

# LIVE IN THE **COMFORT** **OF NATURE**

Premium Villas Residential Plots  
Welcome to an Extraordinary Lifestyle



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## About AVN Developer

We are very well known for our real estate project development, plot planning, proposals & schemes which are extremely admired and honored by investors and developers. We delivers business innovation, economy, and excellence in Real Estate. With our rapidly developing and making our presence, we are expanding our land trading and development business. we have established ourself as a pioneering name in the real estate market, and all this has been possible with the well-deserved trust of customers which are one of the main reasons for our enormous success..





# DHOLERA SIR

## AN INVESTMENT OPPORTUNITY

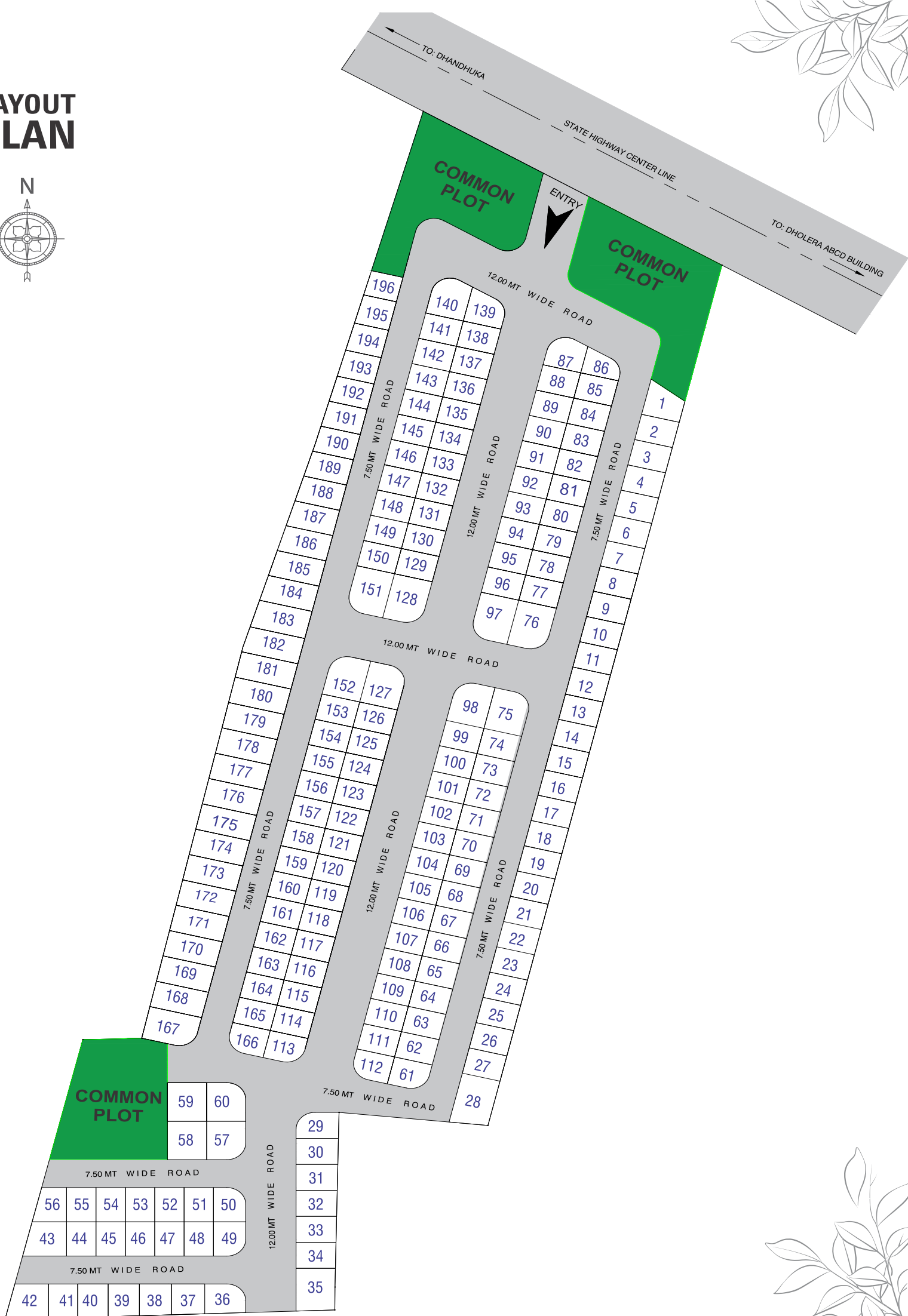
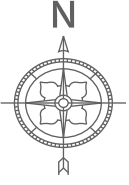


### REASON FOR INVESTMENT IN DHOLRA (SIR)

- India's First Platinum Rated ISO 37120 Compliance Smart City.
- Biggest Urban Development Project in World.
- Total Area 920 Sq.kms. a Green Field Location.
- Developable Area: 580 Sq.kms.
- High Access Corridor : City Center, Industrial, Logistic, Knowledge It, Recreation & Sports, Entertainment.
- World-class infrastructure & connectivity: Within & Outside Central spine expressway & Metro Rail to link with SIR and Mega Cities Airport in the vicinity.
- Proximity to Mega Cities: Ahmedabad, Bhavnagar, Vadodra.
- Capable to cater to both International & Domestic Market.
- Logistic support of the Dedicated Freight Corridor (DFC).
- Benefits of the high impact Delhi Mumbai Industrial Corridor (DMIC)



# LAYOUT PLAN



# AREA TABLE

PLOT NO	PLOT AREA IN SQ.YARD
1	128.35
2	115.33
3	115.33
4	115.33
5	115.33
6	115.33
7	115.33
8	115.33
9	115.33
10	115.33
11	115.33
12	123.58
13	115.33
14	115.33
15	115.33
16	115.33
17	115.33
18	115.33
19	115.33
20	115.33
21	115.33
22	115.33
23	115.33
24	115.33
25	115.33
26	115.33
27	115.33
28	212.42
29	113.32
30	125.35
31	123.47
32	121.60
33	119.96
34	118.10
35	188.70
36	126.97
37	116.40
38	115.37
39	115.26
40	115.33
41	114.57
42	154.59
43	154.11
44	115.33
45	115.33
46	115.33
47	115.33
48	115.33
49	116.49

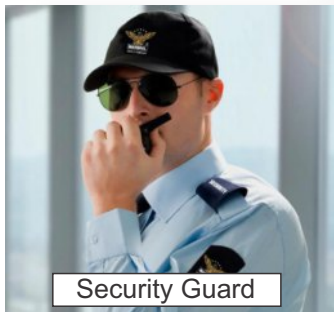
PLOT NO	PLOT AREA IN SQ.YARD
50	116.49
51	115.33
52	115.33
53	115.33
54	115.33
55	115.33
56	116.73
57	161.96
58	173.08
59	173.08
60	161.96
61	115.33
62	115.33
63	115.33
64	115.33
65	115.33
66	115.33
67	115.33
68	115.33
69	115.33
70	115.33
71	115.33
72	115.33
73	115.33
74	115.33
75	175.47
76	190.97
77	115.33
78	115.33
79	115.33
80	115.33
81	115.33
82	115.33
83	115.33
84	115.33
85	115.33
86	87.17
87	129.04
88	115.33
89	115.33
90	115.33
91	115.33
92	115.33
93	115.33
94	115.33
95	115.33
96	115.33
97	187.52
98	172.03

PLOT NO	PLOT AREA IN SQ.YARD
99	115.33
100	115.33
101	115.33
102	115.33
103	115.33
104	115.33
105	115.33
106	115.33
107	115.33
108	115.33
109	115.33
110	115.33
111	115.33
112	112.83
113	109.59
114	115.33
115	115.33
116	115.33
117	115.33
118	115.33
119	115.33
120	115.33
121	115.33
122	115.33
123	115.33
124	115.33
125	115.33
126	115.33
127	172.03
128	187.52
129	115.33
130	115.33
131	115.33
132	115.33
133	115.33
134	115.33
135	115.33
136	115.33
137	115.33
138	115.33
139	118.40
140	167.35
141	115.33
142	115.33
143	115.33
144	115.33
145	115.33
146	115.33
147	115.33

PLOT NO	PLOT AREA IN SQ.YARD
148	115.33
149	115.33
150	115.33
151	187.52
152	172.03
153	115.33
154	115.33
155	115.33
156	115.33
157	115.33
158	115.33
159	115.33
160	115.33
161	115.33
162	115.33
163	115.33
164	115.33
165	115.33
166	115.64
167	188.83
168	159.07
169	160.09
170	161.12
171	162.01
172	163.05
173	163.96
174	164.98
175	165.92
176	166.83
177	167.87
178	168.78
179	169.83
180	170.74
181	171.80
182	169.76
183	175.94
184	157.98
185	151.96
186	145.89
187	139.93
188	133.83
189	127.74
190	122.56
191	118.42
192	114.67
193	115.39
194	115.28
195	115.37
196	138.90



# PROJECT AMENITIES



Security Guard



Road & Street Light



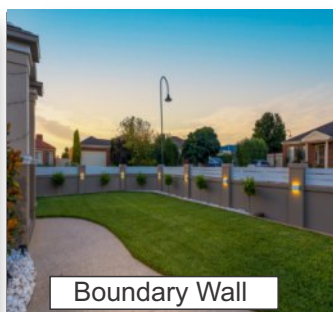
CCTV Camera



Children Park



Joggers Park



Boundary Wall



Tree plantation



Electric power



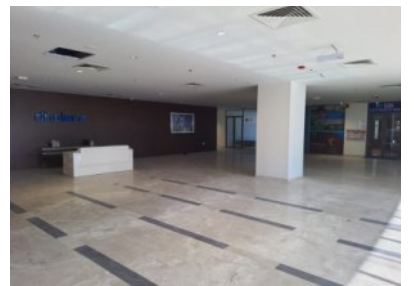
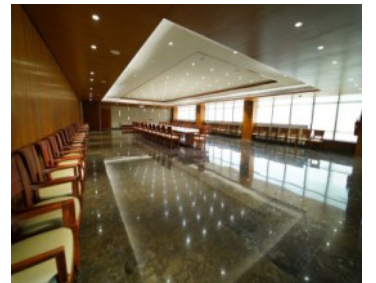
senior citizen garden



Water supply







# KEY PLAN



Gallops Fedara

TO AHMEDABAD

TO SURAT

PIPALI

NAVAGAM



DHOLERA INTERNATIONAL AIRPORT

SIR Entrance

Dholera SIR Boundary

900 Mtr

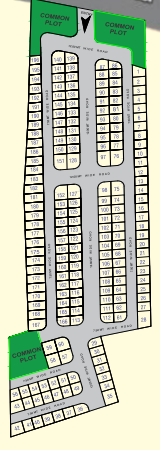
DHOLERA MAIN CIRCLE

ABCD Building

DHOLERA VILLAGE

TO BHAVNAGAR

Dhandhuka - Dholera Road







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