

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



World
Largest
Museum

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



22 Villages in Dholera SIR

PROPERTY DETAILS

Call **7999717347**

SURVEY NO.

287/2 (OLD) AND 495 (NEW)

FINAL PLOT NO.

1077/2

TOWN PLANNING NO.

1

VILLAGE

GOGLA, TA- DHOLEERA, DIS- AHMEDABAD

TOTAL AREA NO.

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

ZONE CLASSIFICATION

SOLAR PARK ZONE

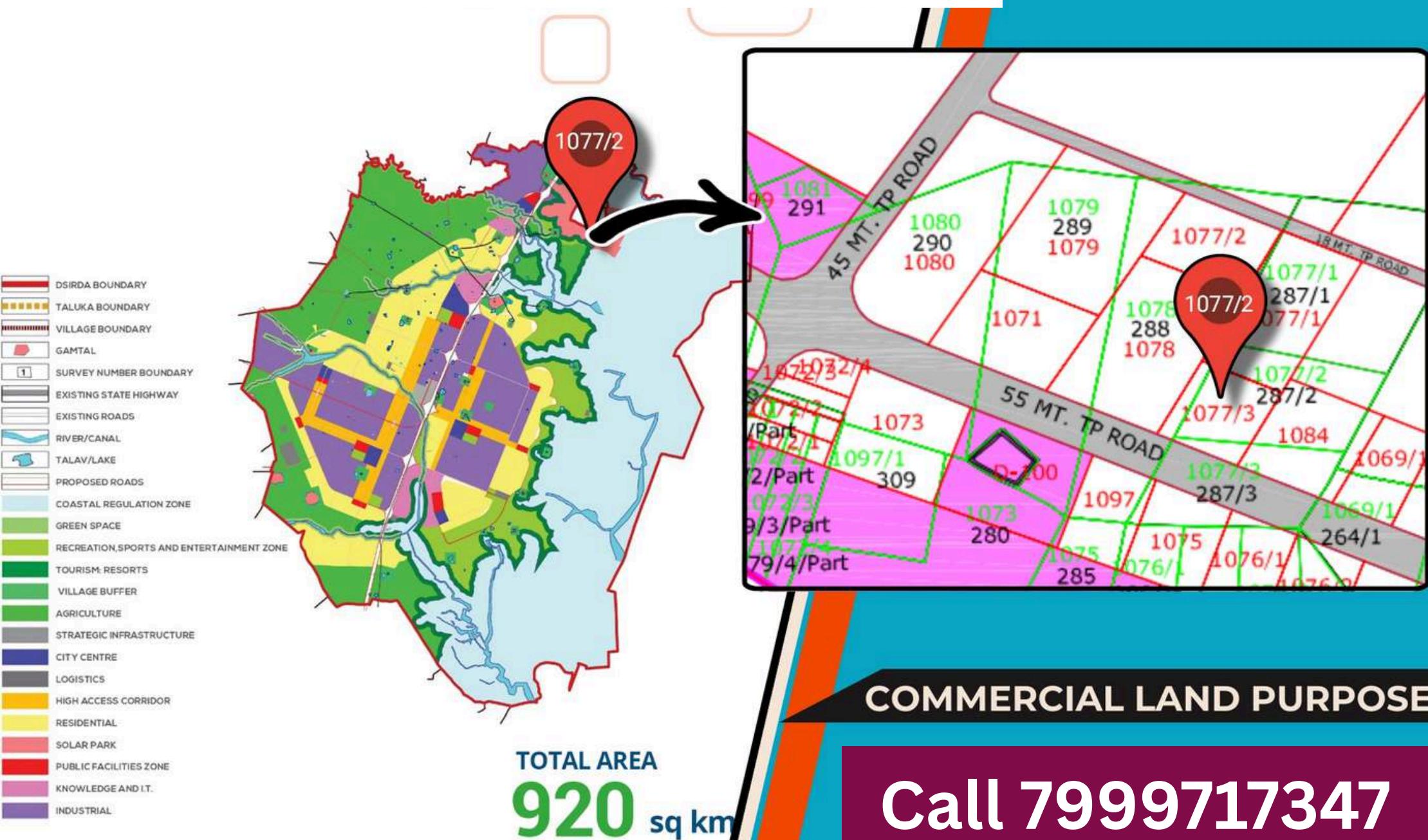
LAND USE

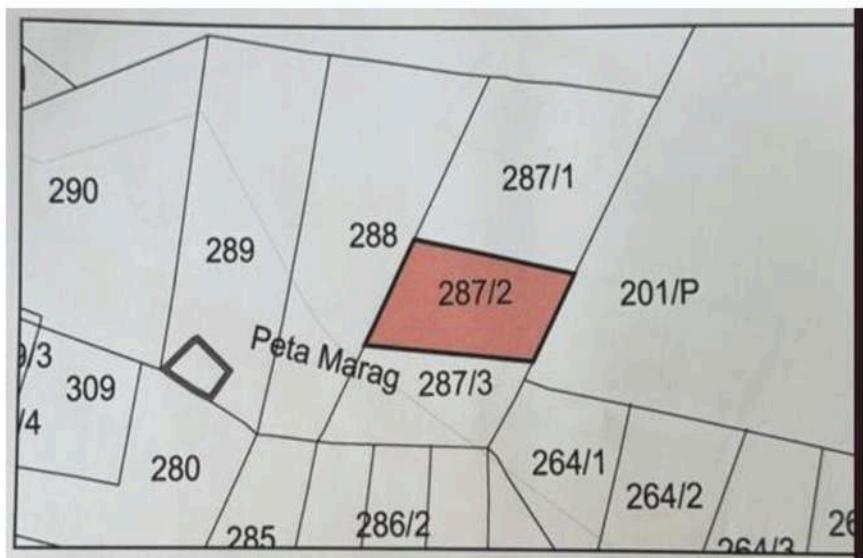
MULTI-PURPOSE NON AGRICULTURAL (NA) AS
PER ZONING

Call **7999717347**

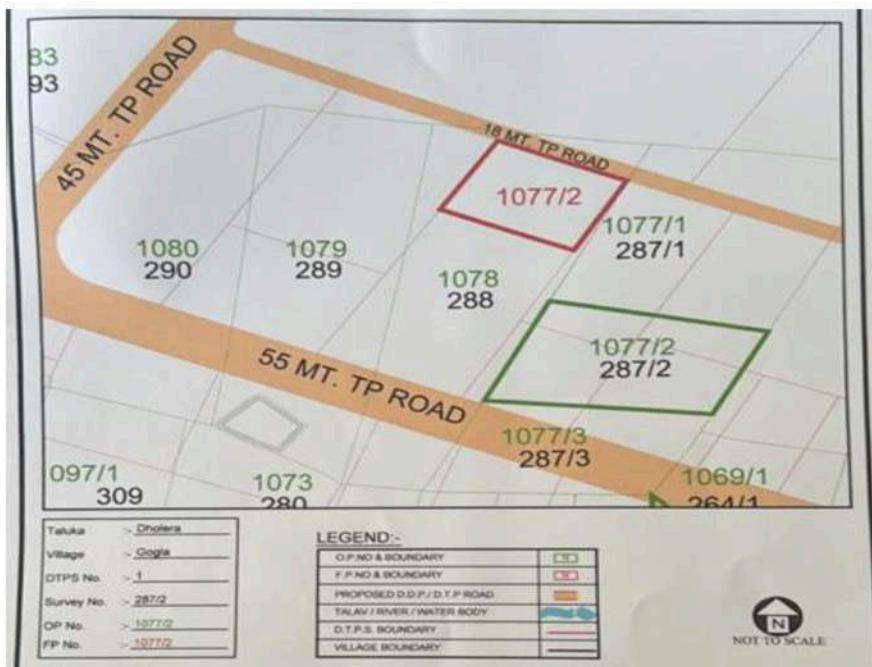
DHOLERA SIR FINAL PROPOSED LAND USE PLAN

dholera
GREENFIELD SMART CITY





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

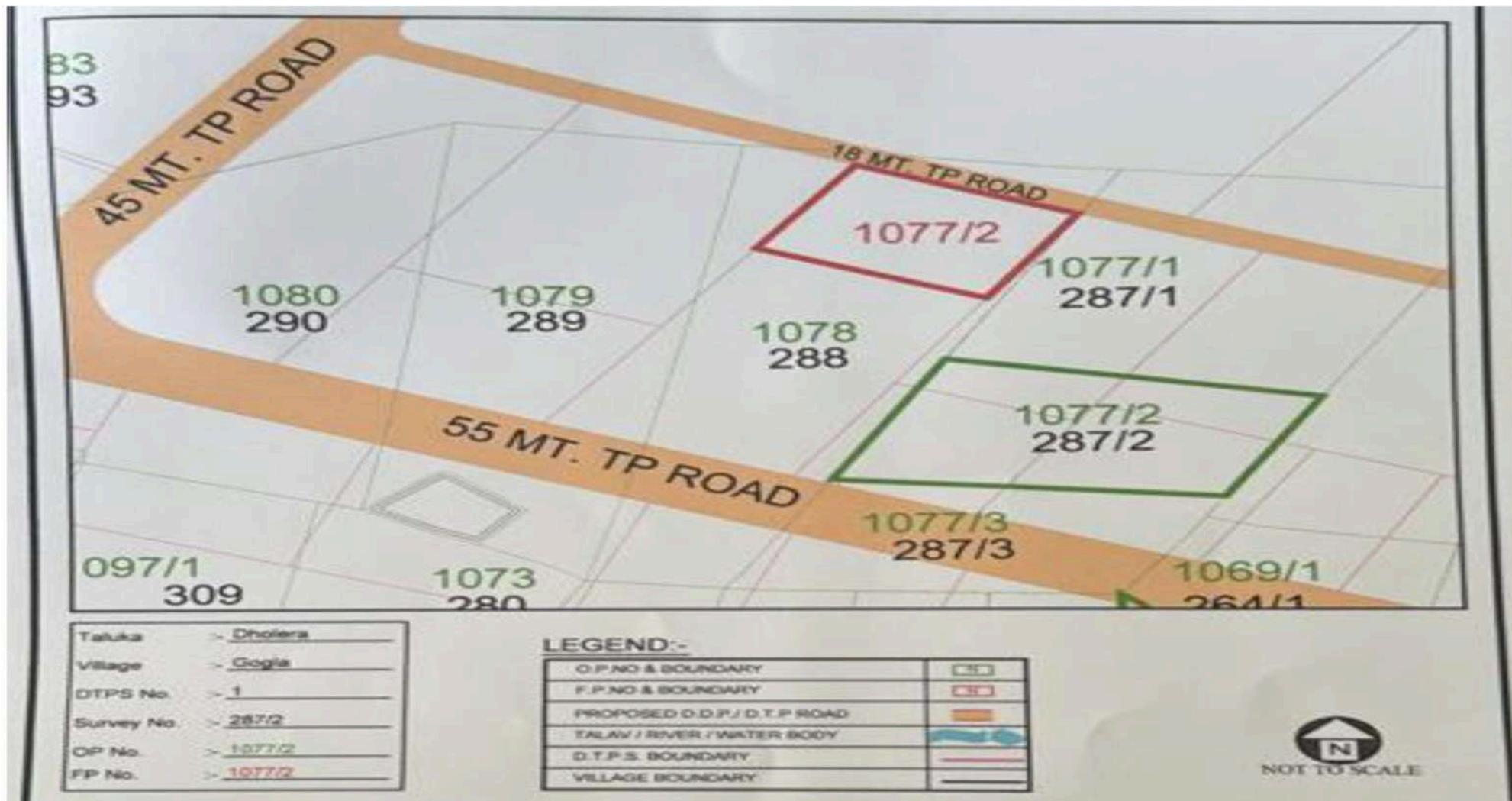


55 Meter TP Toad Touch

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

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

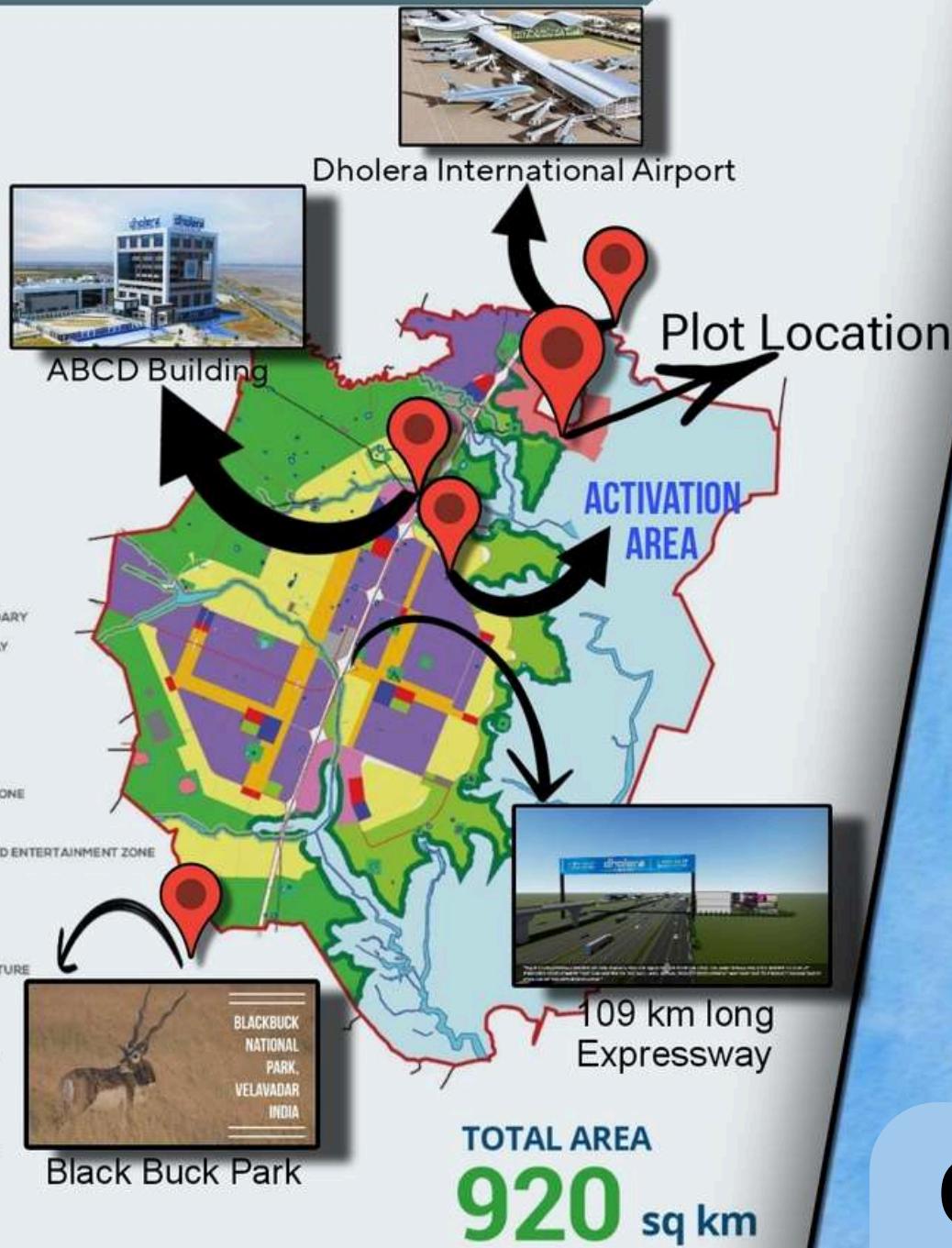


Draft General Development Control Regulations (DGDCR)

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
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"> 1. Devices for generation of non-conventional energy, such as solar panels, wind power 2. 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

PRIME LOCATION



dholera
GREENFIELD SMART CITY

NEAR BY

ABCD Building
International Airport
Express Way
Activation Area
Black Buck Park

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).



For More Details Call 7999717347

BENCHMARKING: WORLD CLASS INFRASTRUCTURE FOR DHOLERA SIR

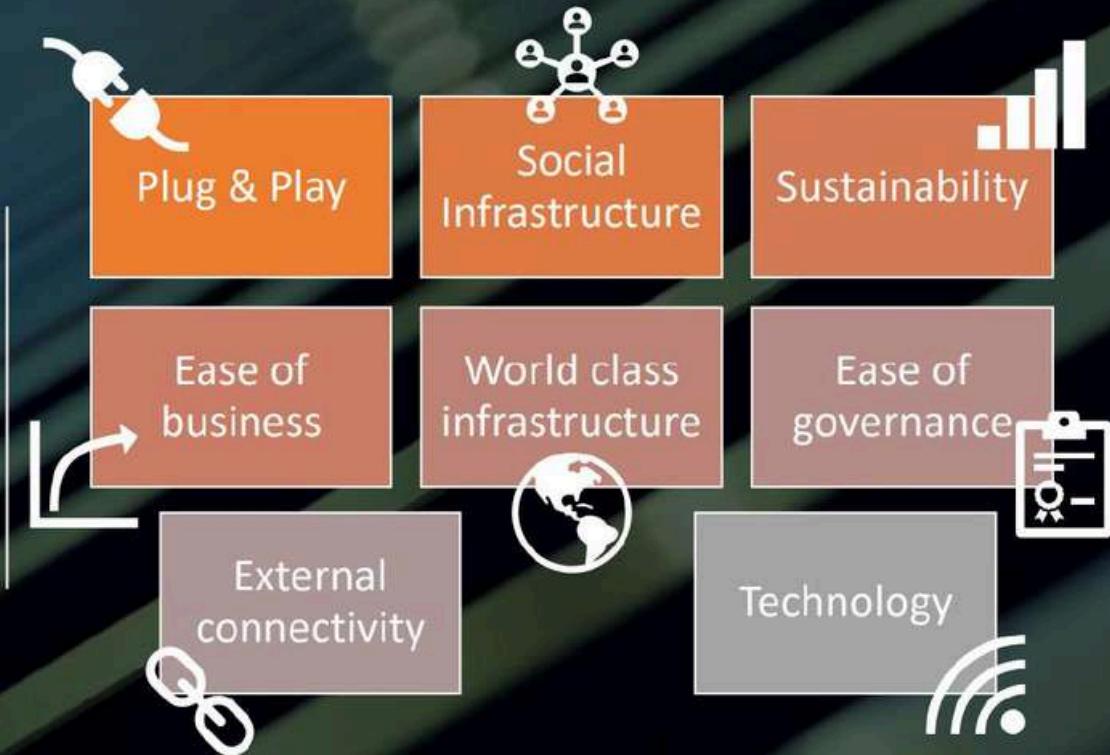


Government of Gujarat

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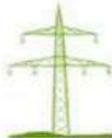
DHOLERA S.I.R.

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