

A PIONEER REALTOR INSIDE DHOLERA SIR

Presenting

GAP INDUSTRIAL PARK-1



1st
RERA
Approved
Industrial Project



inside
**DHOLERA
SIR**

: RERA Number :

PR/GJ/AHMEDABAD/DHANDHUKA/Others/PAA10173/110522

+91 94088 08800

www.gapassociate.com

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

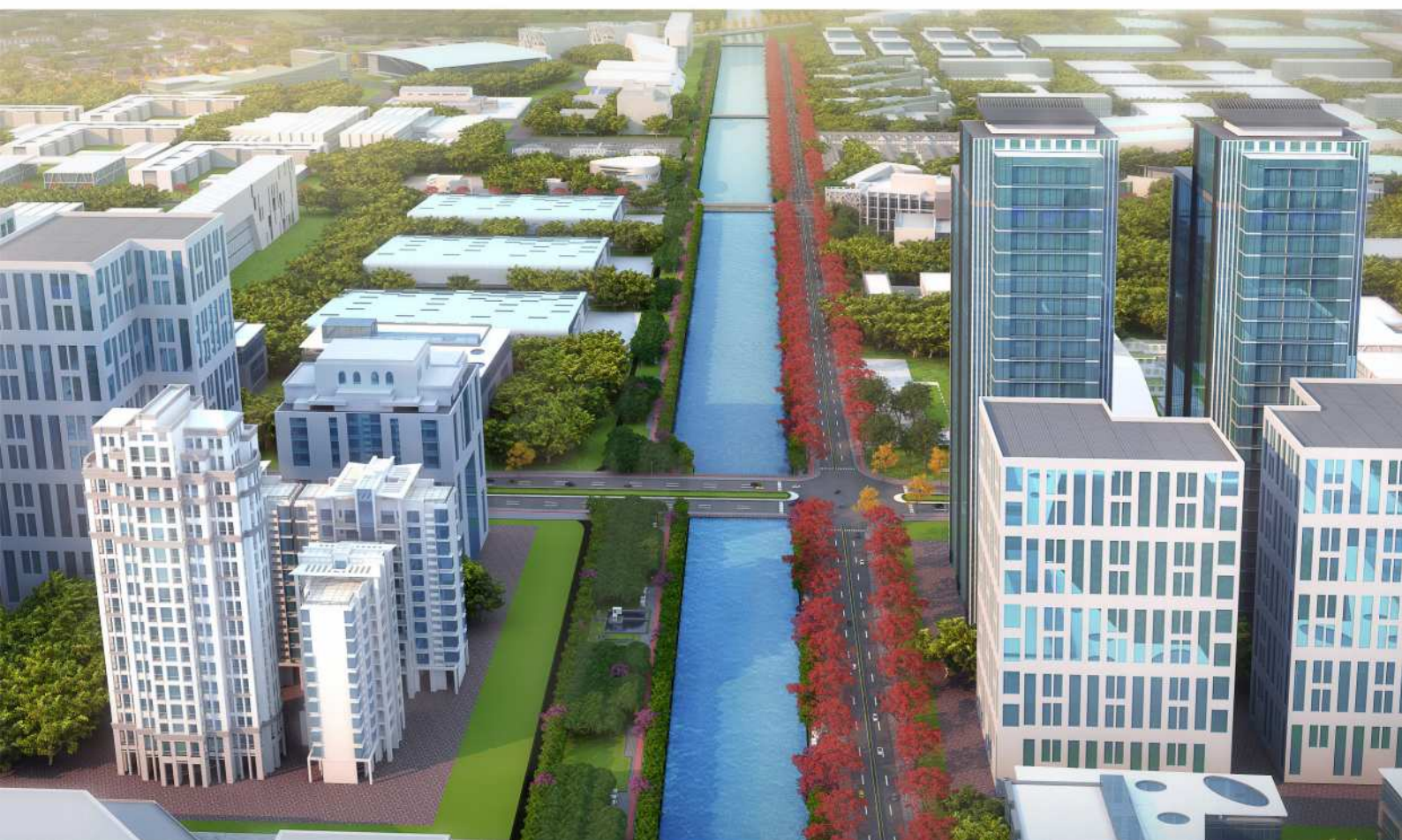
SALIENT FEATURES

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

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**

 **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 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

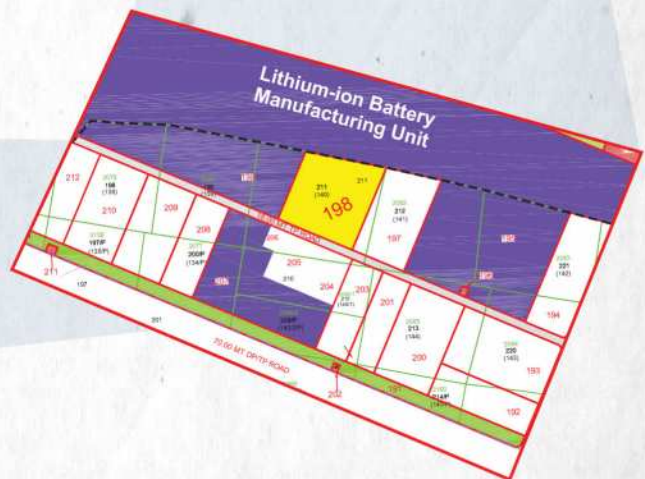
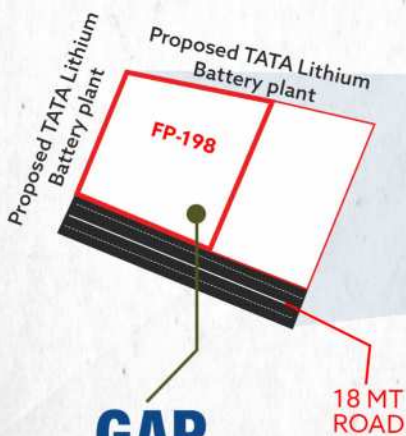
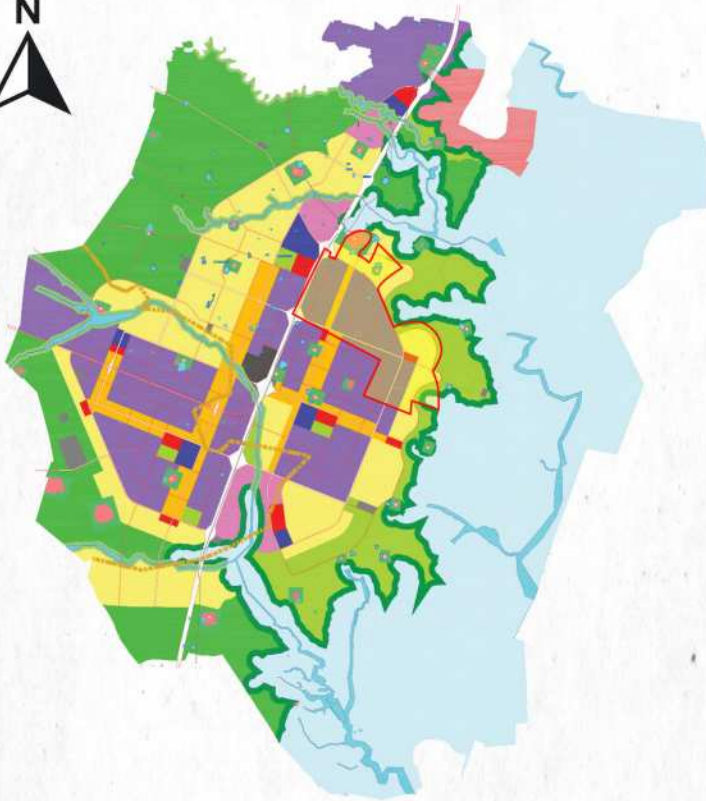
I have been Regular investor of Real estate But they have won my heart with their Professionalism.



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

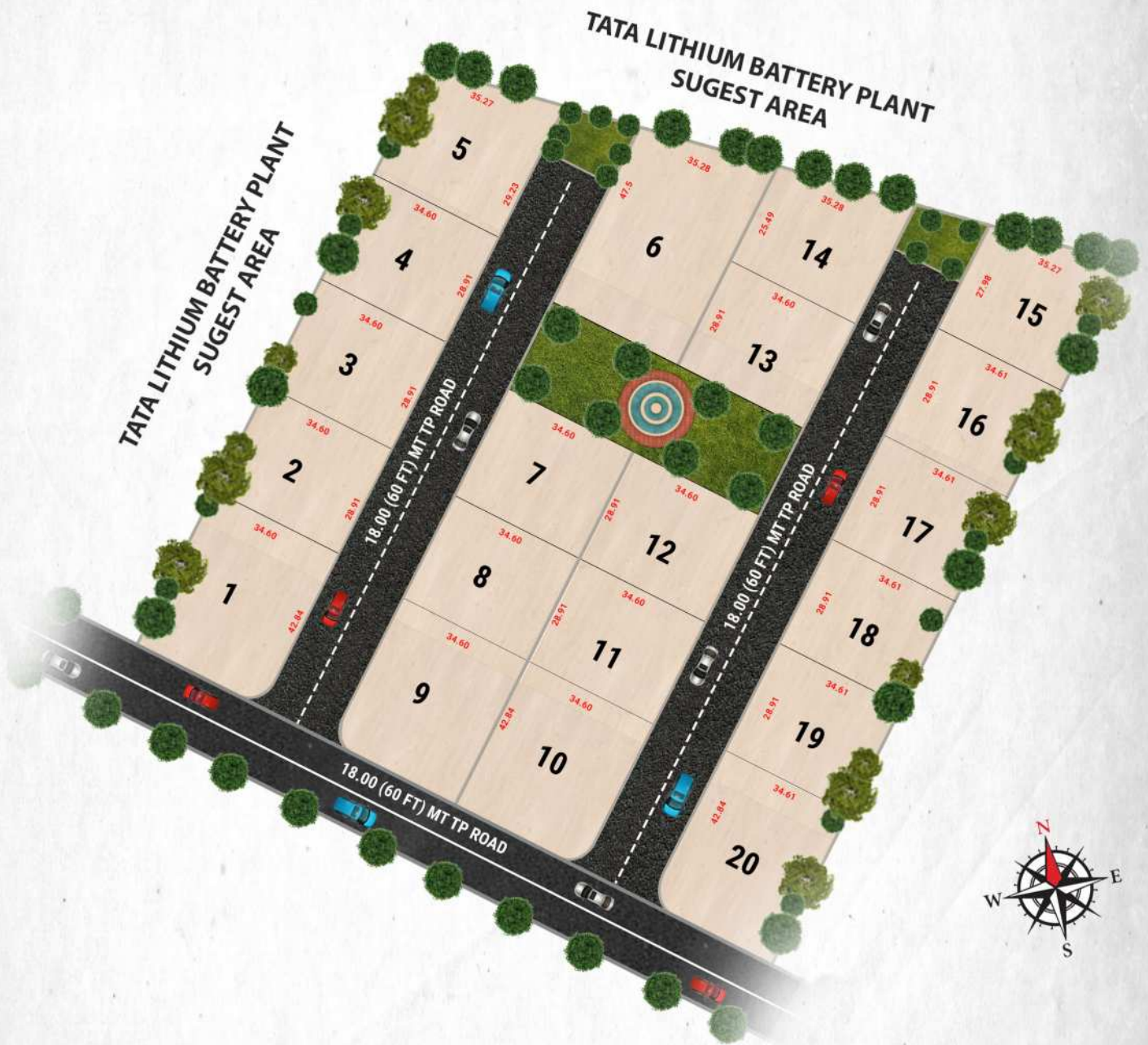
PROJECT LOCATION



GAP
INDUSTRIAL PARK-1

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

PROJECT LAYOUT



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 are 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



Pioneer Realtor inside
Dholera SIR



Scan to know more

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