

COMMERCIAL PLOT

ZONE - VILLAGE BUFFER AND TOURISM & RESORT

FINAL PLOT AREA

4 ACRE || 16,193 SQ. METER || 19.360 SQ. YARD || 1,74,240 SQ. FT.



ABCD Building



Artificial River



Transportation



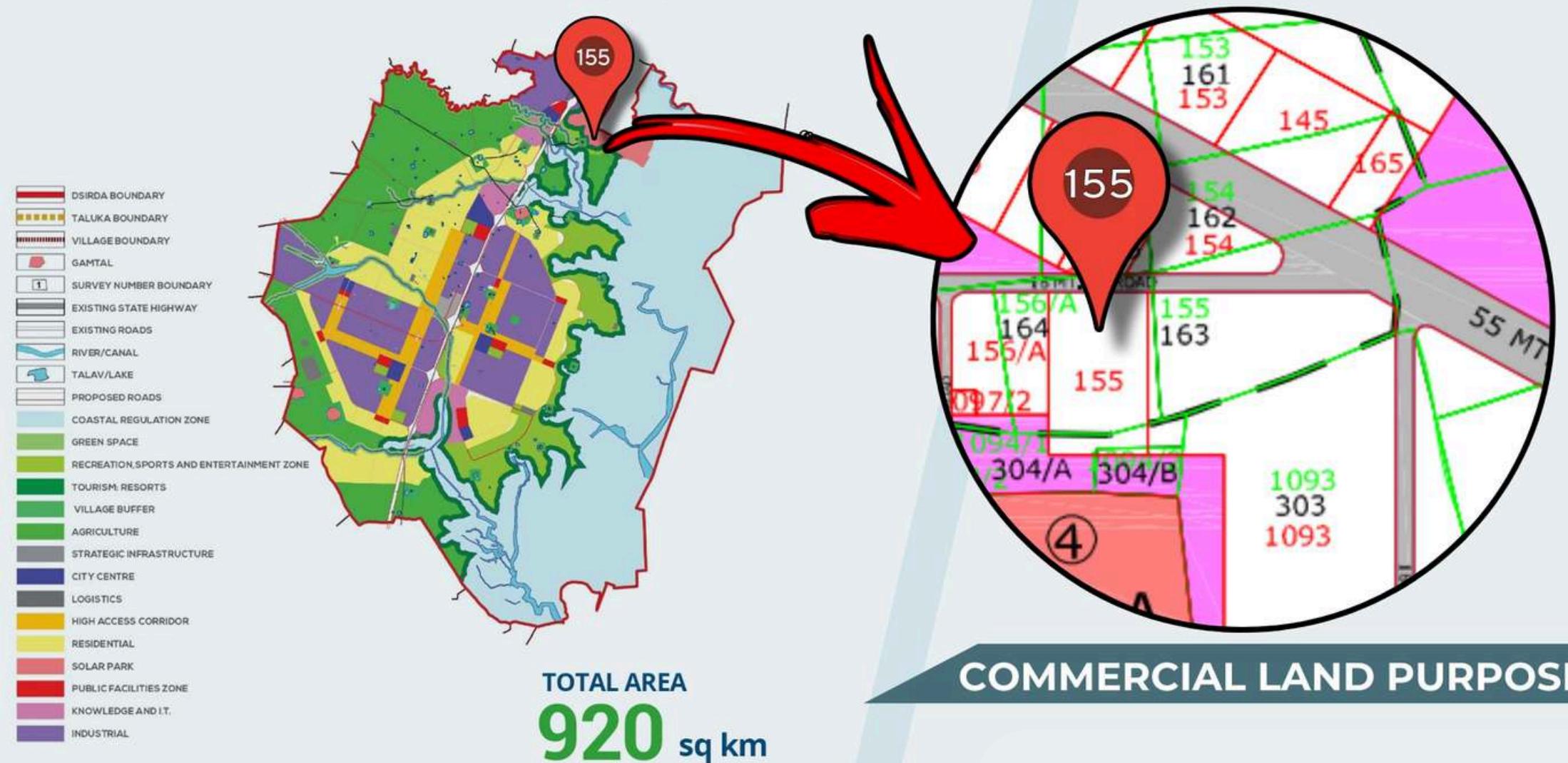
Industrial Plants



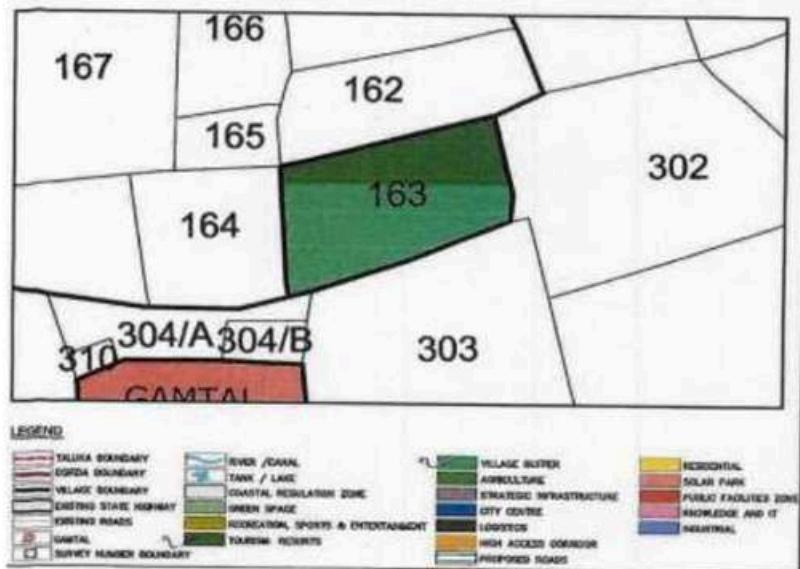
World Largest Museum

VILLAGE - AMBLI
SURVEY NO. 163 (old)
378 (new)
FINAL PLOT NO. 155

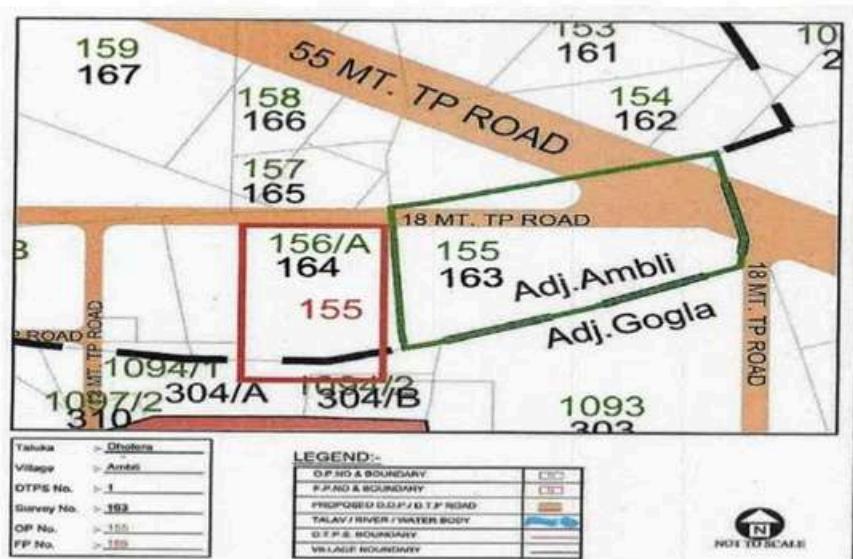
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Survey No. Old Survey No. 163 &
New Survey No. 378

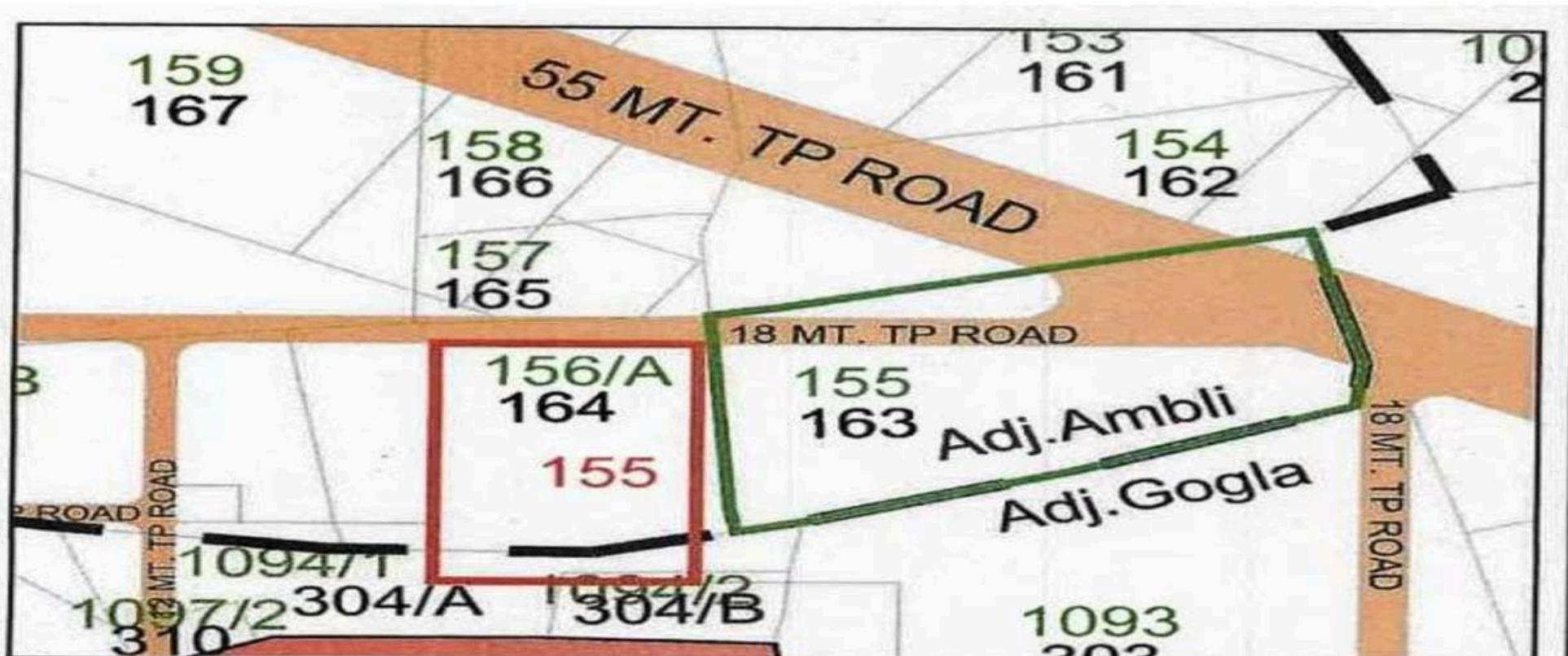


18 Meter TP Toad Touch

Survey No Old Survey No. 163
Village Ambli

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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.O.P./D.T.P. ROAD	
TALAV / RIVER / WATER BODY	
D.T.P.S. BOUNDARY	
VILLAGE BOUNDARY	



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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"> 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

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	Residential: Townhouse/Row house Independent detached house/ Villa 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	The following uses may be permitted subject to approval of a special permit on a case-by-case basis: 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: 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

NEAR BY
AIRPORT
ABCD BUILDING
EXPRESS WAY

Call 7999717347



ROAD DESIGN

London
New York
Singapore



SOLID WASTE

Brussels
Songdo
New York



URBAN PLANNING

London
Chicago
Milton Keynes



STORM WATER

Brussels
Songdo
New York



WATER & WASTE WATER

Singapore
California
Hongkong

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

BENCHMARKING: WORLD CLASS INFRASTRUCTURE FOR DHOLERA SIR



Government of Gujarat

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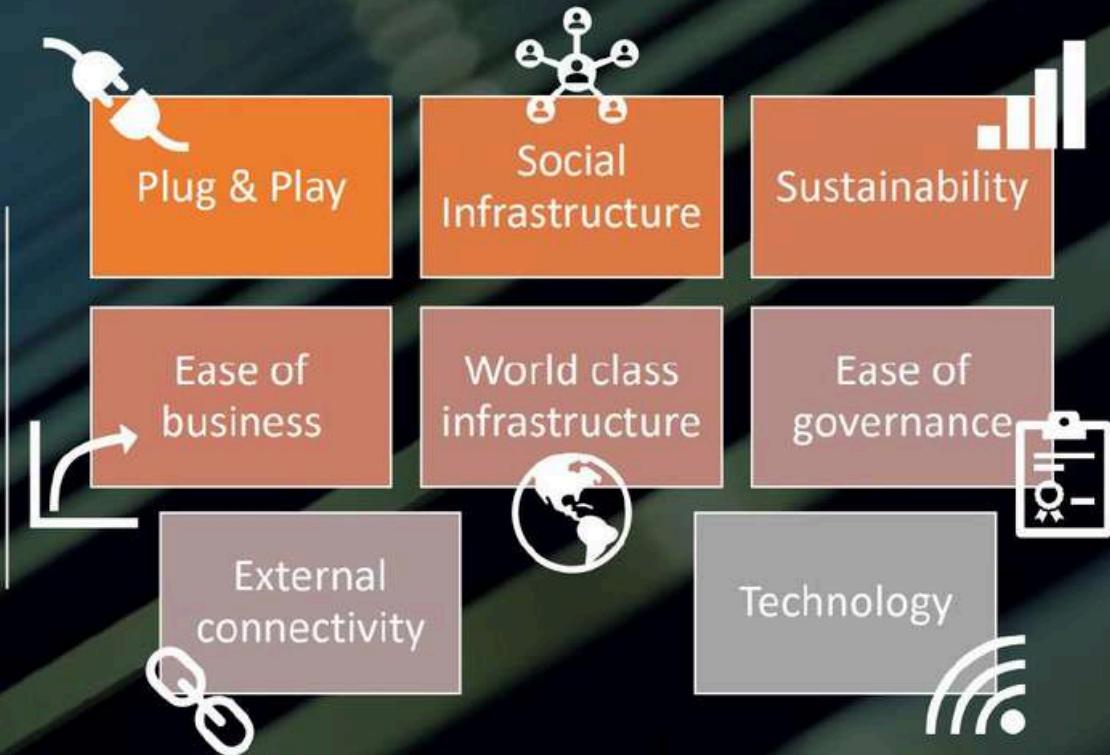
Dholera SIR

- 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



For More Details Call 7999717347



**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.

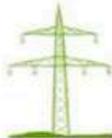


**Gandhingar - Ahmedabad - Dholera Metro Rail
Metro Station - 1 Km**

Metro rail distance between GANDHINAGAR - AHMEDABAD - DHOLERA is to be covered in two 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.



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