

# COMMERCIAL PLOT

## ZONE - SOLAR PARK ZONE

### FINAL PLOT AREA

3.4 ACRE || 13,764.31 SQ. METER || 16,456 SQ. YARD || 1,48,104 SQ. FT.



ABCD Building



Artificial River



Transportation



Industrial Plants



Tourist Destination

## VILLAGE - Gogla

**SURVEY NO. 287/2 (old)**

**495 (new)**

**FINAL PLOT NO. 1077/2**

For More Details Call 7999717347



**55 METER TP ROAD TOUCH**

**dholera**  
— GREENFIELD SMART CITY —

## PROPERTY DETAILS

Call 7999717347

### SURVEY NO.

287/2 (OLD) AND 495 (NEW)

### FINAL PLOT NO.

1077/2

### TOWN PLANNING NO.

1

### VILLAGE

GOGLA, TA- DHOLERA, DIS- AHMEDABAD

### TOTAL AREA NO.

1,48,104 SQ. FT. (APPROX)

### ZONE CLASSIFICATION

SOLAR PARK ZONE

### LAND USE

MULTI-PURPOSE NON AGRICULTURAL (NA) AS  
PER ZONING



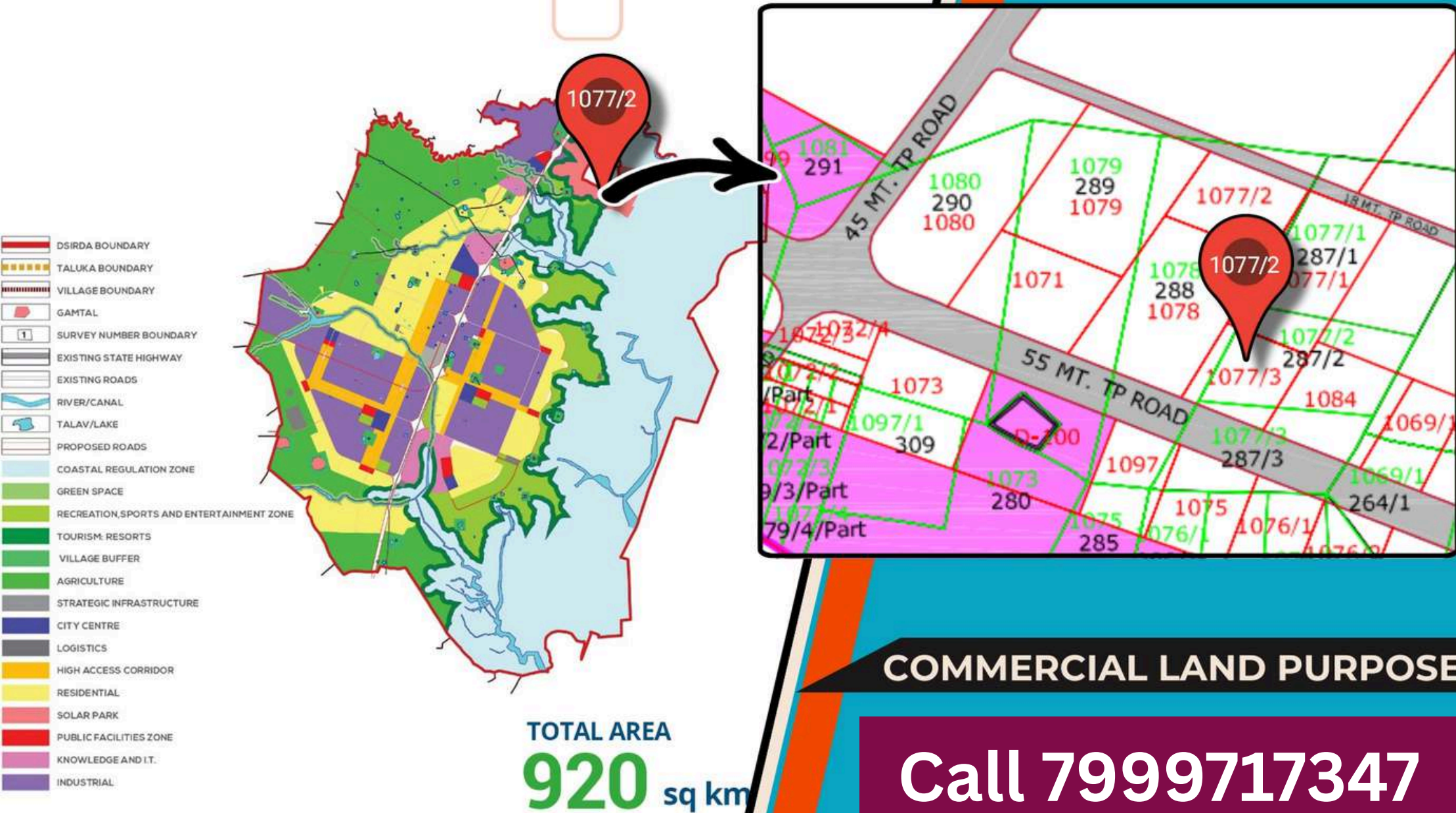
**22 Villages in Dholera SIR**

**Call 7999717347**



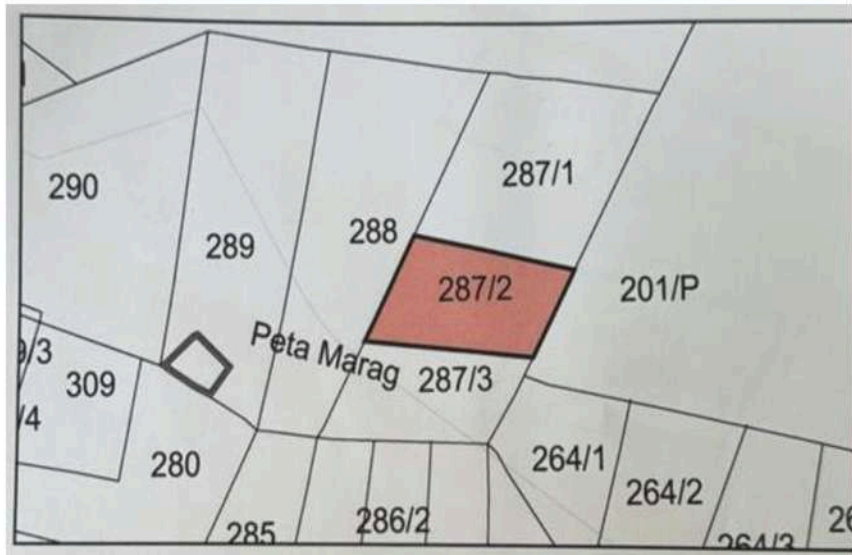
# DHOLERA SIR FINAL PROPOSED LAND USE PLAN

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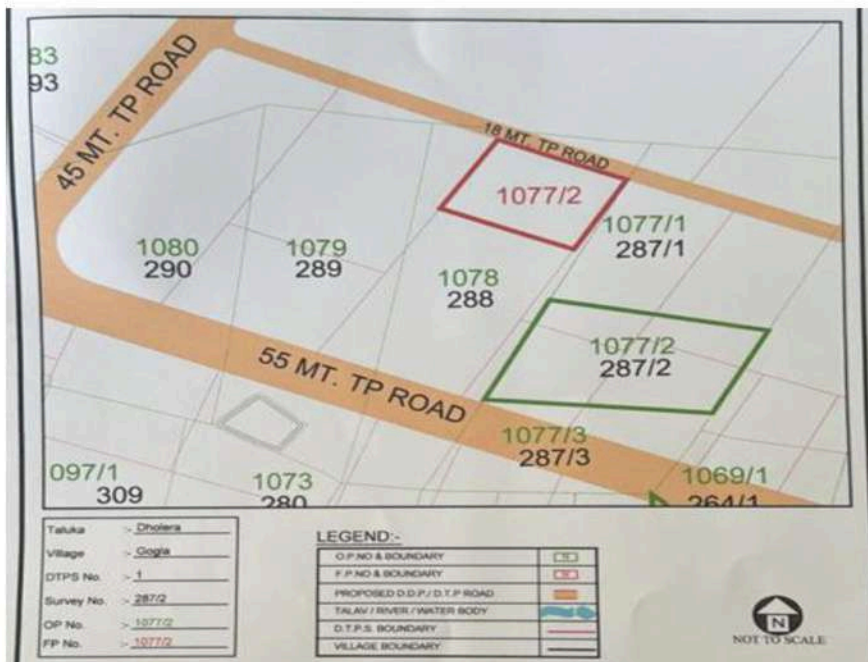


**COMMERCIAL LAND PURPOSE**

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\* Survey No. → Old Survey No. **287/2**  
→ New Survey No. **495**



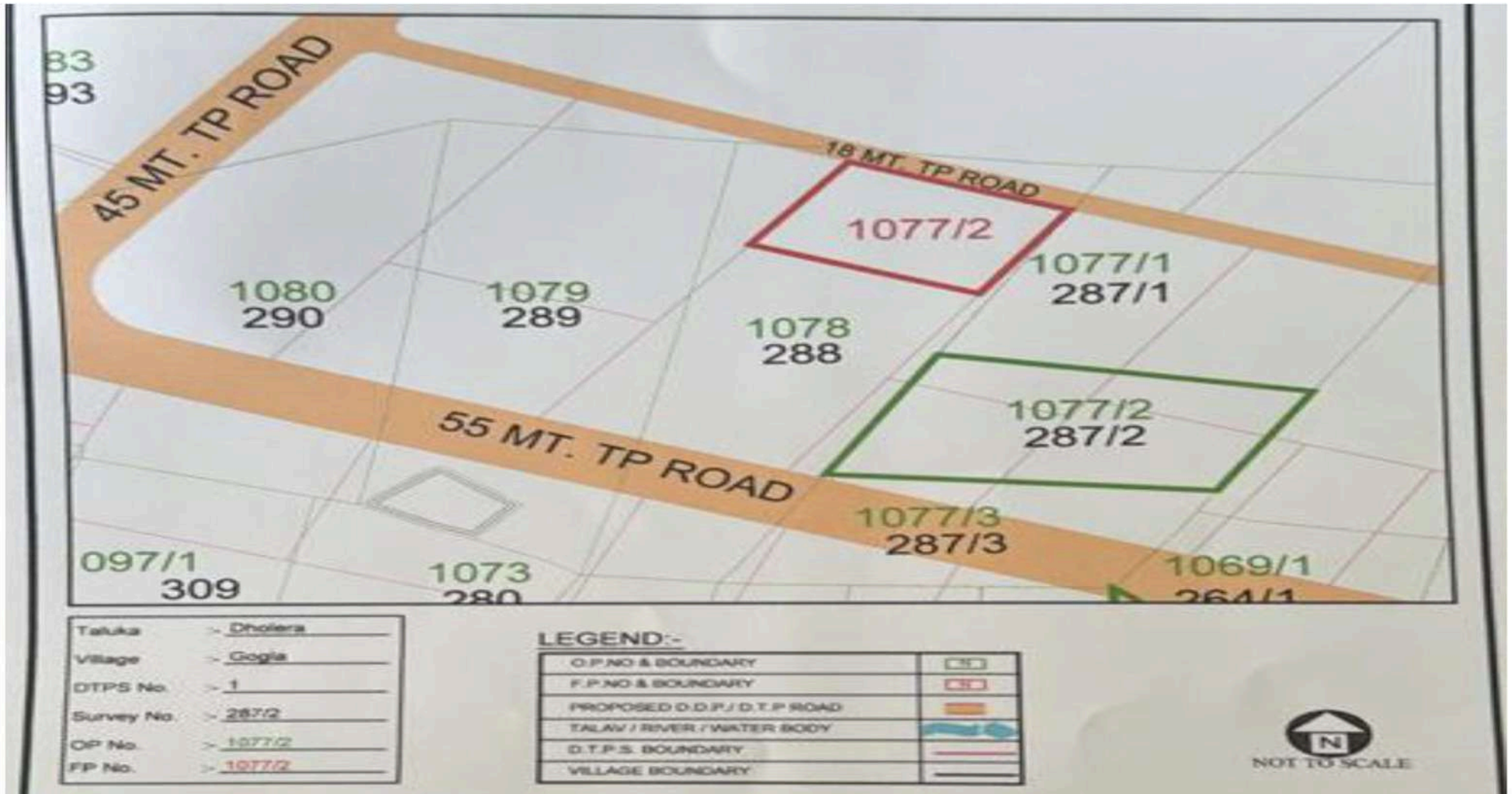
**55 Meter TP Toad Touch**

\* Survey No → Old Survey No. **287/2**  
\* Village → Gogla

**For More Details Call 7999717347**



## Final Plot No. 1077/2 On 55 Meter TP Road



## Draft General Development Control Regulations (DGDCR)

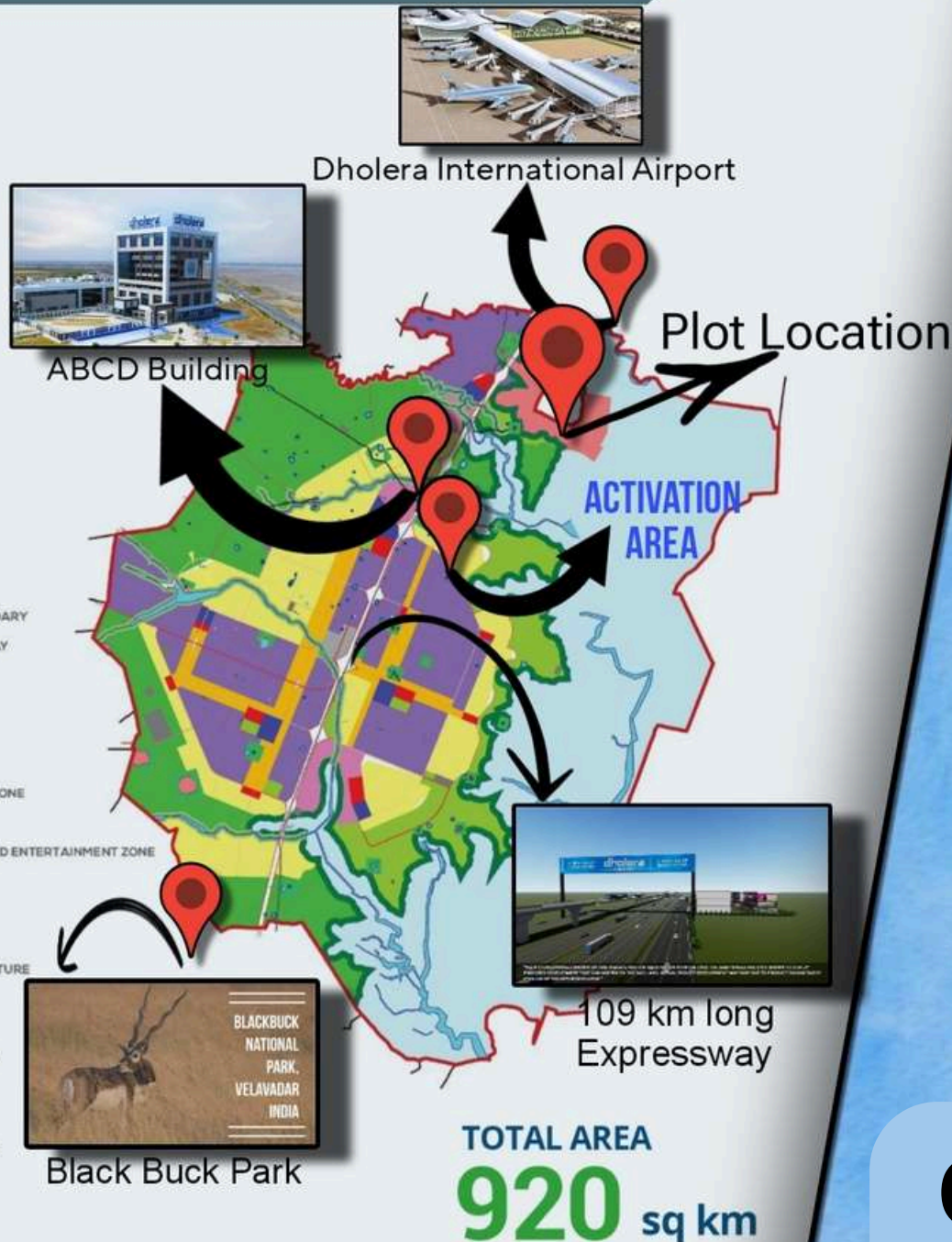
**Table 10-11:** Development Control Regulations for Solar Park, Tourism & Resorts, Strategic Infrastructure and Public Facility Zone

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
						<b>SOLAR PARK ZONE</b>		
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"> <li>Broadcasting towers and line-of-site relay devices for telephonic, radio or television communications</li> </ul> <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"> <li>Devices for generation of non-conventional energy, such as solar panels, wind power</li> <li>Lodging facilities for caretaker/security personnel</li> </ol>
<b>TOURISM &amp; RESORTS</b>								
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
<b>STRATEGIC INFRASTRUCTURE</b>								
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
<b>PUBLIC FACILITY ZONE</b>								
1	NA	-	1	NA	50%		All uses permissible as decided by DSIRDA	All uses permissible as decided by DSIRDA



# PRIME LOCATION

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## NEAR BY

ABCD Building  
International Airport  
Express Way  
Activation Area  
Black Buck Park

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## BENCH-MARKING - WORLD CLASS INFRASTRUCTURE FOR DHOLERA SIR

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— 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.

**For More Details Call 7999717347**



# Dholera SIR

- India's 1<sup>st</sup> 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).



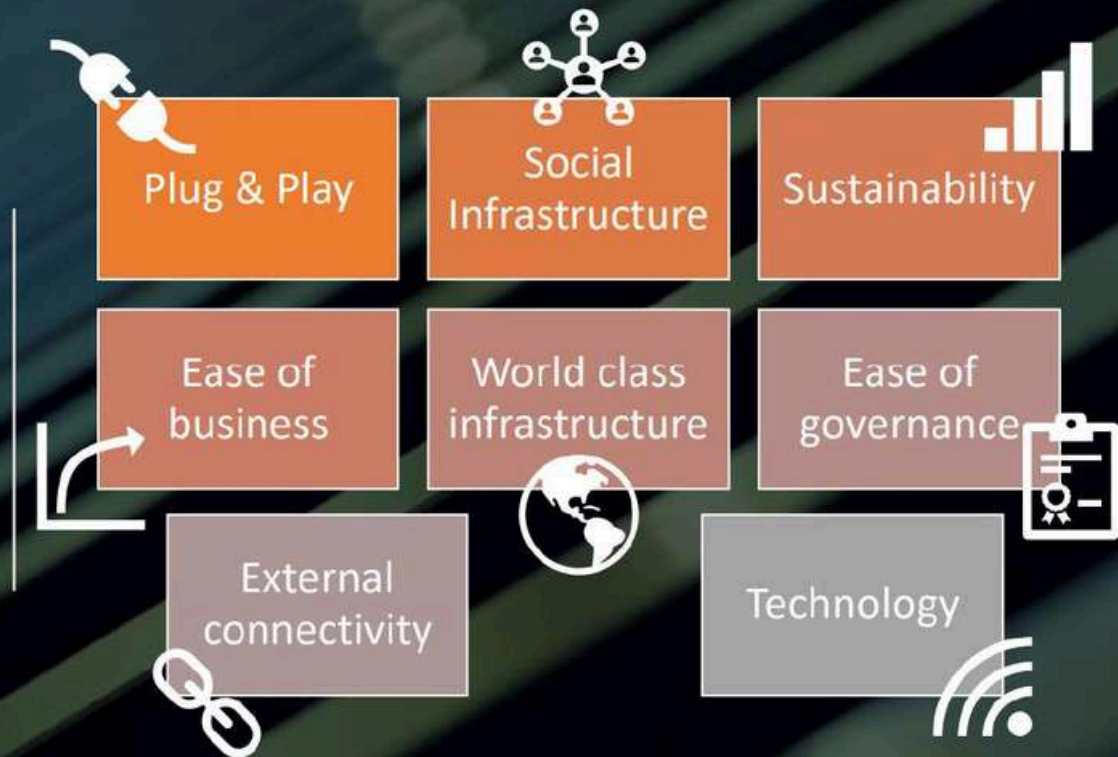
# BENCHMARKING: WORLD CLASS INFRASTRUCTURE FOR DHOLERA SIR





# DHOLERA S.I.R.

India's 1<sup>st</sup> Platinum Rated  
Greenfield Industrial City



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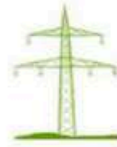
# Smart Infrastructure (Plug and Play Model)



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

