URBAN GREENS

Beyond Ordinary Living

FUTURE BEGINS AT THE RIGHT ADDRESS.

PREMIUM PLOTTED DEVELOPMENT

At Adhelai | Zero Meter from Dholera SIR



Presented By

TNT infra

YOUR GATEWAY TO DHOLERA

Your Dedicated Dholera Experience Center

MEET OUR FOUNDER

For Deepak Kumar Arora, real estate is more than buying and selling land—it's about helping families and investors build lasting wealth through strategic investments.

With a vision to identify tomorrow's growth destinations before they become mainstream, he has dedicated himself to creating opportunities backed by trust, transparency, and long-term value.

Through TNT Infra, his mission is to connect people with investment opportunities that stand the test of time, ensuring every project is built on integrity, clear documentation, and future growth potential.

Real Estate Expertise of

20+ Years

Planned & Marketed Land Developments

100+ Acres

Creating Long-Term Wealth Through Land



Meet the Team Behind Your Investment

At TNT Infra, every investment is backed by a team committed to transparency, expertise, and long-term relationships. From your first inquiry to plot selection and documentation, our professionals ensure a smooth and confident buying experience.

500+

HAPPY INVESTORS

Trusted by families and investors building long-term wealth.



ABHISHEK NAYYAR
HEAD
STRATEGIC SALES



RAJAT KAKKAR
SENIOR
INVESTMENT ADVISOR



GYANENDER SINGH
HEAD
ADMINISTRATION



GAUTAM WALIA
DIRECTOR –
STRATEGIC GROWTH & MARKETING

TNT INFRA TRUST

25+ YEARS OF NCR TRUST. NOW DEDICATED TO DHOLERA.

TNT Infra is the Dholera-focused vertical of Top-N-Town Realtors—a trusted real estate firm serving Faridabad, NCR for over 25 years.

We bring this legacy of transparent guidance and customer-first service to Dholera, helping local buyers and PAN-India investors make informed, secure investment decisions.

TNT infra
YOUR GATEWAY TO DHOLERA



Why Choose **TNT Infra**?

- Backed by Top-N-Town Realtors' 25+ year legacy
- Dedicated exclusively to Dholera
- Verified opportunities and clear documentation
- On-ground expertise with PAN-India investor support
- Site visits, consultation and end-to-end assistance

THE TRUST OF NCR. THE OPPORTUNITY OF DHOLERA.

DHOLERA OVERVIEW

INDIA'S FIRST GREENFIELD SMART INDUSTRIAL CITY

Dholera Special Investment Region (SIR) is one of India's most ambitious infrastructure projects developed under the Delhi–Mumbai Industrial Corridor (DMIC).

Planned with world-class infrastructure, sustainable development, and future-ready technology, Dholera is designed to become India's next global manufacturing and investment destination.

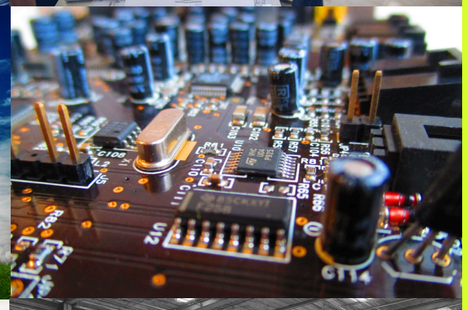




- India's First Greenfield Smart City
- Part of DMIC
- 920 Sq. Km Planned Area
- World-Class Infrastructure
- Smart Utilities
- Industrial & Residential Growth
- Global Investment Destination









POWERED BY INDUSTRY LEADERS

THE FUTURE IS BEING BUILT HERE

Dholera is attracting global and national companies from multiple industries, making it one of India's fastest-growing investment destinations.

Major Growth Sectors

- Semiconductor Manufacturing
- Electronics
- Defence Manufacturing
- Renewable Energy
- Logistics
- Warehousing

TATA ELECTRONICS | ReNew | INOX AIR PRODUCTS | POLYCAB | adani Defence and Aerospace

TATA POWER | LARSEN & TOUBRO | CRYSTAL matrix | TORRENT POWER

URBAN GREENS

GATED PLOTTED DEVELOPMENT

Located at Adhelai

Zero Meter from **Dholera SIR**

Urban Green offers premium plotted development strategically located at Adhelai, directly adjoining Dholera SIR.

Designed for future appreciation and peaceful living, Urban Green combines excellent location, infrastructure accessibility, and long-term investment potential.

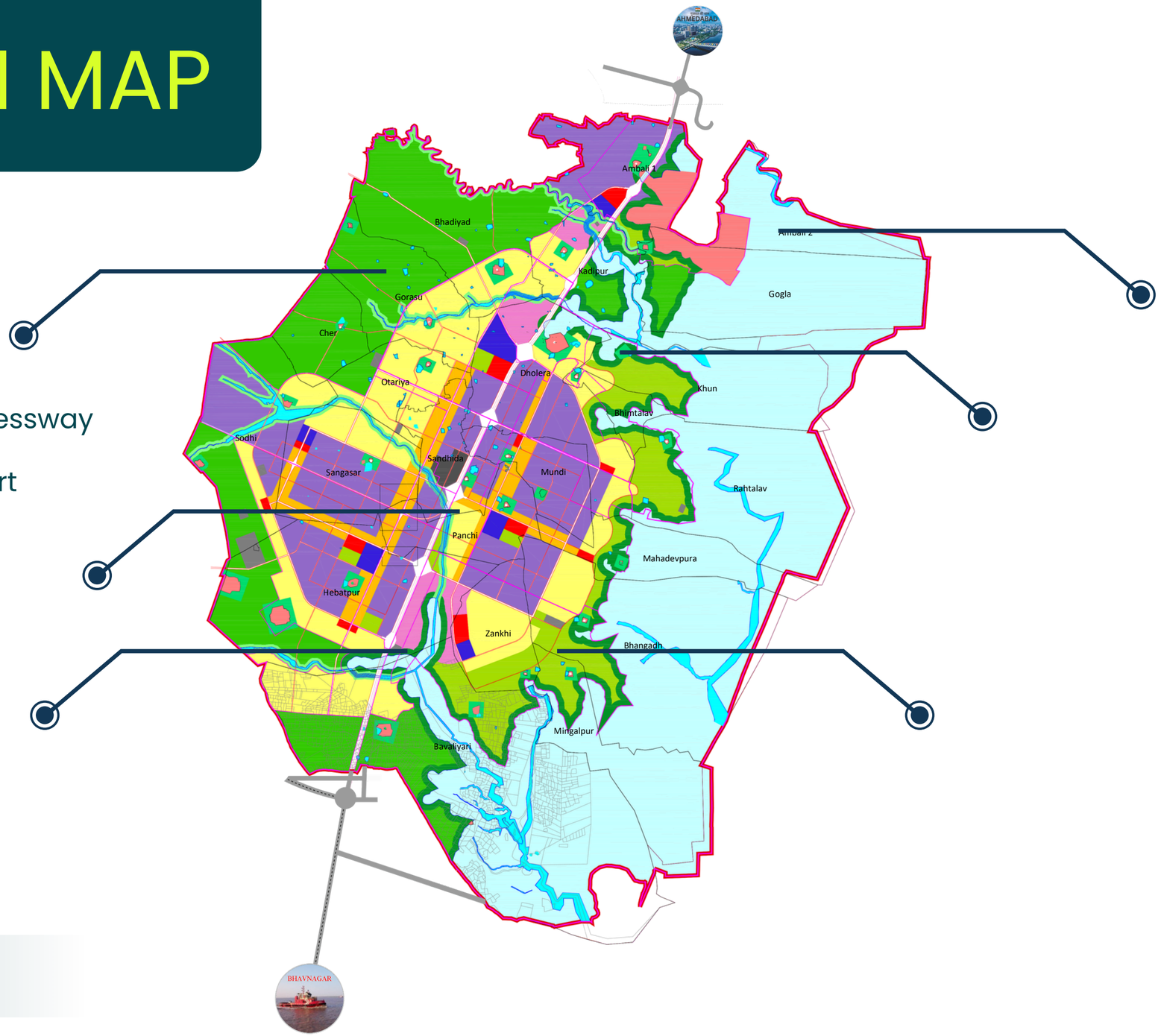
- Located at Adhelai
- Premium Residential Plots
- Wide Internal Roads
- Excellent Investment Opportunity
- Future Growth Zone
- Ready Documentation
- Secure Investment



Promoter/Developer: Shivoham Developers | Marketed by: TNT Infra

LOCATION MAP

- Ahmedabad–Dholera Expressway
- Dholera International Airport
- Kalpsar Dam
- Dedicated Freight Corridor
- Activation Area
- Solar Park
- Semi High-Speed Rail
- Urban Greens



DRAFT DEVELOPMENT PLAN

- DSIRDA BOUNDARY
- TALUKA BOUNDARY
- VILLAGE BOUNDARY
- GAMTAL
- SURVEY NUMBER BOUNDARY
- EXISTING STATE HIGHWAY
- EXISTING ROADS
- RIVER / CANAL
- TALAV / LAKE
- PROPOSED ROADS
- COASTAL REGULATION ZONE
- GREEN SPACE
- RECREATION, SPORTS AND ENTERTAINMENT ZONE
- TOURISM : RESORTS
- VILLAGE BUFFER
- AGRICULTURE ZONE
- STRATEGIC INFRASTRUCTURE ZONE
- CITY CENTRE
- LOGISTICS
- HIGH ACCESS CORRIDOR
- RESIDENTIAL ZONE
- SOLAR PARK
- PUBLIC FACILITIES ZONE
- KNOWLEDGE AND I.T. ZONE
- INDUSTRIAL ZONE

Strategically Connected to
Every Growth Corridor.

AMENITIES

PREMIUM LIFESTYLE AMENITIES

- GYM & FITNESS
- TEMPLE
- KID’S AREA
- CLUB HOUSE
- SWIMMING POOL
- JOGGING TRACK
- BADMINTON COURT
- TABLE TENNIS
- BOX CRICKET
- SECURITY CABIN
- CCTV SURVEILLANCE
- 24×7 WATER SUPPLY

DESIGNED FOR COMFORTABLE LIVING & SMART INVESTMENT.

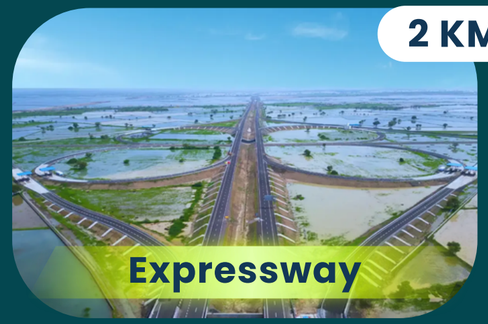
URBAN GREENS
Beyond Ordinary Living

EXCELLENT CONNECTIVITY



















LEGAL DOCUMENTS

COMPLETE LEGAL TRANSPARENCY



URBAN GREENS

Beyond Ordinary Living

LAYOUT PLAN

Every road, every plot, and every detail has been carefully planned to create a community that grows with your aspirations.

A WELL-PLANNED COMMUNITY





PLOT AREA TABLE

GOVT. APPROVED PREMIUM RESIDENTIAL PLOTS

AREA TABLE — PLOTS 1–21				
PLOT NO.	CARPET Area SQ.MT	SUP.BUILTUP Area SQ.MT	CARPET Area SQ.YAR	SUP.BUILTUP Area SQ.YAR
1	174.38	357.32	208.56	427.36
2	193.65	396.8	231.6	474.58
3	187.44	384.08	224.18	459.36
4	61.2	125.41	73.2	149.98
5	61.2	125.41	73.2	149.98
6	61.2	125.41	73.2	149.98
7	61.2	125.41	73.2	149.98
8	88.75	181.87	106.15	217.51
9	88.75	181.87	106.15	217.51
10	61.2	125.41	73.2	149.98
11	61.2	125.41	73.2	149.98
12	61.2	125.41	73.2	149.98
13	61.2	125.41	73.2	149.98
14	61.2	125.41	73.2	149.98
15	61.2	125.41	73.2	149.98
16	61.2	125.41	73.2	149.98
17	61.2	125.41	73.2	149.98
18	88.75	181.87	106.15	217.51
19	88.75	181.87	106.15	217.51
20	61.2	125.41	73.2	149.98
21	61.2	125.41	73.2	149.98
TOTAL	**1767.27**	**3621.42**	**2113.74**	**4331.06**

AREA TABLE — PLOTS 22–42				
PLOT NO.	CARPET Area SQ.MT	SUP.BUILTUP Area SQ.MT	CARPET Area SQ.YAR	SUP.BUILTUP Area SQ.YAR
22	61.2	125.41	73.2	149.98
23	61.2	125.41	73.2	149.98
24	66.3	135.86	79.29	162.48
25	66.3	135.86	79.29	162.48
26	66.3	135.86	79.29	162.48
27	66.3	135.86	79.29	162.48
28	96.79	198.34	115.77	237.22
29	88.75	181.87	106.15	217.51
30	61.2	125.41	73.2	149.98
31	61.2	125.41	73.2	149.98
32	61.2	125.41	73.2	149.98
33	61.2	125.41	73.2	149.98
34	61.2	125.41	73.2	149.98
35	61.2	125.41	73.2	149.98
36	61.2	125.41	73.2	149.98
37	61.2	125.41	73.2	149.98
38	88.75	181.87	106.15	217.51
39	88.75	181.87	106.15	217.51
40	61.2	125.41	73.2	149.98
41	61.2	125.41	73.2	149.98
42	61.2	125.41	73.2	149.98
TOTAL	**1423.84**	**2917.72**	**1702.98**	**3489.41**

AREA TABLE — PLOTS 43–63				
PLOT NO.	CARPET Area SQ.MT	SUP.BUILTUP Area SQ.MT	CARPET Area SQ.YAR	SUP.BUILTUP Area SQ.YAR
43	61.2	125.41	73.2	149.98
44	60.32	123.59	72.14	147.82
45	58.55	119.97	70.02	143.49
46	56.78	116.35	67.91	139.16
47	55.01	112.73	65.8	134.83
48	75.41	154.53	90.2	184.82
49	106	217.21	126.78	259.78
50	69.05	141.5	82.59	169.23
51	67.33	137.96	80.52	165
52	65.6	134.42	78.46	160.77
53	63.87	130.89	76.39	156.54
54	80.6	165.15	96.4	197.52
55	86.23	176.68	103.13	211.31
56	60.48	123.93	72.33	148.22
57	60.48	123.93	72.33	148.22
58	60.48	123.93	72.33	148.22
59	60.48	123.93	72.33	148.22
60	88.75	181.87	106.15	217.51
61	88.75	181.87	106.15	217.51
62	60.48	123.93	72.33	148.22
63	60.48	123.93	72.33	148.22
TOTAL	**1446.33**	**2963.71**	**1729.82**	**3544.59**

AREA TABLE — PLOTS 64–84				
PLOT NO.	CARPET Area SQ.MT	SUP.BUILTUP Area SQ.MT	CARPET Area SQ.YAR	SUP.BUILTUP Area SQ.YAR
64	60.48	123.93	72.33	148.22
65	60.48	123.93	72.33	148.22
66	90.45	185.34	108.18	221.66
67	97.9	200.61	117.09	239.94
68	60.48	123.93	72.33	148.22
69	60.48	123.93	72.33	148.22
70	60.48	123.93	72.33	148.22
71	60.48	123.93	72.33	148.22
72	88.75	181.87	106.15	217.51
73	88.75	181.87	106.15	217.51
74	60.48	123.93	72.33	148.22
75	60.48	123.93	72.33	148.22
76	60.48	123.93	72.33	148.22
77	60.48	123.93	72.33	148.22
78	102.06	209.14	122.07	250.13
81	60.48	123.93	72.33	148.22
82	60.48	123.93	72.33	148.22
83	60.48	123.93	72.33	148.22
84	88.75	181.87	106.15	217.51
85	88.75	181.87	106.15	217.51
86	60.48	123.93	72.33	148.22
TOTAL	**1492.13**	**3057.59**	**1784.56**	**3656.85**

AREA TABLE — PLOTS 85–106				
PLOT NO.	CARPET Area SQ.MT	SUP.BUILTUP Area SQ.MT	CARPET Area SQ.YAR	SUP.BUILTUP Area SQ.YAR
87	60.48	123.93	72.33	148.22
88	60.48	123.93	72.33	148.22
89	60.48	123.93	72.33	148.22
90	126.6	259.41	151.41	310.26
91	134.08	274.75	160.36	328.6
92	60.48	123.93	72.33	148.22
93	60.48	123.93	72.33	148.22
94	60.48	123.93	72.33	148.22
95	60.48	123.93	72.33	148.22
96	88.75	181.87	106.15	217.51
97	88.75	181.87	106.15	217.51
98	60.48	123.93	72.33	148.22
99	60.48	123.93	72.33	148.22
100	60.48	123.93	72.33	148.22
101	60.48	123.93	72.33	148.22
102	138.29	283.37	165.39	338.91
103	185.19	379.47	221.48	453.85
104	184.24	377.53	220.35	451.52
105	176.93	362.54	211.6	433.6
TOTAL	**1788.11**	**3664.04**	**2138.52**	**4382.18**

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Which Investment Gives You More Flexibility?

Investment	Residential Plot	Apartment	Bank FD
Physical Ownership	✅	✅	❌
Build at Your Convenience	✅	❌	❌
No Building Depreciation	✅	❌	✅
Monthly Maintenance	❌	✅	❌
Flexible Exit	✅	Moderate	✅
Benefit from Regional Infrastructure Growth	✅	Partial	❌
Legacy Asset	✅	✅	❌

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THANK YOU

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