ATOM CAPITOL
making big moves together

Let's Look at the Opportunity



About
Atom Capitol

Atom Capitol entered Dholera in 2021 as a **land aggregation company.** By identifying high-potential land parcels and building strong local expertise, we established a solid foundation in one of India's fastest-growing investment destinations.

Today, Atom Capitol has evolved into a real estate developer, successfully launching its own township projects. Following the success of our first development, we are now developing our second flagship project – **The Aurelias**, a thoughtfully planned gated township designed to offer modern infrastructure, premium amenities, and long-term value for homeowners and investors alike.

With a portfolio of **12+ strategically located land banks** across Dholera, we continue to strengthen our presence in the region while creating opportunities for sustainable growth and wealth creation.

Our vision extends far beyond individual projects. Over the coming years, Atom Capitol aims to develop **multiple world-class integrated townships** that redefine urban living in Dholera. Every development will be built around quality infrastructure, luxury amenities, green open spaces, and community-focused planning, delivering exceptional value for generations to come.



Strong Foundation since 2021

Developer with proven track record

12+ Land Banks across Dholera

Building World-Class Townships for the Future



Why Investors Recommend Atom Capitol

Real evidence. Real people. Real trust.

VIDEO TESTIMONIALS

Hear from our investors about their experience.

SCAN TO WATCH







CLIENT REGISTRY PHOTOS

Real families. Real happiness. Real milestones.







EVENT PHOTOS

We encourage every investor to see it for themselves.



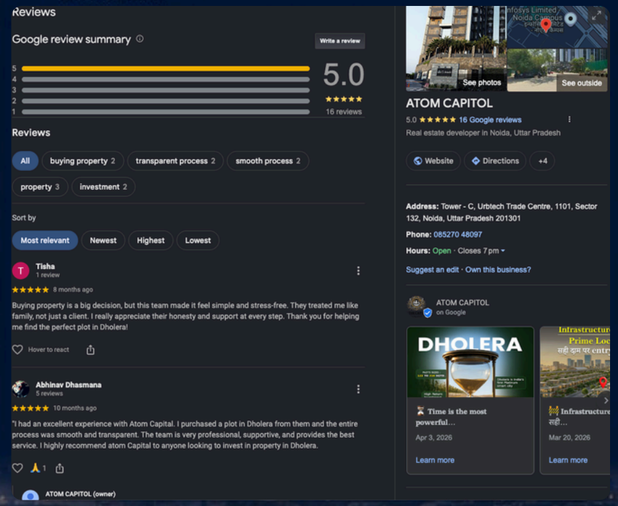






GOOGLE REVIEWS

What our investors are saying about us.



REPEAT INVESTORS

35%+

of our investors have invested with us more than once.

INVESTORS THROUGH REFERRALS

40%+

of our investors come through referrals.

GROWING INVESTOR COMMUNITY

500+

investor families trusting Atom Capitol.

Real stories. Real visits. Real reviews.
That's why investors recommend Atom Capitol.

Why Dholera?

- Ahmedabad
- Bhavnagar
- International Airport
- Expressway
- Ports
- Dedicated Freight Corridor
- Industrial Corridor Connectivity



Dholera's location was selected because of its strategic connectivity to major industrial and logistics networks.

Who Is Building Dholera?

Dholera is not being developed by a private company. It is a **government-led**, **legally structured**, and **fully planned** city.



DICDL is a Special Purpose Vehicle (SPV) formed for Dholera.

- Ensures transparency and professionalism.
- Financial and operational independence.
- Dedicated focus on planned development.

Government of India

+

Government of Gujarat

↓

NICDC

National Industrial Corridor Development Corporation

↓

DICDL

Dholera Industrial City Development Limited

↓

DSIRDA

Dholera Special Investment Region Development Authority

↓

Infrastructure & Planning

Government of India

- Sets national policy for industrial corridors.
- Provides funding and strategic support.



Government of Gujarat

- Leads state-level development.
- Ensures governance and coordination.



NICDC

- Plans and develops industrial corridors across India.
- Provides master planning framework.



DICDL

- Executes infrastructure projects in Dholera.
- Develops roads, utilities, and core systems.



DSIRDA

- Responsible for planning, zoning, regulation.
- Oversees land use and development control.



Dholera is built on a **strong institutional structure** with multiple government authorities working together.

12X RETURNS IN PAST 10 YEARS*

According to the latest study by magicbricks

2015

DHOLERA WAS ONLY IN PAPERS

- Master Plan Announced
- Limited Infrastructure
- Early Investors Took The Leap

12x RETURNS

2025

VISION IS NOW TAKING SHAPE

- Major Infrastructure Already Developed
- Excellent Connectivity
- Strong Industrial Growth
- Rapid Land Appreciation



**INVESTMENT STARTED IN 2015 WHEN DHOLERA WAS ONLY A VISION.
TODAY, MAJOR INFRASTRUCTURE IS ALREADY DEVELOPED
WITH CONNECTIVITY AND INDUSTRIAL GROWTH.**

*Source: MagicBricks Research Report

MAJOR INVESTMENTS IN DHOLERA

WORLD-CLASS INVESTORS | FUTURE-READY INDUSTRIES | POWERING INDIA'S GROWTH

INVESTOR	SECTOR	PROJECT(S)	AMOUNT (INR)
L&T Vyom (L&T)	Data Centre / IT	250 MW AI-ready data centre campus	₹25,000 cr
Tata Electronics	Semiconductors	Semiconductor fabrication facility	₹91,000 cr
NextGen Semiconductors	Semiconductors	Silicon & SiC chip fab	₹8,800 cr
Tata Group (battery JV)	EV Batteries	10 GW Li-ion battery plant	₹4,000 cr
ReNew Power	Renewable Energy	2 GW solar cells & modules plant	₹2,000 cr
Grew Energy	Renewable Energy	2.8 GW solar wafer/cell plant	₹3,800 cr
Jabil (USA)	Electronics (EMS)	Electronics manufacturing (EMS) unit	₹1,000 cr
Torrent Power	Utilities	Power distribution network	₹500 cr
Vedanta Ltd (with Foxconn)*	Semiconductors	Semiconductor/display fab complex	₹1.54 lakh cr
Mahindra Lifespace	Real Estate / Infra	Industrial township (3,000 acres)	₹2,000 cr

DHOLERA SIR

INDIA'S FIRST GREENFIELD SMART CITY

Dholera Special Investment Regional Development Authority (DSIRDA) is developing Dholera Smart City – a next generation industrial hub and smart urban center strategically located in Gujarat.

With world-class infrastructure, seamless connectivity and futuristic planning, Dholera SIR is set to be India's growth engine for manufacturing, investment and innovation.

FUTURISTIC PLANNING
Well-planned zones for residential, industrial, commercial & recreational use

EXCELLENT CONNECTIVITY
Easy access by road, rail, air and sea connectivity

INDUSTRY READY
Planned to attract global & domestic manufacturing leaders

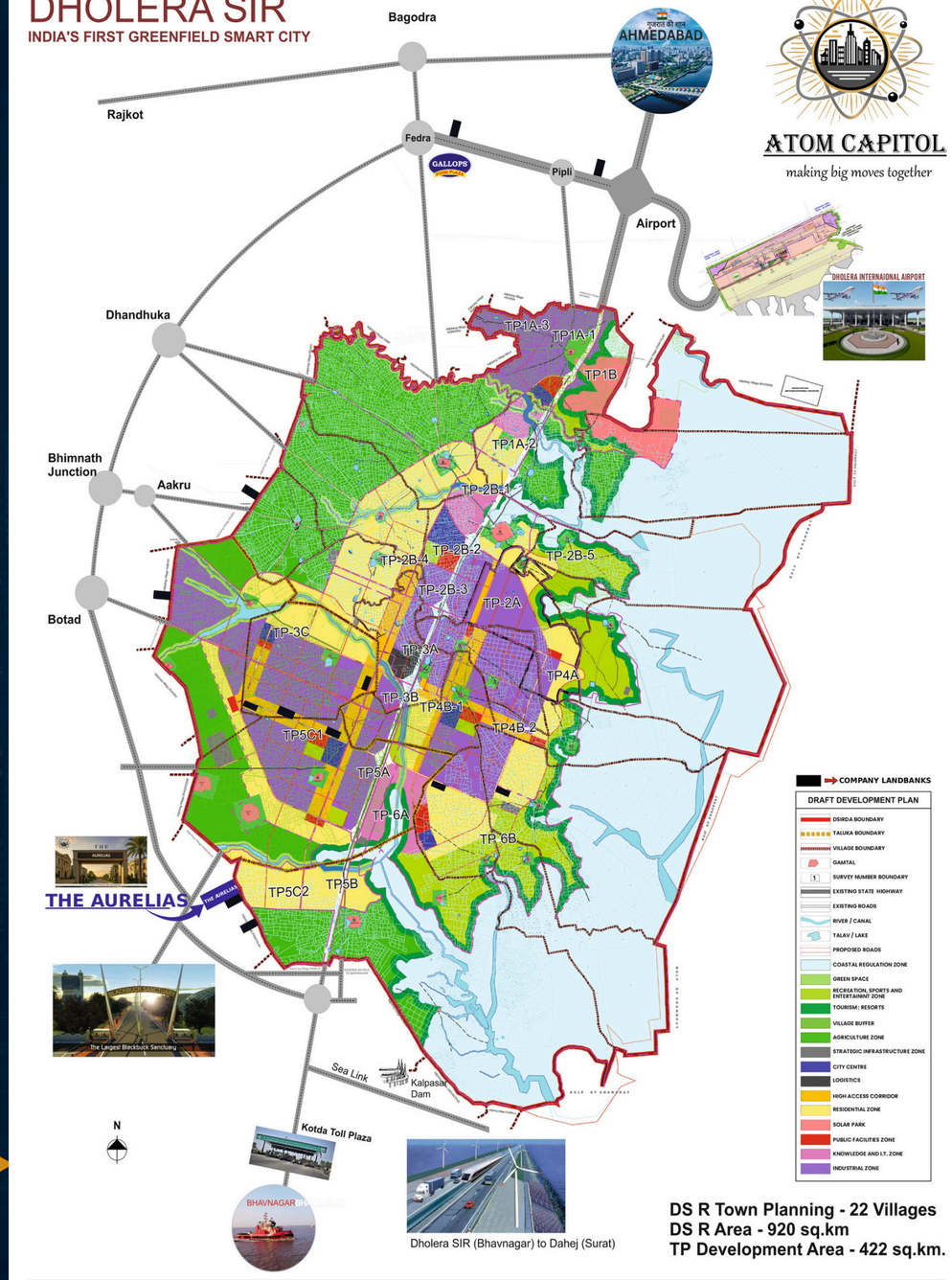
INVESTMENT OPPORTUNITY
High growth potential with strong government support

THE AURELIAS
Premium Residential Plots in TPSC2 – Your gateway to future prosperity in Dholera SIR.

DHOLERA SIR

INDIA'S FIRST GREENFIELD SMART CITY

ATOM CAPITOL
making big moves together



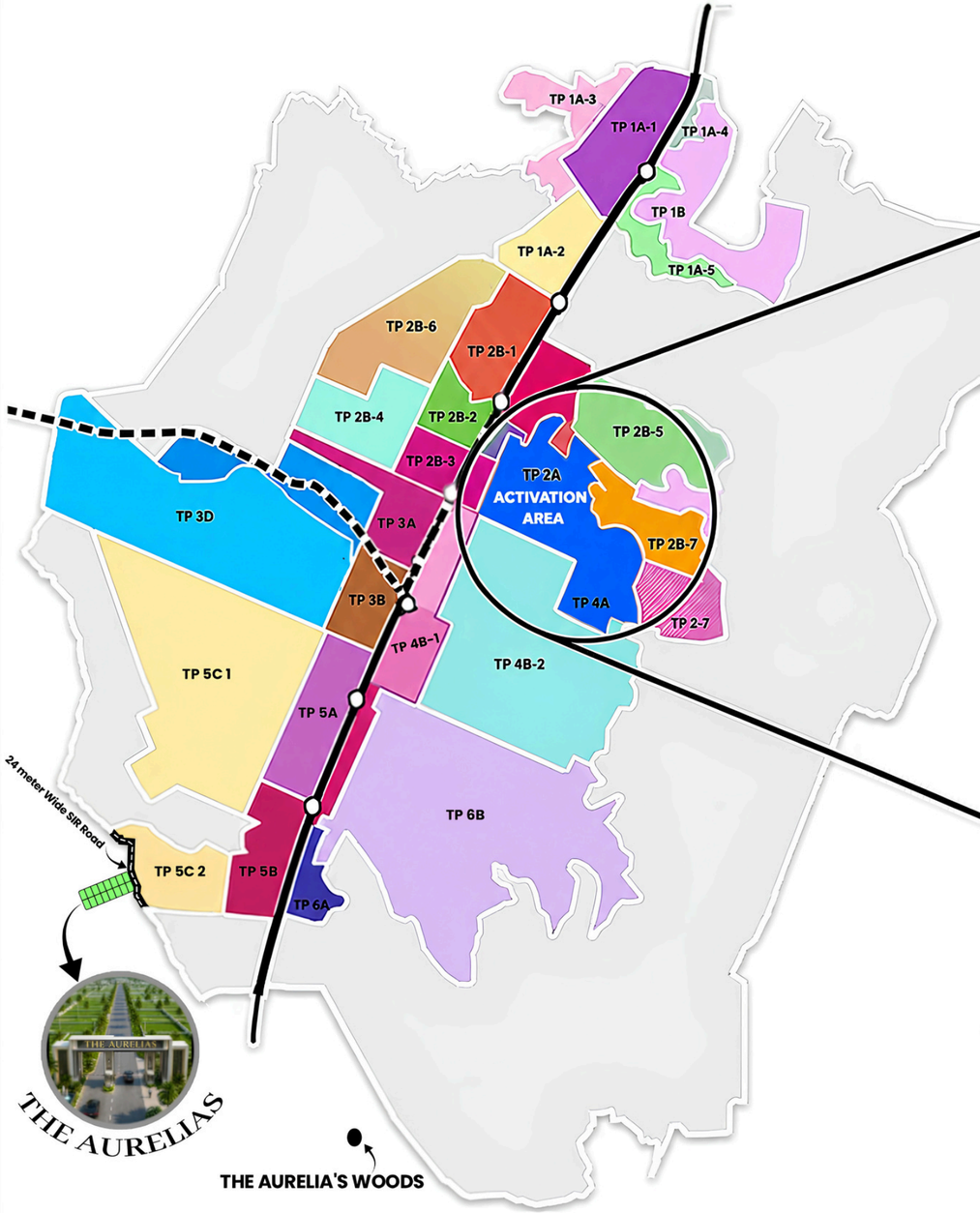
Dholera SIR (Bhavnagar) to Dahej (Surat)

DS R Town Planning - 22 Villages
DS R Area - 920 sq.km
TP Development Area - 422 sq.km.

DHOLERA SPECIAL INVESTMENT REGIONAL DEVELOPMENT AUTHORITY, GANDHINAGAR

www.atomcapitol.com

DEVELOPABLE AREA – 422 SQ. KM.



DHOLERA SIR

INDIA'S FIRST GREENFIELD SMART CITY

A PLANNED CITY.
A PROMISING FUTURE.

THE PLATINUM CITY OF INDIA

Dholera SIR is envisioned as India's Platinum City – setting new benchmarks in planning, infrastructure, sustainability and global livability.

PLUG & PLAY INFRASTRUCTURE

World-class infrastructure with all essential utilities, approvals and connectivity – ready for businesses and residents.

25% YEARLY GROWTH

Dholera SIR is poised for 25%+ yearly appreciation backed by strong infrastructure and industrial growth.

PREMIUM RESIDENTIAL DEMAND GROWTH

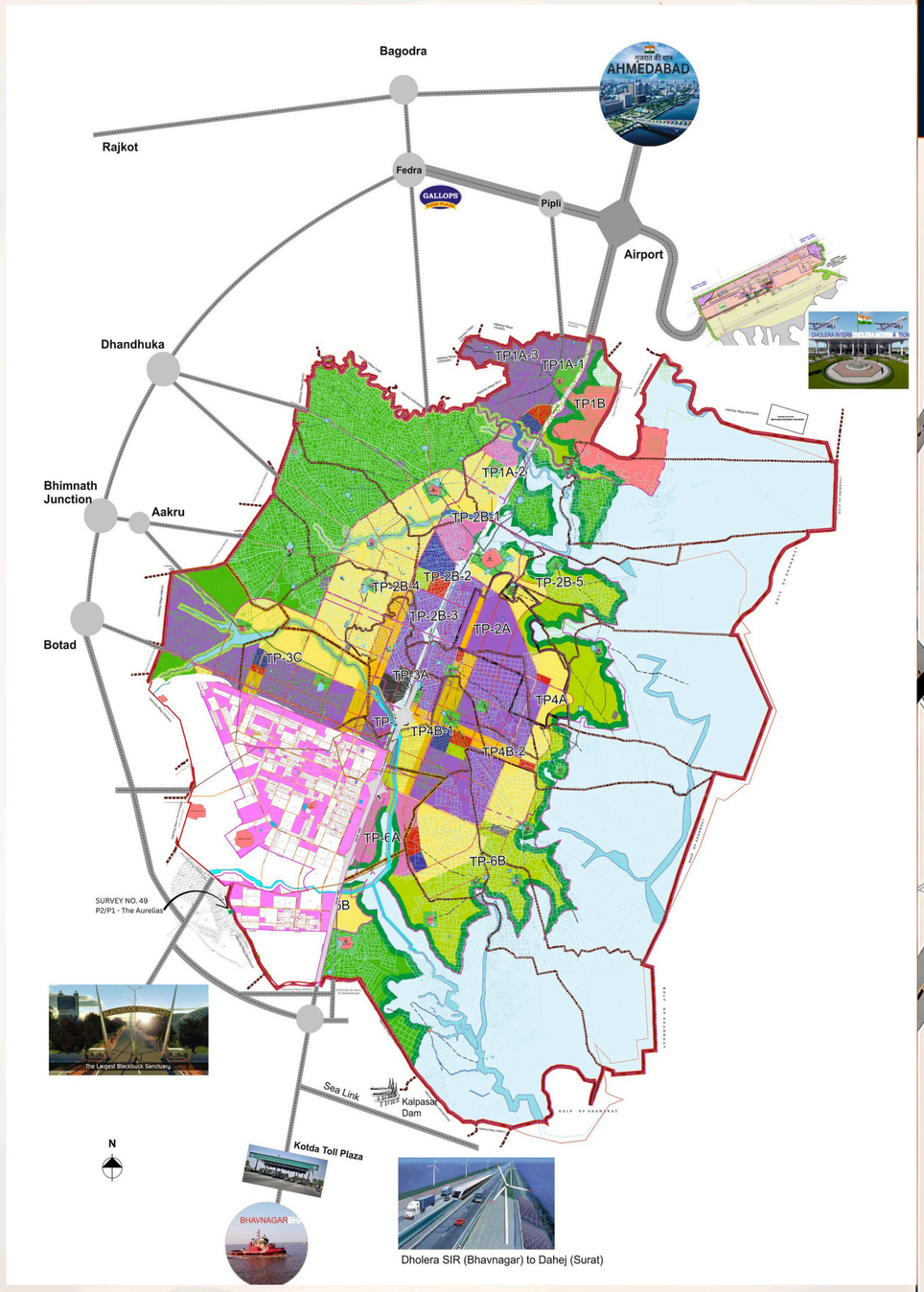
Rising demand for quality living space as professionals and families move closer to opportunities and growth.

2X – 3X POTENTIAL RETURNS

Strategic location, government backing and future-ready planning make it a high-return investment destination.

THE AURELIAS

Premium Residential Plots – Your gateway to future prosperity in Dholera SIR.



THE AURELIAS – PREMIUM LIVING

Strategically located in the heart of Dholera SIR's Residential Zone



KEY FEATURES

- Residential Zone
- 24 Mtr. Main Road Access
- Well Planned Plotting Layout
- Close Proximity to Green Belt & Amenities
- High Growth & Investment Potential

Why We Chose
The Aurelias

We evaluated multiple opportunities before choosing to represent **The Aurelias.**

Residential Zone
Located in TP5C2 - a notified Residential Zone under Dholera Development Plan.

Connectivity
0 KM from 24M SIR Main Road, 5 mins from Metro, Expressway Access & 15 mins from Seaport.

Development
Surrounded by ongoing infrastructure, government projects, and rapid urban development.

Clear Documentation
Legally compliant land with clear records, NA permissions and title verification.

Long-Term Vision
Aligned with Dholera's master plan for sustainable growth and future value creation.

Infrastructure Alignment
Backed by greenfield infrastructure, utilities, smart city planning and government investment.



0 KM from 24M SIR Main Road

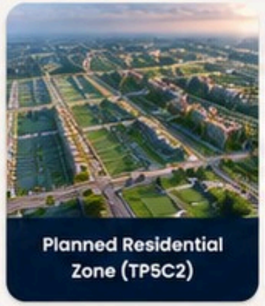
5 MINS from Metro Connectivity

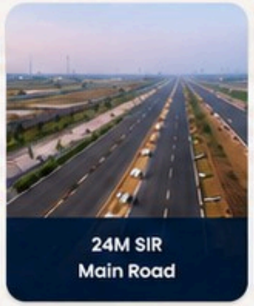
5 MINS from Expressway Access

15 MINS from Seaport

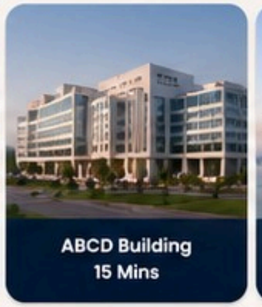
30 MINS from International Airport

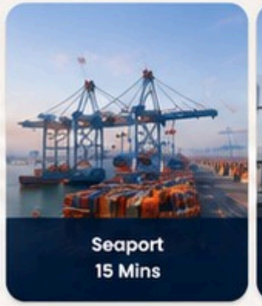
> We didn't start with a project and then look for reasons to justify it.
> We started with **Dholera**, evaluated different opportunities, and selected the one we believed **aligned best with our investment philosophy**.


Planned Residential Zone (TP5C2)


24M SIR Main Road


Metro Connectivity


ABCD Building 15 Mins


Seaport 15 Mins


International Airport 30 Mins

The Aurelias stood out as the opportunity that best aligns with our commitment to **transparency, value, and long-term growth**.

Project Name
The Aurelias

Developer
Atom Capitol
(SI Enterprises)

Location
Kanatalava

Total Area
7.25 acre

Plot Sizes
122.80 - 316 sq yd

Residential Zone
TP5C2

Approval Status
Gov Approved Plan Pass



The Largest Blackbuck Sanctuary

Why This Location?

We selected this location after evaluating planning, connectivity, surrounding infrastructure, and long-term development—not just price.



Residential Zone (TP5C2)

Located within the notified TP5C2 Residential Zone under the Dholera Development Plan, designated for planned residential development.

Direct Access to 24M SIR Main Road

The township enjoys immediate access to the 24-metre-wide SIR Main Road, providing excellent internal connectivity across Dholera.

Excellent Infrastructure Connectivity

Conveniently located near major planned and operational infrastructure, including:

- Ahmedabad–Dholera Expressway
- Metro Corridor
- International Airport
- ABCD Building
- Seaport

Near Blackbuck National Park

Located just minutes from the Blackbuck National Park, one of Gujarat's unique ecological landmarks, adding environmental value and open green surroundings.

Future Regional Connectivity

The location also benefits from its proximity to the proposed Kalpasar Sea Link corridor, a long-term regional infrastructure initiative expected to improve connectivity across the Gulf of Khambhat if implemented.

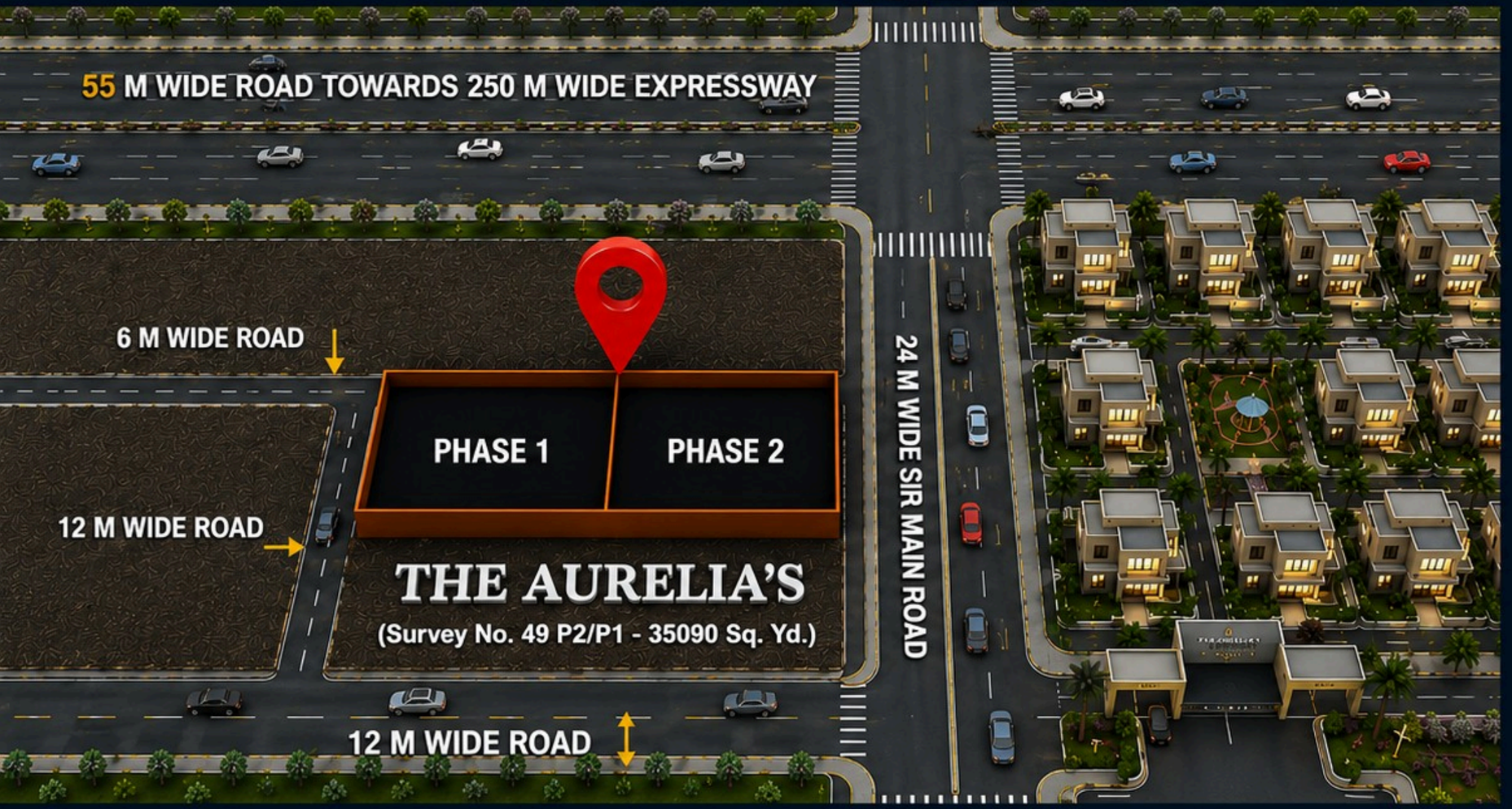
Surrounded by Planned Urban Growth

The surrounding area is planned for future residential, commercial, and supporting urban infrastructure under the approved town planning framework.

A great investment begins with the **right location.**
We selected this site because it aligns with Dholera's planned infrastructure, residential development, and **long-term urban vision**—not simply because land was available.

LAND LOCATION

STRATEGIC ACCESS. EXCELLENT CONNECTIVITY.



55 M WIDE ROAD
Towards 250 M Wide Expressway

24 M WIDE SIR MAIN ROAD
Excellent Main Road Frontage

12 M WIDE ROAD
Front & Side Access

6 M WIDE ROAD
Internal Connectivity

PRIME POSITION
Easy Access. High Visibility.
Great Connectivity.

- STRATEGICALLY WELL CONNECTED
- WIDE ROADS FOR SMOOTH TRAFFIC FLOW
- HIGH ACCESSIBILITY FOR FUTURE GROWTH
- EXCELLENT FRONTAGE & VISIBILITY
- IDEAL FOR MODERN LIVING COMMUNITIES

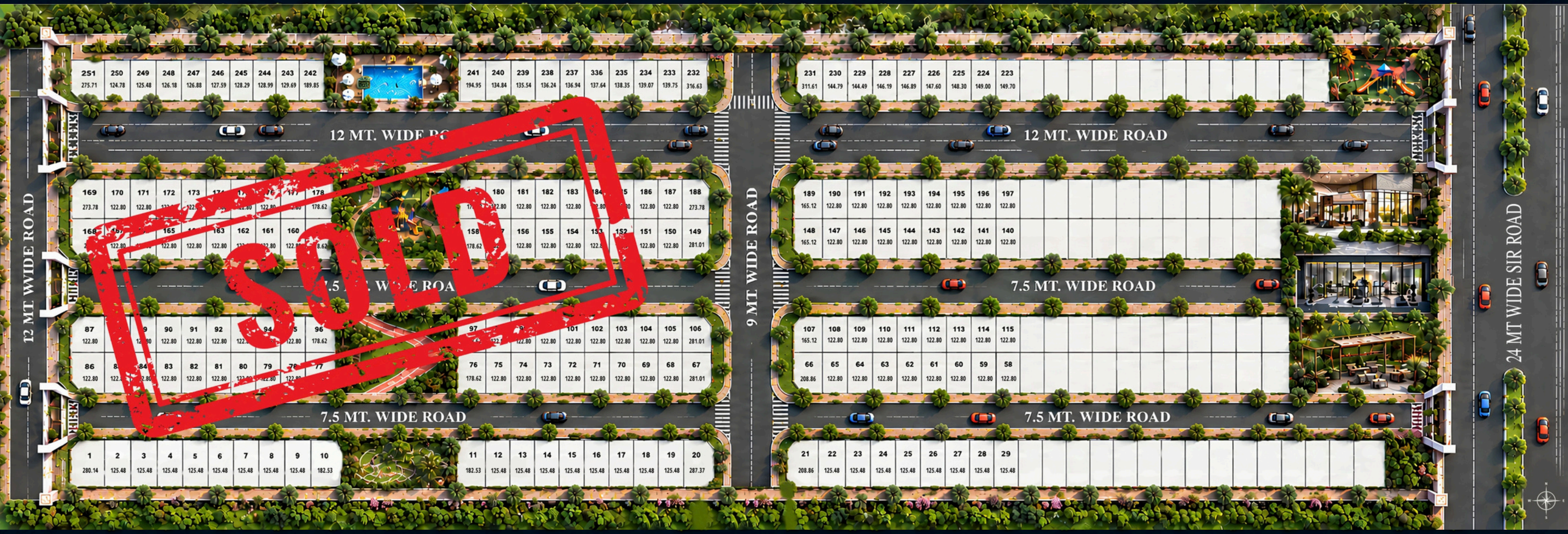
THE AURELIAS
MASTER PLAN & AMENITIES

Thoughtfully Designed. Well Planned. Future Ready.

SECURE
Gated Community with 24x7 Security

GREEN
Landscaped Parks & Open Spaces

CONNECTED
Wide Roads, Smart Infrastructure



AMENITIES

1. Main Entrance with Security Cabin
2. Boundary Demarcation
3. Internal Roads & Street Signage
4. Landscaped Green Areas
5. Children's Play Area
6. Jogging & Walking Tracks
7. Clubhouse / Community Center
8. Water Supply Infrastructure
9. Drainage & Storm Water Management
10. Underground/Overhead Electrical Network
11. Street Lighting
12. CCTV Surveillance (Common Areas)
13. Common Parking Areas
14. Open Recreational Spaces
15. Plantation & Beautification
16. Additional Amenities as per Developer

TOTAL PLOTS
251

N
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SAFE | GREEN | CONNECTED | SMART INFRASTRUCTURE | BETTER LIVING

LAND SECURITY

A SECURE PROCESS. A CLEAR OWNERSHIP.

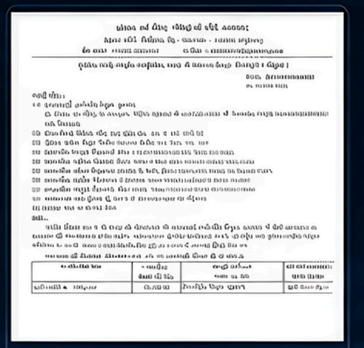
SCAN TO ACCESS
ALL DOCUMENTS (PDF)

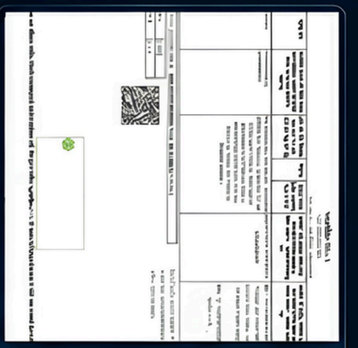
1. Land Verification
2. Title Verification
3. Sale Deed
4. Registration
5. Mutation (where applicable)
6. Government Records
7. Customer Ownership

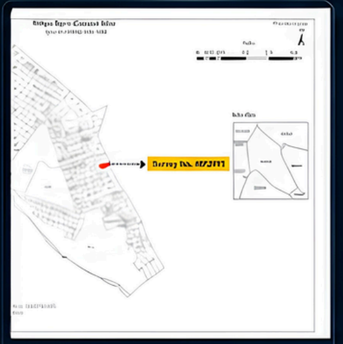
LAND RECORDS (EXAMPLES)

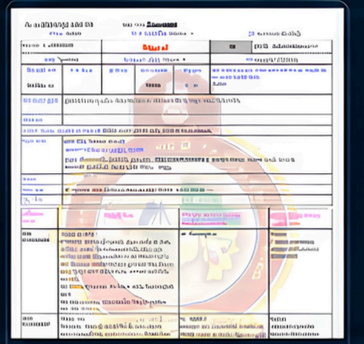


TITLE REPORT


NA ORDER


REGISTRATION DOCUMENT


SURVEY MAP


MUTATION RECORD


GOVERNMENT RECORDS

Every step is verified. Every document matters. **Your ownership** is our responsibility.

THE AURELIAS

PHASE 1



BANK DETAILS

Name	:	SI Enterprises
A/c No	:	2302248546588130
IFSC Code	:	AUBL0002485
Bank Name	:	Au Small Finance Bank
Branch	:	Noida

SCAN & PAY

Secure. Simple. Instant.

UPI ID: paytm.s2gcmzu@pty

Thank you for your payment!

SECURE
Gated Community with 24x7 Security

PRIME LOCATION
In front of Residential zone

HIGH GROWTH
India's Next Big Investment Hub

MODERN LIVING
World Class Amenities & Infrastructure

Thank You!

We look forward to welcoming you to The Aurelia's Family.