



# **GAP** **INDUSTRIAL PARK-1**





# India's 1<sup>st</sup>

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

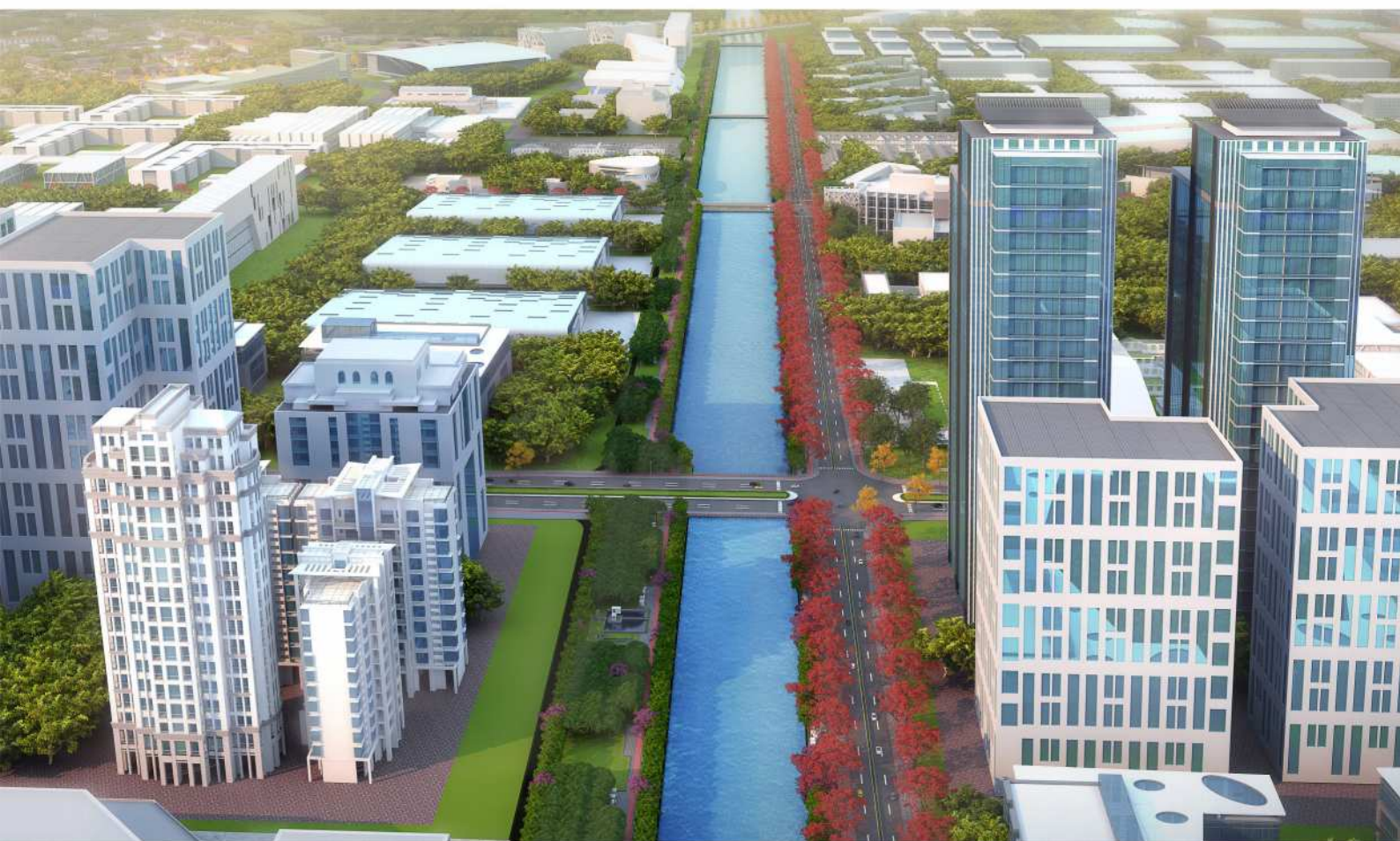
### SALIENT FEATURES

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

Emergency Management

LED street lights

Dedicated Cycle Track

Security & Surveillance

Roads 18 to 70mt wide(4 & 6 lanes)

## Minimum Plot Sizes for buildings

| Building Type                  | Minimum Plot Size |
|--------------------------------|-------------------|
| Industrial                     | 1000 sqm          |
| Non Grade A Office             | 8000 sqm          |
| Grade A Office                 | 12000 sqm         |
| Service Establishment/Workshop | 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**

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 **1<sup>st</sup>**  
Project in  
Dholera  
SIR 

 **1<sup>st</sup>**  
Project in  
Activation  
Zone 

 **1<sup>st</sup>**  
Open Plot Project  
with Ready  
Possession 

 **1<sup>st</sup>**  
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 300+ Dholera SIR visits with 2000+ 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.

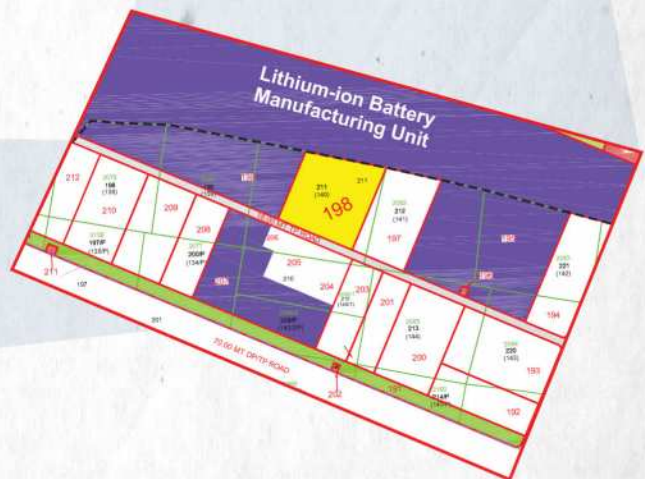
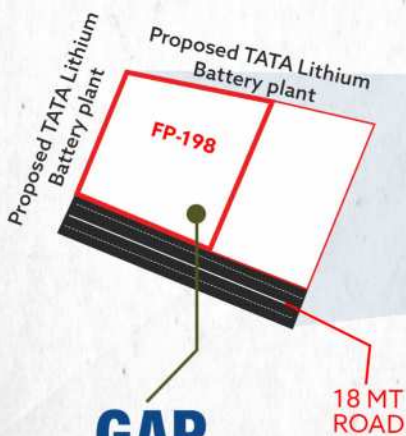
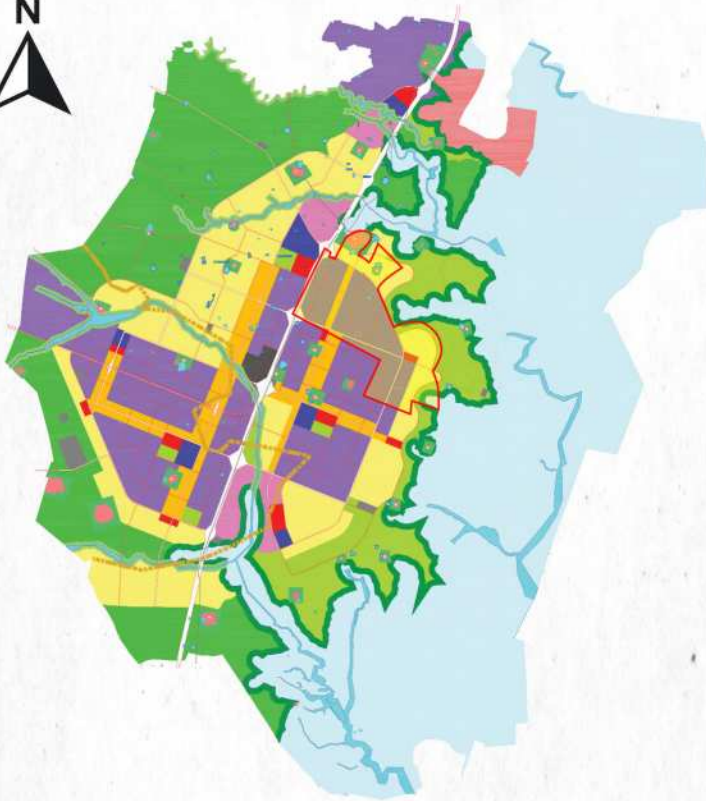


**International Youth leader for Climate change Award 2018, Manhattan, NY, USA**

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



**GAP**  
**INDUSTRIAL PARK-1**

FP NO : 198, TP 2A, MUNDI,  
NEAR TATA LITHIUM BATTERY PLANT, ACTIVATION ZONE, Dholera SIR

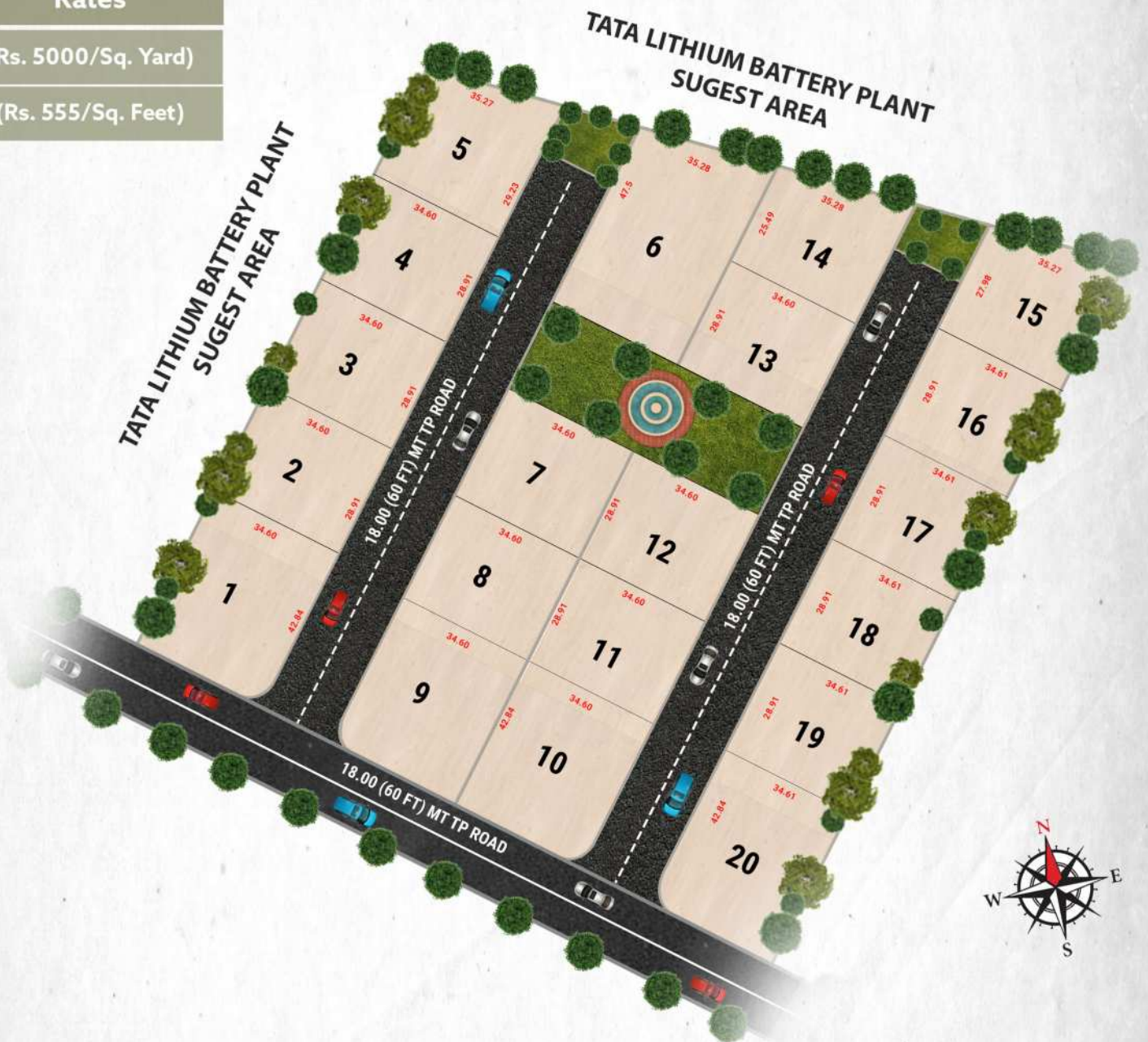


# PROJECT LAYOUT

## Rates

(Rs. 5000/Sq. Yard)

(Rs. 555/Sq. Feet)



| Plot No  | Plot Size |         |        | Plot No  | Plot Size |         |        |
|----------|-----------|---------|--------|----------|-----------|---------|--------|
|          | Sq. Yard  | Sq. Mtr | Sq. Ft |          | Sq. Yard  | Sq. Mtr | Sq. Ft |
| 1        | 2376      | 1986    | 21387  | 11 to 13 | 1622      | 1356    | 14604  |
| 02 to 04 | 1622      | 1356    | 14604  | 14       | 1623      | 1357    | 14608  |
| 5        | 1833      | 1532    | 16498  | 15       | 1762      | 1473    | 15865  |
| 6        | 2861      | 2392    | 25754  | 16 to 19 | 1623      | 1357    | 14608  |
| 7 to 8   | 1622      | 1356    | 14604  | 20       | 2377      | 1987    | 21393  |
| 9 to 10  | 2207      | 1846    | 19871  |          |           |         |        |

## IMPORTANT NOTES:

- [A] Booking amount shall be Rs.2,00,000/- in Advance and 30% of total plot value within a month time.
- [B] Development charge Rs.600/- per Sq Yard shall 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 22.31% Super Built Up which is actual as per plan.
- [E] GST will be charged extra and applicable at the time of Registry of Plot.
- [F] Rates Effective From 20th, April 2022 and subject to change without any prior notice.



# KEY FEATURES



**Adjacent to Tata  
Lithium Battery Plant**



**Near to Central  
Spine**



**Inside Activation  
Zone**



**3KMS**

from Residential  
Zone



**500MTR**

from Water  
Body



**500MTR**

from Community  
Park



**800MTR**

from High  
Access Corridor

## DEVELOPMENT HIGHLIGHTS

- Project Boundry wall
- Entrance Gate
- Security Cabin
- CCTV Camera in Common Area
- Parking in COP area
- Streetlights
- 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.



# GAP INDUSTRIAL PARK-1

**PROJECT BY: GAP ASSOCIATES PVT LTD**

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Pioneer Realtor inside  
◀ Dholera SIR ▶



Scan to know more

## 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

## CONTACT US

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☎ +91 94088 08800, +91 261 2474888

🌐 [www.gapassociate.com](http://www.gapassociate.com)

✉ [info@gapassociate.com](mailto:info@gapassociate.com)

## ARCHITECT

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Baseline Associates,  
Surat

## LEGAL ADVISOR

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DSV LAW Firm, Surat