

BULK LAND

ZONE - TOURISM: RESORTS

FINAL PLOT AREA

0.4 ACRE || 1,619.33 SQ. METER || 1,936 SQ. YARD || 17,424 SQ. FT.

dholera
— GREENFIELD SMART CITY —

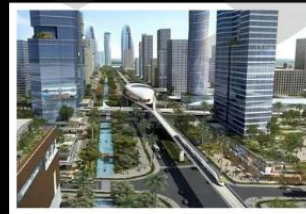
BUDGET
45 LAKH



ABCD Building



Artificial River



Transportation



Industrial Plants



Tourist Destination

VILLAGE - Bavaliyari

SURVEY NO. 564

FINAL PLOT NO. ALLOTTED

AFTER NA (NA in Process)



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FINAL PLOT AREA IN DIFFERENT UNITS

SQ. FEET = 17,424

SQ. YARD = 1,936

SQ. METER = 1,619.33

BIGHA = 1

ACRE = 0.4

PLOT PRICE IN DIFFERENT UNITS

SQ. FEET = ₹ 258.26 /SQ FEET

SQ. YARD = ₹ 2,324.38 /SQ YARD

SQ. METER = ₹ 2,778.92 /SQ MTR

BIGHA = ₹ 45,00,000 /BIGHA

ACRE = ₹ 1,12,50,000 /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 (₹45,00,000) 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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Land Location in Map

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22 Villages in Dholera SIR

PROPERTY DETAILS

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SURVEY NO.

564

FINAL PLOT NO.

ALLOTTED AFTER NA

TOWN PLANNING NO.

6

VILLAGE

BAVALIYARI, TA- DHOLERA, DIS- AHMEDABAD

TOTAL AREA NO.

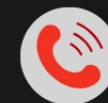
17,424 SQ. FT. (APPROX)

ZONE CLASSIFICATION

TOURISM: RESORTS

LAND USE

MULTI-PURPOSE NON AGRICULTURAL (NA) AS PER ZONING

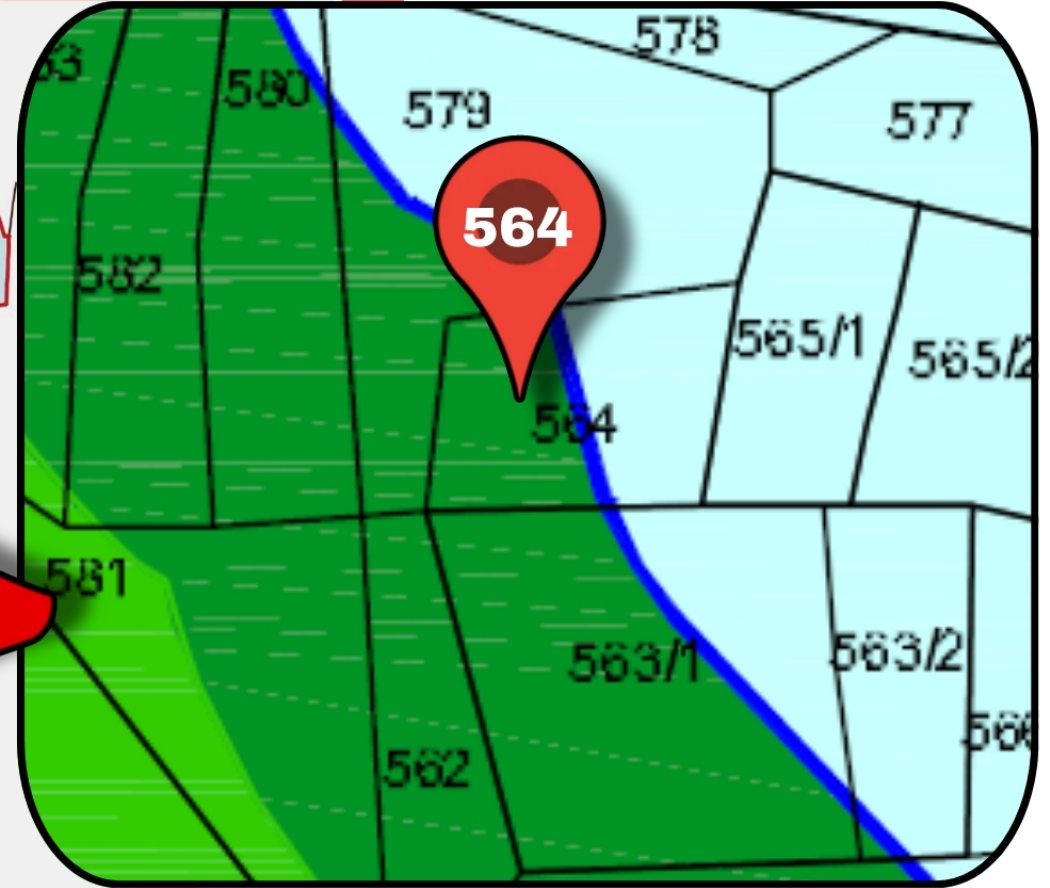
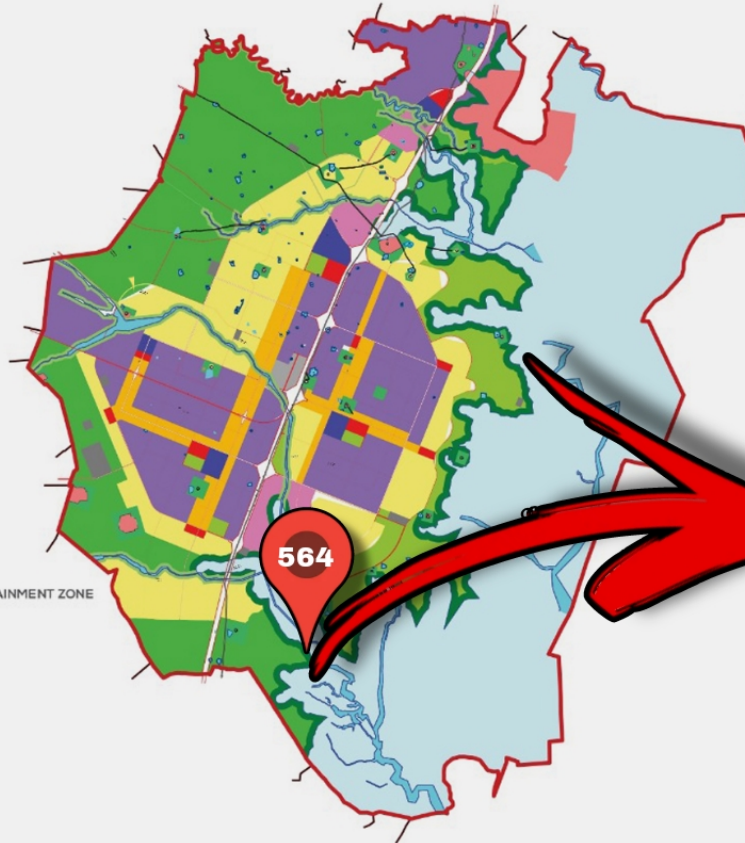


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DHOLERA SIR FINAL PROPOSED LAND USE PLAN

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- 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



TOTAL AREA
920 sq km

COMMERCIAL LAND PURPOSE



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DHOLERA SPECIAL INVESTMENT REGIONAL DEVELOPMENT AUTHORITY (DSIRDA)

UDYOG BHAVAN, BLOCK NO. 11-12, 3RD FLOOR, SECTOR-11, GANDHINAGAR (382017)
PHONE: (079) 23240150-52-54, FAX: (079) 23248443, WEBSITE: www.dholerasir.com

PART PLAN OF SANCTIONED DEVELOPMENT PLAN

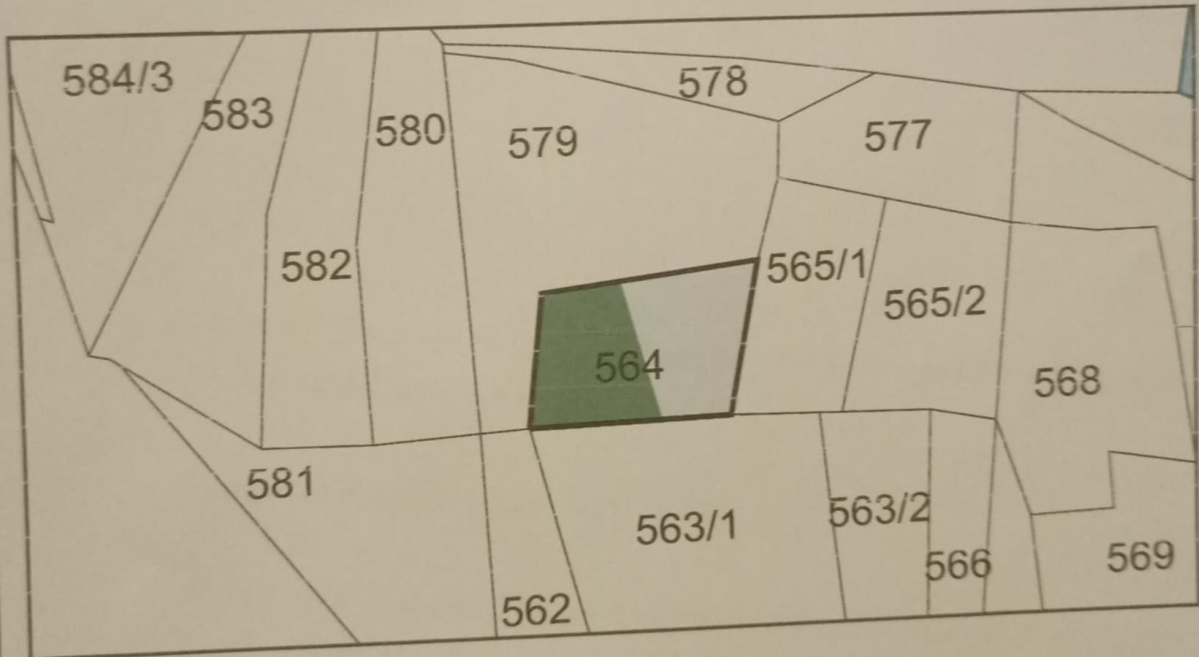
Draft Development Plan is sanctioned by Apex Authority (GIDB) vide Notification No. SIRAA/01/2012/525 Dated 10.09.2012 U/s 17 (2) of GSIR Act, 2009 and U/s 17 (1) of GTP & UD Act, 1976.

Details of Survey No.

Taluka :- Dholera

Village :- Bavaliyari

Survey No :- 564



LEGEND

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

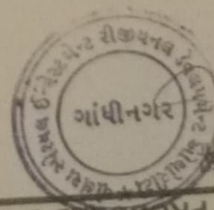
NOTE :-

This part Plan can not be used for making any entry in revenue records and can not be considered as Development Permission for Addition/Alteration. No part of this document/plan may be reproduced without prior written permission given by DSIRDA & the plan should not be used for measurement.

Prepared & Checked By:

Chayyan

Date:



JUNIOR TOWN PLANNER
DSIRDA, GANDHINAGAR

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PRIME LOCATION

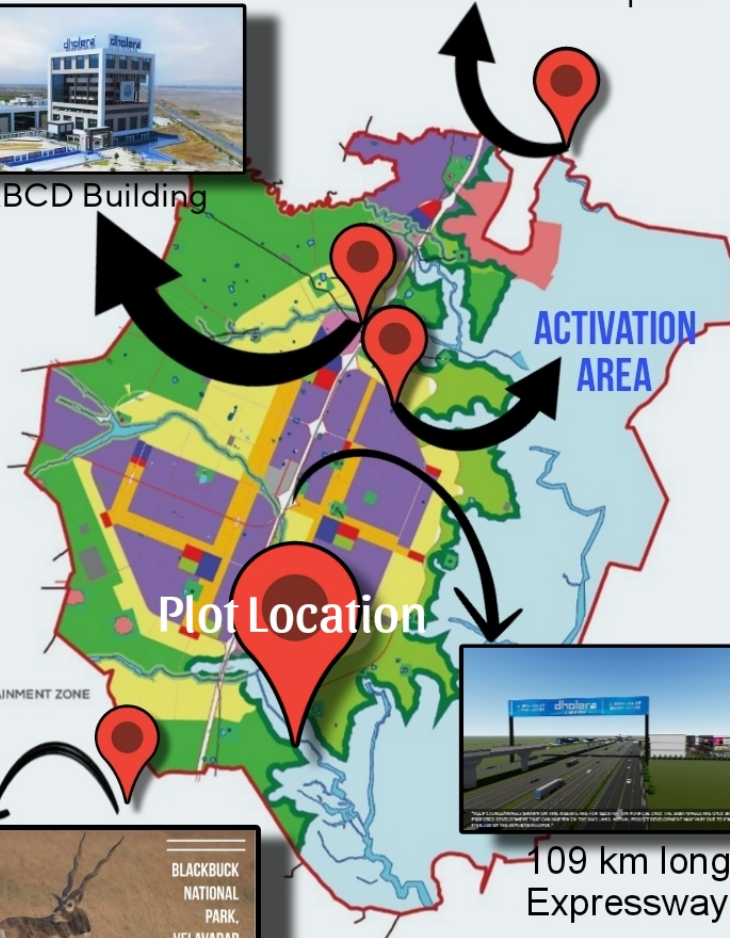
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Dholera International Airport



ABCD Building



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



Black Buck Park

Plot Location

109 km long
Expressway

TOTAL AREA
920 sq km

Near By
ABCD Building
International Airport
Express way
Activation Area
Blackbuck Park



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Draft General Development Control Regulations (DGDCR)

Table 10-11: Development Control Regulations for Solar Park, Tourism & Resorts, Strategic Infrastructure and Public Facility Zone

SR NO	MINIMUM ROAD ROW (METRES)	MINIMUM PLOT SIZE (SQ M)	MAXIMUM FAR	MAXIMUM BUILDING HEIGHT	MAXIMUM GROUND COVERAGE AS PERCENT OF PLOT AREA	MIN PLOT SIZE	PERMITTED USE PREMISES	CONDITIONAL USE SUBJECT TO SPECIAL PERMIT FROM DSIRDA
SOLAR PARK ZONE								
1	NA	-	0.2	G+2 or 10m whichever is less	20%		Administrative Office or other storage building	<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"> 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> <ol style="list-style-type: none"> Devices for generation of non-conventional energy, such as solar panels, wind power Lodging facilities for caretaker/security personnel
TOURISM & RESORTS								
1	NA	4000	0.33	9 m & G+1	33%	4000 sqm	All activities/uses permitted under the prescribed norms and regulations under the designated CRZ III	All activities/uses permitted under the prescribed norms and regulations under the designated CRZ III
STRATEGIC INFRASTRUCTURE								
1	NA	-	NA	NA	NA		All uses permissible as decided by DSIRDA in public interest	All uses permissible as decided by DSIRDA in public interest
PUBLIC FACILITY ZONE								
1	NA	-	1	NA	50%		All uses permissible as decided by DSIRDA	All uses permissible as decided by DSIRDA

BENCHMARKING: WORLD CLASS INFRASTRUCTURE FOR DHOLERA SIR



सत्यमेव जयते

Government of Gujarat

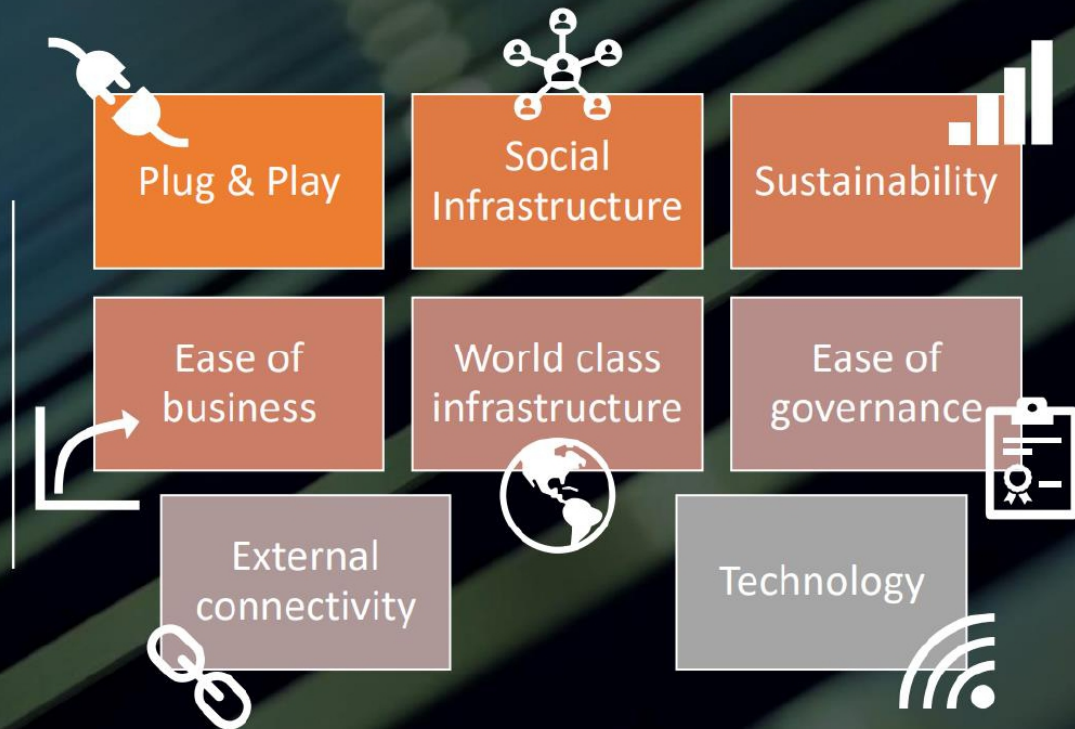
Dholera SIR

- 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).



DHOLERA S.I.R.

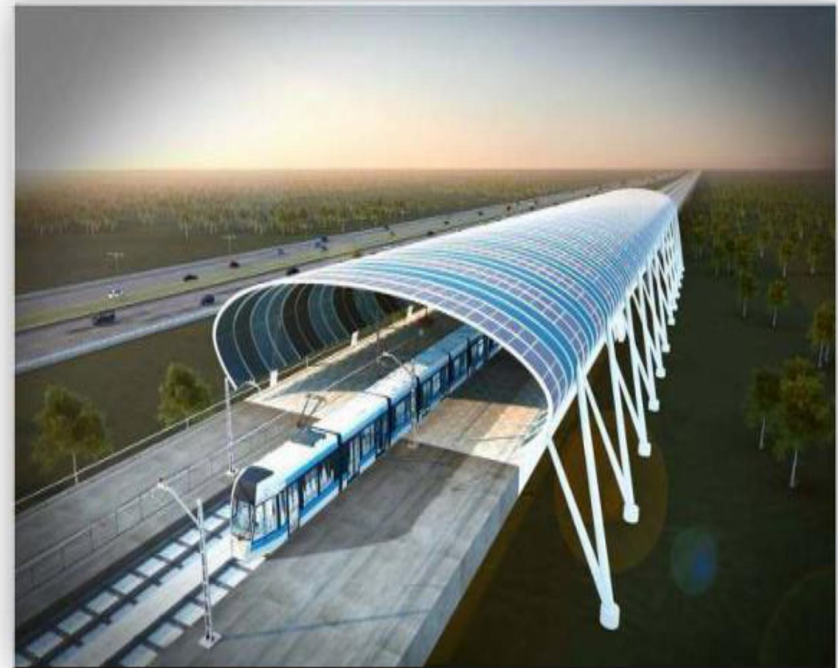
India's 1st Platinum Rated
Greenfield Industrial City





**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.



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

