



GREENERA PRIME 2



RERA NUMBER : PR/GJ/AHMEDABAD/DHANDHUKA/OTHERS/PAA07841/311220



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

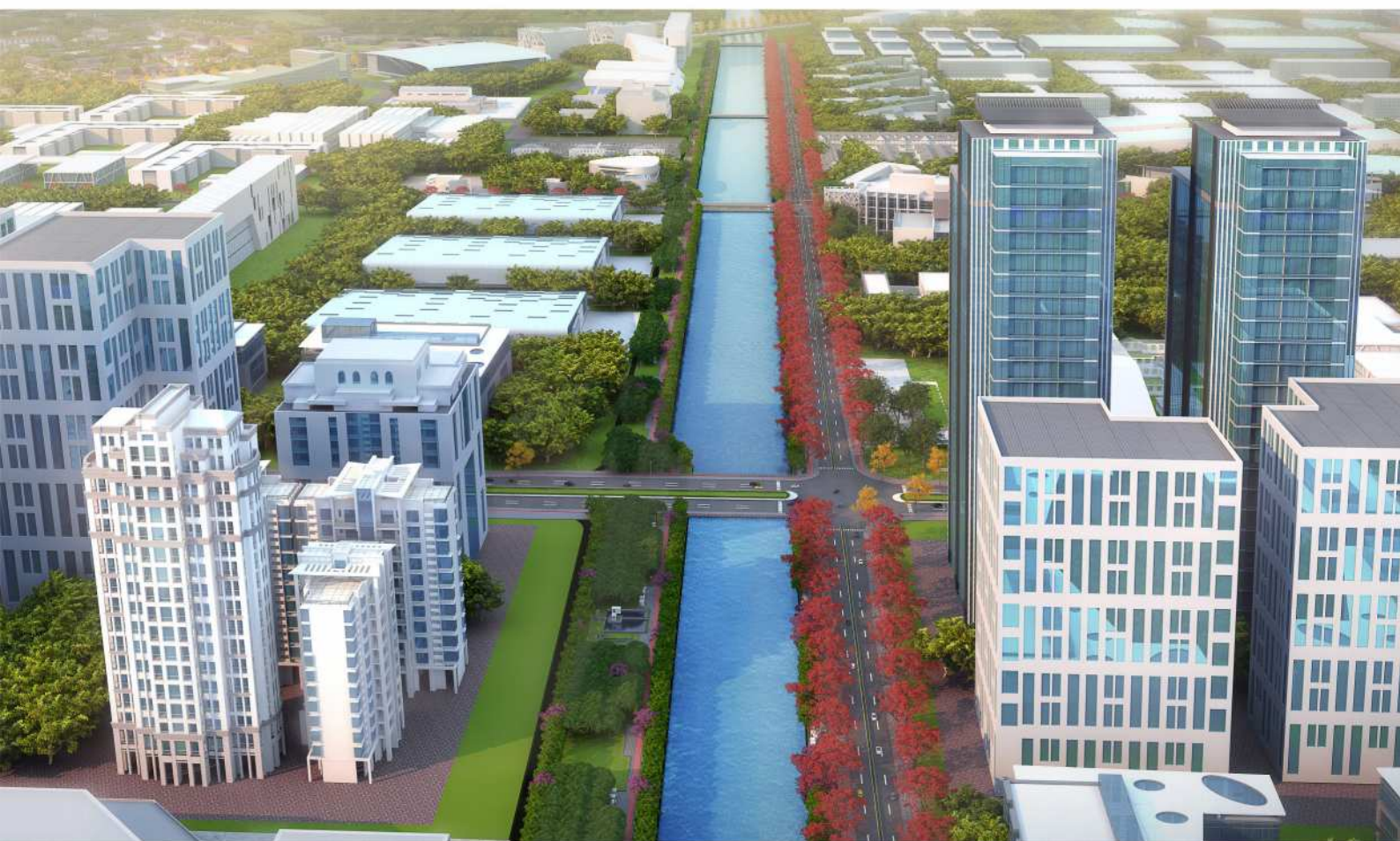
SALIENT FEATURES

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

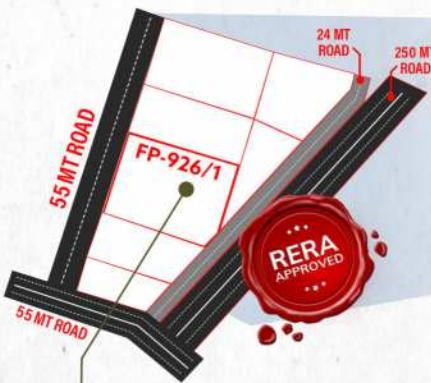
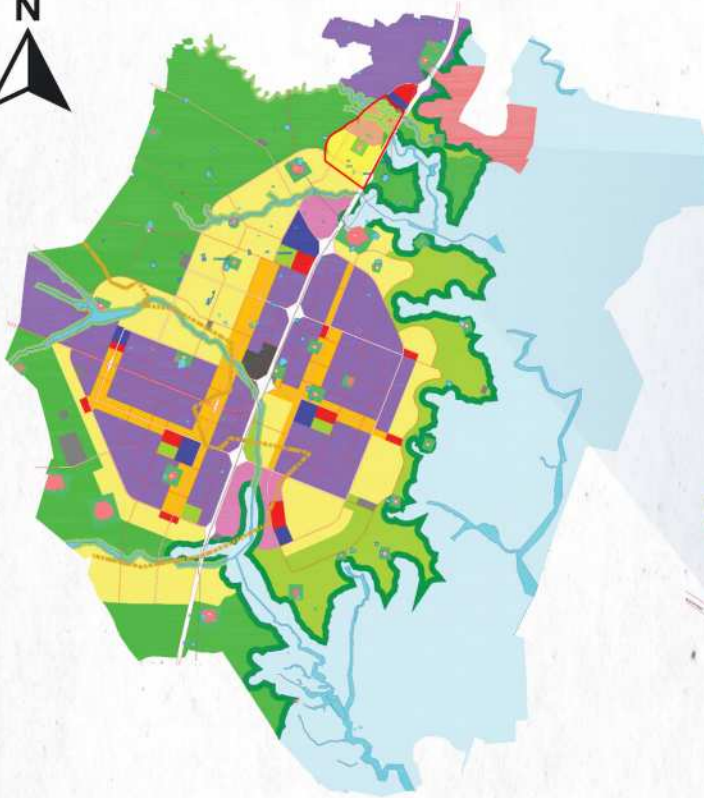
I have been Regular investor of Real estate But they have won my heart with their Professionalism.



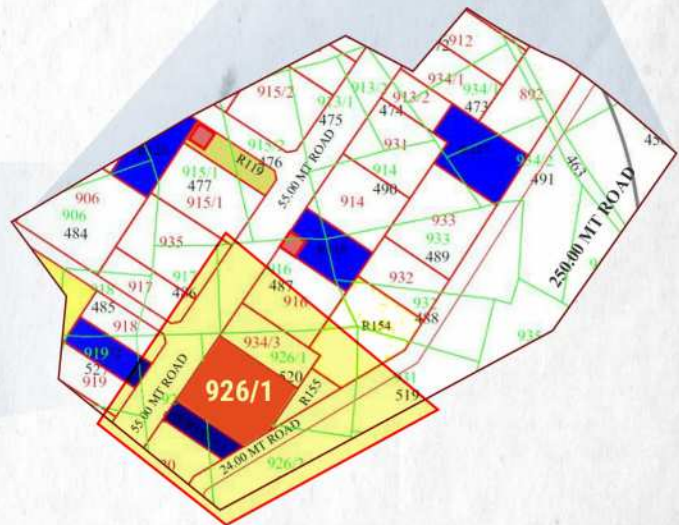
International Youth leader for Climate change Award 2018, Manhattan, NY, USA

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



**GREENERA
PRIME 2**



FP NO: 926/1, TP 1A -2, KADIPUR, Dholera SIR

PROJECT LAYOUT



RERA NUMBER: PR/GJ/AHMEDABAD/DHANDHUKA/OTHERS/PAA07841/311220

Plot No	Plot Size			Plot No	Plot Size		
	Sq Yard	Sq Mtr	Sq Ft		Sq Yard	Sq Mtr	Sq Ft
01	1198	1001	10779	13, 14	403	337	3624
02	1258	1051	11318	15, 16	461	385	4145
03	1321	1004	11887	17, 18	403	337	3624
04	1190	995	10714	19	408	341	3669
05	423	354	3806	20	515	431	4638
06	368	308	3314	21	485	406	4365
07 to 10	395	330	3557	22	377	315	3395
11	452	378	4070	23 to 28	415	347	3734
12	951	795	8561	29	400	335	3606

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 33.42% 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 01st, Jan 2022 and subject to change without any prior notice.

KEY FEATURES



**Adjoining
Neighborhood Park**



**Adjoining Central
Spine (820 feet)**



**First Start of
Residential Zone**



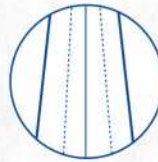
1.2KMS

from Knowledge &
IT Zone



2.5KMS

from City Centre
Zone



55MTR

on Road



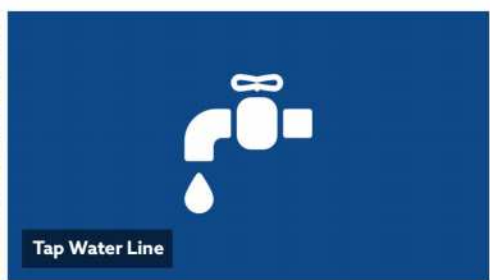
200MTR

from Metro
Rail

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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