

BULK LAND

dholera
— GREENFIELD SMART CITY —

**ZONE -
CITY CENTRE AND RESIDENTIAL**

**BUDGET
12.41 CRORE**

FINAL PLOT AREA

5 ACRE || 20,241.6 SQ. METER || 24,200 SQ. YARD || 2,17,800 SQ. FT.



ABCD Building



Artificial River



Transportation



Industrial Plants



Tourist Destination

VILLAGE - Zankhi

**SURVEY NO. 38/2 (old)
120 (new)**

FINAL PLOT NO. 430/1, 430/2



+91 7999717347

FINAL PLOT AREA IN DIFFERENT UNITS

SQ. FEET = 2,17,800

SQ. YARD = 24,200

SQ. METER = 20,241.6

BIGHA = 12.5

ACRE = 5

PLOT PRICE IN DIFFERENT UNITS

SQ. FEET = ₹ 570 /SQ FEET

SQ. YARD = ₹ 5,130 /SQ YARD

SQ. METER = ₹ 6,133.2 /SQ MTR

BIGHA = ₹ 99,31,680 /BIGHA

ACRE = ₹ 2,48,29,200 /ACRE

PAYMENT TERMS

1. **TOKEN AMOUNT:** A TOKEN AMOUNT IS REQUIRED TO INITIATE THE TRANSACTION.
2. **TOTAL PAYMENT:** THE COMPLETE PAYMENT FOR THE TOTAL VALUE OF THE LAND (₹12,41,46,000) MUST BE CLEARED WITHIN 3 MONTHS FROM THE DATE OF TOKEN PAYMENT.
3. **NO PART SELLING:** THIS LAND WILL BE SOLD AS A WHOLE. SELLING IN PARTS IS STRICTLY NOT ALLOWED.
4. **PAYMENT MODE:** ALL PAYMENTS SHOULD BE MADE THROUGH RTGS/NEFT/BANK TRANSFER TO THE SELLER'S DESIGNATED ACCOUNT.



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30 METER TP ROAD TOUCH

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— GREENFIELD SMART CITY —

PROPERTY DETAILS

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SURVEY NO.

38/2 (OLD) AND 120 (NEW)

FINAL PLOT NO.

430/1, 430/2

TOWN PLANNING NO.

6

VILLAGE

ZANKHI, TA- DHOLERA, DIS- AHMEDABAD

TOTAL AREA NO.

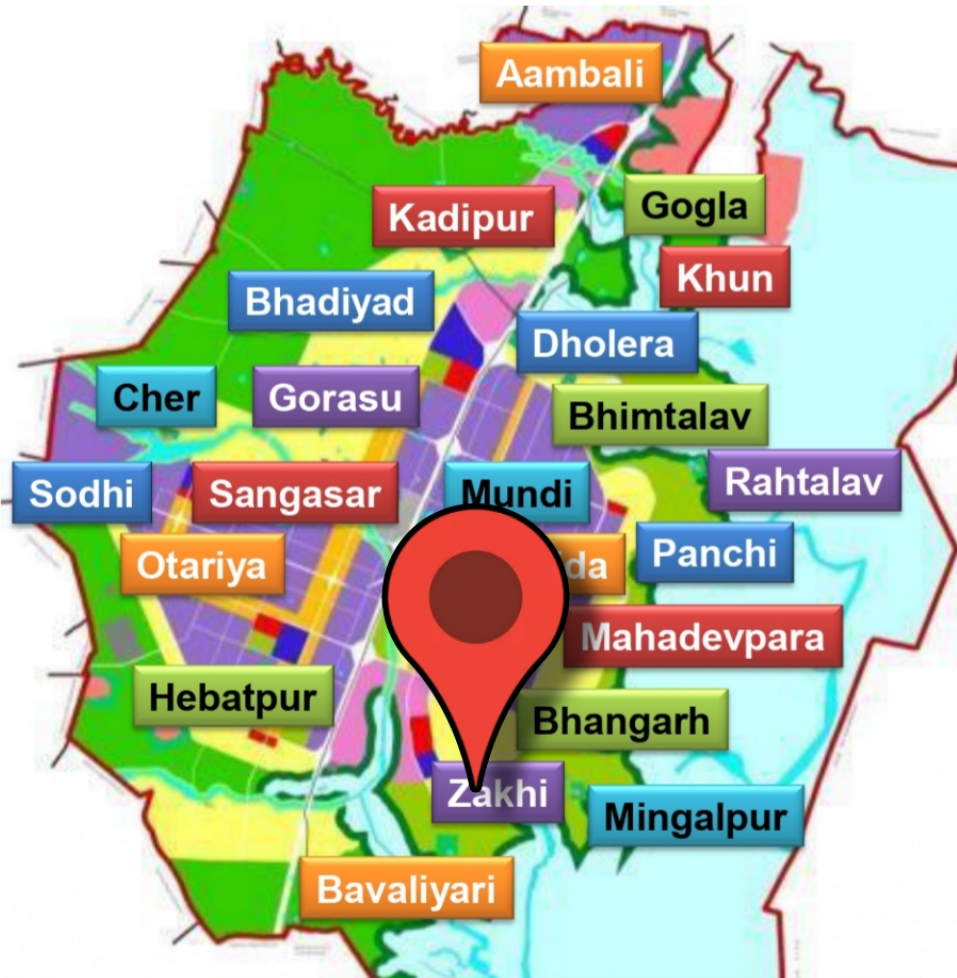
2,17,800 SQ. FT. (APPROX)

ZONE CLASSIFICATION

CITY CENTER AND RESIDENTIAL

LAND USE

MULTI-PURPOSE NON AGRICULTURAL (NA) AS PER ZONING



22 Villages in Dholera SIR



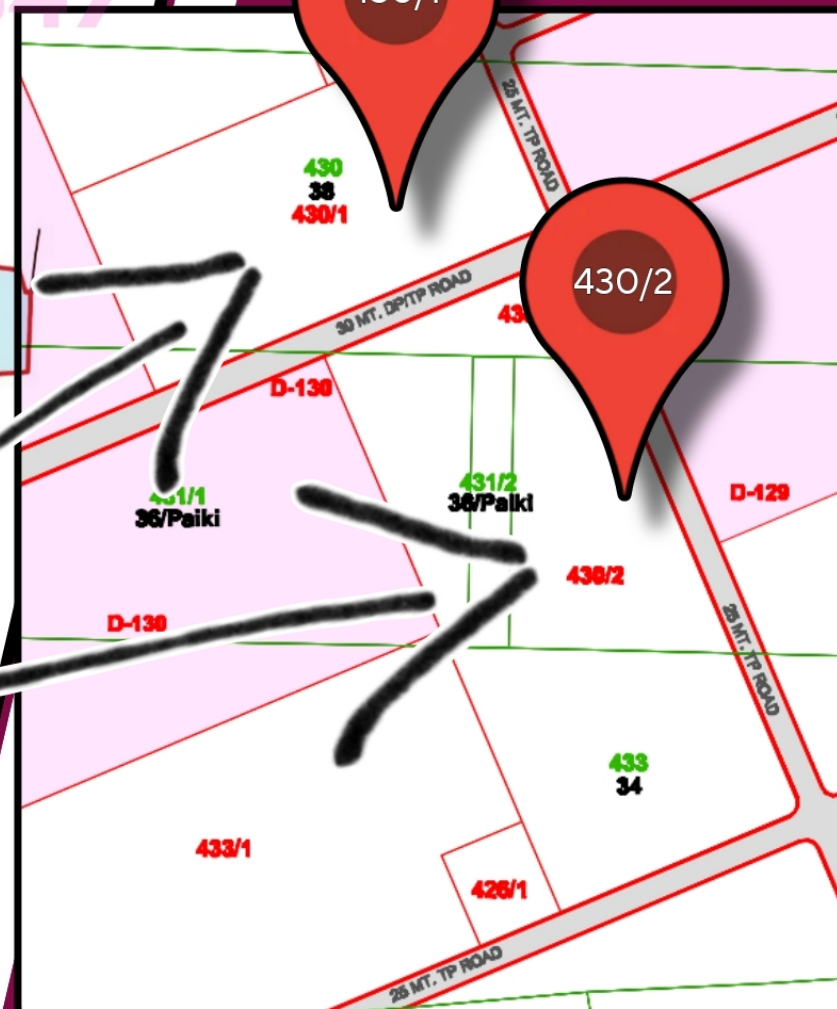
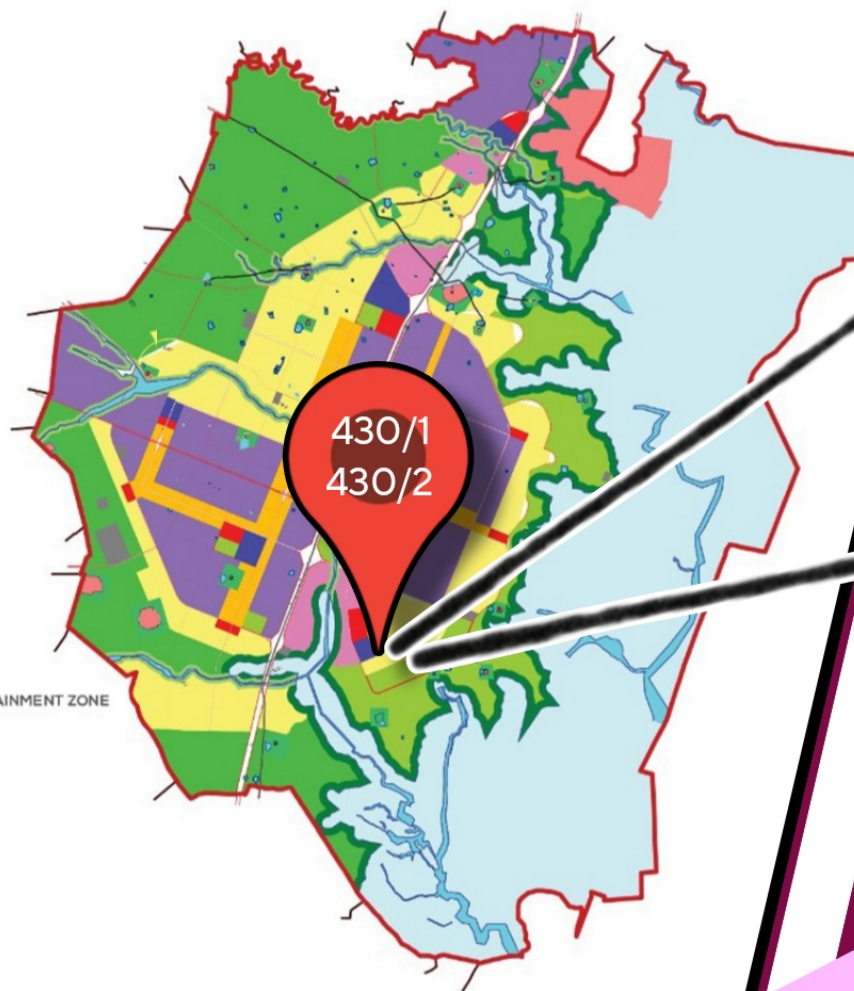
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DHOLERA SIR FINAL PROPOSED LAND USE PLAN

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INFIELD SMART CITY

- DSIRDA BOUNDARY
- TALUKA BOUNDARY
- VILLAGE BOUNDARY
- GAMTAL
- SURVEY NUMBER BOUNDARY
- EXISTING STATE HIGHWAY
- EXISTING ROADS
- RIVER/CANAL
- TALAV/LAKE
- PROPOSED ROADS
- COASTAL REGULATION ZONE
- GREEN SPACE
- RECREATION, SPORTS AND ENTERTAINMENT ZONE
- TOURISM: RESORTS
- VILLAGE BUFFER
- AGRICULTURE
- STRATEGIC INFRASTRUCTURE
- CITY CENTRE
- LOGISTICS
- HIGH ACCESS CORRIDOR
- RESIDENTIAL
- SOLAR PARK
- PUBLIC FACILITIES ZONE
- KNOWLEDGE AND I.T.
- INDUSTRIAL

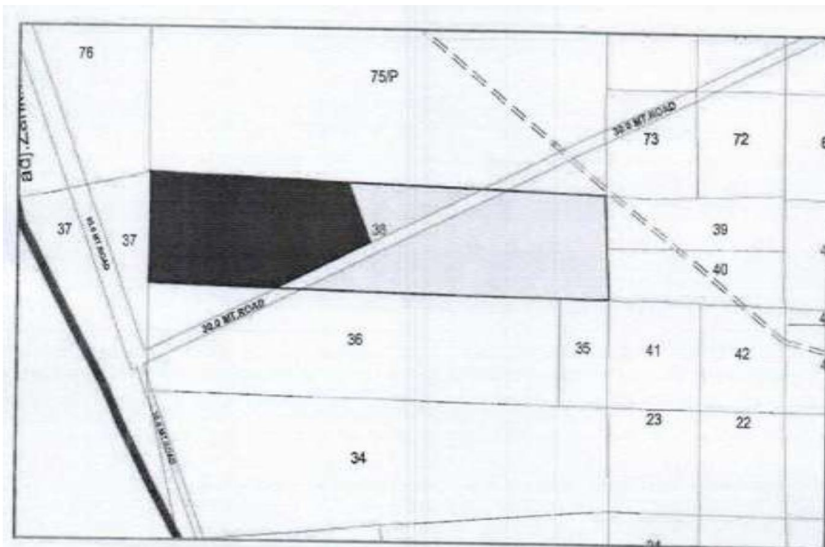


COMMERCIAL LAND PURPOSE

TOTAL AREA
920 sq km



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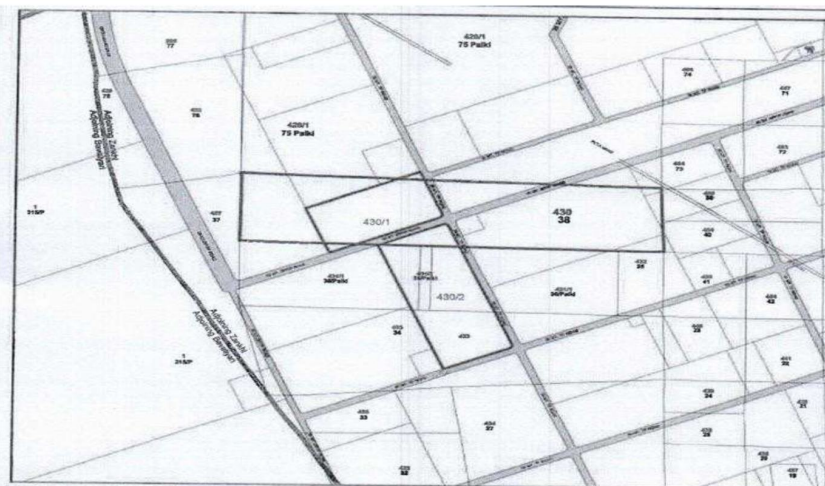


Survey No. Old Survey No. **38/2**

New Survey No. **120**



30 Meter TP Toad Touch



Taluka	:- Dholera
Village	:- Zankhi
DTPS No.	:- 6
Survey No.	:- 38
OP No.	:- 430
FP No.	:- 430/1, 430/2

LEGEND:-

O.P.NO & BOUNDARY	[Symbol]
F.P.NO & BOUNDARY	[Symbol]
PROPOSED D.D.P./D.T.P ROAD	[Symbol]
TALAV / RIVER / WATER BODY	[Symbol]
D.T.P.S. BOUNDARY	[Symbol]
VILLAGE BOUNDARY	[Symbol]

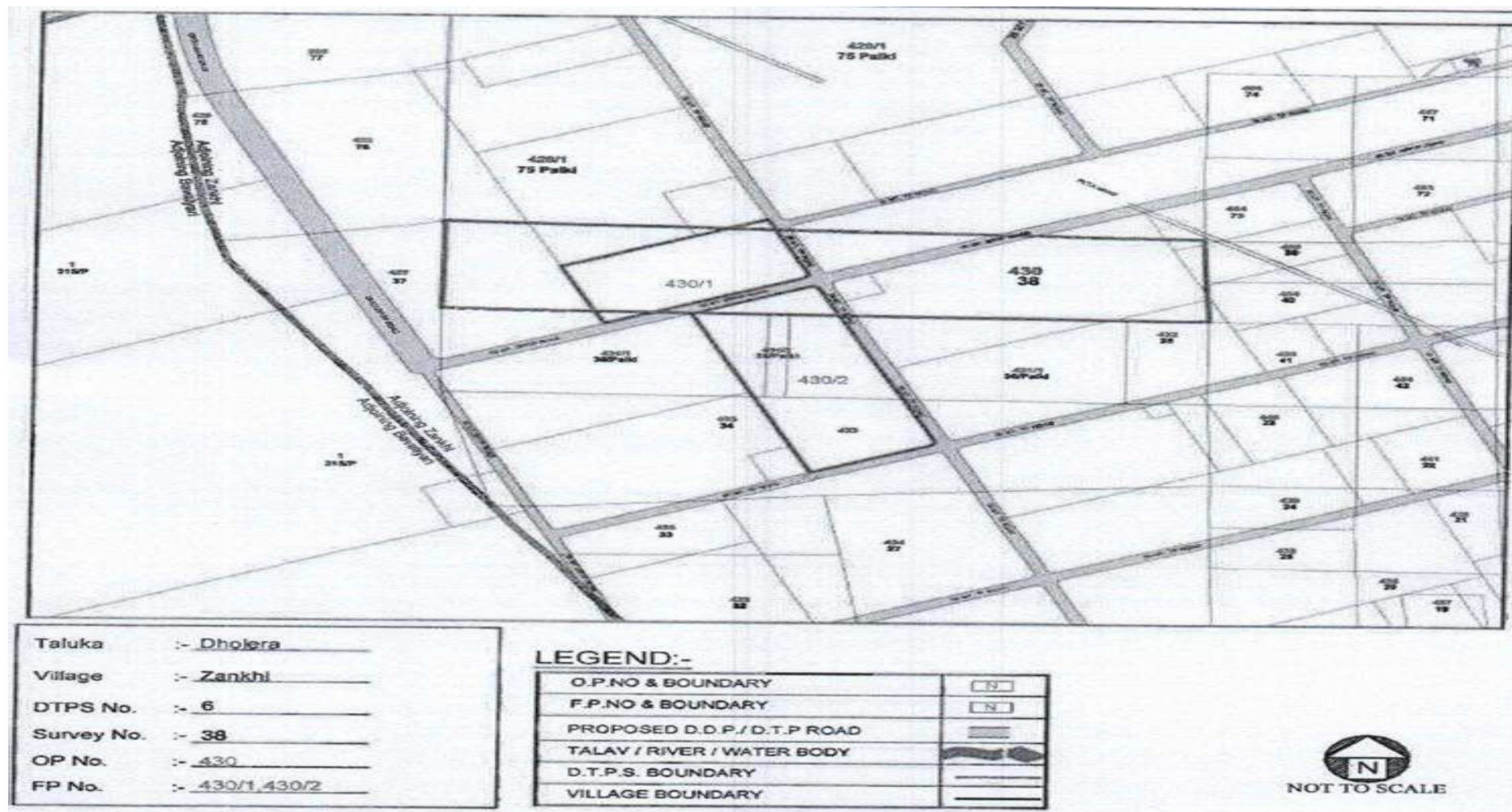


NOT TO SCALE

Survey No Old Survey No. **38/2**

Village Zankhi

Final Plot No. 430/1, 430/2 On 30 Meter TP Road



Draft General Development Control Regulations (DGDCR)

Table 10-1: Development Control Regulations for Residential Zone

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
RESIDENTIAL ZONE							
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	The following uses may be permitted subject to approval of a special permit on a case-by-case basis: <ul style="list-style-type: none"> • Cemeteries/ Burial Ground • Broadcasting towers and line-of-site relay devices for telephonic, radio or television communications 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.
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	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: <ul style="list-style-type: none"> • it is not located in a multi-storey apartment; • the number of employees do not exceed 10; • it does not involve installation and use of heavy machinery, and does not create noise, vibration, fume or dust; • separate means of access and a designated parking area for staff and visitors is provided and marked on the site plan submitted for approval.
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	2. Devices for generation of non-conventional energy, such as solar panels, wind power 3. Servant quarters or lodging facilities for

Draft General Development Control Regulations (DGDCR)

Table 10-3: Development Control Regulations for the City Centre Zone

SR NO	MINIMUM ROAD ROW (METRES)	MIN. PLOT SIZE	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
CITY CENTRE								
1	55m & above	5000 sqm**	5	0-10%	150m	10m-8m-6m-6m	Convention and Exhibition Centre; Sports Complex; Auditorium; Integrated Multimodal Passenger Transport Hub; Dormitories; Museum; Super specialty Hospital Residential Multi-storey Apartments; Serviced Apartments, Petrol/CNG/LPG Pump and all uses given 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"> • Cemeteries/ Burial Ground • Broadcasting towers and line-of-site relay devices for telephonic, radio or television communications <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"> • it is not located in a multi-storey apartment; • the number of employees do not exceed 10; • it does not involve installation and use of heavy machinery, and does not create
			4	Above 10-20%	126m	9m-7m-6m-6m		
			3	Above 20-30%	32m	8m-6m-6m-6m		
2	25m & Below 55	1500 sqm	2.5	40%	20m	8m-6m-6m-6m	Multi-level Parking; Office Complex, Retail Mall, Cinema Hall; Commercial Complex, Restaurants, Food Plazas and Food Streets; Other Retail; Public/ Govt Institutional Buildings, Training Centre; Art Gallery; Diagnostic/Radiology Centre; Hospital C and D; Health/Welfare Centre; Place of Worship larger than 1000sqm; Public Facility/Infrastructure/	

Draft General Development Control Regulations (DGDCR)

SR NO	MINIMUM ROAD ROW (METRES)	MIN. PLOT SIZE	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
CITY CENTRE							Utility Buildings; Petrol/CNG/LPG Pump	noise, vibration, fume or dust; • separate means of access and a designated parking area for staff and visitors is provided and marked on the site plan submitted for approval. 2. Devices for generation of non-conventional energy, such as solar panels, wind power 3. Servant quarters or lodging facilities for caretaker/security personnel
3	Below 25m	1500 sqm	2	40%	16m	8m-6m-6m-6m	Restaurants, Food Plazas and Food Streets; Neighbourhood Retail Shop; Community Hall; Health Club; Dispensary; Place of Worship smaller than 1000sqm;	DSIRDA can grant special permission in height, FAR, Ground Coverage for Special Buildings (Star Hotels, Hospitals etc.) which have special privileges (under various Government Policies issued time to time) (in reference to Township, Special Regulations for Hospitals, Special Regulations for Hotels

* Height of the building must comply to the prevalent Fire Safety Norms, with permissions from DSIRDA

** For Plot sizes of 5000 sqm and above – In case of a building with podium and tower, a ground coverage of maximum 40% will be allowed for a maximum height upto 8 m, including G or G+1 whichever is less. The upper typical floors above podium will have a maximum plan area of 10%. The maximum FAR allowed in this case will be 5.

PRIME LOCATION

dholera
— GREENFIELD SMART CITY —

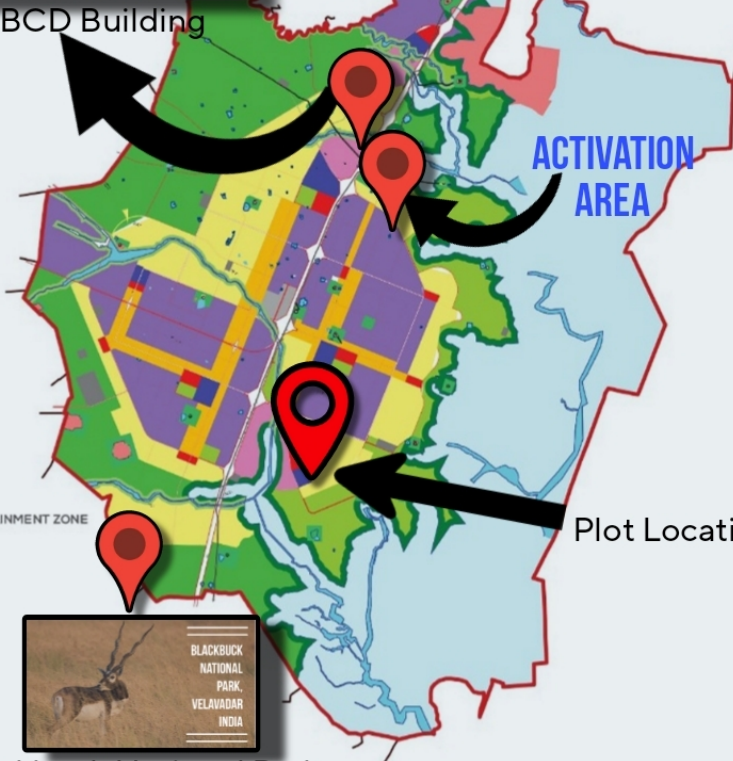


Dholera International Airport

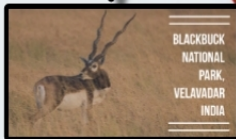


ABCD Building

- DSIRDA BOUNDARY
- TALUKA BOUNDARY
- VILLAGE BOUNDARY
- GAMTAL
- SURVEY NUMBER BOUNDARY
- EXISTING STATE HIGHWAY
- EXISTING ROADS
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- STRATEGIC INFRASTRUCTURE
- CITY CENTRE
- LOGISTICS
- HIGH ACCESS CORRIDOR
- RESIDENTIAL
- SOLAR PARK
- PUBLIC FACILITIES ZONE
- KNOWLEDGE AND I.T.
- INDUSTRIAL



Plot Location



Blackbuck National Park

TOTAL AREA
920 sq km

NEAR BY

ABCD Building
Activation Zone
Blackbuck Sanctuary
International Airport



+91 7999717347

BENCH-MARKING - WORLD CLASS INFRASTRUCTURE FOR DHOLER SIR



SMART CITY FEATURE

Advanced IoT and AI-enabled city management, centralized control center for traffic, security, and utility

GLOBAL CONNECTIVITY

Dholera International Airport and Proximity ports to boost trade and international access, similar to dubai.

SUSTAINABILITY

Large Scale Solar Power, Rain water Harvesting and green energy initiatives modeled on cities like Copenhagen.

EFFICIENT TRANSPORT

High speed Road ways, Metro connectivity and walkable spaces compareable to Tokyo and Amsterdam.

INDUSTRIAL ZONE

Sector specific zones for IT, Aerospace and R&D attractive businesses like Singapore and Silicon Valley.

HIGH LIVING STANDARD

Modern Residencial, Commercial and Recreational facilities on par with singapore and dubai.



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Dholera SIR

- India's 1st Greenfield smart City with area about 920 sq kms.
- Developed by Indian Government on PPP Model
- Plug & Play Model
- Benchmarking infrastructure with world's best cities
- Master planning by HALCROW, Implementation by AECOM, Digitalization by WIPRO, IBM & CISCO, Trunk Infrastructure by L&T
- 360 Sq Kms of Industrial Zone (All Green Industries).



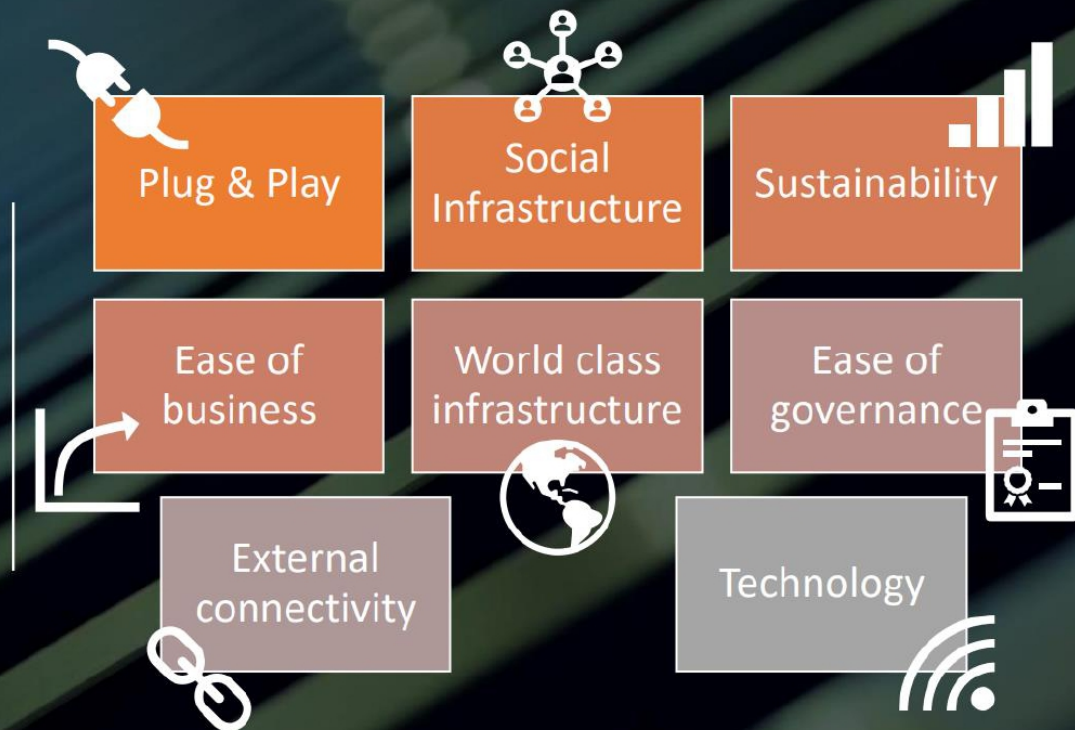
BENCHMARKING: WORLD CLASS INFRASTRUCTURE FOR DHOLERA SIR



Government of Gujarat

DHOLERA S.I.R.

India's 1st Platinum Rated
Greenfield Industrial City



Smart Infrastructure (Plug and Play Model)



Road
Cycle tracks
Footpaths
Trees & Plants



Water
Management
Smart meters
SCADA



24X7 Power
Smart meters
SCADA



ICT enabled infrastructure
City WiFi
Integrated city management



100% domestic
waste collection
100% industrial
effluent collection



100% recycle and
reuse of waste
water



100% rainwater
collection
Open storm canal
with recreational
spaces



100% waste collection
Maximum recycling and reuse
Bio-Methaneation, Incinerator
Waste to energy





**Ahmedabad - Dholera - Bhavnagar
Express Highway - 900 Meter**

The Express Highway Connecting the AHMEDABAD MEGA city and DHOLERA and BHAVNAGAR on the other side. It is envisaging that the new Industry cluster to be developed along the spine would considerably benefit with central linkage. It also acts as catalyst to other developments in the region in general and that of SIR in particular.



**Gandhingar - Ahmedabad - Dholera Metro Rail
Metro Station - 1 Km**

Metro rail distance between GANDHINAGAR - AHMEDABAD - DHOLERA is to be covered in two treaches from Gandhingar to Ahmedabad & Ahmedabad to Dholera. It is about 100 km. This will provide faster movement and even otherwise important for Dholera International Airport Metro is also approved under DMIC master plan by Central Government.

