

ANGEL PALM DHOLERA

NATURE'S GREEN RETREAT



DHOLERA'S GREENEST ADDRESS.
WHERE SPIRITUALITY MEETS SERENITY



Angel Nova

Group of Estate Leaders

ANGEL NOVA LEGACY
ESTABLISHED IN 2018

4 PROJECTS IN DHOLERA

ANGEL PALM IS THE 1ST FLAGSHIP PLOTTED PROJECT

Introducing Angel Palm Dholera

Premium Residential Plots, Dholera



PROJECT OVERVIEW:



Residential Plots



Near Hanuman Mandir, Kamiyala, Dholera, Gujarat



Total Project Area **5 Acres**



Possession July 2026



134 to 318 Sq. Yards



- Dholera International Airport - **10 min**
- Ahmedabad Expressway - **2 min**
- Lothal Museum (World's Largest) - **15 min**
- Dholera SIR Region - **10 min**
- Upcoming Multi-Speciality Hospital - **4–5 min**
- Shopping & Commercial Hubs : **Nearby**

A modern, two-story villa with a light-colored facade and large windows. One window is illuminated from within, showing a warm glow. The building is set against a dark, overcast sky. In the foreground, there is a dark, reflective surface, possibly a pool or a wet driveway. To the right, there is a stylized orange graphic element resembling a bird or a wing, with a dashed line trailing downwards.

CONSTRUCTION GUIDEINES

G+3 Villa Future Development Zone

Sizes labeled clearly (134 to 318 sq. yds)

Marked gated entrance & Green cover

Maximum Coverage Area

WHY ANGEL PALM DHOLERA?

- 100% Clear Title
- 40% landscaped area
- Hanuman Mandir proximity
- Ideal for spiritual & peaceful living



ANGEL PALM DHOLERA LIFESTYLE

- Calm Environment
- Vastu-Friendly Plots
- Spiritual Zone
- Meditation Garden
- Yoga, Wellness, and Clean Air



CLUBHOUSE AMENITIES:

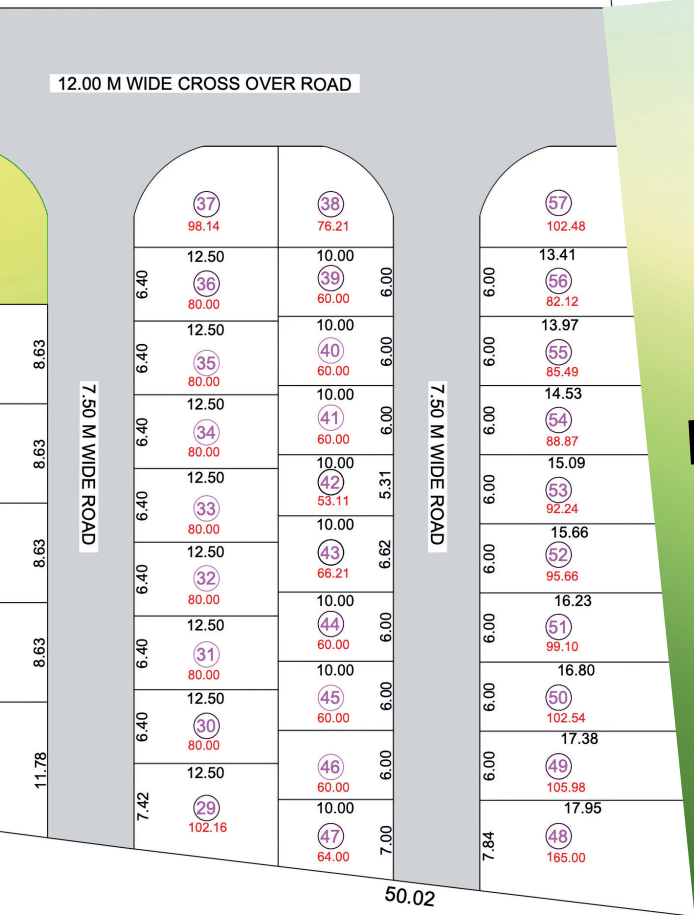
- **Swimming Pool**
- **Card Room**
- **Library**
- **Dance & Yoga Hall**
- **Café Loung**





Phase 2

Coming Soon



40%
Landscaped Area
(Garden)

PLOTS AREA TABLE

KAMIYALA subplot area table (SURVEY NO : 430.00)				
Subplot Number	Carpet area (sqmt)	Super builtup area (sqmt)	Carpet area (sqyd)	Super builtup area (sqyd)
1	105.25	192.92	126	234
2	112.72	206.62	135	251
3	112.72	206.62	135	251
4	112.72	206.62	135	251
5	112.72	206.62	135	251
6	112.72	206.62	135	251
7	144.59	265.03	173	314
8	112.72	206.62	135	245
9	112.72	206.62	135	245
10	112.72	206.62	135	245
11	112.72	206.62	135	245
12	114.86	210.54	137	252
13	114.86	210.54	137	252
14	112.72	206.62	135	245
15	112.72	206.62	135	245
16	112.72	206.62	135	245
17	112.72	206.62	135	245
18	170.64	312.78	204	374
19	116.54	213.62	139	255
20	107.87	197.73	129	236
21	107.87	197.73	129	236
22	107.87	197.73	129	236
23	107.87	197.73	129	236
24	107.87	197.73	129	236
25	107.87	197.73	129	236
26	107.87	197.73	129	236
27	107.87	197.73	129	236

28	136.98	251.08	164	300
29	102.16	187.26	122	224
30	80.00	146.64	96	175
31	80.00	146.64	96	175
32	80.00	146.64	96	175
33	80.00	146.64	96	175
34	80.00	146.64	96	175
35	80.00	146.64	96	175
36	80.00	146.64	96	175
37	98.14	179.89	117	215
38	76.21	139.69	91	167
39	60.00	109.98	72	132
40	60.00	109.98	72	134
41	60.00	109.98	72	134
42	53.11	97.35	64	118
43	66.21	121.36	79	147
44	60.00	109.98	72	132
45	60.00	109.98	72	132
46	60.00	109.98	72	132
47	64.00	117.31	77	140
48	165.00	303.18	197	363
49	105.98	194.26	127	232
50	102.54	187.96	123	225
51	99.10	181.65	119	217
52	95.66	175.34	114	210
53	92.24	169.08	110	200
54	88.87	162.90	106	193
55	85.49	156.70	102	185
56	82.12	150.53	98	178
57	102.48	187.85	123	223
TOTAL	5631.35	10323.00	6735.00	12347



79 AMENITIES

LIFESTYLE & RECREATION

- Gym
- Kids Play Area
- Meditation Garden
- Yoga Hall
- Jogging Track
- Amphitheatre

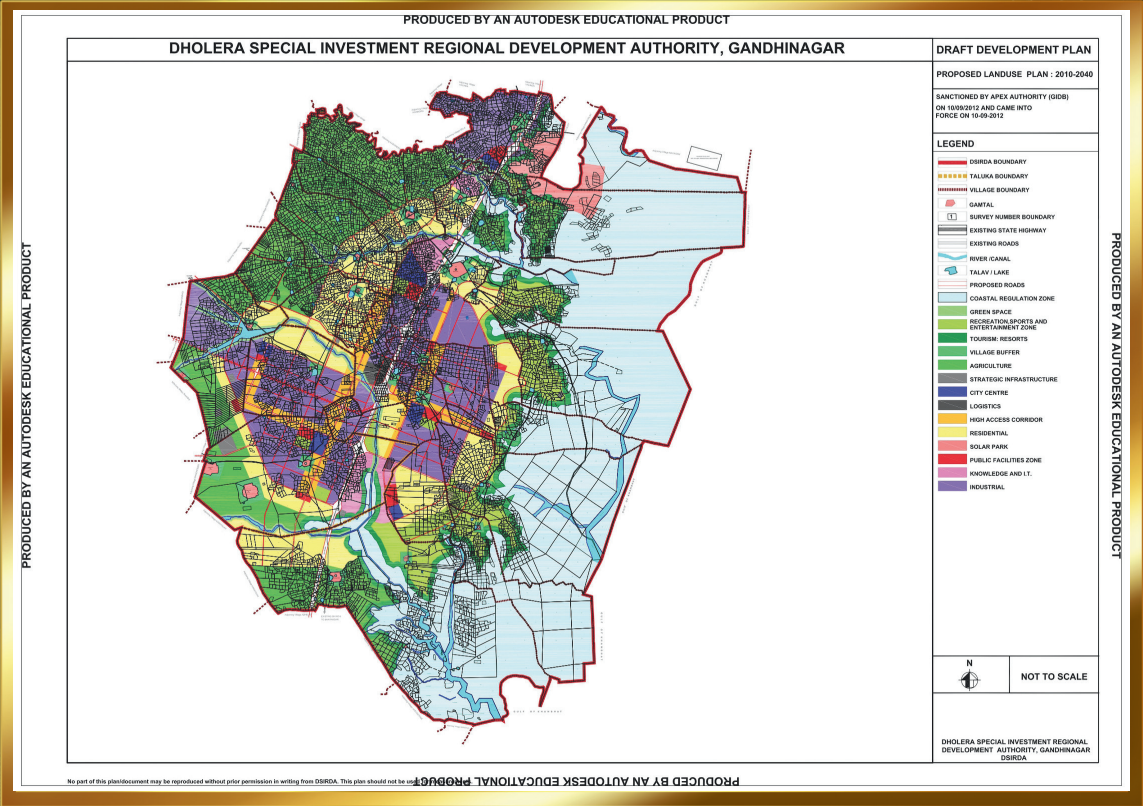


79 AMENITIES

SECURITY & INFRA

- Gated Society
- 24x7 Security
- CCTV Surveillance
- Underground Cabling
- Wide Internal Roads
- Rainwater Harvesting

DHOLERA SIR MAP



NEARBY INFRASTRUCTURE

- Dholera Expressway
- Dholera SIR activation zones
- International Airport under development
- Smart city planning





ANGEL NOVA PROJECTS

- Angel Aerocity
- Angel Orchid Villas
- Angel Haribhoomi
- **Angel Palm Dholera**

BOOKING PROCESS STEP-BY-STEP GUIDE:

Visit Site

Choose Plot

Pay Booking Amount

Documentation & Registration

Plot Handover

Payment Plan (on request)





FAQS

- **Is the project approved?**

Yes, Angel Palm Dholera is a 100% Title Clear project.

We have NA (Non-Agricultural) clearance, NOC, and Plan Passed approvals in place.

- **Can I build immediately?**

Yes! The project is Ready to Move.

You can start construction on your plot right away.

- **Are there EMI or loan options?**

Absolutely. We offer easy EMI plans and loan assistance to make your investment smoother.

- **What documents will be provided?**

You will receive all legally required documents including:

1. Sale deed / Registry
2. Title certificate
3. NA Order
4. Plot demarcation/layout
5. All approval papers (NOC, Plan Passed)



Angel Nova

Group of Estate Leaders

HEAD OFFICE - PLOT NO. 775P, NEAR UNITECH CYBERPARK, SECTOR 39, GURUGRAM

SITE ADDRESS – NEAR HANUMAN MANDIR, KAMIYALA, DHOLERA

 www.angelnova.in

 +91 93110-33005