



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.:334 | OLD SURVEY NO.:75P

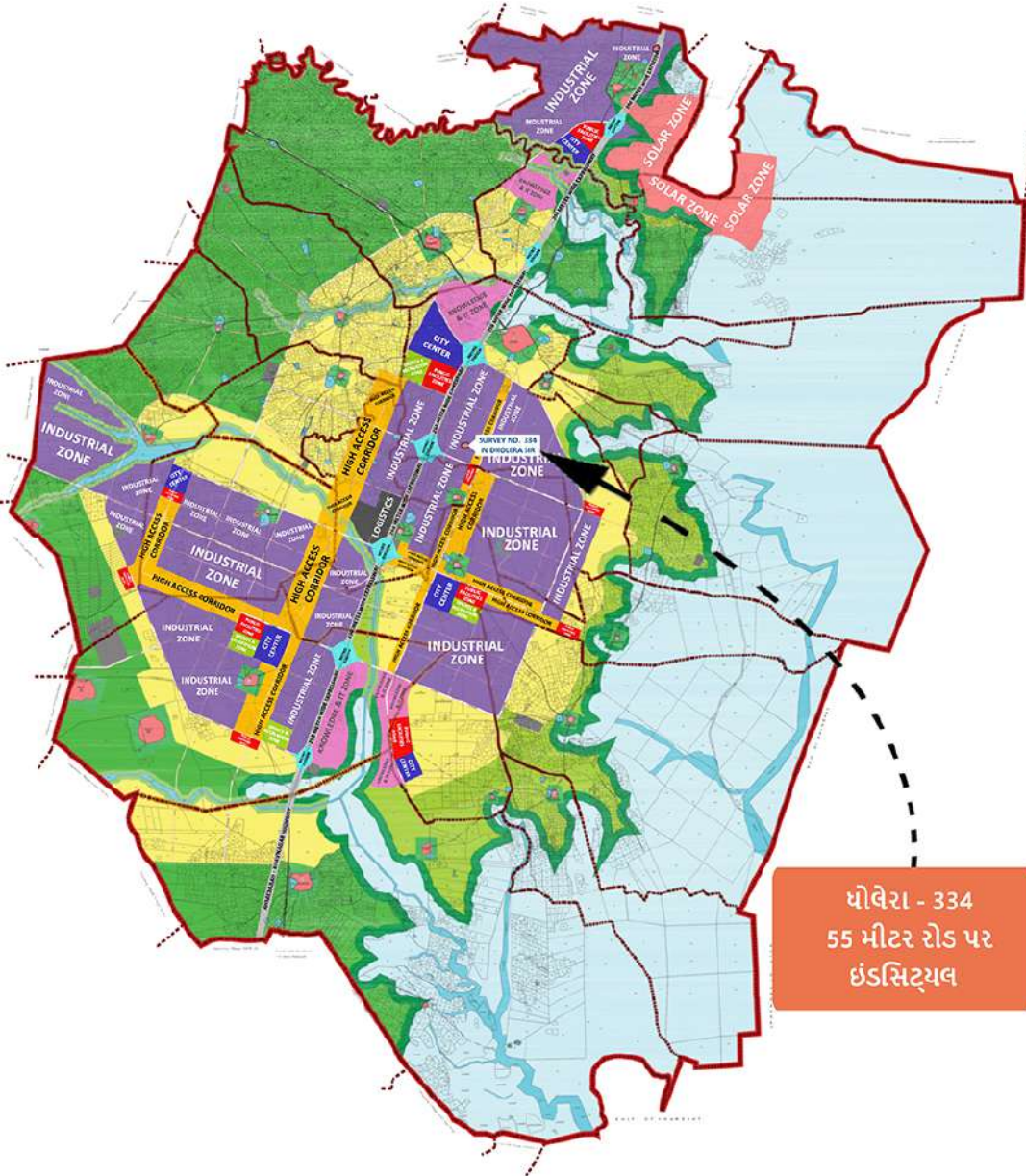
FINAL PLOT NO.: 139 | PLAN PASS IN 30 DAYS

HUGE POTENTIAL FOR HIGH RENTAL INCOME

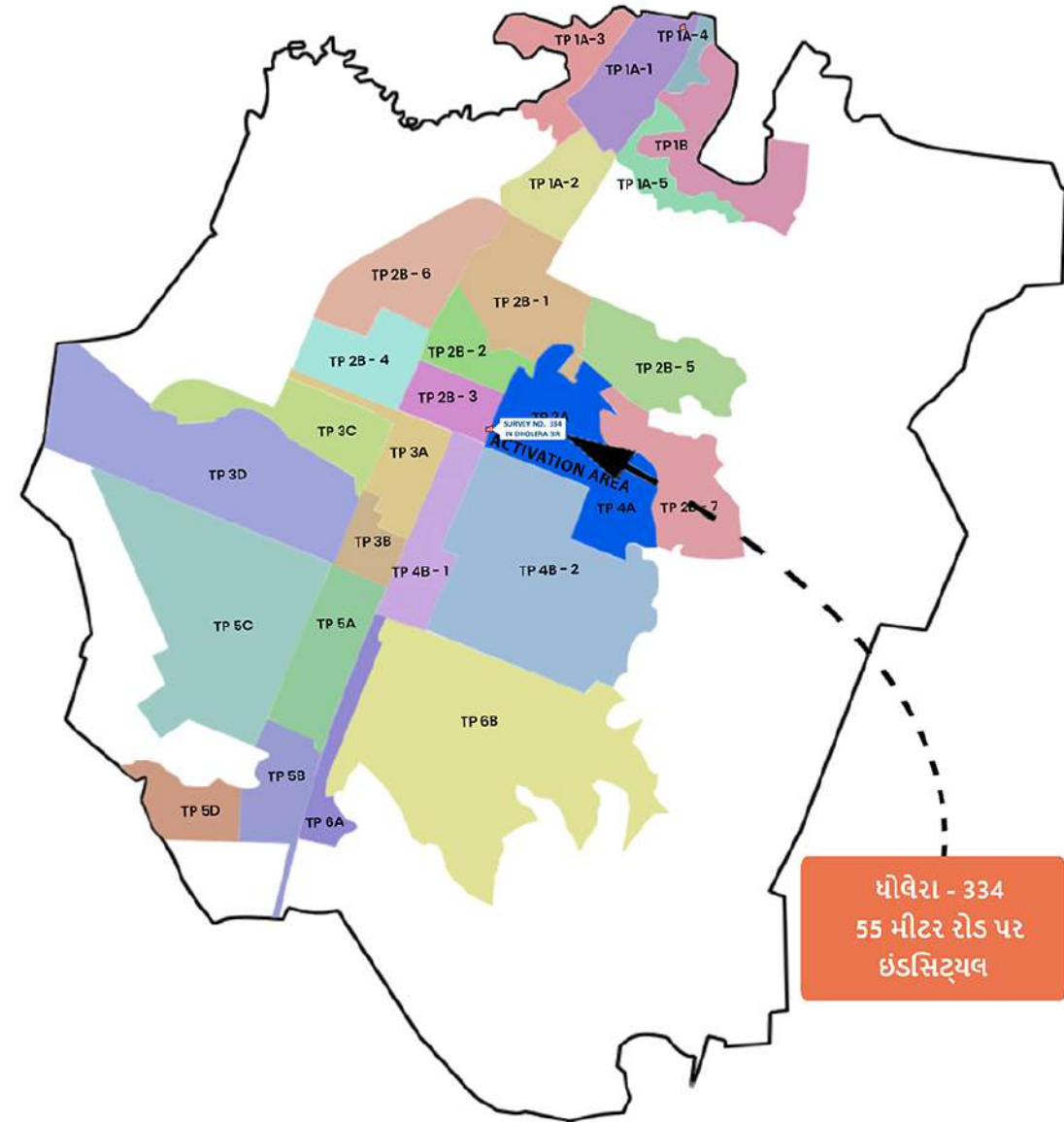
FINAL PLOT AREA- 5,179.24 SQ.YARD (46,613.16 SQ.FEET)

LENGTH = 53.18 YARD & WIDTH = 97.38 YARD

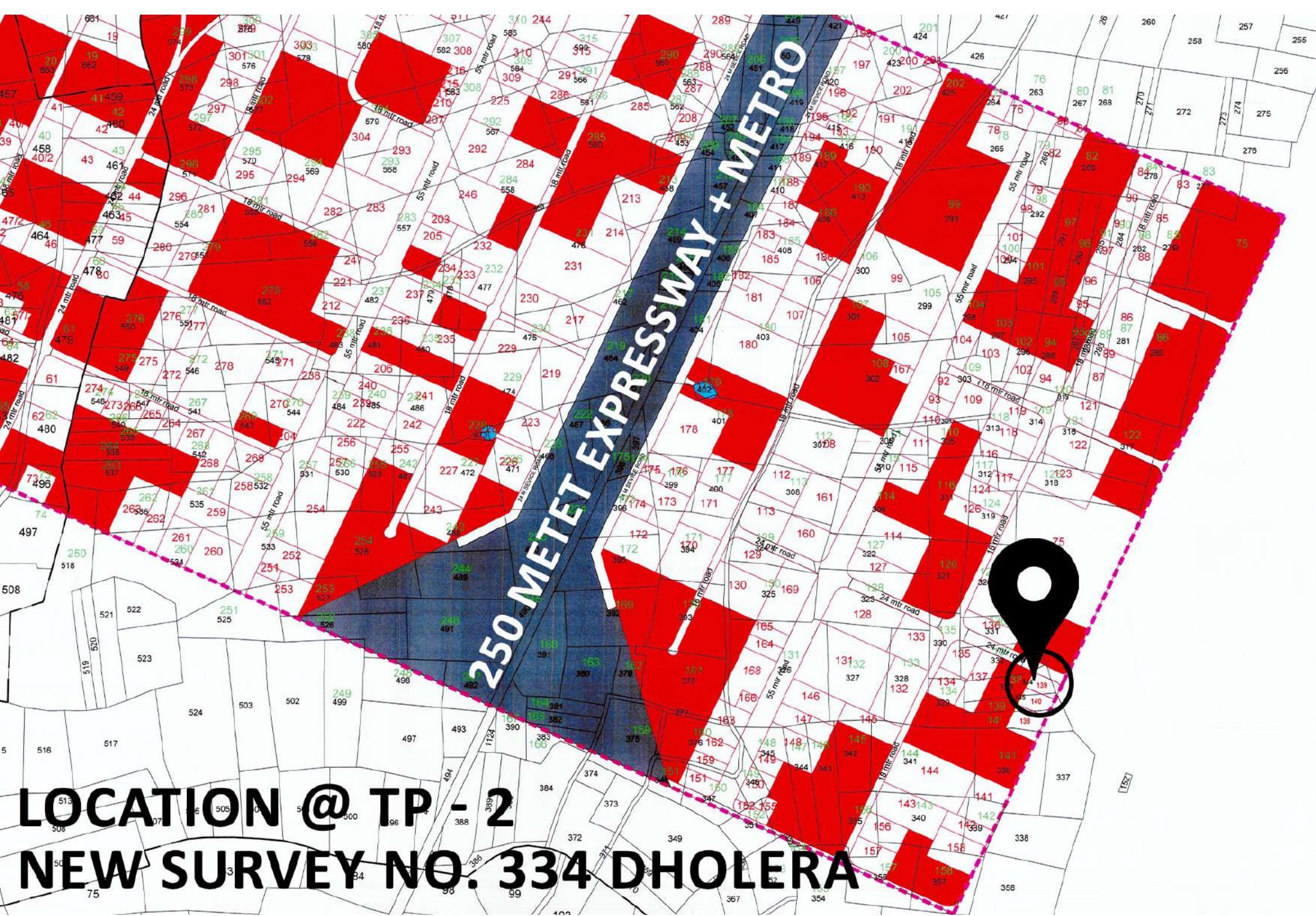
TP PLAN AND DP PLAN LAND LOCATION NEW SURVEY NO. 334 DHOLERA



ધોલેરા - 334
55 મીટર રોડ પર
ઇંડસિટ્યલ



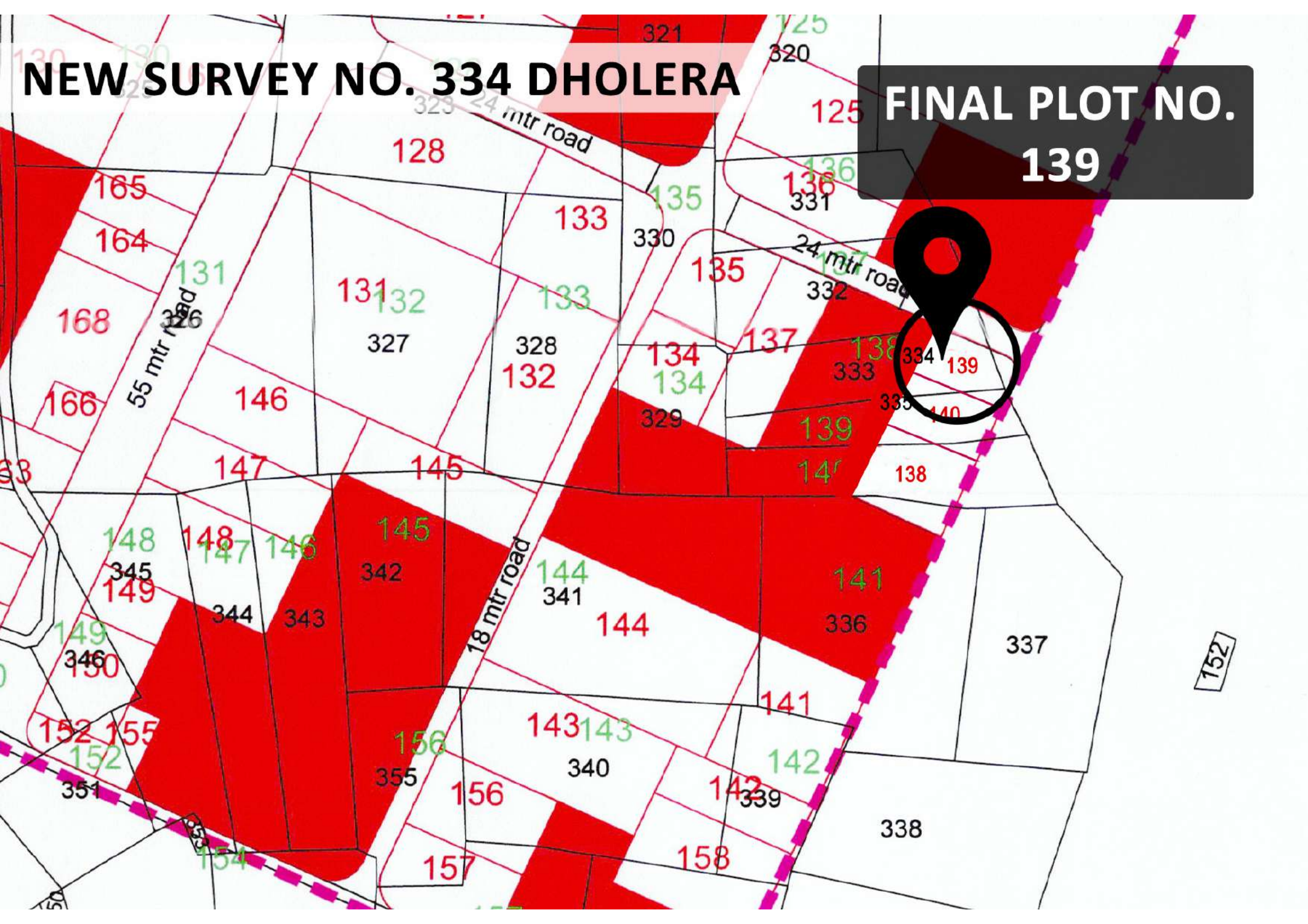
ધોલેરા - 334
55 મીટર રોડ પર
ઇંડસિટ્યલ



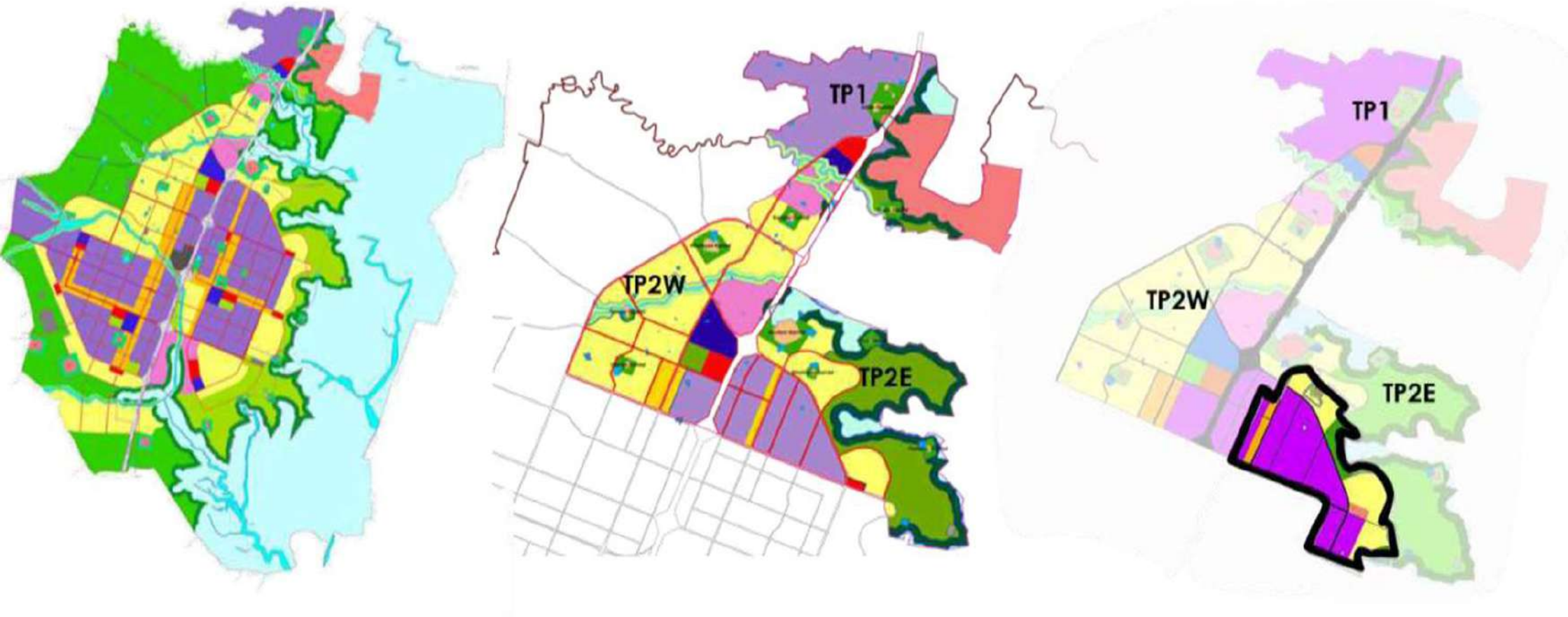
LOCATION @ TP - 2
NEW SURVEY NO. 334 DHOLERA

NEW SURVEY NO. 334 DHOLERA

**FINAL PLOT NO.
139**



Activation Area



DSIR (TP1 to TP6)

422 sqkm

Phase 1 (TP1 & TP2)

153 sqkm

Activation area

22.54 sqkm

LOCATION ADVANTAGE

- ✓ ON ACTIVATION AREA ROAD TP2-B3.
- ✓ LOCATED ON 55 & 70 METERS ACTIVATION AREA.
- ✓ 1 MINUTE 250 METER EXPRESSWAY.
- ✓ COMES UNDER DHOLERA SIR DEVELOPMENT PHASE 1.
- ✓ COMES CLOSE TO NH 741 AHMEDABAD – DHOLERA – EXPRESSWAY DEVELOPMENT SCHEME 2023 AHMEDABAD-DHOLERA-BHAVNAGAR.
- ✓ HUGE POTENTIAL FOR HIGH VALUE RENTAL INCOME FROM MULTIPLE AVENUES.
- ✓ COMES UNDER TP1 AND TP2 DEVELOPMENT SCHEME 2022.
- ✓ COMES CLOSE TO DHOLERA INTERNATIONAL AIRPORT.
- ✓ 2 MINUTES FROM ABCD BUILDING, DHOLERA.
- ✓ 100 METER FROM HIGH ACCESS CORRIDOR.
- ✓ 500 METER FROM SPORTS & RECREATION ZONE.
- ✓ 2 MINUTES FROM CITY CENTER, KNOWLEDGE & IT ZONE & PUBLIC FACILITIES.
- ✓ 4 MINUTES FROM TATA LITHIUM PLANT.
- ✓ INSIDE INDUSTRIAL ZONE ACTIVATION AREA
- ✓ 40 MINUTES FROM AHMEDABAD VIA PROPOSED EXPRESSWAY 751.
- ✓ 20 MINUTES FROM BHAVNAGAR VIA PROPOSED EXPRESSWAY 751.

Draft General Development Control Regulations (DGDCR)

Table 10-6: Development Control Regulations for Industrial Areas

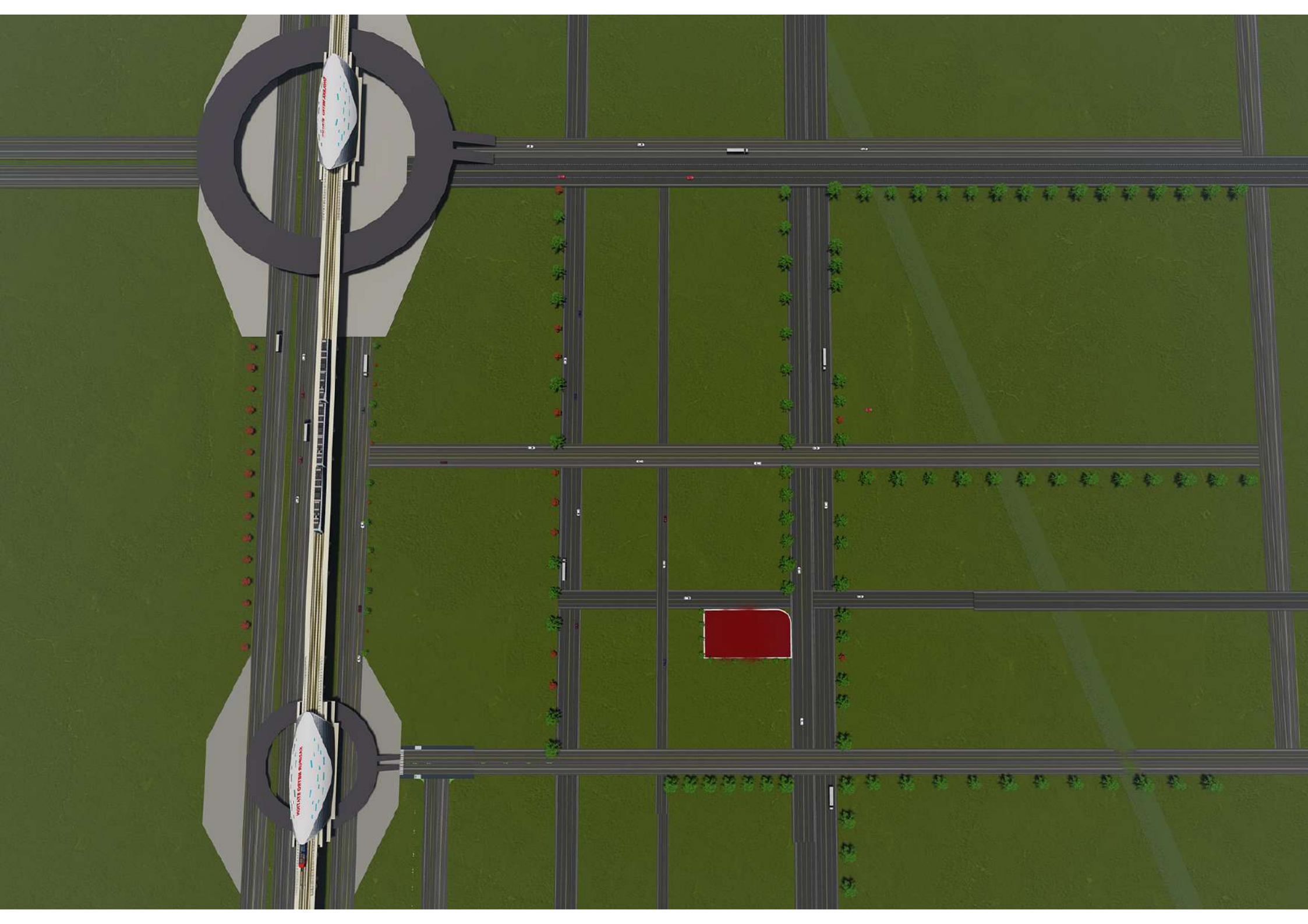
SR NO	MINIMUM ROAD ROW (METRES)	MIN. PLOT SIZE	MAXIMUM FAR	MAXIMUM GROUND COVERAGE AS PERCENT OF PLOT AREA	MAXIMUM BUILDING HEIGHT*	MINIMUM SETBACKS (FRONT-REAR-BOTH SIDES)	PERMITTED USE PREMISES	CONDITIONAL USE SUBJECT TO SPECIAL PERMIT FROM DSIRDA
INDUSTRIAL								
1	55 m & above	1000sqm	1.8	50%	25m	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

24 MT TP ROAD

55 MT TP ROAD





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

TP 2A

INDUSTRIAL ZONE

SPORTS & RECREATION ZONE

PUBLIC FACILITIES

30 MT ROAD 30 MT ROAD

INDUSTRIAL ZONE

HIGH ACCESS CORRIDOR

INDUSTRIAL ZONE

24 MT ROAD

SR. NO 334



55 MT ROAD

55 MT ROAD

250 MT WIDE EXPRESSWAY

HIGH ACCESS CORRIDOR

CITY CENTER

RESIDENTIAL ZONE

HIGH ACCESS CORRIDOR

INDUSTRIAL ZONE

RESIDENTIAL ZONE

SPORTS & RECREATION ZONE



इंडियनओयल
Indian Oil
Petrol 74.39
Diesel 55.31

HDFC BANK
We understand your world
Future Banker
Jumpstart your banking career with Future Banker
Let nothing hold you back
with HDFC Bank Personal Loan

McDonald's

HONEST

ROLLS-ROYCE

TOILE

café

SUBWAY

SUBWAY

STATE BANK ATM



HDFC BANK
We understand your world

HONEST

ROLLS-ROYCE

Rolls-Royce Motor Cars Hangzhou

RELISH

RELISH

Haldiram's

Haldiram's

AUDI

AUDI

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



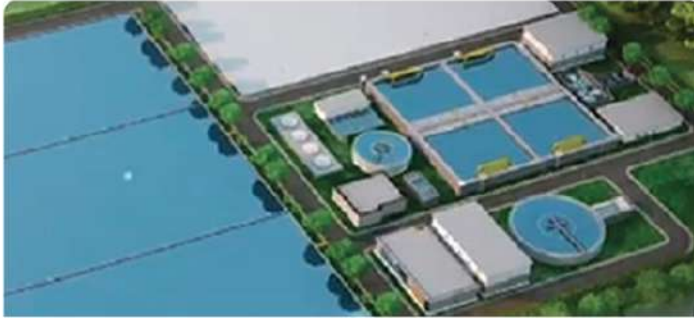
Roads and Services - Tender has been awarded to L&T of INR. 1734 Cr. L&T has mobilised on site & work has already commenced.



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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CONTACT US

7096961241 - 50

WWW.SMART-HOMES.IN

SMARTHOMES INFRASTRUCTURE PVT. LTD.

1205 GANESH GLORY, NEAR BSNL OFFICE,

JAGATPUR CHENPUR ROAD, SG HIGHWAY JAGATPUR,

AHMEDABAD - 382481 GUJARAT, INDIA