW.

- Shyam Villa is a thoughtfully planned residential plotting project near Dholera SIR, designed for peaceful living and long-term future value.
- Offering NA / NOC title clear plots with ready dastavej, the project creates an ideal opportunity for investment, future homes, and weekend living.
- With multiple plot sizes ranging from 117 to 739 sq. yards, Shyam Villa is planned for both families and investors looking for growth near Dholera.
- Surrounded by upcoming infrastructure and planned connectivity, the project combines accessibility, affordability, and appreciation potential in one promising destination.

PROJECT HIGHLIGHTS

✓ **NA / NOC Title Clear Plots**

✓ **Peaceful & Open Environment**

✓ **Easy Connectivity from Ahmedabad**

✓ **Ready Dastavej**

✓ **Planned Internal Roads**

✓ **Ideal for Investment & Future Living**

✓ **Multiple Plot Sizes Available**

✓ **Future Appreciation Potential**

✓ **Group Booking Benefits Available**

✓ **Near Dholera SIR**

INVEST EARLY IN DHOLERA'S GROWING FUTURE.

THOUGHTFULLY PLANNED FOR EVERY GENERATION.

At **Shyam Villa**, every amenity is designed to create a balanced lifestyle where wellness, recreation, comfort, and community living come together naturally.

AMENITIES

	Swimming Pool		Botanical Garden		Club House		Banquet Hall		Senior Citizen Park
	Yoga & Meditation Center		Indoor Games		Jogging Track		Mini Theater		Gazebo
	Children Play Area		Temple		Library		Conference Room		Attractive Entrance Gate
	Landscape Garden		Party Plot						

A COMMUNITY DESIGNED FOR COMFORT, WELLNESS & TOGETHERNESS.

CONNECTED TO **GROWTH.** CONNECTED TO **THE FUTURE.**

Strategically located near major infrastructure developments, **Shyam Villa** offers strong accessibility and long-term location advantage.

NEARBY CONNECTIVITY

- **Ahmedabad–Dholera Expressway – 0.5 Km**
- **DMIC Zone – 1 Km**
- **Proposed Metro Rail – 1 Km**
- **Dholera SIR – 2 Km**
- **Proposed International Airport – Approx. 10 Km**
- **Ahmedabad – Approx. 85 Km**
- **Near Lothal UNESCO Heritage Site**

As **Dholera** continues to evolve into India's next major smart city destination, **Shyam Villa** offers the opportunity to invest early in a future-ready location with strong future appreciation potential.

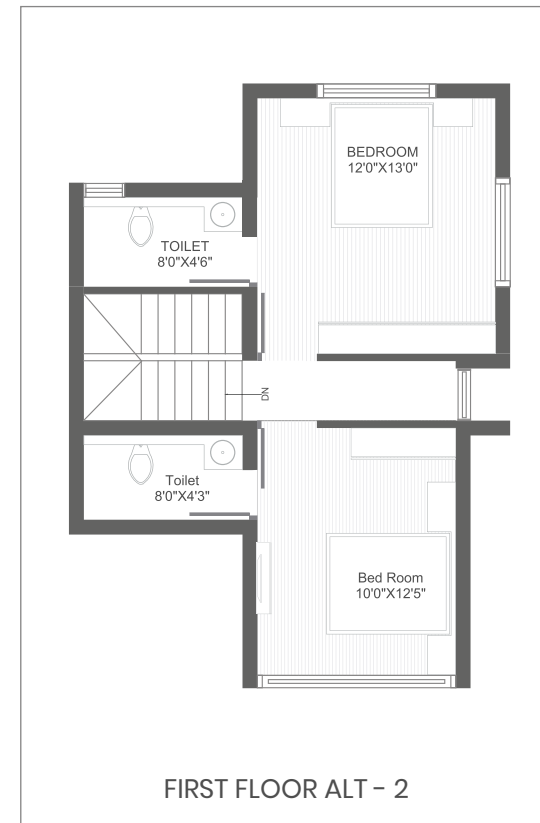
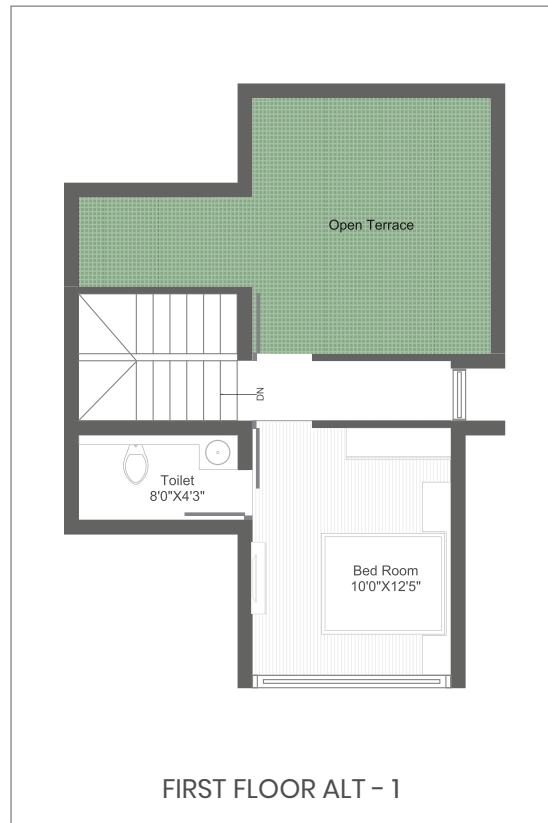
INVEST TODAY. GROW WITH TOMORROW.

BUILT. READY. YOURS.

VILLA LIVING YOU CAN ACTUALLY EXPERIENCE TODAY.

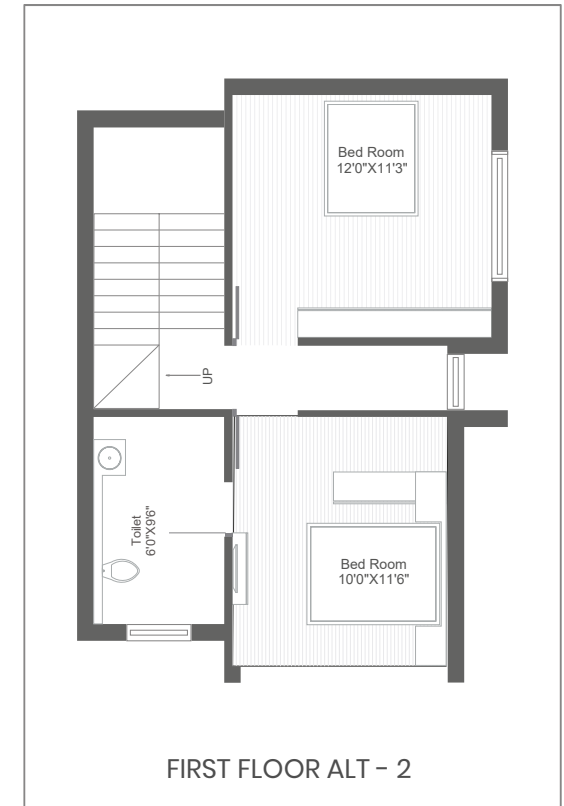
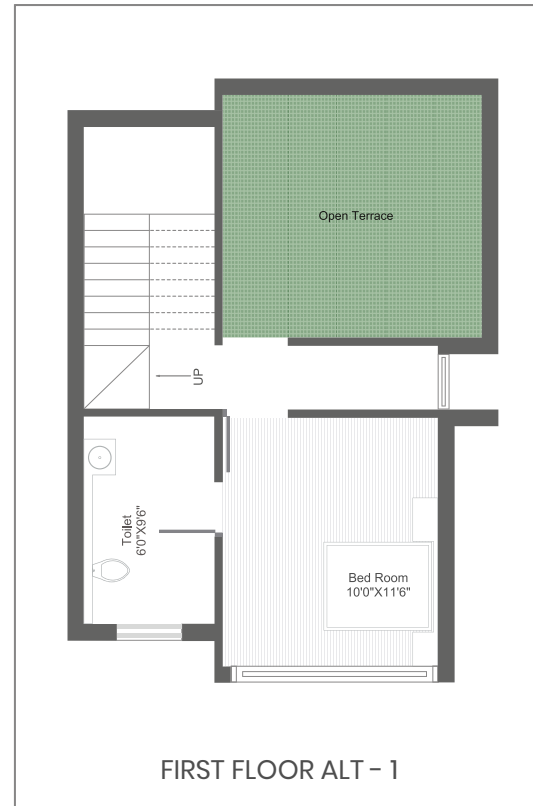


LAYOUT PLAN



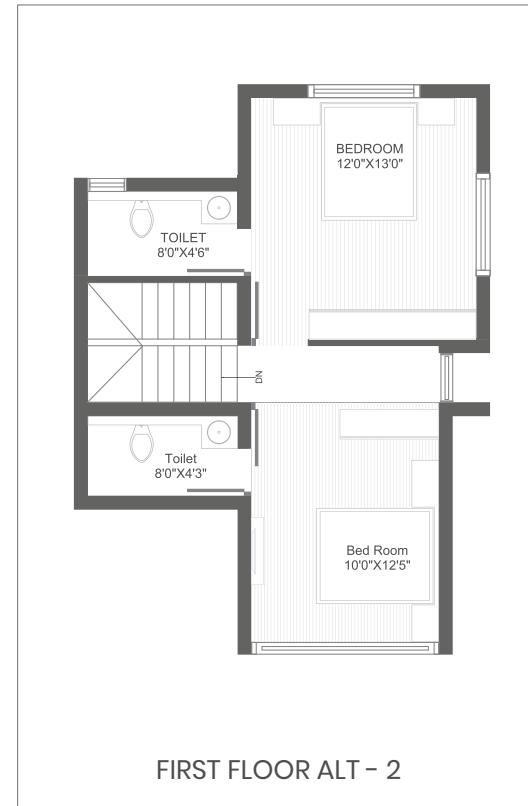
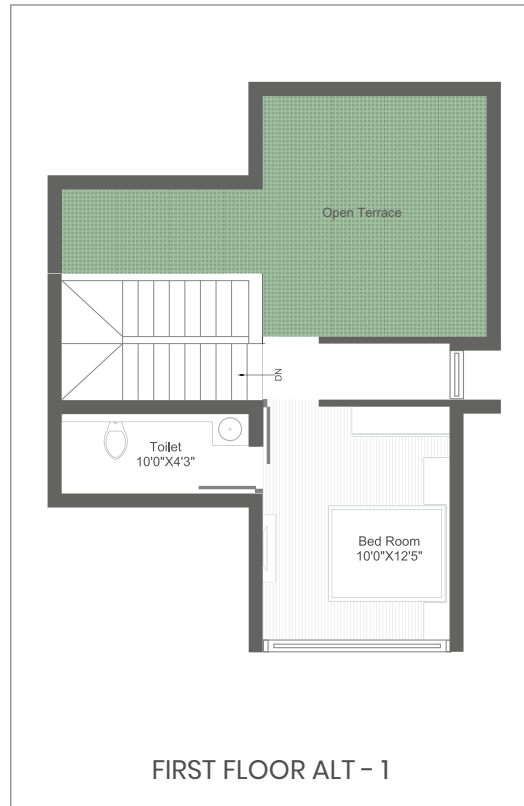
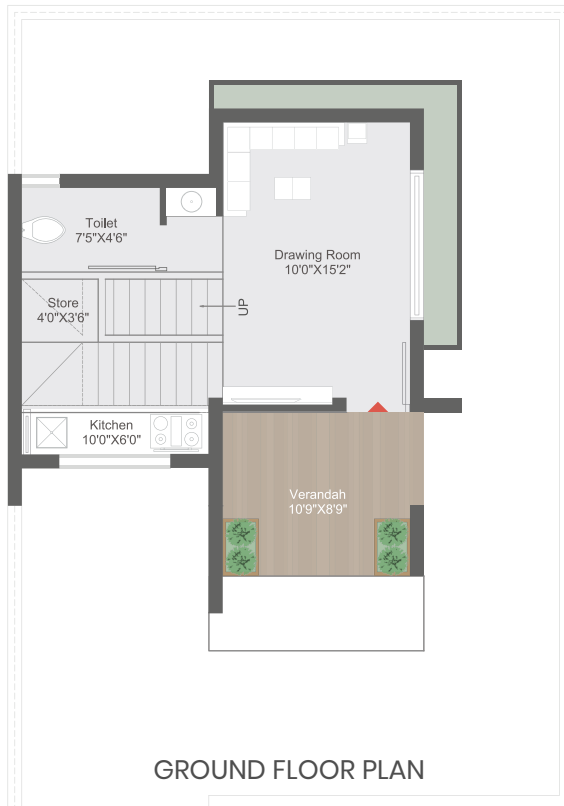
125 Sq.Yard

LAYOUT PLAN



150 Sq.Yard

LAYOUT PLAN



200 Sq.Yard

Government Lake

751

Pipali-Vataman Hwy



Jain Upasray Pipali
જૈન ઉપાસય પીપળી



*Shyam
Villa*

*Shyam
Villa*

A Project by:

shyam[®]
Group

**DEVELOPERS & PROJECT BY:
SHYAM INFRA PROJECTS**

Email: info@shyamgroups.co.in | Website: www.shyamgroups.co.in