



# GREENERA PRIME 1



# India's 1st

IGBC Certified
Platinum Rated
Ready to live
Global
Industrial
Smart City

# **Dholera SIR**

91,790на

20<sub>Lakh</sub>

827k

Total Area 920 sq km Population expected

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

Metro Rail Transit System

Mono Rail Transit System

**Dedicated Cycle Track** 

Shaded (Green) Pedestrian

Traffic Management

Storm Water Management

Security & Surveillance

Road design based on IRC

Dig-Free Development

LED street lights

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. Bhimtalay 14. Panchi 18. Mingalpur 22. Hebatpur 3. Bhadiyad 7. Otariya 11. Rahtalay 15. Mahadevpur 19. Bavalyari 8. Dholera 12. Mundi 16. Bhangadh 20. Sodhi 4. Gogla



# GAP THE PIONEER REALTOR INSIDE Dholera SIR









# **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

Countries

States

Sectors

## 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.



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



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

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

# **PROJECT LOCATION**





FP NO: 934/3, TP 1A-2, KADIPUR, Dholera SIR

# PROJECT LAYOUT



#### RERA NUMBER: PR/GJ/AHMEDABAD/DHANDHUKA/OTHERS/PAA07785/161220

Plot No	Plot Size			Plot No	Plot Size		
	Sq Yard	Sq Mtr	Sq Ft		Sq Yard	Sq Mtr	Sq Ft
01	1054	881	9483	11 to 17	377	315 ,	3393
02 to 08	377	315	3392	18	1054	881	9487
09, 10	480	401	4318				

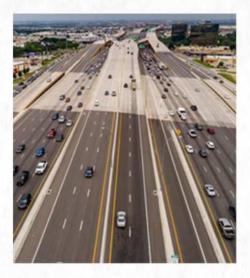
#### IMPORTANT NOTES:

- [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 30.21% 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



1.2 KMS

from Knowledge & IT Zone



2.5 KMS

from City Centre Zone



55MTR

on Road



200MTR

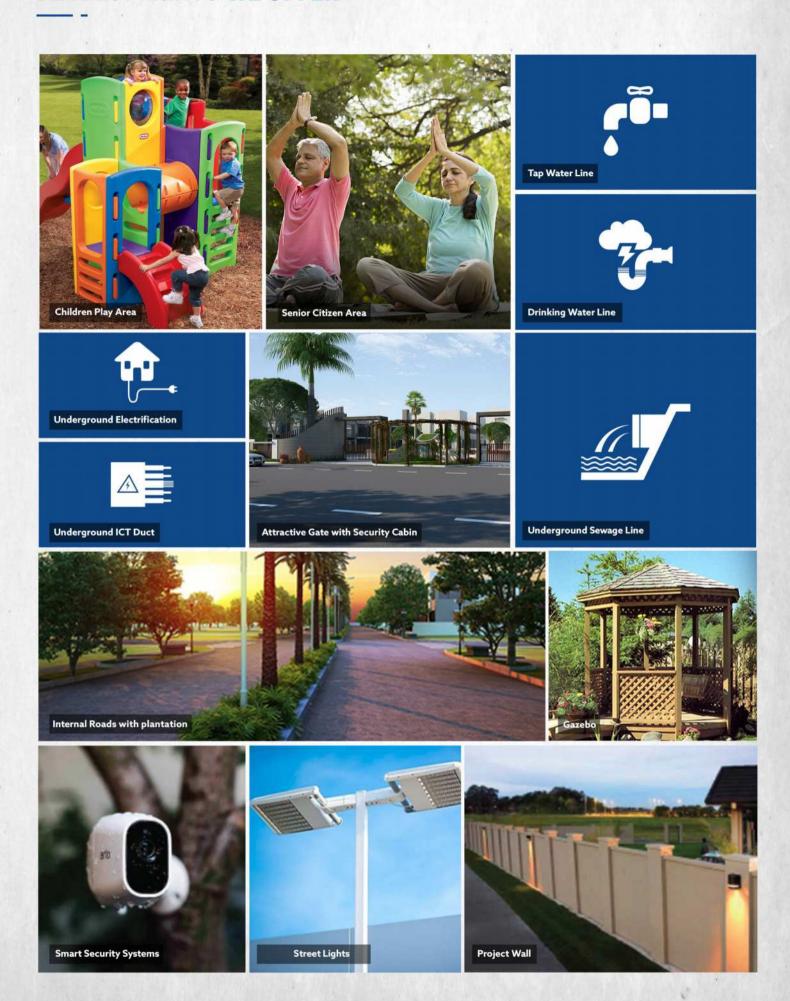
from Metro Rail

# 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**



<sup>\*</sup> 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

CORPORATE OFFICE

A-404, Tirupati Plaza, Near Collectrate, Athwa Gate, Surat, Gujarat - 395 001, INDIA

AHMEDABAD BRANCH 1024, Gala Empire, Opp: Doordarshan Metro ST, Drive In Rd, Thaltej, Ahmedabad, Gujarat 380052, INDIA



Scan to know more

#### **CONTACT US**

- +91 94088 08800, +91 261 2474888
- www.gapassociate.com
- info@gapassociate.com
   info@gap

#### **ARCHITECT**



Baseline Associates, Surat

**LEGAL ADVISOR** 

DSV LAW Firm, Surat

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