

2 BHK VILLAS, PLOTS & COMMERCIAL SHOPS



ABOUT

AAJI BUILDCON

AAJI BUILDCON is a Leading Real estate Developer in Dholera-SIR with its projects Inside and Outside Dholera SIR.

The Consistent Faith in us by our Valued Customers Makes us One of the Fastest Emerging Company in Dholera.

The Company has its fixed policy to Deal in Lands which are always on a Hot spot and has the best Resale Opportunity.

Which allows our customers to Liquid the Land whenever they require with a good margin of Profit.

We believe in Customer - Oriented Business which allows us to grow with the Growth of our customers.

Once an Investor Becomes our customer they becoming Investing Partner in the company for all upcoming projects with the help of special policies and Rates designed for Existing Clients and the customer centric Behaviour of the company.





WHY INVEST AT **DHOLERA SIR**

Port City of Dholera SIR Will be Developed 6 Times Bigger City than China's Financial Capital Shanghai and Two Times Bigger than Delhi By Honorable Prime Minister of INDIA **MR. NARENDRABHAI MODI.**

6 TIMES
BIGGER
THAN SHANGHAI



2 TIMES
BIGGER
THAN DELHI



GUJARAT TRADE CENTER



DMIC



DHOLERA PORT



KALPASAR DAM



AHMEDABAD-DHOLERA METRO



DHOLERA INTERNATIONAL AIRPORT



10 LAN HIGHWAYS



ABCD BUILDING

A Prime Location

Gujarat Holds a strong Industrial Base. In recent years, Gujarat has shown significant progress in Cultural and Estate Special Economic Zone. In which Dholera SIR can be a reality even before you make any predication. Within Gujarat it will create a new Gujarat.

Dholera SIR is huge and ambitious project of the World. Government has finished its City development zone as well as Town Planning. We are inviting you to be a part of our prime project "AAJI VILLA".

Varaha infra limited got a contract from the Airports Authority of India for the Development of New Greenfield Airport at Dholera, Ahmedabad



NEWS INDIA VOL. 28

DHOLERA AIRPORT

Preliminary estimate submitted by Gujarat Government

The Dholera International Airport Project Will be Completed in End of Year 2023

By Gujarat Government

Dholera International Airport Soon Started. Gujarat Government Approved Approx. 2500 crore rupees to complete Dholera International Airport Project, 1426 hecter land Selected for Dholera International Airport.

The Dholera Airport will be put up on 1700 acres of land, 29 km from Dholera and 80 km from Ahmedabad. The Dholera International Airport project decides to decongest the Ahmedabad airport, which has been management 11 million passengers per annum, as differing to its capacity of 7 million passengers. The upcoming airport in Dholera will also provide to other regions of Rajkot, Vadodara, Bhavnagar, Kheda, Nadiad and Anand in Gujarat. The first phase of the airport is expected to become operational by the year 2024.

SmartNews

The latest news, views and announcements about Smart Cities

In This News Update

The companies will set up manufacturing facilities in Dholera

Government has approved 100-acre land allocation for Dholera

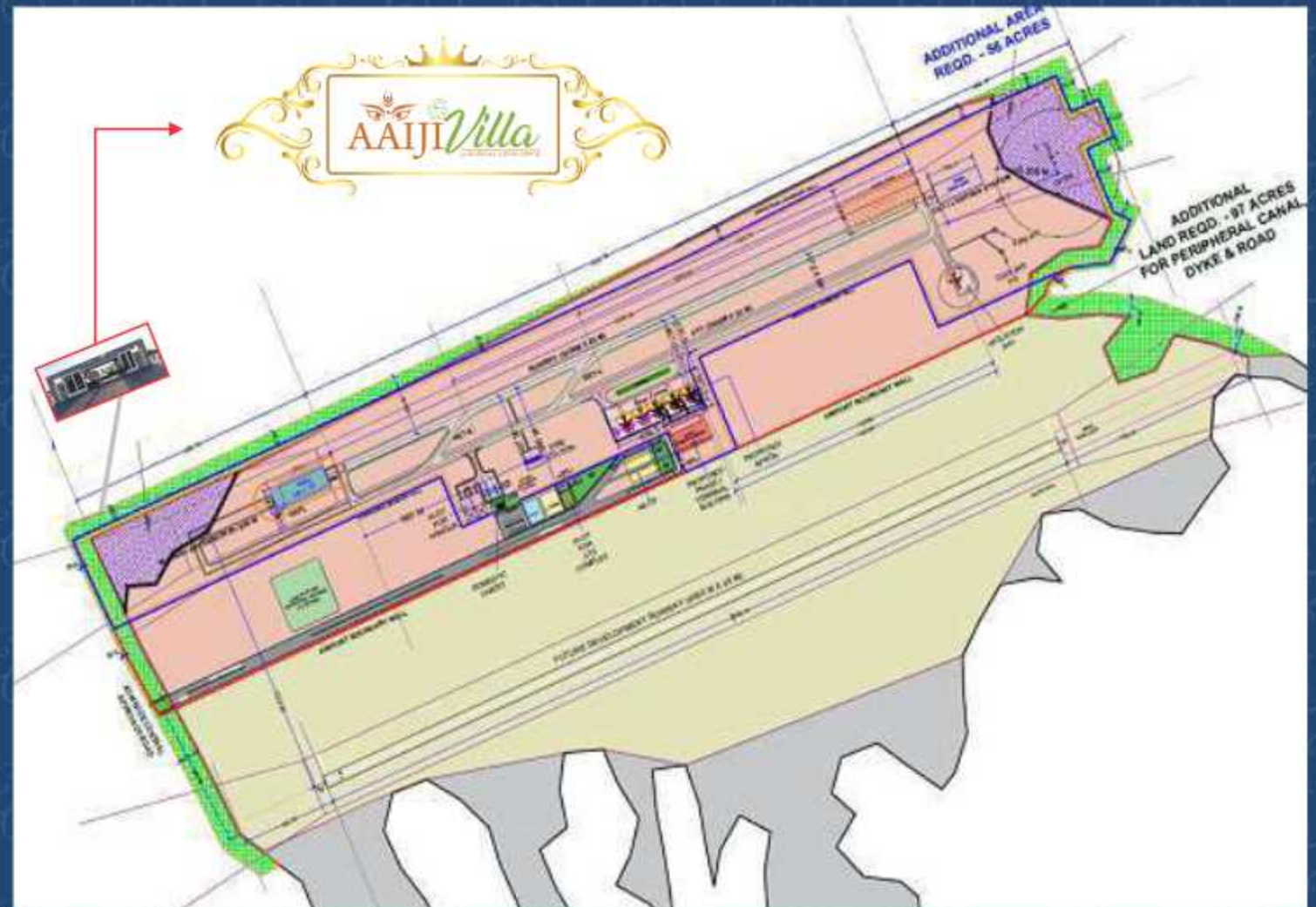
In February 2021, AAI had issued tenders for construction of Phase-1 of the airport that will entail an investment of Rs 987 crore.



Groundwork of Dholera airport expected to start by next January

The development work of an international airport near Dholera Special Investment Region (DSIR) in Gujarat will begin by January 2022, said Sanjeev Kumar, chairman of Airports Authority of India, while virtually addressing a special session on DSIR at Dubai Expo 2020 on Wednesday.

"We hope to start the construction on ground by January 2022 and hope to complete the Phase-1 by December 2024,"



SOCIETY AMENITIES



Landscaping Garden



Children Play Area



Internal RCC Road



Street Lights



Water Supply



CCTV Camera



Compound Wall



24 Hrs Security



Entrance Gate

Aaiji villa



LOCATION ADVANTAGE



2 KM AWAY FROM
DHOLERA SIR
(INDIA'S 1ST SMART CITY)



ASIA'S BIGGEST
INTERNATIONAL
AIRPORT. (3 KM)



METRO TRAIN
CONNECTIVITY
(700 MTR)



2 BHK VILLAS, PLOTS & COMMERCIAL SHOPS



NEAR DMI CORRIDOR
(700 MTR)



JUST 90 KM FROM
AHMEDABAD



100 KM FROM
VADODARA



LAYOUT PLAN



PLOT NO	NET AREA IN SQ YDS	S.B AREA IN SQ YDS	CARPET SQ FT
1	149.99	213.99	1349.91
2	149.99	213.99	1349.91
3	149.99	213.99	1349.91
4	114.82	163.81	1033.38
5	149.99	213.99	1349.91
6	149.99	213.99	1349.91
7	149.99	213.99	1349.91
8	149.99	213.99	1349.91
9	149.99	213.99	1349.91
10	149.99	213.99	1349.91
11	149.99	213.99	1349.91
12	114.82	163.81	1033.38
13	114.82	163.81	1033.38
14	149.99	213.99	1349.91
15	149.99	213.99	1349.91
16	149.99	213.99	1349.91
17	149.99	213.99	1349.91
18	149.99	213.99	1349.91
19	149.99	213.99	1349.91
20	114.82	163.81	1033.38
21	114.82	163.81	1033.38
22	149.99	213.99	1349.91
23	149.99	213.99	1349.91
24	149.99	213.99	1349.91
25	149.99	213.99	1349.91
26	149.99	213.99	1349.91
27	149.99	213.99	1349.91
28	114.82	163.81	1033.38
29	168.64	240.59	1517.76
30	167.44	238.89	1506.76
31	167.44	238.89	1506.76
32	167.44	238.89	1506.76
33	106.44	151.86	957.96

PLOT NO	NET AREA IN SQ YDS	S.B AREA IN SQ YDS	CARPET SQ FT
34	108.48	154.76	976.32
35	108.48	154.76	976.32
36	108.48	154.76	976.32
37	108.48	154.76	976.32
38	108.48	154.76	976.32
39	108.48	154.76	976.32
40	108.48	154.76	976.32
41	117.21	167.22	1054.89
42	149.99	213.99	1349.91
43	149.99	213.99	1349.91
44	149.99	213.99	1349.91
45	149.99	213.99	1349.91
46	149.99	213.99	1349.91
47	149.99	213.99	1349.91
48	119.60	170.63	1076.41
49	135.15	192.82	216.35
50	135.15	192.82	1216.35
51	135.15	192.82	1216.35
52	135.15	192.82	1216.35
53	135.15	192.82	1216.35
54	135.15	192.82	1216.35
55	125.58	179.16	1130.22
56	149.99	213.99	1349.91
57	149.99	213.99	1349.91
58	149.99	213.99	1349.91
59	149.99	213.99	1349.91
60	149.99	213.99	1349.91
61	149.99	213.99	1349.91
62	126.78	180.87	1141.02
63	130.36	185.99	1173.24
64	149.99	213.99	1349.91
65	149.99	213.99	1349.91
66	149.99	213.99	1349.91

2 BHK LUXURIOUS VILLA





SPECIFICATIONS

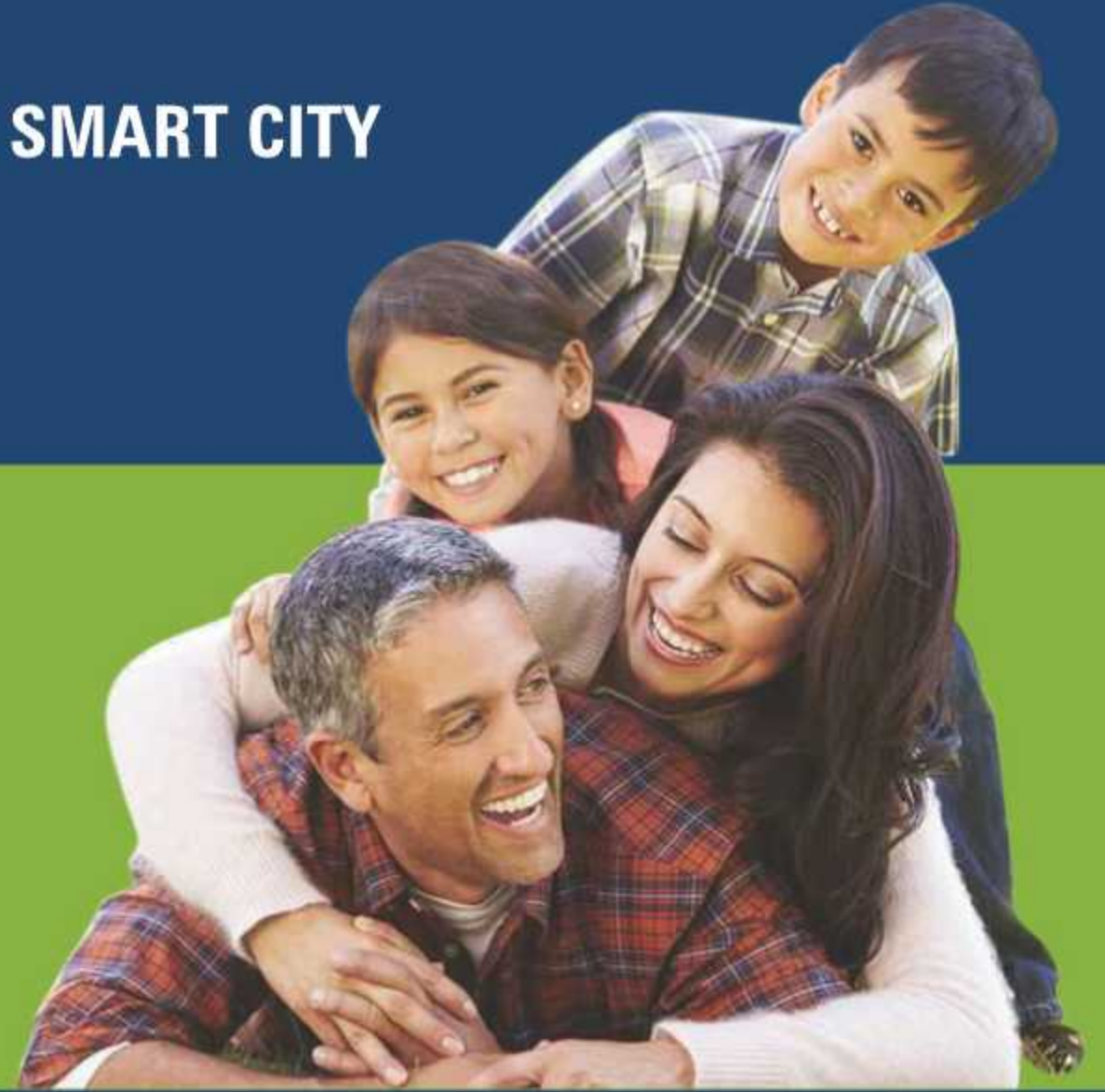
- Structure :** Earthquake resistance structure with brick masonry.
- Wall finish :** Internal finish-Single coat mala plaster with wall putty. External finish double coat sand face plaster with acrylic paint.
- Flooring :** Good quality vitrified tiles.
- Elevation tile :** Cera/equivalent tiles.
- Toilet and plumbing :** Glazed tiles dado upto lintel level & flooring concealed plumbing with Cera/equivalent brand sanitary ware & jaguar/equivalent brand C.P. fittings.
- Door and window :** Entrance door wooden blocks and steel frame. Main door veneer with wooden frame. All other doors laminate finish with wooden frame. Fully glazed anodize aluminum section sliding windows.
- Kitchen :** Platform with granite top & S.S. sink with designer tiles dado upto lintel levels.
- Electrification :** Single phase concealed copper wiring with ISI standard quality accessories with sufficient electric points.

SMART INVEST... SMART LIFE... SMART CITY

खुशीओं का गृह प्रवेश

जहाँ प्रवेश करते ही
दिल्लता वातावरण परिवार की
प्रत्येक पल को प्रेम से प्रफुल्लित करता है ।

एक शांति का अनुभव,
जहाँ सुविधापूर्ण जीवनशैली है और आप संपूर्ण घर को
अपने घर का अनुभव कर सकें ।



2 BHK VILLAS, PLOTS & COMMERCIAL SHOPS

खुशीओं का गृह प्रवेश

A PROJECT BY



DEVELOPERS



ARCHITECT



DrapeArc Organisation Pvt. Ltd.
Architect | Interior | Landscape

Site Address :

AAIJI VILLA, Village Nava Gam ,
Opp. Dholera International Airport, Nava Gam, (Dholera)

CORPORATE OFFICE :

A 1204 , Westgate, Near YMCA Club,
S G Highway, Makarba, Ahmedabad-380051.

www.aaijigroup.estate

BOOKING CONTACT :

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