

THE LARGEST LUXURIOUS PLOTTING  
RESIDENCY NEAR DHOLERA SIR



**RP**  
REALTORS PROPERTY  
TURNING DREAMS INTO ADDRESSES

**DHOLERA SIR**  
India's 1st "Platinum" Rated Greenfield Smart City



# Dholera Bhoomi - II



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

# DHOLERA BHOOMI - II

# 3D VIEW



# THE INCRECIBLE LOCATION



**PROPOSED SEA LINK HIGHWAY**



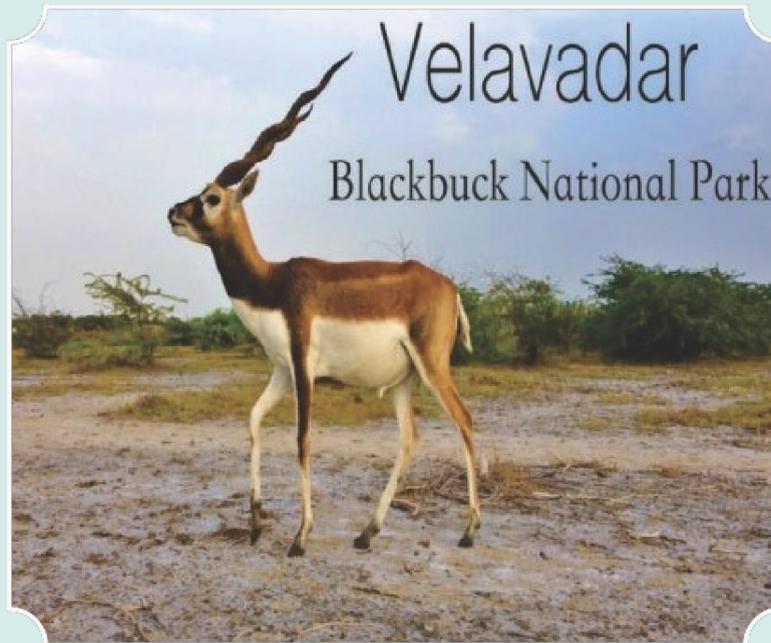
**SEA PORT**



**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 [ બિનપેતી - રહેણાંક ]

દુકમ નં. 67/14/05/002/2024

તી. 30/01/2024

વંચાણે લીધા :-

- (૧) અરજદારશ્રી સવજીભાઈ માવજીભાઈ ધોળકિયા રહે. ૧૨૯, જય યોગેશ્વર રો-હાઉસ, સરથાણા કામરેજ રોડ, સુરત-૩૧૬૦૦૬ ની તા.20/12/2023 ની ઓનલાઇન અરજી (નં.31405202302190) તથા સોગંદનામુ
- (૨) મુંબઇ જમીન મહેસૂલ કાયદો ૧૯૭૯ ની કલમ - ૪૮, ૬૫, ૬૬ તથા ૬૭
- (૩) ગુજરાત જમીન મહેસૂલ નિયમો, ૧૯૭૨ ના નિયમ ૮૧, ૧૦૦, ૧૦૧, ૧૦૨
- (૪) સરકારશ્રીના મહેસૂલ વિભાગનાં ઠરાવ નં. બખપ/૧૦૦૬/૪૨૫/ક તા.૦૧/૦૭/૨૦૦૮
- (૫) સરકારશ્રીના મહેસૂલ વિભાગનાં પરિપત્ર ક્રમાંક: બખપ/૧૦૨૦૧૮/૩૨૭/ક તા.૦૮/૦૫/૨૦૧૮
- (૬) સરકારશ્રીના મહેસૂલ વિભાગનાં ઠરાવ ક્રમાંક: એસ/ટીપી/૧૨૨૦૯/૭૬૯/૧૧/હ.૧ તા.૩૧/૦૩/૨૦૧૧
- (૭) સરકારશ્રીના મહેસૂલ વિભાગનાં ઠરાવ ક્રમાંક: બખપ/૧૦૨૦૧૮/૪૨૫/ક તા.૦૯/૦૧/૨૦૧૯
- (૮) સરકારશ્રીના મહેસૂલ વિભાગનાં પરિપત્ર ક્રમાંક: બખપ/૧૦૨૦૧૮/૪૨૫/ક તા.૧૨/૦૨/૨૦૧૯
- (૯) ચિટનીશ શ્રી નો તા.16/01/2024 નો અભિપ્રાય મામલતદાર અને કૃષિપંચ શ્રી (ALT) નો તા.03/01/2024 નો અભિપ્રાય
- (૧૦) IRCMS પોર્ટલ પરની કેસ વિગત

દુકમ :-

વંચાણે લીધેલ કમ (૧) ની અરજી તથા સોગંદનામા થી અરજદારશ્રી સવજીભાઈ માવજીભાઈ ધોળકિયા એ મોજે કાનાતલાવ તા. ભાવનગર જિ. ભાવનગર ના સરવે/બ્લોક નં. 84p૧/p૧ ના ક્ષેત્રફળ 15,379.00 ચો.મી. ની જમીન અંગે ગુજરાત જમીન મહેસૂલ અધિનિયમ-૧૯૭૯ ની કલમ-૬૫ હેઠળ બિનપેતીના 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. 210)	જમીનનો સત્તાપ્રકાર (૭/૧૨ મુજબ)
સરવે/બ્લોક નં. : 84p૧/p૧ ટી.પી. નં. : - એફ.પી. નં. : -	15,379.00	સવજીભાઈ માવજીભાઈ	જુની શરત (જુ.શ)



6142024010002815



રવાના કર્યા,

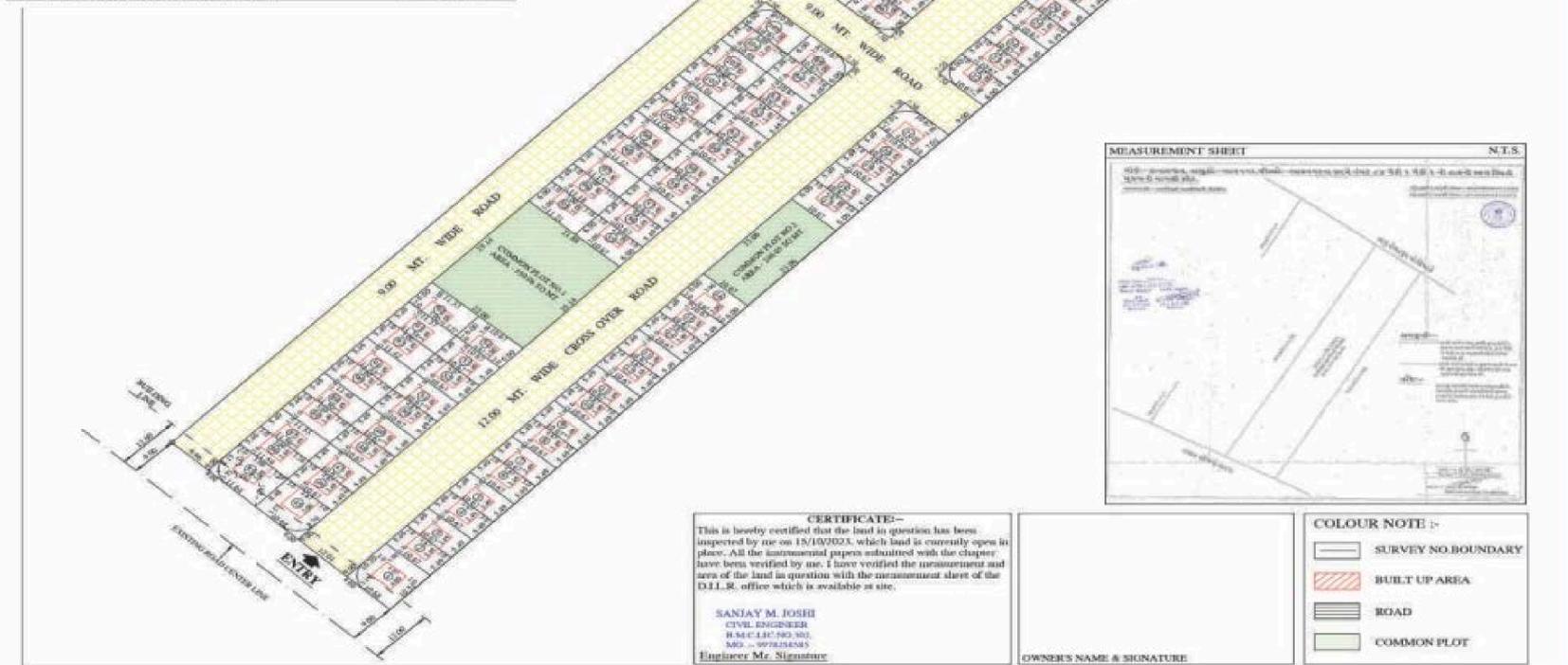
Open the document in Adobe Acrobat Reader to verify the e-Sign.

## GOVT. PLAN PASS APPROVAL

PROPOSED RESIDENTIAL LAY OUT PLAN OF R.S.NO.84 PAIKI 1/PAIKI 1  
LAND AREA - 15379.00 SQ.MT.  
AT VILLAGE-KANATALAV, TA.-BHAVNAGAR, DIST.-BHAVNAGAR.



SR. NO.	PARTICULAR	AREA (SQ.MT.)
1	TOTAL LAND AREA AS PER REVENUE RECORD	15379.00
2	TOTAL LAND AREA FOR N.A. PURPOSE	15379.00
3	REQUIRED COMMON PLOT AREA (10 % OF LAND)	1537.90
4	PROPOSED COMMON PLOT AREA (1 TO 4)	1550.51
5	TOTAL PLOT AREA OF PLOT NO.1 TO 124	7480.94
6	AREA OF ROAD WITH CURVATURE	6347.55
7	TOTAL LAND AREA(4+5+6)	15379.00
8	TOTAL PROPOSED BUILT-UP AREA	2054.92



**CERTIFICATE:-**  
This is hereby certified that the land in question has been inspected by me on 15/10/2023, which land is currently open in place. All the instrumental papers submitted with the chapter have been verified by me. I have verified the measurement and area of the land in question with the measurement done of the D.L.R. office which is available at site.

SANJAY M. JOSHI  
CIVIL ENGINEER  
B.NO.E.187-903-3803  
MO. :- 9978154545  
Engineer Mr. Signature

OWNER'S NAME & SIGNATURE

**COLOUR NOTE :-**

- SURVEY NO. BOUNDARY
- BUILT UP AREA
- ROAD
- COMMON PLOT

# AMENITIES



Entrance Gate



Children Play Area



Compound Wall



Gazebo



Senior Citizen Park



Joggers Park



Internal Road

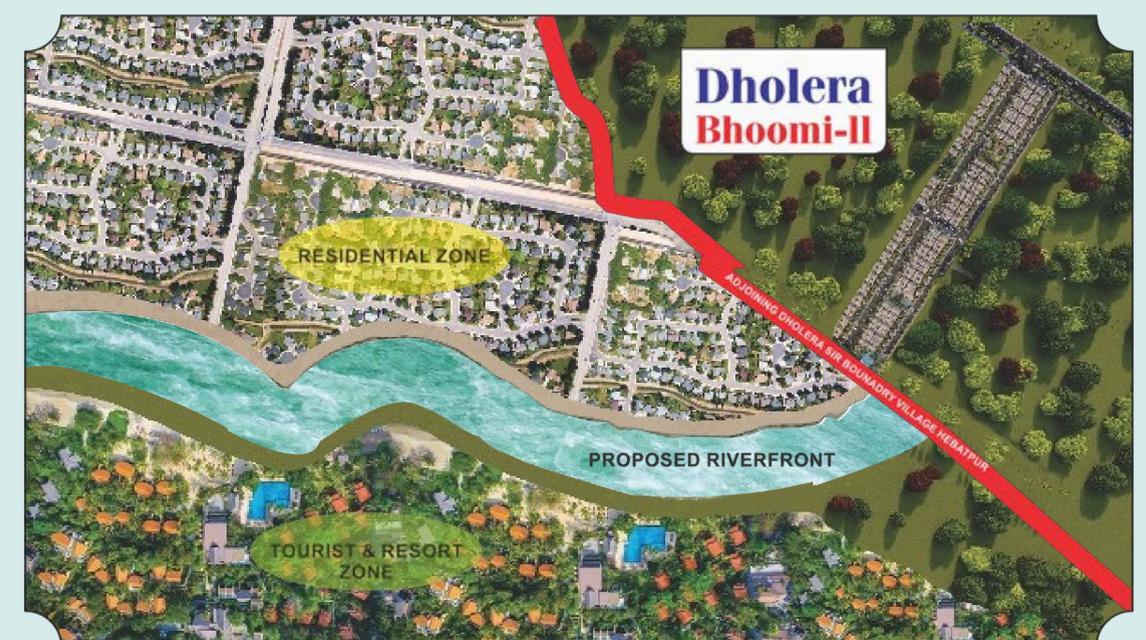
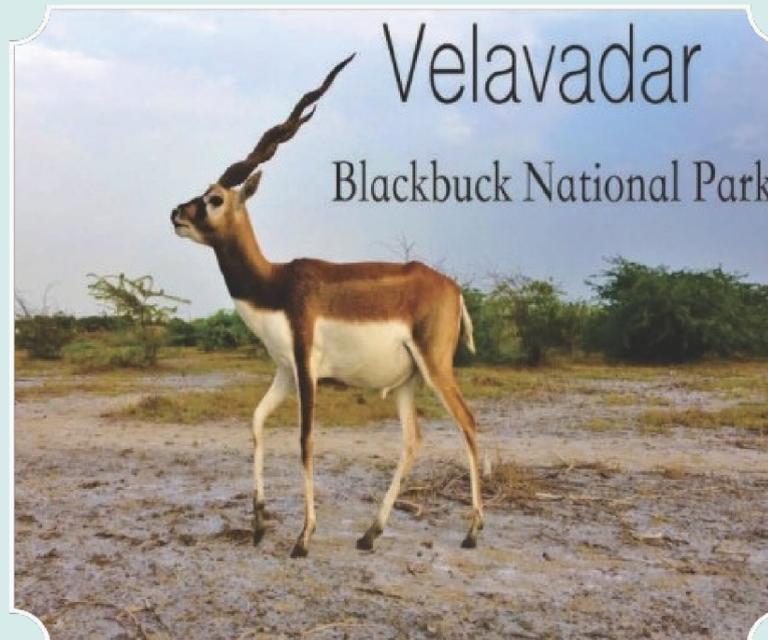
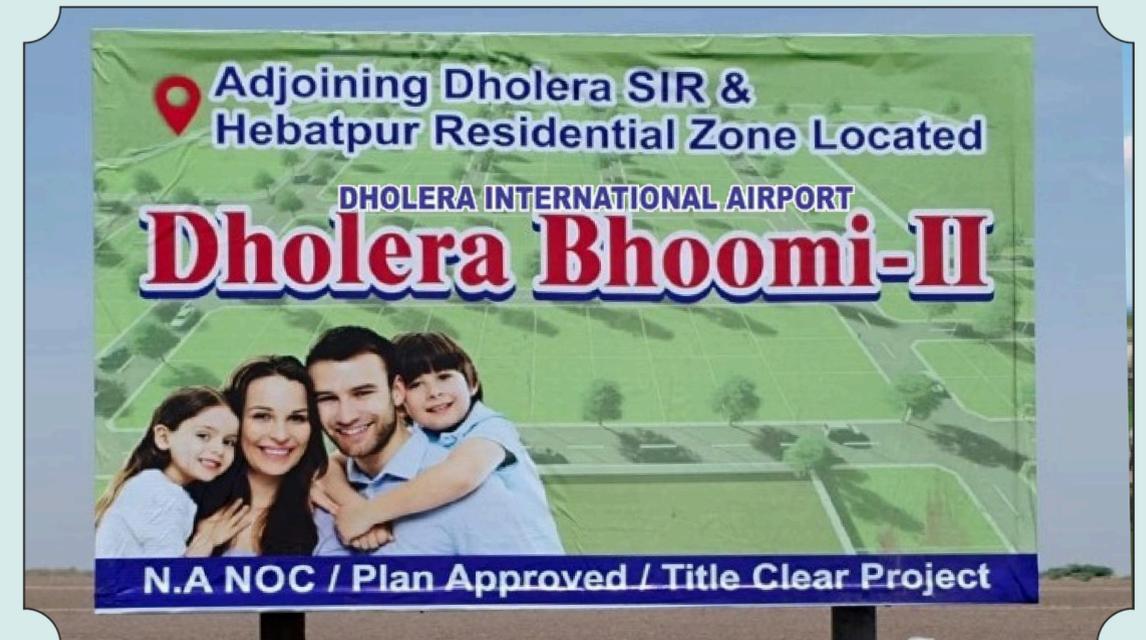


CCTV Surveillance System

# 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.
1	111.32	228.21	32	70.05	143.60	63	69.99	143.48	94	81.45	166.97
2	70.05	143.60	33	70.05	143.60	64	69.99	143.48	95	81.45	166.97
3	70.05	143.60	34	70.05	143.60	65	62.10	127.30	96	73.30	150.27
4	70.05	143.60	35	70.05	143.60	66	62.10	127.30	97	73.11	149.88
5	70.05	143.60	36	70.05	143.60	67	69.99	143.48	98	72.91	149.46
6	70.05	143.60	37	70.05	143.60	68	69.99	143.48	99	72.72	149.07
7	70.05	143.60	38	70.05	143.60	69	69.99	143.48	100	72.55	148.73
8	70.05	143.60	39	70.05	143.60	70	69.99	143.48	101	72.38	148.38
9	70.05	143.60	40	70.05	143.60	71	69.99	143.48	102	72.19	147.99
10	70.05	143.60	41	70.05	143.60	72	69.99	143.48	103	71.99	147.57
11	70.05	143.60	42	70.05	143.60	73	69.99	143.48	104	71.80	147.18
12	70.05	143.60	43	70.05	143.60	74	69.99	143.48	105	63.78	130.75
13	70.05	143.60	44	120.23	246.48	75	69.99	143.48	106	63.28	129.72
14	70.05	143.60	45	89.38	183.22	76	76.57	156.96	107	70.93	145.42
15	70.05	143.60	46	70.05	143.60	77	76.57	156.96	108	70.74	145.02
16	76.57	156.96	47	70.05	143.60	78	69.99	143.48	109	70.55	144.63
17	76.57	156.96	48	70.05	143.60	79	69.99	143.48	110	70.35	144.21
18	70.05	143.60	49	70.05	143.60	80	69.99	143.48	111	70.18	143.87
19	70.05	143.60	50	70.05	143.60	81	69.99	143.48	112	70.03	143.55
20	70.05	143.60	51	70.05	143.60	82	69.99	143.48	113	69.80	143.09
21	74.98	153.70	52	70.05	143.60	83	69.99	143.48	114	69.63	142.74
22	62.10	127.30	53	70.05	143.60	84	88.55	181.53	115	69.46	142.40
23	70.05	143.60	54	76.57	156.96	85	94.27	193.25	116	75.71	155.20
24	70.05	143.60	55	76.57	156.96	86	75.99	155.79	117	74.95	153.65
25	70.05	143.60	56	70.05	143.60	87	75.80	155.40	118	68.38	140.17
26	70.05	143.60	57	69.99	143.48	88	75.60	154.98	119	68.22	139.85
27	70.05	143.60	58	69.99	143.48	89	75.44	154.66	120	68.05	139.51
28	70.05	143.60	59	69.99	143.48	90	75.28	154.32	121	67.85	139.09
29	70.05	143.60	60	69.99	143.48	91	75.07	153.90	122	67.66	138.70
30	70.05	143.60	61	69.99	143.48	92	74.88	153.51	123	67.45	138.28
31	70.05	143.60	62	69.99	143.48	93	74.71	153.16	124	85.04	174.32

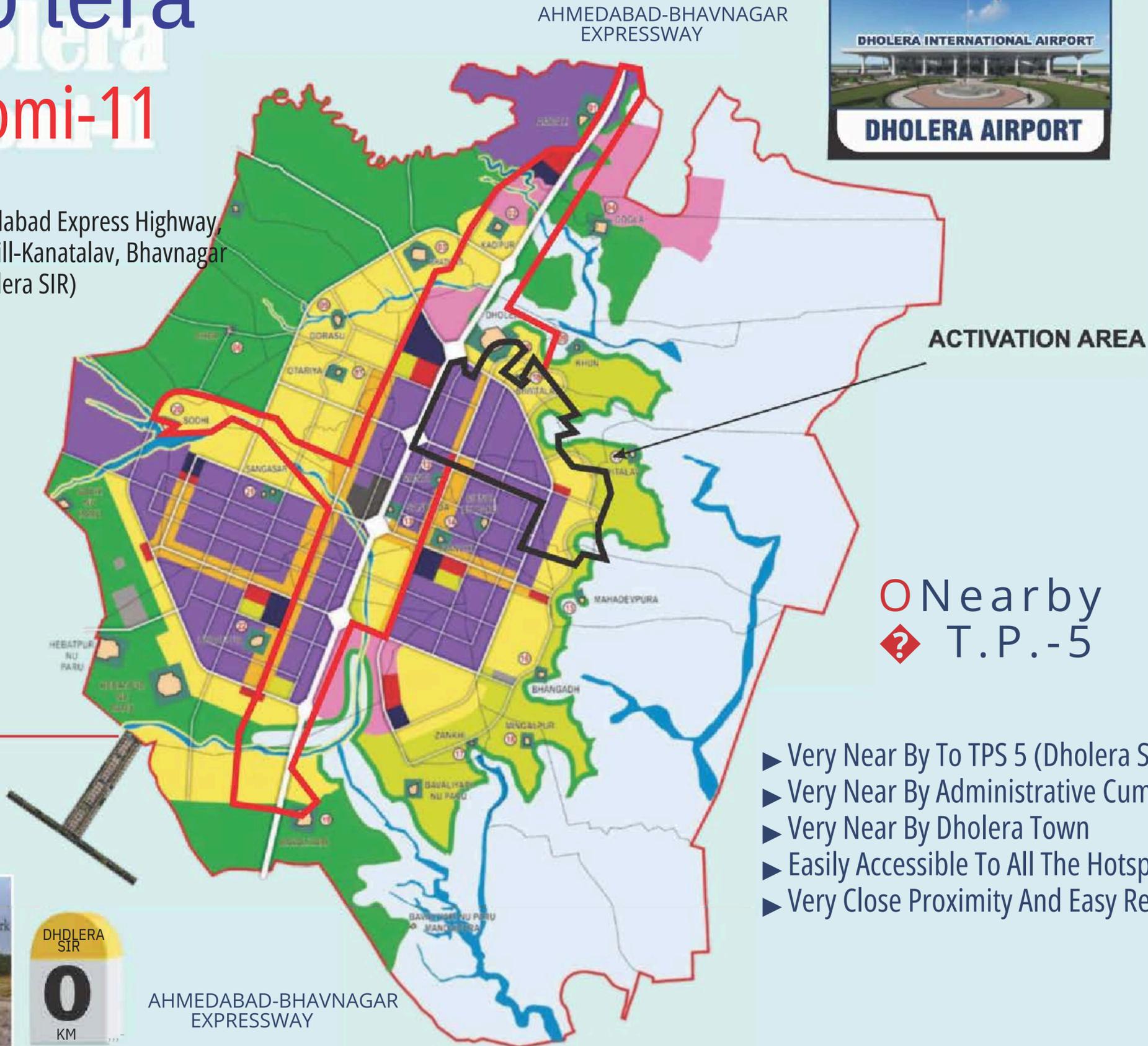
# THE INCREDIBLE LOCATION



# LOCATION MAP

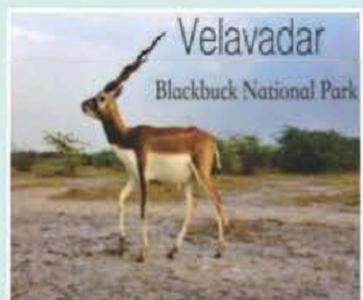
## Dholera Bhoomi-11

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



DISTANCE FROM CHOLERA BHOOMI	
Dholera SIR	0 km.
Express-Way	6 km.
ABCD Building	15 km.
International Airport	30 km.
Metro-MRTS	5 km.

- ▶ 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



AHMEDABAD-BHAVNAGAR EXPRESSWAY

**New Gujarat within Gujarat**

# **Dholera Bhoomi - II**

**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

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



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

 **Near by**  
**T.P. 5**



**Dholera**  
**Bhoomi-II**

PROJECT LOCATION : KANATALAV  
SURVEY NUMBER : 84P1/P1 (Near to TP5)



**PLOT COST –Rs.4500/Sq.Yd.**

( 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	LEGALITY DETAILS
Project Entrance Gate, Compounding Wall, Demarcation, Gazebo, Joggers Park, Internal Roads, Children Park, CCTV Surveillance etc.	<ul style="list-style-type: none"><li>• Govt. Certified</li><li>• N.A.</li><li>• N.O.C.</li><li>• Title Clear</li><li>• Plan Pass</li></ul>

**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.



<https://realtorsproperty.com/>



<https://dholerasmartscity.com/>



8448665668 / 7011844481



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