



NAVBHOMI SPORTSVILLE



Premium Residential Plots



*Where Champions Live
& Legacies Begin*

ABOUT SPORTSVILLE

With over 8 years of excellence, Sportsville has emerged as a trusted name in modern lifestyle and sports-centric developments, creating spaces that blend activity, community, and quality living. We specialize in premium plotted developments and thoughtfully designed communities that promote an active and balanced lifestyle. Our focus is on delivering spaces that inspire health, connection, and future growth—while ensuring transparency, timely delivery, and clear ownership.

Why Choose Sportsville?

- 8+ Years of Trusted Experience
- Sports-Centric & Lifestyle-Focused Developments
- Prime Locations with High Growth Potential
- Modern Planning with Active Living Amenities
- Transparent Process & Customer-First Approach

At Sportsville, we don't just develop land—we create vibrant communities where life moves, energy thrives, and dreams take shape. Join us in building a healthier, smarter, and more active future.



DHOLERA OVERVIEW

Dholera SIR is set to become one of India's most developed regions wherein all aspects of life, work and play seamlessly converge to create a world-class city. We have carefully planned and gone the extra mile to make Dholera SIR the destination of choice for you. Dholera is extremely well-connected to the rest of India and the world. It will be home to non-polluting industries, as we aim to create a clean, green and sustainable urban development. It will be the perfect place to set up large manufacturing units due to the availability of large land parcels. Dholera will be hosting

clients from all over "India", and the globe. We have taken steps to ensure ease-of-doing business - from single-window clearance to allotment of government land with guaranteed titles and much more. We have rapidly progressed towards laying the platform for the city to become a hub of innovation and progress. With all this and more, Dholera is one of the best strategic locations in the world for your business to grow and flourish.



Why Invest in Dholera

It's a Dream Investment !

Dholera SIR, The world's biggest Special Investment Region and a part of the DMIC. The First planned SMART CITY with a total area of 920 sq.kms. and Development Area 567 sq.kms.

Dholera SIR advocates its supremacy in terms of investment opportunity and development prospective. With kind of infrastructure, connectivity and growth plan Navbhoomi Sportsville will come up to as an ideal place to dwell as well as invest.



PRICE APPRECIATION

The development of Dholera will be ongoing till 2040, therefore the scope of appreciation is very high.



RENTAL INCOME

Due to high job creation, there will be high demand for a residential property so there is lot of scope in rental income.



JOB/BUSINESS OPPORTUNITIES

There will be multiple opportunities for job / business seekers in upcoming largest Smart city of India, therefore high scope of job / business at dholera.



MAJOR USPS OF DHOLERA SMART CITY

The dawn of a new city with Excellent Connectivity is here. Let's usher in a New Era of, World-Class Infrastructure, Efficient Governance and Ease of Doing Business.

Why Invest in Navbhoomi Sportsville

- Strategically located near Dholera SIR boundary.
- Club House with modern amenities and Banquet.
- Indoor and outdoor sports amenities.
- Vastu compliant Project.
- Well connected to Railway Station, Airport and Highways.



Gujrat

Gujarat has a strategic location - it is well connected to the major cities of the world, both by air and sea routes. The state has direct international flight connectivity to cities across Europe, Middle East, East Asia and America. Gujarat has a coastline of 1,600 Km with 42 ports that connect to major sea-based trade routes and trade centres like the Middle East, West Europe, Asia and upcoming destinations on the African Continent. The state also acts as a gateway to landlocked states of India connecting them by road, rail, air and thereby boosting their trading opportunities.

As per Socio-Economic Review 2020-2021 of Gujarat State:-

- Contribution of Gujarat towards India's GDP is 8.1%
- 40% of India's Port Cargo handled by Gujarat ports
- More than 20% of India's Exports are from Gujarat
- Gujarat has 20.9% share in India's fixed capital investment

Gujarat stands no. 1 in

- Logistics Ease Across Different States (LEADS) Index - 2021
- Foreign Direct Investments and Exports (2020-2021)
- Export Preparedness Index - 2020

Heritage

Lothal is one of the most prominent cities of the ancient Indus Valley Civilization, located in the Bhal region of the modern state of Gujarat and dating back to 3700 BC. It was one of the earliest trading civilizations and pioneers in foreign trade and progress with its trade of beads, gems and valuable ornaments reaching the far corners of West Asia and Africa. They were pioneers of town planning, science & trading, had a well-developed economy & urban culture and many architectural developments. Dholera in close proximity to Lothal aims to tap into the rich mercantile heritage of Gujarat.

Dholera

Dholera Special Investment Region will be a true benchmark of the largest hi-tech city in India creating an unmatched balance between sustainable industry and holistic living for its inhabitants.

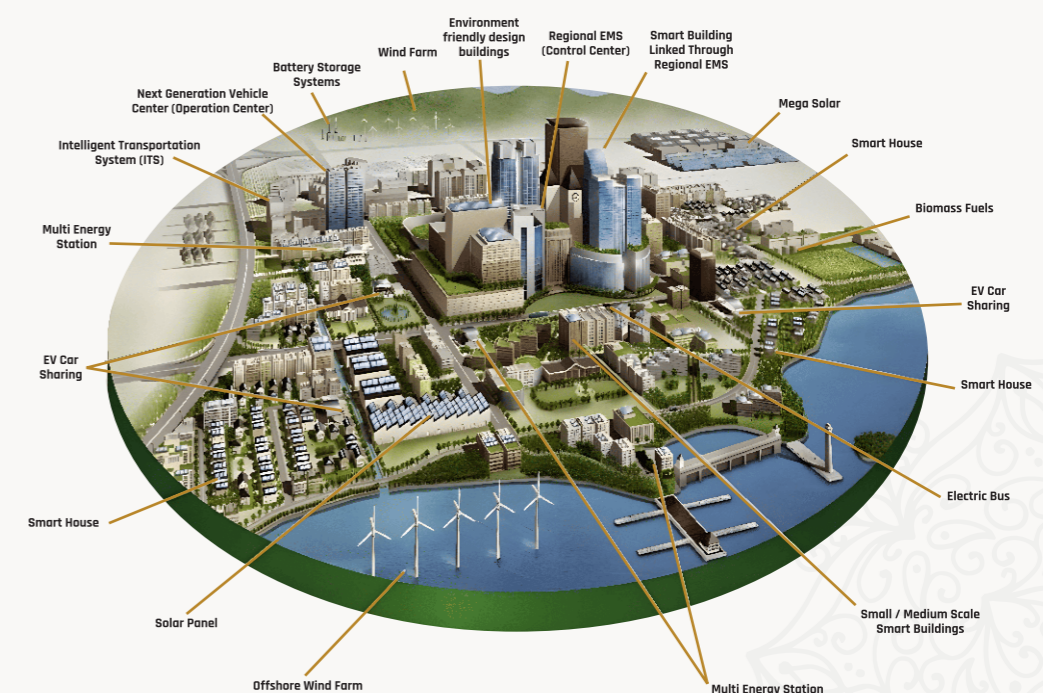
Sustainability And Environment Management

Dholera is the first city in India to hold the title of being a Platinum-rated green city being accorded by IGBC.

A Blanket environment clearance from MOEF has been granted for the entire city of 920 sq km, which is again unique and the first of its kind in India.

Dholera plans to increase its green cover with several neighborhood parks within the catchment of 400 m (or 5-minute walk from any point in the residential area) and with a number of community parks within the catchment of 800 m (or a 10-minute walk from any point in the city).

The city promotes a walk-to-work culture and has been designed in such a way that every point in the city will have dedicated spaces for walking (pedestrians) and cycling.



Advantage Dholera



World-class Infrastructure

- State-of-the-art, smart and sustainable infrastructure.
- Benchmarked against the best practices from around the world.
- First city in India where all utilities are below the ground level and pre-planned considering the future needs of city.



Ease of Governance

- The city offers customized solutions based on industry specific requirement.
- Reduced life cycle costs in utilities (due to SCADA system), state-of-the-art infrastructure and intelligent systems which facilitate smart decision making.
- Availability of skilled manpower as DICDL will aid in conducting skill development programs for the locals.
- All approvals permit and transactions will occur under one umbrella with a transparent digital/ online system.



Plug & Play

- All necessary utility connections and infrastructure available at plot level.
- They are ICT enabled which facilitate platform for efficient operations and administrations.



Social Infrastructure

- Dedicated amenities to cater to the health, safety, educational, entertainment, cultural and spiritual needs of inhabitants.
- Like neighbourhood level farmer's market, dedicated zones for hawkers, dispensaries, petrol pumps, EV charging stations, taxis and auto rickshaw stands, bicycle parking, public toilets, spaces for public art, cinema halls, religious facilities, anganwadis /schools colleges/ skill development centres etc.



Ease of Doing Business

- A single window system to streamline the G2B (Government to Business) interaction that will greatly reduce procedures and approvals required for various aspects of business

Including the following: -

- a. Ready list of permits (as per industry type)
- b. Single point of contact for every business
- c. Permits / Approvals granted within stipulated period



External Connectivity

- Well-connected air, rail, road and water network.
- Dholera's proximity to India's major ports makes it the most viable option for all kinds of industry.
- The regional connectivity is enhanced by a 4-lane dedicated access control expressway from Ahmedabad to Dholera which will reduce the travel time to half then it is now. MRTS is also planned.
- Airport Authority of India has partnered with the Government of Gujarat and NICDIT with 51% equity participation to develop the Dholera International Airport; spread in an area of 3700 acres.
- This new airport will be connected by the Ahmedabad-Dholera 4-lane expressway and the State Highway.
- It will have two dedicated runways of 4000 mts each.
- The proposed airport is set to get operationalized by the year 2024.



Technology

- ICT enabled infrastructure, smart monitoring systems, City Integrated Operations Centre.
- Reduced life cycle costs in utilities (due to SCADA system)



Live Work Play

- Encouraging walk to work culture
- Neighbourhood parks: Hierarchy of functional open green spaces including neighbour-hood parks, community parks, linear park within walking distance along with recreation and sports zone.
- Special zones for EWS housing.
- Dedicated and shaded walkways and cycle tracks that connect the various nodes within the city.
- Provision of green buffers along the sides of the industrial land use.



Sustainability

- Water and wastewater system: Zero waste discharge by treating 100% of the wastewater generated to tertiary standards for non-potable and industrial use. Smart metering and SCADA have been implemented to minimize loss.
- Solid waste management: Provisions for 100% collection of solid waste and recycling of biodegradable solid waste to be treated for use as compost and to generate energy.
- Stormwater management and rainwater harvesting: Systems to capture and utilize stormwater runoff; rainwater harvesting system is implemented through an open earthen canal which will allow aquifer recharge and reuse of water for irrigation.
- Power management: 24/7 uninterrupted power supply provided. Smart grid, smart metering and monitoring to minimize losses. Policies to generate renewable energy. Lowest Power Tariff in India.
- Ultra-Mega Solar Power Park of 4400 MW capacity: Out of 4400 MW. Phase-1 of 1000 MW is under implementation. (300 MW work of solar park is under development by TATA Power).
- Seawater desalination is being conceptualised by using innovative technology which will help reduce the city's dependency on available surface water resources.
- Dholera provides Electric Vehicle charging stations at every 1X1 km grid to reduce pollution.



Fast Track Approvals

- All approvals, permits and transactions will occur under one umbrella with a transparent digital / online system.

Security

- Command and Control Centre to oversee safety & security, and merge city departments for efficiency.



Internal Connectivity

- Multi-purpose corridors, bicycle tracks, service roads, shaded and pedestrian-friendly walkways for comfort and safety.
- Constant monitoring by CCTV cameras and a dynamic and intelligent Traffic Management system.

Potential Focus Sectors



Aerospace and Defense



Electronics



Pharmaceutical and Biotechnology



Agro and Food Processing



Solar Industries



Heavy Engineering



Automobiles and Auto Ancillary



IT/ITeS

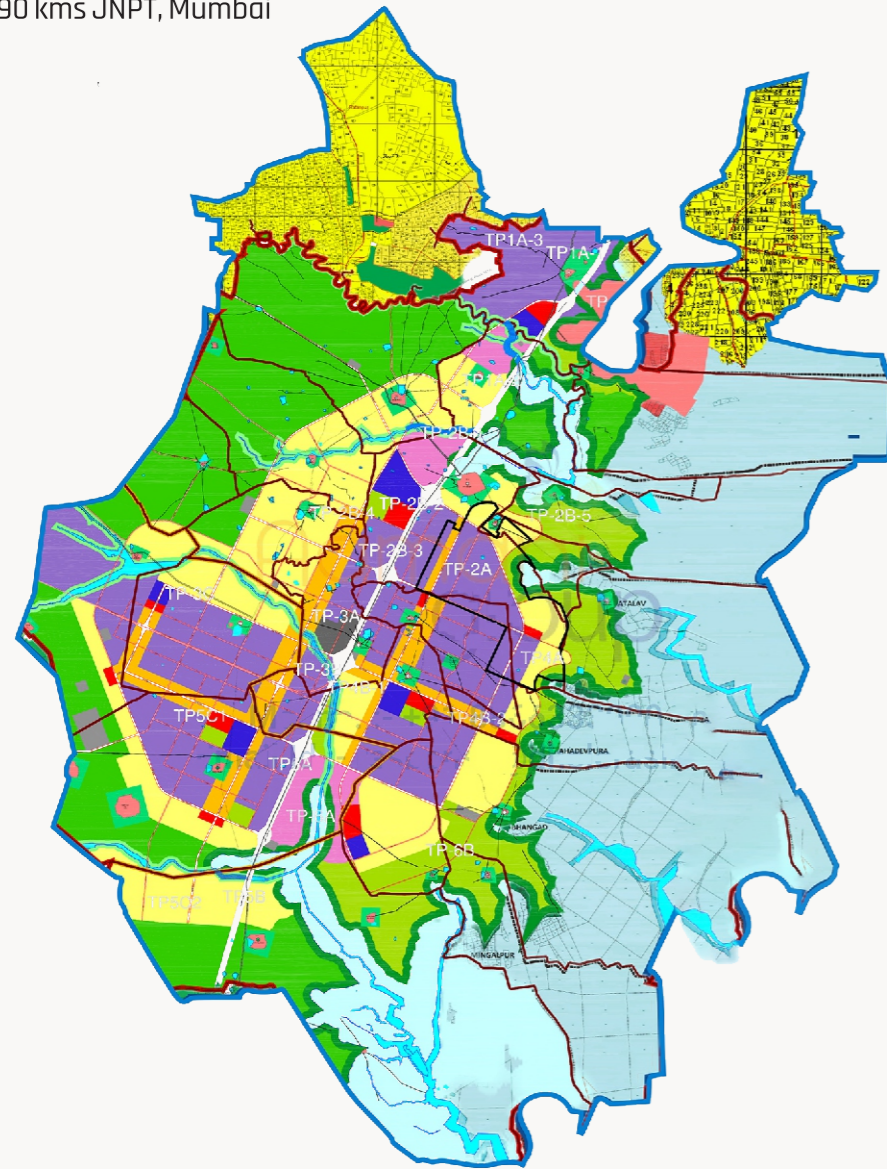
Connectivity

The dawn of a new city with Excellent Connectivity, World-Class Infrastructure and Efficient Governance is here.

Location & Connectivity

Dholera is strategically located in Gujarat. It is the largest node on the DMIC and has excellent connectivity by air, land, rail and sea. It is just 100 km from Ahmedabad and is well connected to other major cities of Gujarat including Vadodara, Bhavnagar and Rajkot

- 15 kms - Proposed Dholera International Airport
- 117 kms - Domestic & International Airport
- 140 kms - Vadodara Airport
- 590 kms JNPT, Mumbai
- 300 kms - Kandla Port
- 350 kms Mundra Port
- 200 kms - Pipavav Port



Zone Wise Urban Planning - Dholera SIR

Planning Design by Halcrow-UK



Current Development at Dholera



Investment Partners @Dholera



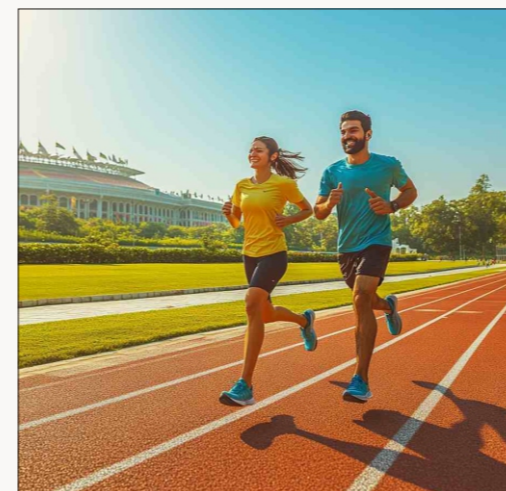
Modern Amenities to Elevate Your Lifestyle

Outdoor Games & Amenities

- Cricket Practice Pitch
- Badminton Court
- Half Basketball Court
- Skating Ring
- Putting Golf Course
- Swimming Pool & Kids Pool
- Kids Play Area
- Jogging Track
- Senior Citizen Park
- Water Bodies & Cabanas
- Open Gym

Indoor Games & Amenities

- Party Hall
- Pool / Billiards
- Table Tennis
- Air Hockey
- Chess, Carrom & other Board Games
- Gym
- Library
- Rooftop Café



Layout Plan

Location Map



Transforming Land Into Legacy



NAVBHoomi
TRANSFORMING LAND INTO LEGACY

Branch Office:

514, 5th Floor, Tower A, K.P. Epitome, Makarba, Ahmedabad, Gujrat - 380051

Site Office:

327, Fedra Village, Dhandhuka, Dholera, Ahmedabad - Gujrat - 382465

Corporate Office :

715, 7th Floor, Tower No. 4, Plot No. 22, Assotech Business Cresterra, Sector 135, Noida - 201305

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