

1st RERA approved project of Dholera SIR

GREENERA GARDENVILLA

Premium Residential Project



1ST



RERA NUMBER: PR/GJ/AHMEDABAD/DHANDHUKA/OTHERS/PAA07425/050920



India's 1st

IGBC Certified
Platinum Rated
Ready to live
Global
Industrial
Smart City

Dholera SIR

91,790Ha

Total Area
920 sq km

20Lakh

Population
expected

827k

New jobs
expected

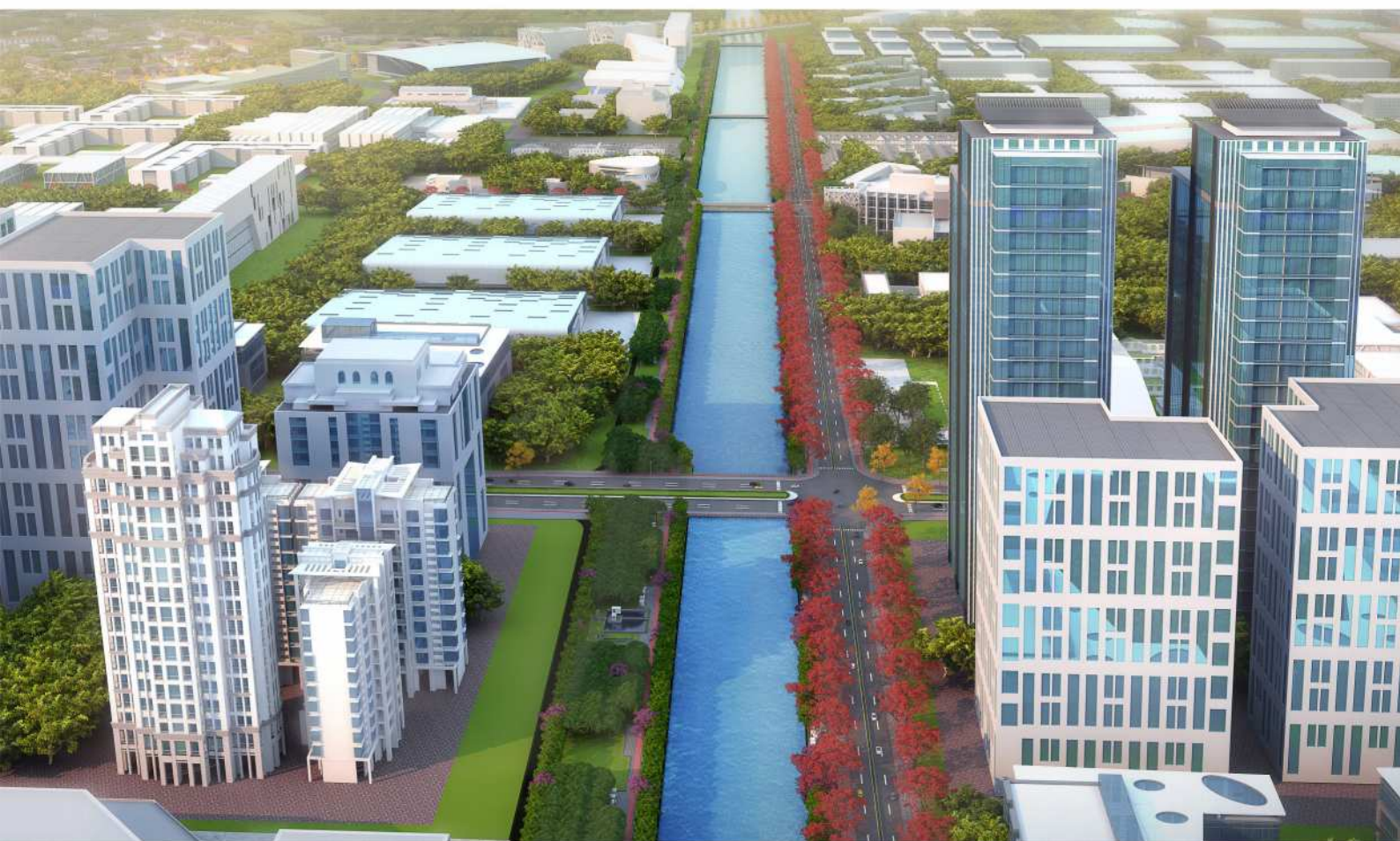
SALIENT FEATURES

4 Way Connectivity

Plug & Play Infrastructure

12 Different Zones

World-Class Facilities



WHAT MAKES **Dholera SIR** SPECIAL?



Smart Infrastructure



Roads with ICT Duct

Road, Cycle Tracks, Footpaths, Trees & Plants



WTP, STP, CETP

100% Domestic Waste Collection, 100% Industrial Effluent Collection

Smart Technology



Pollution Sensors

Air sensors, Meteorological sensors, Water sensors



Smart Grid Sensors

Smart Meters, Sensors on Distribution Lines

Smart Utilities



Water Harvesting

100% Rainwater Collection, Open Storm Canal with Recreational Spaces



Waste Management & Recycling

100% Recycle and Reuse of Waste Water

Smart Communication



Communication

ICT enabled infrastructure City
WiFi Integrated city



Traffic Sensors

Traffic Cameras, Sensors On Vehicals, Sensors on Ambulances

Other Smart City Facilities

Central Spine 250 mtr Wide	Shaded (Green) Pedestrian	Road design based on IRC
Metro Rail Transit System	Traffic Management	Dig-Free Development
Mono Rail Transit System	Storm Water Management	LED street lights
Dedicated Cycle Track	Security & Surveillance	Roads 12 to 70mt wide(4 & 6 lanes)

Minimum Plot Sizes for buildings

Building Type	Minimum Plot Size
Low Rise Apartment	500 sqm
Multi-story Apartment	2000 sqm
Row House	200 sqm
Villa	300 sqm
Night Shelter / Dharamshala	500 sqm



This is section of road with utilities as constructed at Dholera SIR site.

Dholera SIR includes these 22 villages

- | | | | | | |
|-------------|------------|----------------------|----------------|---------------|--------------|
| 1. Ambali | 5. Gorasu | 9. Khun | 13. Sandhida | 17. Zankhi | 21. Sangasar |
| 2. Kadipur | 6. Cher | 10. Bhimtalav | 14. Panchi | 18. Mingalpur | 22. Hebatpur |
| 3. Bhadiyad | 7. Otariya | 11. Rahtalav | 15. Mahadevpur | 19. Bavalyari | |
| 4. Gogla | 8. Dholera | 12. Mundi | 16. Bhangadh | 20. Sodhi | |



GAP

THE PIONEER REALTOR **INSIDE Dholera SIR**

 **1st**
Project in
Dholera
SIR 

 **1st**
Project in
Activation
Zone 

 **1st**
Open Plot Project
with Ready
Possession 

 **1st**
RERA
Approved
Project 

ABOUT GAP

GAP Group is one of the fastest growing infrastructure development company in western India, with special focus on Dholera SIR the dream project of our Prime Minister.



Our Vision

We aspire to be recognized as a company delivering services with time, quality and ethics. We wish to contribute to generate employment, opportunities & infrastructure which can help different sectors to grow. We want to create better infrastructure for better Life.

SEEING IS BELIEVING



We conducted 250+ Dholera SIR visits with 1500+ people from

10

Countries

20

States

60

Cities

25

Sectors



Tireless efforts to spread maximum awareness about Dholera SIR through various mediums updated to Shri Amitabh Kant, CEO, Niti Ayog.

HEAR IT FROM PEOPLE



Dhaval Patel

- Toronto, Canada

Work procedure is so transparent, it took 30 minutes to me to decide and invest with them from Toronto, Canada. I would certainly recommend GAP to anybody looking for investment in Dholera SIR.



Uchharang Jethwa

- Ex. VP RIL, Mumbai

I have been Regular investor of Real estate But they have won my heart with their Professionalism.



International Youth leader for Climate change Award 2018, Manhattan, NY, USA

Amrish Parajiya receiving prestigious award for awareness campaign "Seeing is Believing" of India's first Green field Platinum rated Smart City - Dholera SIR

PROJECT LOCATION



Activation Zone

**GREENERA
GARDENVILLA**



FP NO : 87, TP 2A, Bhimtalav, Activation Zone, Dholera SIR

PROJECT LAYOUT



Plot No	Plot Size			Plot No	Plot Size		
	Sq Yard	Sq Mtr	Sq Ft		Sq Yard	Sq Mtr	Sq Ft
01	392	328	3528	23, 24	580	485	5223
02 to 13	358	299	3223	25, 26	359	300	3229
14	683	571	6150	27	531	444	4779
15, 16	359	300	3229	28	579	484	5207
17,18	580	485	5223	29	858	717	7718
19 to 22	359	300	3229				

IMPORTANT NOTES:

- [A] Booking amount shall be Rs.1,00,000/- in Advance, and 30% of total plot value to be paid within a month.
- [B] Development charge Rs.600/- per Sq Yard will be extra and to be paid before registry of the plot.
- [C] Legal and documentation charges will be extra as actual.
- [D] Plot area includes 33.20% Super Built Up which is actual as per plan.
- [E] GST will be paid extra as actual applicable at the time of Registry of Plot.
- [F] Rates Effective From 10th, March 2022 and subject to change without any prior notice.

KEY FEATURES



**In front of Sports
& Recreation Zone**



**Near to
High Access Corridor**



**Beside
Authority Garden**



1.5KMS

from Regional Park
(30-40 HA)



3KMS

from Water
Creek



1KM

from Public
Facility

DEVELOPMENT HIGHLIGHTS

- Project Boundry wall
- Entrance Gate
- Security Cabin
- CCTV Camera in Common Area
- Streetlights
- Landscaping in COP area
- Children Play Area
- Senior Citizen Area
- Internal Road with Roadside Planation
- Underground Water Pipeline till Plot Boundry
- Underground Electric line till Common Electric Junction
- Underground Sewage line till Plot Boundry
- Underground ICT duct till Plot Boundary
- Soil Filling up to 1 meter below from Road Top Level
- The Company will maintain the project for 2 years beyond the date of completion of infrastructure work of its part

DEVELOPMENTS WE OFFER



* Pictures shown above are for reference purpose only. It will be as per our architectural design, which shall be published soon.



PROJECT BY: GREENERA INFRAWELL PVT LTD

MARKETED BY: GAP ASSOCIATES PVT LTD



Pioneer Realtor inside
Dholera SIR



Scan to know more

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