

COMMERCIAL PLOT

**ZONE - VILLAGE BUFFER AND
TOURISM & RESORT**

**BUDGET
10.80 CRORE**

FINAL PLOT AREA

4 ACRE || 16,193 SQ. METER || 19,360 SQ. YARD || 1,74,240 SQ. FT.



ABCD Building



Artificial River



Transportation



Industrial Plants



**World
Largest
Museum**

Tourist Destination

VILLAGE - AMBLI

**SURVEY NO. 163 (old)
378 (new)**

FINAL PLOT NO. 155



+91 7999717347

FINAL PLOT AREA IN DIFFERENT UNITS

SQ. FEET = 1,74,240

SQ. YARD = 19,360

SQ. METER = 16,193

BIGHA = 10

ACRE = 4

PLOT PRICE IN DIFFERENT UNITS

SQ. FEET = ₹ 620/SQ FEET

SQ. YARD = ₹ 5,580/SQ YARD

SQ. METER = ₹ 6,671.2 /SQ MTR

BIGHA = ₹ 1,08,02,880 /BIGHA

ACRE = ₹ 2,70,07,200 /ACRE

PAYMENT TERMS

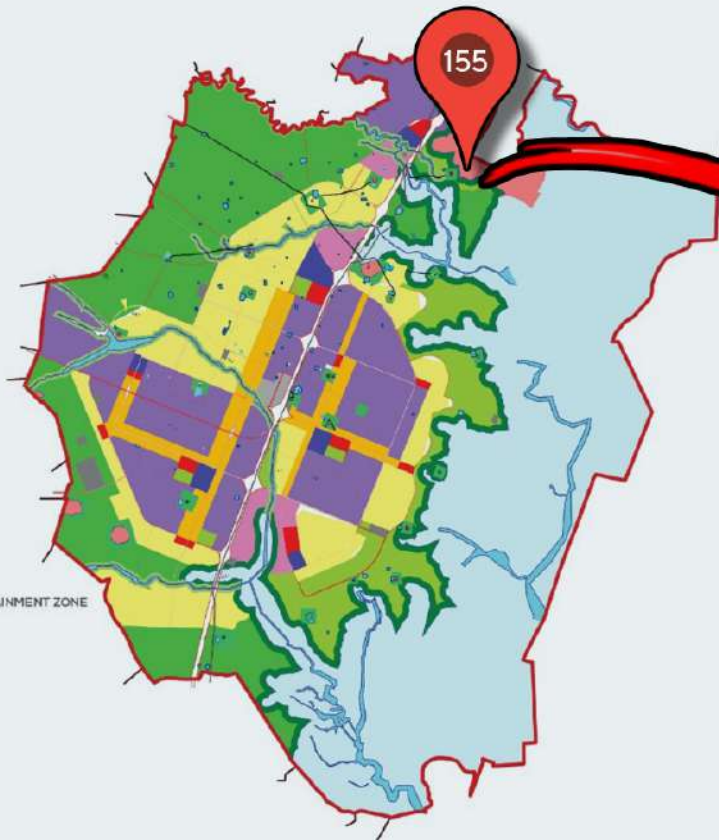
1. **TOKEN AMOUNT:** A TOKEN AMOUNT IS REQUIRED TO INITIATE THE TRANSACTION.
2. **TOTAL PAYMENT:** THE COMPLETE PAYMENT FOR THE TOTAL VALUE OF THE LAND (₹ 10,80,00,000) MUST BE CLEARED WITHIN 3 MONTHS FROM THE DATE OF TOKEN PAYMENT.
3. **NO PART SELLING:** THIS LAND WILL BE SOLD AS A WHOLE. SELLING IN PARTS IS STRICTLY NOT ALLOWED.
4. **PAYMENT MODE:** ALL PAYMENTS SHOULD BE MADE THROUGH RTGS/NEFT/BANK TRANSFER TO THE SELLER'S DESIGNATED ACCOUNT.



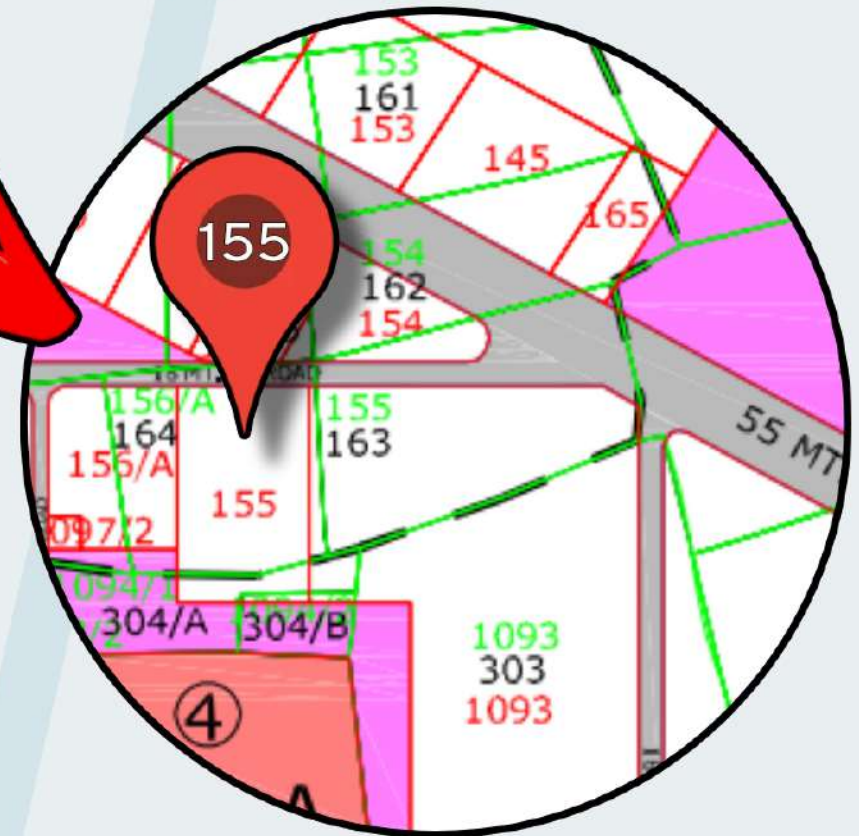
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DHOLERA SIR FINAL PROPOSED LAND USE PLAN

- 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



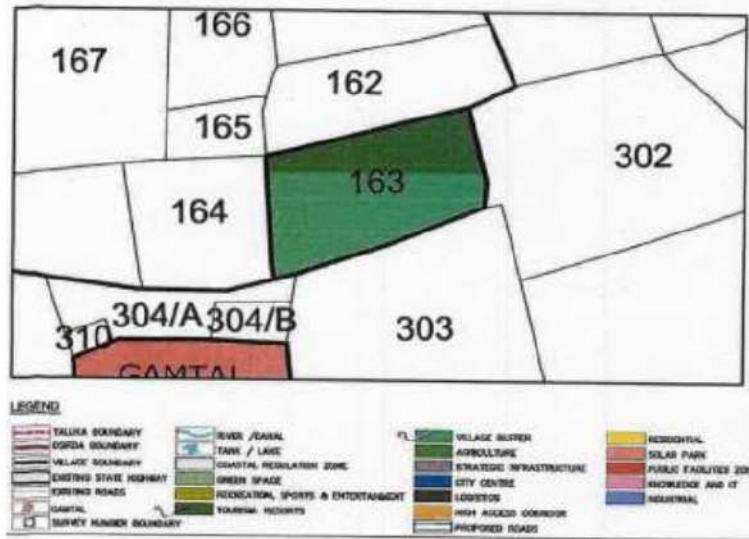
TOTAL AREA
920 sq km



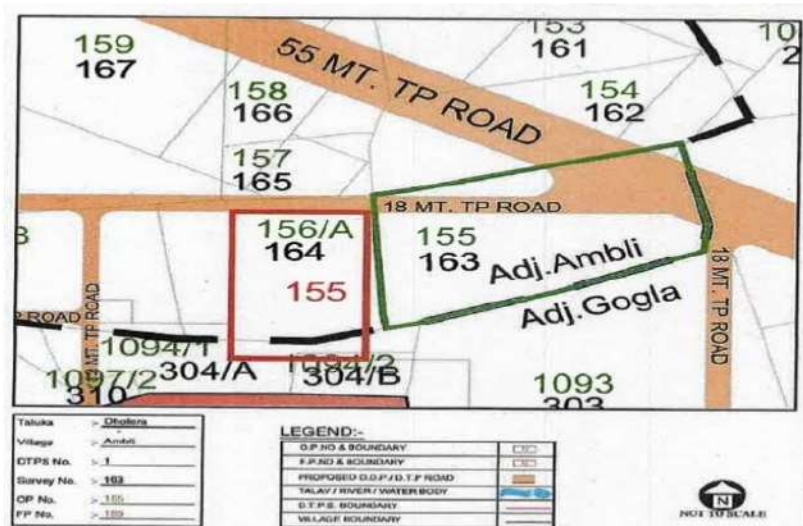
COMMERCIAL LAND PURPOSE



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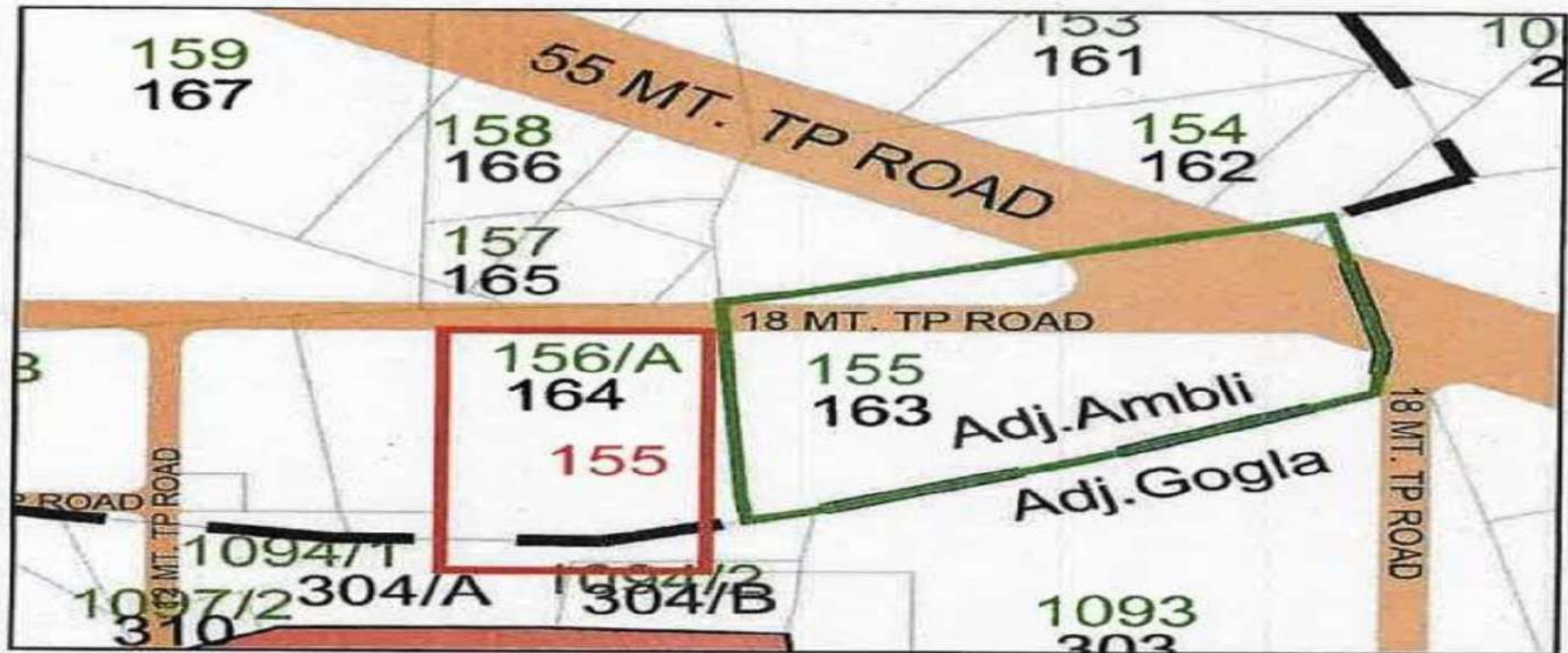
Survey No. Old Survey No. 163 &
New Survey No. 378



18 Meter TP Road Touch

Survey No Old Survey No. 163
Village Ambali

Final Plot No. 155 On 18 Meter TP Road



Taluka	-> Dholera
Village	-> Ambli
DTPS No.	-> 1
Survey No.	-> 163
OP No.	-> 155
FP No.	-> 155

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	



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

Draft General Development Control Regulations (DGDCR)

Table 10-8: Development Control Regulations for Village Buffer 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
VILLAGE BUFFER							
1	9 to 12	1	70%	G+2 or 10m whichever is less	2m-2m-1.5m-1.5m	<p>Residential: Townhouse/Row house Independent detached house/ Villa</p> <p>Non-Residential: Neighbourhood Retail Restaurant/Café/Informal eating place; School; Multi-purpose ground; Service/Repair Shop; Public Utility Buildings; Maternity Home, Nursing Home; Day-care, Dispensary; Veterinary Clinic; Health-club; Place of Worship on plot smaller than 100sqm; Petrol/CNG/LPG Pump; Community Hall; Playground/ Garden</p>	<p>The following uses may be permitted subject to approval of a special permit on a case-by-case basis:</p> <p>Broadcasting towers and line-of-site relay devices for telephonic, radio or television communications</p> <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"> 1. Devices for generation of non-conventional energy, such as solar panels, wind power 2. Lodging facilities for caretaker/security personnel

PRIME LOCATION

dholera
— GREENFIELD SMART CITY —



Dholera International Airport



ABCD Building

Plot Location

- 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

NEAR BY

AIRPORT

ABCD BUILDING

EXPRESS WAY



+91 7999717347

BENCH-MARKING - WORLD CLASS INFRASTRUCTURE FOR DHOLERA SIR

dholera
— GREENFIELD SMART CITY —



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.



+91 7999717347

BENCHMARKING: WORLD CLASS INFRASTRUCTURE FOR DHOLERA SIR



सत्यमेव जयते

Government of Gujarat

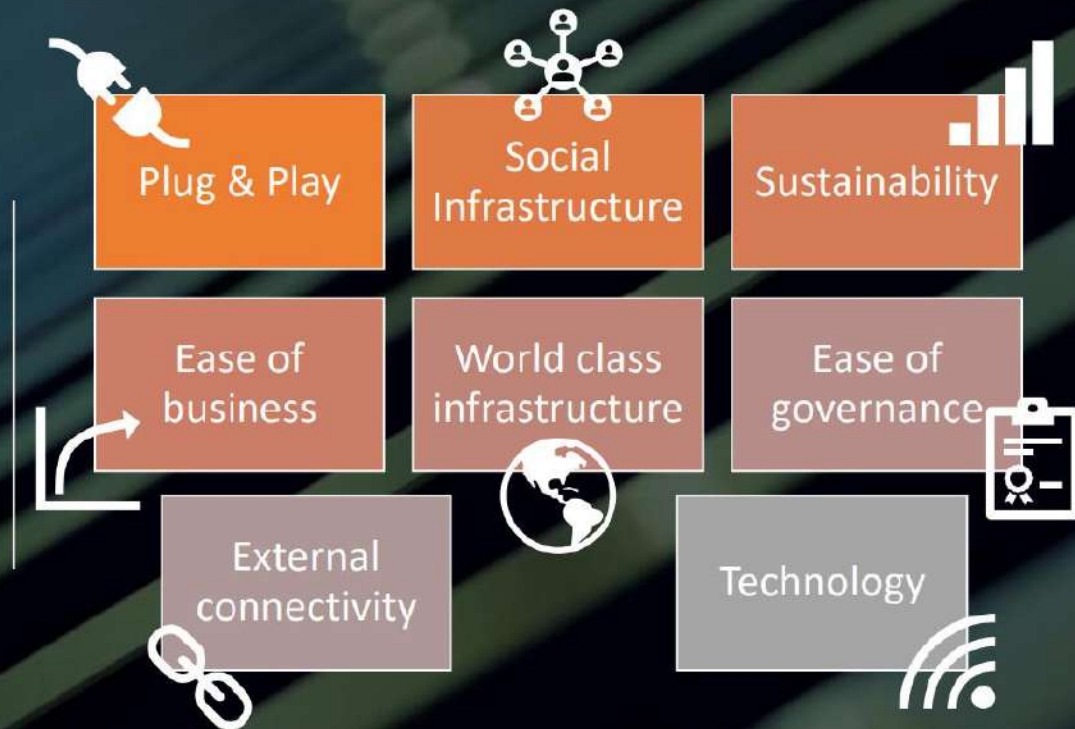
Dholera SIR

- 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.



Express Highway Road Design (250 Meter Wide Road)

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

