

URBAN NXT™
INFRA TECH

NA, NOC, PLAN PASS

EMERALD CITY
PIPLI, DHOLERA



ABOUT US

At Urban NXT Infrtech, we pride ourselves on being a dedicated team of real estate professionals with an in-depth understanding of Dholera. Our mission is clear: to provide a seamless, profitable, and secure land-buying experience. We are your trusted experts for prime land investments in Dholera, Gujarat. Our expertise lies in offering meticulously selected plots in premier locations at attractive prices, ensuring your investment is both wise and secure. At Urban NXT Infrtech, we are committed to making your land investment journey effortless and rewarding.

WHY CHOOSE

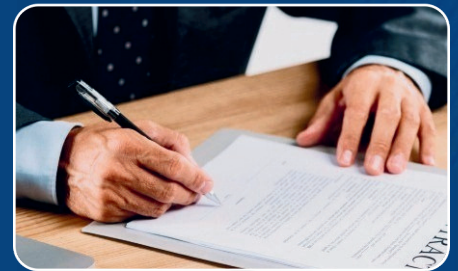
URBAN NXT?



Properties at prime & Strategic locations.



Delivering promises with transparency & authenticity.



Hassle-free & simple legal process.



More than 25 years of experience.



25000- Satisfied Customers



Services at comfort of your home.



← To Kamiyala



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PLAN LAYOUT



12 MT ROAD

7.5 MT ROAD

7.5 MT ROAD

9 MT ROAD

To Ahmedabad

N.H. 751

100 Mtr Wide Road

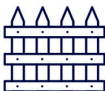
To Dholera

ENTRY

SOCIETY FACIALITY



GARDEN



COMPOUND WALL



INTERNAL ROAD



ENTERANCE GATE

AREA TABLE

Plot Number	Carpet area (sqyd)	Super builtup area (sqyd)	Plot Number	Carpet area (sqyd)	Super builtup area (sqyd)
1	141.25	234.70	47	89.70	149.05
2	87.12	144.75	48	89.70	149.05
3	88.73	147.44	49	89.70	149.05
4	90.38	150.18	50	89.70	149.05
5	92.00	152.86	51	89.70	149.05
6	93.61	155.54	52	89.70	149.05
7	95.26	158.29	53	89.70	149.05
8	96.91	161.03	54	89.70	149.05
9	98.53	163.71	55	116.48	193.54
10	100.14	166.40	56	140.70	233.78
11	101.79	169.14	57	89.70	149.05
12	103.41	171.82	58	89.70	149.05
13	104.90	174.30	59	89.70	149.05
14	106.67	177.25	60	89.70	149.05
15	126.26	209.80	61	89.70	149.05
16	107.64	178.86	62	89.70	149.05
17	89.70	149.05	63	89.70	149.05
18	89.70	149.05	64	89.70	149.05
19	89.70	149.05	65	89.70	149.05
20	89.70	149.05	66	89.70	149.05
21	89.70	149.05	67	89.70	149.05
22	89.70	149.05	68	89.70	149.05
23	89.70	149.05	69	89.70	149.05
24	89.70	149.05	70	89.70	149.05
25	89.70	149.05	71	89.70	149.05
26	89.70	149.05	72	89.70	149.05
27	89.70	149.05	73	89.70	149.05
28	89.70	149.05	74	89.70	149.05
29	97.13	161.39	75	89.70	149.05
30	99.15	164.75	76	89.70	149.05
31	100.86	167.59	77	89.70	149.05
32	89.70	149.05	78	89.70	149.05
33	89.70	149.05	79	89.70	149.05
34	89.70	149.05	80	89.70	149.05
35	89.70	149.05	81	89.70	149.05
36	89.70	149.05	82	89.70	149.05
37	89.70	149.05	83	89.70	149.05
38	89.70	149.05	84	89.70	149.05
39	89.70	149.05	85	89.70	149.05
40	89.70	149.05	86	104.63	173.85
41	89.70	149.05	87	136.28	226.45
42	119.60	198.73	88	89.70	149.05
43	119.60	198.73	89	89.70	149.05
44	89.70	149.05	90	89.70	149.05
45	89.70	149.05	91	89.70	149.05
46	89.70	149.05	92	89.70	149.05

AREA TABLE

Plot Number	Carpet area (sqyd)	Super builtup area (sqyd)	Plot Number	Carpet area (sqyd)	Super builtup area (sqyd)
93	89.70	149.05	139	89.70	149.05
94	89.70	149.05	140	89.70	149.05
95	89.70	149.05	141	89.70	149.05
96	89.70	149.05	142	89.70	149.05
97	89.70	149.05	143	89.70	149.05
98	89.70	149.05	144	89.70	149.05
99	89.70	149.05	145	89.70	149.05
100	119.60	198.73	146	89.70	149.05
101	119.60	198.73	147	89.70	149.05
102	89.70	149.05	148	89.70	149.05
103	89.70	149.05	149	115.27	191.53
104	89.70	149.05	150	117.35	194.99
105	89.70	149.05	151	119.66	198.83
106	89.70	149.05	152	89.70	149.05
107	89.70	149.05	153	89.70	149.05
108	89.70	149.05	154	89.70	149.05
109	89.70	149.05	155	89.70	149.05
110	89.70	149.05	156	89.70	149.05
111	89.70	149.05	157	89.70	149.05
112	89.70	149.05	158	89.70	149.05
113	89.70	149.05	159	89.70	149.05
114	89.70	149.05	160	89.70	149.05
115	90.72	150.74	161	89.70	149.05
116	118.25	196.48	162	89.70	149.05
117	89.70	149.05	163	89.70	149.05
118	89.70	149.05	164	89.70	149.05
119	89.70	149.05	165	89.70	149.05
120	89.70	149.05	166	89.70	149.05
121	89.70	149.05	167	107.64	178.86
122	89.70	149.05	168	114.10	189.59
123	89.70	149.05	169	96.16	159.78
124	89.70	149.05	170	96.16	159.78
125	89.70	149.05	171	96.16	159.78
126	89.70	149.05	172	96.16	159.78
127	89.70	149.05	173	96.16	159.78
128	89.70	149.05	174	96.16	159.78
129	89.70	149.05	175	96.16	159.78
130	89.70	149.05	176	96.16	159.78
131	89.70	149.05	177	96.16	159.78
132	107.64	178.86	178	96.16	159.78
133	107.64	178.86	179	96.16	159.78
134	89.70	149.05	180	119.18	198.03
135	89.70	149.05	181	93.29	155.01
136	89.70	149.05	182	125.76	208.96
137	89.70	149.05	183	194.80	323.69
138	89.70	149.05	184	139.44	231.70
TOTAL				17477.10	29040.08

WHY INVEST IN

DHOLERA?



India's first Semi-Con city
The semiconductor plant will
be built in the Dholera SR.



Excellent Connectivity through rail,
road, express highway, international
airport, metro & port.



Rated by Forbes as one of its kind
cities in India and one amongst Top
12 fastest growing cities in the world.



A valued proposition for
local domestic, retail and
international investors.



To be developed at 1.5x times
the size of Singapore and
approx the size of Shenzhen.



The Biggest hub of DMIC
Dholera is well connected to
Delhi-Mumbai Int'l Comidor.



Development plans undertaken
jointly by Gujarat State Govern-
ment and Central Government.



First choice for smart investors
owing to its strategic location,
current prices and thrust from
the government.

MEGA PROJECTS

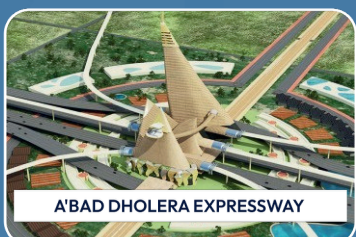
DHOLERA SIR



GREENFIELD INTERNATIONAL AIRPORT



ABCD BUILDING



A'BAD DHOLERA EXPRESSWAY



RAIL CARGO CORRIDOR



PORT/CARGO TERMINAL



SOLAR PARK



TOURISM PARK



HIGH SPEED METRO



SHOPPING CENTRES



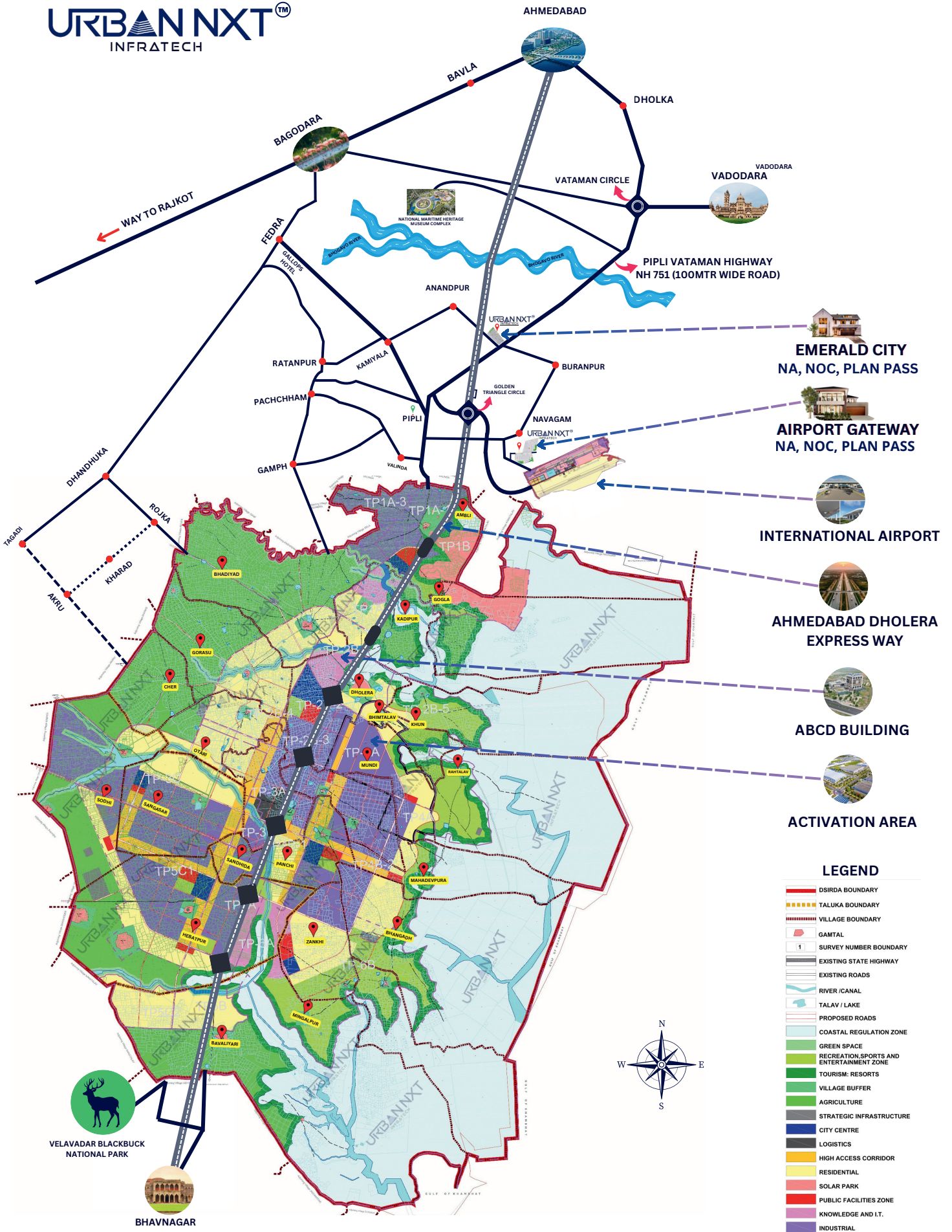
KNOWLEDGE & IT PARK



HIGH ACCESS CORRIDOR


























INDUSTRIAL PARK



-  **EMERALD CITY**
NA, NOC, PLAN PASS
-  **AIRPORT GATEWAY**
NA, NOC, PLAN PASS
-  **INTERNATIONAL AIRPORT**
-  **AHMEDABAD DHOLERA EXPRESS WAY**
-  **ABCD BUILDING**
-  **ACTIVATION AREA**

LEGEND

-  DSIRDA BOUNDARY
-  TALUKA BOUNDARY
-  VILLAGE BOUNDARY
-  GANTAL
-  SURVEY NUMBER BOUNDARY
-  EXISTING STATE HIGHWAY
-  EXISTING ROADS
-  RIVER / CANAL
-  TALAV / LAKE
-  PROPOSED ROADS
-  COASTAL REGULATION ZONE
-  GREEN SPACE
-  RECREATION SPORTS AND ENTERTAINMENT ZONE
-  TOURISM: RESORTS
-  VILLAGE BUFFER
-  AGRICULTURE
-  STRATEGIC INFRASTRUCTURE
-  CITY CENTRE
-  LOGISTICS
-  HIGH ACCESS CORRIDOR
-  RESIDENTIAL
-  SOLAR PARK
-  PUBLIC FACILITIES ZONE
- KNOWLEDGE AND LT.
- INDUSTRIAL

