



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



VILLAGE:- GORASU | TPS:- TP2B6 WEST

ON 18 METER ROAD

ZONE:- RESIDENTIAL ZONE

MULTI PURPOSE NA

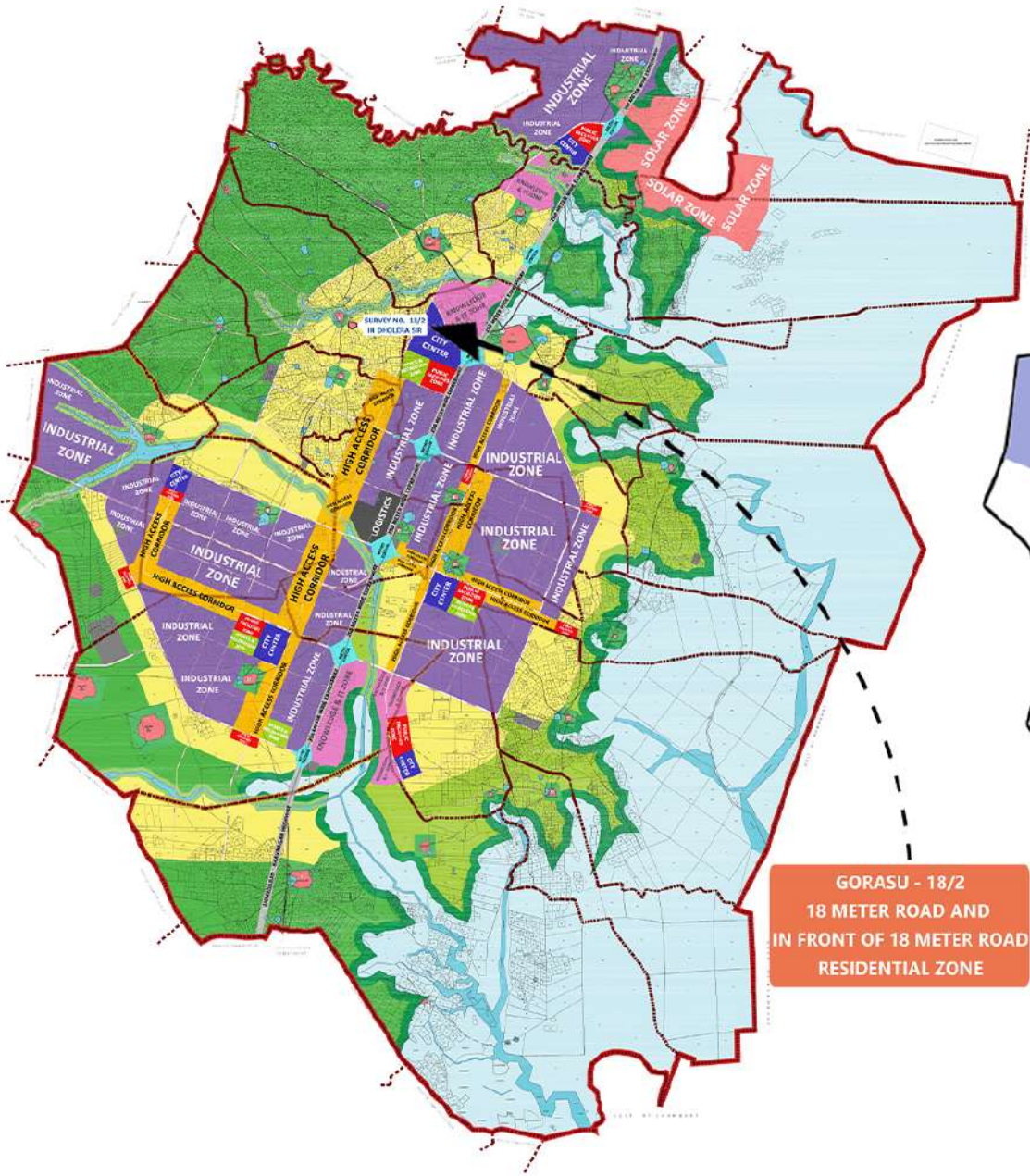
OLD SURVEY NO. 18/2 | NEW SURVEY NO. 1151

FINAL PLOT NO.: 325P

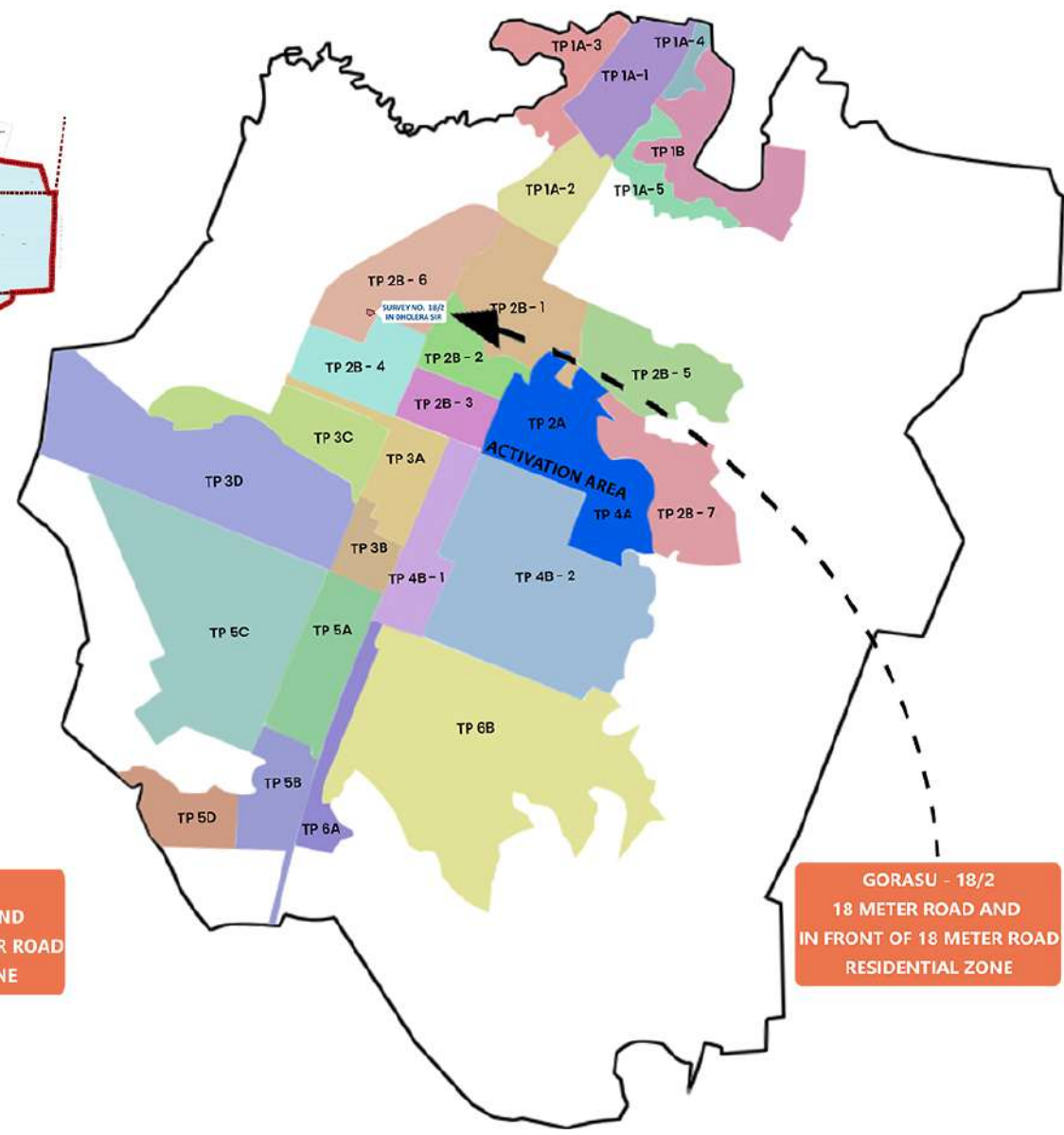
FINAL PLOT AREA- 12,303.8 SQ.YARD (110,734.32 SQ.FEET)

LENGTH = 92.96 YARD & WIDTH = 132.356 YARD

TP PLAN AND DP PLAN LAND LOCATION FINAL PLOT NO. 325P GORASU

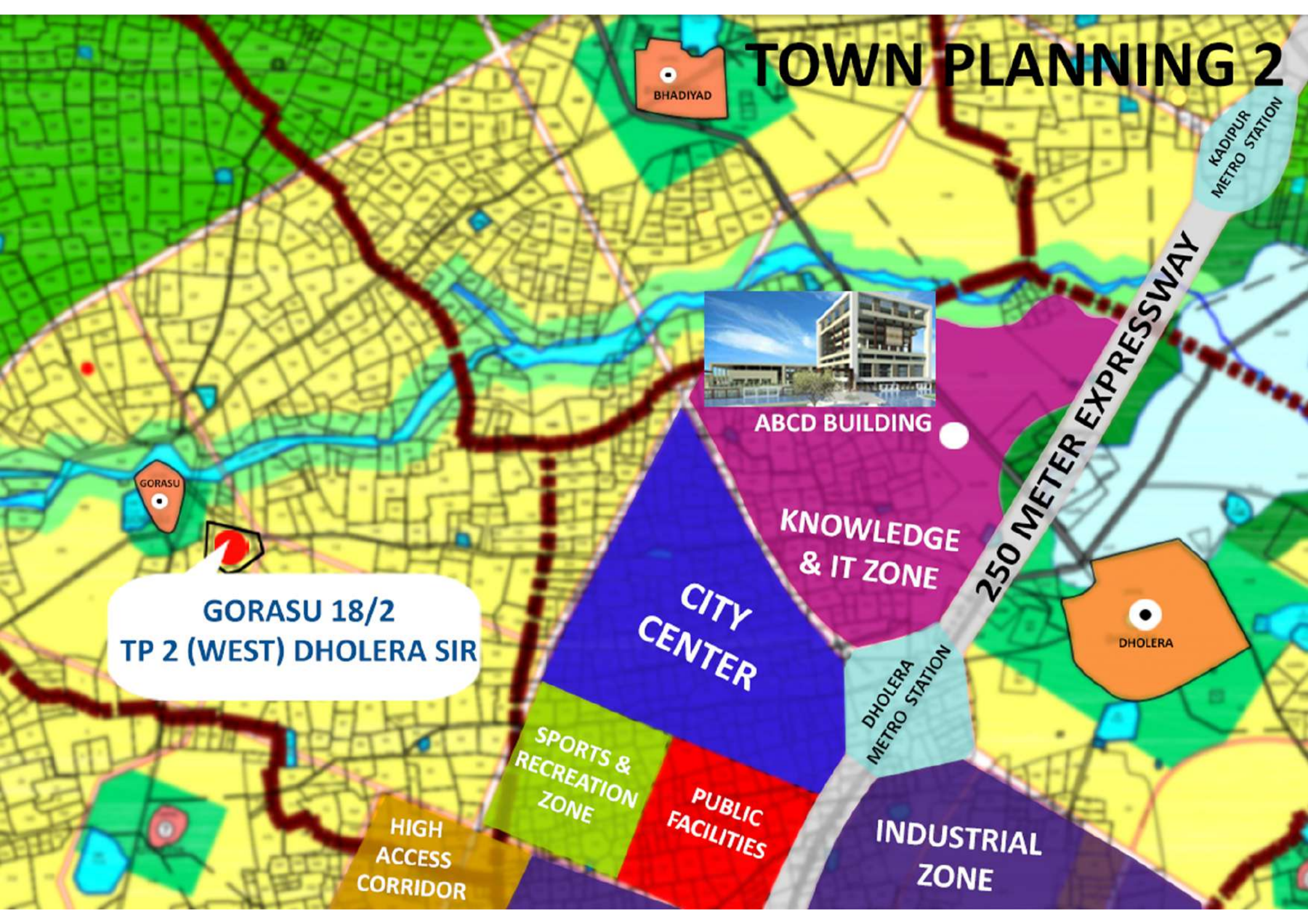


GORASU - 18/2
18 METER ROAD AND
IN FRONT OF 18 METER ROAD
RESIDENTIAL ZONE



GORASU - 18/2
18 METER ROAD AND
IN FRONT OF 18 METER ROAD
RESIDENTIAL ZONE

TOWN PLANNING 2



**GORASU 18/2
TP 2 (WEST) DHOLERA SIR**



TOWN PLANNING 1

TOWN PLANNING 2 EAST

TOWN PLANNING 2 WEST

TOWN PLANNING 3

TOWN PLANNING 4

**GORASU 18 / 2
TOWN PLANING 2 (WEST)**

**ABCD BUILDING
KNOWLEDGE & IT ZONE**

**DHOLERA
CITY
CENTER**

**SPORTS &
RECREATION
ZONE**

**PUBLIC
FACILITIES**

**HIGH
ACCESS
CORRIDOR**

**INDUSTRIAL
ZONE**

**ACTIVATON
AREA**

INDUSTRIAL ZONE

250 METER EXPRESSWAY

**DHOLERA
METRO STATION**

BHADIYAD

GORASU

DHOLERA



GORASU 18 / 2
TOWN PLANING 2 (WEST)

The map displays a detailed urban layout with various colored zones. A central blue area is labeled 'DHOLERA CITY CENTER'. To its right is a pink area labeled 'KNOWLEDGE & IT ZONE'. Below the city center is a green area labeled 'SPORTS & RECREATION ZONE' and a red area labeled 'PUBLIC FACILITIES'. Further down is a purple area labeled 'INDUSTRIAL ZONE'. A brown area labeled 'HIGH ACCESS CORRIDOR' runs vertically through the center. A light blue area labeled 'DHOLERA METRO STATION' is located near the top right. A yellow area labeled 'GORASU' is in the top left. A yellow diagonal strip labeled '250 METER EXPRESSWAY' runs from the bottom right towards the top right. A yellow horizontal strip labeled '250 METERS' is at the top right. The background is a grid of streets with various colored overlays.

TOWN PLANNING 2 WEST

DHOLERA
CITY
CENTER

KNOWLEDGE
& IT ZONE

DHOLERA
METRO STATION

SPORTS &
RECREATION
ZONE

PUBLIC
FACILITIES

HIGH
ACCESS
CORRIDOR

INDUSTRIAL
ZONE

250 METER EXPRESSWAY

250 METERS

LOCATION ADVANTAGE



- ✓ **3 MINUTES FROM ABCD BUILDING, DHOLERA SIR.**
- ✓ **2 MINUTES HIGH ACCESS CORRIDOR, 2 MINS FROM DHOLERA CITY CENTER.**
- ✓ **2 MINUTES FROM PUBLIC FACILITIES.**
- ✓ **2 MINUTES FROM KNOWLEDGE & IT ZONE.**
- ✓ **2 MINUTES FROM INDUSTRIAL ZONE.**
- ✓ **5 MINUTES FROM ACTIVATION AREA.**
- ✓ **2 MINUTES FROM 250 METER WIDE EXPRESSWAY CONNECTING
AHMEDABAD – DHOLERA – BHAVNAGAR.**
- ✓ **2 MINUTES FROM METRO STATION.**
- ✓ **2 MINUTES FROM GREEN ZONE.**
- ✓ **5 MINUTES FROM TATA LITHIUM ION BATTERY PLANT**

Draft General Development Control Regulations (DGDCR)

Table 10-1: Development Control Regulations for Residential 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
RESIDENTIAL ZONE							
1	55 and above	2	60%	G+5 or 18m whichever is less	5m – 6m – 6m – 6m	Cinema Hall, Retail Mall, Petrol/CNG/LPG Pump, Bank, Hospital A and B and all uses given 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"> • Cemeteries/ Burial Ground • 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> <p>1. Part of a residence may be permitted for use as professional office for advocates, chartered accountants, architects, doctors, engineers or the like, or as a small scale home based workshop subject to the following conditions:</p> <ul style="list-style-type: none"> • it is not located in a multi-storey apartment; • the number of employees do not exceed 10; • it does not involve installation and use of heavy machinery, and does not create noise, vibration, fume or dust; • separate means of access and a designated parking area for staff and visitors is provided and marked on the site plan submitted for approval. <p>2. Devices for generation of non-conventional energy, such as solar panels, wind power</p> <p>3. Servant quarters or lodging facilities for</p>
2	25 to Below 55	1.5	60%	G+3 or 15m whichever is less	5m – 5m – 5m – 5m	(2) Neighbourhood Retail/Service Shop, Restaurant/Café, Hawker Zone, Designated Vegetable Market/bazaar, Commercial Centre, Primary and Secondary School; Multi-purpose ground larger than 5 ha; Place of Worship on Plot larger than 1000 sq m; Service/Repair Shop; Veterinary Hospital; Public Facility/Infrastructure/Utility Buildings; and all uses given in (3) below	
3	Below 25	1	50%	G+2 or 10m whichever is less	3m - 3m - 3m – 3m	(3) Multi-storey apartment and clusters thereof; Row-house, Villa/Bungalow; Multi-purpose ground smaller than 5 ha; Terraced/Row House; Villa/Bungalow; Housing for EWS; Night Shelter; Old-Age Home; Maternity Home, Nursing Home, Kindergarten, Day-care, Dispensary, Veterinary Clinic, Health-club, Place of Worship on plot smaller than 1000sqm, Community Hall, Health-Club, Swimming Pool	

Draft General Development Control Regulations (DGDCR)

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
RESIDENTIAL ZONE							
							<p>caretaker/security personnel</p> <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>

Proposed Development



"ALL PICTURES/IMAGES SHOWN ARE FOR ILLUSTRATION PURPOSE ONLY. ACTUAL PRODUCT MAY VARY"

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



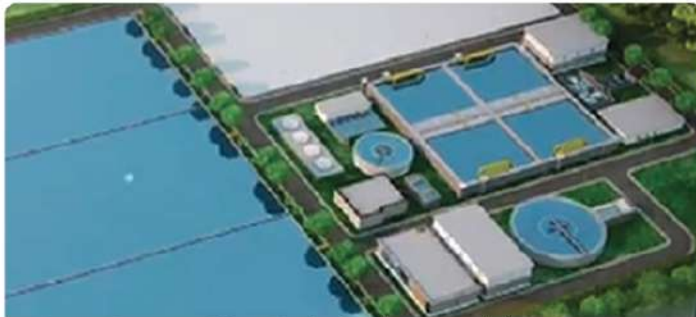
Roads and Services - Tender has been awarded to L&T of INR. 1734 Cr. L&T has mobilised on site & work has already commenced.



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 identified for Airport development is 1426 hectares.

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



SMARTHOMES INFRASTRUCTURE PVT. LTD.

DISCLAIMER

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