

Lotus Expressway

I-II-III



About Us

Founder

Mr. Lalit Parihar started his career in the year 2017 with a vision to develop affordable residential spaces and modern commercial complexes.

Mr. Lalit Parihar is one of the founding members of Aaiji Group. Under his strong leadership and clear foresight, the company has expanded its reach and earned the trust of many clients. He believes in maintaining harmonious relationships with clients, contractors, colleagues and staff members of the company.

Managing Director, **LALIT PARIHAR**

Company

We are delighted to welcome you to the Aaiji Group, where your investment is not just in real estate, but in a vision. At Aaiji Group, every brick carries a promise of innovation, integrity, and enduring value. We do not just build structures; we create experiences that grow with you. Your trust inspires us to craft landmarks that reflect progress, prestige, and peace of mind – the true hallmarks of Aaiji Group.

AAIJI – Turning opportunity into legacy.

Our Milestones



Aaiji Airport Villa



Lotus 1145 (Phase 1-2-3)



Lotus Expressway 1
(Phase 1-2-3)



Aaiji Residency @ SIR
(RERA Registered)



Aaiji Residency 477
(RERA Registered)



Lotus Green Valley

To be Continued...

Dholera Timeline

JAN 2009

SIR ACT ENACTED

MAY 2009

DECLARATION OF
DHOLERA SIR

MAY 2009

MASTER PLANNING

FEB 2010

DSIR DEVELOPMENT
AUTHORITY FORMED

AUG 2012

DHOLERA WELFARE
SOCIETY ESTABLISHED

SEP 2012

DEVELOPMENT PLAN
SANCTIONED

SEP 2012

DEVELOPMENT CONTROL
REGULATION FOR DSIR

MAY 2013

HIRED PROGRAMME
MANAGERS

OCT 2013

ALL TP SCHEMES
SANCTIONED

SEP 2014

ENVIRONMENTAL
CLEARANCE FROM MoEF

MAR 2015

ENGINEERING DESIGN
READY

JAN 2016

SPV FORMED DICDL

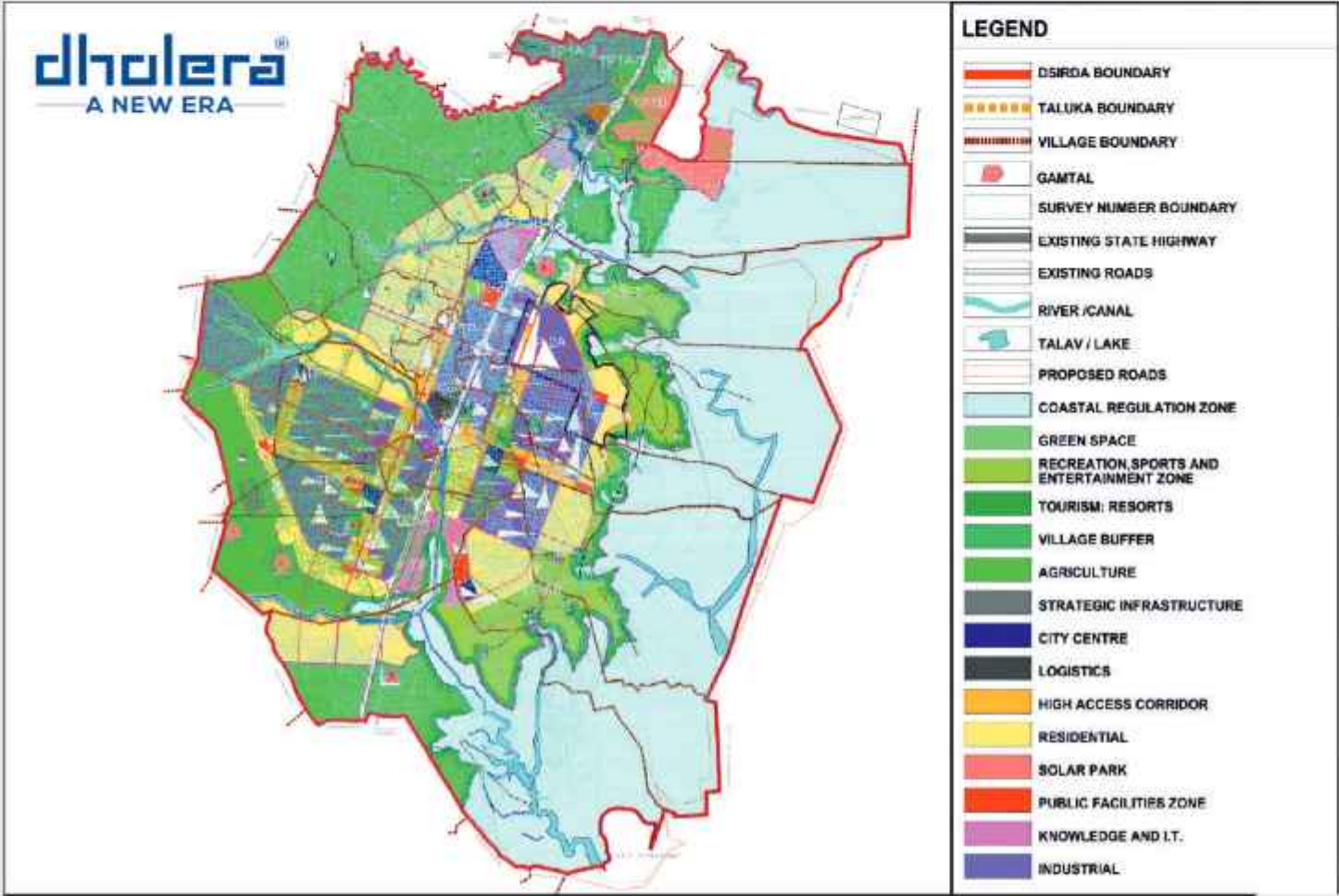
JAN 2018

INFRASTRUCTURE WORK START

MAR 2026

AHMEDABAD – DHOLERA
EXPRESSWAY
DHOLERA INT. AIRPORT
TATA SEMICONDUCTOR PLANT

Dholera Map



Dholera SIR 920 Sq.Km



Ahmedabad
505 Sq.Km.



Singapore 728 Sq.Km.

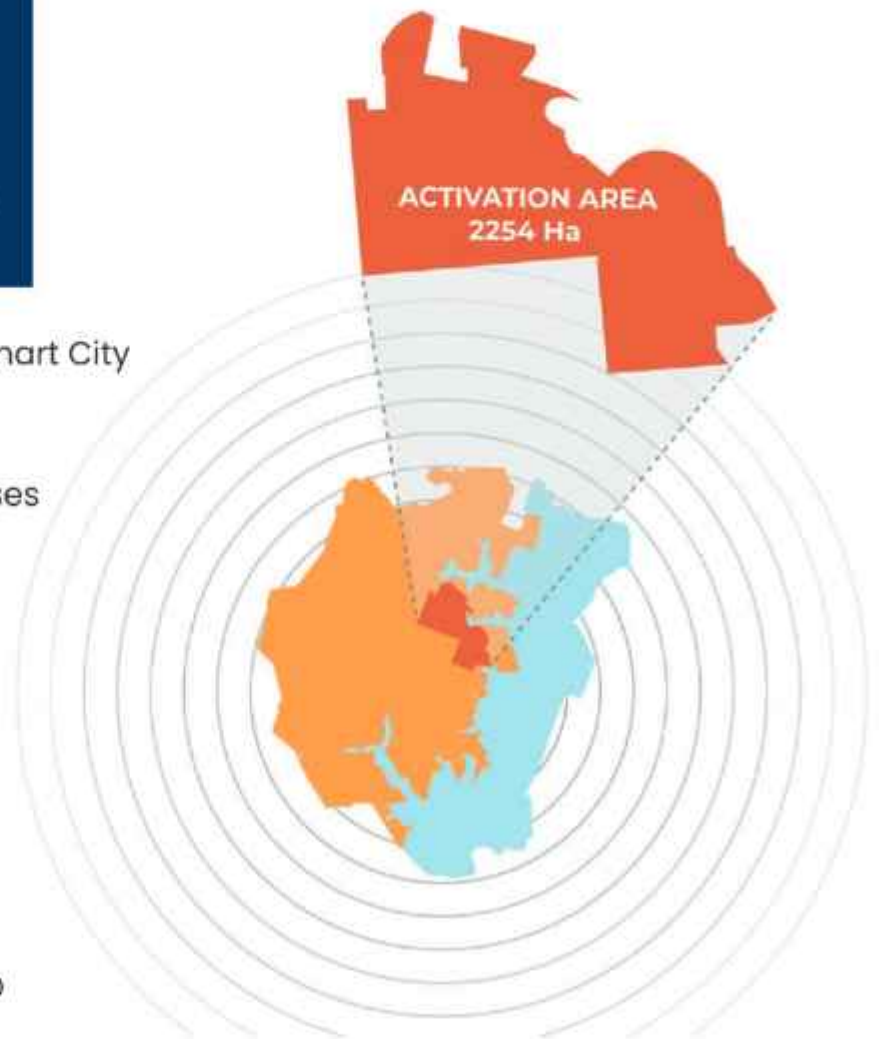
Dholera SIR Overview



A strategically planned 2254 Ha development to activate the rapid scaling & transformation of Dholera into a global industrial hub

- India's First Greenfield Industrial Smart City
- Planned Over 920 sq. km
- 422 sq.km to be developed in phases
- Strategically located just 100 km from Ahmedabad
- Multi-modal connectivity through Rail, Road, Air and Water
- Plug and Play Infrastructure
- Activation Area: 22.54 sq.km

91970 Ha 42200 Ha
LAND DELINEATED DEVELOPABLE LAND



Roads
Cycle tracks
Footpaths
Trees & Plants



Water management
Smart meters
SCADA



24*7 Power
smart meters
SCADA



ICT enabled infrastructure
city wifi
integrated city management



100% domestic & industrial effluent collection



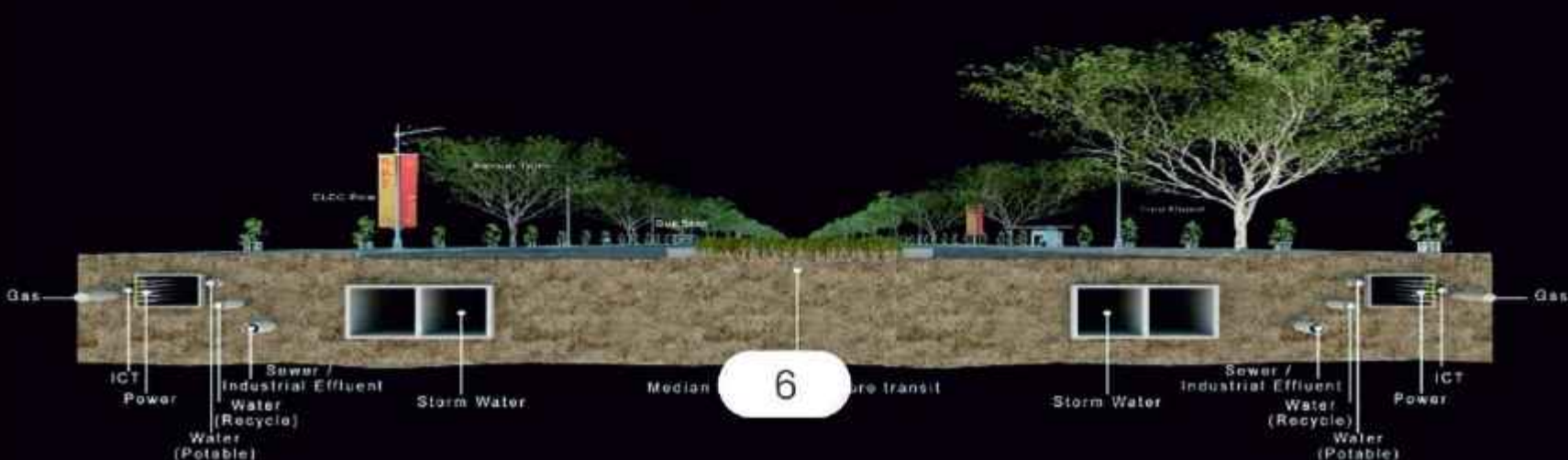
100% recycle and reuse of wastewater



100% rainwater collection
open storm canal



100% waste collection max reuse & recycling



Activation Area

dholera[®]
— A NEW ERA —



IT'S TAKING SHAPE FASTER THAN YOU IMAGINE

Completed Infrastructure Projects



ABCD Building

Administrative building with city Integrated Operations center



Dholera Expressway

109 km 4-lane highway connecting directly to Dholera Smart City.



Canal & River Front

6.5 km canal with storm water management and recreation zone.



Internal Road Network

70 km road network with widths from 18 m to 70 m.



Utility Corridor

Underground utilities for water, power, gas, ICT & wastewater.



Water Supply & Storage Infrastructure

Reservoir systems for balanced water supply and storage.



Power Substations

Two substations with 33/66 kV and 220 kV GIS power systems.



Water Treatment Plant

50 MLD operational plant expandable up to 150 MLD.



Sewerage Treatment Plant

10 MLD operational plant expandable up to 30 MLD.

IT GETS BIGGER & BETTER FROM HERE

Ongoing Infrastructure Projects



Dholera International Airport

Planned international airport hub with large development area.



Corporate Hotel

100+ room hotel planned for business travelers and visitors.



Hospital

Multi-specialty hospital with ICU, OPD and emergency services.



School

Higher secondary school with Arts, Commerce & Science streams.



Fire Station

11-garage fire station for emergency and safety services.



Tent City

Premium tent accommodation for business and leisure travelers.



Food Court

Dedicated area for national and international food brands.



Guest House

Accommodation with rooms, dormitories and meeting facilities.



Residential & Commercial Complex

Mixed-use development with apartments and commercial spaces.

Why Invest in Dholera?





INDIA'S FIRST & LARGEST GREENFIELD SMART CITY

Dholera SIR is the flagship smart city project of India, planned under the Delhi-Mumbai Industrial Corridor (DMIC).

WORLDCLASS INFRASTRUCTURE & CONNECTIVITY

- Upcoming International Airport at Dholera
- 10-lane Expressway connectivity to Ahmedabad, Mumbai & Delhi
- Metro rail & high-speed rail (bullet train) link
- Plug-and-play industrial zones, power, and water infrastructure

GLOBAL INVESTMENT DESTINATION

Dholera is attracting international companies in manufacturing, defence, aerospace, EV, and renewable energy.

HIGH GROWTH & APPRECIATION POTENTIAL

Being at an early stage, property prices are still affordable. With infrastructure developing rapidly, land values are expected to multiply in the next 5–10 years, offering excellent ROI.

MASSIVE GOVERNMENT BACKING & POLICY SUPPORT

Supported by Central & Gujarat Government, with billions in investment committed. It's a Special Investment Region (SIR) with special policies, tax benefits, and investor-friendly governance.



Lotus
EXPRESSWAY - I

Lotus
EXPRESSWAY - II

Lotus
EXPRESSWAY - III



MOJE KAMIYALA S.NO. 439
MOJE ANANDPUR S.NO. 2P2

Layout Plan



Lotus
EXPRESSWAY - III

Lotus
EXPRESSWAY - I

Lotus
EXPRESSWAY - II

Amenities



Entrance Gate



Society Boundary



Plot Boundary



Internal Roads



Garden



Gazebo



Tree Plantation



24*7 Security



Electricity



Water Supply



Street Lights



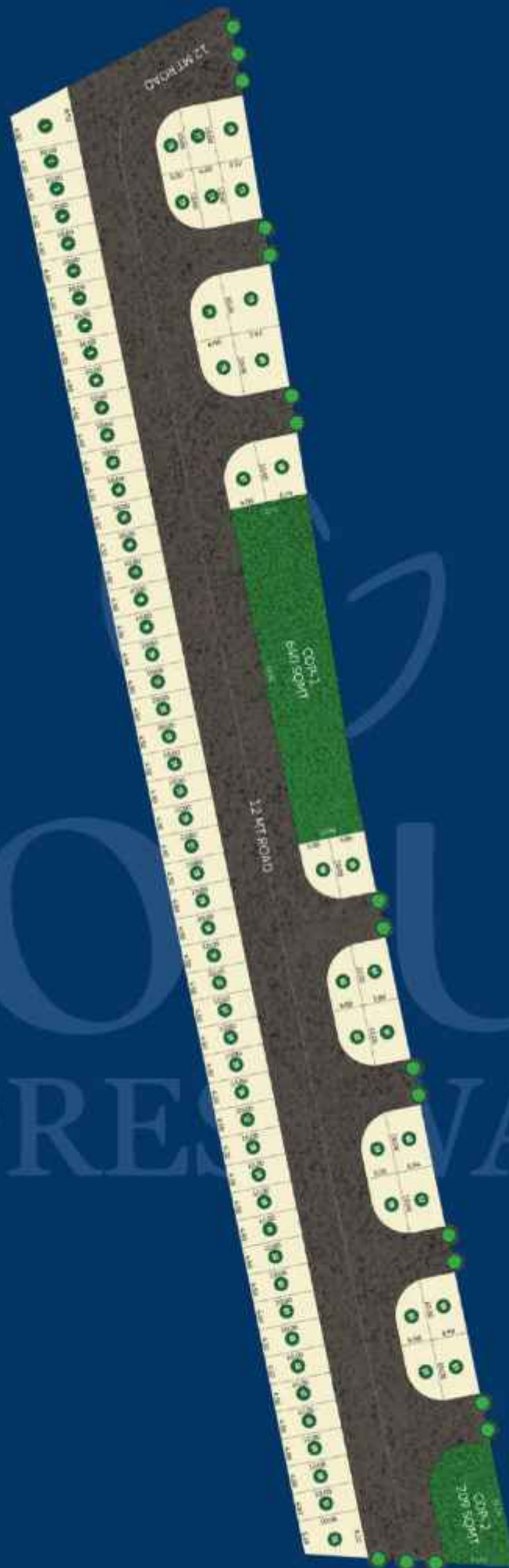
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ADJ SURVEY NO-438/001

Lotus Expressway 1

Chart Table

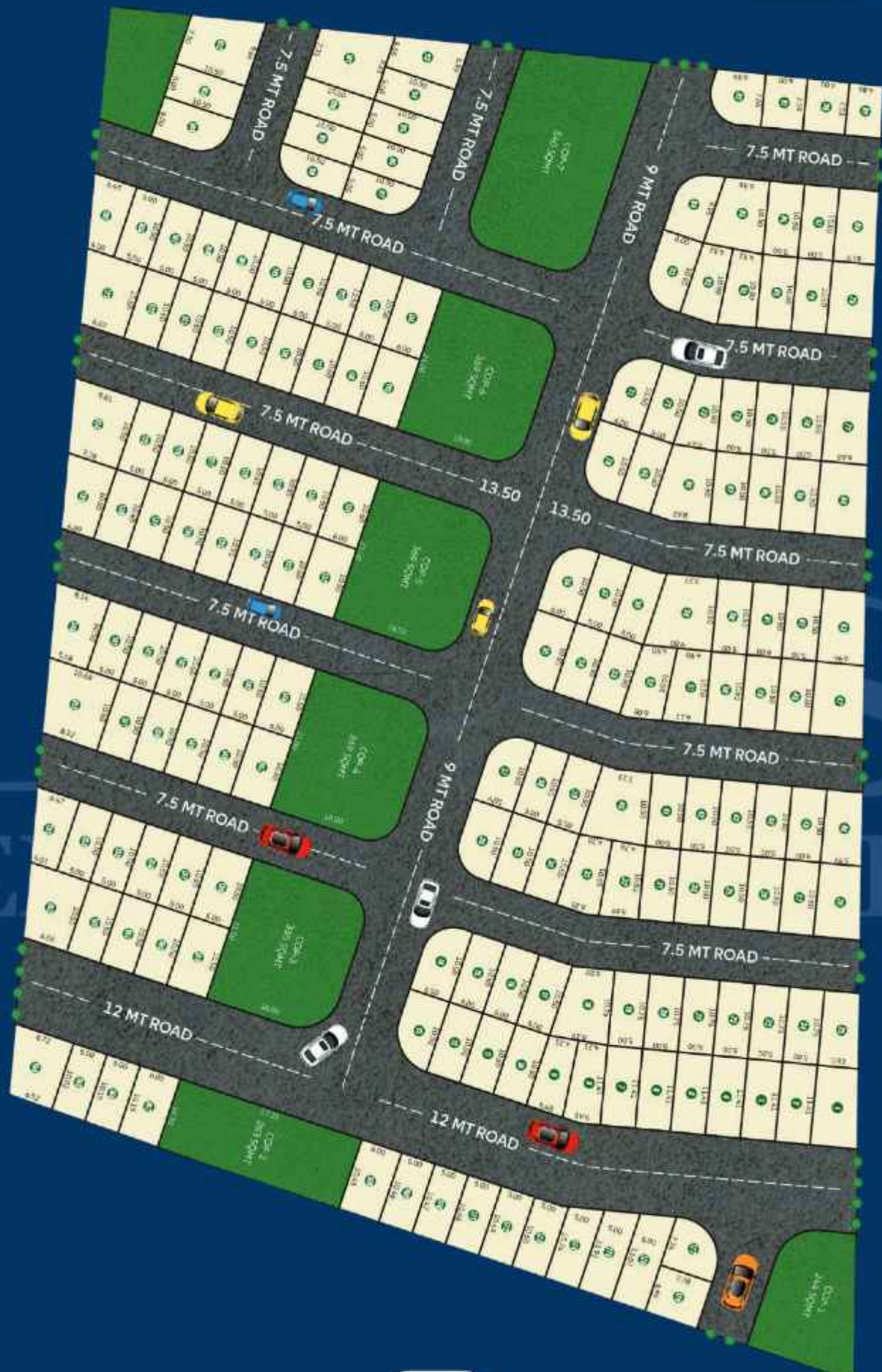
PLOT NO.	SBU AREA IN SQYD	CARPET AREA IN SQYD	SBU AREA IN SQFT	PLOT NO.	SBU AREA IN SQYD	CARPET AREA IN SQYD	SBU AREA IN SQFT
1	254.11	130.14	2287.01	37	186.53	95.52	1678.74
2	186.53	95.52	1678.74	38	186.53	95.52	1678.74
3	186.53	95.52	1678.74	39	186.53	95.52	1678.74
4	186.53	95.52	1678.74	40	186.53	95.52	1678.74
5	186.53	95.52	1678.74	41	186.53	95.52	1678.74
6	186.53	95.52	1678.74	42	276.41	141.56	2487.73
7	186.53	95.52	1678.74	43	179.57	91.96	1616.10
8	186.53	95.52	1678.74	44	168.43	86.26	1515.84
9	186.53	95.52	1678.74	45	196.17	100.46	1765.54
10	186.53	95.52	1678.74	46	196.17	100.46	1765.54
11	168.45	86.27	1516.05	47	196.17	100.46	1765.54
12	162.17	83.05	1459.52	48	196.17	100.46	1765.54
13	175.74	90.00	1581.63	49	196.17	100.46	1765.54
14	175.74	90.00	1581.63	50	196.17	100.46	1765.54
15	175.74	90.00	1581.63	51	196.17	100.46	1765.54
16	175.74	90.00	1581.63	52	164.55	84.27	1480.95
17	175.74	90.00	1581.63	53	376.39	192.76	3387.53
18	175.74	90.00	1581.63	54	273.33	139.98	2459.99
19	175.74	90.00	1581.63	55	260.11	133.21	2341.03
20	175.74	90.00	1581.63	56	247.01	126.50	2223.11
21	175.74	90.00	1581.63	57	233.96	119.82	2105.62
22	241.71	123.79	2175.40	58	220.72	113.03	1986.45
23	282.42	144.63	2541.75	59	207.68	106.36	1869.16
24	175.74	90.00	1581.63	60	206.28	105.64	1856.55
25	175.74	90.00	1581.63	61	181.51	92.95	1633.55
26	175.74	90.00	1581.63	62	179.61	91.98	1616.52
27	175.74	90.00	1581.63	63	195.38	100.06	1758.40
28	175.74	90.00	1581.63	64	200.42	102.64	1803.80
29	175.74	90.00	1581.63	65	200.42	102.64	1803.80
30	175.74	90.00	1581.63	66	200.42	102.64	1803.80
31	175.74	90.00	1581.63	67	200.42	102.64	1803.80
32	162.17	83.05	1459.52	68	200.42	102.64	1803.80
33	168.45	86.27	1516.05	69	200.42	102.64	1803.80
34	186.53	95.52	1678.74	70	200.42	102.64	1803.80
35	186.53	95.52	1678.74	71	200.42	102.64	1803.80
36	186.53	95.52	1678.74	72	241.48	123.67	2173.30



Lotus Expressway 2

Chart Table

PLOT NO.	SBU AREA IN SQYD	CARPET AREA IN SQYD	SBU AREA IN SQFT	PLOT NO.	SBU AREA IN SQYD	CARPET AREA IN SQYD	SBU AREA IN SQFT
1	198.02	89.27	1782.22	40	119.39	53.82	1074.49
2	119.39	53.82	1074.49	41	119.39	53.82	1074.49
3	119.39	53.82	1074.49	42	119.39	53.82	1074.49
4	119.39	53.82	1074.49	43	119.39	53.82	1074.49
5	119.39	53.82	1074.49	44	119.39	53.82	1074.49
6	119.39	53.82	1074.49	45	119.39	53.82	1074.49
7	119.39	53.82	1074.49	46	119.39	53.82	1074.49
8	119.39	53.82	1074.49	47	119.39	53.82	1074.49
9	119.39	53.82	1074.49	48	119.39	53.82	1074.49
10	119.39	53.82	1074.49	49	119.39	53.82	1074.49
11	119.39	53.82	1074.49	50	119.39	53.82	1074.49
12	119.39	53.82	1074.49	51	119.39	53.82	1074.49
13	119.39	53.82	1074.49	52	178.92	80.66	1610.30
14	119.39	53.82	1074.49	53	158.92	71.64	1430.26
15	119.39	53.82	1074.49	54	112.12	50.54	1009.06
16	119.39	53.82	1074.49	55	112.12	50.54	1009.06
17	119.39	53.82	1074.49	56	158.65	71.52	1427.88
18	119.39	53.82	1074.49	57	157.86	71.16	1420.71
19	119.39	53.82	1074.49	58	112.12	50.54	1009.06
20	119.39	53.82	1074.49	59	112.12	50.54	1009.06
21	119.39	53.82	1074.49	60	157.33	70.92	1415.94
22	119.39	53.82	1074.49	61	156.53	70.56	1408.77
23	119.39	53.82	1074.49	62	112.12	50.54	1009.06
24	119.39	53.82	1074.49	63	112.12	50.54	1009.06
25	119.39	53.82	1074.49	64	156.00	70.32	1404.00
26	119.39	53.82	1074.49	65	155.20	69.97	1396.83
27	119.39	53.82	1074.49	66	112.12	50.54	1009.06
28	119.39	53.82	1074.49	67	138.65	62.50	1247.84
29	119.39	53.82	1074.49	68	184.92	83.36	1664.26
30	119.39	53.82	1074.49	69	204.55	92.21	1840.96
31	119.39	53.82	1074.49	70	138.65	62.50	1247.84
32	119.39	53.82	1074.49	71	138.65	62.50	1247.84
33	119.39	53.82	1074.49	72	215.56	97.18	1940.05
34	119.39	53.82	1074.49	73	142.20	64.11	1279.84
35	119.39	53.82	1074.49	74	119.39	53.82	1074.49
36	119.39	53.82	1074.49	75	112.12	50.54	1009.06
37	119.39	53.82	1074.49	76	112.12	50.54	1009.06
38	119.39	53.82	1074.49	77	119.39	53.82	1074.49
39	119.39	53.82	1074.49	78	151.49	68.29	1363.41



Lotus Expressway 3

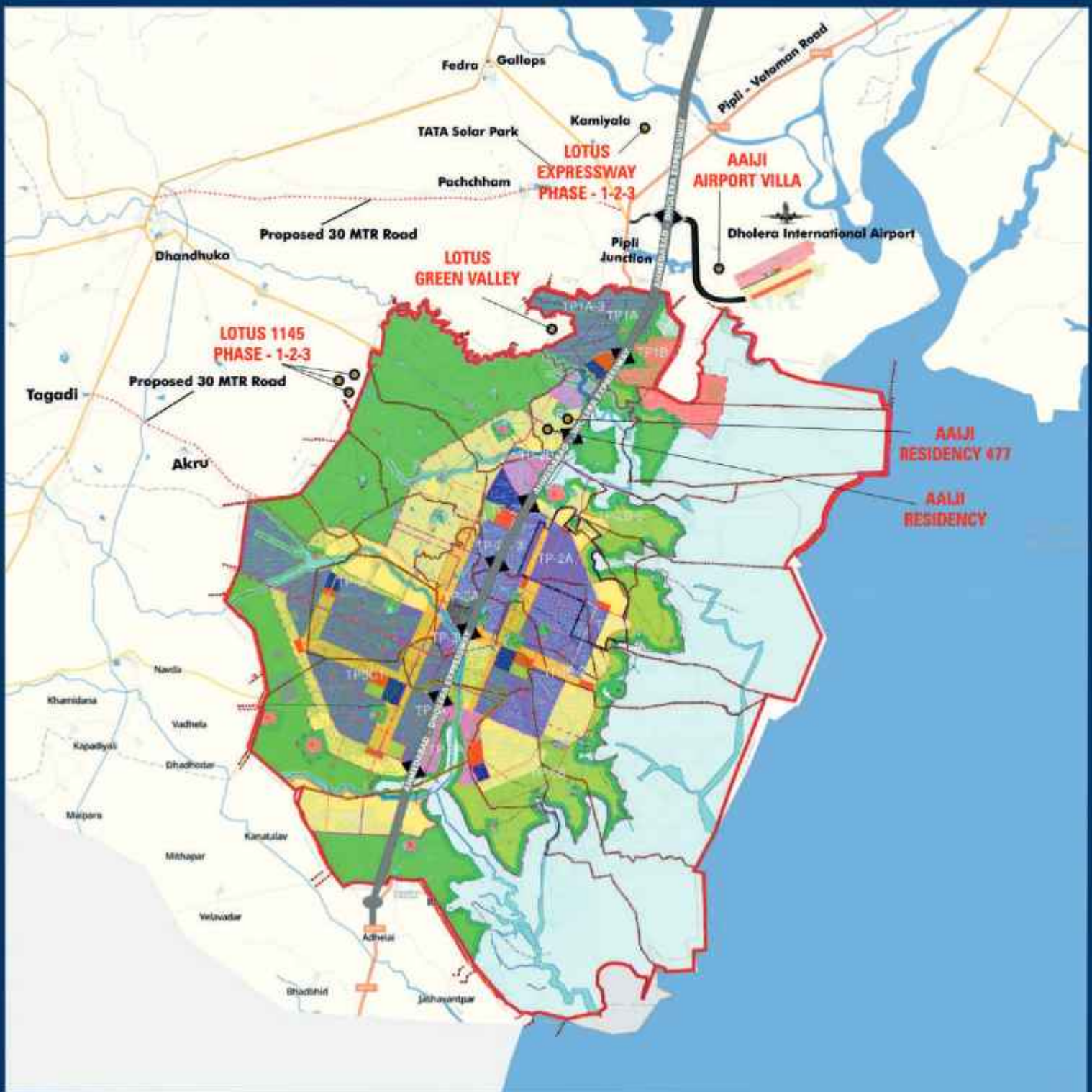
Chart Table

Plot No	Super buildup (sqyd)	Super buildup (sq feet)	Carpet (sqyd)	Plot No	Super buildup (sqyd)	Super buildup (sq feet)	Carpet (sqyd)	Plot No	Super buildup (sqyd)	Super buildup (sq feet)	Carpet (sqyd)
1	169.30	1523.68	87.00	61	122.19	1099.72	62.79	121	122.19	1099.72	62.79
2	132.78	1195.02	68.23	62	122.19	1099.72	62.79	122	122.19	1099.72	62.79
3	132.78	1195.02	68.23	63	159.34	1434.03	81.88	123	190.08	1710.74	97.68
4	132.78	1195.02	68.23	64	173.51	1561.60	89.16	124	209.70	1887.32	107.76
5	132.78	1195.02	68.23	65	122.19	1099.72	62.79	125	122.19	1099.72	62.79
6	132.78	1195.02	68.23	66	122.19	1099.72	62.79	126	122.19	1099.72	62.79
7	132.78	1195.02	68.23	67	122.19	1099.72	62.79	127	122.19	1099.72	62.79
8	128.78	1159.00	66.17	68	184.68	1662.14	94.90	128	122.19	1099.72	62.79
9	121.98	1097.83	62.58	69	122.19	1099.72	62.79	129	122.19	1099.72	62.79
10	122.19	1099.72	62.79	70	136.50	1228.54	70.15	130	122.19	1099.72	62.79
11	122.19	1099.72	62.79	71	136.50	1228.54	70.15	131	146.63	1319.66	75.35
12	122.19	1099.72	62.79	72	122.19	1099.72	62.79	132	146.63	1319.66	75.35
13	128.61	1157.53	66.09	73	121.61	1094.48	62.49	133	122.19	1099.72	62.79
14	136.50	1228.54	70.15	74	122.19	1099.72	62.79	134	122.19	1099.72	62.79
15	122.19	1099.72	62.79	75	122.19	1099.72	62.79	135	122.19	1099.72	62.79
16	122.19	1099.72	62.79	76	122.19	1099.72	62.79	136	122.19	1099.72	62.79
17	122.19	1099.72	62.79	77	155.54	1399.89	79.93	137	122.19	1099.72	62.79
18	207.03	1863.23	106.38	78	157.50	1417.48	80.93	138	122.19	1099.72	62.79
19	125.10	1125.90	64.29	79	122.19	1099.72	62.79	139	149.63	1346.68	76.89
20	125.10	1125.90	64.29	80	122.19	1099.72	62.79	140	168.76	1518.86	86.72
21	125.10	1125.90	64.29	81	123.05	1107.47	63.23	141	122.19	1099.72	62.79
22	125.10	1125.90	64.29	82	123.73	1113.54	63.58	142	122.19	1099.72	62.79
23	125.10	1125.90	64.29	83	136.50	1228.54	70.15	143	122.19	1099.72	62.79
24	125.10	1125.90	64.29	84	119.03	1071.23	61.16	144	122.19	1099.72	62.79
25	137.48	1237.34	70.65	85	176.75	1590.71	90.82	145	122.19	1099.72	62.79
26	156.03	1404.28	80.18	86	122.19	1099.72	62.79	146	146.63	1319.66	75.35
27	122.19	1099.72	62.79	87	122.19	1099.72	62.79	147	146.63	1319.66	75.35
28	122.19	1099.72	62.79	88	144.56	1301.02	74.28	148	122.19	1099.72	62.79
29	122.19	1099.72	62.79	89	89.02	801.22	45.75	149	122.19	1099.72	62.79
30	122.19	1099.72	62.79	90	105.57	950.15	54.25	150	122.19	1099.72	62.79
31	122.19	1099.72	62.79	91	106.34	957.07	54.65	151	122.19	1099.72	62.79
32	129.92	1169.26	66.76	92	130.50	1174.50	67.06	152	230.98	2078.78	118.69
33	138.74	1248.65	71.29	93	142.18	1279.65	73.06	153	127.99	1151.87	65.77
34	122.19	1099.72	62.79	94	122.19	1099.72	62.79	154	122.19	1099.72	62.79
35	122.19	1099.72	62.79	95	122.19	1099.72	62.79	155	122.19	1099.72	62.79
36	136.50	1228.54	70.15	96	122.19	1099.72	62.79	156	122.19	1099.72	62.79
37	136.50	1228.54	70.15	97	112.07	1008.60	57.59	157	122.19	1099.72	62.79
38	122.19	1099.72	62.79	98	112.07	1008.60	57.59	158	146.63	1319.66	75.35
39	122.19	1099.72	62.79	99	122.19	1099.72	62.79	159	146.63	1319.66	75.35
40	198.97	1790.76	102.25	100	122.19	1099.72	62.79	160	122.19	1099.72	62.79
41	122.19	1099.72	62.79	101	207.10	1863.86	106.42	161	122.19	1099.72	62.79
42	122.19	1099.72	62.79	102	206.96	1862.60	105.35	162	122.19	1099.72	62.79
43	122.19	1099.72	62.79	103	122.19	1099.72	62.79	163	190.20	1711.79	97.74
44	122.19	1099.72	62.79	104	136.50	1228.54	70.15	164	177.86	1600.77	91.40
45	122.19	1099.72	62.79	105	127.73	1149.57	65.64	165	117.07	1053.63	60.16
46	135.62	1220.58	69.59	106	122.19	1099.72	62.79	166	118.05	1062.43	60.66
47	179.86	1618.78	92.43	107	122.19	1099.72	62.79	167	143.07	1287.61	73.52
48	122.19	1099.72	62.79	108	122.19	1099.72	62.79	168	146.00	1314.00	75.03
49	122.19	1099.72	62.79	109	122.19	1099.72	62.79	169	121.77	1095.95	62.57
50	122.19	1099.72	62.79	110	122.19	1099.72	62.79	170	121.89	1096.99	62.63
51	134.60	1211.36	69.16	111	122.19	1099.72	62.79	171	122.00	1098.04	62.69
52	134.69	1212.20	69.21	112	122.19	1099.72	62.79	172	124.45	1120.03	63.95
53	122.19	1099.72	62.79	113	122.19	1099.72	62.79	173	124.08	1116.68	63.76
54	122.19	1099.72	62.79	114	146.63	1319.66	75.35	174	131.78	1186.02	67.72
55	136.50	1228.54	70.15	115	146.63	1319.66	75.35	175	145.35	1308.14	74.69
56	136.50	1228.54	70.15	116	122.19	1099.72	62.79	176	158.89	1430.05	81.65
57	122.19	1099.72	62.79	117	122.19	1099.72	62.79	177	129.68	1167.16	66.64
58	122.19	1099.72	62.79	118	122.19	1099.72	62.79	178	126.66	1139.93	65.09
59	209.59	1886.27	107.70	119	122.19	1099.72	62.79				
60	122.19	1099.72	62.79	120	122.19	1099.72	62.79				

Location Advantage

- 📍 2 Min From 250 Mt Ahmedabad-Dholera Expressway
- 📍 2 Min From Metro Railway
- 📍 7 Min From International Airport
- 📍 5 Min From Diamond Circle (Pipli)
- 📍 2 Min From Lothal TP Boundary
- 📍 3 Min From Kamiyala Hanuman Temple
- 📍 20 Min from ABCD Building





Lotus
EXPRESSWAY - I

Lotus
EXPRESSWAY - II

Lotus
EXPRESSWAY - III



www.aaijideveloper.com



Scan For
Project Location



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Instagram



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Website



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E-brochure



GET IN TOUCH



+91 92659 63551



www.aaijideveloper.com



Site Office:

Survey No. 439, 438/1, 438/2, Village: Anandpur & Kamiyala, Dholera.

Corporate Office:

A 1204, Westgate, Near YMCA Club, SG Highway, Makarba, Ahmedabad

