GAP®
ASSOCIATES PVT LTD
Future Belongs to Us

RERA APPROVED

GREENERA
PRIME 1



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

India's 1st IGBC Certified Platinum Rated Ready to live Global Industrial Smart City

Dholera SIR

91,790Ha	20Lakh	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

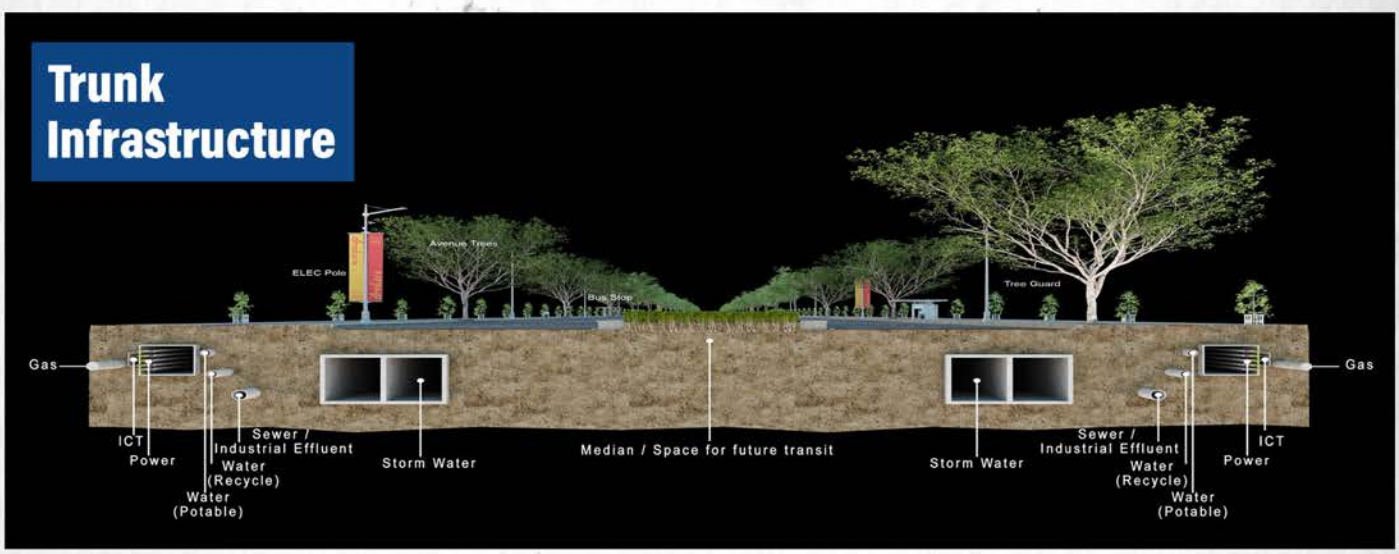
Other **Smart City Facilities**

Central Spine 250 mtr Wide	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

Trunk Infrastructure



This is section of road with utilities as constructed at Dholera SIR site.

Dholera SIR includes these 22 villages

1. Ambali
2. Kadipur
3. Bhadiyad
4. Gogla
5. Gorasu
6. Cher
7. Otariya
8. Dholera
9. Khun
10. Bhimtalav
11. Rahtalav
12. Mundi
13. Sandhida
14. Panchi
15. Mahadevpur
16. Bhangadh
17. Zankhi
18. Mingalpur
19. Bavalyari
20. Sodhi
21. Sangasar
22. Hebatpur



GAP

THE **PIONEER** REALTOR
INSIDE **Dholera SIR**

1st Project in Dholera SIR

1st Project in Activation Zone

1st Open Plot Project with Ready Possesion

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 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.**



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**

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.



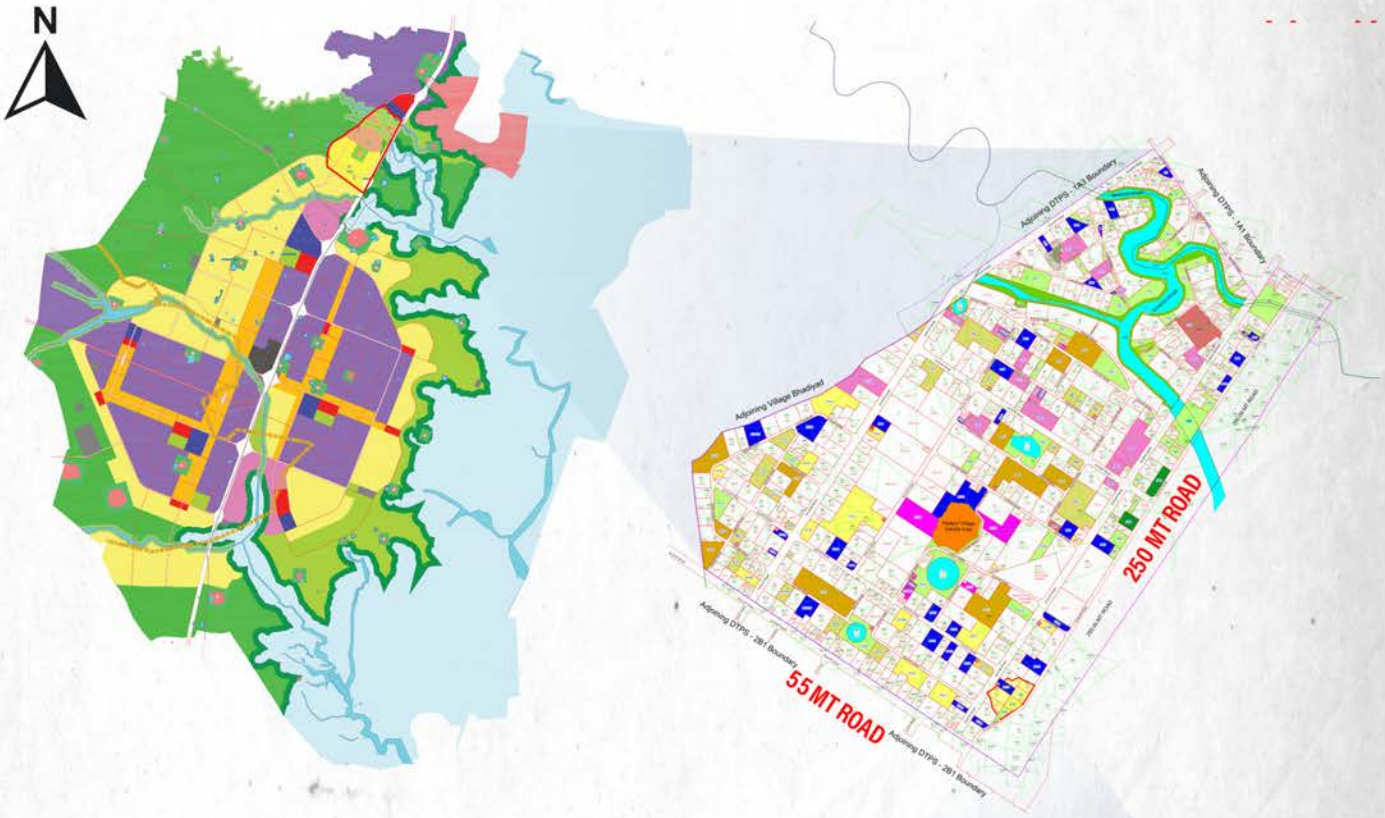
Uchharang Jethwa

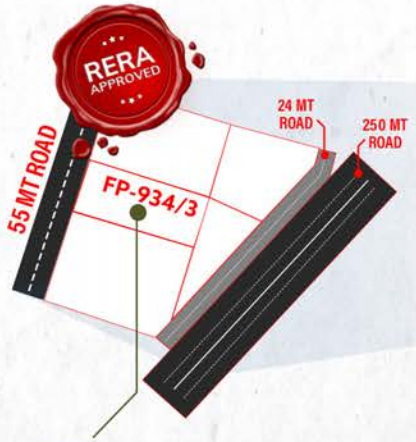
- Ex. VP RIL, Mumbai

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

PROJECT **LOCATION**

SEE LOCATION ON GOOGLE MAPS



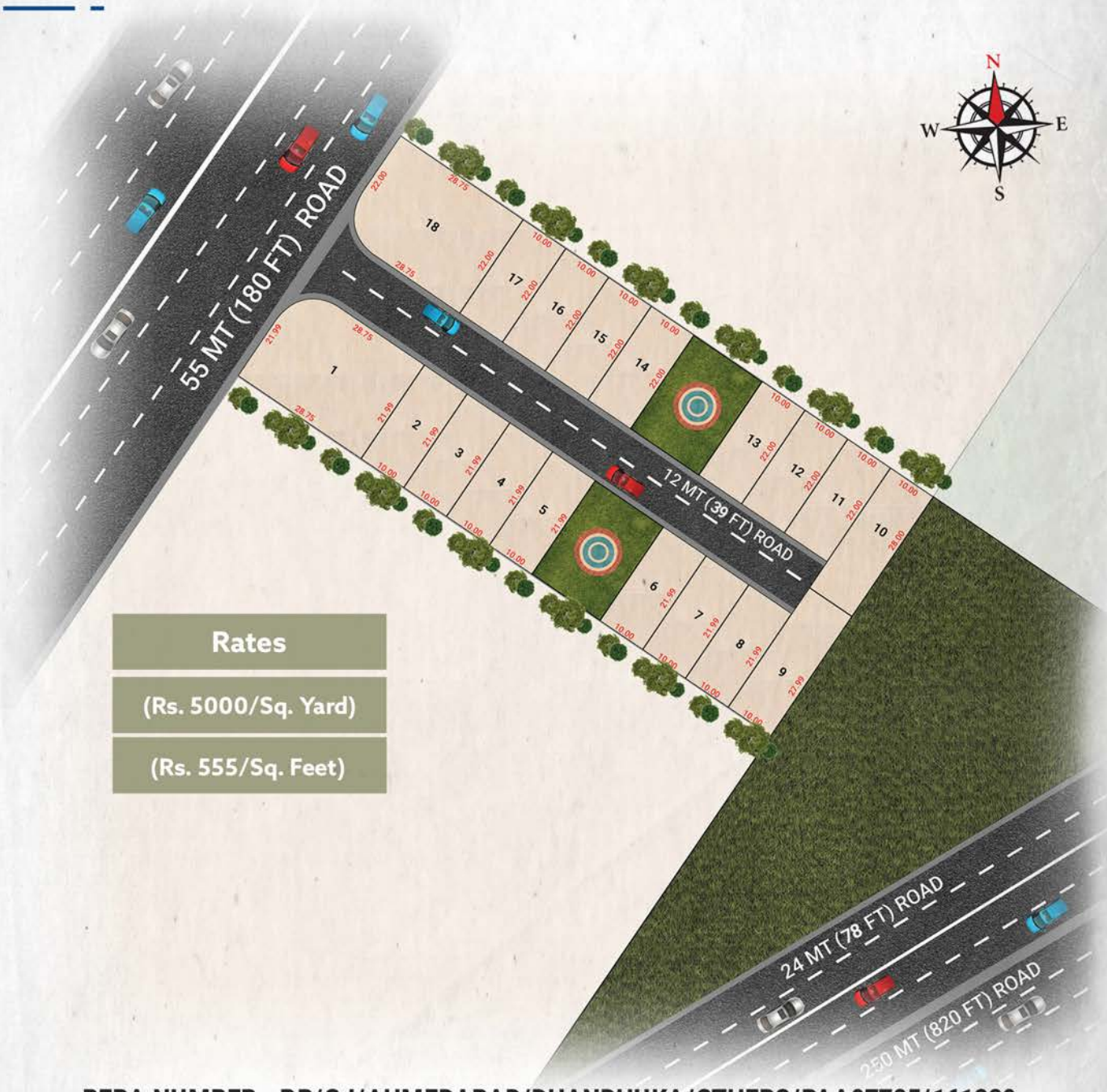




GREENERA
PRIME 1

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

PROJECT **LAYOUT**



Rates

(Rs. 5000/Sq. Yard)

(Rs. 555/Sq. Feet)

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

Plot No	Plot Size		
	Sq Yard	Sq Mtr	Sq Ft
11 to 17	377	315	3393
18	1054	881	9487

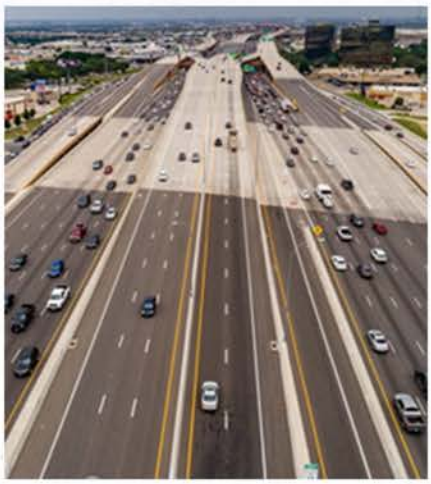
IMPORTANT NOTES:

[A] Booking amount shall be Rs.1,00,000/- Advance should be 30% of total plot value within a month.
[B] Development charge Rs.600/- per Sq Yard shall be extra and to be pay before registry of the plot.
[C] Legal and documentation charges will be extra as actual.
[D] Plot area is included 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 1st, Jan 2021 and subject to change without any prior notice.

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

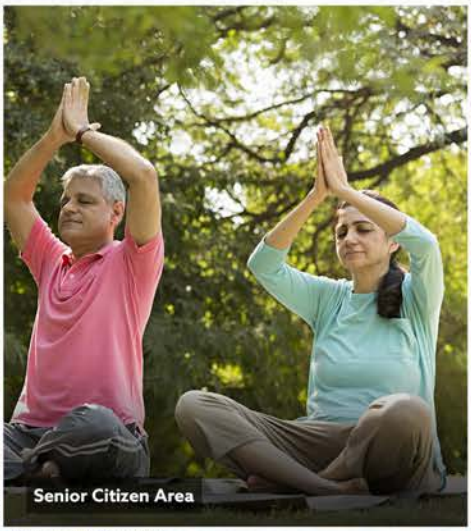
200MTR
from Metro Rail

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**


Children Play Area


Senior Citizen Area

Tap Water Line

Drinking Water Line

Underground Electrification

Underground ICT Duct


Attractive Gate with Security Cabin

Underground Sewage Line


Internal Roads with plantation


Gazebo


Smart Security Systems


Street Lights


Project Wall

* Pictures shown above are for reference purpose only. It will be as per our architectural design, which shall be published soon.

GREENERA PRIME 1

PROJECT BY: GREENERA INFRAWELL PVT LTD

MARKETED BY: GAP ASSOCIATES PVT LTD

GAP® ASSOCIATES PVT LTD
Future Belongs to Us

Pioneer Realtor inside
› Dholera SIR ‹

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Scan to know more

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