

# Present Diamond City - 5

DIAMOND  
CITY-5

 **GOHIL**  
DEVELOPERS



# About Us

Founded in 2020, we are a leading real estate developer in Dholera SIR, with projects both inside and outside the region. With offices in Ahmedabad, Dholera, and Dhandhuka, we focus on high-potential land in prime locations to ensure strong resale value for our customers. Our customer-first approach has helped us grow rapidly, turning investors into long-term partners through special rates and exclusive opportunities in upcoming projects.



[www.gohildevelopers.com](http://www.gohildevelopers.com)

# Vision And Mission



## Vision

At Gohil Developers, our vision is to be the most trusted and innovative real estate brand in Dholera SIR and beyond—transforming land investments into long-term growth opportunities for our clients. We aim to shape the future of smart cities by contributing to sustainable and well-planned urban development.



## Mission

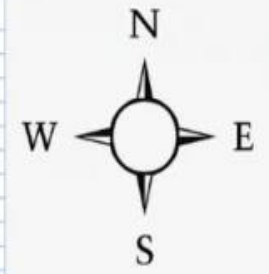
Our mission at Gohil Developers is to deliver high-value real estate solutions by identifying strategic land locations with strong resale potential. We are committed to building lasting relationships with our clients through transparency, integrity, and a customer-first approach. By offering exclusive benefits to our existing investors, we strive to grow together—project by project, success by success.

20 MT ROAD



48 MT ROAD

| Plot Number | Carpet area (sqyd) | Super builtup area (sqyd) |
|-------------|--------------------|---------------------------|
| 1           | 433.25             | 669.01                    |
| 2           | 433.25             | 669.01                    |
| 3           | 433.25             | 669.01                    |
| 4           | 433.25             | 669.01                    |
| 5           | 433.25             | 669.01                    |
| 6           | 433.25             | 669.01                    |
| 7           | 433.25             | 669.01                    |
| 8           | 433.25             | 669.01                    |
| 9           | 414.25             | 639.67                    |
| 10          | 336.3              | 519.31                    |
| 11          | 335.8              | 518.53                    |
| 12          | 335.8              | 518.53                    |
| 13          | 315.01             | 486.44                    |
| 14          | 315.01             | 486.44                    |
| 15          | 335.8              | 518.53                    |
| 16          | 335.8              | 518.53                    |
| 17          | 336.3              | 519.31                    |
| 18          | 276.25             | 426.58                    |
| 19          | 239.26             | 369.46                    |
| 20          | 239.26             | 369.46                    |
| 21          | 239.26             | 369.46                    |
| 22          | 239.26             | 369.46                    |
| 23          | 239.26             | 369.46                    |
| 24          | 239.26             | 369.46                    |
| 25          | 239.26             | 369.46                    |
| 26          | 258.96             | 399.87                    |
| 27          | 335.5              | 518.07                    |
| 28          | 239.32             | 369.55                    |
| 29          | 239.32             | 369.55                    |
| 30          | 239.32             | 369.55                    |
| 31          | 335.5              | 518.07                    |
| 32          | 276.25             | 426.58                    |
| 33          | 276.25             | 426.58                    |
| 34          | 276.25             | 426.58                    |
| 35          | 276.25             | 426.58                    |
| 36          | 276.25             | 426.58                    |
| 37          | 276.25             | 426.58                    |
| 38          | 276.25             | 426.58                    |
| 39          | 276.25             | 426.58                    |
| 40          | 266.6              | 411.68                    |
| 41          | 266.6              | 411.68                    |
| 42          | 266.6              | 411.68                    |
| 43          | 266.6              | 411.68                    |
| 44          | 239.52             | 369.86                    |
| 45          | 346.65             | 535.28                    |
| 46          | 355.88             | 549.54                    |
| 47          | 355.88             | 549.54                    |
| 48          | 346.65             | 535.28                    |
| 49          | 239.52             | 369.86                    |
| 50          | 239.52             | 369.86                    |
| 51          | 346.65             | 535.28                    |
| 52          | 355.88             | 549.54                    |
| 53          | 355.88             | 549.54                    |
| 54          | 346.65             | 535.28                    |
| 55          | 239.52             | 369.86                    |
| Total       | 17169.72           | 26512.93                  |

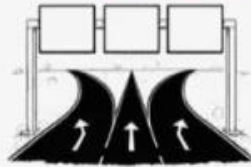


| SR NO                   | MINIMUM ROAD ROW (METRES) | MAXIMUM FAR | MAXIMUM GROUND COVERAGE AS PERCENT OF PLOT AREA | MAXIMUM BUILDING HEIGHT      | MINIMUM SETBACKS (FRONT- REAR- BOTH SIDES) | PERMITTED USE PREMISES  | CONDITIONAL USE SUBJECT TO SPECIAL PERMIT FROM DSIRDA   |
|-------------------------|---------------------------|-------------|---|------------------------------|--|---|---|
| <b>RESIDENTIAL ZONE</b> |                           |             |   |                              |  |   |   |
| 1                       | 55 and above              | 2           | 60%   | G+5 or 18m whichever is less | 5m – 6m – 6m – 6m                          | Cinema Hall, Retail Mall, Petrol/CNG/LPG Pump, Bank, Hospital A and B and all uses given in (2) and (3) below   | <p>The following uses may be permitted subject to approval of a special permit on a case-by-case basis:</p> <ul style="list-style-type: none"> <li>• Cemeteries/ Burial Ground</li> <li>• Broadcasting towers and line-of-site relay devices for telephonic, radio or television communications</li> </ul> <p>The following uses and structures shall be permitted as ancillary uses to the main use of the building provided their name, location and size (if applicable) is indicated in the site plan submitted for approval.</p> <p>1. Part of a residence may be permitted for use as professional office for advocates, chartered accountants, architects, doctors, engineers or the like, or as a small scale home based workshop subject to the following conditions:</p> <ul style="list-style-type: none"> <li>• it is not located in a multi-storey apartment;</li> <li>• the number of employees do not exceed 10;</li> <li>• it does not involve installation and use of heavy machinery, and does not create noise, vibration, fume or dust;</li> <li>• separate means of access and a designated parking area for staff and visitors is provided and marked on the site plan submitted for approval.</li> </ul> <p>2. Devices for generation of non-conventional energy, such as solar panels, wind power</p> <p>3. Servant quarters or lodging facilities for caretaker/security personnel</p> |
| 2                       | 25 to Below 55            | 1.5         | 60%   | G+3 or 15m whichever is less | 5m – 5m – 5m – 5m                          | (2) Neighbourhood Retail/Service Shop, Restaurant/Café, Hawker Zone, Designated Vegetable Market/bazaar, Commercial Centre, Primary and Secondary School; Multi-purpose ground larger than 5 ha; Place of Worship on Plot larger than 1000 sq m; Service/Repair Shop; Veterinary Hospital; Public Facility/Infrastructure/Utility Buildings; and all uses given in (3) below                      |   |
| 3                       | Below 25                  | 1           | 50%   | G+2 or 10m whichever is less | 3m - 3m - 3m – 3m                          | (3) Multi-storey apartment and clusters thereof; Row-house, Villa/Bungalow; Multi-purpose ground smaller than 5 ha; Terraced/Row House; Villa/Bungalow; Housing for EWS; Night Shelter; Old-Age Home; Maternity Home, Nursing Home, Kindergarten, Day-care, Dispensary, Veterinary Clinic, Health-club, Place of Worship on plot smaller than 1000sqm, Community Hall, Health-Club, Swimming Pool |   |

# LOCATION BENEFITS



**City Center  
3 Min.**



**Expressway  
5 Min.**



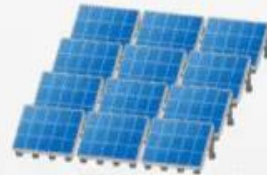
**ABCD Building  
15 Min.**



**Metro Junction  
5 Min.**



**LOCATION**



**Solar Park  
5 Min.**



**Airport  
20 Min.**



**Artificial River  
5 Min.**

## WHY INVEST IN DHOLERA SIR?



Gujarat Trade Center



DMIC 10 Lane Highway



Dholera Intl. Airport



ABCD Building



L&T 22 Sq. Km. Activation Area now ready for business



Mono Rail Connectivity Ahmedabad to Dholera

Dholera SIR, the upcoming Port City of India, is envisioned to become six times larger than Shanghai—China's financial hub—and will surpass even the national capital, Delhi, in terms of development and modern infrastructure. This historic transformation is being led by the visionary leadership of Hon'ble Prime Minister Shri Narendrabhai Modi.



**GOHIL**  
DEVELOPERS  
*we make your dreams come true*

# Contact Us

We're here to help you make the right investment at the right time. Reach out to Gohil Developers for any inquiries, site visits, or project details.



## Head Office

Ahmedabad, Gujarat



## Branch Offices

Dholera



**Email:** [info@gohildevelopers.com](mailto:info@gohildevelopers.com)



**Website:** [www.gohildevelopers.com](http://www.gohildevelopers.com)



# Thank You

## For Your Attention



**DIAMOND  
CITY-5**