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# SAMRIDHI LOGISTICS PLOTS SANDHIDA 191

"ONE DHOLERA SO MANY  
CITIES"





# LOGISTICS

THE BACKBONE OF GLOBAL TRADE

# WHAT IS LOGISTICS?

Logistics is the process of planning, implementing, and managing the efficient movement and storage of goods, services, and information from the point of origin to the point of consumption — with the goal of meeting customer requirements.



# DHOLERA INDUSTRIAL CITY

Dholera Special Investment Region (DSIR) — India's first planned smart industrial city. Positioned at the heart of Gujarat's most ambitious infrastructure corridor, we provide investors, manufacturers, and industrialists with strategically located, government-approved land parcels ideal for setting up future-ready businesses.





# KEY LOGISTICS PROCESSES

**TRANSPORTATION** Transportation is the movement of goods from one location to another between suppliers, warehouses, and customers. It involves choosing the right mode (road, rail, air, sea), planning routes, and ensuring timely and cost-effective delivery.

**PROCUREMENT** Procurement is the process of sourcing and purchasing the materials, goods, or services needed for operations. It includes selecting suppliers, negotiating prices, maintaining stock availability, and ensuring quality.

**LAST-MILE DELIVERY** Last-mile delivery is the final step in the logistics chain where the product is delivered to the customer's doorstep. It focuses on speed, accuracy, customer satisfaction, and overcoming challenges like traffic, remote areas, or small delivery quantities.

**WAREHOUSING** Warehousing is the storage of goods until they are needed for production or delivery. It includes inventory management, product handling, safety, order picking, and ensuring smooth flow of goods in and out of the warehouse.

TRANSPORTATION

PROCUREMENT

LAST-MILE DELIVERY

WAREHOUSING



# ABOUT OUR COMPANY



6 Projects



100+  
Reviews

We are specialists in industrial land solutions within the Dholera Special Investment Region (DSIR) — India's premier smart industrial zone. With deep local expertise, legal clarity, and access to government-approved plots, we help businesses secure the right land for manufacturing, warehousing, logistics, and large-scale infrastructure.

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# OUR VISION

To be the most trusted and forward-thinking real estate partner in Dholera SIR, enabling industrial growth and infrastructure development that shapes the future of smart and sustainable cities in India.



# OUR MISSION

- To provide verified, strategically located industrial plots tailored to the diverse needs of businesses, manufacturers, and investors
- To deliver transparent, end-to-end solutions from land identification to legal documentation and post-sale support
- To empower our clients with accurate information, local insights, and personalized guidance
- To contribute meaningfully to the growth of Dholera Special Investment Region as a global industrial and logistics hub
- To uphold values of integrity, accountability, and client-centric service in every land transaction we facilitate



# OUR HISTORY

Founded with a vision to contribute to India's next-generation industrial revolution, Omana Projects was established in 2024 with a focus on offering strategic industrial land solutions in the Dholera Special Investment Region (DSIR) — India's first smart city and greenfield industrial hub.

In the early stages, we navigated an emerging market landscape marked by rapid policy changes, early infrastructure development, and limited investor confidence. Yet, with a firm understanding of government plans and deep-rooted belief in Dholera's potential, we positioned ourselves at the forefront of industrial real estate in the region.

Starting with a small portfolio of plots, our team built strong local networks and developed a reputation for transparent dealings, site authenticity, and prompt legal and advisory support. Over time, we expanded into customized land planning, investment consultation, and strategic partnerships with industrial players, SMEs, and logistic firms.

Today, Omana Projects is recognized as a trusted name for industrial property acquisition in Dholera. Our track record reflects a decade of progress — marked by hundreds of satisfied clients, verified land transactions, and a growing footprint across key zones in the SIR.

As Dholera transforms into a global manufacturing and smart infrastructure powerhouse, we remain committed to helping our clients grow alongside it.



# OUR PROJECTS



## Samridhi Industrial Plots

Samridhi One industrial Plot is a 7000 sqyrd plot on 18 Meter road. Next to the high access corridor and 3 Kms from Tata semiconductor plant



## Ridhi SCO Plots

Ridhi SCO Plot is a mix use plot on 70 Meter road. Next to the high access corridor and 6 Kms from Tata semiconductor plant



## Dholera Estates

Dholera Estates is a Residential plots in gated community. Total Plot Area: 42,000 Sq. Yards.

# LOGISTIC POWERHOUSE

Dholera is specifically designed to host non-polluting industries, with a strong focus on sectors such as defense manufacturing, heavy engineering, auto and auto ancillaries, pharmaceuticals, electronics, renewable energy, and agro & food processing. Dholera's proximity to ports and airports, coupled with the dedicated freight corridor, makes it an ideal location for logistics and warehousing parks.





**USD 228.4 Billion +**  
Market Size

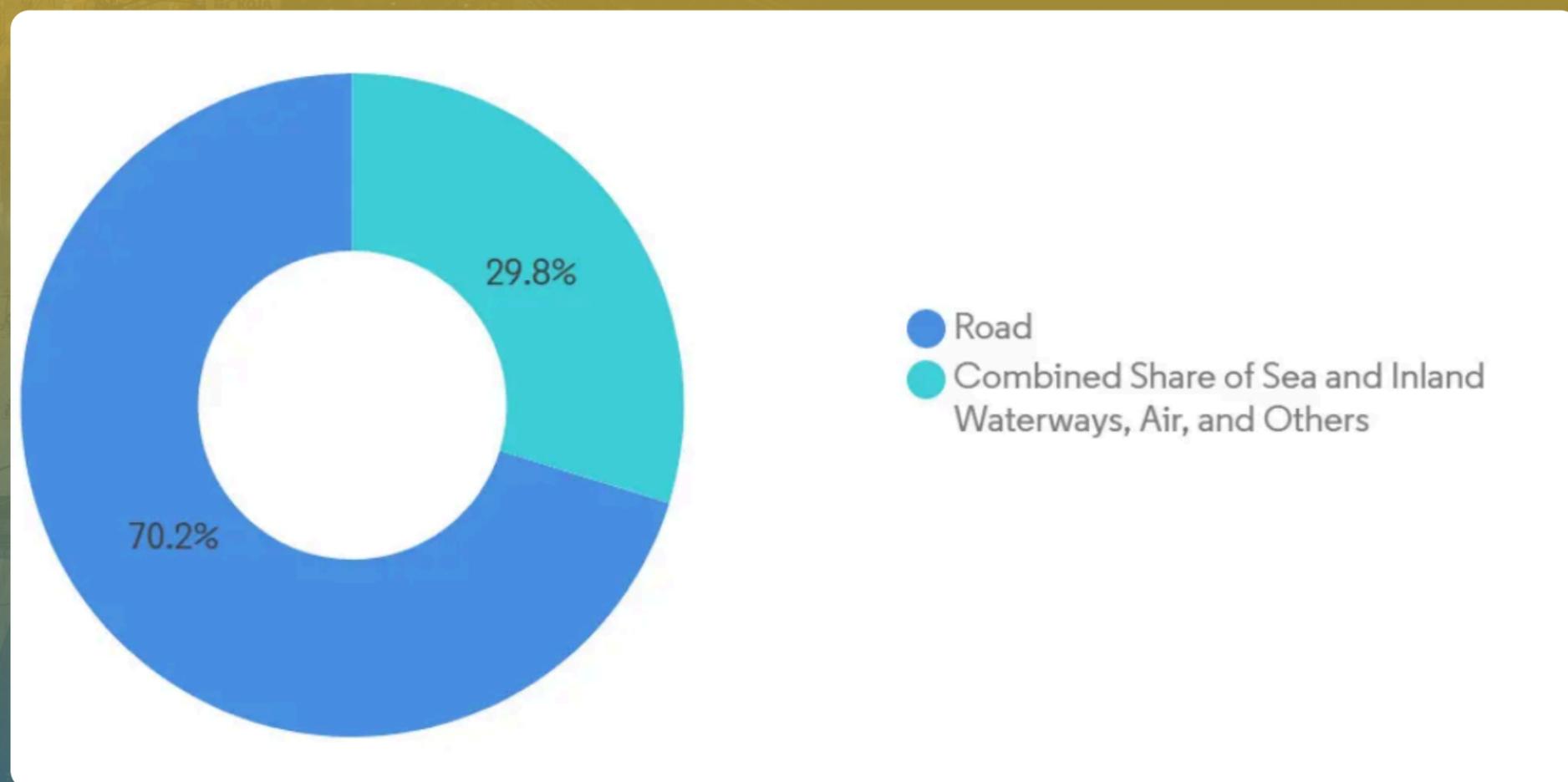


**10-11 Billion shipments**  
Parcel Volume FY25



**22+ Million**  
Employment

# INDIA FRIEGHT AND LOGISTIC MARKET



Source - Mordor Intelligence

# CENTRE NOTIFIES DHOLERA AS CUSTOMS PORT

**MINISTRY OF FINANCE**

**(Department of Revenue)**

**(CENTRAL BOARD OF INDIRECT TAXES AND CUSTOMS)**

**NOTIFICATION**

New Delhi, the 15th April, 2025

**No. 25/2025-Customs (N.T.)**

**G.S.R. 227(E).**—In exercise of the powers conferred by clause (a) of sub-section (1) read with sub-section (2) of section 7 of the Customs Act, 1962 (52 of 1962), the Central Board of Indirect Taxes and Customs hereby makes the following further amendment in the notification of the Government of India, Ministry of Finance (Department of Revenue) No. 61/94-Customs (N.T.) dated the 21<sup>st</sup> November, 1994, published in the Gazette of India, Extraordinary, Part II, Section 3, Sub-section (ii), *vide* number S.O. 828 (E), dated the 21<sup>st</sup> November, 1994, namely :-

In the said notification, in the Table, against serial number 6 relating to the State of Gujarat, in column (3), after the entry at (e) and corresponding entry in column (4), the following item and entries shall be inserted, namely :-

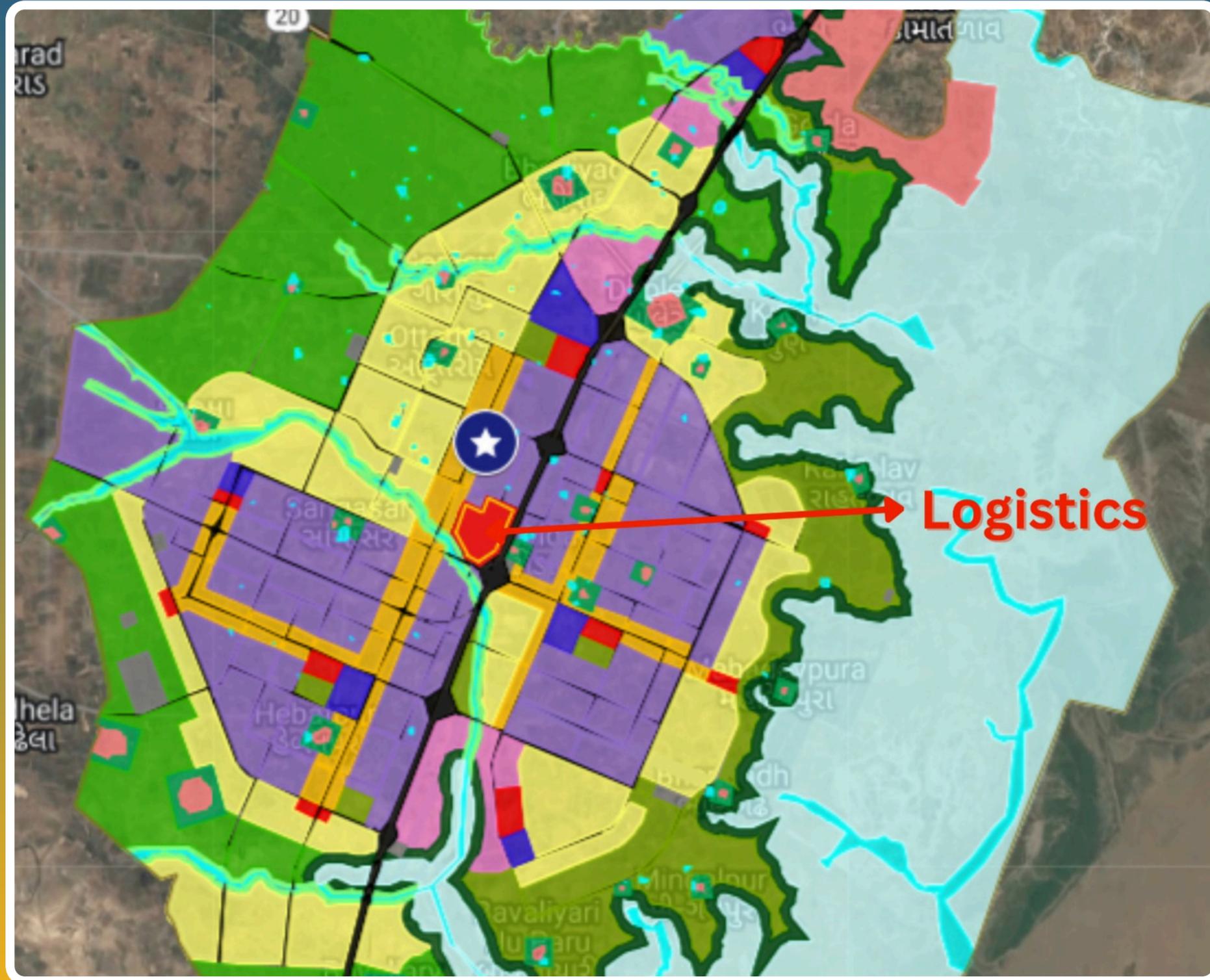
(1)	(2)	(3)	(4)
		“(f) Dholera	Unloading of imported goods and the loading of export goods or any class of such goods.”.

[F. No. CBIC-52/6/2025]

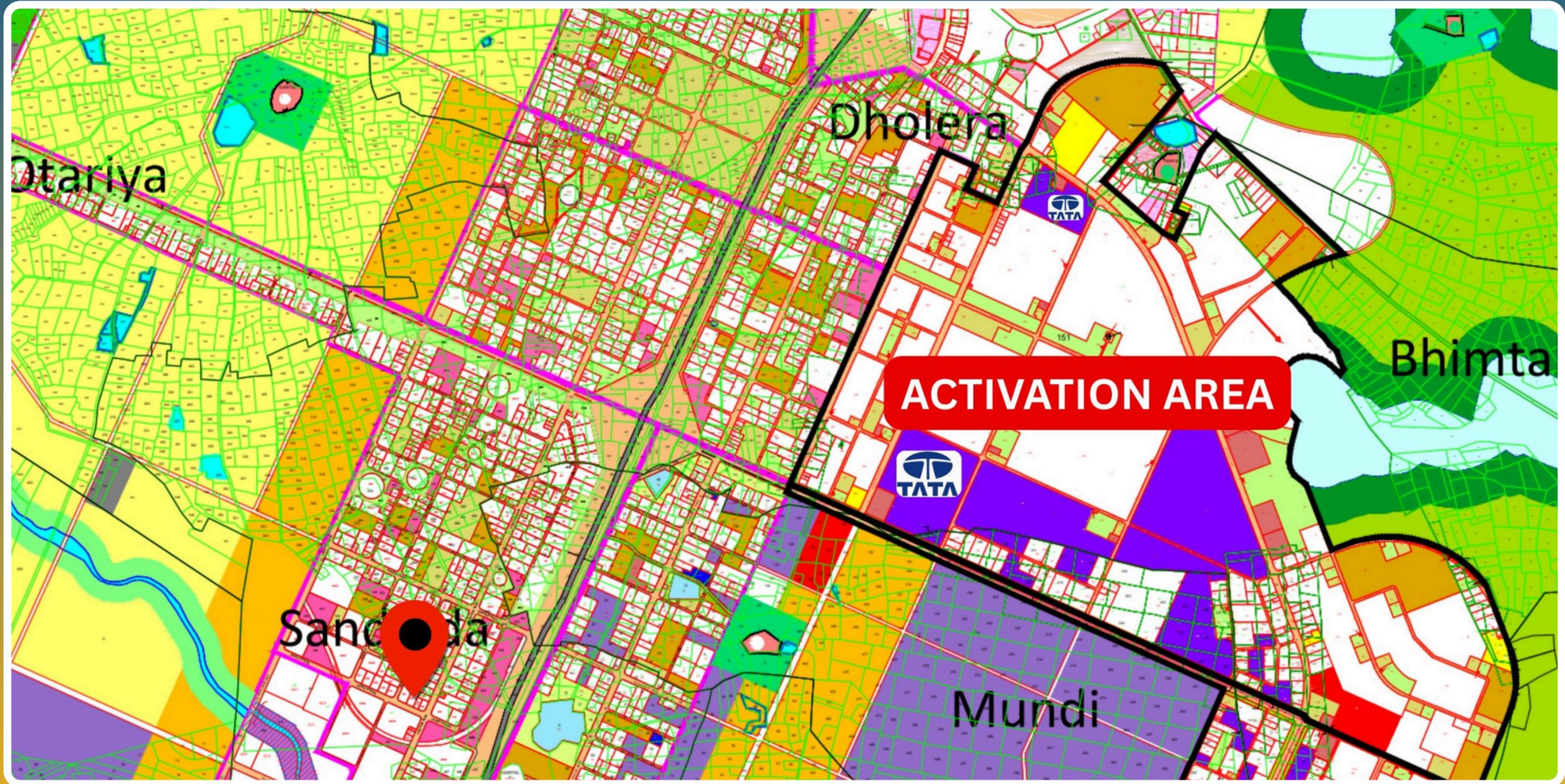
DHANANJAY SINGH, Under Secy.



# LOGISTICS IN DHOLERA

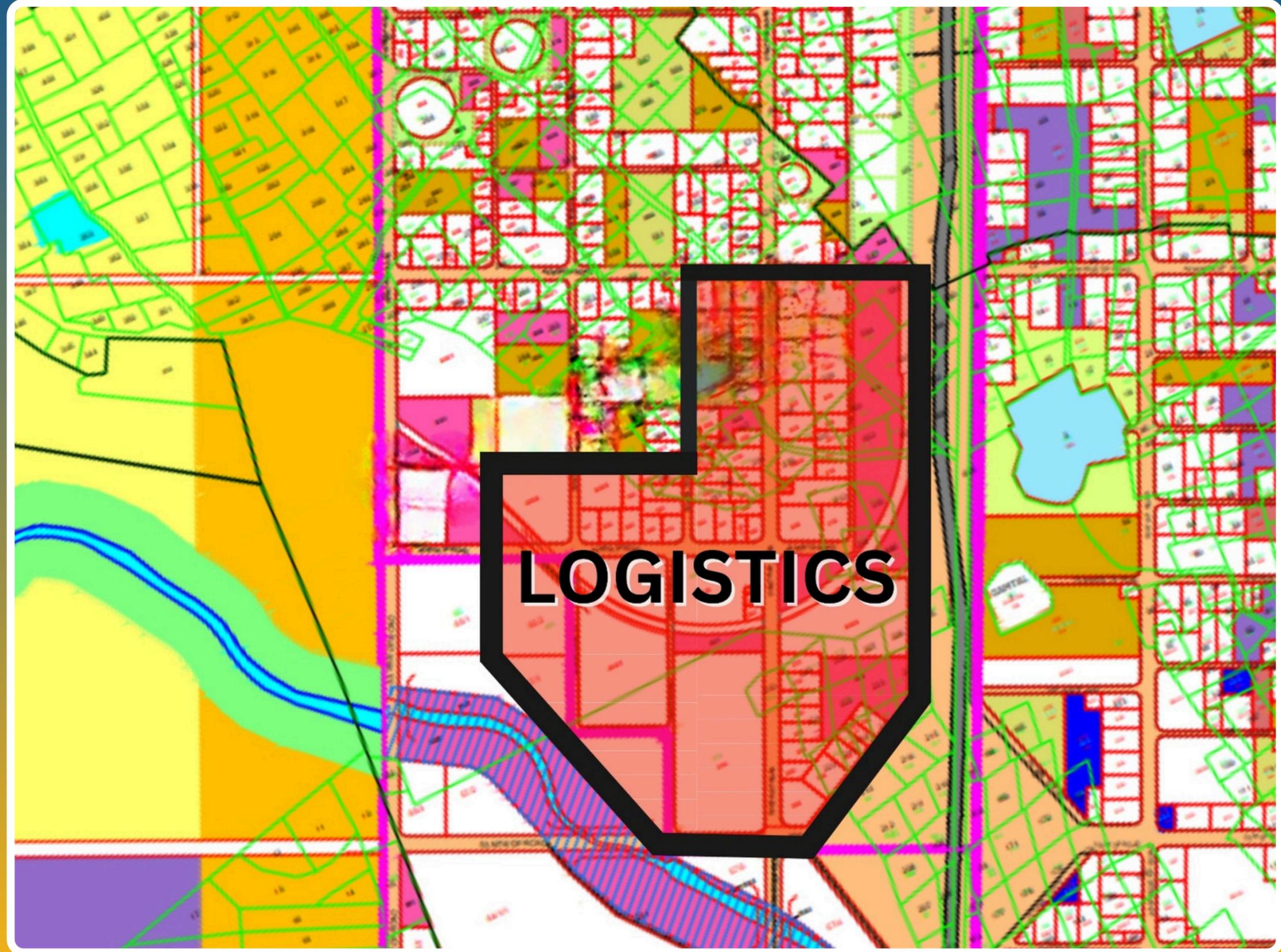


# SANDHIDHA 191 & ACTIVATION ZONE OVERVIEW

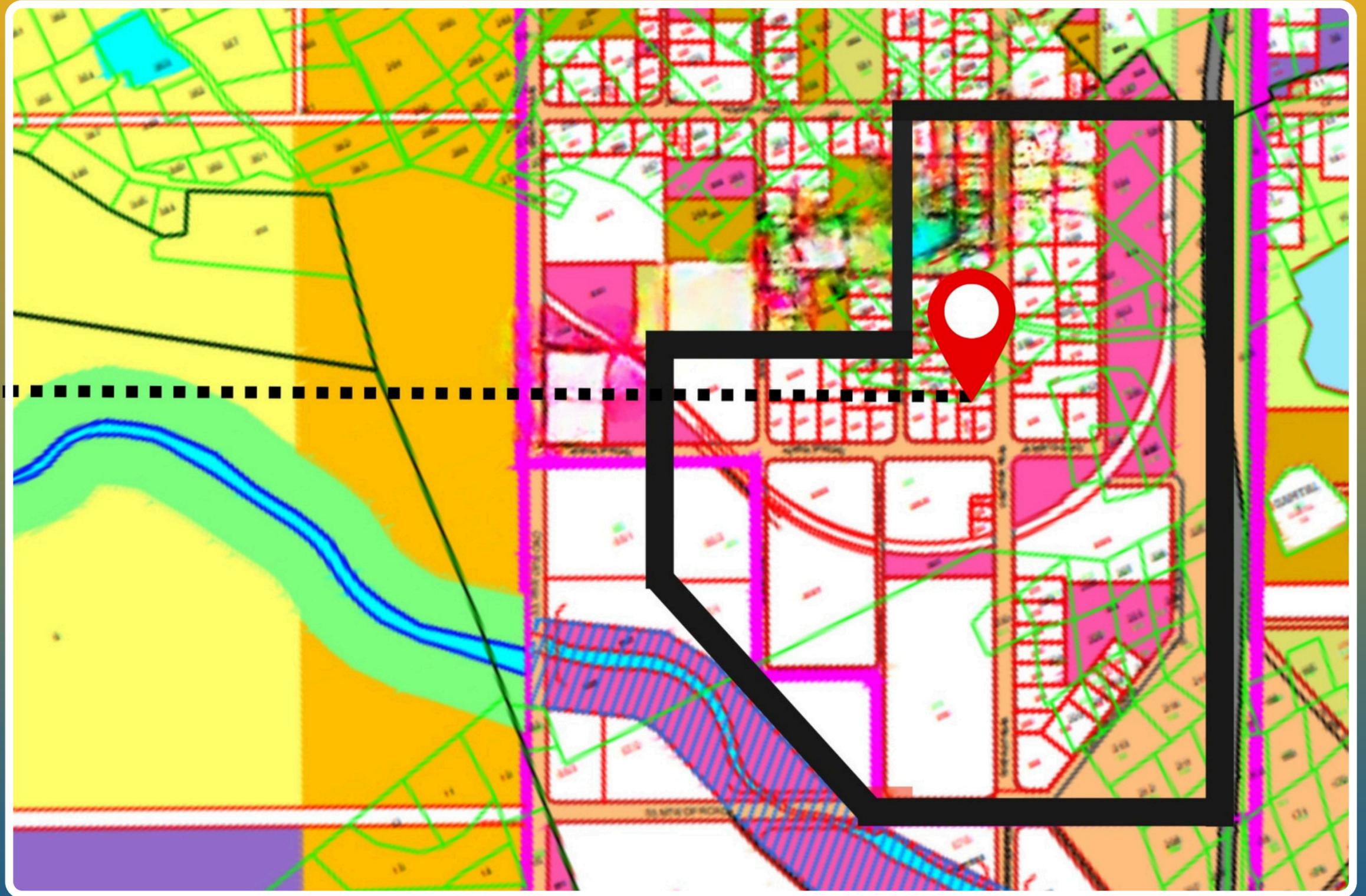


## LOGISTICS FOCUS AREAS

Dholera SIR is planned over a total land area of 920 sq km, with about 580 sq km designated as developable urban land, and within this, the logistics zone itself occupies less than 0.1% of the total area.



# SANDHIDA 191 LOGISTICS LOCATION MAP



# SANDHIDA PLOT NO 191



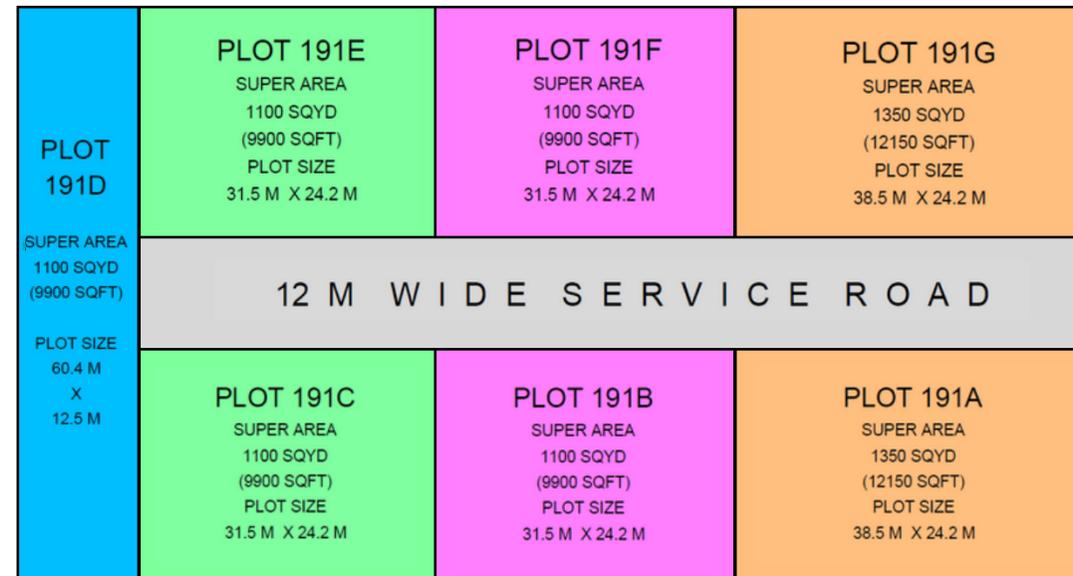
The image displays a detailed site plan for the Sandhida area. The central focus is Plot No. 191, which is highlighted in green. The plan shows a grid of plots, many of which are numbered in red. Key roads include 30 MTR TP ROAD, 48 MTR TP ROAD, and 55 MTR DP ROAD. A railway station, labeled 'DHOLERA RAILWAY STATION', is shown on the right side of the plan, with a train passing through it. A 'DHOLERA EXPRESSWAY' is also indicated on the right. The map includes various plot numbers such as R38, R39, R40, 191, 192, 193, 194, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

# SANDHIDA 191 LAYOUT



PLOT NO 220

PLOT NO 208



PLOT NO 188

55 METER  
WIDE D P ROAD



PLOTS NO 191  
LOGISTICS  
DHOLERA

## Draft General Development Control Regulations (DGDCR)

**Table 10-7:** Development Control Regulations for Logistic Zone

SR NO	MINIMUM ROAD ROW (METRES)	MAXIMUM FAR	MAXIMUM GROUND COVERAGE AS PERCENT OF PLOT AREA	MAXIMUM BUILDING HEIGHT	MINIMUM SETBACKS (FRONT-REAR-BOTH SIDES)	PERMITTED USE PREMISES	CONDITIONAL USE SUBJECT TO SPECIAL PERMIT FROM DSIRDA
<b>LOGISTIC</b>							
1	18 and above	1	30%	25m	6 m from all four sides	Integrated Logistics Hub, Container Freight Station, Warehouse, Go-down, Inland Container Depot, Petrol/CNG/LPG station,	The following uses may be permitted subject to approval of a special permit on a case-by-case basis: • Broadcasting towers and line-of-site relay devices for telephonic, radio or television communications  The following uses and structures shall be permitted as ancillary uses to the main use of the building provided their name, location and size (if applicable) is indicated in the site plan submitted for approval: 1.Devices for generation of non- conventional energy, such as solar

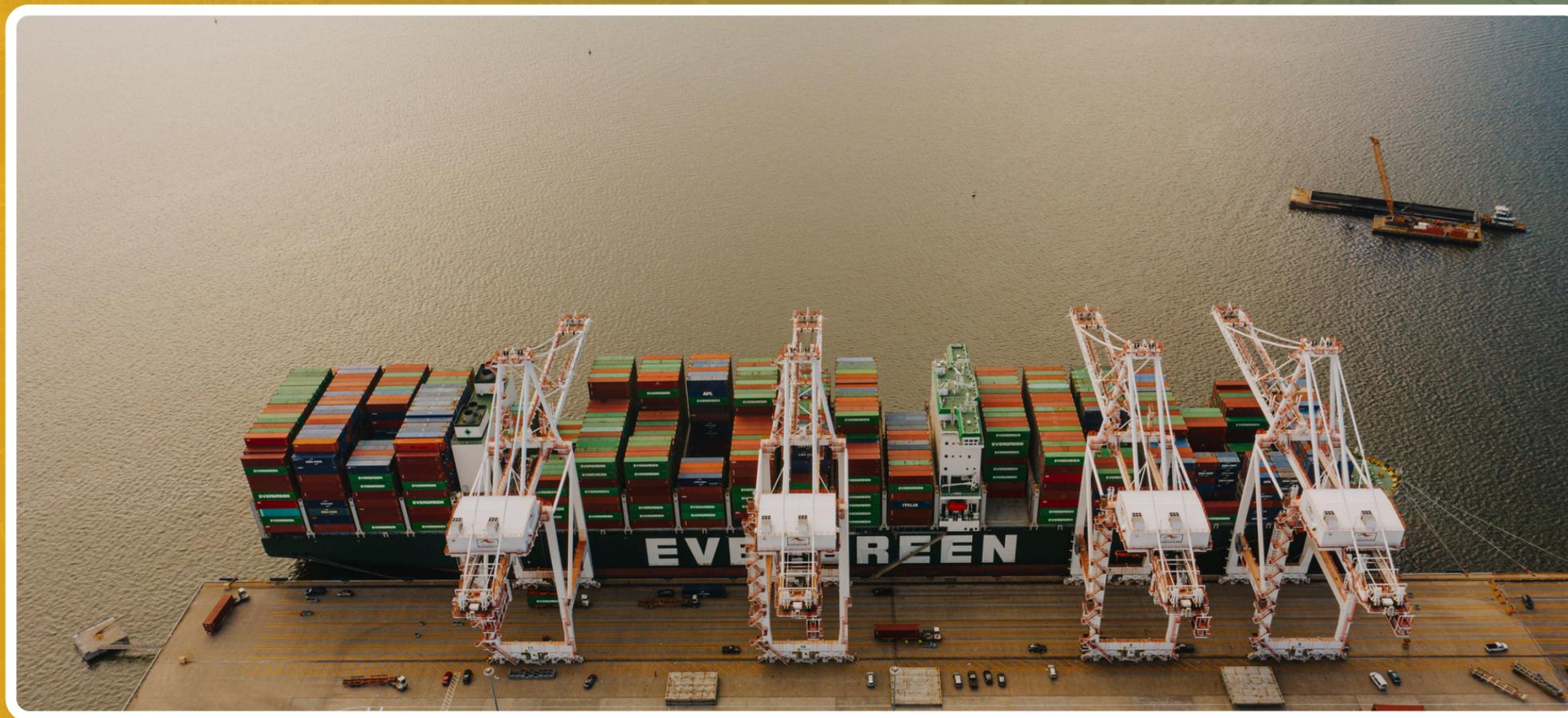


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# GET IN TOUCH WITH US

We'd love to hear from you ! Whether you have a question about our services, need assistance, or just want to share feedback – we're here to help.



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