palm greens

Platinum - 2

Premium Residential Plot

Coming Soon

www.pacificusinfra.com

Dholera
a new era

- India's First Platinum Rated ISO 37120 Compliance Smart City
- Biggest Urban Development Project in World
- Asia's Biggest International Cargo Cum Passenger Airport
- A City with High Quality Infrastructure Community & Leisure Service
- First Time in India 250 Meter Wide Express Highway Corridor
- Ahmedabad-Dholera Express Highway with Metro Connectivity
- Delhi-Mumbai Industrial Corridor Support
- Close to Gujarat International Finance Tec-City
- Most Advance High Speed Metro Connectivity
- Industrial Core Support
- Full Potential for Private Sector Connectivity
- Global Business HUB
- Modern Global Seaport
- Focus on Renewable Energy Low Carbon Area
- Tourism, Sport, Entertainment and Waterfront Area
- Residential Area with Excellent Connectivity
- Largest BLACKBUCK Sactuary
- Urban Commercial Area - Futuristic Mall and Market
- Landscaping in Public Area
- Super Speciality Hospital
- University, Knowledge R&D and IT Park Zone
- Signature Golf Course
- India's First 3D Smart City Experience Center at ABCD Building
- Master Planing by HALCROW & Project Managed by AECOM
- Fully Information Communication Technology (ICT) Network



India's 1st 3D Smart City Experience Center

WCCD
ISO 37120

Dholera Platinum Rated ISO 37120 Smart City



Ahmedabad - Dholera Express Highway



Ahmedabad - Dholera Metro



Dholera International Airport



City Centre Commercial Area



LRT Metro



BRT Connctivity



World Biggest 5000 MW Solar Park in 110 Sq. Km

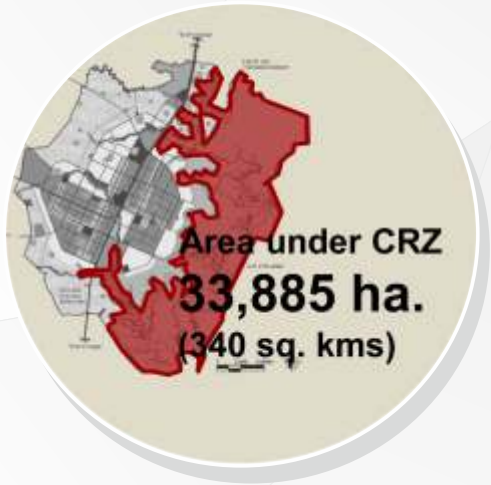


ABCD Building

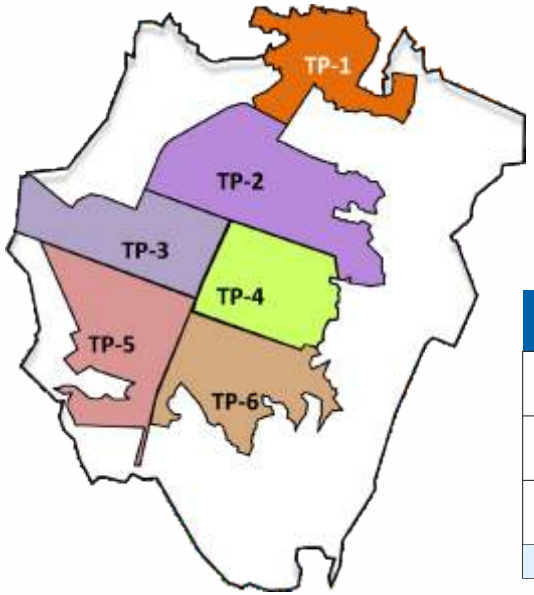
Dholera SIR - Key Indicators







Town Planning Scheme

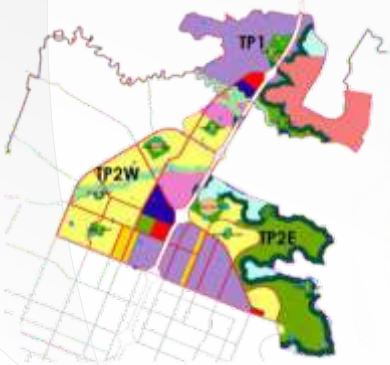


Phase	TP Schme	Area (Sq.km)	Time line
1	1	51.40	2012-2022
	2	102.34	
2	3	66.60	2023-2032
	4	60.00	
3	5	74.75	2033-2042
	6	67.33	
	Total	**422.42**	**30 Years**

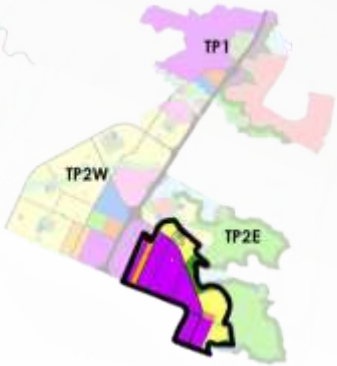
Activation Area



DSIR (TP1 to TP6)



Phase 1 (TP1 to TP2)



Activation area


Palm
Greens
Platinum-2

palm greens
Platinum - 2

LUXURY LIVING LIFESTYLE RESIDENCY INSIDE DHOLERA SIR

The Location does make it great place to stay, no matter what you do, A space to call you own township, yet self sustaining and close to everything you would ever need. It's about living the way you want to without compromising on your lifestyle preferences.

Palm Greens Platinum-2 will be close proximity to exceptional school college, mall, multiplex, hospital, hotel, restaurants, banks and will provide many opportunity for entertainment.

Palm Greens Platinum-2 has its own strategic advantage of being easily accessible from main arteries of the city. It's proximity to thriving commercial and residential areas like City Centre Zone, Knowledge IT Park Zone and High Access Corridor Zone makes *Palm Greens Platinum-2* a perfect location that promises the best in Dholera Smart City.

Project Highlights

- On 55 Meter (180 Feet) Wide TP Road in Activation Area TP-2 East
- Ahmedabad-Dholera 10 Lane Express Highway 500 Meter
- Dholera Metro Station 700 Meter
- Residential Project INSIDE Dholera Smart City
- Near to Water Front Canal Linear Park Area
- 40 Feet Wide Internal Road
- NA-NOC Title Clear
- Central Business District CBD Trade Centre of Dholera Smart City 500 Meter
- ABCD Building Dholera Smart City's HUB 2 Km
- Near to City Centre Zone - IT Park Zone High Access Corridor Zone
- All Social Amenities are nearby like School, Collage, Hospital, Bank, Restaurant Bus Station
- Flexible Payment Plan



palm greens

Platinum - 2



Location Advantage



Express Highway - 500 Meter



Gujarat Trade Centre CBD - 500 Meter



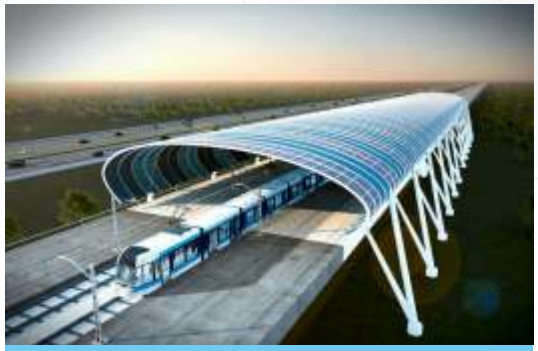
ABCD Building - 2 Km



Water Side Area - 1 Km



55 Meter Wide Road - 0.0 Meter



Metro Station - 700 Meter



Business IT Park - 1.5 Km



University Area - 1.5 Km



Dholera International Airport - 15 Km



Commercial HUB - 1.5 Km



BRT BUS - 50 Meter



Commercial High Access Corridor - 50 Meter

Smart Life - City Wide Sensor Network

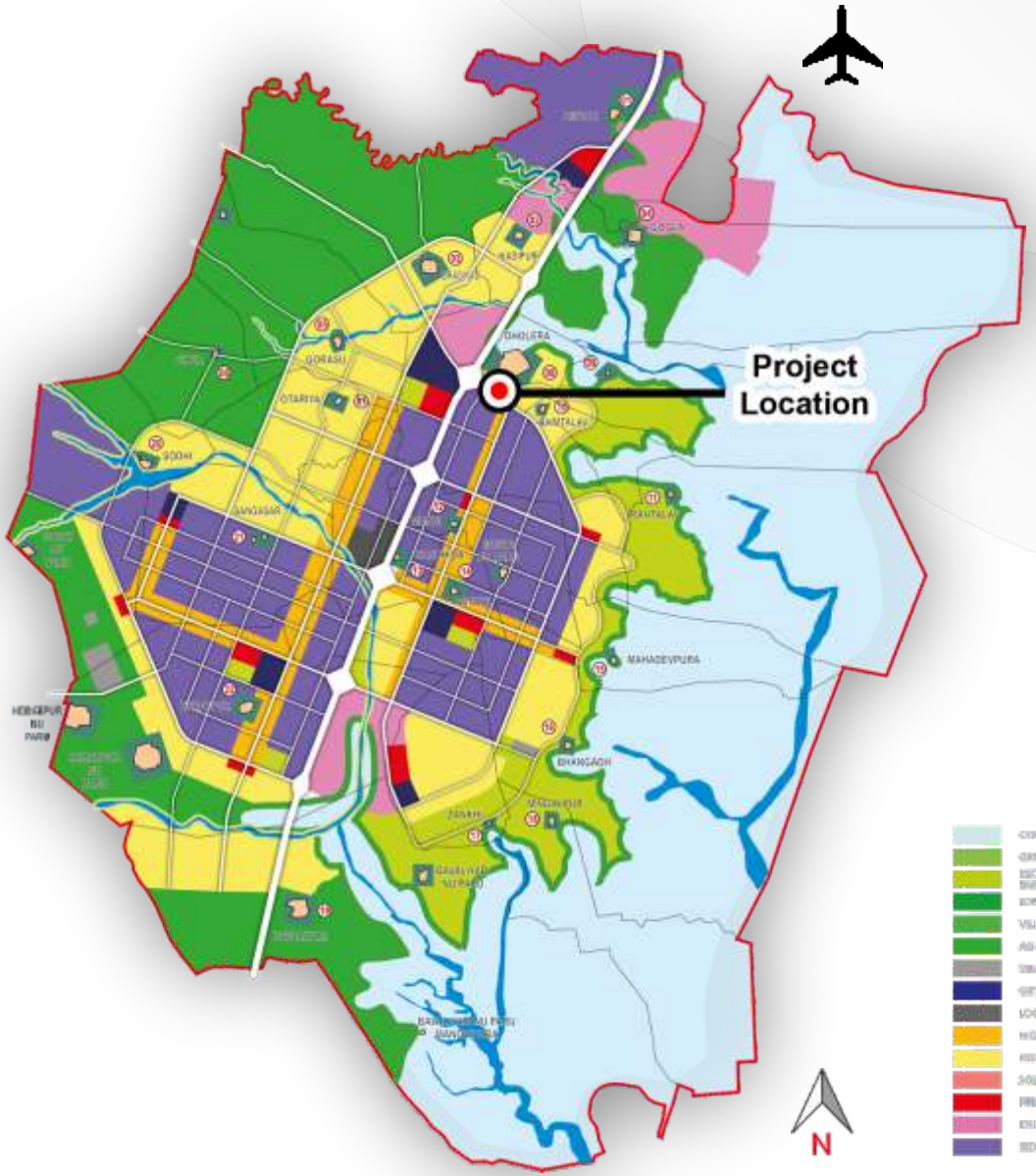


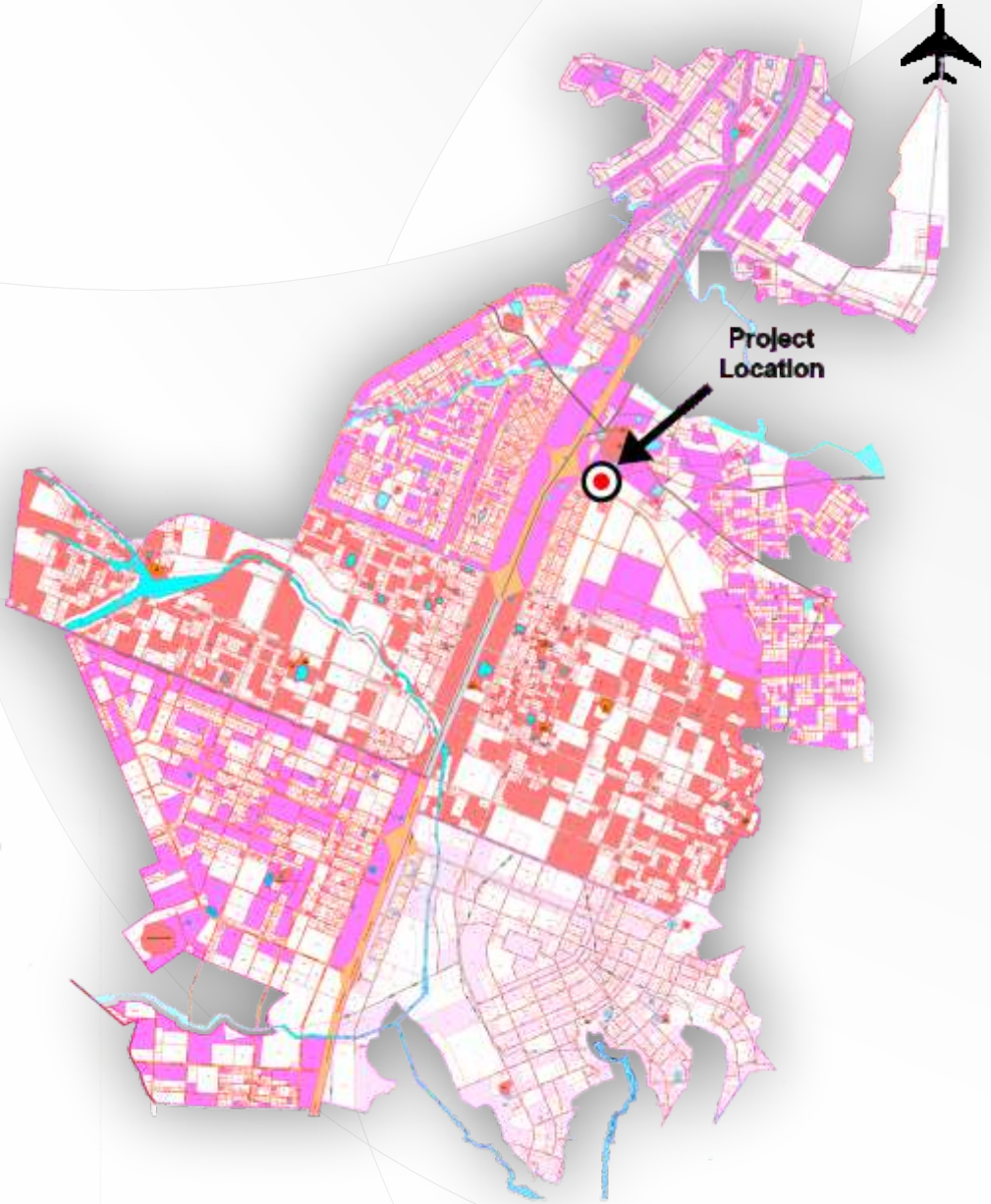
Traffic Camera

Sensor on Vehicle

Sensor on Ambulance

Project Location





Final Plot No: 185 Old 886



55 Meter TP Road have All Public Transport

55 Meter (180 Feet) Wide TP Road Touch Residential Project

- LRT Metro Connectivity
- BRT Connectivity
- Foot - Path
- Cycling Track
- Tree's Planting Strips
- ICT / Power Cable Network
- 55 Meter road direct access to Express Highway
- 55 Meter road direct connect to Ahmedabad - Dholera high-speed metro connctivity

Plus and Play" approach wherein all the land parcels are fully ICT Enable and completely build-up infrastructure is offered right plot level.

Dholera's uniqueness is that it's the first city in India where all underground utilities like GAS, ICT, Power, Portable Water, Sewer, Pipes and Strom Water with the capability of handling the growing demands of the City.

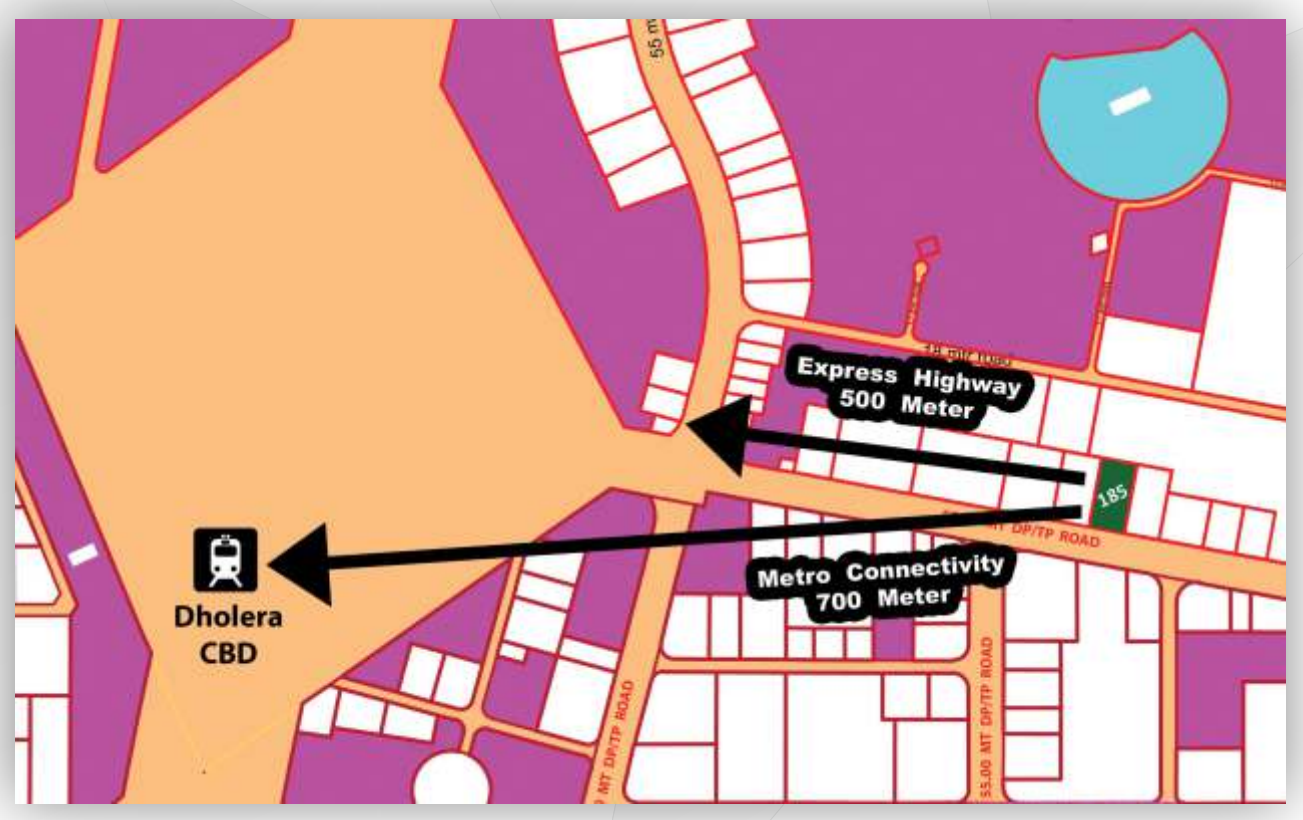


MAP



Express Highway Junction Benefit

- Ahmedabad - Dholera **10 Lane** Express Highway only - **500 Meter**
  This Express Highway is **250** Meter wide Highway with Main Junction of Dholera Smart City
- Gandhinagar - Ahmedabad - Dholera **CBD Metro Station** only - **700 Meter**



MAP



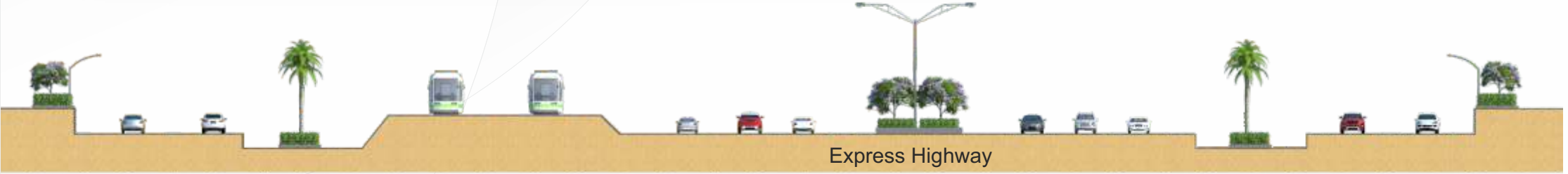
Ahmedabad - Dholera - Bhavnagar
Express Highway - 500 Meter

The Express Highway Connecting the AHMEDABAD MEGA city and DHOLERA and BHAVNAGAR on the other side. It is envisaging that the new Industry cluster to be developed along the spine would considerbly benefit with central linkage. It also acts as catalyst to other developments in the region in general and that of SIR in particular.



Gandhingar - Ahmedabad - Dholera
Metro Rail Connctivity - 700 Meter

Metro rail distance between GANDHINAGAR - AHMEDABAD - DHOLERA is to be covered in two treaches from Gandhingar to Ahmedabad & Ahmedabad to Dholera. It is about 100 km. This will provide faster movement and even otherwise important for Dholera International Airport Metro is also approved under DMIC master plan by Central Government.



Dholera CBD Junction

CBD - (Central Business District of Dholera) - **500 Meter**



MAP



Central Business District (CBD) - 500 Meter

Central Piece of Dholera is **CBD**, This building is masterpiece of design and art, and iconic structure, stand out new print of Gujarat in geneuity and enterprising spirit.

High Access Corridor - Water Front Side

- **High Access Corridor** Zone - Only **50 Meter**

  All Commercial Property Like Mall, Multiplex, Offices, Hotel, Bank Hospital, Education Campus Petrol Pump near to **Palm Greens Platinum - 2**

- **Water Front Side - 1 Km**

  Urban Design develops a Public Space that create a Vibrant Public Life through Human Scale, Building, Functionality, Interaction Space, Climate Considerations





MAP

High Access Corridor Zone

- Mall / Multiplex / Cinema Hall
- Hotel / Bank / Restaurant / Cafe
- Commercial Centre / Retails Shop
- Residential Multi-Storey Apartment
- Banquet / Community Hall
- Hospital / Health Centre
- Designated Bazaar / Hawker Zone
- Collage / Library / School
- Recreational Club / Health Club
- Creche / Day-Care Centre
- Multi-Level Parking
- Garden / Playground
- Petrol / CNG / LPG Pump

Water Front Side

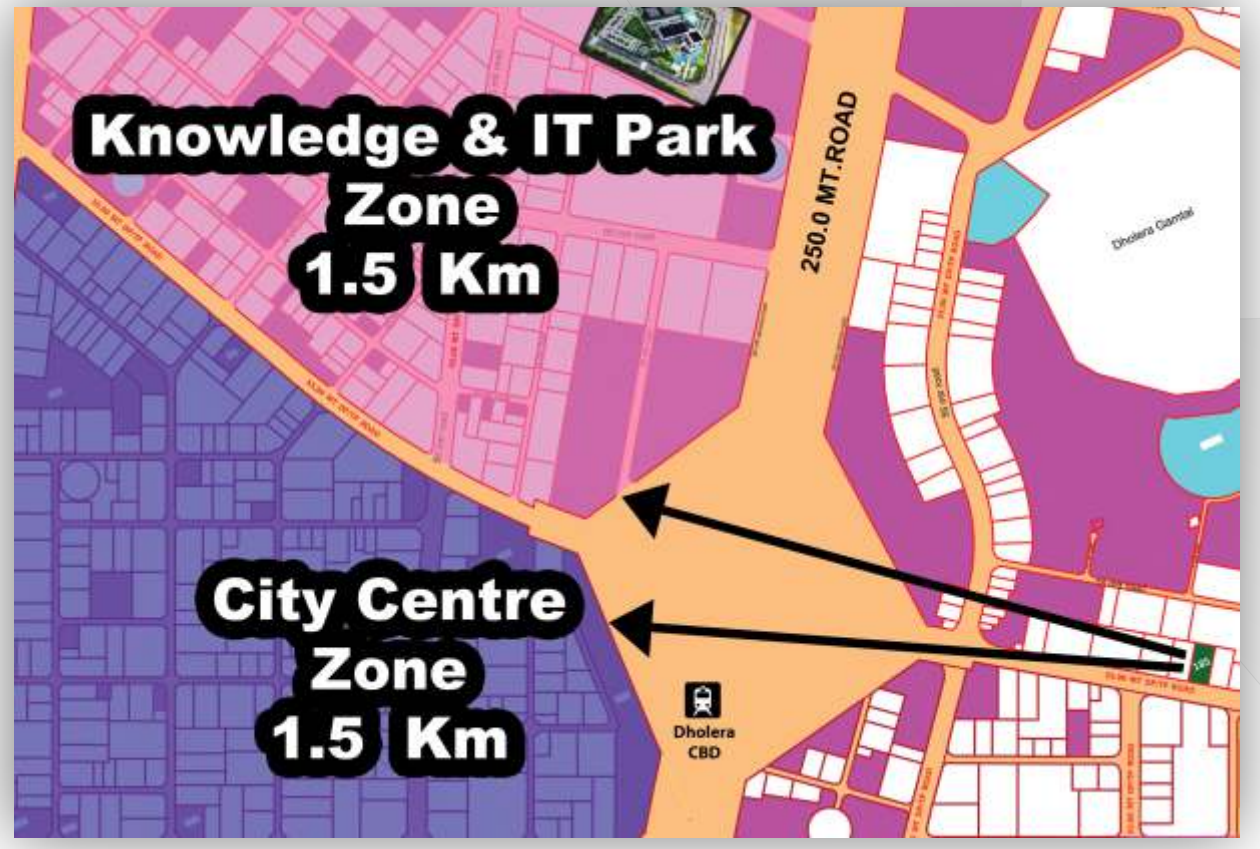
- Social Infrastucture
- Boat Riding / Water Bike Riding
- Water Front Side
- Open Space Area
- Cultural Facilities Museum
- Interactive Environment
- Initiatives Corridors
- Open Green Spaces
- Walking & Jogging Track
- Linear Park
- Quality of Life

City Centre & IT Park Zone

- All Commercial Property Like Mall, Multiplex, Offices, Hotel, Financial Institutue, Public Facilty Zone, Hospital, University, Education Campus near to **Palm Greens Platinum - 2**

- **2** Different Commercial Zone near to **Palm Greens Platinum - 2**

  (1) City Centre Zone - **1.5 Km**
  (2) Knowledge & IT Park Zone - **1.5 Km**



MAP



City Centre Zone Benefit

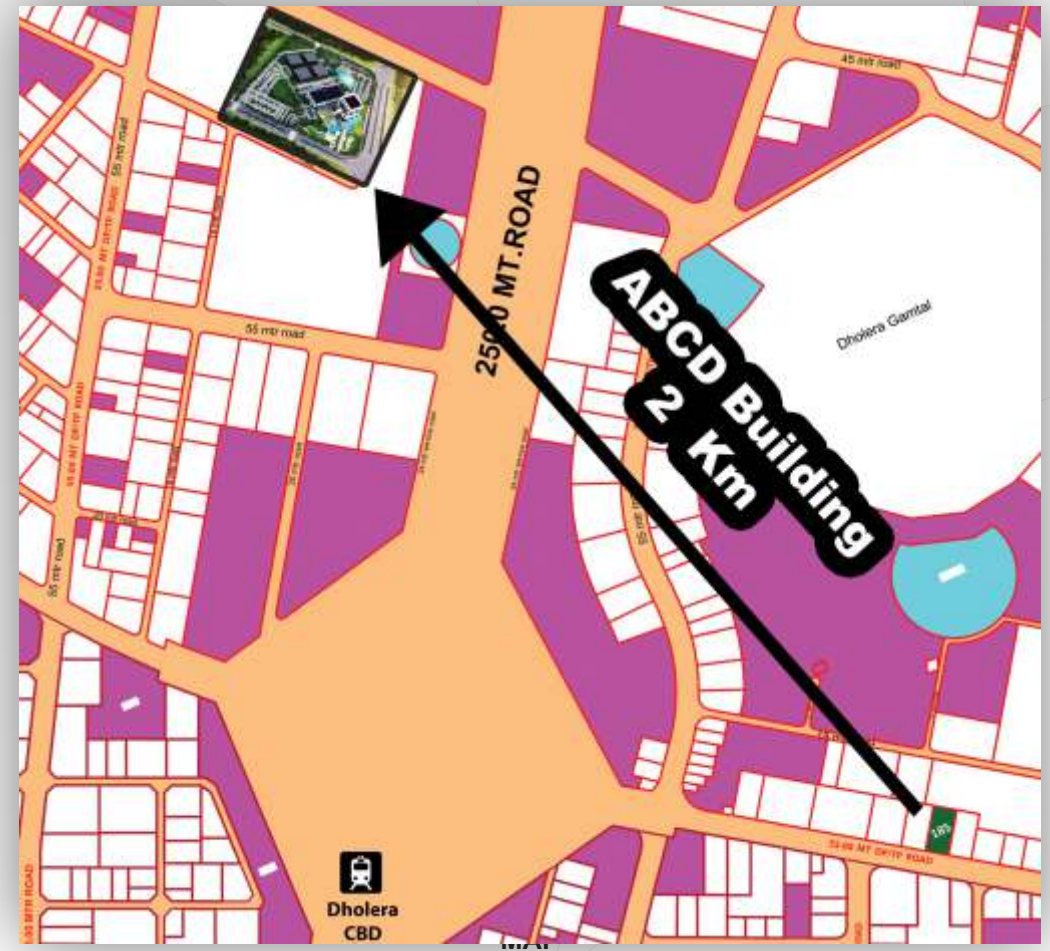
- Bank & Financial Institution
- Super Shopping Mall / All Retails Stores
- Commercial Offices / Building / Complex
- Super Multi-Story Residential Apartment
- 5 Star / 4 Star Hotel
- Super Multi-Story Residential Apartment
- Restaurant - Café / Food Street
- Sport / Recreational / Gym / Health Club
- Multi-Level Parking
- Large Department Store
- Police Headquarters / City Court
- Collage / Education Centre
- Convention and Exhibition Center
- Public Library / Museum / Art Gallary
- Regional Post Office
- Petrol Pump

Knowledge & IT Park Zone

- Business IT Park / IT Park / Education Park
- University Campus
- School / Collage / Medical Collage attached Hospital
- Diagnostic / Radiology Centre
- Multiplex Cinema Hall
- Super Shopping Mall / All Retails Store
- Restaurant - Café
- Hostel
- Technical Institute for Research and Development
- Library
- Recreational / Gym / Health Club
- Creche / Day-Care Centre
- Petrol Pump

ABCD Building

ABCD Building - **2 Km** away





ABCD Building

Administrative and Business Centre for Dholera which is smart city's HUB. ABCD Building Monitoring Governance, Healthcare, Safety and Security, Education, Transportation, Industrial Growth, Utilities and Economy.

- DSIRDA Office
- Business & Exhibition Centre
- Auditorium
- SPV Office
- Command Control Centre
- Town Planing Office
- City Mayor Office
- Control Rooms

Government Amenities














SPORT & RECREATIONAL ZONE

- Cricket Stadiums
- **Indoor Stadium**
- Theme Park
- **Basketball Course**
- Golf Course
- **Botanical I Nature Garden**
- Gymnasium I Health Club
- **Squash Court**

PUBLIC FACILITY ZONE

- **Shopping Mall**
- Multiplex Theatre
- **Museum**
- Swimming Pool
- **Restaurant I Food Street**
- Multi-level Parking
- **Jogging Park**

KNOWLEDGE & IT ZONE

- University
- **Schools**
- Collages
- **Professional Institute**
- Library
- **Hostel**
- Hospitals

AMENITIES & FEATURES
LUXURIOUS FACILITY

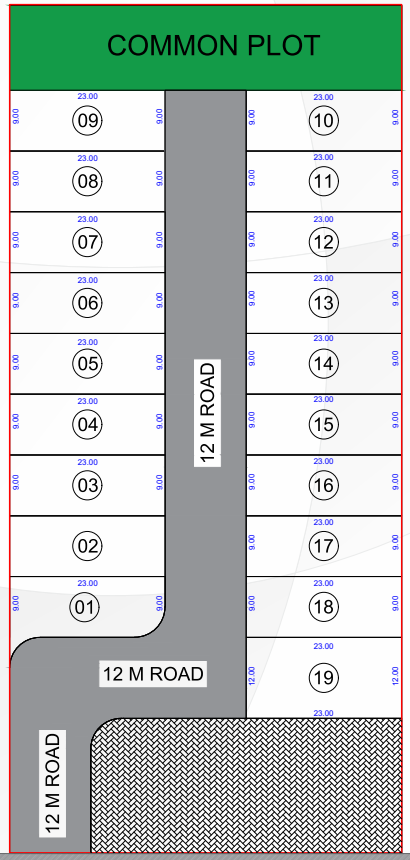


- Boundary Wall
- **Street Light on Roads**
- Children Play Area with Garden
- **40 Feet Wide Internal Roads**
- Common PLot
- **Security Gaurds with Cabin**
- Every Plots Demarcated with Boundry Wall
- **24x7 CCTV Camera**
- Water Supply, Electricity, Sewage
- **Tree Plantation**

Security
Street Light
CCTV Camera
Children Play Area
Road
Tree Plantation
Demarcated Plot
Electricity
Security Cabin
Water Supply
Entrance Gate
Boundary Wall

Final Plot No : 185 - Old 886, TP - 2, Dholera, Dholera SIR

Plan Layout



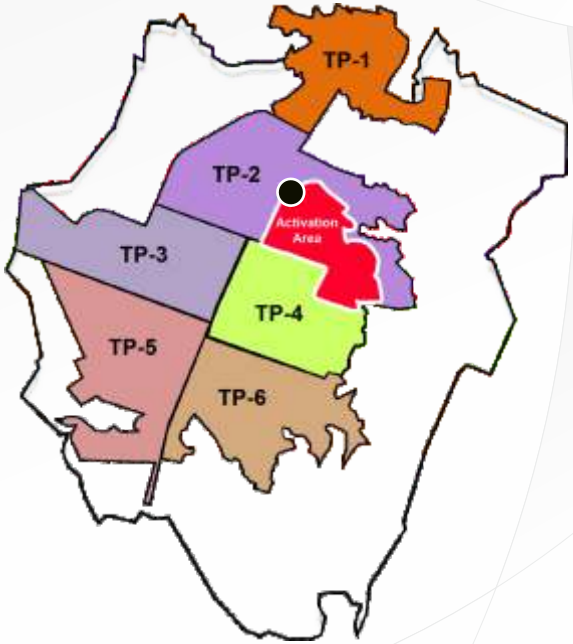
55.00 MT ROAD


Final Plot No : 185 - Old 886, TP - 2, Dholera, Dholera SIR
Plan Layout
55 METER
WIDE ROAD
12 M WIDE ROAD
12 M WIDE ROAD
12 M WIDE ROAD
1
2
3
4
5
6
7
8
9
19
18
17
16
15
14
13
12
11
10
BRT BUS
LINE
BRT METRO
BLUE LINE

Activation Area
Road Network



Dholera SIR





palm greens
Platinum - 2

Site Address :
Palm Greens Platinum-2, G-4 Road,
Activation Area, TP-2 East,
Dholera SIR, Gujarat, INDIA

Architech/Engineer: Dhaval Panchal
Structure Engineer: Umesh Ninama

Project By :

PACIFICUS
SUPERINFRA

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