



GREENTECH RESIDENCY

Premium Villas for High-Return Corporate Leasing

Welcome to an exclusive investment opportunity in Dholera's fastest-growing smart city development. Greentech Residency presents meticulously designed 3 and 4 BHK luxury villas specifically tailored for corporate leasing to Tata Semiconductors, offering investors upto 1% monthly return on investment plus capital appreciation.

Fedra-Pipli Road | Dholera



GREENTECH LIFESPACE

WE DELIVER WHAT WE COMMIT



Greentech Lifespace Pvt. Ltd., has carved a niche in real estate with one of the largest land holdings in and around Dholera SIR, Gujarat.

Mr. Aakash Shah and his team have propelled Greentech to be a maverick in the real estate field, enabling it to develop flagship projects like the expansive Greentech Residency—a 100+ acre township that sets new benchmarks in smart urban development.

Specializing in industrial, commercial, and residential plots within India's first smart industrial city, Greentech caters to a diverse global clientele, including investors from the U.S.A., Canada, Australia, the U.K., and the UAE, among others. Known for reliability and visionary growth, the company offers some of the most promising investment opportunities, shaping the next chapter of urban living in Dholera SIR and surrounding areas.



OUR PROJECTS

ONGOING



Fedra - Pipli
State Highway



Fedra - Pipli
State Highway



AERO CITI CENTRE



Bholad



Navagam

UPCOMING



Bholad



Bholad



Saragwala



Fedra - Pipli
State Highway



Tariya



Mundi

TPX India

TPX is one of the largest furniture manufacturer & exporter from India. Specializing in creating high-quality products using Wood, Veneers, Laminates, Upholstery, and more. TPX has expanded its operations in Gujarat as a Turnkey Projects company, delivering exceptional results across design, fit-out and project execution. With an experience of 20 years and a team of 250 plus workers we focus on Quality and On time Delivery.



State-of-the-art 2,07,000 sqft factory in Jodhpur, Rajasthan.



HOUSE

PROPOSED
COMMERCIAL PROJECT

12.8 MET ROAD

Overview: Greentech Residency Villas

- We have currently Leased 33 Fully Serviced Rooms to Tata Semiconductors inside Greentech Residency Compound
- We are constructing a 30 Rooms Villa inside Greentech for Lease to Dholera Airport Authority
- **We are constructing Gujarat's largest Hotel with 522 Rooms attached to Greentech Residency. LOI for Lease with Tata done for entire hotel for 10 years**
- Tata and many other companies coming to Dholera need Premium Accommodation for their senior employees and we plan to build 1000+ rooms in the next 2 years inside Greentech Residency
- For our investors of Greentech we are constructing '**Ready to Lease Villas**' as per Tata's specifications and even getting them leased with Tata or other companies
- **Investors will get Rental Income from Day 1 plus get the land appreciation benefits**

Villa Specifications: 3 BHK

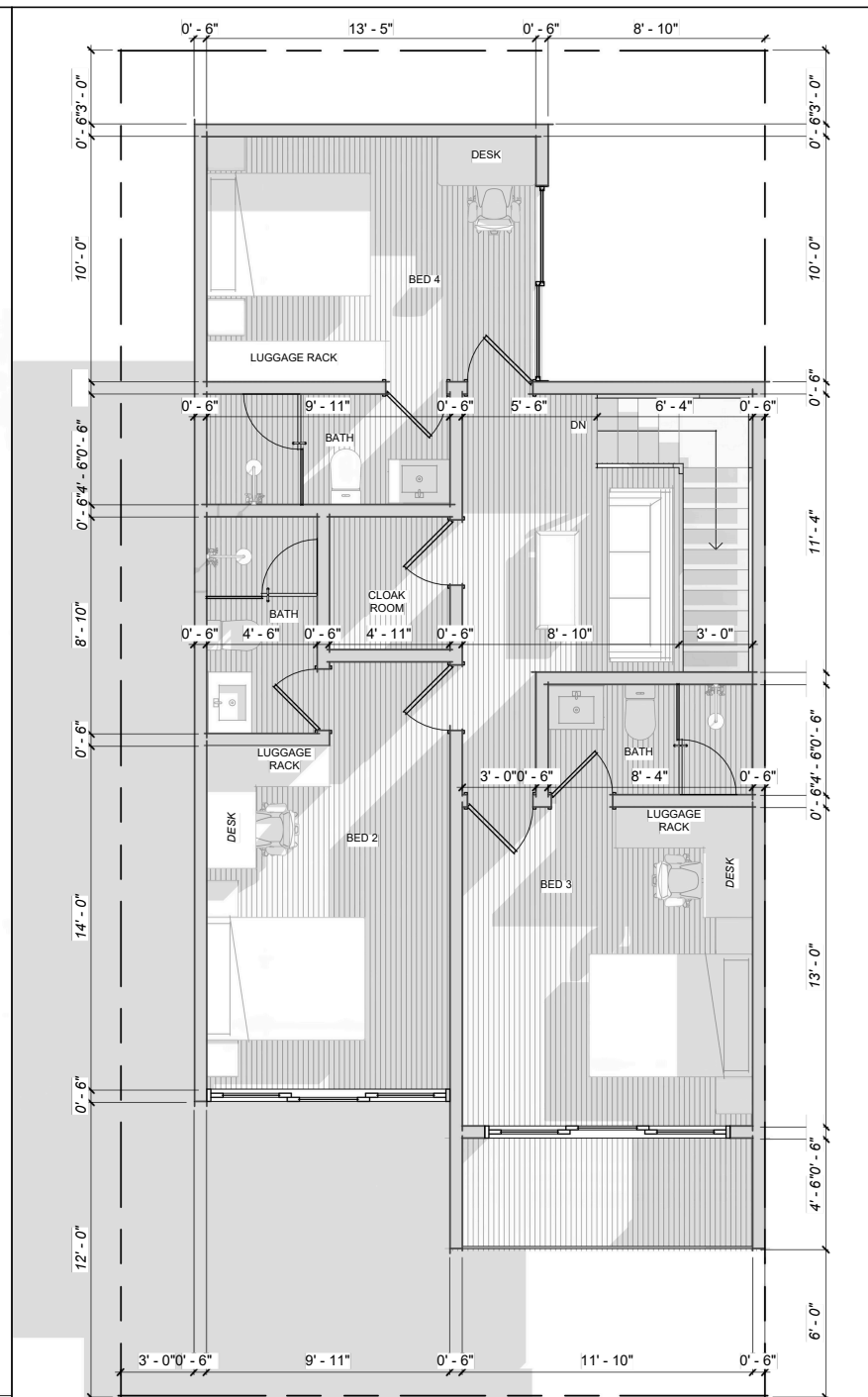
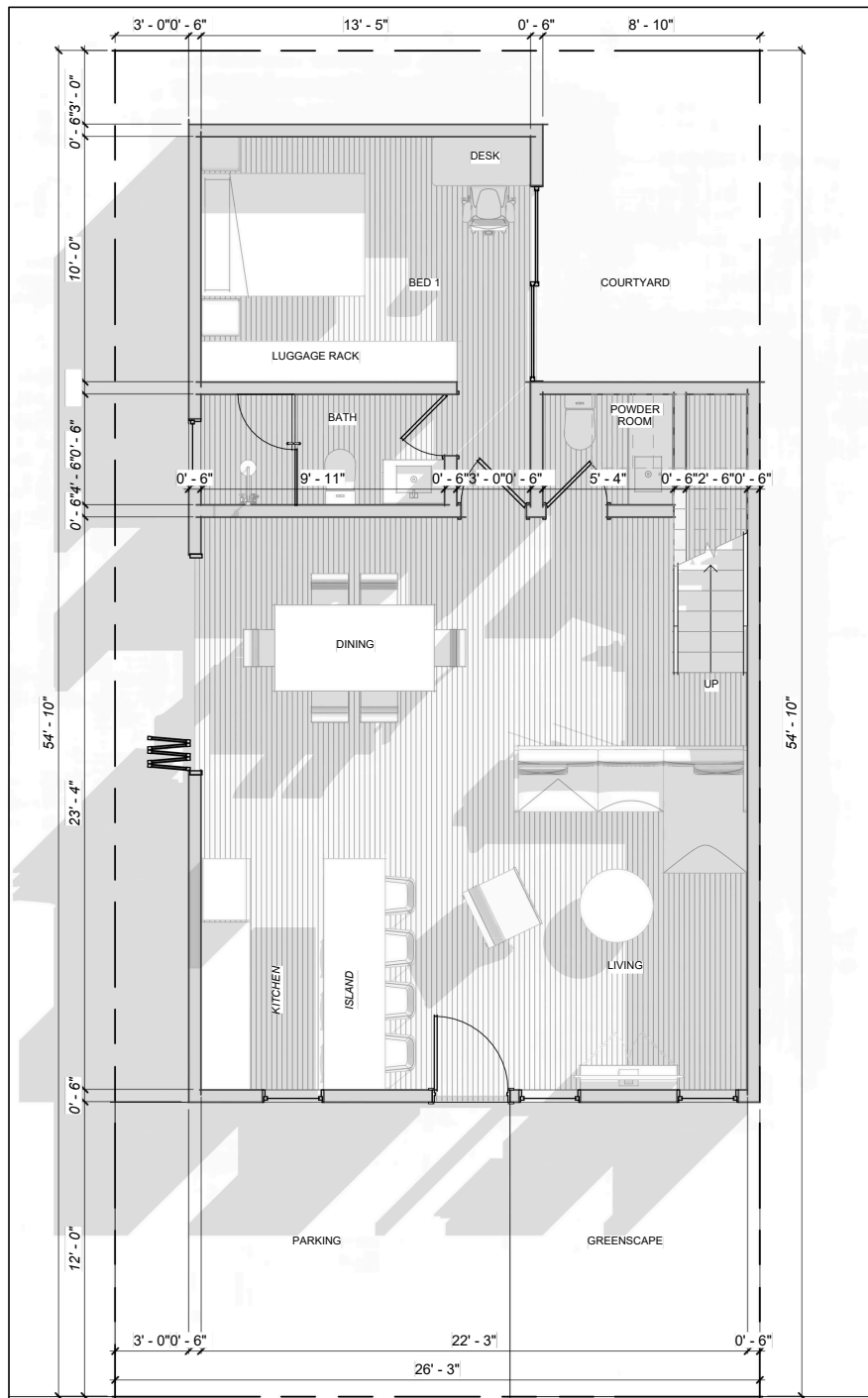
- 150 sq.yard.Super Built-upLand
- G+ 1
- 2,000 sq.ft. built-up area
- 1 Car Park
- Ground Floor: 1 Bedroom with Toilet, Living Room, Dining Room, Kitchen, 1 Car Park, Garden
- First Floor: 2 Bedrooms with Toilet
- Terrace: Servant Room with Toilet and Provision for Solar

Cost Break Up:

Head	Qty.	Rate	Amount
Construction Cost	2000 Sq. Ft	2000	40,00,000/-
Interior Cost	2000. Sq. Ft.	2600	52,00,000/-
Total		4600	92,00,000/-

* Construction Cost and Interior Cost will change with any changes in standard construction.

* Rates are for 20th August 2025, this will change if our costing change.



NOTES

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PROJECTS
MUDIT AGARWAL

INDGERPeEenNteDcAh
O20PH0TO sIUOq SyN

No.	Description	Date
00	ORIGINAL ISSUE	27-09-2025

Option 1:
Ground Floor 1 room
FirstFloor 3 rooms

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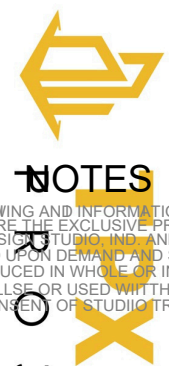
Project number	2507
Date	227--087--2025
Drawn by	SWS
Checked by	NQS
Scale	3/1/68" = 1"



GROUND FLOOR



FIRST FLOOR



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Construction & Interior Specifications

- Structure Construction will be Foundation based. Not Pilling based.
- All the Villa's Interior will be following the guidelines given by Tata for leasing and keeping in mind all practical usage for prospective tenants
- All Villas will have a setback of 6 feet in front, 3 feet in back and 3 feet on one side
- Sewage Sock pit and Underground water tank of each Villa below the Garden/Parking of that Villa
- Minimum Bedroom Size 250 sqft excluding Toilet, Toilet size minimum 50 sqft
- Split AC of Daiken 1.8 Ton non inverter in all rooms, Smart TV of 43" in all rooms
- Modular Kitchen setup with basic appliances, Gym setup in 10bhk Villa
- Sanitary fittings of Jaguar/Kohler, Sanitary Pipes of Astral
- Electric Wires of Polycab
- POP Sheet False Ceiling
- All flooring will be Vitrified tiles of 600x1200mm
- All furniture will be Plywood + Laminate, no Particle Board will be used
- All Doors will be Flush Doors with Laminate
- Windows will be Aluminum with Glass, no UPVC will be used
- Exterior paint of Weather Shield Paint, Interior Paint: Asian Paint Royale
- Wifi Internet in each room, CCTV Camera in Common Areas, Intercom Telephone in each room
- Provision for Solar Panel and DG Back-up, this is not included in cost
- 8-12 months timeline from start to end after Confirmation
- Payment 25% on confirmation, 25% on Structure work starting, 35% on Interior Work Starting, 15% on Handover

Interior 3ds



Interior 3ds



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Interior 3ds



THANK YOU



For More Information - +91-93110-33005