

DHOLERA SIR

INDIA'S FIRST GREENFIELD SMART CITY



LAND
PROPOSAL



Survey No.
New - 362
(Old- 221/2)

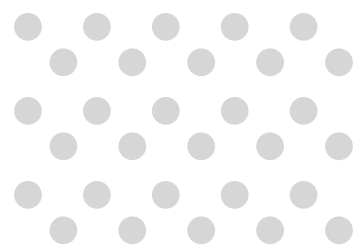
FP No. 176

TP - 6

**FP Area
9,680 Sq. Yard**


























Village - Bhangadh

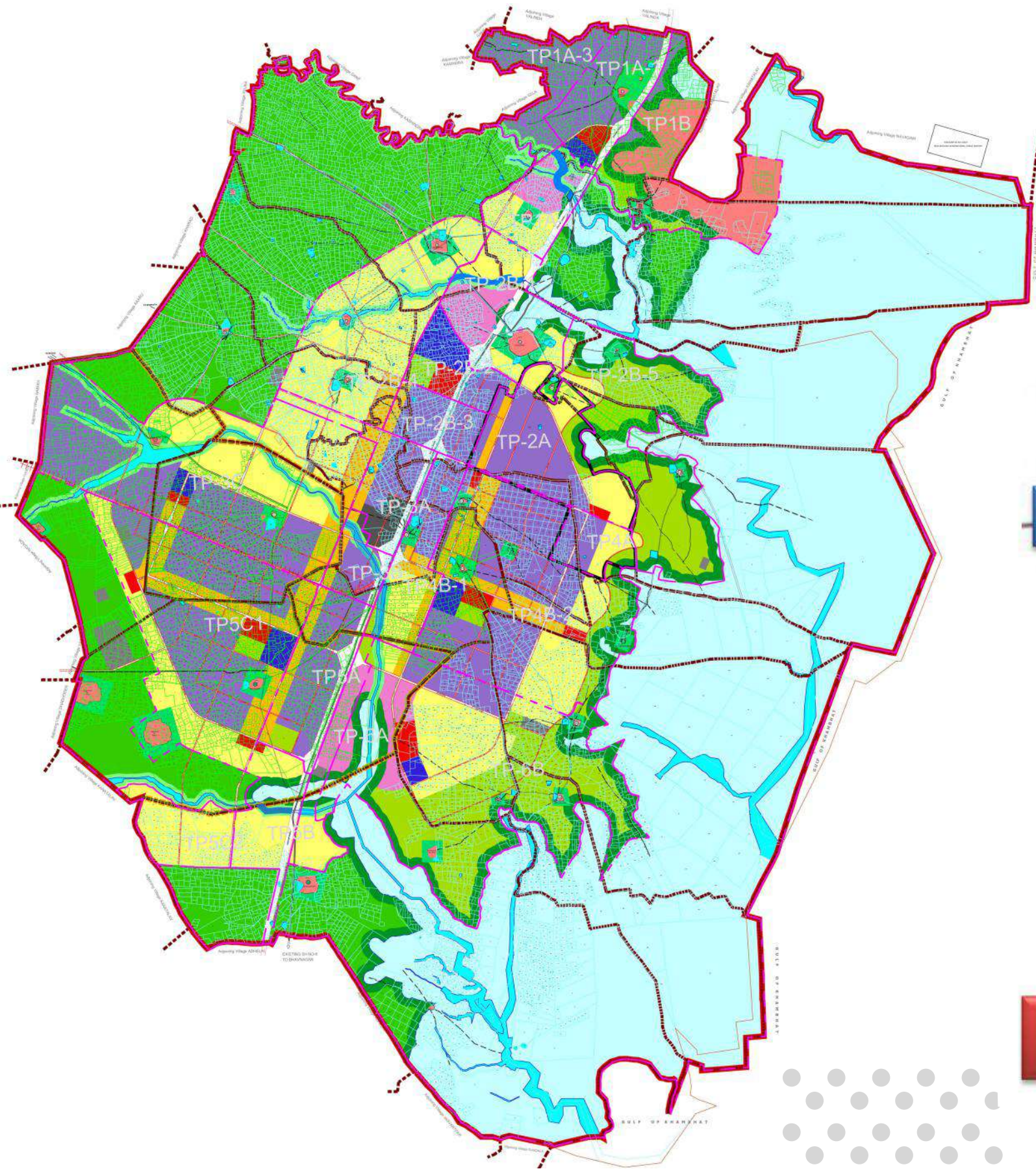
**Multi Purpose
Land**



Dholera DP Map

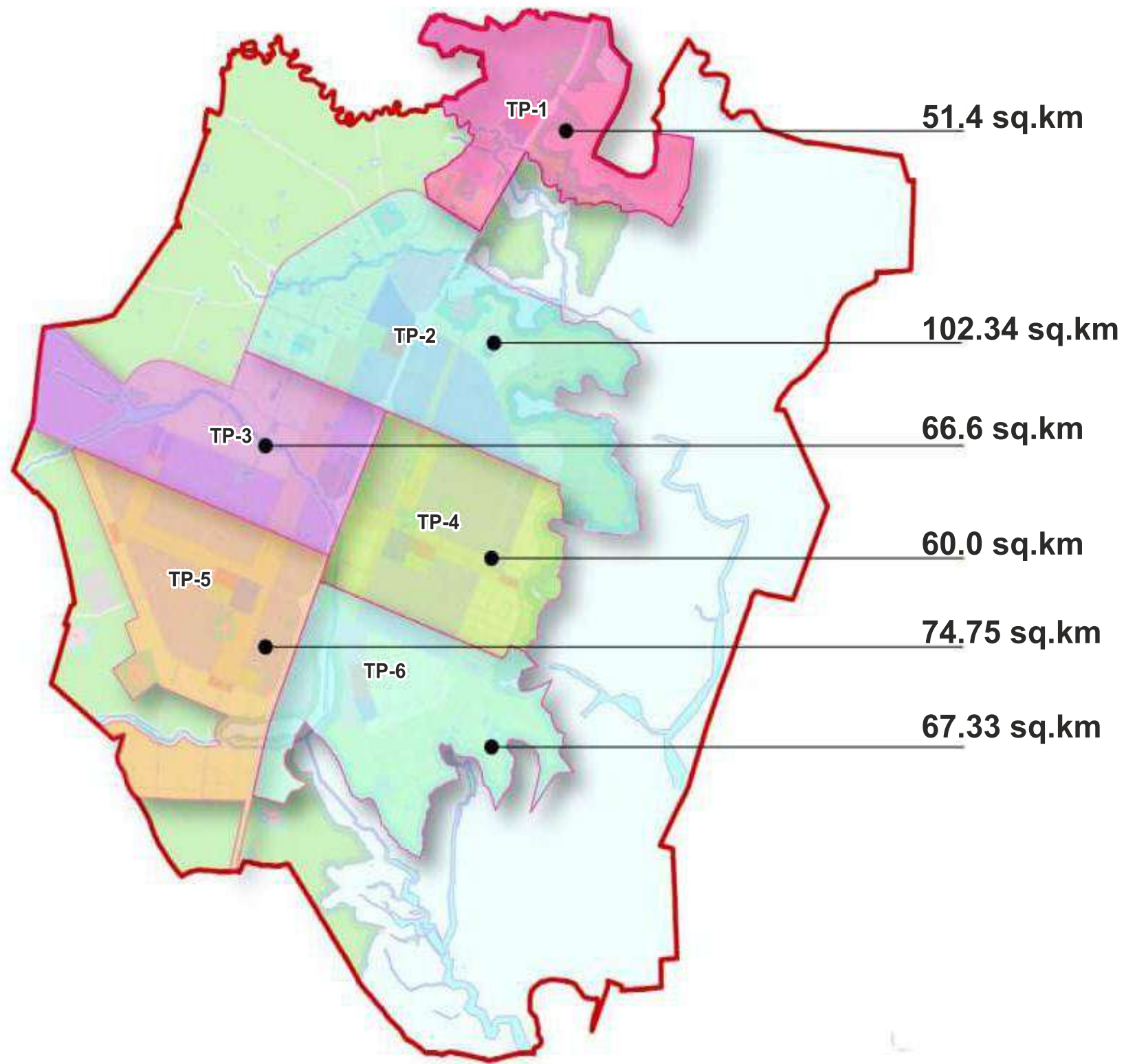
DRAFT DEVELOPMENT PLAN

-  DSIRDA BOUNDARY
-  TALUKA BOUNDARY
-  VILLAGE BOUNDARY
-  GAMTAL
-  SURVEY NUMBER BOUNDARY
-  EXISTING STATE HIGHWAY
-  EXISTING ROADS
-  RIVER / CANAL
-  TALAV / LAKE
-  PROPOSED ROADS
-  COASTAL REGULATION ZONE
-  GREEN SPACE
-  RECREATION, SPORTS AND ENTERTAINMENT ZONE
-  TOURISM : RESORTS
-  VILLAGE BUFFER
-  AGRICULTURE ZONE
-  STRATEGIC INFRASTRUCTURE ZONE
-  CITY CENTRE
-  LOGISTICS
-  HIGH ACCESS CORRIDOR
-  RESIDENTIAL ZONE
-  SOLAR PARK
-  PUBLIC FACILITIES ZONE
-  KNOWLEDGE AND I.T. ZONE
-  INDUSTRIAL ZONE

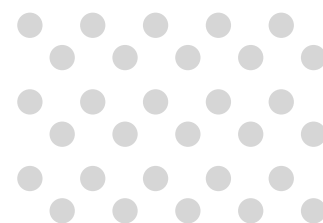


22 Villages in Dholera SIR

DHOLERA SIR TP MAP

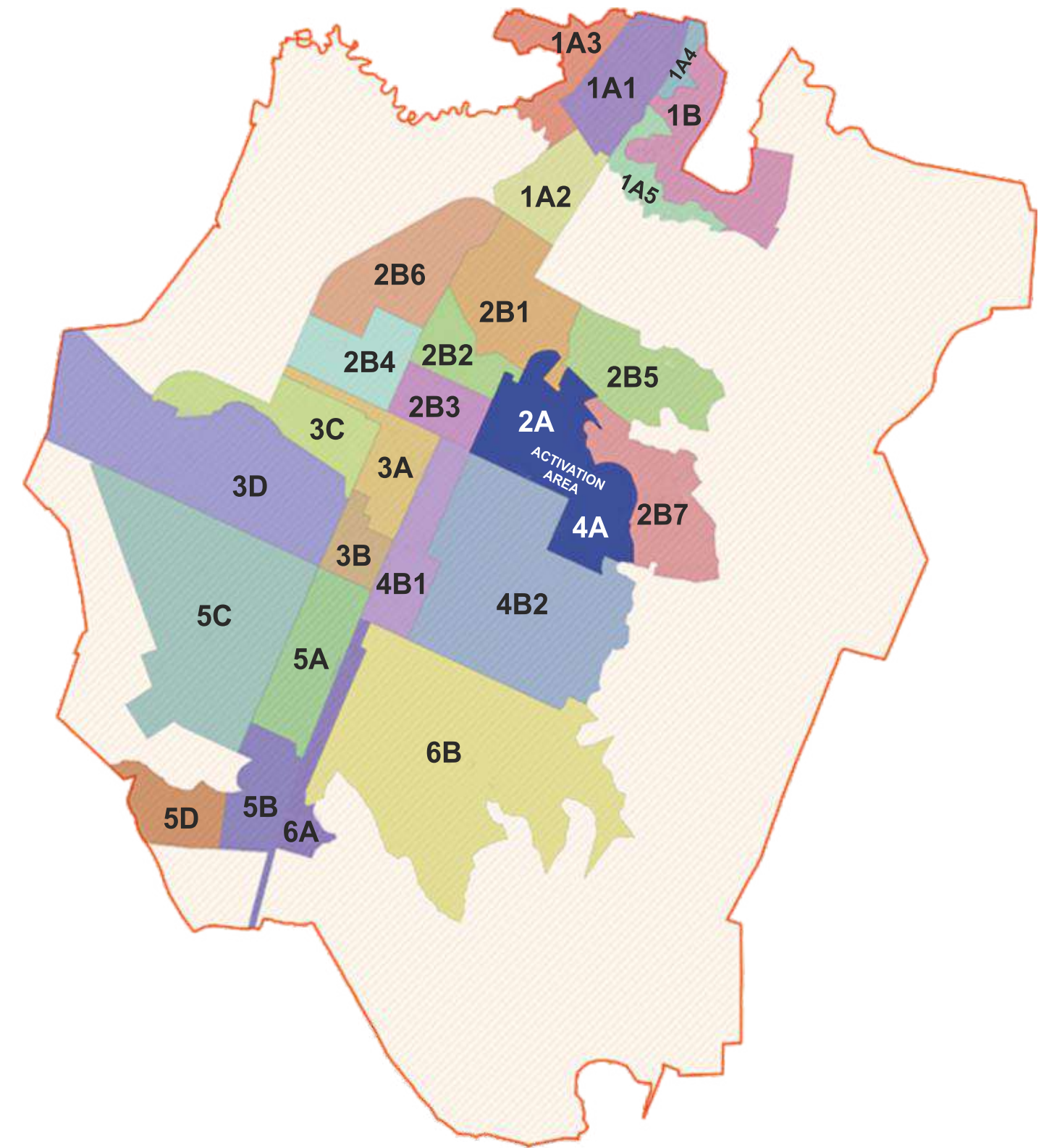


Dholera TP Map - 6 TP



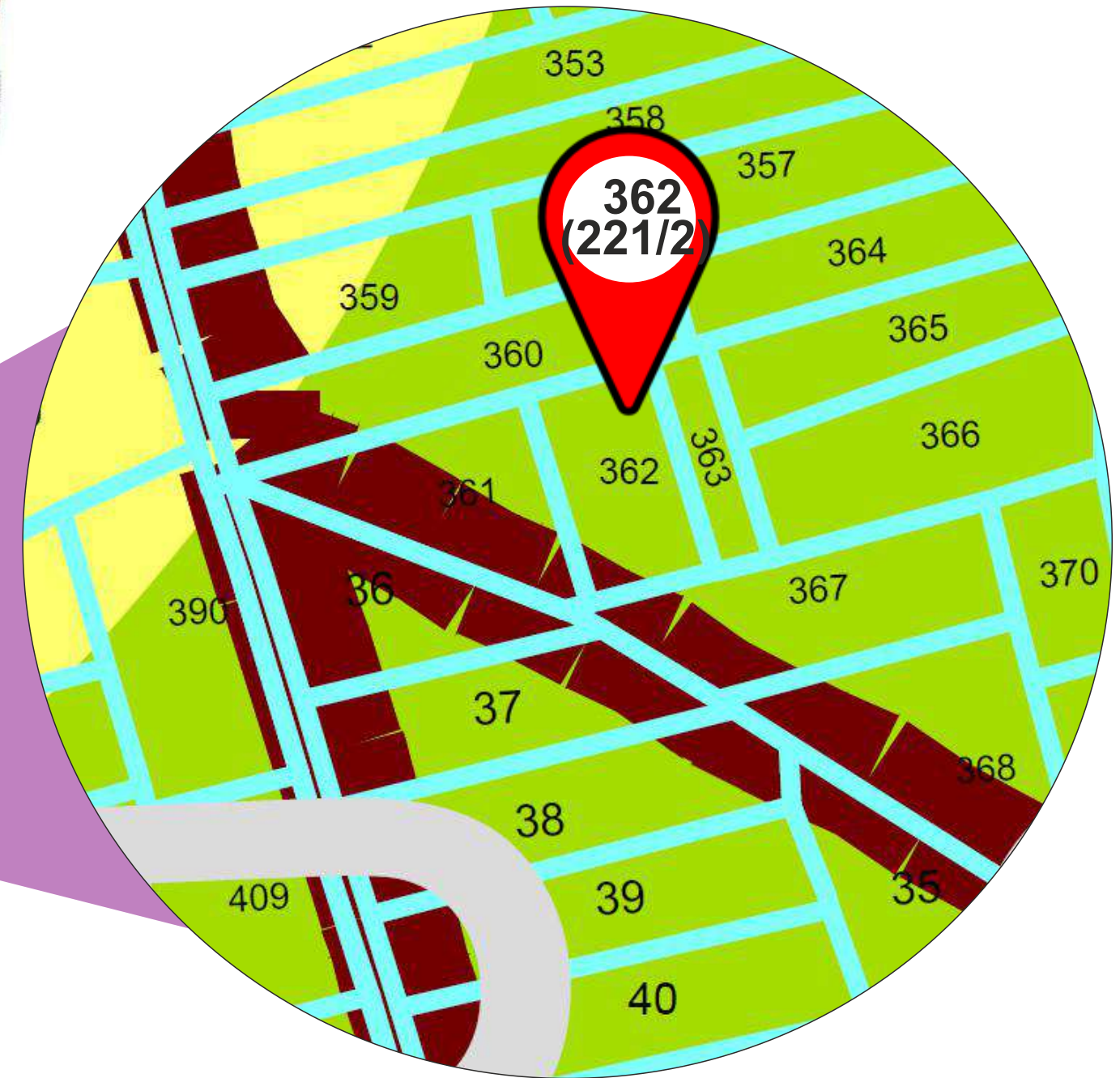
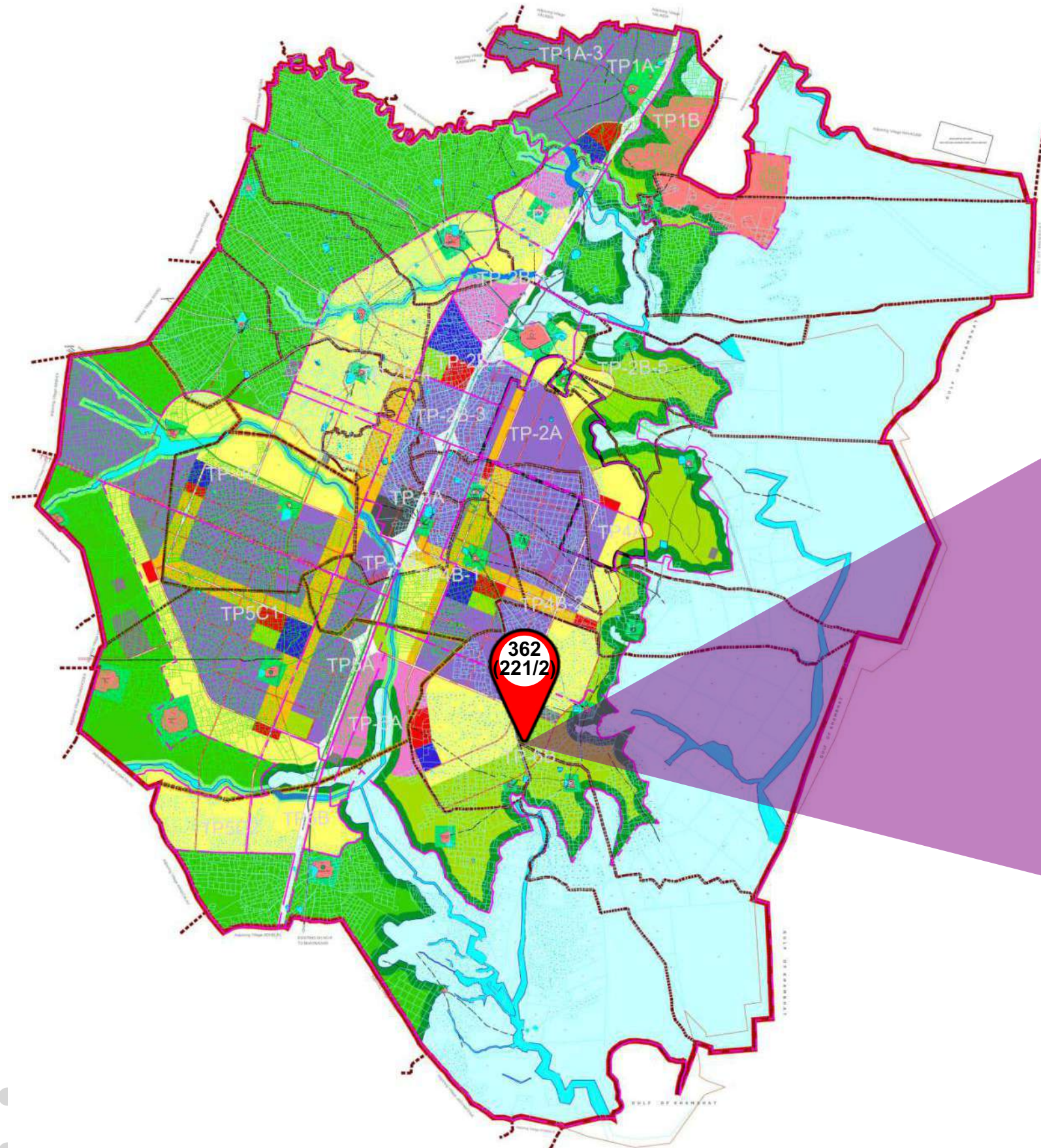
PHASING PLAN

DHOLERA INDUSTRIAL CITY DEVELOPMENT LTD

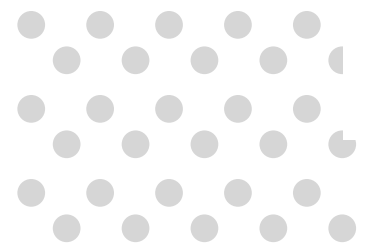


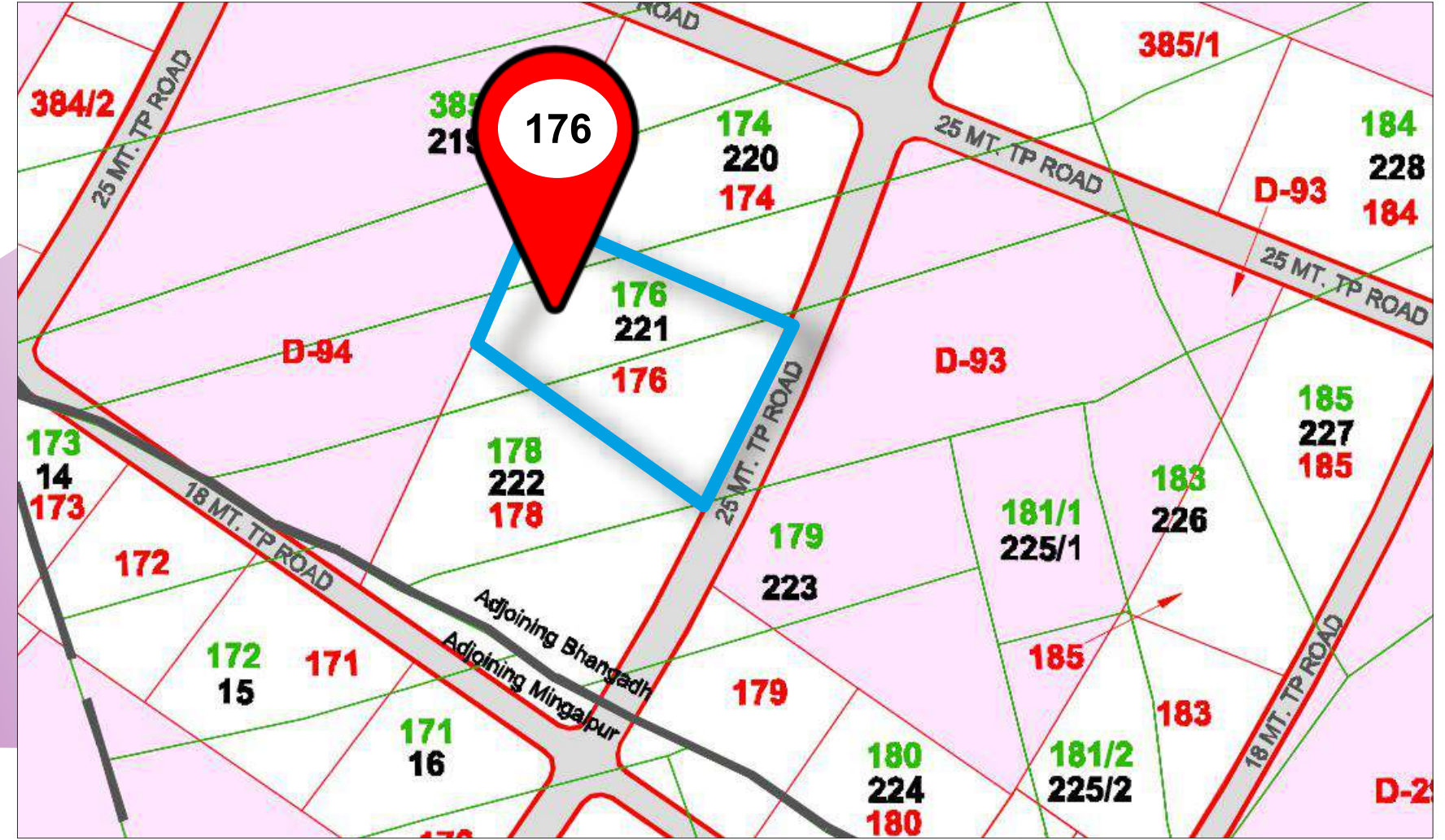
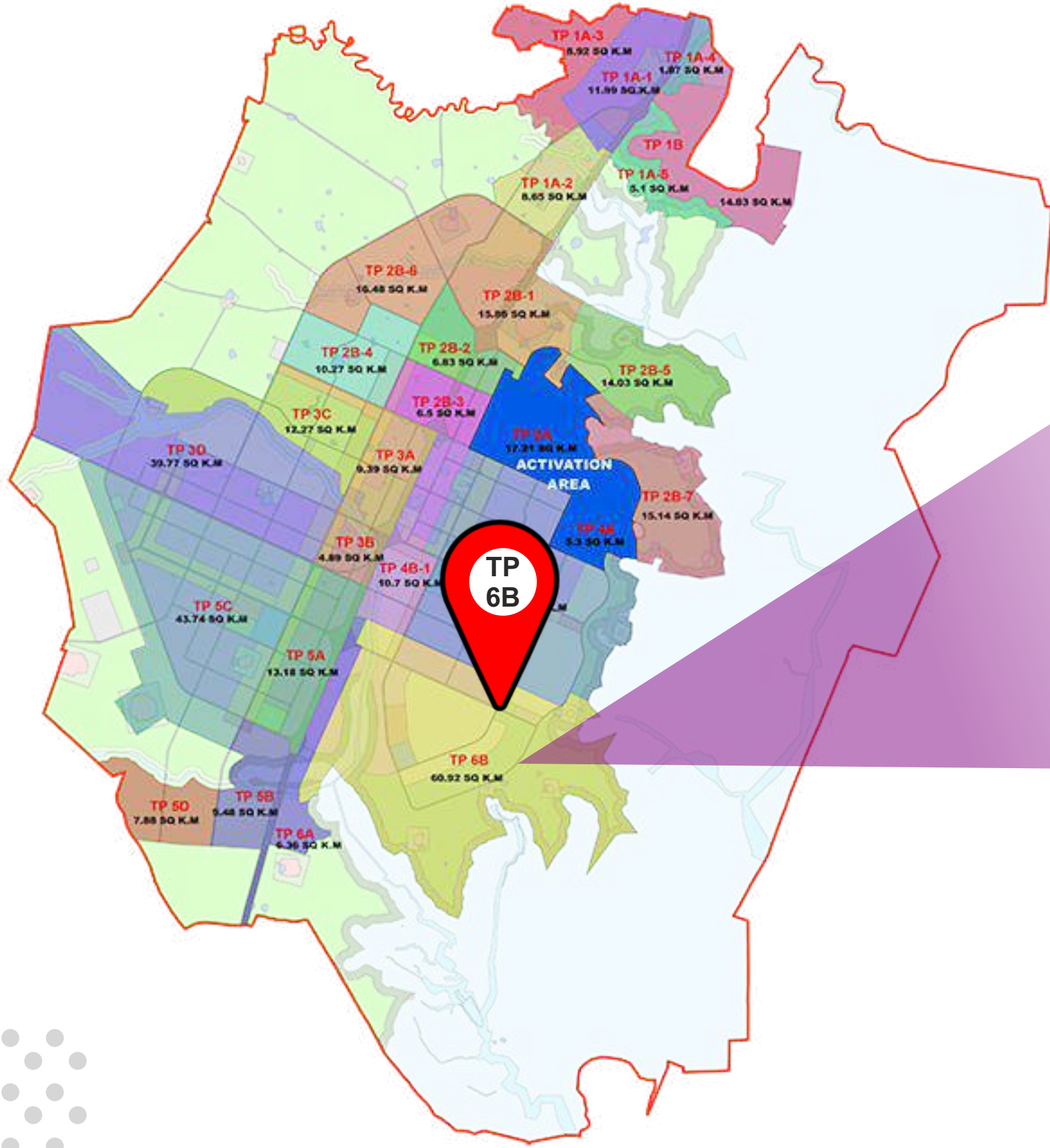
Dholera Sub-TP Map - 27 Sub TP

PROPERTY LOCATION & ZONE



MULTI PURPOSE LAND







LAND DETAILS

VILLAGE NAME	- BHANGADH
NEW SURVEY NO.	- 362 (Old 221/2)
FP NO.	- 176
SUB TP	- 6
ZONE	- MULTI PURPOSE LAND
FP AREA	- 9,680 SQ. YARD
FP AREA	- 87,120 SQ. FT.
TP ROAD	- 25 MTR.



N.A., NOC, TITLE CLEAR LAND

Free Hold Registry Owner

Draft General Development Control Regulations (DGDCR)

Table 10-9: Development Control Regulations for the Recreation, Sports and Entertainment 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
RECREATION SPORTS, ENTERTAINMENT, TOURISM & RESORTS								
1	From 55 m to 12 m	-	0.5	25%	25m	6m-5m-3m-3m	Theme Park Outdoor Adventure Sports, Film City; Restaurants, Food Plazas and Food Streets, Sports complex; Stadium; Park Botanical garden; Zoo; Nature Park; Petrol/CNG/LPG Pump	<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 • Special non-habitable structures for entertainment in theme parks or for outdoor adventure sports <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> <ol style="list-style-type: none"> 1. Devices for generation of non- conventional energy, such as solar panels, wind power 2. 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>

*The relaxation of maximum building height may be applicable on the basis of conditional use permits from DSIRDA. Special approval with regard to fire safety norms shall be required in such cases from DSIRDA.

PROPOSED DEVELOPMENT



RESTAURANTS



FOOD PLAZA



HOTEL



FILM CITY



SPORTS



STADIUM



SPORTS COMPLEX



THEME PARK



SPORTS PARK



NATURE PARK



CNG PUMP



HOSPITAL



OUTDOOR ADVENTURE



BOTANICAL GARDEN



ZOO

Smart Infrastructure (Plug and Play Model)



Road
Cycle tracks
Footpaths
Trees & Plants



Water Management
Smart meters
SCADA



24X7 Power
Smart meters
SCADA



ICT enabled infrastructure
City WiFi
Integrated city management



100% domestic waste collection
100% industrial effluent collection



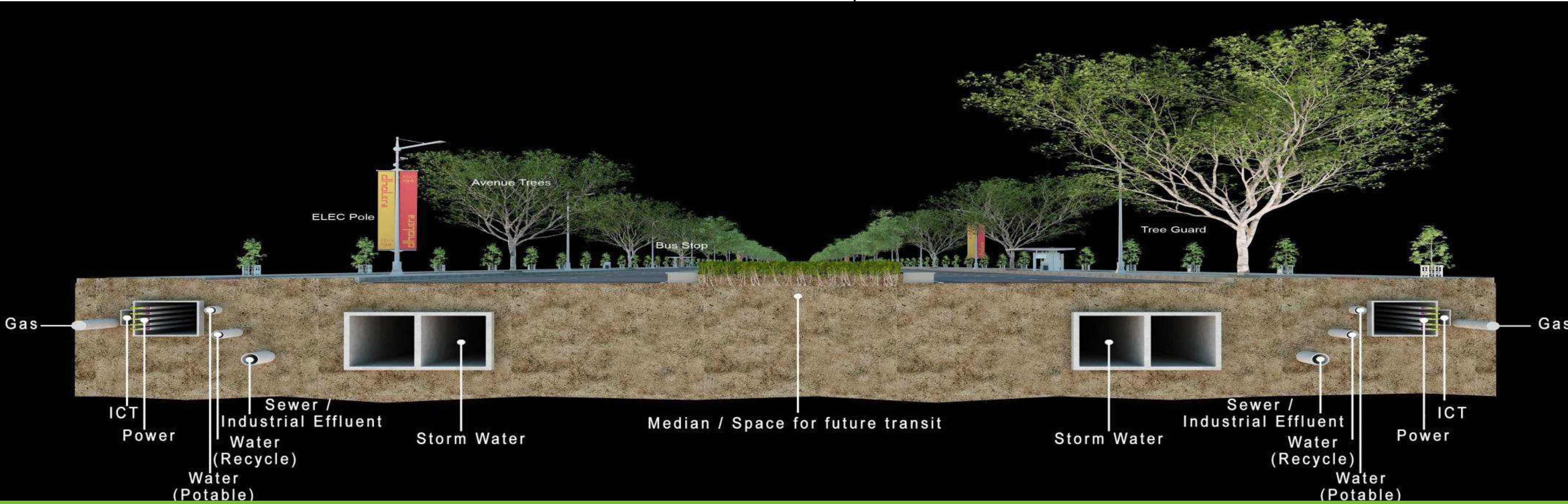
100% recycle and reuse of waste water



100% rainwater collection
Open storm canal with recreational spaces



100% waste collection
Maximum recycling and reuse
Bio-Methaneation, Incinerator
Waste to energy

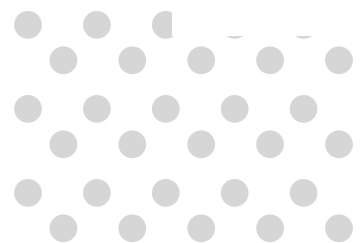


BENCHMARKING: WORLD CLASS INFRASTRUCTURE FOR DHOLERA SIR



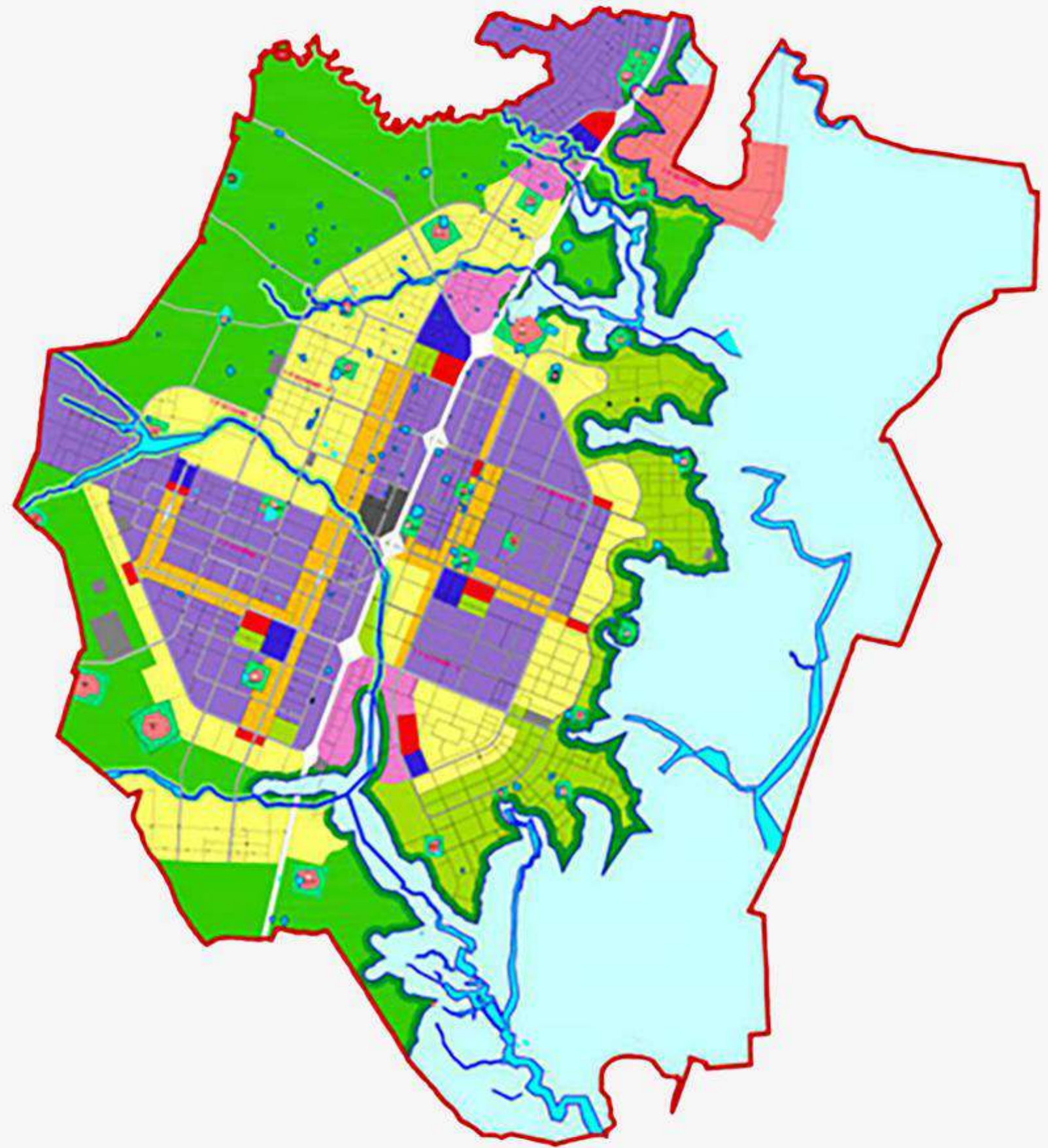
सत्यमेव जयते

Government of Gujarat



BEST INVESTMENT LOCATION

INVEST
Next @ 5 Year
5x **Growth**



• Residential • Commercial • Industrial



World Class International City



Tokyo



Shanghai



Dubai



Silicon Valley



Seattle



Berlin



Singapore



London



**DHOLERA SIR
GUJARAT - INDIA**

Ahmedabad

Gandhinagar

Dholera



HIRAMA Real Estates
Channel Partner for Project

Contact Us: +91 70466 03155