

THE LARGEST LUXURIOUS PLOTTING RESIDENCY NEAR DHOLERA SIR

DHOLERA SIR

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



“One Step Towards Your Future”

Dholera Bhoomi

Plan Pass

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

BIRD VIEW



Dholera
Bhoomi

THE INCREDIBLE LOCATION



PROPOSED SEA LINK HIGHWAY



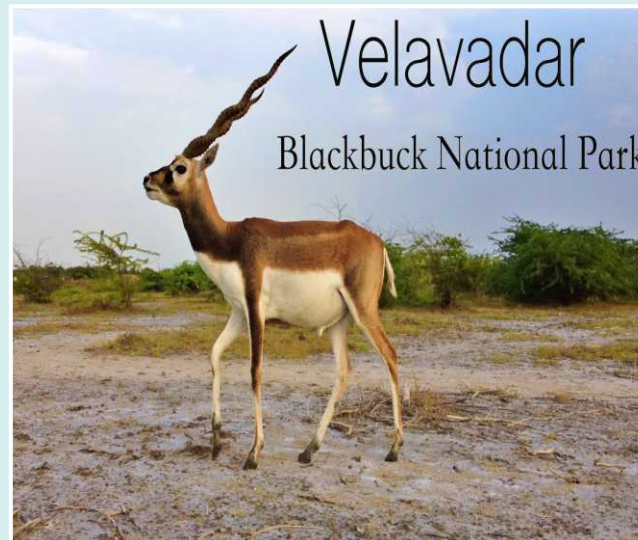
SEA PORT



DHOLERA INTERNATIONAL AIRPORT



EXPRESS-WAY



**VELAVADAR
(BLACK-BUCK SANCTUARY)**



ABCD BUILDING - DHOLERA SIR

NA ORDER

કલેક્ટર અને જિલ્લા મેજિસ્ટ્રેટની કચેરી, ભાવનગર
કલેક્ટર કચેરી, મોતીબાગ રોડ, ભાવનગર - ૩૬૪૦૦૧ (ગુજરાત)
ફોન નંબર : ૦૨૭૮-૨૪૨૮૮૨૨ ઇ-મેઇલ : collector-bav@gujarat.gov.in

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

ફુકમ નં. 1050/14/05/002/2023
તિ. 14/08/2023

વંચાણે લીધા :-

- અરજદારશ્રી ભરતભાઈ પ્રાગજીભાઈ ચૌહાણ
રહે. રહેવાસી ગામ-કાનાતળાવ, તાલુકા-ભાવનગર, જિલ્લો-ભાવનગર, કાનાતળાવ-૩૬૪૩૧૩ ની તા.૨૦/૦૬/૨૦૨૩ ની ઓનલાઇન અરજી (નં.૩૧૪૦૫૨૦૨૩૦૧૧૨) તથા સોગંદનામુ
- મુંબઇ જમીન મહેસૂલ કાયદો ૧૯૭૯ ની કલમ - ૪૮, ૬૫, ૬૬ તથા ૬૭
- ગુજરાત જમીન મહેસૂલ નિયમો, ૧૯૭૨ ના નિયમ ૮૧, ૧૦૦, ૧૦૧, ૧૦૨
- સરકારશ્રીના મહેસૂલ વિભાગનાં ઠરાવ નં. બખપ/૧૦૦૬/૪૨૫/ક તા.૦૧/૦૭/૨૦૦૮
- સરકારશ્રીના મહેસૂલ વિભાગનાં પરિપત્ર ક્રમાંક: બખપ/૧૦૨૦૧૮/૩૨૭/ક તા.૦૮/૦૫/૨૦૧૮
- સરકારશ્રીના મહેસૂલ વિભાગનાં ઠરાવ ક્રમાંક: એસ/ટીપી/૧૨૨૦૯/૭૬૯/૧૧/હ.૧ તા.૩૧/૦૩/૨૦૧૧
- સરકારશ્રીના મહેસૂલ વિભાગનાં ઠરાવ ક્રમાંક: બખપ/૧૦૨૦૧૮/૪૨૫/ક તા.૦૯/૦૧/૨૦૧૯
- સરકારશ્રીના મહેસૂલ વિભાગનાં પરિપત્ર ક્રમાંક: બખપ/૧૦૨૦૧૮/૪૨૫/ક તા.૧૨/૦૨/૨૦૧૯
- મામલતદાર અને કૃષિપંચ શ્રી (ALT) નો તા.૦૩/૦૭/૨૦૨૩ નો અભિપ્રાય
- (૧૦) ITCMS પોર્ટલ પરની કેસ વિગત

ફુકમ :-

વંચાણે લીધેલ કમ (૧) ની અરજી તથા સોગંદનામા થી અરજદારશ્રી ભરતભાઈ પ્રાગજીભાઈ ચૌહાણ એ મોજે કાનાતળાવ તા. ભાવનગર જિ. ભાવનગર ના સરવે/બ્લોક નં. ૭/૧ ના ક્ષેત્રફળ ૪૦,૩૬૮.૦૦ 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. 130)	જમીનનો સત્તાપ્રકાર (૭/૧૨ મુજબ)
સરવે/બ્લોક નં. : 7/1 ટી.પી. નં. : - એફ.પી. નં. : -	40,368.00	ભરતભાઈ પ્રાગજીભાઈ	જુની શરત (જુ.શ.)



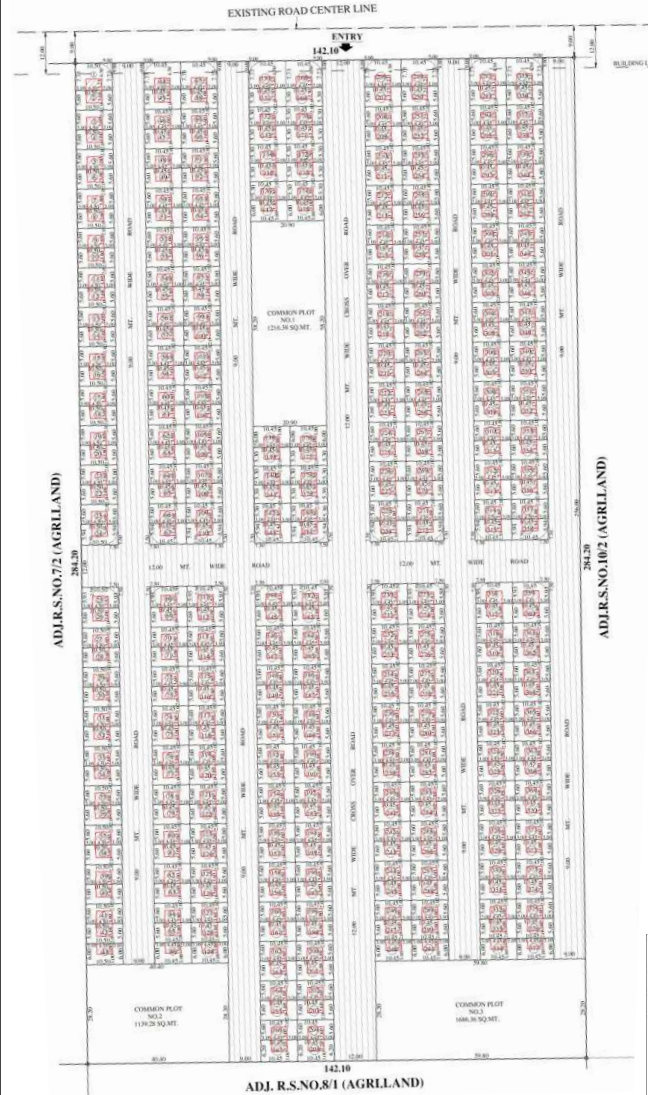
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રવાના કર્યા,
Open the document in Adobe Acrobat Reader to verify the e-Sign.

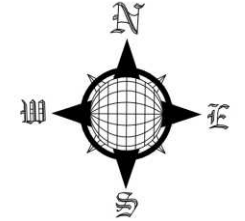
GOVT. PLAN PASS APPROVAL

PROPOSED RESIDENTIAL LAY OUT PLAN OF R.S.NO. 7/1 TOTAL LAND AREA 40368.00 SQ.MT.
AT VILLAGE - KANTALAV, TA.- BHAVNAGAR, DIST. - BHAVNAGAR.



AREA TABLE		
SR. NO.	PARTICULAR	AREA (SQ.MT.)
1	TOTAL LAND AREA AS PER REVENUE RECORD	40368.00
2	TOTAL LAND AREA FOR N.A. PURPOSE	40368.00
3	REQUIRED COMMON PLOT AREA (10 % OF LAND)	4036.80
4	PROPOSED COMMON PLOT AREA (USE FOR PARKING)(1+3)	4042.02
5	TOTAL PLOT AREA OF PLOT NO.1 TO 377	22319.33
6	AREA OF ROAD WITH CURVATURE	14006.65
7	TOTAL LAND AREA(4+5+6)	40368.00
8	TOTAL PROPOSED BUILT-UP AREA	6059.10

COLOUR NOTE :-	
	SURVEY NO. BOUNDARY
	BUILT UP AREA
	ROAD
	COMMON PLOT



SCALE 1 CM :- 5.00 MT.



પ્રમાણપત્ર:-
આથી પ્રમાણીત કરવામાં આવે છે કે સવાલવાળી જમીનમાં મારા ધ્વારા તા.૨૫/૦૯/૨૩ ના રોજ સ્થળ તપાસ કરવામાં આવેલ છે. જે જમીન સ્થળે હાલ ખુલ્લી છે. પ્રકરણ સહ રજૂ કરેલ તમામ સાધનિક કાગળોની મારા ધ્વારા ખરાઈ કરવામાં આવેલ છે. ડી.આઈ.એલ.આર કચેરી ની માપણીશીટ સાથે સવાલવાળી જમીનની હદોના માપ તથા ક્ષેત્રફળની ચે ચકાસણી કરેલ છે. જે મળી રહે છે.

SANJAY M. JOSHI
CIVIL ENGINEER
B.M.C.LIC.NO.302,
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એન્જીનીયર શ્રી ની સહી

AMENITIES



Entrance Gate



Children Play Area



Compound Wall



Gazebo



Senior Citizen Park



Joggers Park



Internal Road



CCTV Surveillance System

AREA TABLE

SUB TOTAL NO	CARPET AREA SQ. YD.	TOTAL AREA (SBA) SQ. YD.	SUB TOTAL NO	CARPET AREA SQ. YD.	TOTAL AREA (SBA) SQ. YD.	SUB TOTAL NO	CARPET AREA SQ. YD.	TOTAL AREA (SBA) SQ. YD.	SUB TOTAL NO	CARPET AREA SQ. YD.	TOTAL AREA (SBA) SQ. YD.	SUB TOTAL NO	CARPET AREA SQ. YD.	TOTAL AREA (SBA) SQ. YD.	SUB TOTAL NO	CARPET AREA SQ. YD.	TOTAL AREA (SBA) SQ. YD.	SUB TOTAL NO	CARPET AREA SQ. YD.	TOTAL AREA (SBA) SQ. YD.
1	76.26	140.31	55	69.99	128.78	109	69.99	128.78	163	69.99	128.78	217	69.99	128.78	271	69.99	128.78	325	69.99	128.78
2	70.32	129.40	56	69.99	128.78	110	59.76	109.97	164	69.99	128.78	218	69.99	128.78	272	59.76	109.99	326	69.99	128.78
3	70.32	129.40	57	69.99	128.78	111	59.63	109.72	165	69.99	128.78	219	69.99	128.78	273	59.63	109.72	327	69.99	128.78
4	70.32	129.40	58	69.99	128.78	112	69.99	128.78	166	69.99	128.78	220	69.99	128.78	274	69.99	128.78	328	69.99	128.78
5	70.32	129.40	59	69.99	128.78	113	69.99	128.78	167	77.49	142.58	221	69.99	128.78	275	69.99	128.78	329	69.99	128.78
6	70.32	129.40	60	69.99	128.78	114	69.99	128.78	168	75.79	139.45	222	69.99	128.78	276	69.99	128.78	330	69.99	128.78
7	70.32	129.40	61	69.99	128.78	115	69.99	128.78	169	66.23	121.87	223	69.99	128.78	277	69.99	128.78	331	69.99	128.78
8	70.32	129.40	62	69.99	128.78	116	69.99	128.78	170	66.23	121.87	224	69.99	128.78	278	69.99	128.78	332	69.99	128.78
9	70.32	129.40	63	69.99	128.78	117	69.99	128.78	171	66.23	121.87	225	69.99	128.78	279	69.99	128.78	333	69.99	128.78
10	70.32	129.40	64	69.99	128.78	118	69.99	128.78	172	66.23	121.87	226	69.99	128.78	280	69.99	128.78	334	74.99	137.98
11	70.32	129.40	65	69.99	128.78	119	69.99	128.78	173	66.23	121.87	227	69.99	128.78	281	69.99	128.78	335	75.79	139.45
12	70.32	129.40	66	69.99	128.78	120	69.99	128.78	174	66.23	121.87	228	69.99	128.78	282	69.99	128.78	336	69.99	128.78
13	70.32	129.40	67	59.76	109.97	121	69.99	128.78	175	74.99	137.98	229	59.76	109.97	283	69.99	128.78	337	69.99	128.78
14	70.32	129.40	68	59.63	109.72	122	69.99	128.78	176	74.99	137.98	230	59.63	109.72	284	69.99	128.78	338	69.99	128.78
15	70.32	129.40	69	69.99	128.78	123	69.99	128.78	177	66.23	121.87	231	69.99	128.78	285	69.99	128.78	339	69.99	128.78
16	70.32	129.40	70	69.99	128.78	124	69.99	128.78	178	66.23	121.87	232	69.99	128.78	286	69.99	128.78	340	69.99	128.78
17	70.32	129.40	71	69.99	128.78	125	69.99	128.78	179	66.23	121.87	233	69.99	128.78	287	69.99	128.78	341	69.99	128.78
18	70.32	129.40	72	69.99	128.78	126	69.99	128.78	180	66.23	121.87	234	69.99	128.78	288	69.99	128.78	342	69.99	128.78
19	70.32	129.40	73	69.99	128.78	127	69.99	128.78	181	59.76	109.97	235	69.99	128.78	289	69.99	128.78	343	69.99	128.78
20	70.32	129.40	74	69.99	128.78	128	69.99	128.78	182	59.63	109.72	236	69.99	128.78	290	69.99	128.78	344	69.99	128.78
21	70.32	129.40	75	69.99	128.78	129	74.99	137.98	183	69.99	128.78	237	69.99	128.78	291	74.99	137.98	345	69.99	128.78
22	70.32	129.40	76	69.99	128.78	130	75.79	139.45	184	69.99	128.78	238	69.99	128.78	292	75.79	139.45	346	69.99	128.78
23	70.32	129.40	77	69.99	128.78	131	66.23	121.87	185	69.99	128.78	239	69.99	128.78	293	69.99	128.78	347	69.99	128.78
24	60.12	110.63	78	69.99	128.78	132	66.23	121.87	186	69.99	128.78	240	69.99	128.78	294	69.99	128.78	348	69.99	128.78
25	59.99	110.38	79	69.99	128.78	133	66.23	121.87	187	69.99	128.78	241	69.99	128.78	295	69.99	128.78	349	69.99	128.78
26	70.32	129.40	80	69.99	128.78	134	66.23	121.87	188	69.99	128.78	242	69.99	128.78	296	69.99	128.78	350	69.99	128.78
27	70.32	129.40	81	69.99	128.78	135	66.23	121.87	189	69.99	128.78	243	69.99	128.78	297	69.99	128.78	351	69.99	128.78
28	70.32	129.40	82	69.99	128.78	136	66.23	121.87	190	69.99	128.78	244	69.99	128.78	298	69.99	128.78	352	69.99	128.78
29	70.32	129.40	83	69.99	128.78	137	74.99	137.98	191	69.99	128.78	245	69.99	128.78	299	69.99	128.78	353	69.99	128.78
30	70.32	129.40	84	69.99	128.78	138	74.99	137.98	192	69.99	128.78	246	69.99	128.78	300	69.99	128.78	354	69.99	128.78
31	70.32	129.40	85	69.99	128.78	139	66.23	121.87	193	69.99	128.78	247	69.99	128.78	301	69.99	128.78	355	69.99	128.78
32	70.32	129.40	86	74.99	137.98	140	66.23	121.87	194	69.99	128.78	248	74.99	137.98	302	69.99	128.78	356	69.99	128.78
33	70.32	129.40	87	75.79	139.45	141	66.23	121.87	195	69.99	128.78	249	75.79	139.45	303	69.99	128.78	357	69.99	128.78
34	70.32	129.40	88	69.99	128.78	142	66.23	121.87	196	69.99	128.78	250	69.99	128.78	304	69.99	128.78	358	59.76	109.97
35	70.32	129.40	89	69.99	128.78	143	59.76	109.97	197	69.99	128.78	251	69.99	128.78	305	69.99	128.78	359	59.63	109.72
36	70.32	129.40	90	69.99	128.78	144	59.63	109.72	198	69.99	128.78	252	69.99	128.78	306	69.99	128.78	360	69.99	128.78
37	70.32	129.40	91	69.99	128.78	145	69.99	128.78	199	69.99	128.78	253	69.99	128.78	307	69.99	128.78	361	69.99	128.78
38	70.32	129.40	92	69.99	128.78	146	69.99	128.78	200	69.99	128.78	254	69.99	128.78	308	69.99	128.78	362	69.99	128.78
39	70.32	129.40	93	69.99	128.78	147	69.99	128.78	201	69.99	128.78	255	69.99	128.78	309	69.99	128.78	363	69.99	128.78
40	70.32	129.40	94	69.99	128.78	148	69.99	128.78	202	69.99	128.78	256	69.99	128.78	310	69.99	128.78	364	69.99	128.78
41	70.32	129.40	95	69.99	128.78	149	69.99	128.78	203	69.99	128.78	257	69.99	128.78	311	69.99	128.78	365	69.99	128.78
42	70.32	129.40	96	69.99	128.78	150	69.99	128.78	204	69.99	128.78	258	69.99	128.78	312	69.99	128.78	366	69.99	128.78
43	75.35	138.64	97	69.99	128.78	151	69.99	128.78	205	77.49	142.58	259	69.99	128.78	313	69.99	128.78	367	69.99	128.78
44	75.79	139.45	98	69.99	128.78	152	69.99	128.78	206	75.79	139.45	260	69.99	128.78	314	69.99	128.78	368	69.99	128.78
45	69.99	128.78	99	69.99	128.78	153	69.99	128.78	207	69.99	128.78	261	69.99	128.78	315	59.76	109.97	369	69.99	128.78
46	69.99	128.78	100	69.99	128.78	154	69.99	128.78	208	69.99	128.78	262	69.99	128.78	316	59.63	109.72	370	69.99	128.78
47	69.99	128.78	101	69.99	128.78	155	69.99	128.78	209	69.99	128.78	263	69.99	128.78	317	69.99	128.78	371	69.99	128.78
48	69.99	128.78	102	69.99	128.78	156	69.99	128.78	210	69.99	128.78	264	69.99	128.78	318	69.99	128.78	372	69.99	128.78
49	69.99	128.78	103	69.99	128.78	157	69.99	128.78	211	69.99	128.78	265	69.99	128.78	319	69.99	128.78	373	69.99	128.78
50	69.99	128.78	104	69.99	128.78	158	69.99	128.78	212	69.99	128.78	266	69.99	128.78	320	69.99	128.78	374	69.99	128.78
51	69.99	128.78	105	69.99	128.78	159	69.99	128.78	213	69.99	128.78	267	69.99	128.78	321	69.99	128.78	375	69.99	128.78
52	69.99	128.78	106	69.99	128.78	160	69.99	128.78	214	69.99	128.78	268	69.99	128.78	322	69.99	128.78	376	69.99	128.78
53	69.99	128.78	107	69.99	128.78	161	69.99	128.78	215	69.99	128.78	269	69.99	128.78	323	69.99	128.78	377	74.99	137.98
54	69.99	128.78	108	69.99	128.78	162	69.99	128.78	216	69.99	128.78	270	69.99	128.78	324	69.99	128.78			

LOCATION MAP

Dholera Bhoomi

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

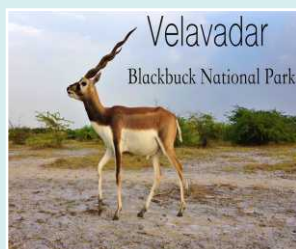


DISTANCE FROM DHOLERA BHOOMI

Dholera SIR	2 km.
Express-Way	6 km.
ABCD Building	15 km.
International Airport	30 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



New Gujarat within Gujarat

Dholera **Bhoomi**

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

Scan to Get
Legal Document



" THE LARGEST LUXURIOUS PLOTTING RESIDENCY NEAR RIVER WITH NATURE"

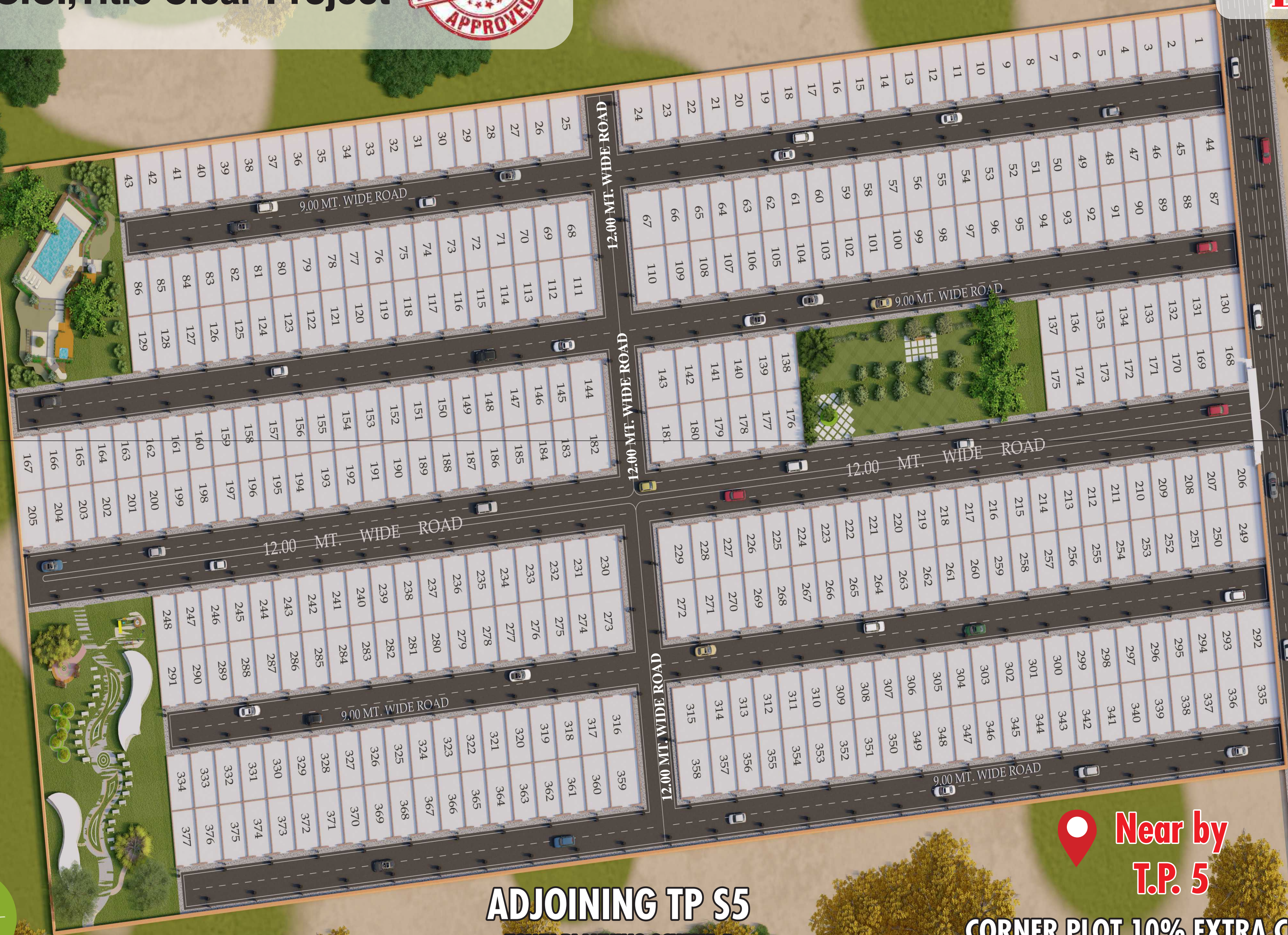
● This brochure is only for information.

**Plan Pass
N.A.,N.O.C.,Title Clear Project**



LAYOUT PLAN

**Dholera
Bhoomi**



**Near by
T.P. 5**

**ADJOINING TP S5
TOWN PLANNING SCHEME-5
(DHOLERA SIR)**

**CORNER PLOT 10% EXTRA CHARGES
GARDEN FACING PLOT 5% EXTRA CHARGES**



“One Step Towards Your Future”

**DHOLERA
SIR**

**Dholera
Bhoomi**

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

THE LARGEST LUXURIOUS PLOTTING RESIDENCY NEAR DHOLERA SIR

Project Location: Village : Kanatalav
Survey No. : 7/1



Final Cost : 1 Plot - Rs. 3 Lakh

(Corner - 10% & Garden Face - 5% Extra Applicable)

INSTANT REGISTRY

PRICE DETAILS

At the time of Plot Booking Rs. - 10% Amount.
Within a 15 days Rs. - Remaining Amount.

**Project
Development**

Project Entrance Gate,
Compounding Wall,
Demarcation,
Gazebo,
Joggers Park,
Internal Roads,
Children Park,
CCTV Surveillance etc.

**Project
Details**

In Yard

Plot Area :
129 Sq. Yd. (SBA)

Carpet Area :
70 Sq. Yard

In Feet

Plot Area :
1161 Sq. Ft. (SBA)

Carpet Area :
630 Sq. Ft.

Plot Size = 18x35 Sq. Ft. Per Plot

**Legality
Details**



- * Govt. Certified
- * N.A.,
- * N.O.C.,
- * Title Clear,
- * Plan Pass



3880/- Rs. Per Sq. Yard (In Yard)
432/- Rs. Per Sq. Feet (In Feet)

NESTORIA GROUP
WHERE DREAMS COME HOME
DHOLERA SIR

NOTE :-

- * The Development Cost is to be paid by the Customer to society after 6 to 7 years from the date of Registered sale deed as per the prevailing price at the time. (Approx Rs. 220/Per Sq. feet)
- * Registry Expenses Extra as per the Govt. Guidelines.