



# GREENERA PRIME 2



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



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

IGBC Certified  
Platinum Rated  
Ready to live  
Global  
Industrial  
Smart City

## Dholera SIR

91,790<sup>Ha</sup>

Total Area  
920 sq km

20<sup>Lakh</sup>

Population  
expected

827<sup>k</sup>

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**

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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 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.

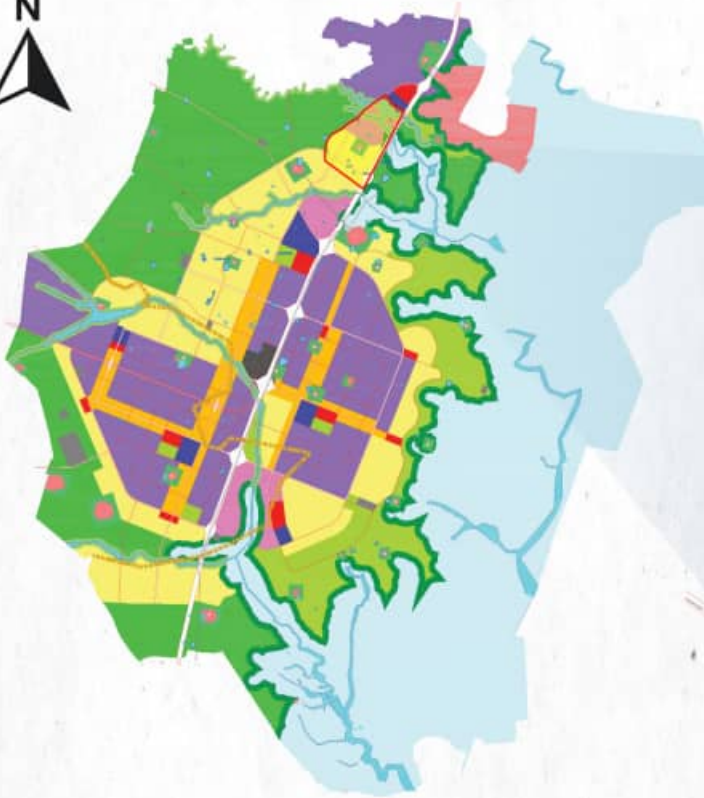


International Youth leader for Climate change Award 2018, Manhattan, NY, USA

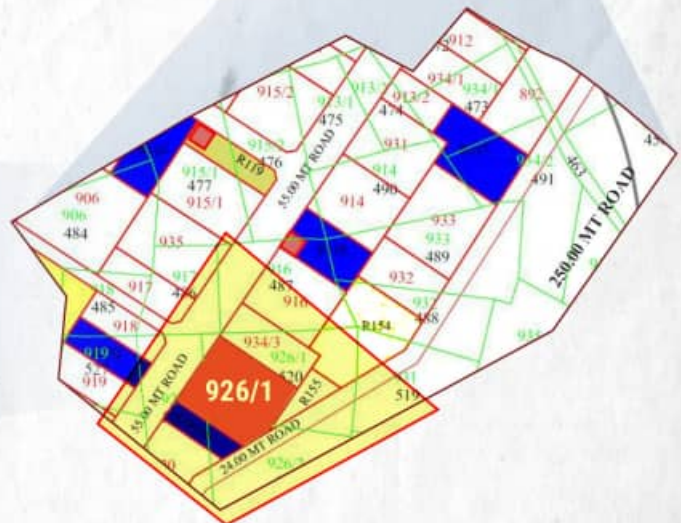
Ambrish Parajiya receiving prestigious award for awareness campaign "Seeing is Believing" of India's first Green field Platinum rated Smart City - Dholera SIR



# PROJECT LOCATION



**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



# KEY FEATURES



**Adjoining  
Neighborhood Park**



**Adjoining Central  
Spine (820 feet)**



**First Start of  
Residential Zone**



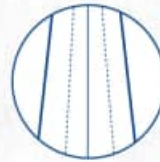
**1.2KMS**

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**

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**MARKETED BY: GAP ASSOCIATES PVT LTD**

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Pioneer Realtor inside  
Dholera SIR



Scan to know more

**HEAD  
OFFICE**

1103, Palak Prime, Iscon Road, Ahmedabad,  
Gujarat - 380058, BHARAT

**SURAT  
OFFICE**

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

**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

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