



LANDMARK RISING

Redefining Dholera's Architecture

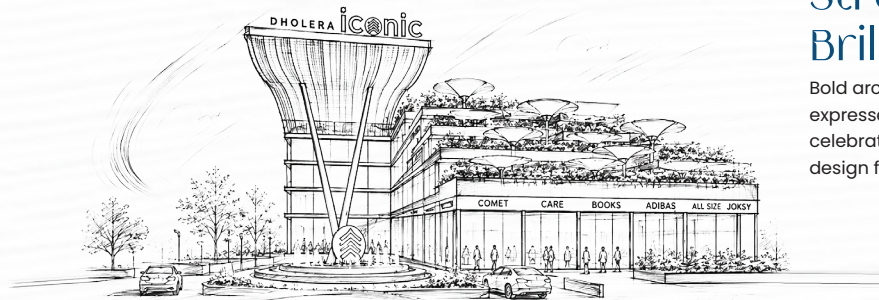
DHOLERA
iconic

Offices | Showrooms | Retail Spaces

Engineered for Excellence. Designed to Inspire.

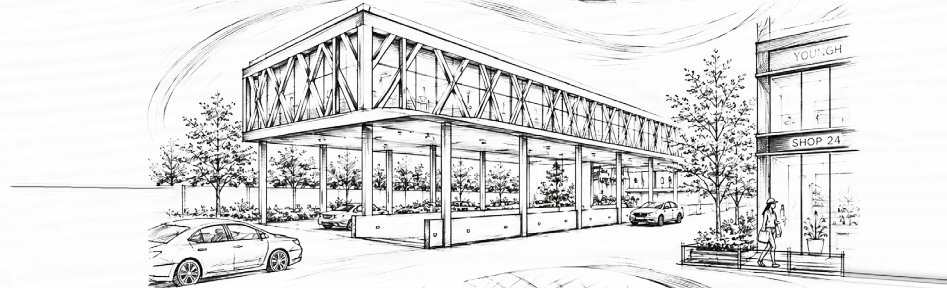
Landmark Architecture

An iconic design language that creates a powerful visual identity and establishes a lasting destination presence.



Structural Brilliance

Bold architectural frameworks expressed with sophistication, celebrating engineering as a design feature.

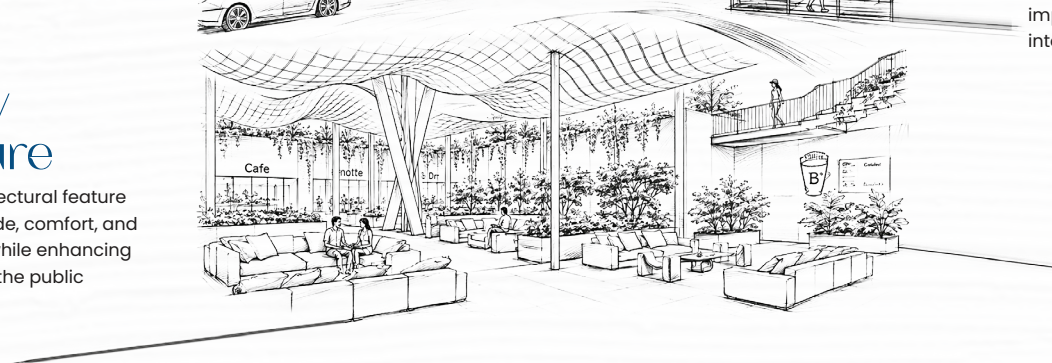


Grand Arrival

A distinguished arrival experience designed to create a memorable first impression, seamlessly guiding visitors into a refined commercial environment.

Canopy Sculpture

A signature architectural feature that provides shade, comfort, and visual character while enhancing the experience of the public realm below.



Designed for Visionaries. Built for Legacy.

At the heart of India's first Greenfield Smart City, ICONIC is envisioned as a landmark destination where business ambition meets future potential. Thoughtfully designed to inspire growth and create lasting value, it offers a distinguished address in one of the nation's most transformative growth corridors.



Shyam group

A Legacy Rooted in Vision.

Since 2011, Shyam Group has contributed to Dholera SIR's transformation through developments shaped by vision and integrity. From Dholera Global City, Shyam Serene, Shyam Villa, and Smart City Dholera 3 to other defining developments across Dholera SIR, each project reflects unwavering commitment to quality, trust, and enduring value.

15 Lakh

Sq. Ft. Developed

Transparency

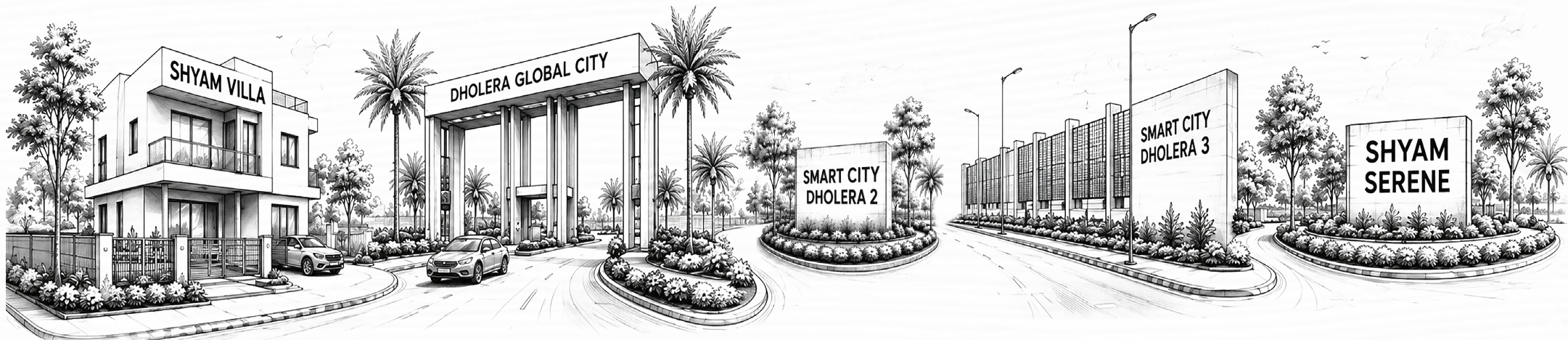
in Every Commitment

35 Lakh

Sq. Ft. Vision by 2030

Trusted

Across Generations



Why Dholera SIR Is More Than Just a Location.

Conceived by Prime Minister Narendra Modi during his tenure as Chief Minister of Gujarat, Dholera is India's first greenfield smart city: Planned from the ground up for industry, innovation, commerce, and sustainable growth. Unlike conventional cities, Dholera is being engineered with a clear vision, creating tomorrow's infrastructure today to support the industries, enterprises, and opportunities of the future.



6

TOWN PLANNING
SCHEMES

153 Sq. Km

PHASE-1 DEVELOPMENT
AREA

920 Sq. Km

TOTAL PLANNED
AREA

₹610 Cr

2026 INFRASTRUCTURE
ALLOCATION

As infrastructure takes shape and industry continues to expand, Dholera is positioning itself among India's most compelling destinations for business, investment, and long-term growth.



THE CENTRE OF SMART CITY OPERATIONS.

The ABCD (Administration and Business Centre for Dholera) Building is one of the first fully operational facilities in Dholera Special Investment Region, serving as the central hub for city administration, business support, and public services. Equipped with advanced digital infrastructure and an integrated command-and-control system, it enables real-time city operations and efficient urban management. The facility also functions as a dedicated business and investor facilitation centre, providing seamless access to government departments, support services, and key administrative functions under one roof. By integrating smart city monitoring, public services, and technology-driven operations, the ABCD Building reflects Dholera's commitment to creating a connected, efficient, and future-ready smart city environment.

ACTUAL IMAGE

Activation Zone

Located within Dholera's Activation Area, Iconic stands at the centre of a rapidly evolving industrial and infrastructure corridor. With leading enterprises, expanding urban networks, and major developments in proximity, it occupies one of the most strategically connected locations in the region.




AHMEDABAD—DHOLERA EXPRESSWAY

The Expressway Redefining Regional Connectivity

The 109 km Ahmedabad–Dholera Expressway connects Ahmedabad to Dholera in just 45 minutes, offering seamless access to Dholera SIR and the upcoming Dholera International Airport. Integrated with the Delhi–Mumbai Industrial Corridor, it strengthens connectivity and accelerates Dholera's growth as a leading destination for industry, business, and investment.

More than a route, it is a strategic link connecting Dholera to its next phase of growth.

ACTUAL IMAGE



INFRASTRUCTURE WITH INTENT

From mobility and energy to urban planning and public infrastructure, each investment contributes to a city built for scale, resilience, and future readiness.



DHOLERA SMART CITY



**4 LANE EXPRESS HIGHWAY
AHMEDABAD-DHOLERA**



**INTERNATIONAL
AIRPORT**



**Semi High-Speed
Rail Project Approved**



**WORLD'S LARGEST
SOLAR PARK OF 5,000 MW**



**INDUSTRIAL
PARK**

CONNECTING MARKETS. POWERING PROGRESS.

Dholera International Airport stands as a significant milestone in the region's transformation, strengthening connectivity, accessibility, and economic potential while reinforcing Dholera's position as an emerging global destination.

As a vital part of the city's infrastructure ecosystem, the airport enhances access to business centres, industrial corridors, and international markets. Supporting both passenger travel and cargo operations, it facilitates the efficient movement of people, goods, and investments, contributing to a dynamic environment for commerce and enterprise.

Smart City Operations

Advanced systems supporting
real-time city management

Business Facilitation Hub

Dedicated support for enterprises
and investors

Integrated Public Services

Multiple administrative functions
under one roof

Digital Infrastructure

Technology-enabled environment
for efficient operations

**First successful trial landing completed at Dholera International Airport,
paving the way for global passenger and cargo connectivity.**



ACTUAL IMAGE

Smart Infrastructure Beneath the Surface

Dholera's smart infrastructure goes beyond what is visible. An integrated underground network manages wastewater collection, treatment, and recycling, transforming used water into a valuable resource for reuse. By reducing dependence on freshwater and promoting sustainable resource management, Dholera ensures efficient urban operations, environmental responsibility, and long-term city resilience.



Utility Integration

Connected underground networks



Power Reliability

Consistent utility delivery



Future Readiness

Built for evolving demands



Smart Operations

Technology-enabled management



Sustainable Systems

Efficient resource planning



Digital Backbone

Seamless connectivity infrastructure

A future-ready utility system designed to support seamless urban growth and efficient city operations.



A Vision Sculpted in Architecture.

At ICONIC, architecture is not merely about creating spaces, it is about shaping experiences.

Designed as a new-age commercial destination, ICONIC seamlessly blends business, leisure, wellness, and social interaction into a single integrated environment. Open courtyards, landscaped terraces, vibrant café zones, wellness spaces, and thoughtfully curated gathering areas transform the conventional commercial experience into something far more engaging and memorable.





Offices | Showrooms Retail Spaces

Purpose-built spaces for productivity, business growth, and customer engagement

Architectural Presence

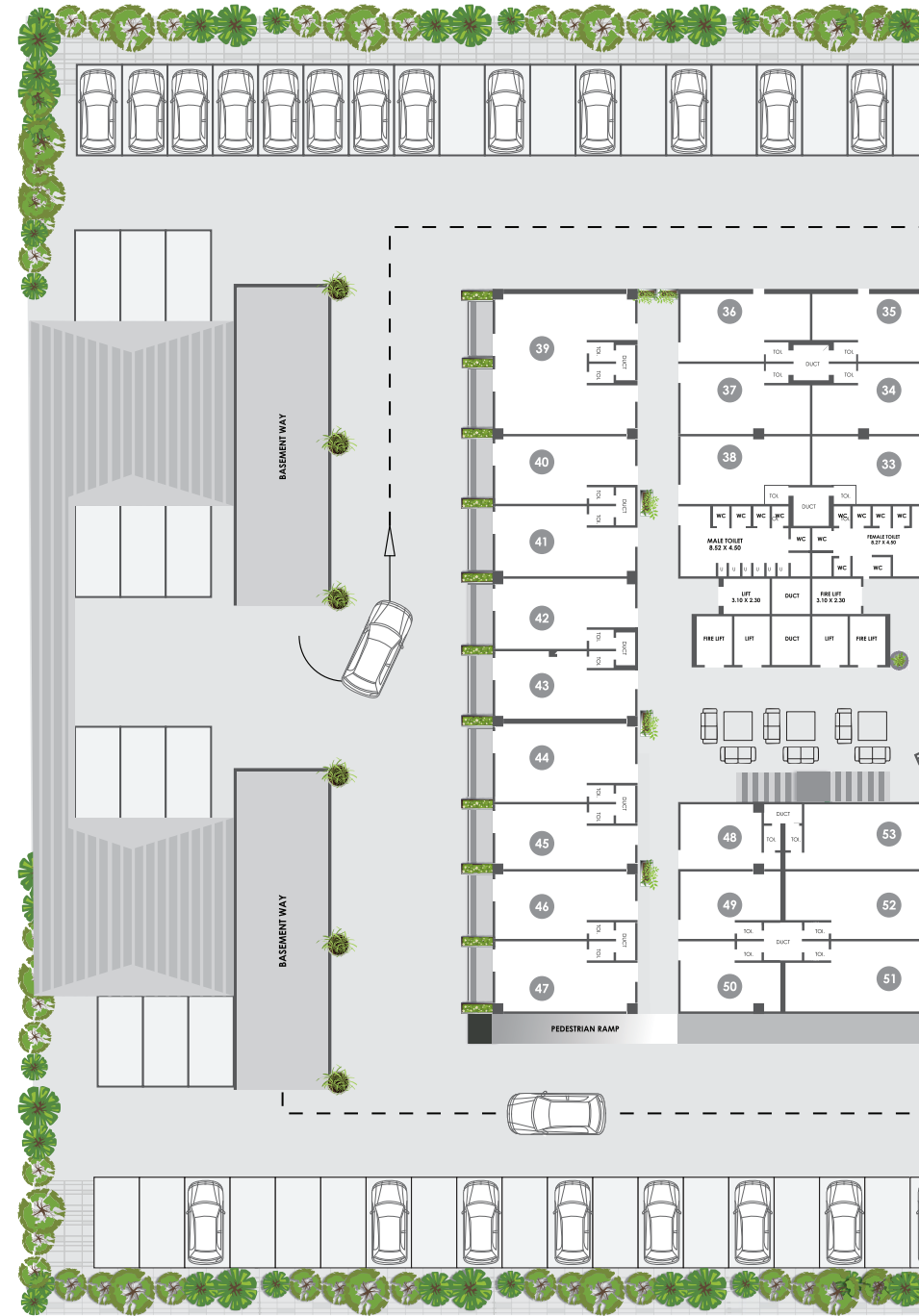
A commanding design language that creates a recognizable identity within Dholera's evolving.

Future-Focused Development

Designed to adapt, evolve, and support the needs of tomorrow's businesses.

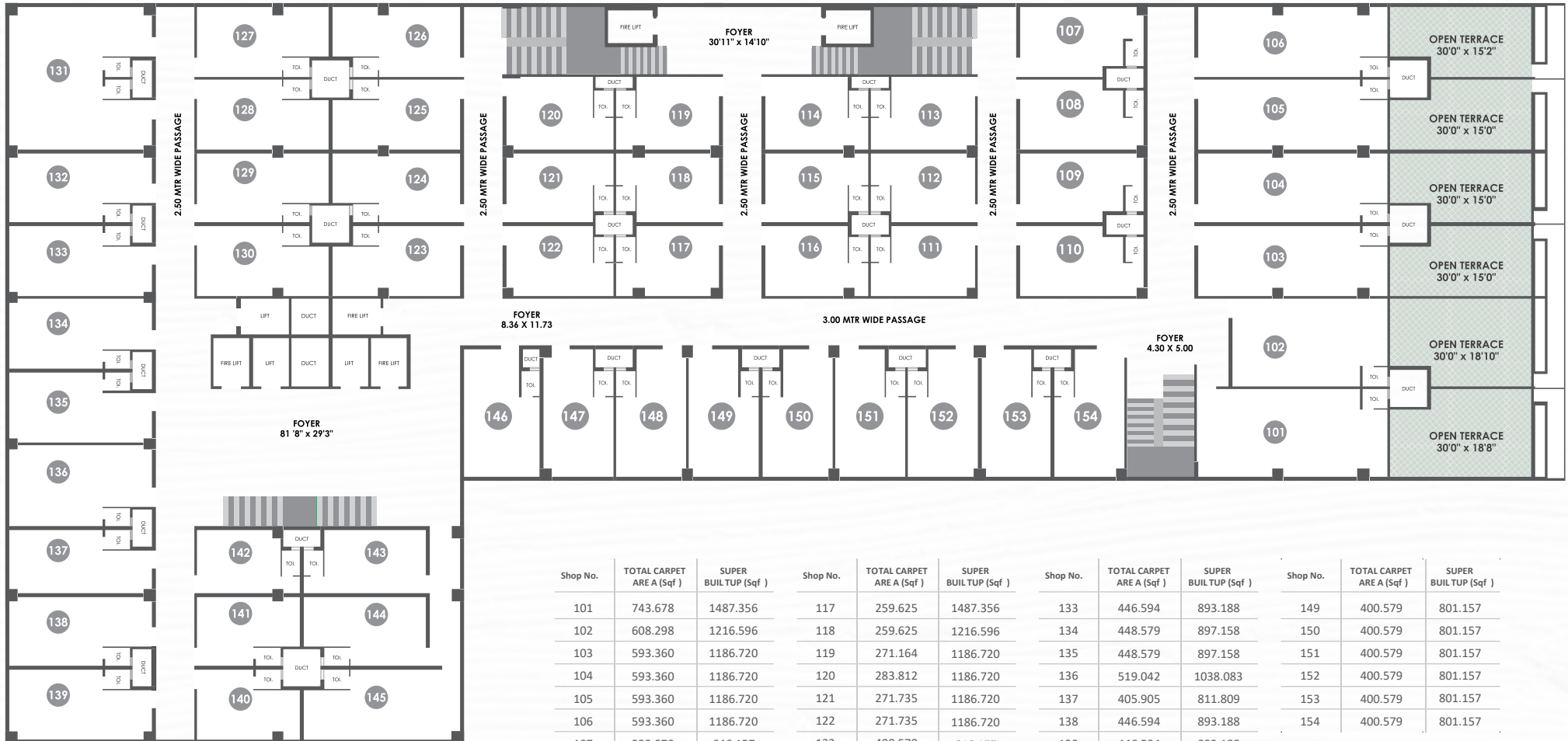
LAYOUT PLAN

Shop No.	TOTAL CARPET AREA (Sqft)	SUPER BUILTUP (Sqft)	Shop No.	TOTAL CARPET AREA (Sqft)	SUPER BUILTUP (Sqft)
1	593.121	1186.242	34	400.579	801.157
2	593.121	1186.242	35	400.579	801.157
3	473.235	946.470	36	412.688	825.376
4	473.235	946.470	37	412.688	825.376
5	473.235	946.470	38	412.688	825.376
6	473.235	946.470	39	916.014	1832.029
7	412.688	825.376	40	446.594	893.188
8	412.688	825.376	41	446.594	893.188
9	412.688	825.376	42	448.579	897.158
10	412.688	825.376	43	448.579	897.158
11	517.236	1034.471	44	519.042	1038.083
12	517.236	1034.471	45	405.905	811.809
13	259.625	519.251	46	446.594	893.188
14	259.625	519.251	47	446.594	893.188
15	259.625	519.251	48	235.971	471.941
16	259.625	519.251	49	323.078	646.157
17	259.625	519.251	50	323.078	646.157
18	259.625	519.251	51	490.188	980.376
19	259.625	519.251	52	490.188	980.376
20	259.625	519.251	53	387.414	774.829
21	259.625	519.251	54	400.579	801.157
22	259.625	519.251	55	400.579	801.157
23	271.164	542.328	56	400.579	801.157
24	271.164	542.328	57	400.579	801.157
25	259.625	519.251	58	400.579	801.157
26	259.625	519.251	59	400.579	801.157
27	259.625	519.251	60	400.579	801.157
28	259.625	519.251	61	400.579	801.157
29	271.164	542.328	62	400.579	801.157
30	283.812	567.624	63	400.579	801.157
31	271.735	543.469	64	400.579	801.157
32	271.735	543.469	65	400.579	801.157
33	400.579	801.157	66	400.579	801.157
			67	758.429	1516.857





1ST FLOOR PLAN



Shop No.	TOTAL CARPET ARE A (Sqf)	SUPER BUIL TUP (Sqf)
101	743.678	1487.356
102	608.298	1216.596
103	593.360	1186.720
104	593.360	1186.720
105	593.360	1186.720
106	593.360	1186.720
107	323.078	646.157
108	323.078	646.157
109	323.078	646.157
110	323.078	646.157
111	259.625	519.251
112	259.625	519.251
113	271.164	542.328
114	271.164	542.328
115	259.625	519.251
116	259.625	519.251

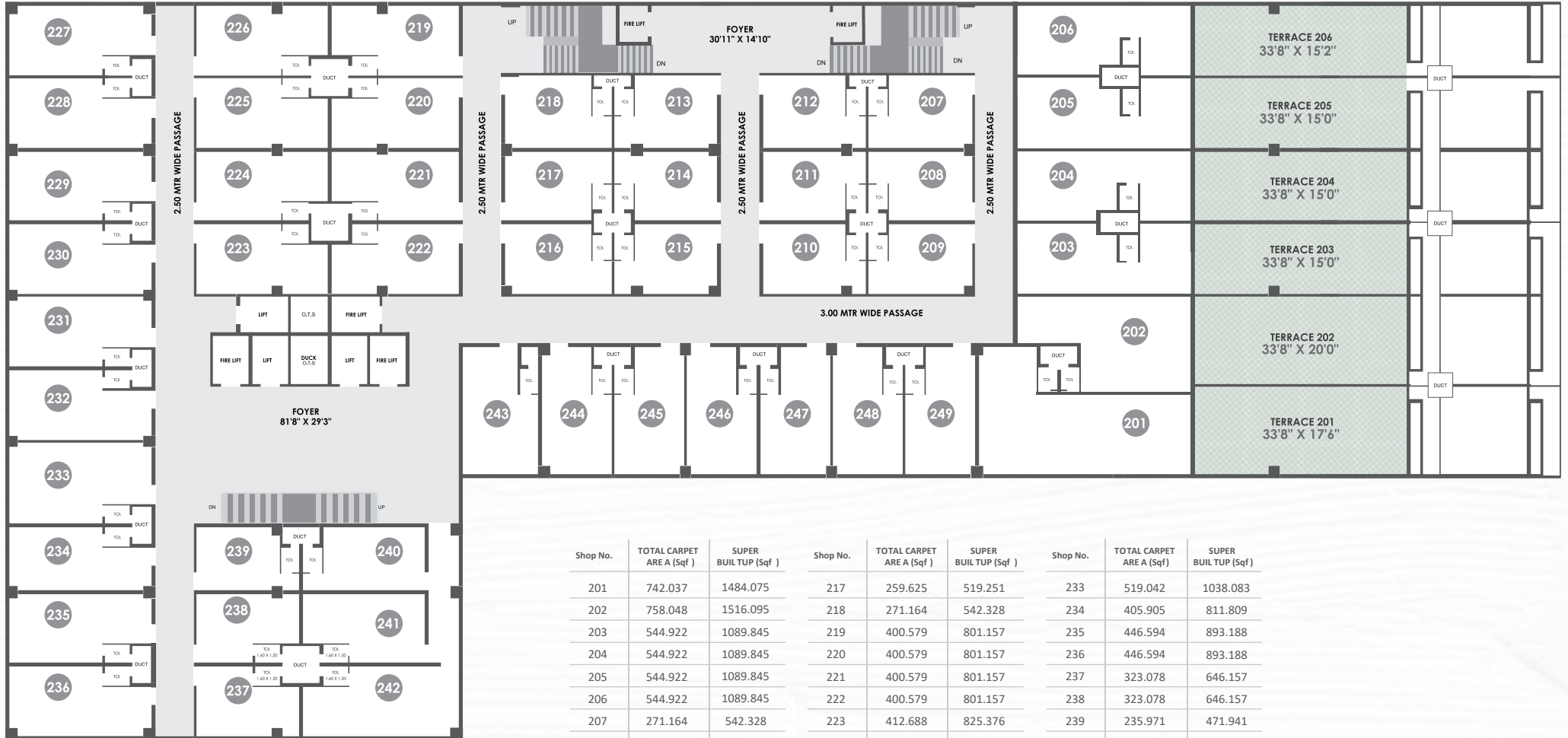
Shop No.	TOTAL CARPET ARE A (Sqf)	SUPER BUIL TUP (Sqf)
117	259.625	519.251
118	259.625	519.251
119	271.164	542.328
120	283.812	567.624
121	271.735	543.470
122	271.735	543.470
123	400.579	801.157
124	400.579	801.157
125	400.579	801.157
126	400.579	801.157
127	412.688	825.376
128	412.688	825.376
129	412.688	825.376
130	412.688	825.376
131	916.014	1832.028
132	446.594	893.188

Shop No.	TOTAL CARPET ARE A (Sqf)	SUPER BUIL TUP (Sqf)
133	446.594	893.188
134	448.579	897.158
135	448.579	897.158
136	519.042	1038.083
137	405.905	811.809
138	446.594	893.188
139	446.594	893.188
140	323.078	646.157
141	323.078	646.157
142	235.971	471.941
143	289.680	579.360
144	382.172	764.345
145	490.188	980.376
146	437.966	875.932
147	400.579	801.157
148	400.579	801.157

Shop No.	TOTAL CARPET ARE A (Sqf)	SUPER BUIL TUP (Sqf)
149	400.579	801.157
150	400.579	801.157
151	400.579	801.157
152	400.579	801.157
153	400.579	801.157
154	400.579	801.157



2ND FLOOR PLAN



Shop No.	TOTAL CARPET ARE A (Sqf)	SUPER BUIL TUP (Sqf)	Shop No.	TOTAL CARPET ARE A (Sqf)	SUPER BUIL TUP (Sqf)	Shop No.	TOTAL CARPET ARE A (Sqf)	SUPER BUIL TUP (Sqf)
201	742.037	1484.075	217	259.625	519.251	233	519.042	1038.083
202	758.048	1516.095	218	271.164	542.328	234	405.905	811.809
203	544.922	1089.845	219	400.579	801.157	235	446.594	893.188
204	544.922	1089.845	220	400.579	801.157	236	446.594	893.188
205	544.922	1089.845	221	400.579	801.157	237	323.078	646.157
206	544.922	1089.845	222	400.579	801.157	238	323.078	646.157
207	271.164	542.328	223	412.688	825.376	239	235.971	471.941
208	259.625	519.251	224	412.688	825.376	240	289.680	579.360
209	259.625	519.251	225	412.688	825.376	241	382.172	764.345
210	271.164	542.328	226	412.688	825.376	242	490.188	980.376
211	259.625	519.251	227	446.594	893.188	243	437.966	875.932
212	271.164	542.328	228	446.594	893.188	244	400.579	801.157
213	259.625	519.251	229	446.594	893.188	245	400.579	801.157
214	259.625	519.251	230	446.594	893.188	246	400.579	801.157
215	259.625	519.251	231	448.579	897.158	247	400.579	801.157
216	259.625	519.251	232	448.579	897.158	248	400.579	801.157
						249	400.579	801.157



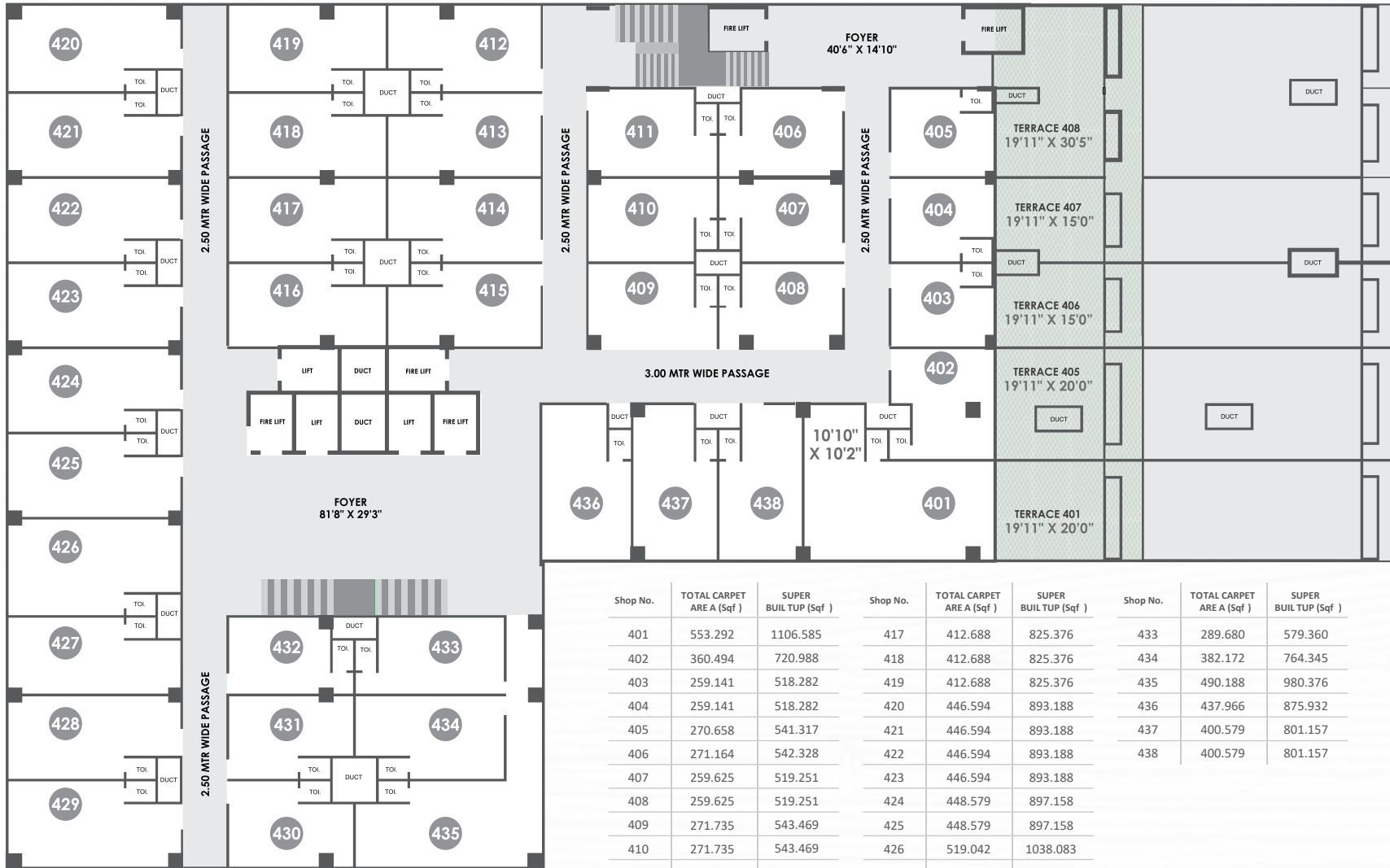
3RD FLOOR PLAN



Shop No.	TOTAL CARPET AREA (Sqf)	SUPER BUIL TUP (Sqf)	Shop No.	TOTAL CARPET AREA (Sqf)	SUPER BUIL TUP (Sqf)	Shop No.	TOTAL CARPET AREA (Sqf)	SUPER BUIL TUP (Sqf)
301	996.034	1992.069	317	412.688	825.376	333	289.680	579.360
302	914.374	1828.748	318	412.688	825.376	334	382.172	764.345
303	657.298	1314.595	319	412.688	825.376	335	490.188	980.376
304	657.298	1314.595	320	446.594	893.188	336	437.966	875.932
305	686.511	1373.022	321	446.594	893.188	337	400.579	801.157
306	271.164	542.328	322	446.594	893.188	338	400.579	801.157
307	259.625	519.251	323	446.594	893.188			
308	259.625	519.251	324	448.579	897.158			
309	271.735	543.469	325	448.579	897.158			
310	271.735	543.469	326	519.042	1038.083			
311	283.812	567.624	327	405.905	811.809			
312	400.579	801.157	328	446.594	893.188			
313	400.579	801.157	329	446.594	893.188			
314	400.579	801.157	330	323.078	646.157			
315	400.579	801.157	331	323.078	646.157			
316	412.688	825.376	332	235.971	471.941			



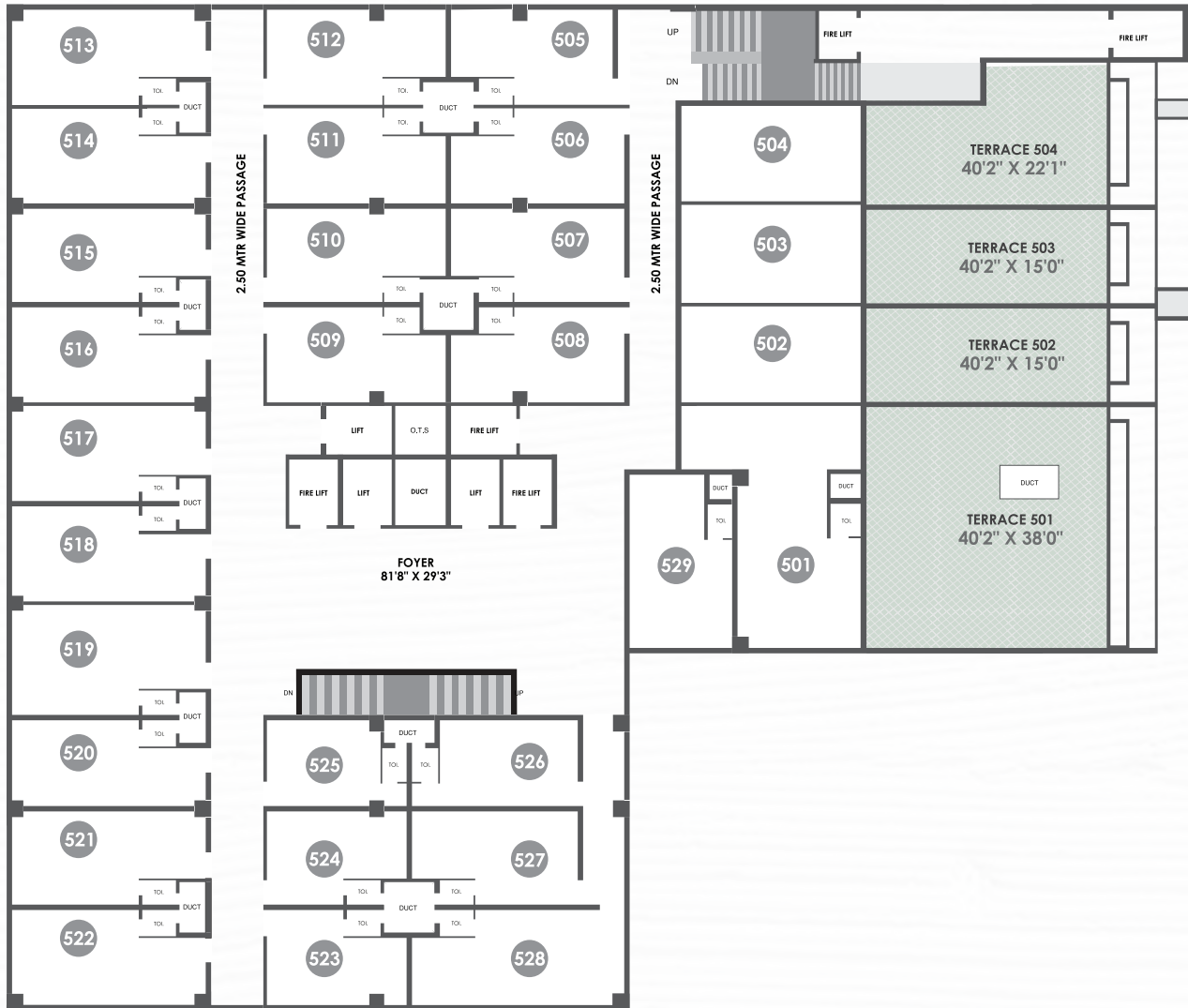
4TH FLOOR PLAN



Shop No.	TOTAL CARPET ARE A (Sqf)	SUPER BUIL.TUP (Sqf)	Shop No.	TOTAL CARPET ARE A (Sqf)	SUPER BUIL.TUP (Sqf)	Shop No.	TOTAL CARPET ARE A (Sqf)	SUPER BUIL.TUP (Sqf)
401	553.292	1106.585	417	412.688	825.376	433	289.680	579.360
402	360.494	720.988	418	412.688	825.376	434	382.172	764.345
403	259.141	518.282	419	412.688	825.376	435	490.188	980.376
404	259.141	518.282	420	446.594	893.188	436	437.966	875.932
405	270.658	541.317	421	446.594	893.188	437	400.579	801.157
406	271.164	542.328	422	446.594	893.188	438	400.579	801.157
407	259.625	519.251	423	446.594	893.188			
408	259.625	519.251	424	448.579	897.158			
409	271.735	543.469	425	448.579	897.158			
410	271.735	543.469	426	519.042	1038.083			
411	283.812	567.624	427	405.905	811.809			
412	400.579	801.157	428	446.594	893.188			
413	400.579	801.157	429	446.594	893.188			
414	400.579	801.157	430	323.078	646.157			
415	400.579	801.157	431	323.078	646.157			
416	412.688	825.376	432	235.971	471.941			



5TH FLOOR PLAN



Shop No.	TOTAL CARPET ARE A (Sqf)	SUPER BUILTUP (Sqf)
501	656.060	1312.119
502	373.938	747.876
503	373.938	747.876
504	390.557	781.115
505	400.579	801.157
506	400.579	801.157
507	400.579	801.157
508	400.579	801.157
509	412.688	825.376
510	412.688	825.376
511	412.688	825.376
512	412.688	825.376
513	446.594	893.188
514	446.594	893.188
515	446.594	893.188
516	446.594	893.188
517	448.579	897.158
518	448.579	897.158
519	519.042	1038.083
520	405.905	811.809
521	446.594	893.188
522	446.594	893.188
523	323.078	646.157
524	323.078	646.157
525	235.971	471.941
526	289.680	579.360
527	382.172	764.345
528	490.188	980.376
529	437.966	875.932



Amenities Designed Around Modern Business

A well-designed commercial destination extends beyond offices and retail spaces. At ICONIC, every amenity has been carefully considered to support convenience, efficiency, and everyday comfort.

From dedicated dining spaces and seamless vertical connectivity to advanced safety systems and visitor-friendly infrastructure, each element contributes to a workplace environment that functions effortlessly.



Amenities



Cafe Corner

A welcoming setting for informal meetings, networking, and daily refreshments.



Tiffin Eating Space

Dedicated dining areas designed for everyday comfort and convenience.



Goods & Passenger Lift

Efficient movement of people and materials across all levels.



DG Set for Common Areas

Reliable power backup for uninterrupted common area operations.



CCTV Monitoring

Round-the-clock surveillance for enhanced safety and oversight.



Ample Parking Space

Convenient parking provisions for occupants and visitors.



Fire Fighting System

Comprehensive safety infrastructure integrated throughout the development.

An Integrated Experience



Bringing convenience, accessibility, and functionality together through thoughtful planning.



Beyond the Workplace

Open-air environments introduce greater flexibility to the daily experience, supporting interaction, wellbeing, and moments of pause. Framed by landscaped surroundings and open views, these spaces encourage meaningful conversations, fresh perspectives, and a more balanced rhythm throughout the day, enriching the overall experience of the development.

The Crown of ICONIC

Sweeping across the development with a fluid and elegant form, the canopy is one of ICONIC's most distinctive design features.

Conceived as more than a visual statement, it creates a continuous layer of comfort and protection across key public spaces, enhancing the experience of arrival, movement, and gathering throughout the development. By moderating sunlight and creating shaded outdoor environments, the canopy encourages greater use of the open spaces that define ICONIC's character.

Its sculptural profile complements the stepped structure below, creating a sense of rhythm and continuity across the entire development. Throughout the day, shifting patterns of light and shadow bring depth and movement to the spaces beneath, enriching the atmosphere while reinforcing the project's unique identity.





Crafted for Performance. Defined by Quality.

The quality of a commercial destination is often revealed in the details that support its everyday performance.

At ICONIC, every material, finish, and system has been thoughtfully selected to deliver durability, functionality, and lasting value. From high-quality flooring and finishes to reliable electrical systems and efficient vertical transportation, each specification contributes to an environment designed for long-term use and comfort.



Exterior & Architecture

- Parametric Main Facade
- Double-Glazed Glass Facade
- CNC Metal Railings

Commercial Advantage

- 4.35m Ground Floor Height
- Toughened Glass Shop Front
- Dedicated Power Connection

Common Areas

- Premium Lobby Flooring
- Reception Desk
- Lift Lobby

Smart & Sustainable

- High-Speed Elevators
- Solar-Ready Infrastructure
- Water Recycling System
- EV Charging Provision
- 24x7 CCTV Surveillance
- Smart Operations

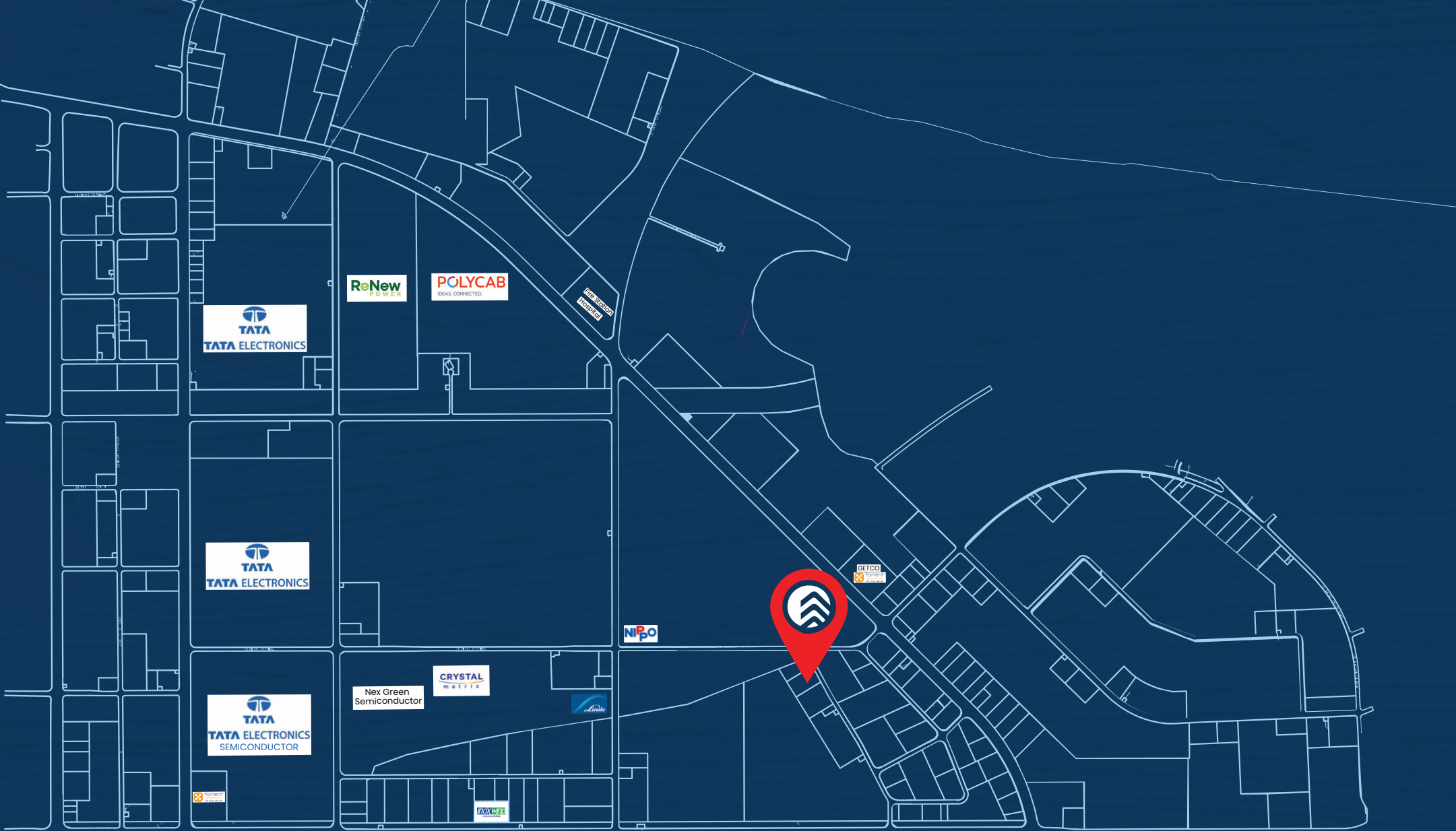
The Right Location for Tomorrow's Opportunities

Located within Dholera's Activation Zone, ICONIC offers direct access to the infrastructure, industries, and investments driving India's most ambitious smart city. As Dholera emerges as a hub for manufacturing, innovation, and commerce, ICONIC places businesses at the centre of growth and opportunity.

With rapid infrastructure development and increasing investments, now is the ideal time to be part of Dholera's transformation. ICONIC offers a strategic opportunity to invest early and grow alongside the city's future.



INVEST IN
THE FUTURE.
INVEST AT THE
RIGHT TIME.



Surrounded by Infrastructure. Driven by Growth.

The Companies That Have Invested In Dholera

Global leaders and industry pioneers choosing Dholera as their destination for growth and innovation.





DEVELOPERS BY
SHYAM INFRA

PROJECT BY:



DHOLERA જાતલન SHYAM GROUP

Email: info@shyamgroups.co.in | Website: www.shyamgroups.co.in

Call us now +91 85 11 33 22 00

www.gujrerar1.gujarat.gov.in

RERA Reg. No.: PWGJ/AHMEDABAD/DHOLERA/DSIRDA/CAA16655/010426/310330

Guidelines & Terms

1. Booking of the commercial unit shall be confirmed only upon receipt of the required booking amount as per the agreed payment schedule.
2. Possession of the unit shall be handed over only after full and final settlement of all dues payable by the purchaser.
3. Stamp duty, registration charges, gst, maintenance charges, legal charges, utility connection charges, and any other statutory charges shall be borne by the purchaser.
4. Any future taxes, levies, cess, or charges imposed by central, state, or local government authorities shall be payable by the purchaser.
5. All payments shall be made strictly as per the payment schedule agreed between the purchaser and the developer.
6. Delay in payment shall attract interest as per applicable regulations and the terms of the agreement for sale.
7. The developer reserves the right to make necessary changes in plans, elevations, specifications, amenities, or common areas as required by statutory authorities or for overall project enhancement.
8. Commercial units shall be utilized only for activities permitted by the competent authorities and in accordance with applicable regulations.
9. No structural alterations, external modifications, or changes affecting the façade, elevation, or structural stability of the building shall be permitted without prior written approval.
10. Parking spaces are allotted solely for the convenience of unit owners and users and shall remain subject to the rules framed by the management.
11. Common areas, passages, lobbies, staircases, and other shared facilities shall remain under the control and management of the association/management body.
12. Infrastructure facilities including roads, water supply, drainage, power supply, and digital connectivity shall be provided as per approved plans and statutory norms.
13. All illustrations, layouts, floor plans, dimensions, and visual representations in this brochure are artistic impressions and are indicative in nature.
14. This brochure is intended solely for information purposes and does not constitute a legal offer, contract, or agreement.
15. All disputes arising out of the transaction shall be subject to the jurisdiction of the competent courts as specified in the agreement for sale.



Architect
Urvish Patel



Structural Engineer
Kunj Patel



Consultant
Nimisha Bhatt