

BULK LAND

**ZONE -
CITY CENTRE AND RESIDENTIAL**

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



World
Largest
Museum

Tourist Destination

VILLAGE - Zankhi

SURVEY NO. 38/2 (old)

120 (new)

FINAL PLOT NO. 430/1, 430/2

For More Details Call 7999717347

30 METER TP ROAD TOUCH

PROPERTY DETAILS
Call **7999717347**



22 Villages in Dholera SIR

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

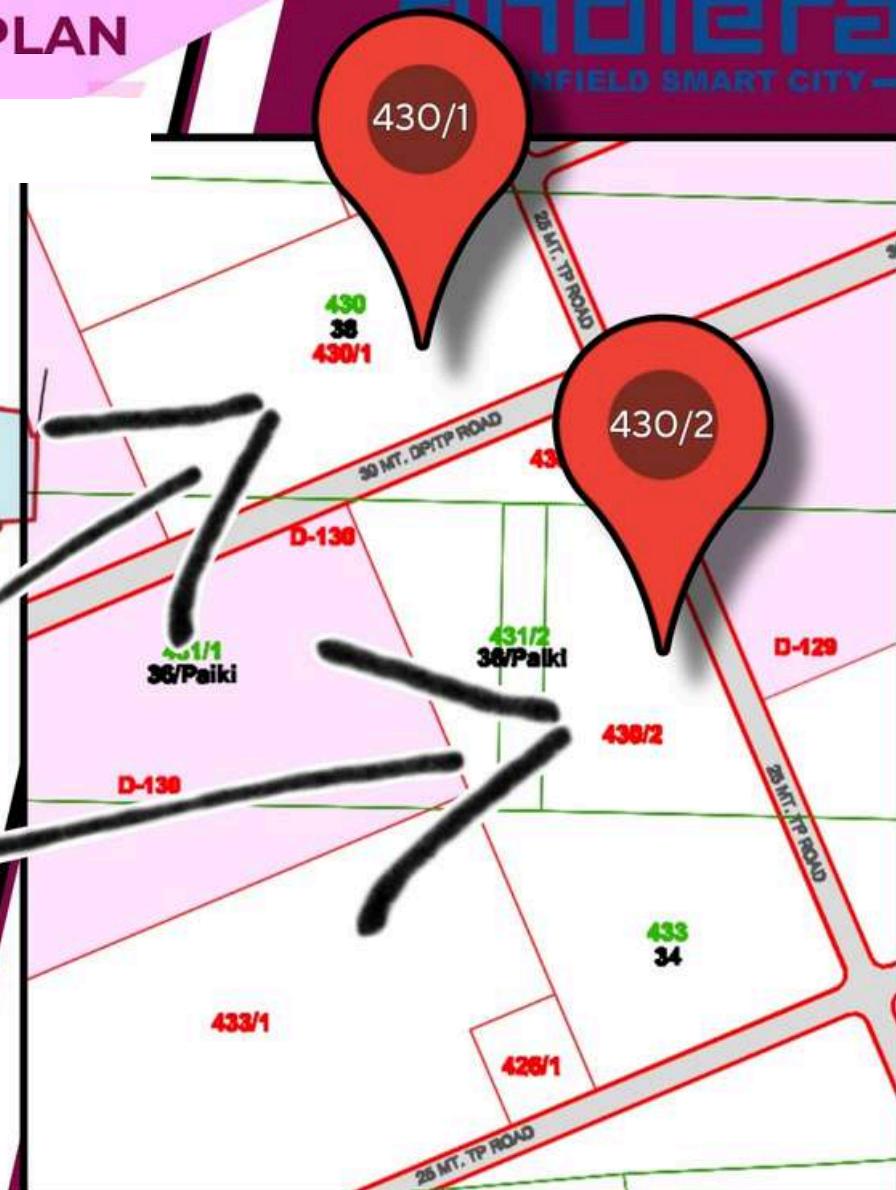
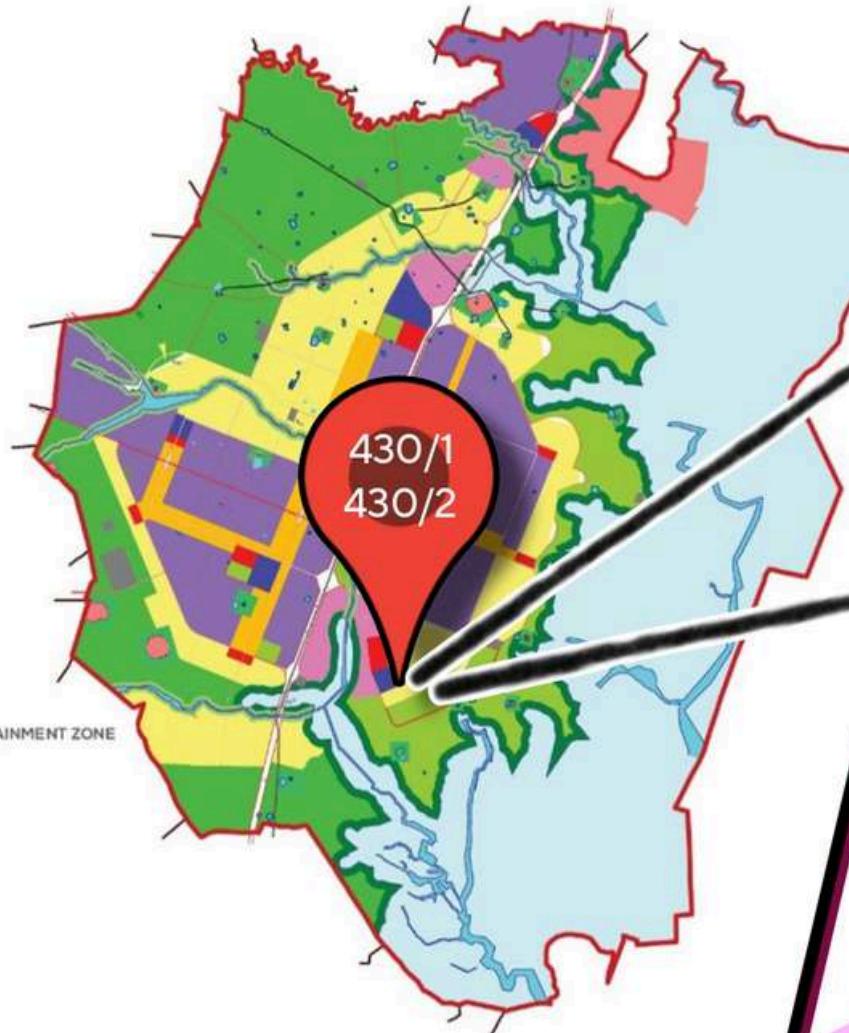
LAND USE
MULTI-PURPOSE NON AGRICULTURAL (NA) AS
PER ZONING

Call **7999717347**

DHOLERA SIR FINAL PROPOSED LAND USE PLAN

dholera
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



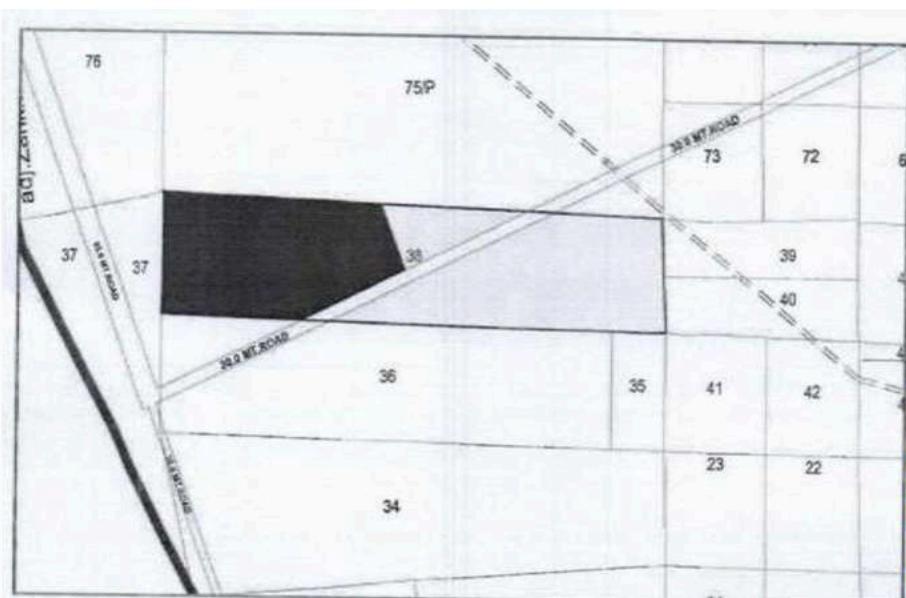
COMMERCIAL LAND PURPOSE

TOTAL AREA

920

sq km

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

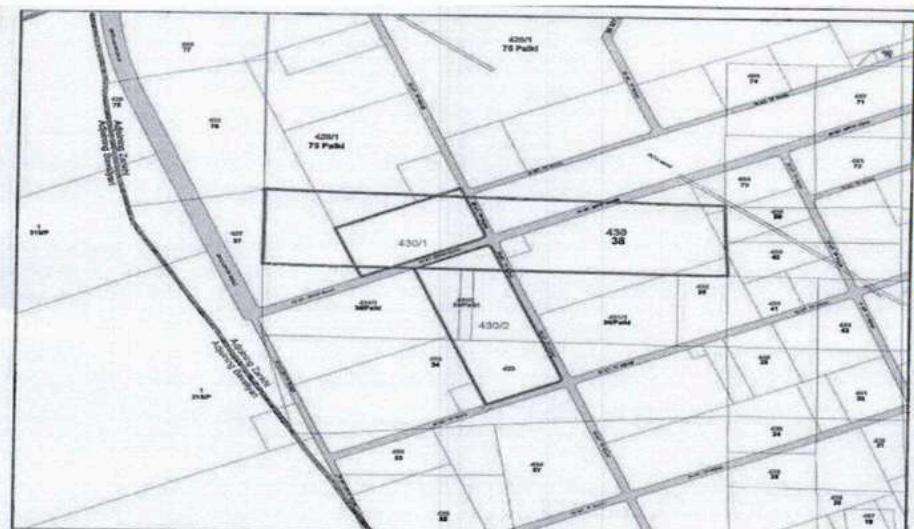
New Survey No. 120



30 Meter TP Toad Touch

Survey No Old Survey No. 38/2

Village Zankhi



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

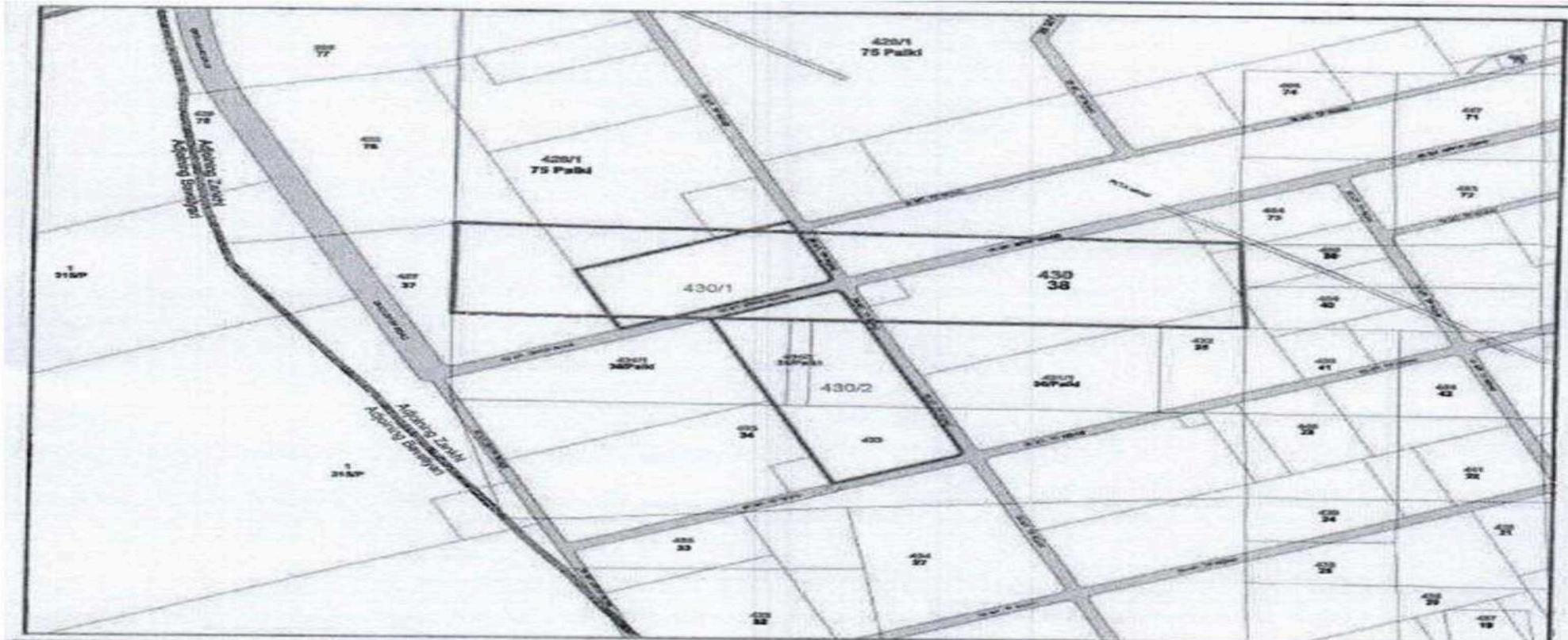
LEGEND:

OP.NO & BOUNDARY	<input type="checkbox"/>
F.P.NO & BOUNDARY	<input type="checkbox"/>
PROPOSED D.D.P./D.T.P ROAD	<input type="checkbox"/>
TALAV / RIVER / WATER BODY	<input type="checkbox"/>
D.T.P.S. BOUNDARY	<input type="checkbox"/>
VILLAGE BOUNDARY	<input type="checkbox"/>

NOT TO SCALE

For More Details Call 7999717347

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



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

LEGEND:-

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

NOT TO SCALE

For More Details Call 7999717347

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. <ol style="list-style-type: none"> 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. 2. Devices for generation of non-conventional energy, such as solar panels, wind power 3. Servant quarters or lodging facilities for
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	

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	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
			4	Above 10-20%	126m	9m-7m-6m-6m	Residential Multi-storey Apartments; Serviced Apartments, Petrol/CNG/LPG Pump and all uses given below	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.
			3	Above 20-30%	32m	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/	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
2	25m & Below 55	1500 sqm	2.5	40%	20m	8m-6m-6m-6m		

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	<p>noise, vibration, fume or dust;</p> <ul style="list-style-type: none"> separate means of access and a designated parking area for staff and visitors is provided and marked on the site plan submitted for approval. <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> <p>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</p>
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;	

* 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



NEAR BY

ABCD Building
Activation Zone
Blackbuck Santuary
International Airport

Call 7999717347

BENCH-MARKING - WORLD CLASS INFRASTRUCTURE FOR DHOLER SIR



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 comparable 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 Residential, Commercial and Recreational facilities on par with singapore and dubai.

SMART CITY FEATURE

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

For More Details Call 7999717347

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

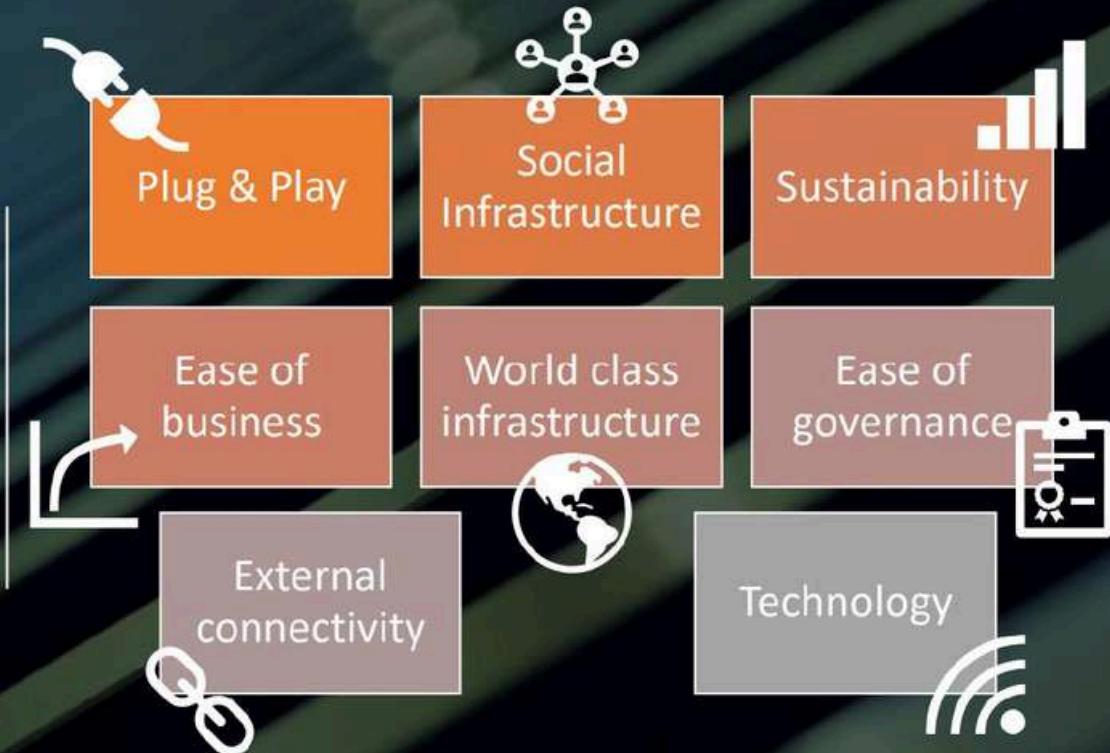


Government of Gujarat

For More Details Call 7999717347

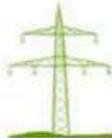
DHOLERA S.I.R.

India's 1st Platinum Rated
Greenfield Industrial City



For More Details Call 7999717347

Smart Infrastructure (Plug and Play Model)

A 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
			

For More Details Call 7999717347



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

The Express Highway Connecting the AHMEDABAD MEGA city and DHOLEERA 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 - DHOLEERA is to be covered in two treches 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.



Express Highway Road Design (250 Meter Wide Road)

