



**A PIONEER REALTOR  
INSIDE DHOLERA SIR**

Presenting

**GAP  
INDUSTRIAL PARK-1**



**1<sup>st</sup>  
RERA**  
Approved  
Industrial Project



inside  
**DHOLERA  
SIR**

: RERA Number :

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

**+91 94088 08800**

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



# 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

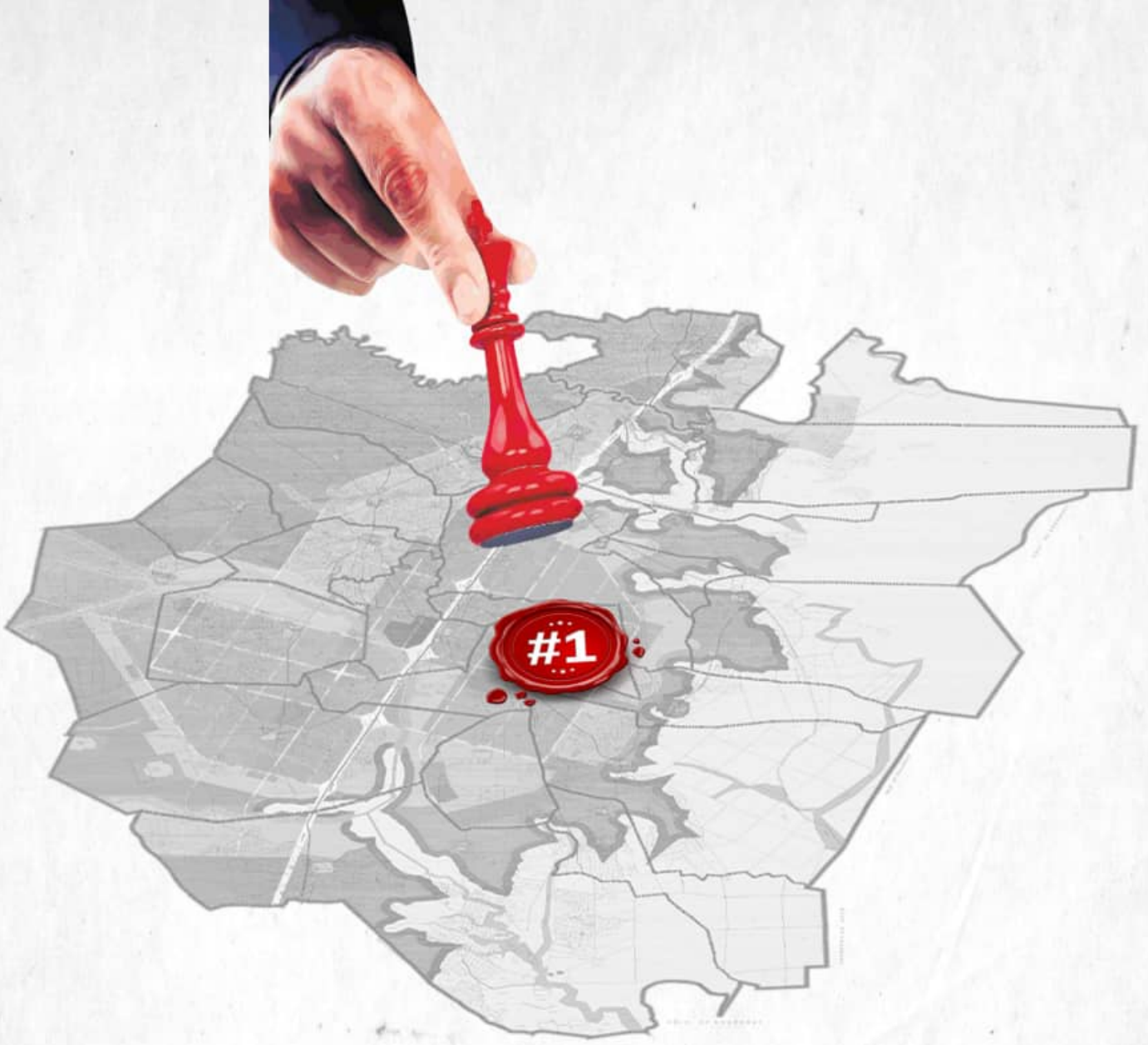
Building Type	Minimum Plot Size
Industrial	1000 sqm
Non Grade A Office	8000 sqm
Grade A Office	12000 sqm
Service Establishment/Workshop	500 sqm



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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 **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

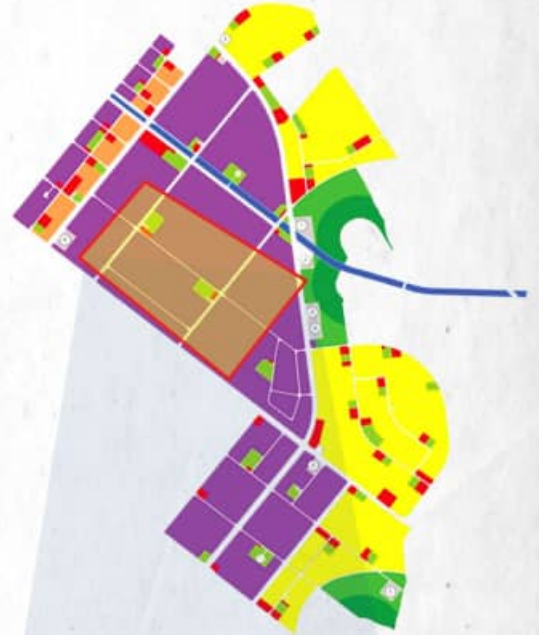
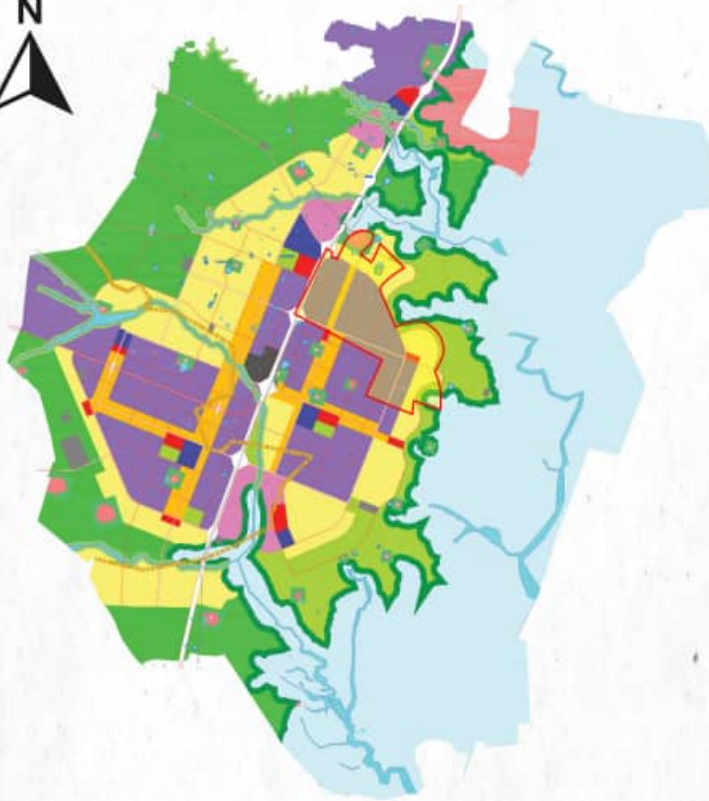
I have been Regular investor of Real estate But they have won my heart with their Professionalism.



**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				

# 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



Attractive Gate with Security Cabin



Tap Water Line



Drinking Water Line



Underground ICT Duct



Underground Electrification



Smart Security Systems



Internal Roads with plantation



Underground Sewage Line



Street Lights



Project Boundary Wall

\* 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

## HEAD OFFICE

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## ARCHITECT



Baseline Associates,  
Surat

## LEGAL ADVISOR

DSV LAW Firm, Surat