

# AAKAR BY GAP

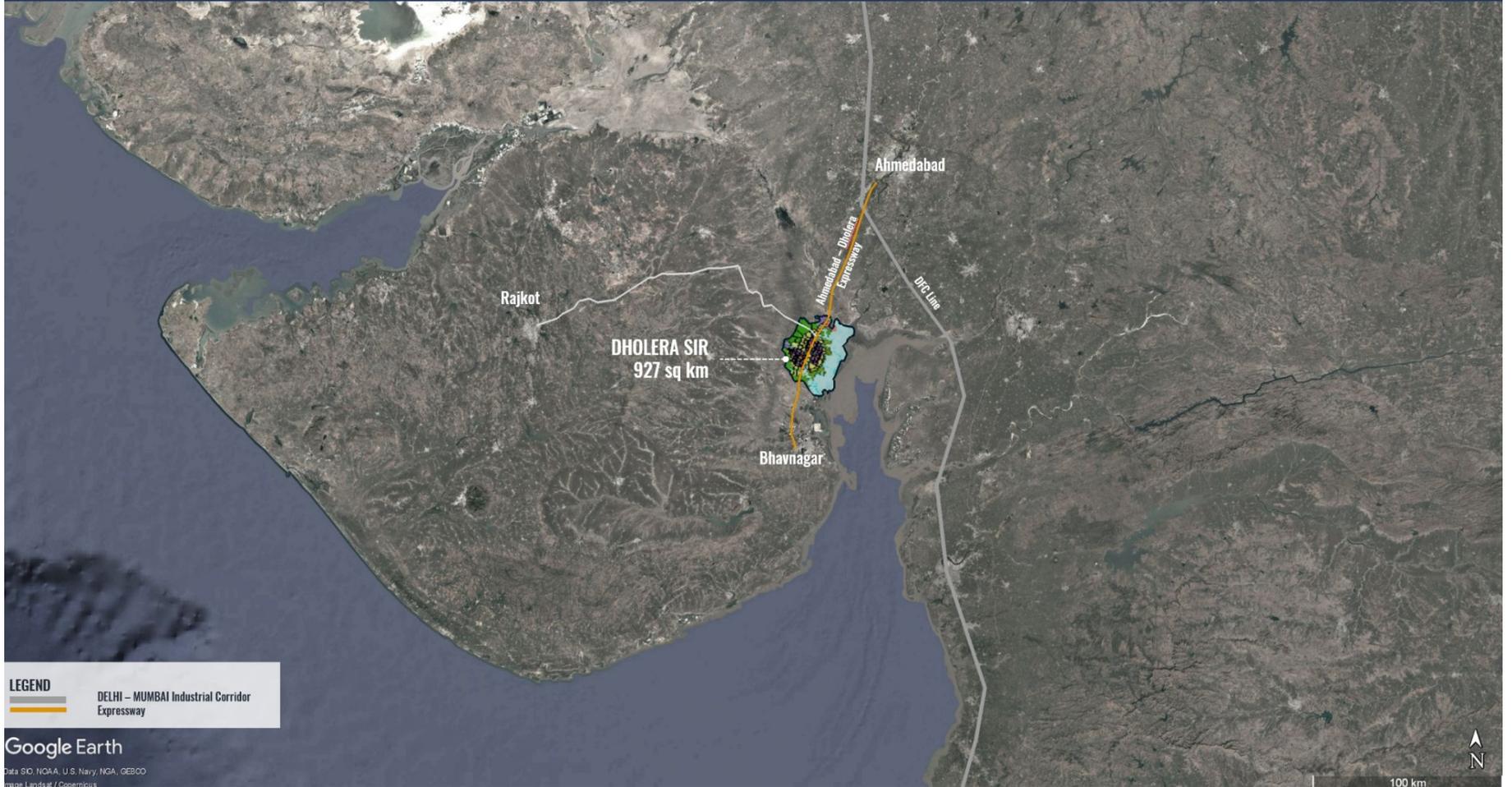
PREMIUM 1 BHK FULLY FURNISHED STUDIO  
APARTMENTS

**AAKAR LOCATION**

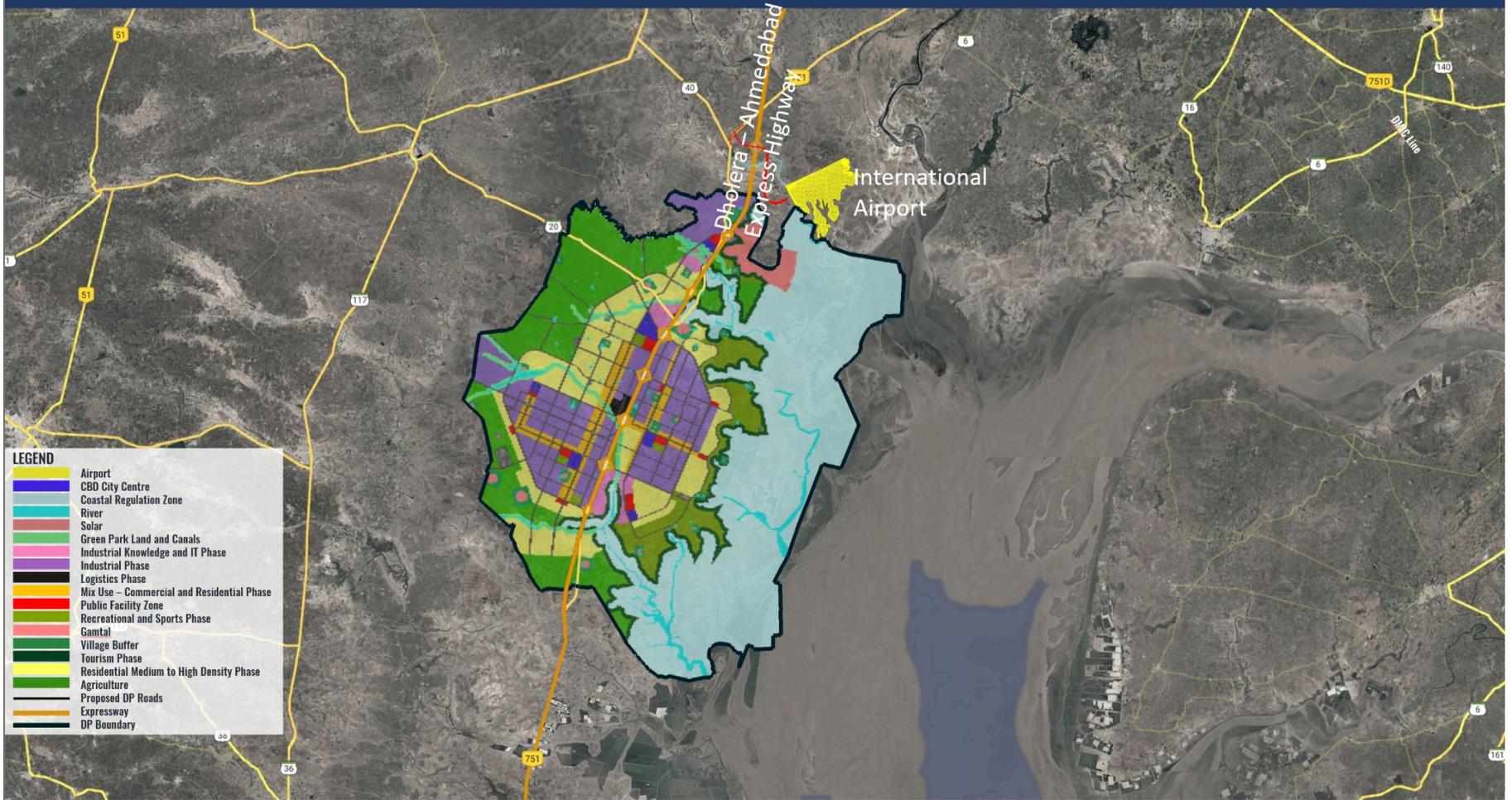
# Connectivity to Dholera in State Map



# Dholera SIR Location and Connectivity



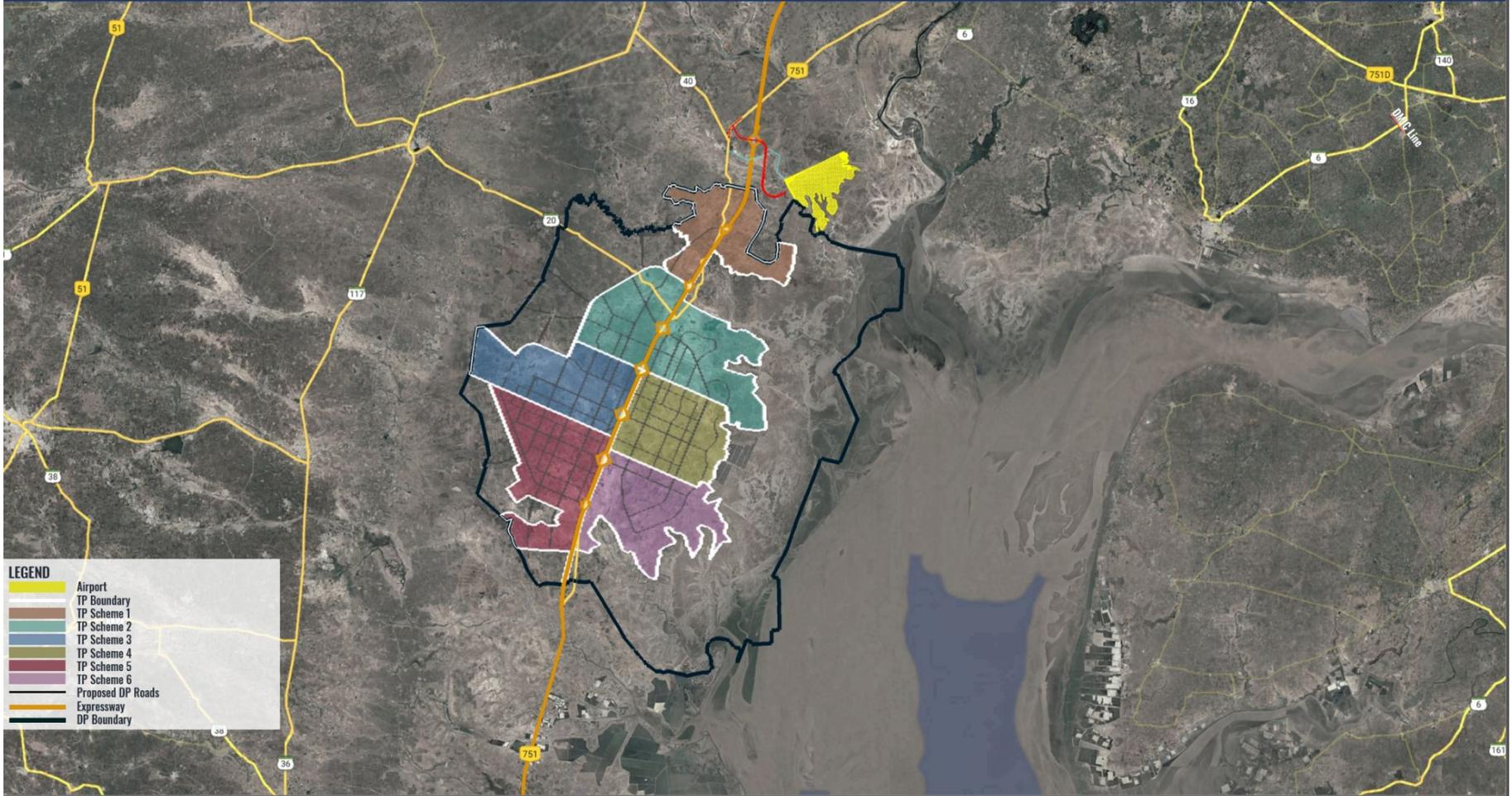
# Dholera DP Plan



**LEGEND**

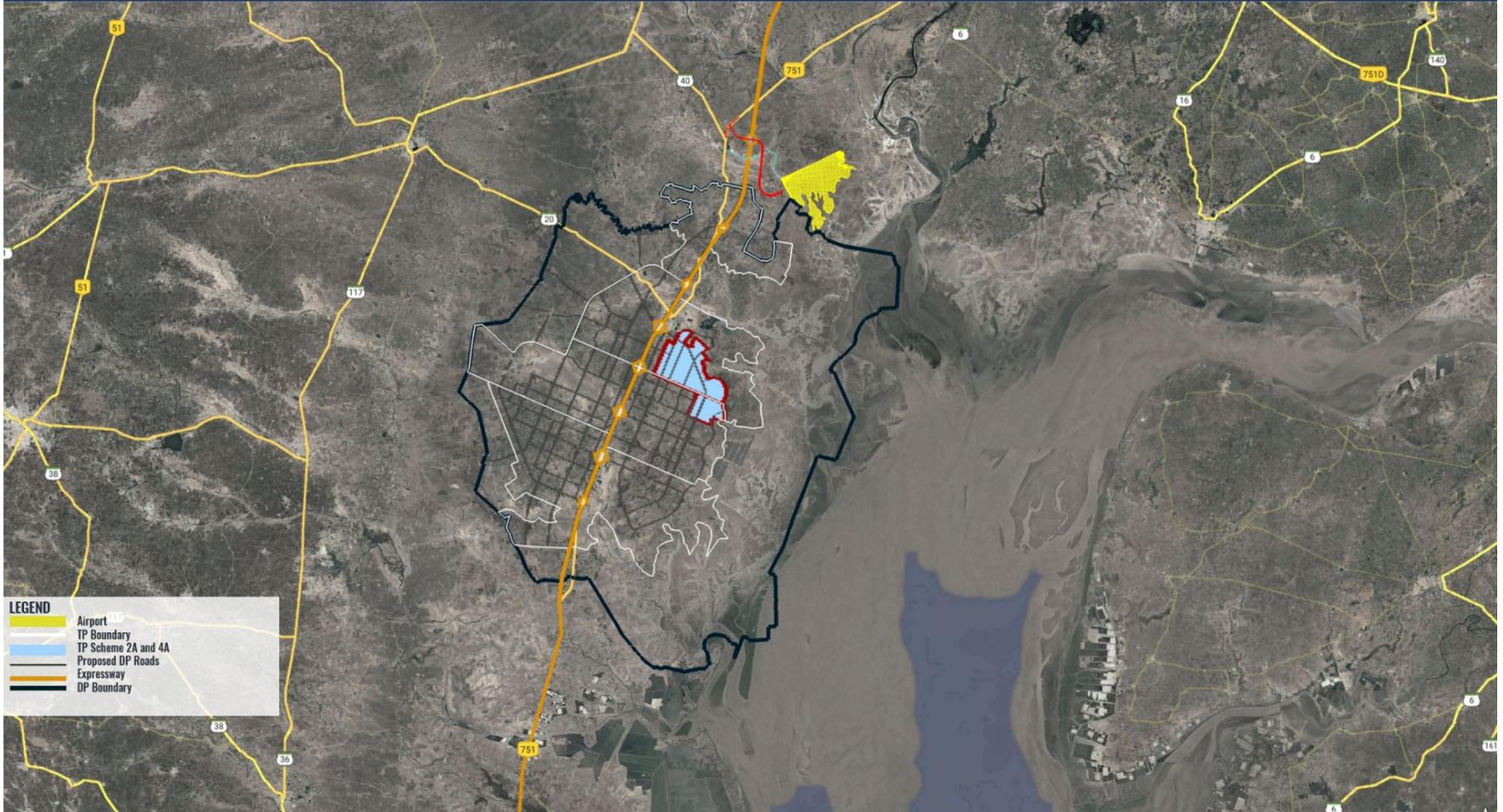
	Airport
	CBD City Centre
	Coastal Regulation Zone
	River
	Solar
	Green Park Land and Canals
	Industrial Knowledge and IT Phase
	Industrial Phase
	Logistics Phase
	Mix Use - Commercial and Residential Phase
	Public Facility Zone
	Recreational and Sports Phase
	Gamtal
	Village Buffer
	Tourism Phase
	Residential Medium to High Density Phase
	Agriculture
	Proposed DP Roads
	Expressway
	DP Boundary

# TP Scheme Plan

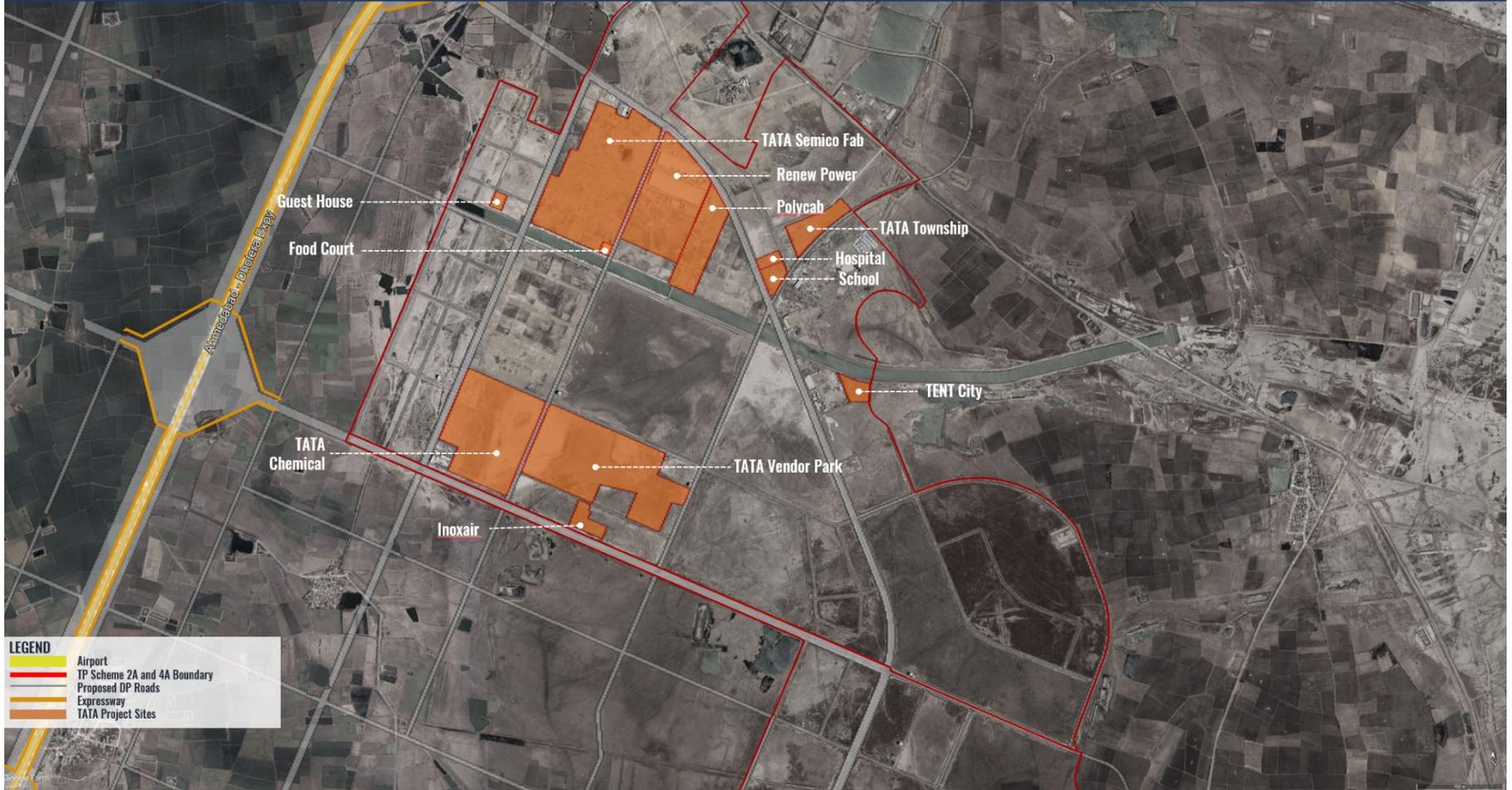


LEGEND	
	Airport
	TP Boundary
	TP Scheme 1
	TP Scheme 2
	TP Scheme 3
	TP Scheme 4
	TP Scheme 5
	TP Scheme 6
	Proposed DP Roads
	Expressway
	DP Boundary

# Current Development - Activation Area – TP : 2A & 4A

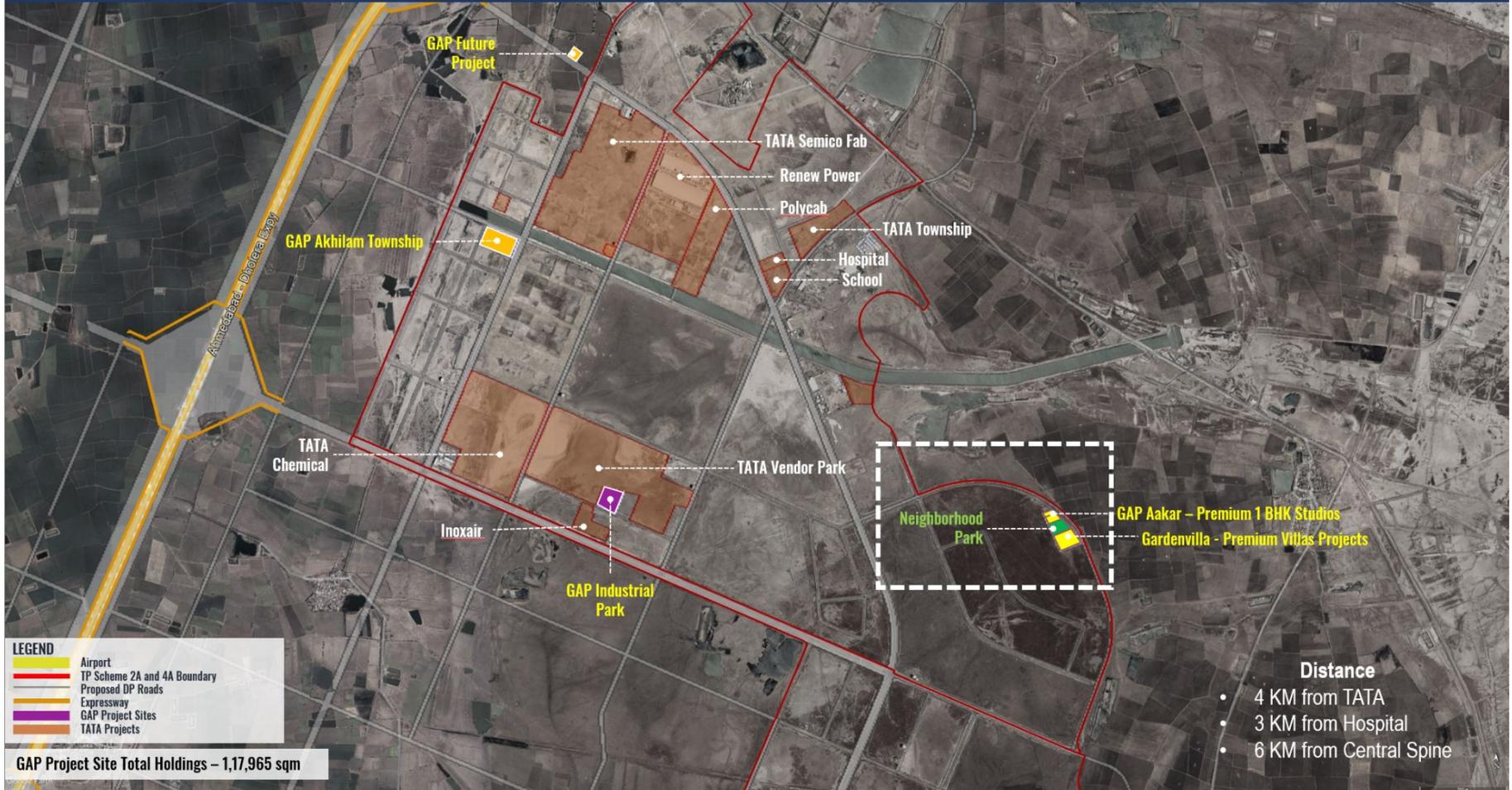


# Activation Area & Projects under various stages of Implementation



# LOCATION BENEFIT

# Site Locations of GAP Preliminary Residential Projects



**LEGEND**

	Airport
	TP Scheme 2A and 4A Boundary
	Proposed DP Roads
	Expressway
	GAP Project Sites
	TATA Projects

GAP Project Site Total Holdings – 1,17,965 sqm

- Distance**
- 4 KM from TATA
  - 3 KM from Hospital
  - 6 KM from Central Spine

# GAP Project Sites



Aakar 02 – 86 units  
(Plot area : 3,190 sqm)

Aakar 01 – 161 units  
(Plot Area : 6,045 sqm)

Neighbourhood Park  
(Plot Area : 13,640 sqm)

Greenera Garden Villa – 62 units  
(Plot Area : 22,145 sqm)

# Site location & Context



## C. Location & Connectivity

### ★ Strategic Location Highlights

- ✓ Touching a 10,000 sq. meter Government Garden
- 🌳 Perfect for leisure, yoga, walking – adds greenery to your property
- ✓ Directly Opposite the Government Sports & Recreation Zone
- 🏟️ Upcoming stadiums, libraries & youth engagement zone
- 🏨 Ideal for cultural programs, national-level rentals, & tourists
- ✓ Part of the most premium block of TP2-A EAST in the Activation Area, Dholera
- 🏘️ Surrounded by fastest growing residential + commercial infrastructure

### 🏛️ 5-Minute Drive Access to Essential Government Facilities

Facility	Status
🏫 Government School	Planned & allotted in TP
🏥 Government Hospital	Planned & under development
🏠 Community Hall	Approved in the public zone
🏡 Government Guest House	Planned opposite the Riverfront
🍷 Food Court Zone	Part of TP2 commercial strip
🌊 Dholera Riverfront	Within 5 minutes – major attraction
✓ All these locations are walkable or reachable in under 5 minutes from GAP Aakar	

### 🗺️ Distance from Major City Infrastructure

Location	Distance / Time
📍 ABCD Building (Admin Center)	10 min drive
✈️ International Airport (Dholera)	20 min drive
🛣️ Expressway Entry (Smart Road)	5 min drive
🏭 Industrial & Logistics Belt	7–10 min drive



**Aakar**  
A PROJECT BY GAP GROUP









**Aakkar**  
A PROJECT BY GAP GROUP

सत्यं वद । धर्मं चर ।  
— इति श्रीमद्भगवद्गीता



# First Floor Plan



# Second Floor Plan



# Third Floor Plan



# 1 BHK Premium Studio Apartment – Flexible Room Layouts – Double Bed Unit



**Carpet Area**

1 BHK 30 sqm (323 sqft)

# GAP AAKAR – Amenities List

## Campus Amenities

-  Cafeteria
-  Laundromat
-  Housekeeping
-  Library Wall
-  Co-Working Space
-  Mini Conference Room
-  Free Parking for Guests
-  Indoor Games
-  CCTV Cameras
-  Gym & Fitness Centre
-  Double-Height Reception with Lounge
-  EV Charging Point
-  Lift (Elevator)

## Design Features

-  8 Feet Wide Corridors
-  BIM Enabled Project

## Technology & Connectivity

-  Wi-Fi

# GAP AAKAR – Furniture List

## Living & Bedroom:

-  Sofa with Centre Table
-  Dining Table
-  Single / Twin Share Bed with Side Table
-  Wardrobe
-  AC – Split
-  Curtains
-  Fans & Lights
-  TV

## Kitchenette:

-  Refrigerator
-  Oven
-  Induction Cooktop
-  Iron

## Bathroom:

-  Water Geyser
-  Bathtub

## Important Notes (for Buyers)

1.  **Furniture Package is Compulsory** – ₹5,00,000 is included in Other Charges.
2.  **Maintenance Deposit** of ₹70,000 is one-time and non-refundable.
3.  **Car Parking is Optional** – ₹1,00,000 (on request & availability).
4.  **Torrent Power Connection Charges**, and  
 **Corporation Water, Drainage, and PNG Gas Line Charges**
  - *Will be payable separately by the buyer*
  - *As per actual government or utility provider billing*
  - *To be paid directly at the time of Sale Deed registration*
5.  Govt. charges like stamp duty, registration, GST may vary slightly if government revises fees.
6.  All payments to be made in favour of **Gap Studio Iip.** only.

## Rental Income Structure (Post BU)

Once the **BU (Building Use) certificate is received**, buyers begin earning assured rental income:

Year	Monthly Rent	Annual Rent
1	₹25,000	₹3,00,000
2	₹25,000	₹3,00,000
3	₹25,000	₹3,00,000
4	₹26,250	₹3,15,000
5	₹27,562	₹3,30,750
6	₹28,940	₹3,47,280
7	₹30,387	₹3,64,644
8	₹31,906	₹3,82,872

 **Total Assured Rental Income in 8 Years: ₹26,40,546**

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## Bonus Benefit for Down Payment Investors (Pre-BU Returns)

Buyers who choose the **Down Payment Plan** receive an exclusive **early return benefit**:

-  After completing the full down payment
-  From **30 days after the payment date** until the BU is received
-  You will receive **₹25,000/month as Pre-BU Assured Return**

## Example:

- You pay the full amount on the 1st of October
- From 1st November, you begin earning ₹25,000/month
- This continues until BU (approx. 10–14 months, depending on construction)
- After BU, you shift to the standard rental model for 8+7 years

 This ensures **zero waiting period for income** on your capital!