



21 Acre Premium Project
Premium Commercial & Residential Plots Available



Redefining Luxury Living Near Gallops Food Plaza!

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

THE GLORIA AMENITIES



Walking Track



45 ft. Wide Internal Roads



Gated Township



Commercial within Vicinity



Compound Wall



24x7 Water Supply



CCTV Security



Gazebo



Landscaping Garden



club house



swimming pool



baby pool



Kids Play Area



restaurant & café



Selfie Zone



Community Hall



24 X 7 Security



RCC road



street light

Why to Invest

@ Dholera SIR

India's First Greenfield Smart City



**DHOLERA TRADE
CENTER**



SEA PORT



**DHOLERA INTERNATIONAL
AIRPORT**



EXPRESS HIGHWAY



**METRO RAIL
CONNECTIVITY**



**ABCD BUILDING -
DHOLERA SIR**

Current Status of Dholera SIR

1. 6 town planning schemes cleared by Gujarat Government
2. Location area identified for International Airport
3. Government allocates 1700 Hect. land for adjoining Airport
4. Pre-feasibility study completed by M/s Feed Back Ventures
5. Project development corporation (GICC) formed
6. The legal framework enacted : The SIR Act 2009
7. Development Plan sanctioned on 10/09/2012
8. The work on the central spine road already started
9. Water logging, seismological & environment studies underway
10. Government inaugurates office at Dholera SIR for its faster development on 17th Feb 2015.
11. Tenders worth of 2486 Crores floated for the first phase development of 22 Square Kilometers

3D LAYOUT PLAN



DISTANCE FROM THE GLORIA

Dholera SIR	14 min
Lothal	10 min
International Airport	12 min
Bus Stop (Toran Restaurant)	1 min.
Gallops Food Plaza	1 min

PREMIUM LOCATION CHARGES
CORNER + 40 FEET MAIN ROAD 15%
CORNER + GARDEN 15% LAND COST
CORNER PLOT 10% LAND COST
GARDEN FACING 5% LAND COST

Area Table

Commerical Plots

Plot No.	Carpet Area (in Sq.Yds)	Total SBA Area (in Sq.Yds)
C-1	1326.46	2618.56
C-2 / C-3	1111.22	2193.65
C-4	2003.47	3955.04
C-5	283.14	558.95
C-6 to C-22	166.69	329.06
C-23	314.76	621.37
C-24	130.70	258.01
C-25 / C-26	166.69	329.06
C-27	157.29	310.50
C-28	152.51	301.08
C-29 to C-35	166.69	329.06

Residential Plots

Plot No.	Carpet Area (in Sq.Yds)	Total SBA Area (in Sq.Yds)	Plot No.	Carpet Area (in Sq.Yds)	Total SBA Area (in Sq.Yds)	Plot No.	Carpet Area (in Sq.Yds)	Total SBA Area (in Sq.Yds)	Plot No.	Carpet Area (in Sq.Yds)	Total SBA Area (in Sq.Yds)
1	93.11	154.08	88	99.26	164.25	156	112.59	186.32			
2 to 24	86.82	143.67	89	100.63	166.53	157 to 170	111.91	185.19			
25	168.72	279.20	90	102.01	168.80	171	111.91	185.19			
26	214.80	355.46	91	103.39	171.10	172	176.17	291.53			
27 to 34	111.11	183.86	92	104.77	173.37	173	204.38	338.22			
35	106.10	175.57	93	106.16	175.67	174 to 188	111.25	184.10			
36	105.91	175.25	94	107.53	177.95	189	111.90	185.17			
37 to 48	111.11	183.86	95	108.92	180.24	190	106.06	175.51			
49 - 50	125.46	207.61	96	110.30	182.52	191 to 199	111.25	184.10			
51 to 62	111.11	183.86	97	111.67	184.79	200-201	106.06	175.51			
63	105.91	175.25	98	113.06	187.09	202 to 210	111.25	184.10			
64	106.10	175.57	99	129.51	214.32	211	106.06	175.51			
65 to 73	111.11	183.86	100	268.67	444.60	212	111.90	185.17			
74	140.59	232.65	101	205.29	339.72	213 to 227	111.25	184.10			
75	133.58	221.05	102	192.76	318.98	228	222.81	368.72			
76	80.75	133.63	103 to 109	122.36	202.49	229	106.06	175.51			
77	82.14	135.93	110 - 111	113.13	187.21	230 to 238	111.25	184.10			
78	83.53	138.22	112 to 123	122.36	202.49	239	106.06	175.51			
79	84.92	140.52	124	171.11	283.16	240	275.18	455.36			
80	86.30	142.82	125 to 130	101.05	167.22	241	129.50	214.30			
81	87.68	145.09	131	97.62	161.54	242	121.53	201.10			
82	89.07	147.39	132	92.30	152.73	243	113.55	187.90			
83	90.45	149.68	133 to 142	101.53	168.01	244	105.57	174.70			
84	91.84	151.98	143	149.80	247.89	245	97.25	160.92			
85	88.03	145.67	144	165.12	273.24	246	88.50	146.46			
86	91.29	151.07	145 to 154	101.53	168.01	247	79.76	131.99			
87	97.87	161.95	155	106.72	176.60	248	130.04	215.19			

Notes :-

- Corner + Garden Facing Plot 15% Extra Charges
- Corner Plot 10% Extra Charges
- Garden Facing Plot 5% Extra Charges

UPCOMING FEATURES OF DHOLERA SIR



A "Platinum"
Rated Green City

Discover the treasures of

life

DHOLERA

DHOLERA SIR - HOME TO GLOBAL BUSINESS GIANTS.





**Scan to Open
Legal Document**



Blackbuck Sanctuary

**AHMEDABAD-BHAVNAGAR
EXPRESS WAY**

Kotda
Toll Plaza

Sea Link



A Project By :

Developed By :



📍 Sankalp Square. 3B-1001/1002, 10th Floor, B Block, Sindhu Bhavan Road, Nr. Taj Hotel, Ahmedabad-380059.

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