

# **SMART HOMES**

**Building Smart India**

**NA LAND IN DHOLERA SIR**  
**TOWN PLANNING 1 - DHOLERA SIR**

**SMARTHOMES INFRASTRUCTURE PVT. LTD.**

# DHOLERA SIR | DHOLERA SMART CITY



VILLAGE:- KADIPUR | TPS:- TP1A2

**FINAL PLOT ON 30 METER WIDE ROAD**

DHOLERA EXPRESSWAY SCHEME/ LINEAR DEVELOPMENT

ZONE:- RESIDENTIAL ZONE

MULTI PURPOSE NA

**OLD SURVEY NO. 119 | NEW SURVEY NO. 172**

**FINAL PLOT NO.: 884**

FINAL PLOT AREA- 1858.57 SQ.YARD (16727.12 SQ.FEET)

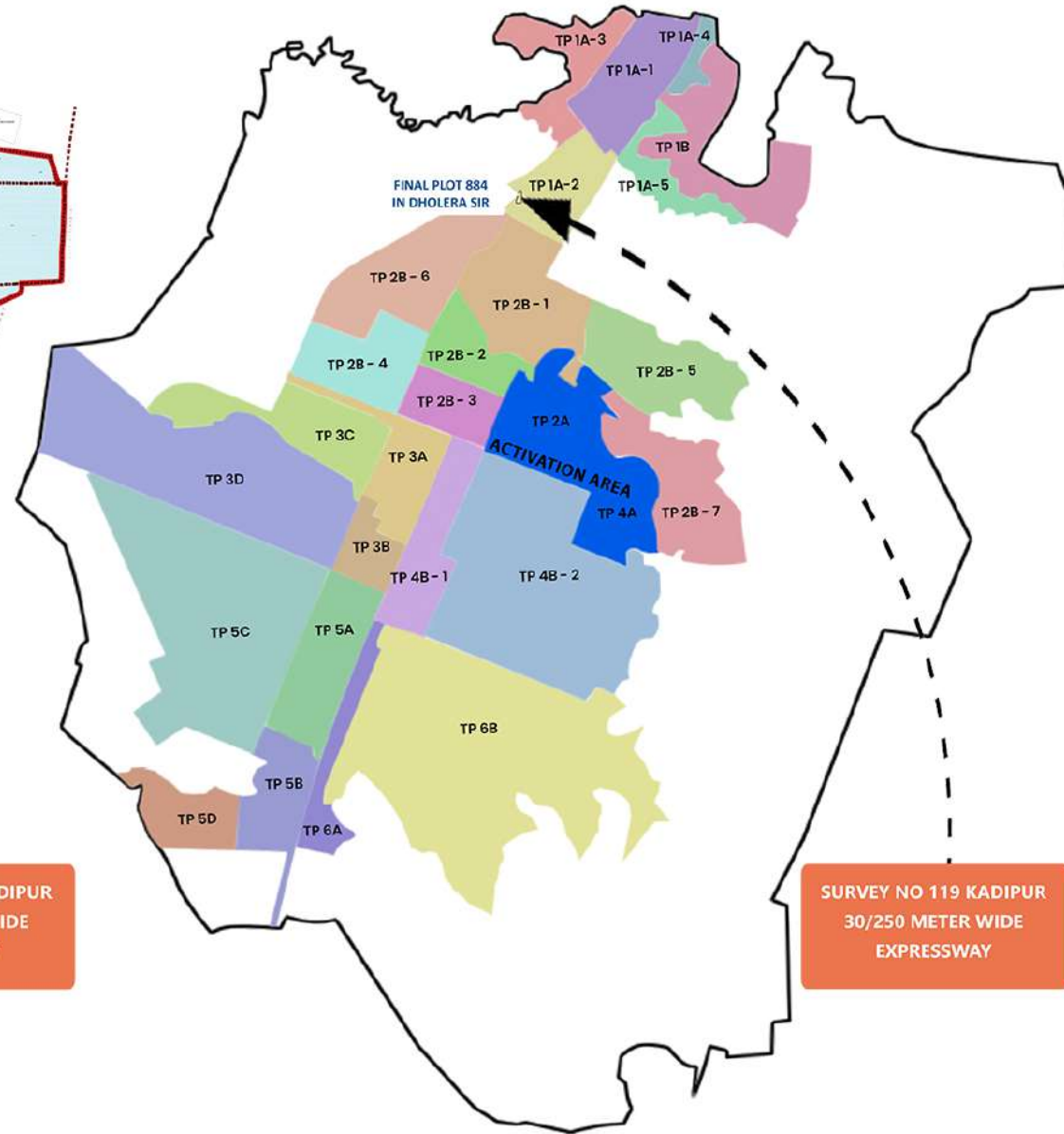
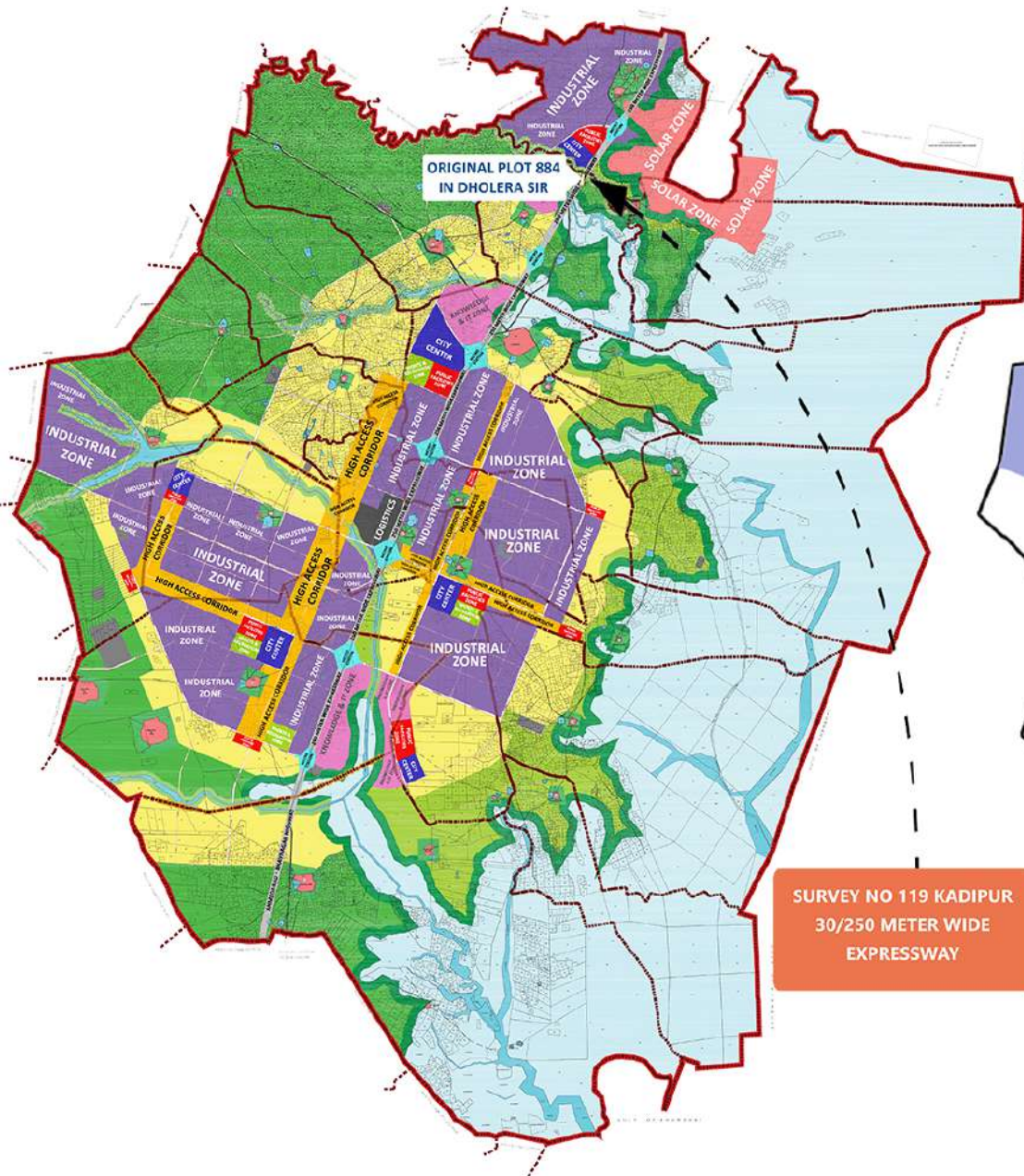
LENGTH = 52.8 YARD & WIDTH = 35.199 YARD



# SURVEY NO 119 FP/OP NO 884

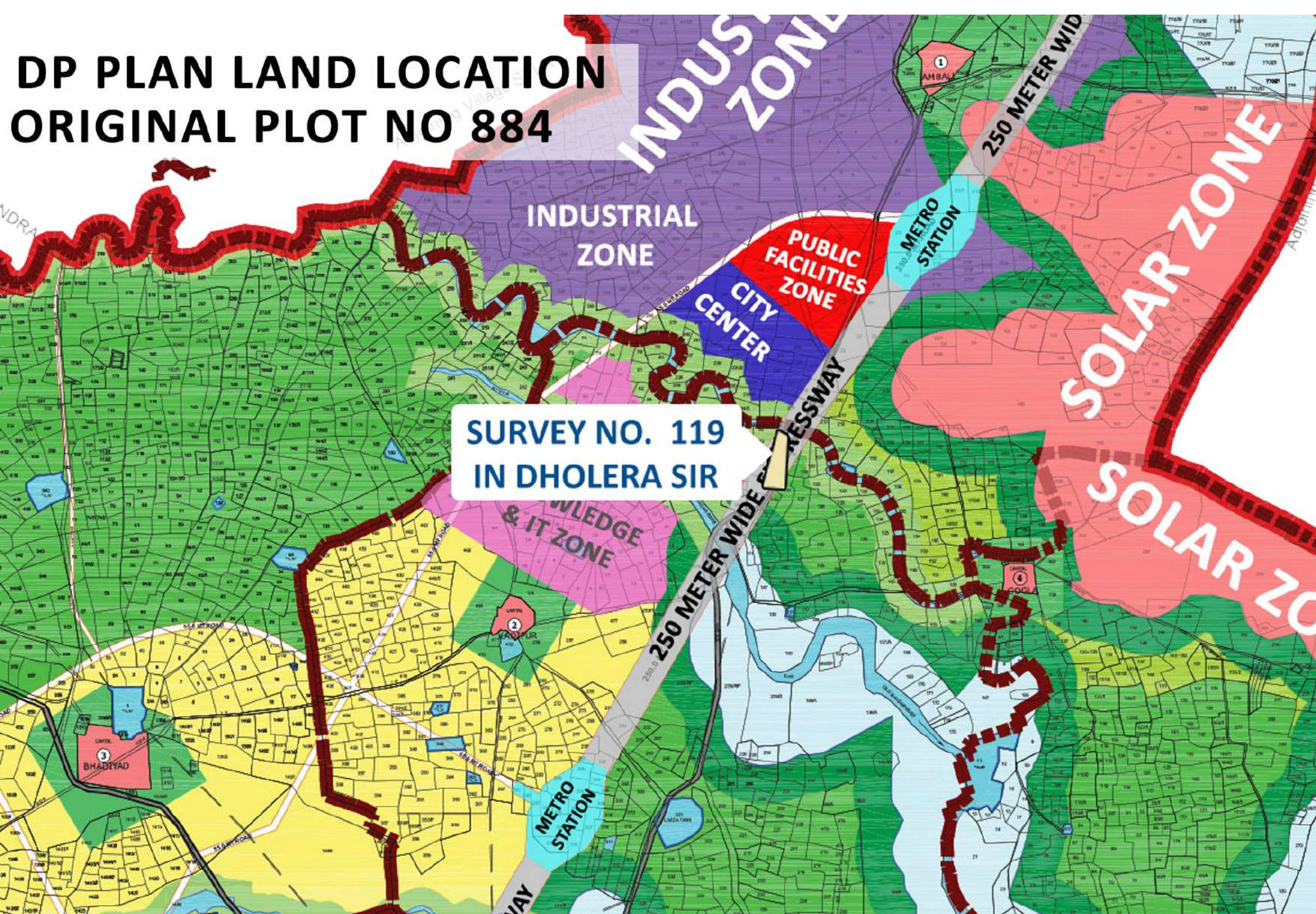
## DP PLAN LAND LOCATION

## TP PLAN LAND LOCATION





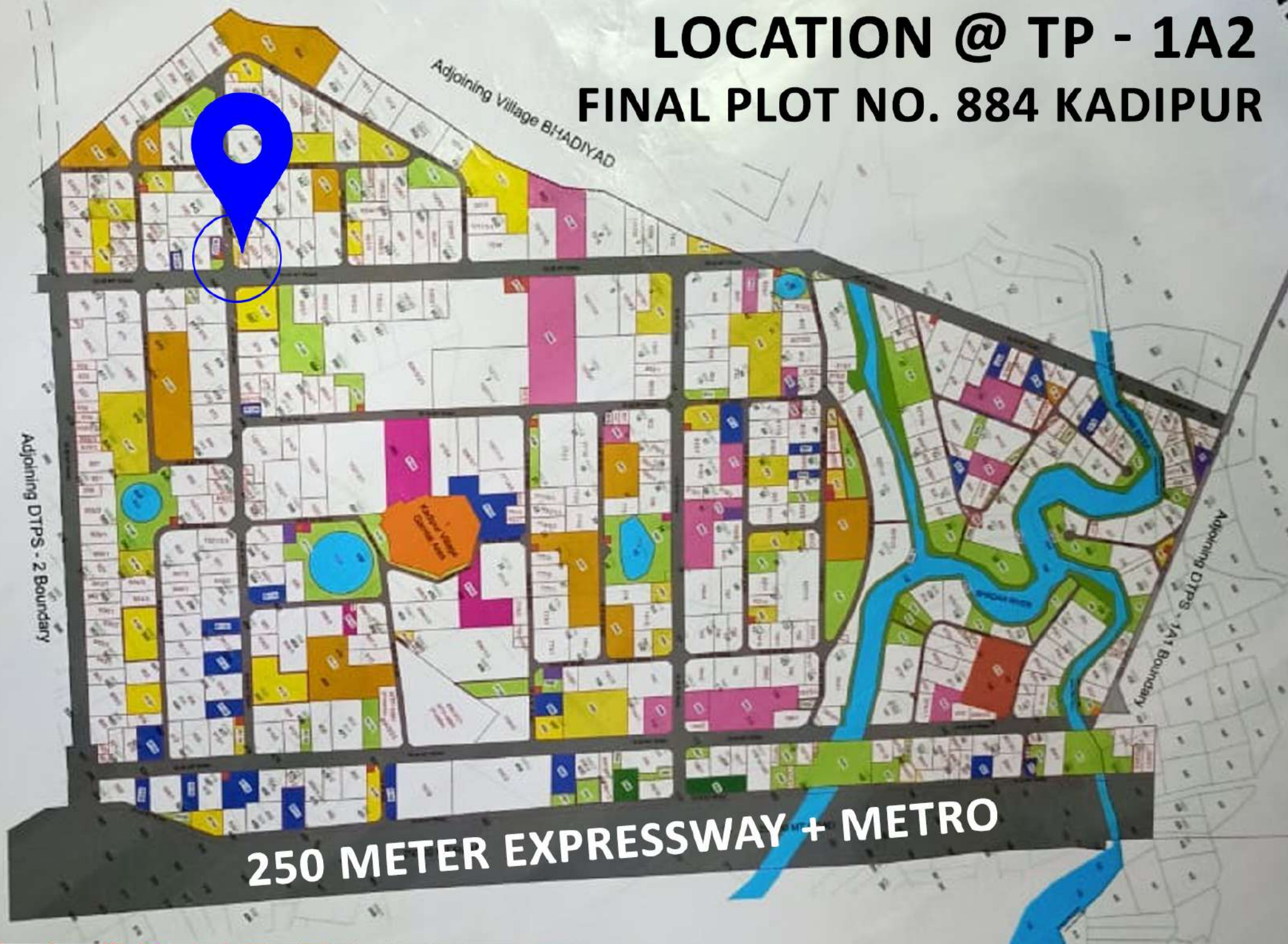
# DP PLAN LAND LOCATION ORIGINAL PLOT NO 884





# LOCATION @ TP - 1A2

## FINAL PLOT NO. 884 KADIPUR





**FINAL PLOT NO.  
884**



**30 METER ROAD**

**55 METER ROAD**

# LOCATION ADVANTAGE

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- ✓ **ON 55 METER WIDE TP ROAD IN RESIDENTIAL ZONE**
- ✓ **0 KMS FROM 250 METERS EXPRESSWAY CONNECTING AHMEDABAD-DHOLERA-BHAVNAGAR**
- ✓ **0 KMS FROM METRO**
- ✓ **2 MINUTES FROM ABCD BUILDING, DHOLERA SIR**
- ✓ **1 MINUTE FROM AMBLI CITY CENTER**
- ✓ **5 MINUTES FROM ACTIVATION AREA**
- ✓ **7 MINUTES FROM DHOLERA INTERNATIONAL AIRPORT**
- ✓ **INSIDE TP 1 DHOLERA SIR**
- ✓ **2 MINUTES FROM DHOLERA CITY CENTER**
- ✓ **4 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
<b>RESIDENTIAL ZONE</b>							
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"> <li>• Cemeteries/ Burial Ground</li> <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> <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"> <li>• it is not located in a multi-storey apartment;</li> <li>• the number of employees do not exceed 10;</li> <li>• it does not involve installation and use of heavy machinery, and does not create noise, vibration, fume or dust;</li> <li>• separate means of access and a designated parking area for staff and visitors is provided and marked on the site plan submitted for approval.</li> </ul> <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)

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<b>RESIDENTIAL ZONE</b>							
							<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>



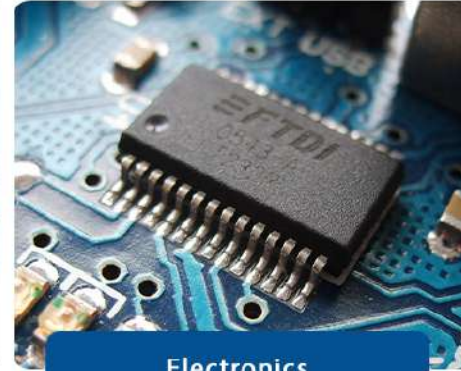
Dholera SIR will be home to non-polluting industries promoting a clean, green and sustainable urban development which can contribute to the growth of the region and India. Some of the identified sectors are:



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



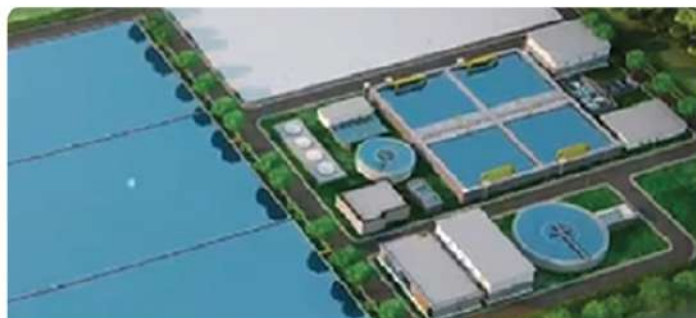
Roads and Services - Tender has been awarded to L&T of INR. 1734 Cr. L&T has mobilised on site & work has already commenced.



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"**



# Proposed Development



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## SMARTHOMES INFRASTRUCTURE PVT. LTD.

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