



# **SMART HOMES**

**Building Smart India**

**NA LAND IN DHOLERA SIR**

**TOWN PLANNING 2 (WEST) DHOLERA SIR**

**SMARTHOMES INFRASTRUCTURE PVT. LTD.**

# DHOLERA SIR | DHOLERA SMART CITY



**ON 55 METER ROAD, CLOSE TO 70 METER AND 250 METER  
AHMEDABAD AND DHOLERA EXPRESSWAY**

**VILLAGE:- DHOLERA | ZONE:- INDUSTRIAL ZONE**

**TPS:- ACTIVATION AREA - TP2B3**

**NEW SURVEY NO.:335 | OLD SURVEY NO.:75P**

**FINAL PLOT NO.: 140 | PLAN PASS IN 30 DAYS**

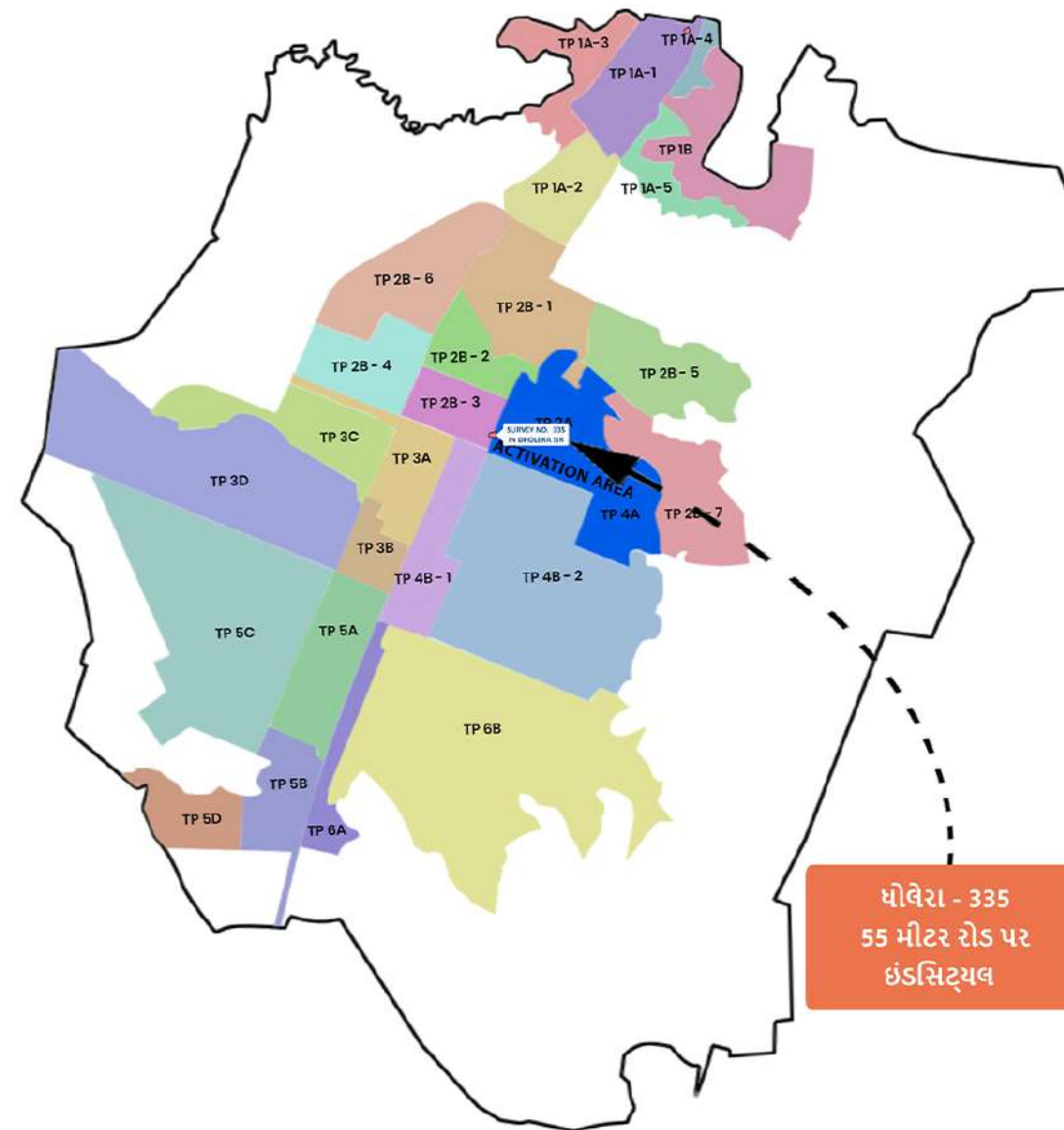
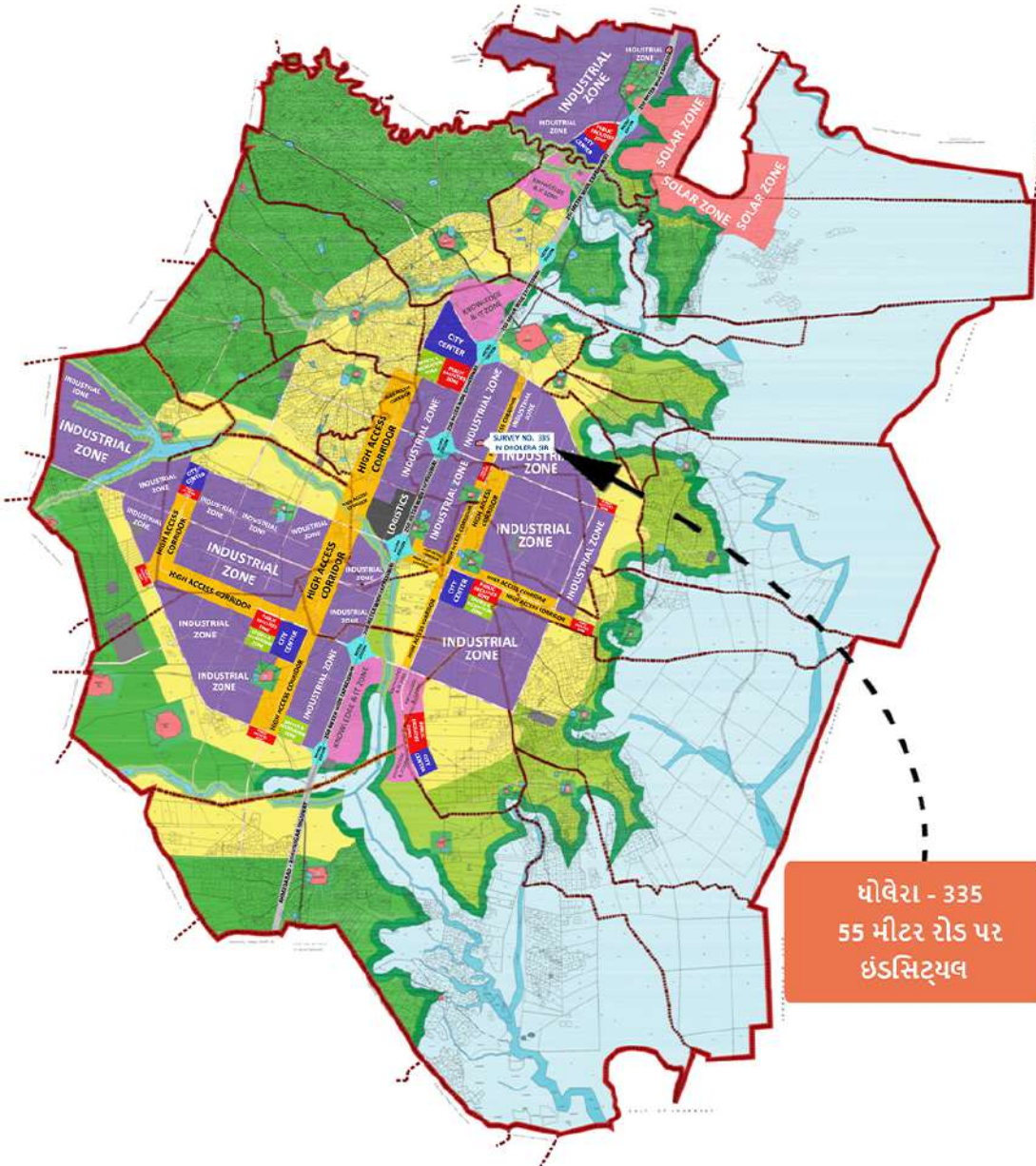
**HUGE POTENTIAL FOR HIGH RENTAL INCOME**

**FINAL PLOT AREA- 5,327.02 SQ.YARD (47,943.18 SQ.FEET)**

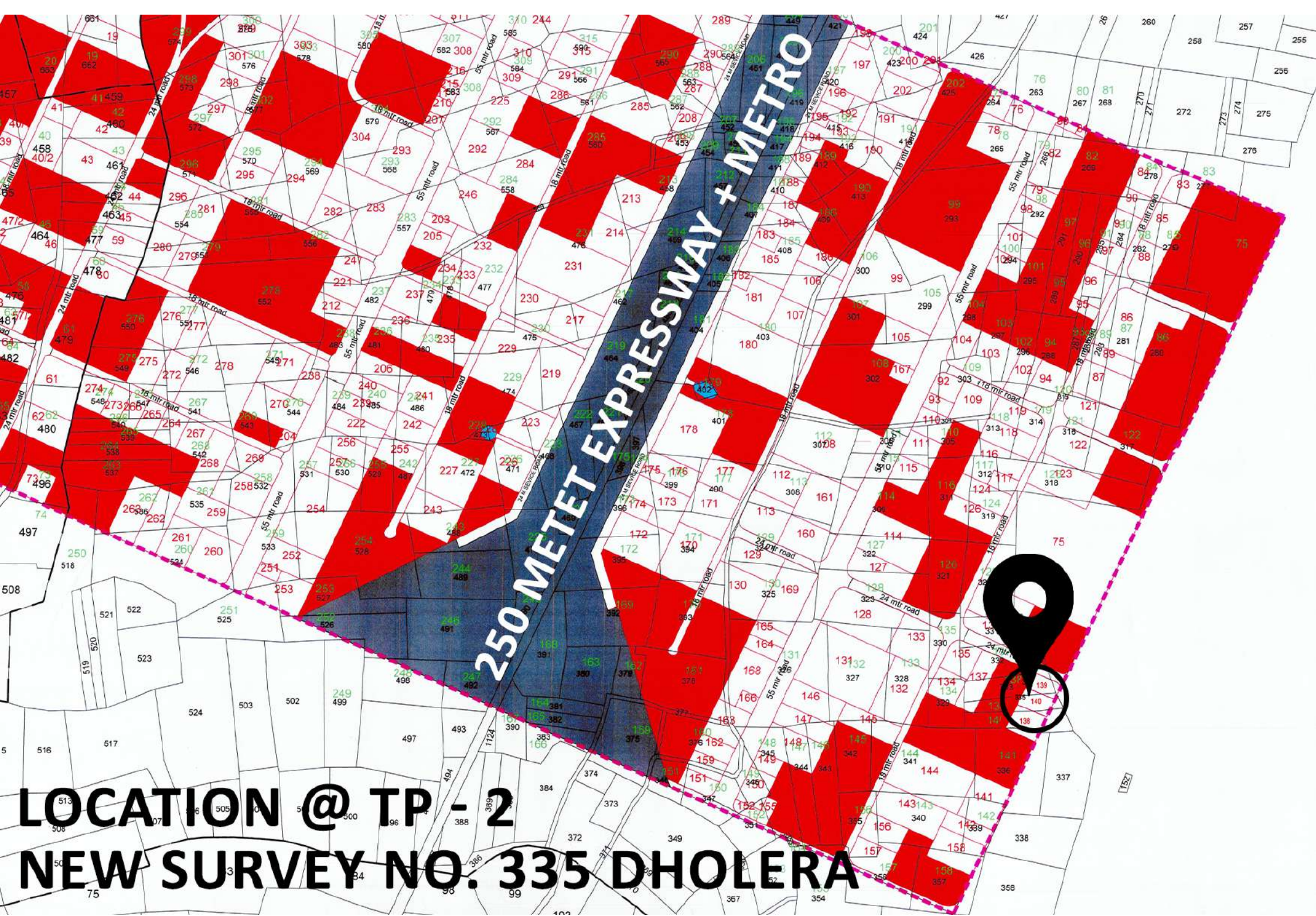
**LENGTH = 54.44 YARD & WIDTH = 97.25 YARD**



# TP PLAN AND DP PLAN LAND LOCATION NEW SURVEY NO. 335 DHOLERA



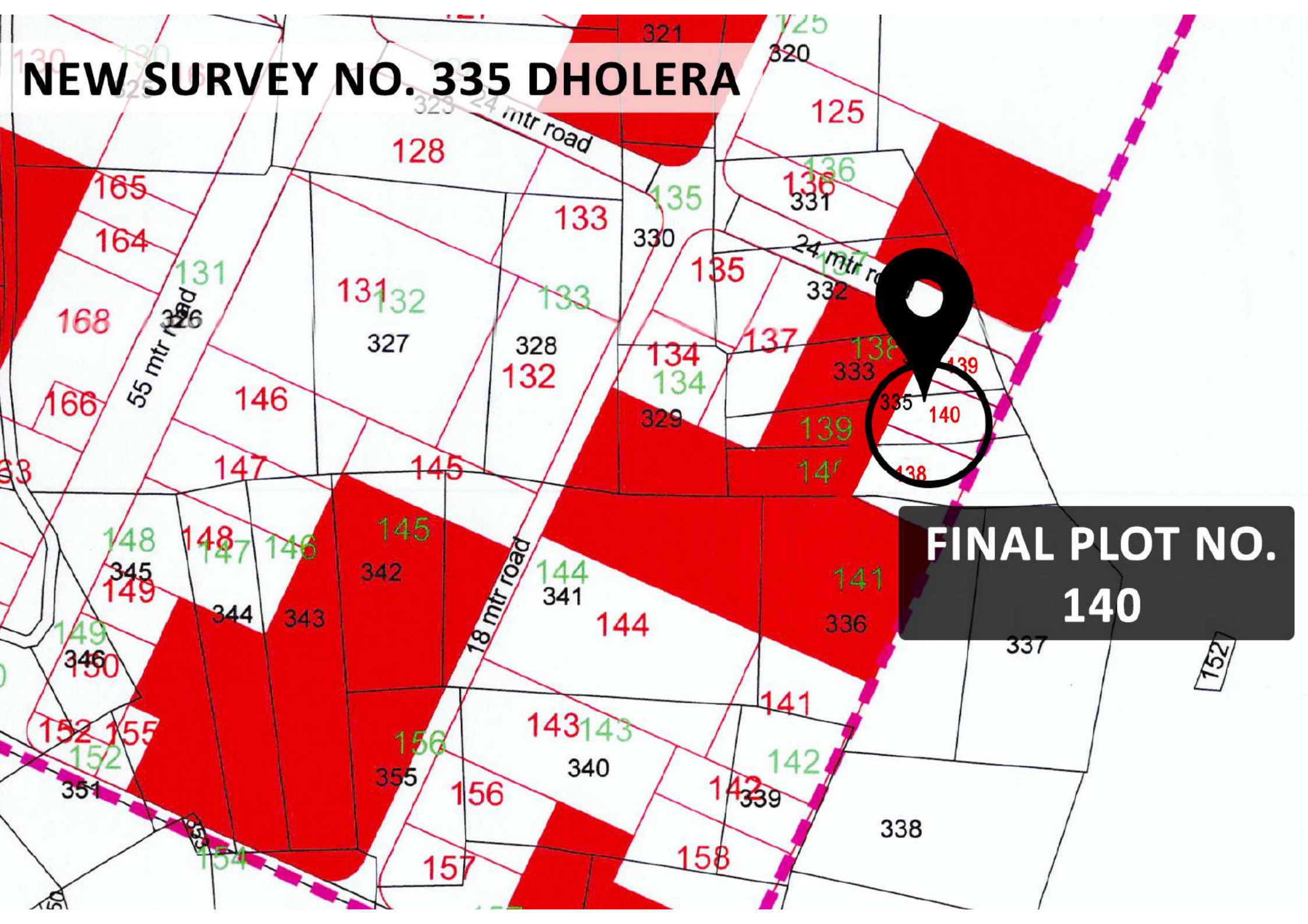




**LOCATION @ TP - 2**  
**NEW SURVEY NO. 335 DHOLERA**



# NEW SURVEY NO. 335 DHOLERA



**FINAL PLOT NO.**  
**140**



TP 2 WEST

ABCD BUILDING



DHOLERA CIRCLE

SPORTS & RECREATION ZONE

TP2 EAST

55 MT ROAD 55 MT ROAD

DHOLERA CITY CENTER

RESIDENTIAL ZONE

ACTIVATION AREA

G4

INDUSTRIAL ZONE

30 MT ROAD 30 MT ROAD

SPORTS & RECREATION ZONE

PUBLIC FACILITIES

INDUSTRIAL ZONE

G6

24 MT ROAD

HIGH ACCESS CORRIDOR

INDUSTRIAL ZONE

SR. NO 335

24 MT ROAD

55 MT ROAD

55 MT ROAD

G7

HIGH ACCESS CORRIDOR

CITY CENTER

RESIDENTIAL ZONE

HIGH ACCESS CORRIDOR

INDUSTRIAL ZONE

RESIDENTIAL ZONE

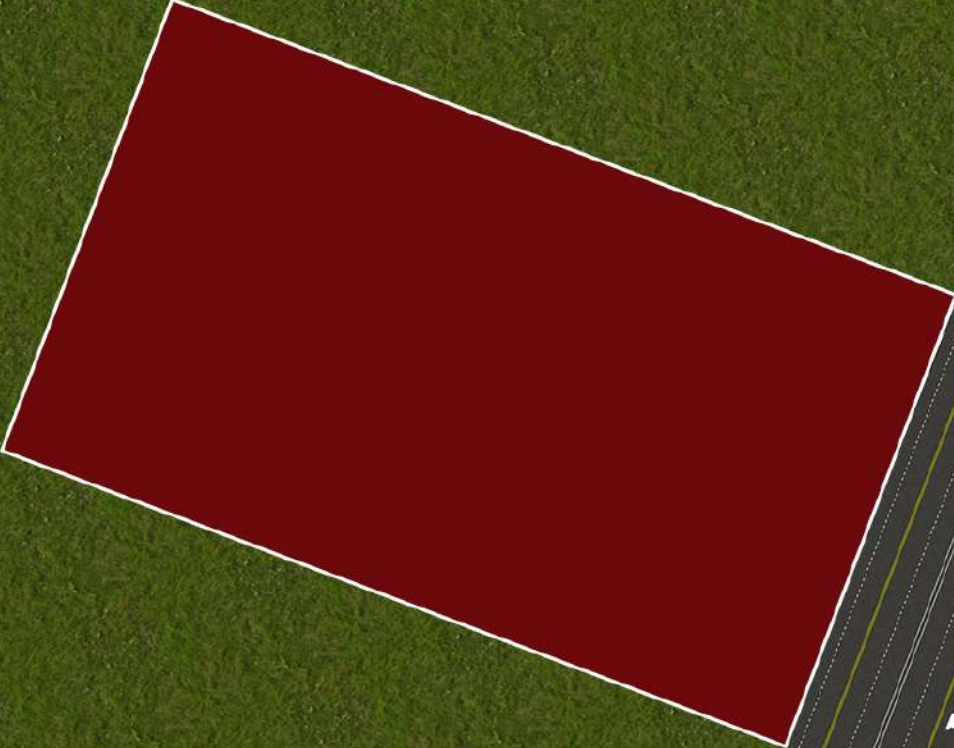
SPORTS & RECREATION ZONE

250 MT WIDE EXPRESSWAY



24 MT WIDE TP ROAD

55 MT WIDE TP ROAD





## Draft General Development Control Regulations (DGDCR)

**Table 10-6:** Development Control Regulations for Industrial Areas

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
<b>INDUSTRIAL</b>								
1	55 m & above	1000sqm	1.8	50%	25m	8m-8m-6m-6m	Truck terminal; and all uses in (2) and (3) below	<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> <ul 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> </ul> <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>
2	Below 55m upto 30m		1.6	50%	25m	8m-8m-6m-6m	Industrial Convenience Centre; Petrol/CNG/LPG Station; Auto Service Station; Weighing Station; Fire Station; Solid Waste Segregation Facility; Public Facility/Infrastructure/Utility Building; All uses in (3) below	
3	Below 30m		1.2	50%	25m	8m-8m-6m-6m	All industrial establishments Industrial sheds, utility buildings, industrial plants; Light industry; Service workshop; Café/Restaurant/Canteen; Bank; Warehouse/Godown/Storage Facility; Dormitories	

\* Height of the building must comply to the prevalent Fire Safety Norms, with permissions from DSIRDA



Dholera SIR will be home to non-polluting industries promoting a clean, green and sustainable urban development which can contribute to the growth of the region and India. Some of the identified sectors are:



Defence



Aviation



Electronics



High-tech  
emerging technologies



Heavy engineering



Pharmaceuticals &  
Biotechnology



Auto & Auto ancillary



General Manufacturing



Agro & Food processing



Metals & Metallurgical  
products



**SMART HOMES**  
Building Smart India



# Dholera, Special Investment Region

Total Area: 920 Sq. Km | Developable Area: 567.39 Sq. Km



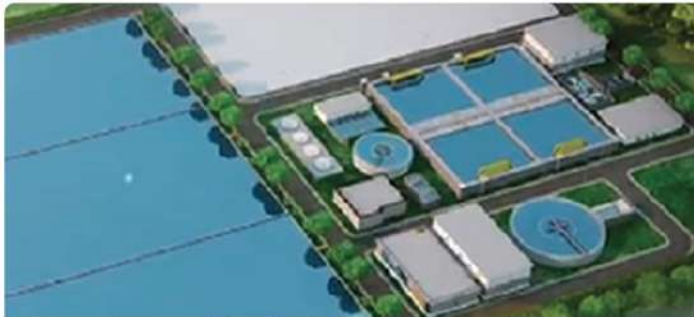
Roads and Services - Tender has been awarded to L&T of INR. 1734 Cr. L&T has mobilised on site & work has already commenced.



ABCD Building - Tender has been awarded to Cube Construction of INR. 72.31 Cr. Work at site is Completed.



Water Treatment Plant - Tender has been awarded to SPML of INR. 90 Cr. A water treatment plant of 50 MLD will be established.



Sewage Treatment Plant - Tender has been Awarded to L&T. L&T will be establishing a Sewage treatment plant of 10 MLD.

“On going  
Developments in  
Dholera SIR”



250 Meter Expressway of 110 kms connecting Ahmedabad - Dholera - Bhavnagar.



Common Effluent Treatment Plant (CETP) - A CETP is required in Dholera Industrial City - Tender has been floated for the same & bidding is under progress for a 20 MLD CETP.



Dholera Metro Rail Project Cost - Rs. 7,000 Crores. Completion Target 2024.



Dholera International Airport - Area indentified for Airport development is 1426 hectares.

**"DSIR is Planned, Smart & Sustainable Community which will be the role model for Future Cities in India"**





XARCADE

AXIS BANK

Food Court

Restaurant

State Bank of India

Kotak

HONDA  
Service Center





**kotak**  
Kotak Mahindra Bank



FOOD  
PARK





X

# X ARCADE

AXIS BANK



Restaurants



State Bank of India











## **SMARTHOMES INFRASTRUCTURE PVT. LTD.**

### **DISCLAIMER**

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