

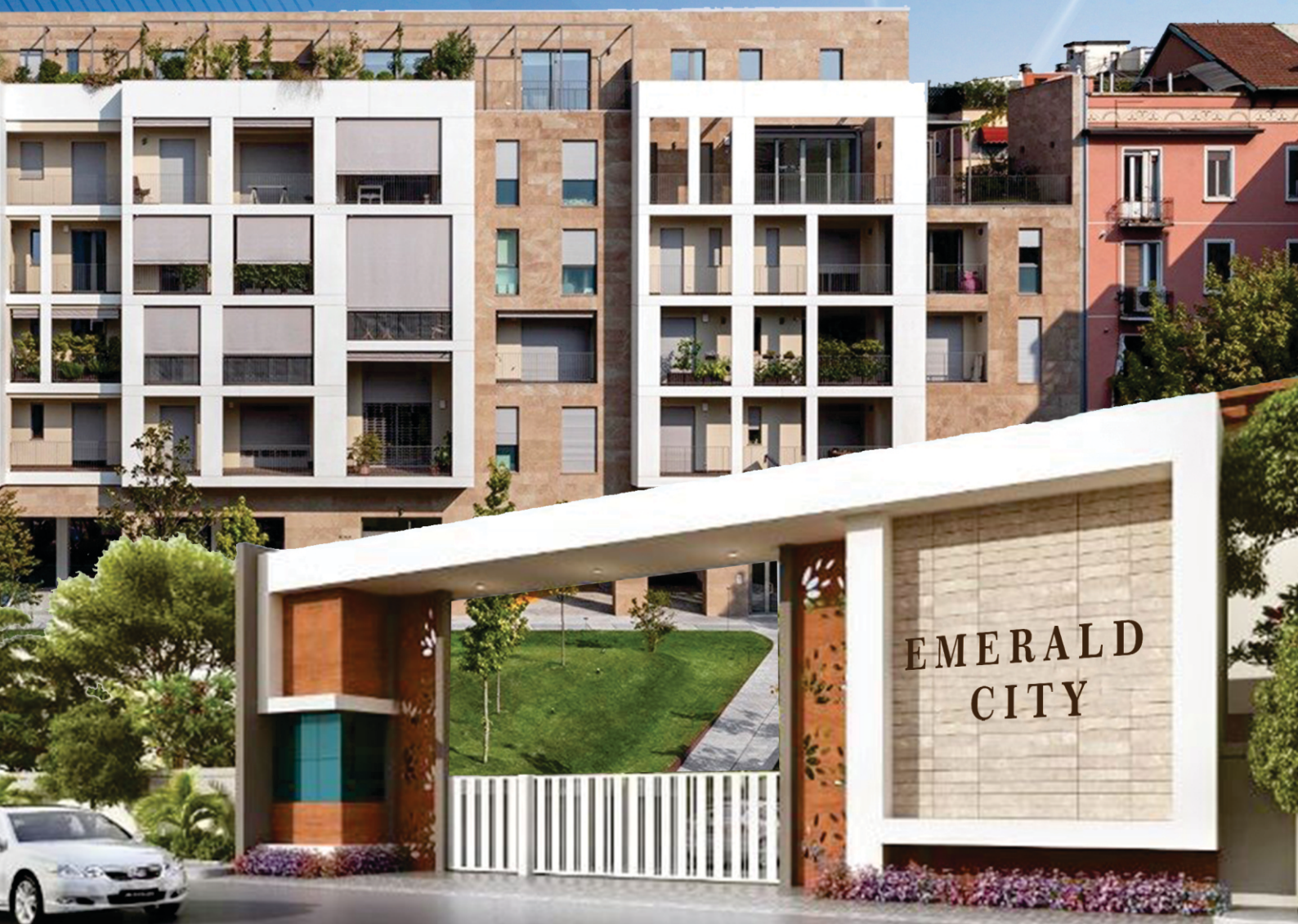
**URBAN NXT**  
INFRA TECH

---

# 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.

# AREA TABLE

Subplot Number	Carpet Area (sqyd)	Super Builtup Area (sqyd)	Subplot Number	Carpet Area (sqyd)	Super Builtup Area (sqyd)
1	100.09	167.96	44	100.09	167.96
2	100.09	167.96	45	108.29	181.70
3	100.09	167.96	46	122.83	206.11
4	100.09	167.96	47	100.09	167.96
5	100.09	167.96	48	100.09	167.96
6	100.09	167.96	49	100.09	167.96
7	100.09	167.96	50	100.09	167.96
8	100.09	167.96	51	100.09	167.96
9	120.04	201.43	52	100.09	167.96
10	123.16	206.67	53	100.09	167.96
11	100.09	167.96	54	100.09	167.96
12	100.09	167.96	55	100.09	167.96
13	100.09	167.96	56	100.09	167.96
14	100.09	167.96	57	100.09	167.96
15	100.09	167.96	58	100.09	167.96
16	100.09	167.96	59	100.09	167.96
17	100.09	167.96	60	100.09	167.96
18	100.09	167.96	61	100.09	167.96
19	100.09	167.96	62	100.09	167.96
20	87.14	146.22	63	100.09	167.96
21	85.65	143.71	64	100.09	167.96
22	88.24	148.07	65	112.42	188.65
23	87.28	146.46	66	112.42	188.65
24	100.09	167.96	67	112.95	189.53
25	100.09	167.96	68	100.09	167.96
26	100.09	167.96	69	100.09	167.96
27	100.09	167.96	70	100.09	167.96
28	100.09	167.96	71	100.09	167.96
29	100.09	167.96	72	100.09	167.96
30	100.09	167.96	73	100.09	167.96
31	100.09	167.96	74	100.09	167.96
32	100.09	167.96	75	100.09	167.96
33	126.29	211.91	76	100.09	167.96
34	129.41	217.14	77	100.09	167.96
35	100.09	167.96	78	119.09	199.83
36	100.09	167.96	79	119.38	200.33
37	100.09	167.96	80	100.09	167.96
38	100.09	167.96	81	100.09	167.96
39	100.09	167.96	82	100.09	167.96
40	100.09	167.96	83	100.09	167.96
41	100.09	167.96	84	100.09	167.96
42	100.09	167.96	85	100.09	167.96
43	100.09	167.96	86	100.09	167.96









This brochure & layout plan is not a part of any legal document and is meant for information / graphical presentation only.



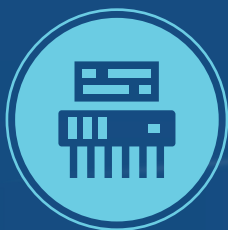
# AREA TABLE

Subplot Number	Carpet Area (sqyd)	Super Builtup Area (sqyd)	Subplot Number	Carpet Area (sqyd)	Super Builtup Area (sqyd)
87	100.09	167.96	131	155.20	167.96
88	100.09	167.96	132	100.09	167.96
89	100.09	167.96	133	100.09	167.96
90	100.09	167.96	134	100.09	167.96
91	100.64	168.88	135	100.09	167.96
92	101.05	169.56	136	100.09	167.96
93	101.86	170.93	137	100.09	167.96
94	100.09	167.96	138	100.09	167.96
95	100.09	167.96	139	100.09	167.96
96	100.09	167.96	140	100.09	167.96
97	100.09	167.96	141	100.09	167.96
98	100.09	167.96	142	100.09	167.96
99	100.09	167.96	143	100.09	167.96
100	100.09	167.96	144	92.09	154.53
101	100.09	167.96	145	92.09	154.53
102	100.09	167.96	146	92.09	154.53
103	100.09	167.96	147	92.09	154.53
104	100.09	167.96	148	100.09	167.96
105	100.09	167.96	149	100.09	167.96
106	100.09	167.96	150	100.09	167.96
107	100.09	167.96	151	100.09	167.96
108	100.09	167.96	152	100.09	167.96
109	100.09	167.96	153	100.09	167.96
110	100.09	167.96	154	100.09	167.96
111	100.09	167.96	155	100.09	167.96
112	100.09	167.96	156	100.09	167.96
113	100.09	167.96	157	100.09	167.96
114	100.09	167.96	158	100.09	167.96
115	80.97	135.87	159	100.09	167.96
116	80.29	134.72	160	158.33	265.67
117	80.19	134.56	161	124.90	209.58
118	100.09	167.96	162	83.72	140.48
119	100.09	167.96	163	83.72	140.48
120	100.09	167.96	164	83.72	140.48
121	100.09	167.96	165	83.72	140.48
123	100.09	167.96	166	83.72	140.48
124	100.09	167.96	167	114.19	191.62
125	100.09	167.96	168	101.05	169.56
126	100.09	167.96	169	93.78	157.36
127	100.09	167.96	170	86.52	145.18
128	100.09	167.96	171	117.85	197.76
129	100.09	167.96	TOTAL	17306.42	29040.08
130	155.72	261.30			



## 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 Corridor.



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

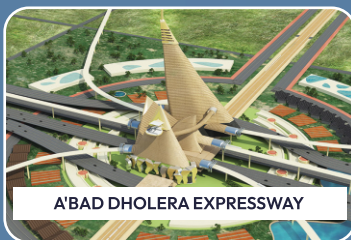
# DHOLERA SIR



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



