

DHOLERA SIR

India's 1st "Platinum" Rated Greenfield Smart City

THE LARGEST LUXURIOUS PLOTTING RESIDENCY NEAR DHOLERA SIR



Dholera Bhoomi-III

“One Step Towards Your Future”

Plan Pass

N.A.N.O.C. Title Clear Project

DHOLERA BHOOMI - III

3D VIEW



UPCOMING FEATURES OF DHOELRA SIR



Dholera Green Field
International Airport



Expressway And Inter
Connectivity Access



Rapid Rail Transportation
System (metro)



MRTS And BRTS
Transportation System



Rail Cargo
Transportation Corridor



Port And Cargo Terminal



High Access Corridor



Logistic Park



Resort



Tourism Park



Knowledge And IT Park



Industrial Park



City Centre



Shopping Mall



Residential Park



ABCD Building

THE INCREDIBLE LOCATION



PROPOSED SEA LINK HIGHWAY



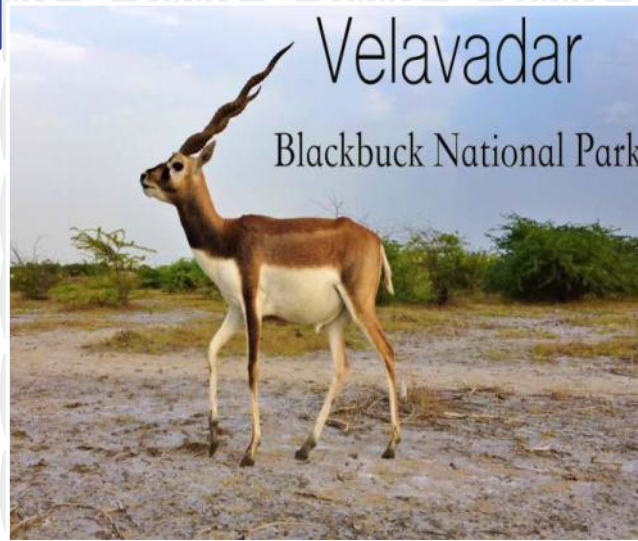
SEA PORT



DHOLERA INTERNATIONAL AIRPORT



EXPRESS-WAY



**VELAVADAR
(BLACK-BUCK SANCTUARY)**



ABCD BUILDING - DHOLERA SIR

Dholera Bhoomi - III

LEGAL DOCUMENT

NA ORDER

કલેક્ટર અને જિલ્લા મેજિસ્ટ્રેટની કચેરી, ભાવનગર

કલેક્ટર કચેરી, મોતીબાગ રોડ, ભાવનગર - 364004 (ગુજરાત)

ફોન નંબર : ૦૨૭૮-૨૪૨૮૮૨૨

ઇ-મેઇલ : collector-bav@gujarat.gov.in

ગુજરાત જમીન મહેસૂલ અધિનિયમ-૧૯૭૯ ની કલમ-૬૫ હેઠળ [બિનખેતી - રહેણાંક]

ફકમ નં. 316/14/05/002/2024

તિ. 16/05/2024

વંચાણે લીધા :-

(૧) અરજદારશ્રી પ્રદીપ ભરતભાઈ ચૌહાણ

રહે. અક્ષર પાર્ક, હાદાનગર, ભાવનગર, ભાવનગર-૩૬૪૦૦૪ ની તા.02/04/2024 ની ચોનલાઇન અરજી

(નં.31405202400406) તથા સોગંદનામુ

(૨) મુંબઈ જમીન મહેસૂલ કાયદો ૧૯૭૯ ની કલમ - ૪૮, ૬૫, ૬૬ તથા ૬૭

(૩) ગુજરાત જમીન મહેસૂલ નિયમો, ૧૯૭૨ ના નિયમ ૮૧, ૧૦૦, ૧૦૧, ૧૦૨

(૪) સરકારશ્રીના મહેસૂલ વિભાગનાં ઠરાવ નં. બખપ/૧૦૦૬/૪૨૫/૬ તા.૦૧/૦૭/૨૦૦૮

(૫) સરકારશ્રીના મહેસૂલ વિભાગનાં પરિપત્ર ક્રમાંક: બખપ/૧૦૨૦૧૮/૩૨૭/૬ તા.૦૮/૦૫/૨૦૧૮

(૬) સરકારશ્રીના મહેસૂલ વિભાગનાં ઠરાવ ક્રમાંક: એસ/ટીપી/૧૨૨૦૯/૭૬૯/૧૧/૬ તા.૩૧/૦૩/૨૦૧૧

(૭) સરકારશ્રીના મહેસૂલ વિભાગનાં ઠરાવ ક્રમાંક: બખપ/૧૦૨૦૧૮/૪૨૫/૬ તા.૦૯/૦૧/૨૦૧૯

(૮) સરકારશ્રીના મહેસૂલ વિભાગનાં પરિપત્ર ક્રમાંક: બખપ/૧૦૨૦૧૮/૪૨૫/૬ તા.૧૨/૦૨/૨૦૧૯

(૯) મામલતદાર અને કૃષિપંચ શ્રી (ALT) નો તા.24/04/2024 નો અભિપ્રાય

ડી.આઈ.એલ.આર. શ્રી નો તા.24/04/2024 નો અભિપ્રાય

(૧૦) IRCMS પોર્ટલ પરની કેસ વિગત

ફકમ :-

વંચાણે લીધેલ કમ (૧) ની અરજી તથા સોગંદનામા થી અરજદારશ્રી પ્રદીપ ભરતભાઈ ચૌહાણ એ મોજે કાનાતલાવ તા.

ભાવનગર જિ. ભાવનગર ના સરવે/બ્લોક નં. 118/p૨/p૧ ના ક્ષેત્રફળ 32,274.00 ચો.મી. ની જમીન અંગે ગુજરાત જમીન મહેસૂલ અધિનિયમ-૧૯૭૯ ની કલમ-૬૫ હેઠળ બિનખેતીના હેતુ માટે પરવાનગી આપવા વિનંતી કરેલ છે.

૨. સવાલવાળી જમીનના ગામ નમૂના નં. ૭/૧૨ માં કબજેદારોની વિગત નીચે મુજબ છે.

સરવે/બ્લોક નંબર ટી.પી. નંબર એફ.પી. નંબર	માંગણીનું ક્ષેત્રફળ (ચો.મી.)	કબજેદારોના નામ (ખાતા નં. 435)	જમીનનો સત્તાપ્રકાર (૭/૧૨ મુજબ)
સરવે/બ્લોક નં. : 118/p૨/p૧ ટી.પી. નં. : - એફ.પી. નં. : -	32,274.00	પ્રદીપભાઈ ભરતભાઈ	જુની શરત (જુ.શ.)



6142024050013532



રવાના કર્યા,

Open the document in Adobe Acrobat Reader to verify the e-Sign.

Courtesy: NIC, Gujarat

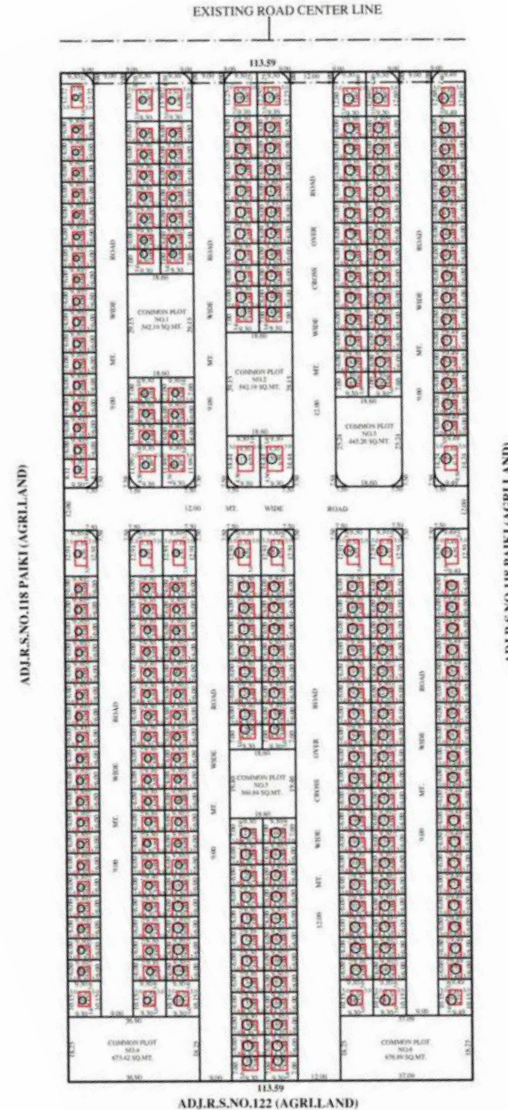
Application No.31405202400406

Order No.316/14/05/002/2024

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GOVT. PLAN PASS APPROVAL

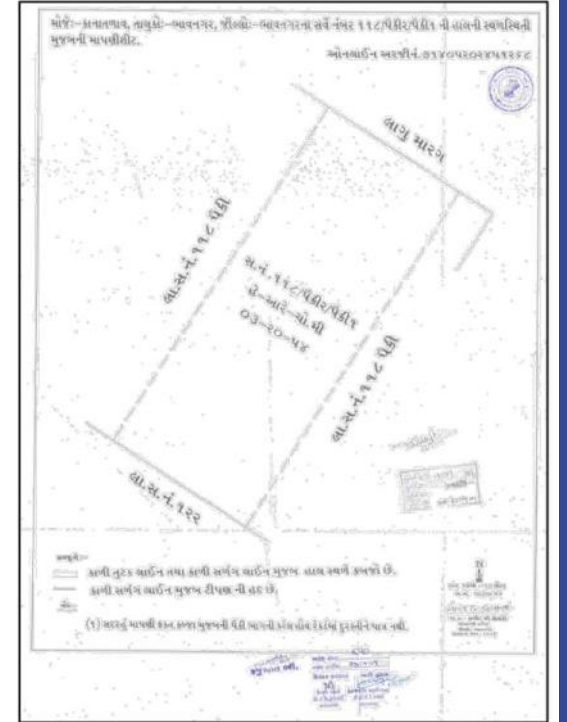
PROPOSED RESIDENTIAL LAY OUT PLAN OF R.S.NO.118 / PAIKI 2 / PAIKI 1
TOTAL LAND AREA - 32274.00 SQ.MT.
AT VILLAGE-KANATALAV, TA.-BHAVNAGAR, DIST.-BHAVNAGAR.



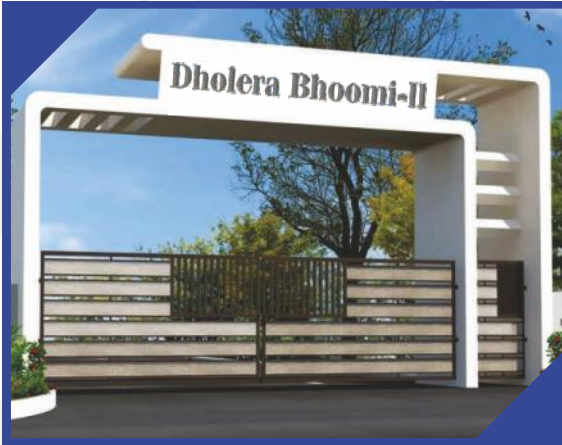
COLOUR NOTE :-	
[Red line]	SURVEY NO. BOUNDARY
[Red hatched area]	BUILT UP AREA
[Grey area]	ROAD
[Green area]	COMMON PLOT



AREA TABLE		
SR. NO.	PARTICULAR	AREA (SQ.MT.)
1	TOTAL LAND AREA AS PER REVENUE RECORD	32274.00
2	TOTAL LAND AREA AS PER MEASUREMENT SHEET	32064.00
3	TOTAL LAND AREA FOR LAY OUT PLAN	32064.00
4	RECOMMENDED COMMON PLOT AREA (10% OF LAND)	3206.40
5	PROPOSED COMMON PLOT AREA (1 TO 6)	3540.70
6	TOTAL PLOT AREA OF PLOT NO.1 TO 27	17054.37
7	AREA OF ROAD WITH CURBATURE	11979.84
8	TOTAL LAND AREA (A+B+C)	32064.00
9	TOTAL PROPOSED BUILT UP AREA	4807.18



AMENITIES



Entrance Gate



Children Play Area



Compound Wall



Gazebo



Senior Citizen Park



Joggers Park



Internal Road



CCTV Surveillance System

AREA TABLE

SUB PLOT NO	CARPET AREA SQ. YD.	TOTAL AREA (SBA) SQ. YD.	SUB PLOT NO	CARPET AREA SQ. YD.	TOTAL AREA (SBA) SQ. YD.	SUB PLOT NO	CARPET AREA SQ. YD.	TOTAL AREA (SBA) SQ. YD.	SUB PLOT NO	CARPET AREA SQ. YD.	TOTAL AREA (SBA) SQ. YD.	SUB PLOT NO	CARPET AREA SQ. YD.	TOTAL AREA (SBA) SQ. YD.
1	116.23	218.51	57	66.74	125.47	113	66.74	125.47	169	66.74	125.47	225	66.74	125.47
2	66.74	125.47	58	66.74	125.47	114	66.74	125.47	170	66.74	125.47	226	66.74	125.47
3	66.74	125.47	59	66.74	125.47	115	66.74	125.47	171	77.86	146.38	227	66.74	125.47
4	66.74	125.47	60	66.74	125.47	116	77.86	146.38	172	119.34	224.35	228	66.74	125.47
5	66.74	125.47	61	66.74	125.47	117	146.14	274.74	173	66.74	125.47	229	66.74	125.47
6	66.74	125.47	62	66.74	125.47	118	129.12	242.75	174	66.74	125.47	230	66.74	125.47
7	66.74	125.47	63	66.74	125.47	119	66.74	125.47	175	66.74	125.47	231	66.74	125.47
8	66.74	125.47	64	66.74	125.47	120	66.74	125.47	176	66.74	125.47	232	66.74	125.47
9	66.74	125.47	65	66.74	125.47	121	66.74	125.47	177	66.74	125.47	233	66.74	125.47
10	66.74	125.47	66	66.74	125.47	122	66.74	125.47	178	66.74	125.47	234	66.74	125.47
11	66.74	125.47	67	66.74	125.47	123	66.74	125.47	179	66.74	125.47	235	66.74	125.47
12	66.74	125.47	68	66.74	125.47	124	66.74	125.47	180	66.74	125.47	236	66.74	125.47
13	66.74	125.47	69	66.74	125.47	125	66.74	125.47	181	66.74	125.47	237	66.74	125.47
14	66.74	125.47	70	66.74	125.47	126	77.86	146.38	182	66.74	125.47	238	66.74	125.47
15	66.74	125.47	71	66.74	125.47	127	77.86	146.38	183	66.74	125.47	239	66.74	125.47
16	66.74	125.47	72	112.89	212.23	128	66.74	125.47	184	66.74	125.47	240	66.74	125.47
17	66.74	125.47	73	131.57	247.36	129	66.74	125.47	185	77.86	146.38	241	113.54	213.45
18	75.73	142.37	74	66.74	125.47	130	66.74	125.47	186	129.12	242.75	242	117.6	221.09
19	124.67	234.38	75	66.74	125.47	131	66.74	125.47	187	66.74	125.47	243	68.1	128.03
20	66.74	125.47	76	66.74	125.47	132	66.74	125.47	188	66.74	125.47	244	68.1	128.03
21	66.74	125.47	77	66.74	125.47	133	66.74	125.47	189	66.74	125.47	245	68.1	128.03
22	66.74	125.47	78	66.74	125.47	134	66.74	125.47	190	66.74	125.47	246	68.1	128.03
23	66.74	125.47	79	66.74	125.47	135	66.74	125.47	191	66.74	125.47	247	68.1	128.03
24	66.74	125.47	80	77.86	146.38	136	66.74	125.47	192	66.74	125.47	248	68.1	128.03
25	66.74	125.47	81	77.86	146.38	137	66.74	125.47	193	66.74	125.47	249	68.1	128.03
26	66.74	125.47	82	66.74	125.47	138	77.86	146.38	194	66.74	125.47	250	68.1	128.03
27	66.74	125.47	83	66.74	125.47	139	115.44	217.02	195	66.74	125.47	251	68.1	128.03
28	66.74	125.47	84	118.88	223.5	140	66.74	125.47	196	66.74	125.47	252	68.1	128.03
29	66.74	125.47	85	129.12	242.75	141	66.74	125.47	197	66.74	125.47	253	68.1	128.03
30	66.74	125.47	86	66.74	125.47	142	66.74	125.47	198	66.74	125.47	254	68.1	128.03
31	66.74	125.47	87	66.74	125.47	143	66.74	125.47	199	66.74	125.47	255	68.1	128.03
32	66.74	125.47	88	66.74	125.47	144	66.74	125.47	200	66.74	125.47	256	68.1	128.03
33	66.74	125.47	89	66.74	125.47	145	66.74	125.47	201	66.74	125.47	257	68.1	128.03
34	66.74	125.47	90	66.74	125.47	146	66.74	125.47	202	66.74	125.47	258	147.14	276.63
35	66.74	125.47	91	66.74	125.47	147	66.74	125.47	203	66.74	125.47	259	127.51	239.71
36	66.74	125.47	92	66.74	125.47	148	66.74	125.47	204	66.74	125.47	260	68.1	128.03
37	66.74	125.47	93	66.74	125.47	149	77.86	146.38	205	66.74	125.47	261	68.1	128.03
38	66.74	125.47	94	66.74	125.47	150	146.14	274.74	206	112.89	212.23	262	68.1	128.03
39	112.89	212.23	95	66.74	125.47	151	129.12	242.75	207	119.34	224.35	263	68.1	128.03
40	131.57	247.36	96	66.74	125.47	152	66.74	125.47	208	66.74	125.47	264	68.1	128.03
41	66.74	125.47	97	66.74	125.47	153	66.74	125.47	209	66.74	125.47	265	68.1	128.03
42	66.74	125.47	98	66.74	125.47	154	66.74	125.47	210	66.74	125.47	266	68.1	128.03
43	66.74	125.47	99	66.74	125.47	155	66.74	125.47	211	66.74	125.47	267	68.1	128.03
44	66.74	125.47	100	66.74	125.47	156	66.74	125.47	212	66.74	125.47	268	68.1	128.03
45	66.74	125.47	101	66.74	125.47	157	66.74	125.47	213	66.74	125.47	269	68.1	128.03
46	66.74	125.47	102	66.74	125.47	158	66.74	125.47	214	66.74	125.47	270	68.1	128.03
47	77.86	146.38	103	66.74	125.47	159	77.86	146.38	215	66.74	125.47	271	68.1	128.03
48	77.86	146.38	104	66.74	125.47	160	77.86	146.38	216	66.74	125.47	272	68.1	128.03
49	66.74	125.47	105	112.89	212.23	161	66.74	125.47	217	66.74	125.47	273	68.1	128.03
50	66.74	125.47	106	115.44	217.02	162	66.74	125.47	218	66.74	125.47	274	68.1	128.03
51	118.88	223.5	107	66.74	125.47	163	66.74	125.47	219	66.74	125.47	275	68.1	128.03
52	129.12	242.75	108	66.74	125.47	164	66.74	125.47	220	77.86	146.38	276	68.1	128.03
53	66.74	125.47	109	66.74	125.47	165	66.74	125.47	221	129.12	242.75	277	68.1	128.03
54	66.74	125.47	110	66.74	125.47	166	66.74	125.47	222	66.74	125.47	278	68.1	128.03
55	66.74	125.47	111	66.74	125.47	167	66.74	125.47	223	66.74	125.47	279	115.2	216.57
56	66.74	125.47	112	66.74	125.47	168	66.74	125.47	224	66.74	125.47			



PROPOSED SEA LINK HIGHWAY



JUST BESIDES DHOLERA VILLAGE



SEA PORT



AHMEDABAD-DHOLERA EXPRESS WAY



DHOLERA INTERNATIONAL AIRPORT



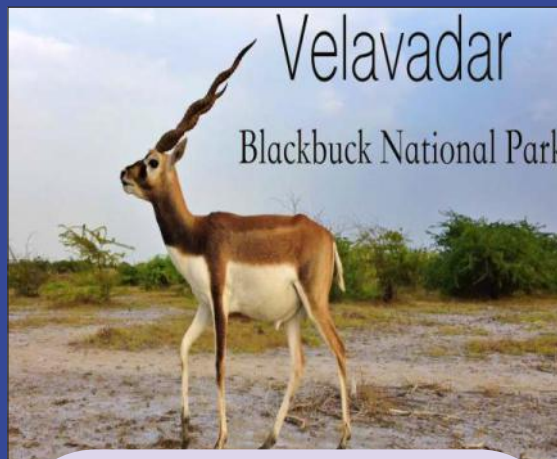
LOCATION ADVANTAGE



ABCD BUILDING



**DHOLERA JUNCTION
(AHMEDABAD-BHAVNAGAR ROAD)**



**VELAVADAR
(BLACK-BUCK SANCTUARY)**



**BHAVNAGAR
AIRPORT**



SWAMINARAYAN & JAIN TEMPLE

LOCATION MAP

Dholera Bhoomi-III

Bhavnagar-Ahmedabad Express Highway,
Nr. Dholera SIR, Vill-Kanatalav, Bhavnagar
(Dholera SIR)

AHMEDABAD-BHAVNAGAR
EXPRESS WAY



ACTIVATION AREA

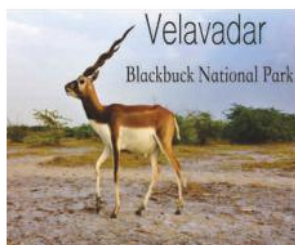
DISTANCE FROM
DHOLERA BHOOMI-III

Dholera SIR	400 mtr
Express-Way	6 km.
ABCD Building	15 km.
International Airport	25 km.
Metro-MRTS	5 km.



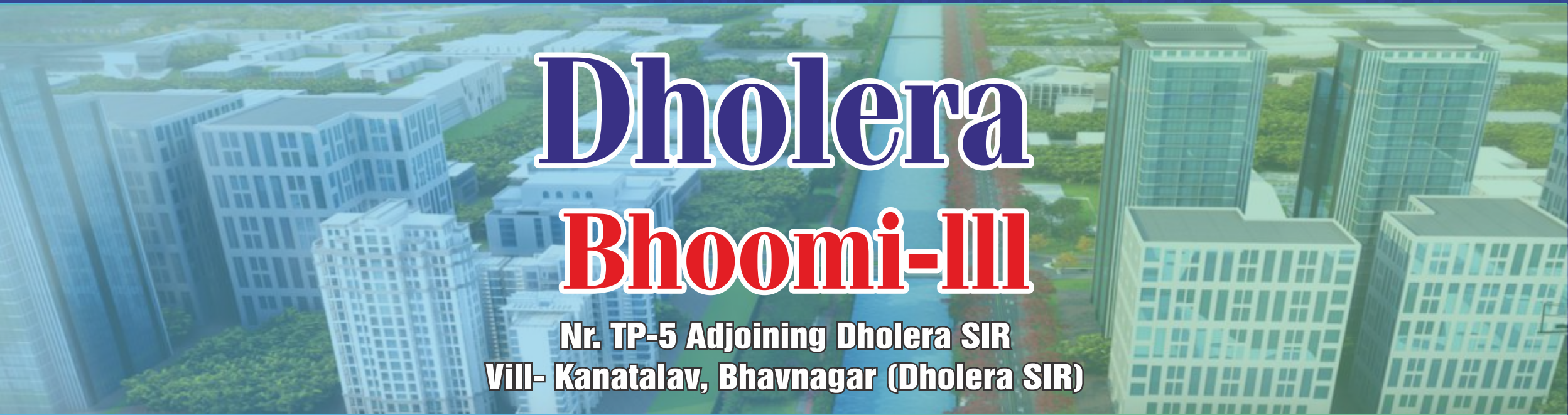
**Near by
T.P.-5**

- Very Near By To TPS 5 (Dholera Sir)
- Very Near By Administrative Cum Business Centre Complex
- Very Near By Dholera Town
- Easily Accessible To All The Hotspot And Crucial Landmark
- Very Close Proximity And Easy Reachable To Dholera International Airport



AHMEDABAD-BHAVNAGAR
EXPRESS WAY

New Gujarat within Gujarat



Dholera **Bhoomi-III**

Nr. TP-5 Adjoining Dholera SIR
Vill- Kanatalav, Bhavnagar (Dholera SIR)

Marketed By:- Amol Bhumi Infra Ptv. Ltd.

● This brochure is only for information.

AMENITIES



CCTV Surveillance System



Children Play Area



Entrance Gate

LAYOUT PLAN

ADJOINING TPS

TOWN PLANNING SCHEME
(DHOLERA SIR)



📍 Near by T.P.S
(Dholera SIR)

Dholera Bhoomi-III

