

LAND PRICING

The suggested land sale rate for Dholera is provided in Table A.

The land price in Dholera will be a function of the FSI. 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.

Table A: 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										