



DHOLERA SIR
India's First Hi-Tech Smart City

DHOLERA SMART CITY

BEYOND THE NATURE



**ORCHID
VILLA
PARADIS**

WHERE CONVENIENCE MEETS LUXURY.

A Proud Partner of DHOLERA,
India's first HI-TECH SMART CITY

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



Entrance Gate



Children Play Area



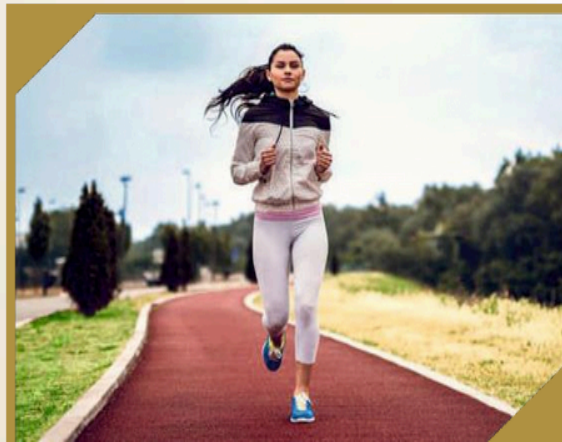
Compound Wall



Gazebo



Senior Citizen Park



Joggers Park



Internal Road



CCTV Surveillance System

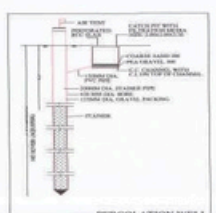


GOVT. PLAN PASS APPROVAL


CERTIFICATE
CERTIFIED THAT THE PLAN (DATE REFERENCE WAS SURVEYED BY THE ONE) IS IN ACCORDANCE WITH THE PROVISIONS OF THE ACTS AND RULES AND THE PLAN AREA AS REQUESTED ON SITE AND THE AREA AS INDICATED ON THE PLAN WITH THE AREA STATED IN DOCUMENT OF DIMENSIONS IS CORRECT.

COMMON PLOT AREA CALCULATION
REQUIREMENT COMMON PLOT (20% OF TOTAL) = 2024.00 SQ.MT
PROPOSED COMMON PLOT = 2024.00 SQ.MT
COMMON PLOT AREA = 2024.00 SQ.MT
TOTAL AREA = 10120.00 SQ.MT
COMMON PLOT % = 20.00%
TOTAL AREA = 10120.00 SQ.MT
COMMON PLOT AREA = 2024.00 SQ.MT
COMMON PLOT % = 20.00%
TOTAL AREA = 10120.00 SQ.MT

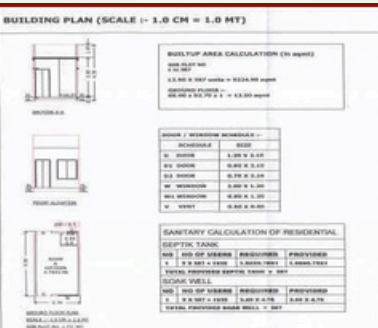
PERCOLATION WELL



KEY PLAN
SCALE :- 1:50 CH = 75.00 MT



BUILDING PLAN (SCALE :- 1:50 CH = 1.0 MT)




BUILDUP AREA CALCULATION (In sqm)

FLOOR	AREA
GROUND FLOOR	10120.00
FIRST FLOOR	10120.00
SECOND FLOOR	10120.00
THIRD FLOOR	10120.00
FOURTH FLOOR	10120.00
FIFTH FLOOR	10120.00
SIXTH FLOOR	10120.00
SEVENTH FLOOR	10120.00
EIGHTH FLOOR	10120.00
NINTH FLOOR	10120.00
TENTH FLOOR	10120.00
ELEVENTH FLOOR	10120.00
TWELFTH FLOOR	10120.00
THIRTEENTH FLOOR	10120.00
FOURTEENTH FLOOR	10120.00
FIFTEENTH FLOOR	10120.00
SIXTEENTH FLOOR	10120.00
SEVENTEENTH FLOOR	10120.00
EIGHTEENTH FLOOR	10120.00
NINETEENTH FLOOR	10120.00
TWENTY FLOOR	10120.00
TOTAL	10120.00


SANITARY CALCULATION OF RESIDENTIAL SEPTIC TANK

NO. OF APARTMENTS	PROVIDED	REQUIREMENT
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
8	8	8
9	9	9
10	10	10
11	11	11
12	12	12
13	13	13
14	14	14
15	15	15
16	16	16
17	17	17
18	18	18
19	19	19
20	20	20
21	21	21
22	22	22
23	23	23
24	24	24
25	25	25
26	26	26
27	27	27
28	28	28
29	29	29
30	30	30
31	31	31
32	32	32
33	33	33
34	34	34
35	35	35
36	36	36
37	37	37
38	38	38
39	39	39
40	40	40
41	41	41
42	42	42
43	43	43
44	44	44
45	45	45
46	46	46
47	47	47
48	48	48
49	49	49
50	50	50
51	51	51
52	52	52
53	53	53
54	54	54
55	55	55
56	56	56
57	57	57
58	58	58
59	59	59
60	60	60
61	61	61
62	62	62
63	63	63
64	64	64
65	65	65
66	66	66
67	67	67
68	68	68
69	69	69
70	70	70
71	71	71
72	72	72
73	73	73
74	74	74
75	75	75
76	76	76
77	77	77
78	78	78
79	79	79
80	80	80
81	81	81
82	82	82
83	83	83
84	84	84
85	85	85
86	86	86
87	87	87
88	88	88
89	89	89
90	90	90
91	91	91
92	92	92
93	93	93
94	94	94
95	95	95
96	96	96
97	97	97
98	98	98
99	99	99
100	100	100


ADJ SURVEY NO - 1403



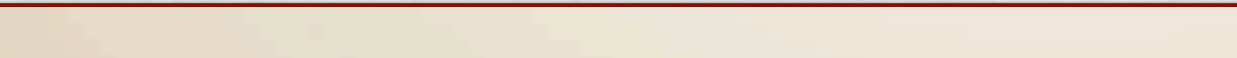
ADJ SURVEY NO - 1403



ADJ SURVEY NO - 1403



ADJ SURVEY NO - 1403



CITY SURVEY NO - RA1402
AT VILLAGE - KHANAD, TA - DHANDHUKA, DIST- AHMEDABAD

SCALE :- 1:50 CH = 5.0 MT
ZONE :- RESIDENTIAL
USE :- RESIDENTIAL

AREA TABLE

AREA OF SURVEY NO - 1402	3545.00
REQUIRED COMMON PLOT @ 20%	709.00
PROPOSED COMMON PLOT	2024.00
TOTAL SURVEY AREA	3545.00
TOTAL BUILTUP AREA ON GROUND FLOOR	3545.00
TOTAL PROPOSED BUILTUP AREA ON ALL FLOORS	3545.00

F.S.I. AREA TABLE

PROPOSED F.S.I. (1:1.2) (1:1.2) (2000) (70)	2413.24
TOTAL PROPOSED F.S.I. AT GROUND FLOOR	2413.24
TOTAL USED F.S.I. AT ALL FLOORS	2413.24
BALANCE F.S.I.	1888.04

TREE PLANTATION CALCULATION

REQUIRED = 10000.00 / 100 = 100.00 NO. OF TREES	100.00
PROVIDED = 100.00 NO. OF TREES	100.00

PERCOLATION WELL CALCULATION

REQUIRED = 10000.00 / 1000 = 10.00 NO. OF WELLS	10.00
PROVIDED = 10.00 NO. OF WELLS	10.00

OWNER
M/S. KHANAD DEVELOPERS PVT. LTD.

ENGINEER
M/S. KHANAD DEVELOPERS PVT. LTD.

AUTHORITY



NA ORDER

કલેક્ટર અને જિલ્લા મેજિસ્ટ્રેટની કચેરી, અમદાવાદ
કલેક્ટર અને જિલ્લા મેજિસ્ટ્રેટની કચેરી, સુભાષબિજ સર્કલ પાસે, અમદાવાદ - ૩૮૦૦૨૭
સુજાતા જમીન મહેસૂલ અધિનિયમ-૧૯૭૬ ની કલમ-૬૫ કેસ [ઝિનમેની - બહુકેન્દ્રક ઉપયોગ]

૩. વસુલ કરવામાં આવેલ કરવેદની વિગત નીચે મુજબ છે.
કેસમાં ચલત ભથ્થો તા.09/05/2023 નં.5700003551003508052385566
કર્તાની વિગત સંદર માંગણીનું લેખક્રમ (એ.સી.) દર રૂ. પાલ એ.સી. કુલ રકમ રૂ.

૨. બંધકામ ત્રણ કરતાં પહેલાં બંધકામમાં નહકા સહમત બહિષ્કારી પાસે મંજૂર કરાવવામાં રહેશે. પરંતુ અરજદાર ઝિનમેની પરવાનગી મેલવ્યા વગર આવા બંધકામનો રજા વિદી મેલાવી શકતો નહીં.
૩. ત્રણથી વધારા જ્યાં દાખલ પ્લેનિંગ સ્કીમ મંજૂર થઈ ગઈ છે તે જુડીસી સી.આર. અને ઝોનિંગના નિયમો અનુસાર બંધકામ કરવાનું રહેશે.

(૧૫) ઉપરોક્ત શરતોમાં ગમે તે મજબૂર હોય તેમ છતાં, કલેક્ટરશ્રી સરકારી કુશળ વિગ્રહ બંધિત અથવા વધારાના કોઇપણ મહત્ત્વ અથવા ભલામણ કરેલકરકોષિ, આ અર્થે જે મુદત કરાવી હોય તે મુદત દરમિયાન તેવી રીતે અહેરવામાં ન આવે કે કુશળ મુજબ કેરફર ન કરવામાં આવે તો તેમ કરવામાં જે અર્થ થાય તે કલેક્ટર પાસેથી જમીન મહેસૂલની બહી તરીકે વસુલ કરવાને મુખબાર છે.

Sd/-
(પવિણા ડી. કે.)
કલેક્ટર, અમદાવાદ
તા. 10/05/2023

આર.પી.એ.ડી.
પવિ.
પરકામલિકા મનુષ્ય કુશલમા
બરડ
તા. પંચુક
જી અમદાવાદ
બરડ-૩૮૨૪૬૦

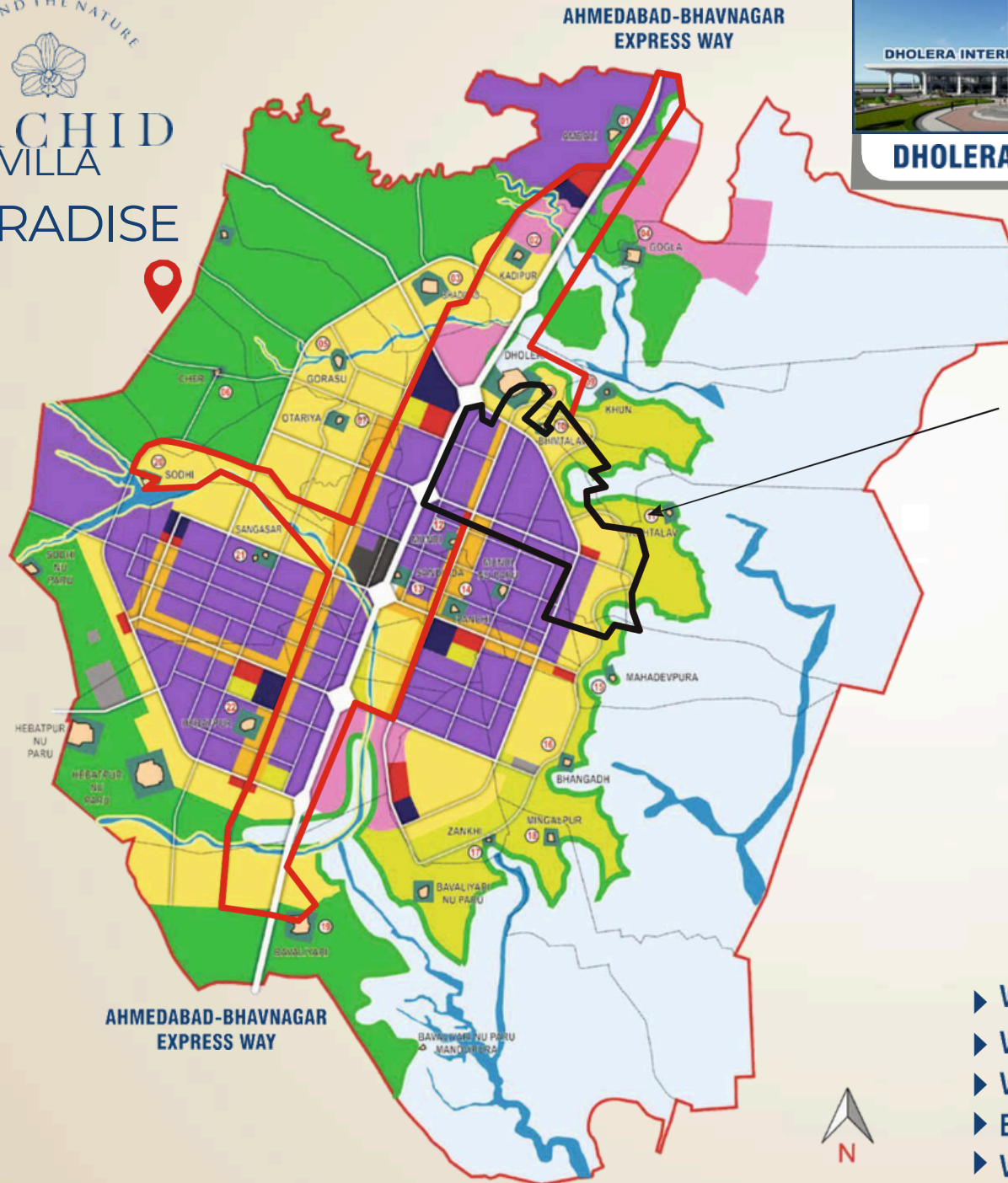
LOCATION MAP

BEYOND THE NATURE



ORCHID
VILLA
PARADISE

BEYOND THE NATURE
ORCHID
VILLA
PARADISE



ACTIVATION AREA



Near by
T.P.-2

DISTANCE FROM ORCHID VILLA PARADISE

Dholera Sir	400 Mtr.
Express-Way	10 km.
ABCD Building	10 km.
International Airport	20 km.
Metro-MRTS	5 km.

- ▶ Very Near By To TPS 2 (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





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


LAYOUT PLAN

DHOLEPA SIR



ADJOINING TP S2
(Town planning scheme-2)
(DHOLEPA SIR)



 Near by
T.P.-2
Corner Plot 10% Extra Charges
Garden Facing Plot 5% Extra Charges



ORCHID VILLA PARADISE

PAYMENT PLAN

PROJECT LOCATION : VILLAGE –KHARAD
SURVEY NUMBER : 1402 (Near to TP2)
AREA : 9 ACRE TOWNSHIP



FINAL PLOT COST –Rs.4.5Lakhs

Price revising from 2nd September 2024

(Corner –10% & Garden Facing –5% Extra Applicable)

PRICE DETAILS

At the time of Plot Booking –10% of Total Amount
Withing 15 days –Remaining 90%

INSTANT REGISTRY

PROJECT DEVELOPMENT

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

PROJECT DETAILS

Plot Area (in sq. yard)
100 sq. yd SBA
Carpet Area –58 sq. yd
Plot Area (in sqfeet)
900 sq. ft SBA
Carpet Area –522 sq. ft
Plot Size –16X33 sq. ft per plot

LEGALITY DETAILS

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

NOTE :-

*TheDevelopmentCostistobepaidbytheCustomertosocietyafter6to7yearsfromthedataofRegistered sale deed as per the prevailing price at the time. (Approx Rs. 220/Per Sq. feet)

*Registry Expenses Extra as per the Govt. Guidelines.


FOR MORE INFORMATION CALL -+91 8448665668



RP
REALTORS PROPERTY
RP
TURNING DREAMS INTO ADDRESSES

 <https://realtorsproperty.com/>

 <https://dholerasmartcity.com/>

 8448665668 / 7011844481

 <https://www.youtube.com/@RealtorsProperty>