




Armed Forces Welfare Organisation (AFWO)

Presents

Raksha 
Dholera
Green City 1

Premium Township, Brighter Future

India's
1st

**Greenfield
Industrial
Smart City**


DHOLERA
(Gujarat)

Govt Approved Residential Plots

Primarily for Serving & Retired Defence and Paramilitary Personnel

President's Message

Armed Forces Welfare Organization, is a Social Service Organization established with the aim of fostering the best interests and welfare of armed forces personnel and their families in any matter likely to affect them during or after their period of service.

Housing being one of the prime concerns of every member of the coveted Indian Armed Forces, is one of the main activities undertaken by **AFWO**.

I'm proud of our organization for its tireless efforts to find the best housing options for our members in various cities. Since its inception, AFWO and its executive members have planned, built, and delivered a host of residential projects in Gurgaon, Greater Noida, and Uttarakhand.

AFWO is proud to announce the launch of **Raksha Dholera Green City 1**, a premium township at **Dholera** in **Gujarat**, aligning with **PM Narendra Modi's vision** of developing India's first Greenfield Industrial Smart City.

Through this project, AFWO aims to offer sustainable, future-ready, and premium living options while contributing to India's journey towards **Aatmanirbhar Bharat**.

I would like to extend an invitation to all active and retired personnel of the armed forces to take advantage of this once-in-a-lifetime investment opportunity while at the same time being a part of our Nation's Development.

Gp Capt Yudhvir Talwar (Retd)
President, AFWO



The Raksha Group

The **Raksha Group** began its journey as a real estate consultant in 2009, serving the market with distinction. In 2015, The Raksha Group transitioned from consultancy to construction, embarking on a new chapter as a builder company.

In the last 10 years, The Raksha Group has stood out in the real estate industry for its commitment to excellence, sustainability, and customer satisfaction.

The **Raksha Group** is led by its MD Mr Harpreet Singh, a visionary leader with a robust engineering background and a wealth of experience in the technology sector.

Along with his passion to create landmarks in the real estate sector, Harpreet is actively associated with prestigious professional bodies like the National Real Estate Development Council (**NAREDCO**) and Armed Forces Welfare Organization (**AFWO**).



An aerial night view of a city skyline, likely Ahmedabad, India, featuring numerous illuminated skyscrapers and a river. Overlaid on the image is a digital network graphic consisting of white dots connected by lines, with several circular icons containing a blue Wi-Fi symbol. A prominent light trail from a vehicle is visible on a road in the lower right.

Dholera - A New Era

Dholera Special Investment Region (DSIR) is India's First Platinum Rated Greenfield Smart City located 75 Kms southwest of Ahmedabad (Gujarat).

Spanning 920 Sq Kms, it is second biggest Indian City after Delhi, comprising the largest land parcels in South East Asia.

Semiconductors, Defence, Aviation, Electronics, High-Tech Engineering Technologies, Heavy Engineering, Pharmaceuticals & Biotechnology, Heavy Engineering, Auto & Auto Ancillary, General Manufacturing, Agro & Food Processing, etc are coming up in a big way at Dholera.

With its Seamless Connectivity, Plug-and-Play Infrastructure, single window clearances, lower power tariffs and a host of subsidies, Dholera is fast becoming home to non-polluting industries, promoting clean, green, and sustainable urban development.

Over the next few years, Dholera is set to transform into a world-class smart city, and emerge as a model for modern living and economic growth, setting new benchmarks for urban development in India.

Dholera – Infrastructure & Development

Dholera is designed to be a self-sustaining, future-ready metropolis, set to become a model for modern urban development. Key Infrastructure & Development Highlights are as follows:



Smart City Planning

Integrated with AI-driven technology, IoT, and sustainable solutions.



Express Connectivity

Connected via the Ahmedabad-Dholera Expressway and upcoming Dholera International Airport.



World-Class Industrial Hub

Part of the Delhi-Mumbai Industrial Corridor (DMIC), attracting global industries.



High-Tech Transport System

Includes MRTS (Metro Rail), smart roads, and dedicated freight corridors.



Eco-Friendly Urban Living

Sustainable infrastructure with solar energy, green zones, and water recycling systems.



Massive Land Development

A vast 920 sq. km city with planned residential, commercial, and industrial zones.

With rapid progress and government-backed initiatives, **Dholera is set to become a global destination for smart living, business, and innovation** in the coming years.

Dholera – The Growth Drivers

The phenomenal growth is attributed to top companies of the world who are setting up their base at Dholera SIR.

The government has positioned Dholera as a hub for high-tech industries, defense, aviation, electronics, pharmaceuticals, auto and auto-ancillary, heavy engineering, general manufacturing, and agro-food processing.

Dholera is emerging as India's premier **Semiconductor Hub**, with major investments from top global and domestic companies, to produce chips and displays for applications in electronics, automotive, computing, AI, and wireless communications.

Some of the prominent companies which are setting up base, or have announced their plan include:





Why Dholera?

The Next Gurgaon/Noida in the Making

Real estate investors who missed the early-stage growth of cities like Gurgaon and Noida now have a **second chance** – *On an even bigger scale!*

Dholera is not just another city – it is a **visionary project** under India's Smart City Mission. Bigger than Mumbai and Singapore, it is the second biggest city of India and one of the biggest industrial hubs of the world.

With its futuristic infrastructure, business-friendly policies, and advanced urban planning, it is on the verge of become India's leading investment hotspot.

What Dholera Means to Investors?

- Current land prices are low, but rapid infrastructure development is driving appreciation
- Residential spaces are in high demand due to the upcoming industries and workforce growth
- Demand for residential spaces will continue to grow at unprecedented levels as the city develops into a business hub
- Investors buying now can expect high returns over the next 3-5 years

In line with its mission of providing best housing and investment options to its members, Armed Forces Welfare Organization (AFWO)

Proudly Presents



Vill Pachcham, Teh Dholera, Distt Ahmedabad (Gujarat)

Raksha Dholera Green City 1 is an exclusive residential township of Dholera for those seeking a modern, secure, and high-growth investment opportunity. Strategically located in India's first Greenfield Smart City, this project offers well-planned residential plots with world-class infrastructure.

Plot Sizes

100 Sq Yds | 125 Sq Yds | 150 Sq Yds

NA/NOC Approved

Legally sanctioned land ensuring hassle-free ownership

Clear Title

100% verified and dispute-free land for safe investment

Government-Approved Township

Plan passed from ARDA

Registered Sale Deed & Mutation

Full ownership rights



Key Features

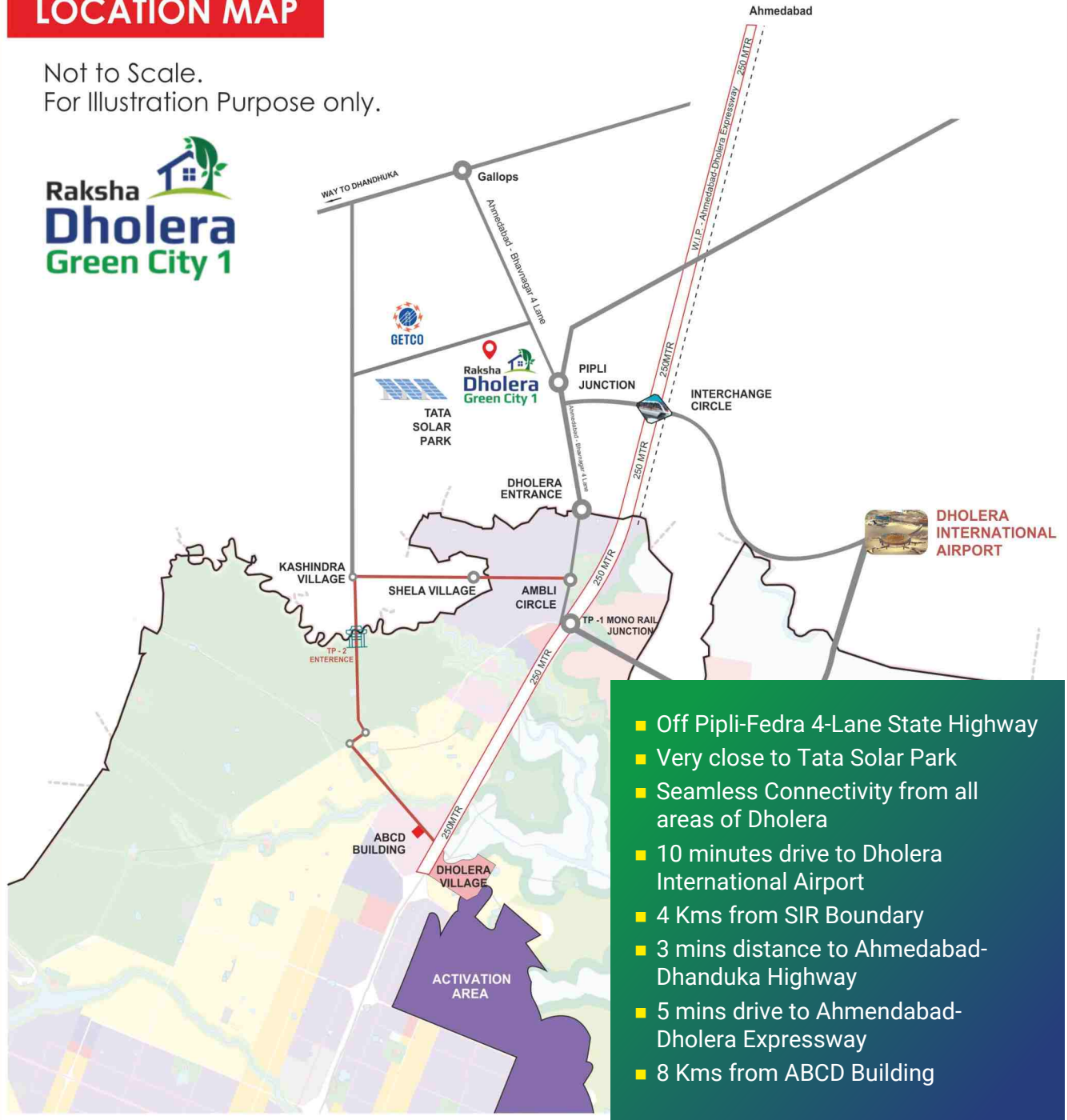
- 8 Acres Township, with expansion plan of 7 acres
- Gated Community with restricted entry
- Wide roads for seamless movement
- Streetlights and CCTV Cameras
- Water Supply and Electricity Connections
- Metalled roads with street lighting
- Well Demarcated individual plots
- Kids Play areas and Party Lawn
- Senior Citizen sitting areas
- Ample Green Areas and Landscaping

Location Advantages

Raksha Dholera Green City 1 enjoys a strategic location in Dholera, offering unparalleled connectivity, infrastructure, and future growth potential. Here's why this location stands out!

LOCATION MAP

Not to Scale.
For Illustration Purpose only.



- Off Pipli-Fedra 4-Lane State Highway
- Very close to Tata Solar Park
- Seamless Connectivity from all areas of Dholera
- 10 minutes drive to Dholera International Airport
- 4 Kms from SIR Boundary
- 3 mins distance to Ahmedabad-Dhanduka Highway
- 5 mins drive to Ahmedabad-Dholera Expressway
- 8 Kms from ABCD Building

With Dholera set to become a global industrial and residential hub, Raksha Dholera Green City 1 is a once-in-a-lifetime opportunity to own a part of the future.

Secure your investment now at today's best prices!

Site Plan

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Armed Forces Welfare Organisation (AFWO)

Under Construction Projects



Raksha Lake County
Naukuchiatal, Nainital, Uttarakhand



Raksha Sunny Lake Greens
Sattal, Bhimtal

Our Delivered Projects



AFNOE, Dwarka, New Delhi



Raksha Enclave, Omega2, Greater Noida



Raksha Retreat Cottages, Bhimtal, Nainital



Raksha Towers, Ecovillage, Gr Noida West



Raksha Towers, Park Serene, Gurgaon



Raksha Addela, Gr Noida West



Raksha Towers, Micasa, Sec 68, Gurgaon



Raksha Towers, Victoria, Sec 70, Gurgaon



Raksha Towers, Vihaan Greens, Gr Noida West



Raksha Paradise Villas, Majkhali, Ranikhet

Address: J-23, BK Dutt Colony, Jorbagh Road, New Delhi-110003

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