



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:- AMBLI | TPS:- TP1A1

ON 250 METER DHOLERA AHMEDABAD EXPRESSWAY

ZONE:- INDUSTRIAL ZONE

NEW SURVEY NO.:1118 | OLD SURVEY NO.:702/2

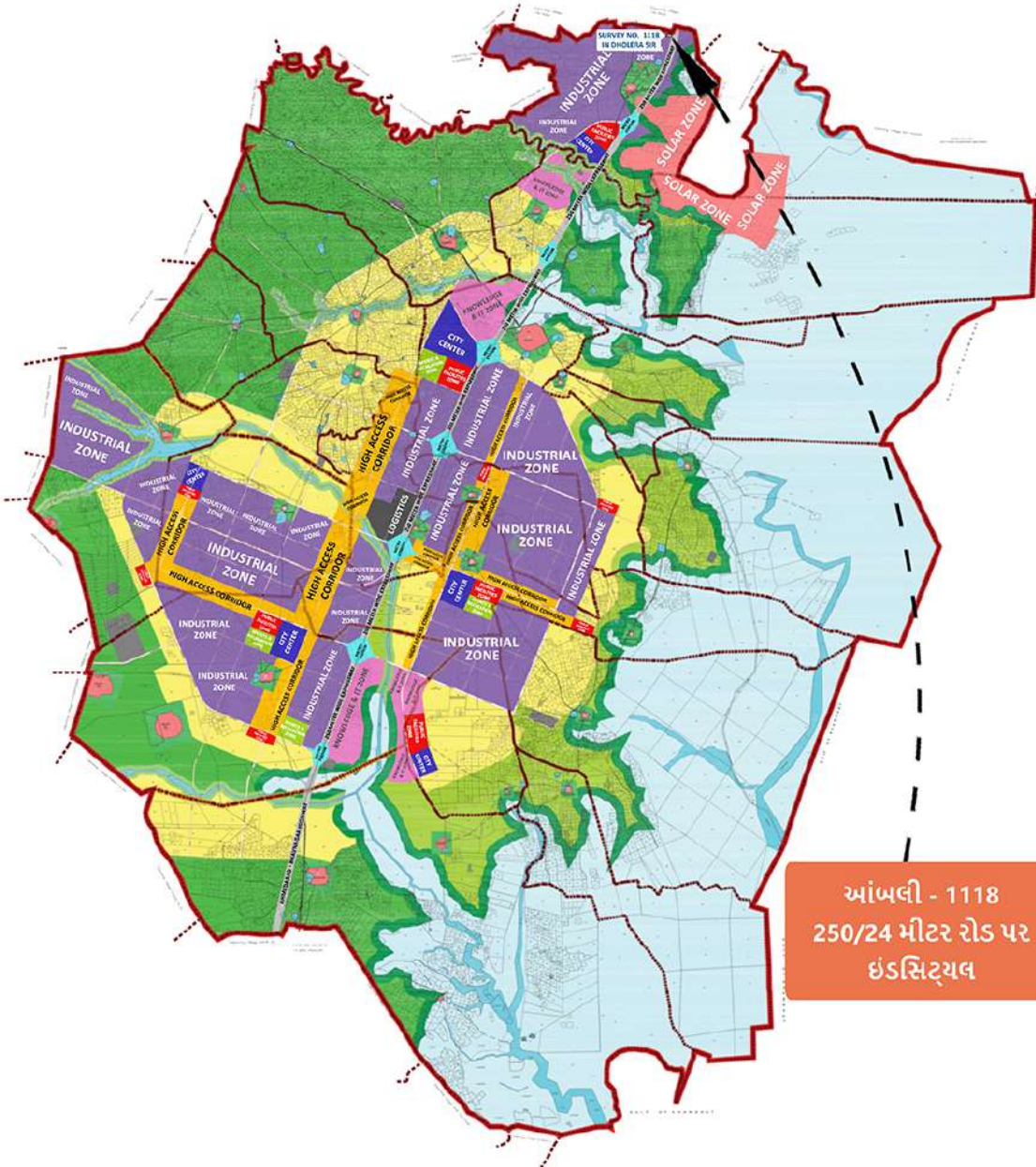
FINAL PLOT NO.: 664/2

HUGE POTENTIAL FOR HIGH RENTAL INCOME

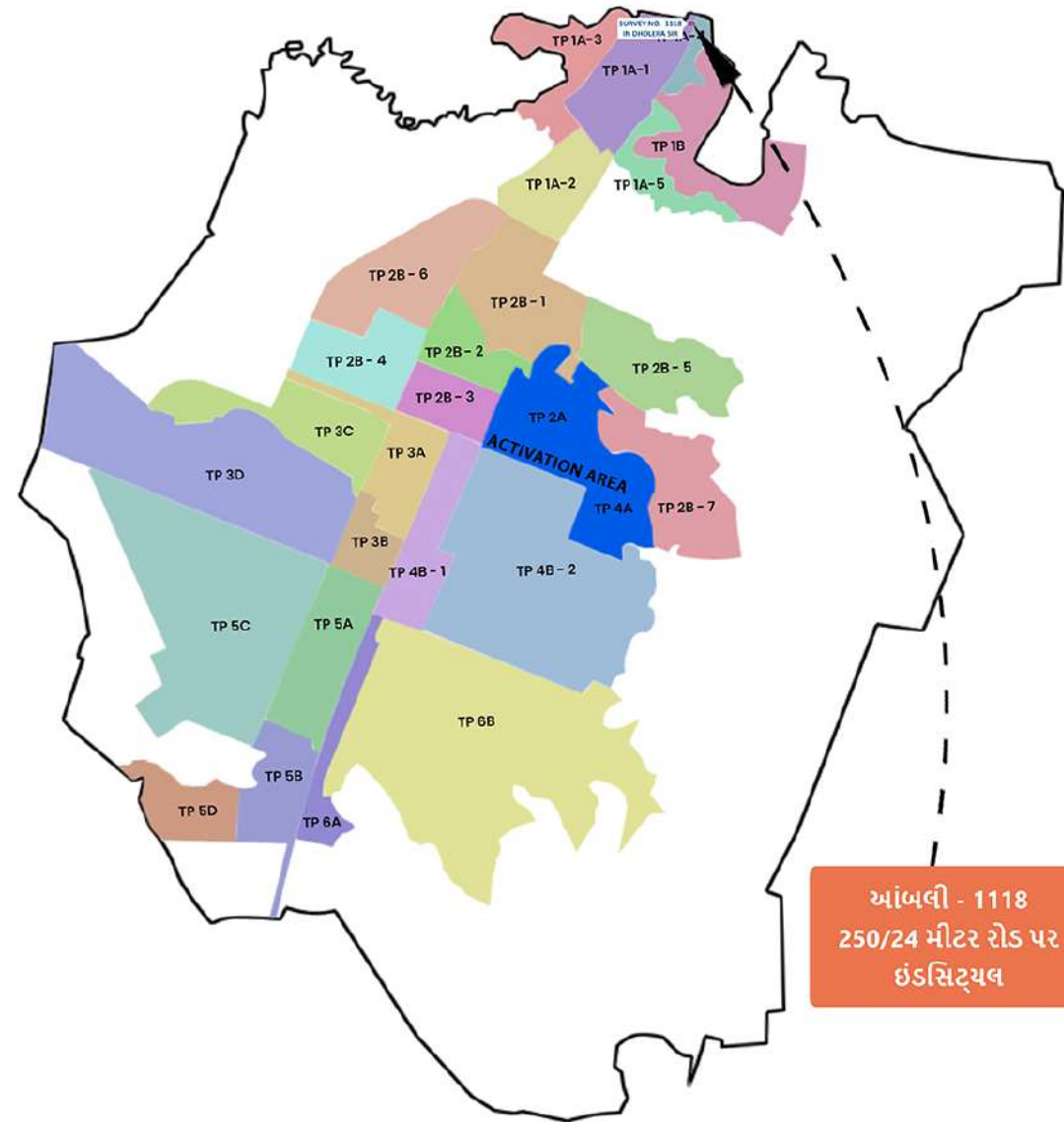
FINAL PLOT AREA- 6777.08 SQ.YARD (60993.68 SQ.FEET)

LENGTH = 90.603 YARD & WIDTH = 74.8 YARD

TP PLAN AND DP PLAN LAND LOCATION NEW SURVEY NO. 1118 AMBLI



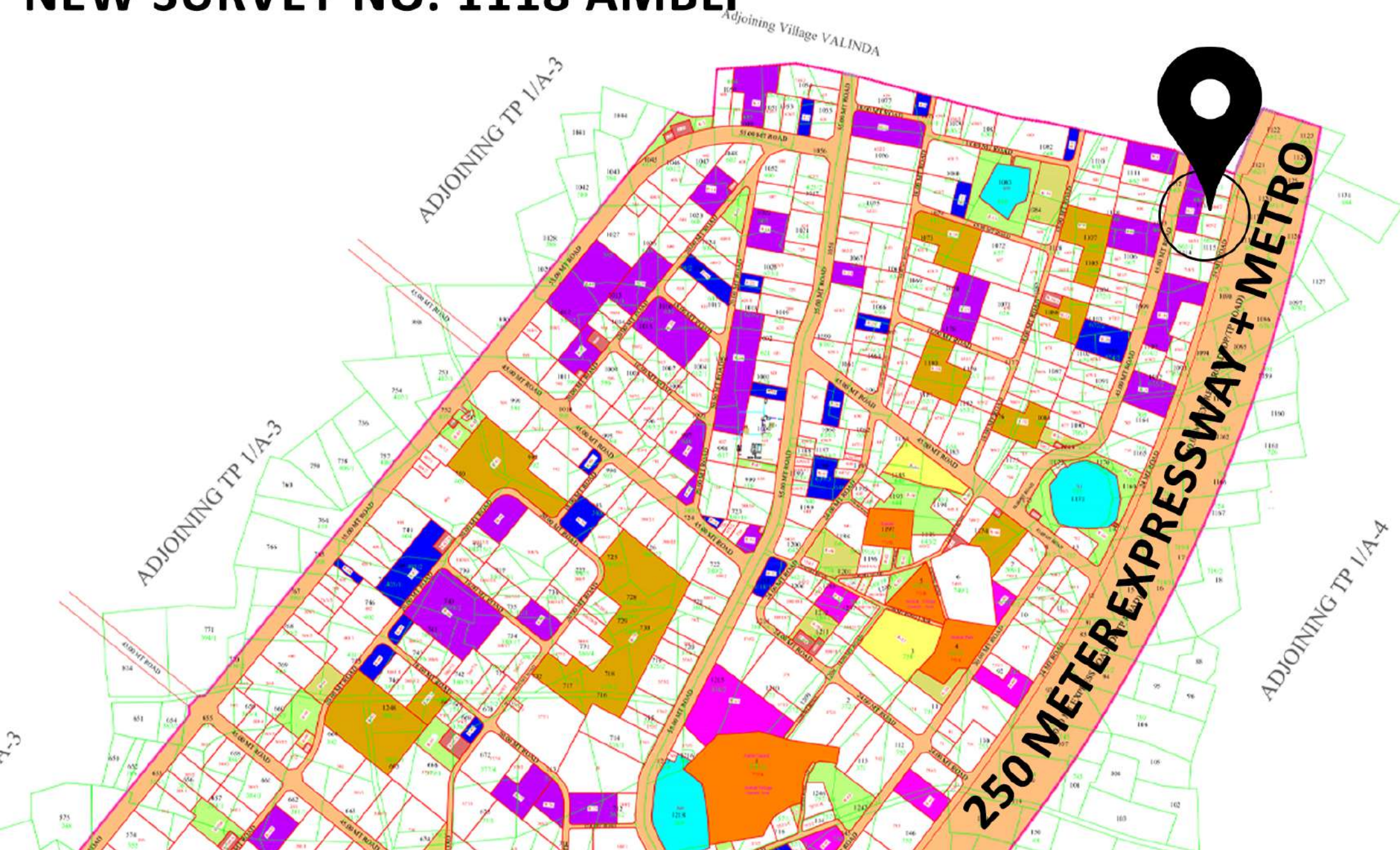
આંબલી - 1118
250/24 મીટર રોડ પર
ઇંડસિટ્રીયલ



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250/24 મીટર રોડ પર
ઇંડસિટ્રીયલ

LOCATION @ TP - 1

NEW SURVEY NO. 1118 AMBLI



FINAL PLOT NO.
664/2



LOCATION ADVANTAGE

- ✓ **HUGE POTENTIAL FOR HIGH VALUE RENTAL INCOME FROM MULTIPLE AVENUES.**
- ✓ **FIFTH SURVEY NUMBER FROM THE ENTRANCE GATE OF DHOLERA SIR WHEN VISITING FROM AHMEDABAD.**
- ✓ **COMES UNDER TP1 AND TP2 DEVELOPMENT SCHEME 2022.**
- ✓ **LOCATED ON 250 METERS AHMEDABAD-DHOLERA EXPRESS HIGHWAY SCHEME 2022.**
- ✓ **COMES CLOSE TO DHOLERA INTERNATIONAL AIRPORT.**
- ✓ **2 MINUTES FROM ABCD BUILDING, DHOLERA**
- ✓ **4 MINUTES FROM ACTIVATION AREA**
- ✓ **1 MINUTE FROM INDUSTRIAL AREA**
- ✓ **5 MINUTES FROM TATA LITHIUM ION BATTERY PLANT**
- ✓ **40 MINUTES FROM AHMEDABAD**
- ✓ **20 MINUTES FROM BHAVNAGAR**

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
INDUSTRIAL								
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"> 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> <ul style="list-style-type: none"> Devices for generation of non-conventional energy, such as solar panels, wind power Lodging facilities for caretaker/security personnel <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	

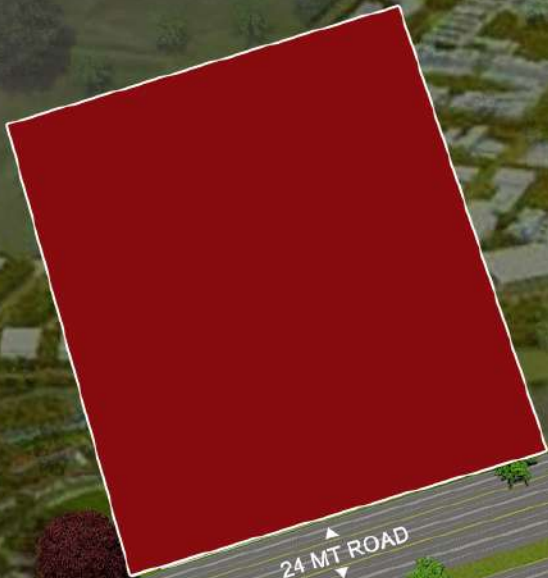
* Height of the building must comply to the prevalent Fire Safety Norms, with permissions from DSIRDA

A NEW ERA OF
SMART CITIES

dholera
— A NEW ERA —

A NEW ERA OF
SMART CITIES





24 MT ROAD

250 MT WIDE AHMEDABAD - DHOLERA EXPRESS WAY

250 MT WIDE AHMEDABAD - DHOLERA EXPRESS WAY

THANK YOU FOR VISITING DHOLERA
A NEW ERA OF PROSPERITY

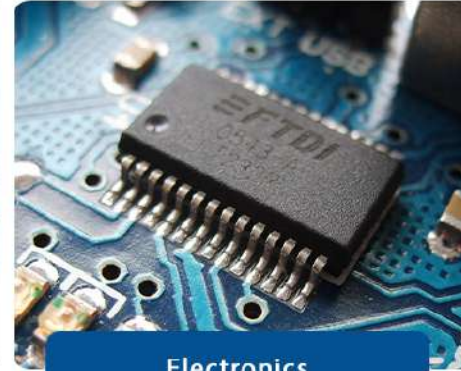
Dholera SIR will be home to non-polluting industries promoting a clean, green and sustainable urban development which can contribute to the growth of the region and India. Some of the identified sectors are:



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



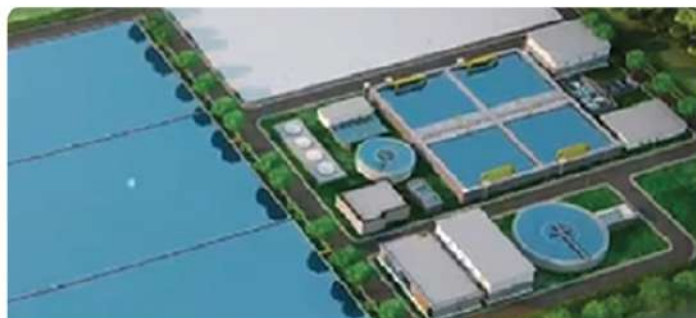
Roads and Services - Tender has been awarded to L&T of INR. 1734 Cr. L&T has mobilised on site & work has already commenced.



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.

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