

LAND PRICING

The land pricing in Dholera are based on the FSI for each land use. The base rate mentioned in the Table A will be applicable to the lowest FSI plots and mark up rate will be worked out for higher FSI plots. A mark-up of only 25% land price is charged for additional 1.0 FSI. Kindly refer General Development Control Regulations of Dholera for the applicable FSI for the respective land use.

Land rate based on FSI

SN	Land Use	Base Rate (per sq.m)	Land rate based on FSI										
			< 1	1.0	1.2	1.5	1.6	1.8	2.0	2.5	3.0	4.0	5.0
1	Industry	2,750			2,750		3,025	3,163					
2	Residential	4,125		4,125		4,641			5,156				
3	High Access corridor	4,125							4,125	4,641	5,156	6,188	7,219
4	CBD City Centre	5,500							5,500	6,188	6,875	8,250	9,625
5	Knowledge & IT	3,438							3,438	3,868	4,298	5,157	6,017
6	Tourism and Hospitality	5,500	5,500										
7	Recreation & Sports	2,750	2,750										
8	Solar Energy Park	275	275										