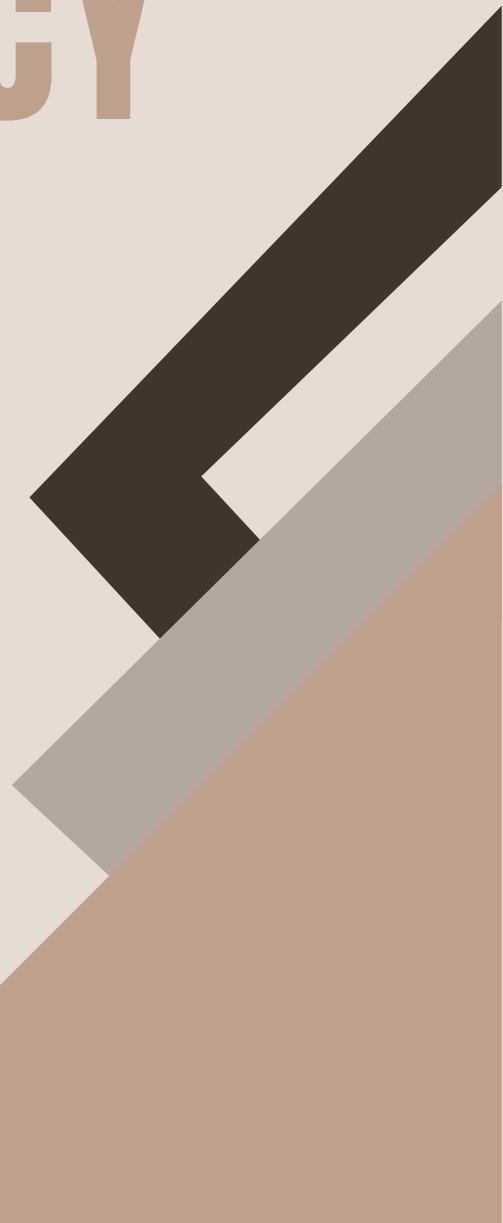


**SUI**  
**GENERIS**  
**RESIDENCY**



# INDIA'S 1ST

IGBC Certified Platinum Rated  
Ready to live Global  
Industrial Smart City

## DHOLERA SIR

91,790Ha

20 Lakh

827k

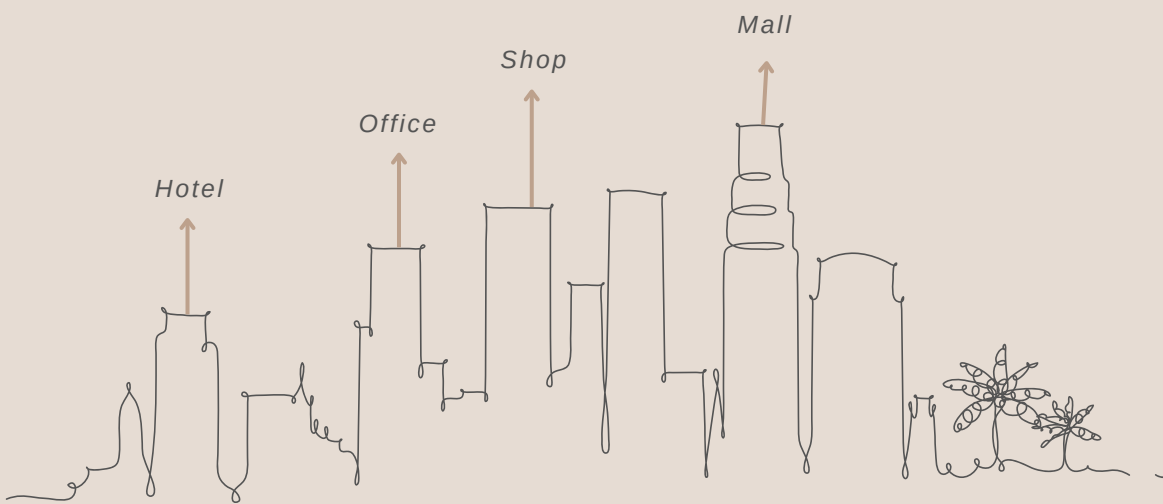
Total Area  
920 sq km

Population  
expected

New jobs  
expected

## SALIENT FEATURES

- 4 Way Connectivity
- Plug & Play Infrastructure
- 12 Different Zones
- World-Class Facilities



AWAY FROM



**SUI**  
**GENERIS RESIDENCY**  
**INSIDE DHOLERA SIR**

# WHAT MAKES DHOLERA SIR SPECIAL?

## Smart Infrastructure

**Roads with ICT Duct**  
Road, Cycle Tracks, Footpaths, Trees & Plants

## WTP, STP, CETP

100% Domestic Waste Collection,  
100% Industrial Effluent Collection

## Smart Technology

**Pollution Sensors**  
Air sensors, Meteorological sensors, Water sensors

## Smart Grid Sensors

Smart Meters, Sensors on Distribution Lines

## Smart Utilities

**Water Harvesting**  
100% Rainwater Collection, Open Storm Canal with Recreational Spaces

## Waste Management & Recycling

100% Recycle and Reuse of Waste Water

## Smart Communication

**Communication**  
ICT enabled infrastructure City WiFi Integrated city

## Traffic Sensors

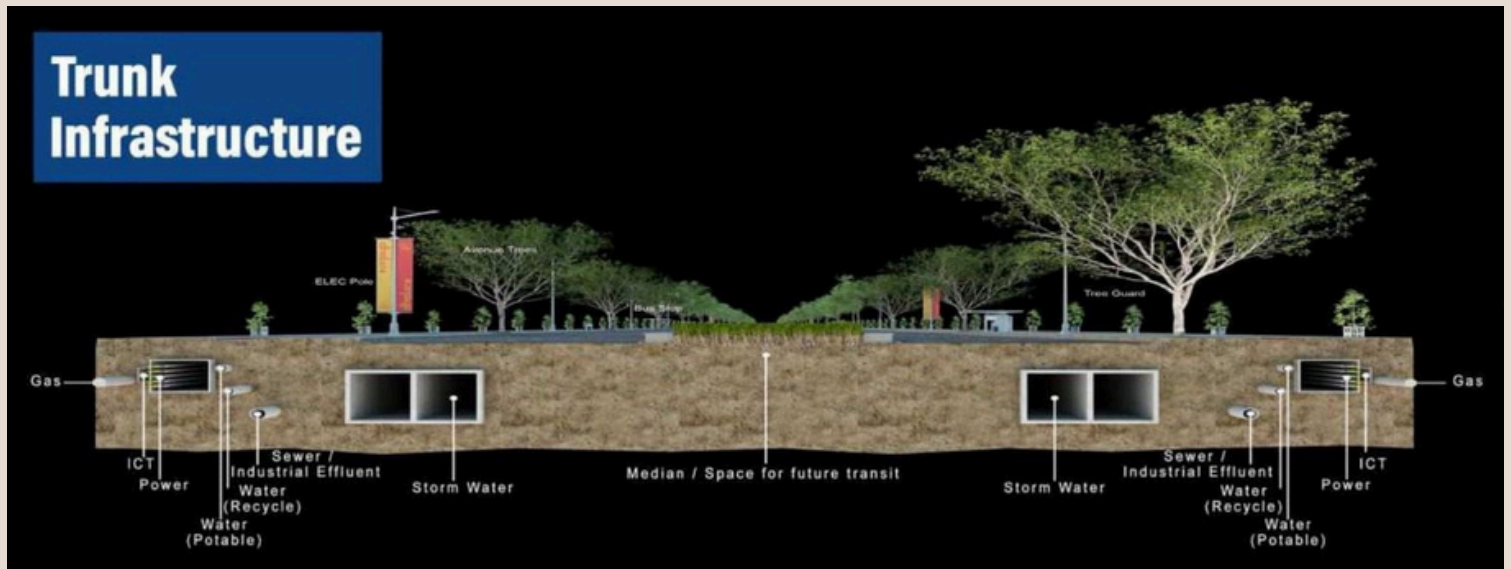
Traffic Cameras, Sensors On Vehicles, Sensors on Ambulances

## OTHER SMART CITY FACILITIES

- Central Spine 250 mtr Wide
- Shaded (Green) Pedestrian
- Road design based on IRC
- Metro Rail Transit System
- Traffic Management Storm
- Dig-Free Development
- Mono Rail Transit System
- Water Management
- LED street lights
- Dedicated Cycle Track
- Security & Surveillance
- Roads 12 to 70mt wide (4 & 6 lanes)

## MINIMUM PLOT SIZES FOR BUILDINGS

Building Type	Minimum Plot Size
Low Rise Apartment	500 sqm
Multi-Story Apartment	2000 sqm
Row House	200 sqm
Villa	300 sqm
Night Shelter/Dharamshala	500 sqm

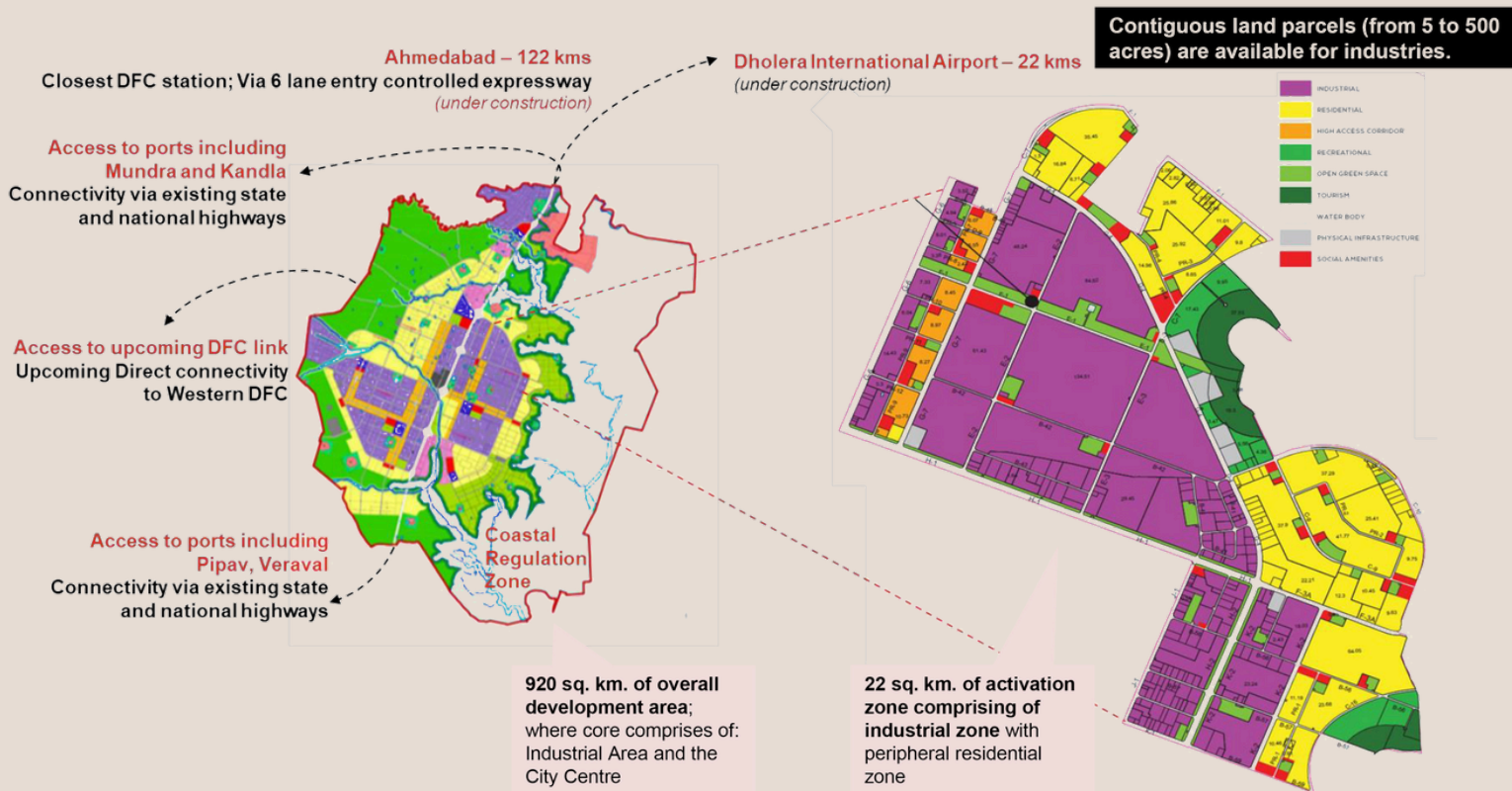


This is section of road with utilities as constructed at Dholera SIR site.

## DHOLERA SIR INCLUDES THESE 22 VILLAGES

- |            |            |             |             |               |             |
|------------|------------|-------------|-------------|---------------|-------------|
| 1.Ambali   | 5.Cher     | 9.Zankhi    | 13.Bhimalav | 17.Mingalpur  | 21.Bhangadh |
| 2.Kadipur  | 6.Otariya  | 10.Sangasar | 14.Rahtalav | 18.Hebatpur   | 22.Sodhi    |
| 3.Bhadiyad | 7.Khun     | 11.Gogla    | 15.Mundi    | 19.Mahadevpur |             |
| 4.Gorasu   | 8.Sandhida | 12.Dholera  | 16.Panchi   | 20.Bavalyari  |             |

# THE DHOLERA SPECIAL INVESTMENT REGION (DSIR) IS ENVISAGED TO BE A WORLD CLASS DESTINATION WITH EFFICIENT INFRASTRUCTURE OPPORTUNITIES FOR SETTING UP OF INDUSTRIES



## WHAT SETS APART DHOLERA ARE THE WORLD-CLASS AMENITIES AND ITS STRATEGIC LOCATION W.R.T INDUSTRIAL ECOSYSTEM

### Location Offering

Flexibility to offer customized land parcel to suit investor need

Flexibility in land pricing and variety of payment options

Flexible lease term available based on investor requirement (5 years – 99 years)

Proposed industrial housing of various configuration

Potential to provide built to suit and ready built factory

Support provided in site preparation for industry to commence construction

## Facilities

1

### External Infrastructure

- Power sub-station
- Bus stop
- Logistic terminal
- Solid waste disposal

2

### Internal Infrastructure

- Piped water supply
- Street lighting
- Un-interrupted power supply
- Water treatment plant
- Sewage treatment plant
- Common effluent treatment

3

### Environment & Safety

- Fire fighting system
- Disaster management protocols
- Air quality monitoring
- Healthcare facilities

4

### Business Services

- Online land allotment
- Single window system
- Dormitories
- Truck parking zone
- Skill development

## WHAT SETS APART DHOLERA ARE THE WORLD CLASS AMENITIES AND ITS STRATEGIC LOCATION W.R.T INDUSTRIAL ECOSYSTEM

### Plug & Play

- Right from the start, the vision has been to have a 'Plug & Play' approach wherein all the land parcels are fully ICT enabled and completely built up infrastructure is offered right at plot level.

### Safety and Security

- DSIR's Command and Control Centre has been designed to oversee safety & security, and will seamlessly merge city departments to enable collaboration for efficiency.

### Efficient Transit Network

- DSIR's planning includes safe and well-controlled roads with Multi-Purpose corridors, Bicycle Tracks, Service Roads, shaded pedestrian friendly walkways for comfort and safety, constant monitoring by CCTV cameras and a dynamic intelligent Traffic Management system.

### Water And Waste Water System

- Zero waste discharge by treating 100% of the waste water generated to tertiary standards for non-potable and industrial use. Smart metering and SCA have been implemented to minimize loss.

# THE WORK ON ALL THE AMENITIES, FACILITIES AND OTHER CONNECTIVITY MEASURES MENTIONED HAS ALREADY BEGUN



**Environment & Safety**



**CETP**



**STP**



**ABCD Building**



**Canal Front Development**



**Road Network for Activation Zone**

## **Flood Management**

15 kms – River Front Development

## **Power supply**

Transmission line – 140 km; Distribution network in place (by Torrent Networks)

## **ICT**

IOC/CCTV/Data Center/e-Gov/Fiber network etc

## **ABCD Building**

Built-up – 17000 sqm; Site development – 83000sqm

## **Roads and underground services**

72 kms

## **Potable water**

WTP – 50 MLD

## **Recycle Water**

STP – 10 MLD; CETP – 20 MLD

## **Strom water management**

Underground box drains; Open canal – 6 km

# KEY FEATURES

8 Min.  
to ABCD  
Building



10 Min.  
to City Center  
Zone



10 Min.  
to Dholera  
International  
Airport



## SUI GENERIS RESIDENCY

10 Min.  
to Knowledge  
& IT zone



5 Min.  
to Metro  
Station



5 Min.  
to Ahmedabad-  
Dholera Expressway



## DEVELOPMENT HIGHLIGHTS

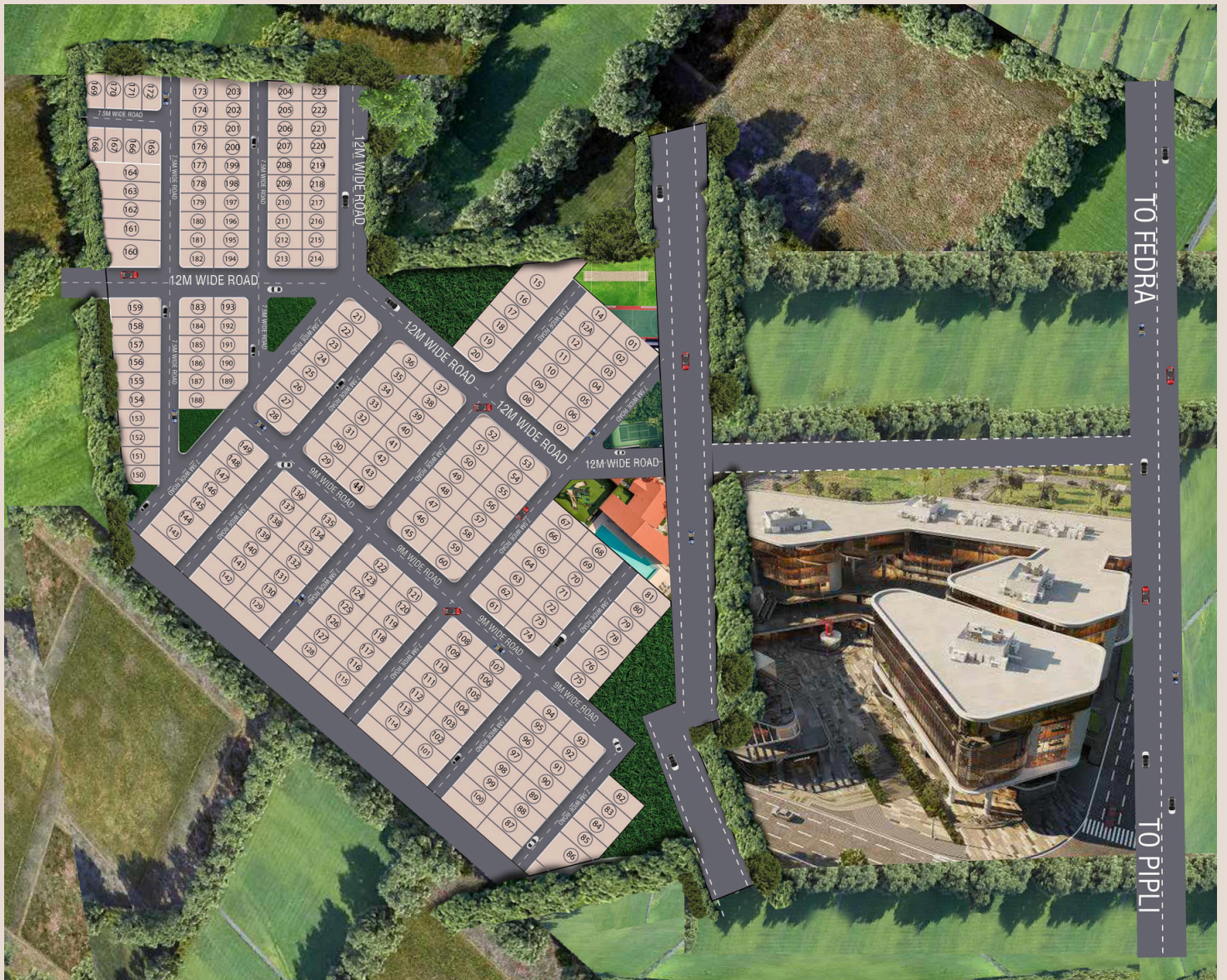


- Project Boundry wall
- Entrance Gate
- Security Cabin
- CCTV Camera in Common Area
- Streetlights
- Landscaping in COP area
- Children Play Area
- Senior Citizen Area
- Internal Road with Roadside Plantation
- Underground Water Pipeline till Plot Boundry
- Underground Electric line till Common Electric Junction
- Underground Sewage line till Plot Boundry
- Underground ICT duct till Plot Boundary
- Soil Filling up to 1 meter below from Road Top Level
- The Company will maintain the project for 2 years beyond the date of completion of infrastructure work of its part



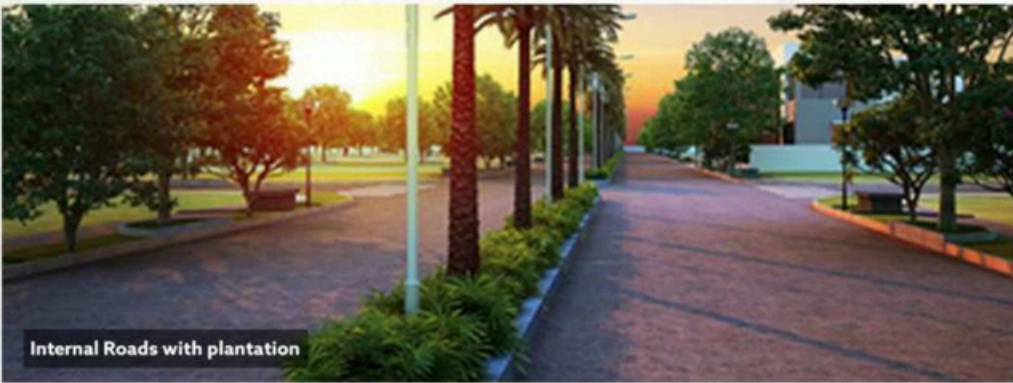
# SUI GENERIS RESIDENCY

## TOWNSHIP LAYOUT



Map Approved from Town Planning & Valuation  
Department, Ahmedabad

# DEVELOPMENT WE OFFER



\* Pictures shown above are for reference purpose only. It will be as per our architectural design, which shall be published soon.

# SUI GENERIS RESIDENCY

## PAYMENT PLAN

Unit Size (in Sq.Yds.) (Super Area)	Unit Size (in Sq.Fts.) (Super Area)	On Allotment (10% of BSP)	Within 30 Days of Allotment (30% of BSP)	At development of boundary marking & demarcation of the unit (30% of BSP)	At development of essential infrastructure development, such as roads, utilities, & drainage (30% of BSP)	Total Basic Cost*
204	1836	₹1,44,800	₹5,81,400	₹5,81,400	₹5,81,400	₹19,38,000
273	2457	₹2,10,350	₹7,78,050	₹7,78,050	₹7,78,050	₹25,93,500
500	4500	₹3,75,000	₹14,25,000	₹14,25,000	₹14,25,000	₹47,50,000

## PREFERRED LOCATION CHARGES ON B.S.P.

Preferred Location Charges (PLC)	Park Facing	5%
	Corner Unit	10%
	Park & Corner Unit	12.5%
	Unit on 12 Mtr. Road	2.5%
	Corner Unit on 12 Mtr. Road	12.5%

- Registration amount: ₹49,000/-, on premium plots: ₹1 Lakh/-
- Other charges will be taken on the possession.
- Upto 80% Loan Approved from all nationalized banks.
- Possession Charges:
  1. Club membership: ₹50,000/- (One time).
  2. View PLC : As Application.

# SUI GENERIS RESIDENCY

Welcome to SUI Generis Residency, our newest residential plot township in Ratanpur, Dholera. As leading real estate developers, we're excited to unveil this visionary project, Spanning acres of pristine landscape, Horizon Haven offers meticulously planned plots and thoughtfully designed amenities. Join us as we redefine modern living and invite you to discover the extraordinary at SUI Generis Residency – your sanctuary, your haven, your home.

[www.suigenerisresidency.com](http://www.suigenerisresidency.com)

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