



# **SMART HOMES**

**Building Smart India**

**NA LAND IN DHOLERA SIR**

**TOWN PLANNING 4 - DHOLERA SIR**

**SMARTHOMES INFRASTRUCTURE PVT. LTD.**

# DHOLERA SIR | DHOLERA SMART CITY



**VILLAGE:- PANCHI | TPS:- TP4B1**

**ON 55 METER ROAD**

**ZONE:- CITY CENTER ZONE**

**MULTI PURPOSE NA**

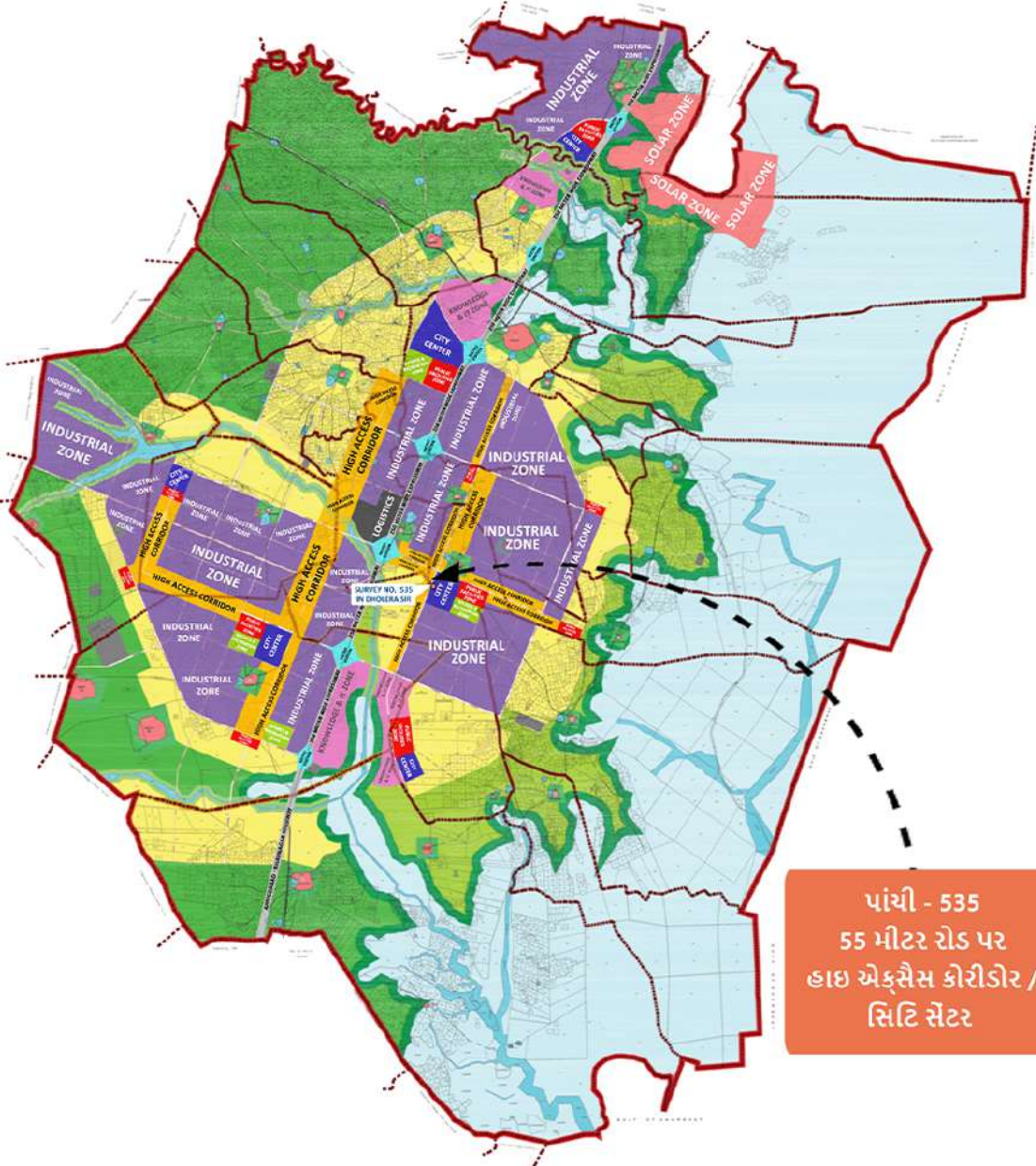
**OLD SURVEY NO. 25/1 | NEW SURVEY NO.535**

**FINAL PLOT NO.: 359**

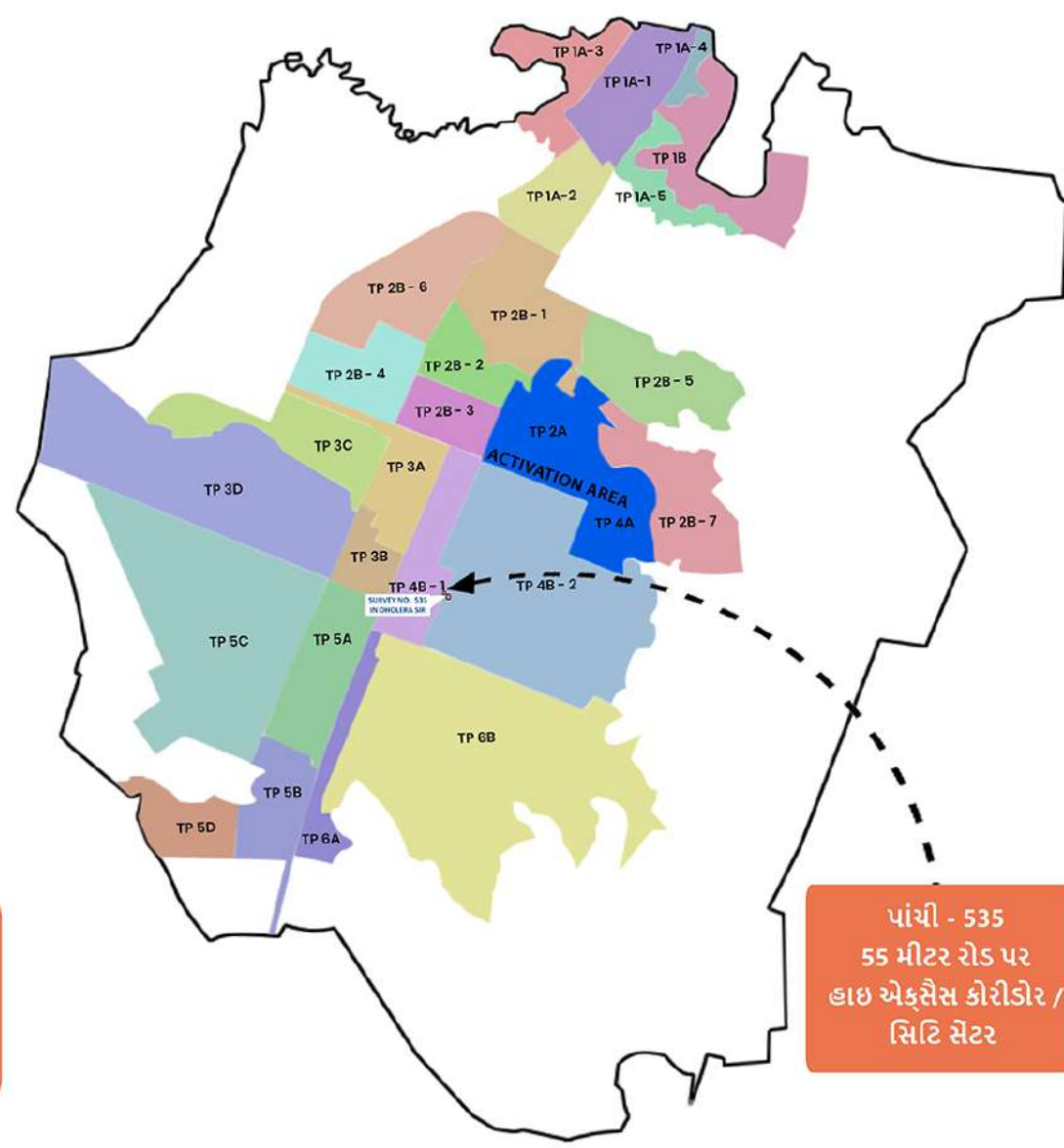
**FINAL PLOT AREA- 8,974.11 SQ.YARD (80,766.99 SQ.FEET)**

**LENGTH = 114.847 YARD & WIDTH = 78.14 YARD**

# TP PLAN AND DP PLAN LAND LOCATION NEW SURVEY NO. 535 PANCHI



પાંચી - 535  
55 મીટર રોડ પર  
હાઇ એક્સેસ કોરીડોર /  
સિટિ સેન્ટર



પાંચી - 535  
55 મીટર રોડ પર  
હાઇ એક્સેસ કોરીડોર /  
સિટિ સેન્ટર

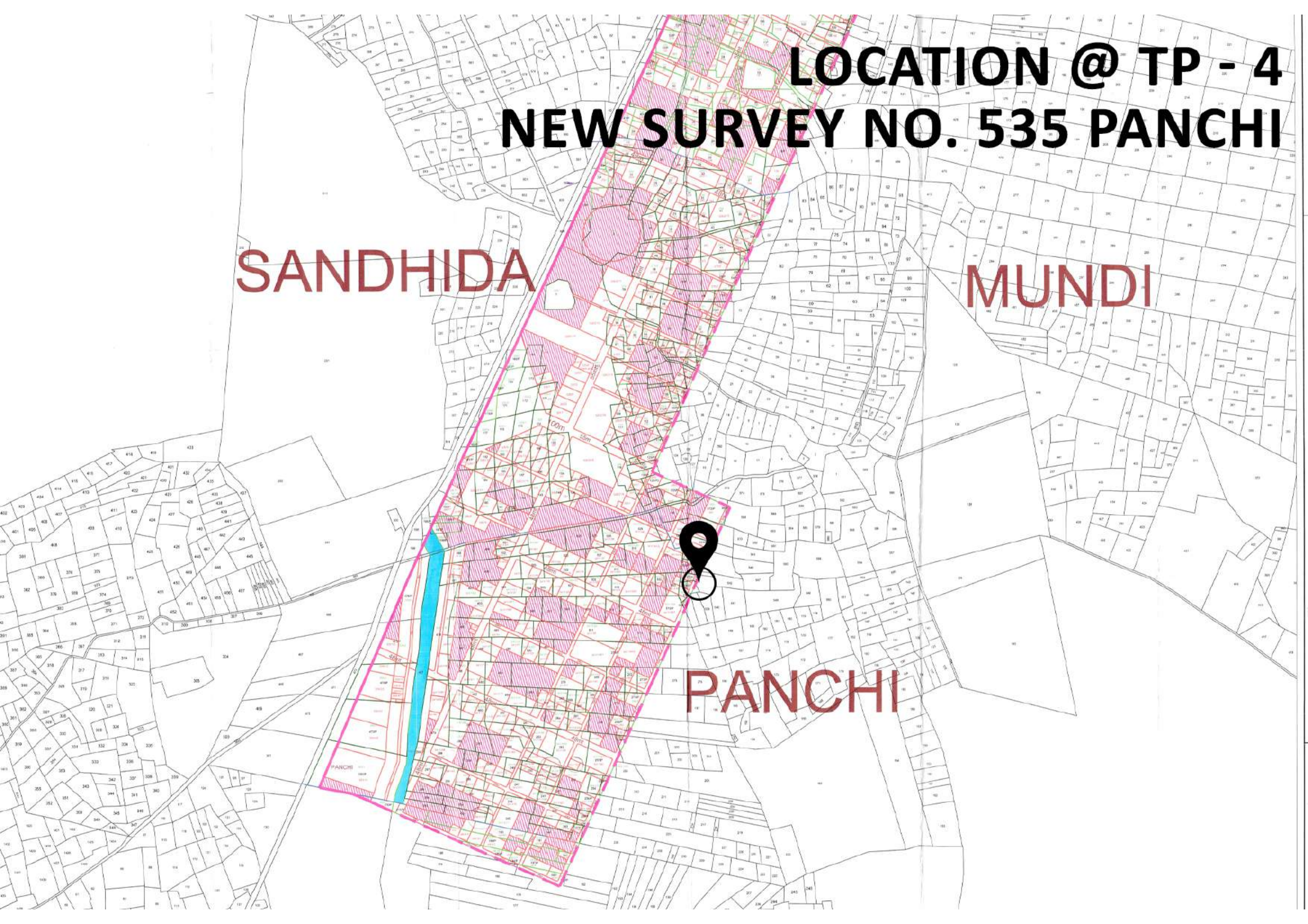
# LOCATION @ TP - 4 NEW SURVEY NO. 535 PANCHI

SANDHIDA

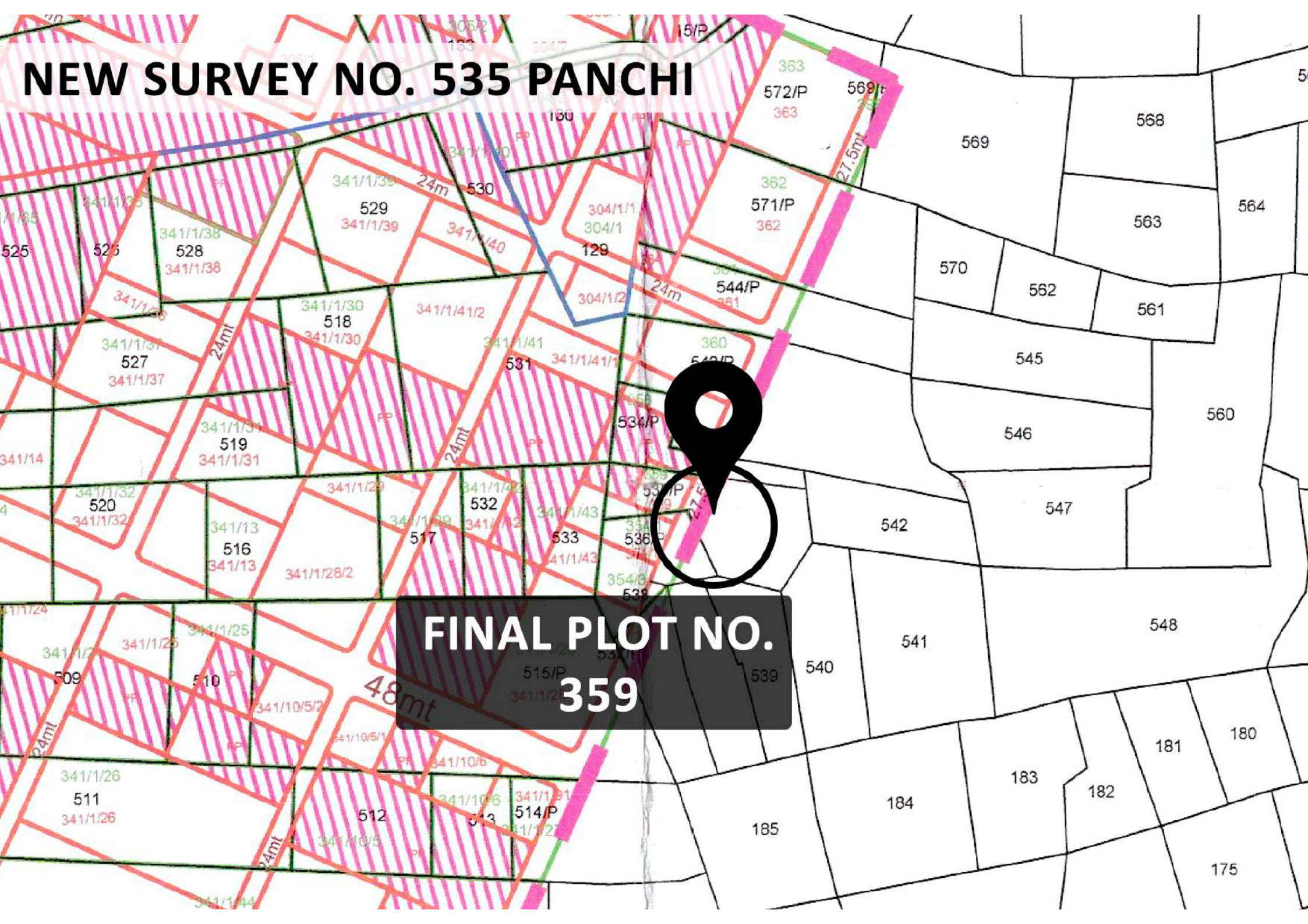
MUNDI



PANCHI



# NEW SURVEY NO. 535 PANCHI



**FINAL PLOT NO.**  
**359**

# LOCATION ADVANTAGE

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- ✓ **PROJECT IS LOCATED JUST 800 METERS FROM 10 LANE EXPRESSWAY**
- ✓ **LESS THAN 10 MINUTES FROM DHOLERA INTERNATIONAL AIRPORT VIA ACTIVATION ZONE**
- ✓ **JUST A WALK AWAY FROM MRT & BRT CONNECTIVITY (METRO & PUBLIC BUS CONNECTIVITY)**  
**WALKING DISTANCE FROM ACCESS TO PUBLIC FACILITIES LIKE CITY CENTER, KNOWLEDGE & IT, SUPER SPECIALITY HOSPITAL, BANKS, UNIVERSITY ETC.**
- ✓ **RESIDENTIAL ZONE OF SMART & GREEN CITY DHOLERA TP 4 –B1**
- ✓ **75 KILOMETRES FROM AHMEDABAD NATIONAL HIGHWAY 741**
- ✓ **40 KILOMETRES FROM BHAVNAGAR NATIONAL HIGHWAY 741**
- ✓ **10 KILOMETRES FROM WORLD’S BIGGEST SOLAR ZONE**
- ✓ **3 KILOMETRES FROM ACTIVATION ZONE**
- ✓ **3 MINUTES FROM TATA LITHIUM ION BATTERY PLANT**
- ✓ **4 MINS FROM ABCD BUILDING, SEVA SADAN & SWAMI NARAYAN MANDIR**
- ✓ **CLOSE TO CITY CENTRE ZONE & HIGH ACCESS CORRIDOR**
- ✓ **ICT AND IOT ENABLED SECURITY NETWORK WITHIN SOCIETY, PLAY AREA, YOGA CENTRE, GATED SOCIETY**

## Draft General Development Control Regulations (DGDCR)

**Table 10-3:** Development Control Regulations for the City Centre Zone

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>CITY CENTRE</b>								
1	55m & above	5000 sqm**	5	0-10%	150m	10m-8m-6m-6m	Convention and Exhibition Centre; Sports Complex; Auditorium; Integrated Multimodal Passenger Transport Hub; Dormitories; Museum; Super specialty Hospital Residential Multi-storey Apartments; Serviced Apartments, Petrol/CNG/LPG Pump and all uses given 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</li> </ul>
			4	Above 10-20%	126m	9m-7m-6m-6m		
			3	Above 20-30%	32m	8m-6m-6m-6m		
2	25m & Below 55	1500 sqm	2.5	40%	20m	8m-6m-6m-6m	Multi-level Parking; Office Complex, Retail Mall, Cinema Hall; Commercial Complex, Restaurants, Food Plazas and Food Streets; Other Retail; Public/ Govt Institutional Buildings, Training Centre; Art Gallery; Diagnostic/Radiology Centre; Hospital C and D; Health/Welfare Centre; Place of Worship larger than 1000sqm; Public Facility/Infrastructure/	

## Draft General Development Control Regulations (DGDCR)

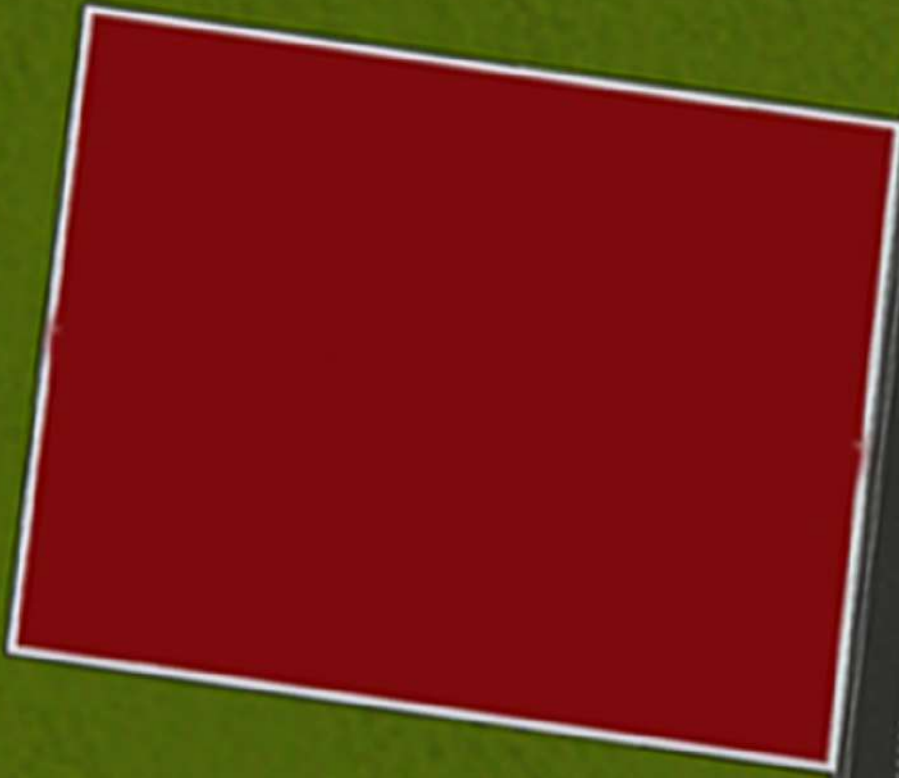
SR NO	MINIMUM ROAD ROW (METRES)	MIN. PLOT SIZE	MAXIMUM FAR	MAXIMUM GROUND COVERAGE AS PERCENT OF PLOT AREA	MAXIMUM BUILDING HEIGHT*	MINIMUM SETBACKS (FRONT-REAR-BOTH SIDES)	PERMITTED USE PREMISES	CONDITIONAL USE SUBJECT TO SPECIAL PERMIT FROM DSIRDA
<b>CITY CENTRE</b>								
3	Below 25m	1500 sqm	2	40%	16m	8m-6m-6m-6m	Utility Buildings; Petrol/CNG/LPG Pump  Restaurants, Food Plazas and Food Streets; Neighbourhood Retail Shop; Community Hall; Health Club; Dispensary; Place of Worship smaller than 1000sqm;	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. 2. Devices for generation of non-conventional energy, such as solar panels, wind power 3. Servant quarters or lodging facilities for caretaker/security personnel  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

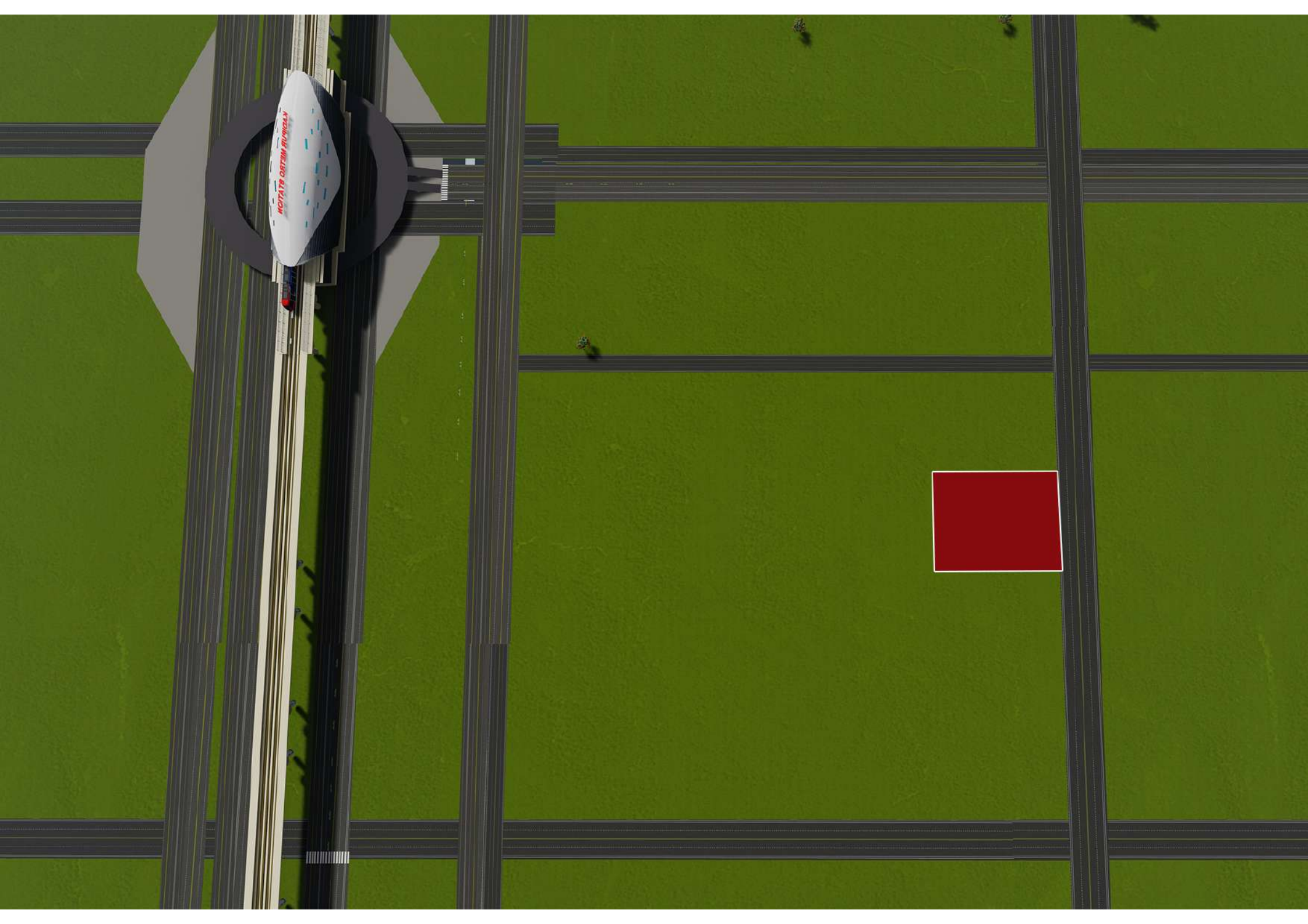
\* Height of the building must comply to the prevalent Fire Safety Norms, with permissions from DSIRDA

\*\* For Plot sizes of 5000 sqm and above – In case of a building with podium and tower, a ground coverage of maximum 40% will be allowed for a maximum height upto 8 m, including G or G+1 whichever is less. The upper typical floors above podium will have a maximum plan area of 10%. The maximum FAR allowed in this case will be 5.

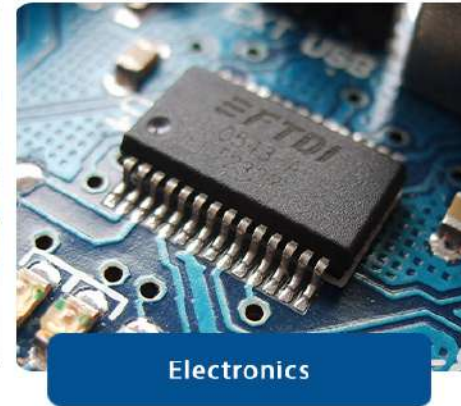
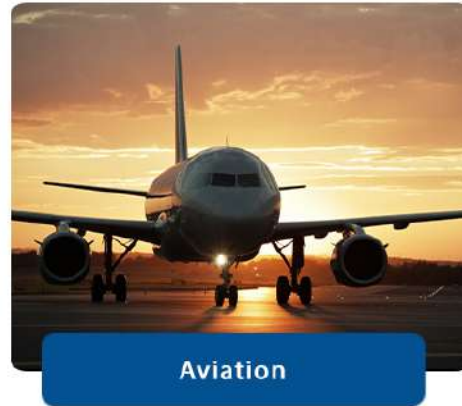


**24/55 MT WIDE TP ROAD**





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:



**SMART HOMES**  
Building Smart India

# Dholera, Special Investment Region

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



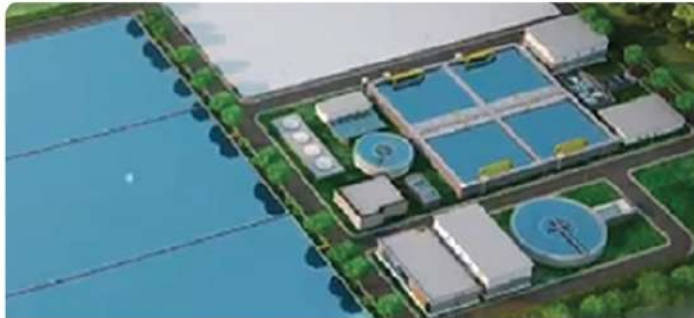
Roads and Services - Tender has been awarded to L&T of INR. 1734 Cr. L&T has mobilised on site & work has already commenced.



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"**



FOOD PARK

PVR

PVR



DEGIPTRA  
COMMERCIAL  
SQUARE II



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

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