



DHOLERA SIR
INDIA'S FIRST GREENFIELD
SMART CITY



DHOLERA SIR

Village - Bhangarh

**Industrial
Multi Purpose
Land**

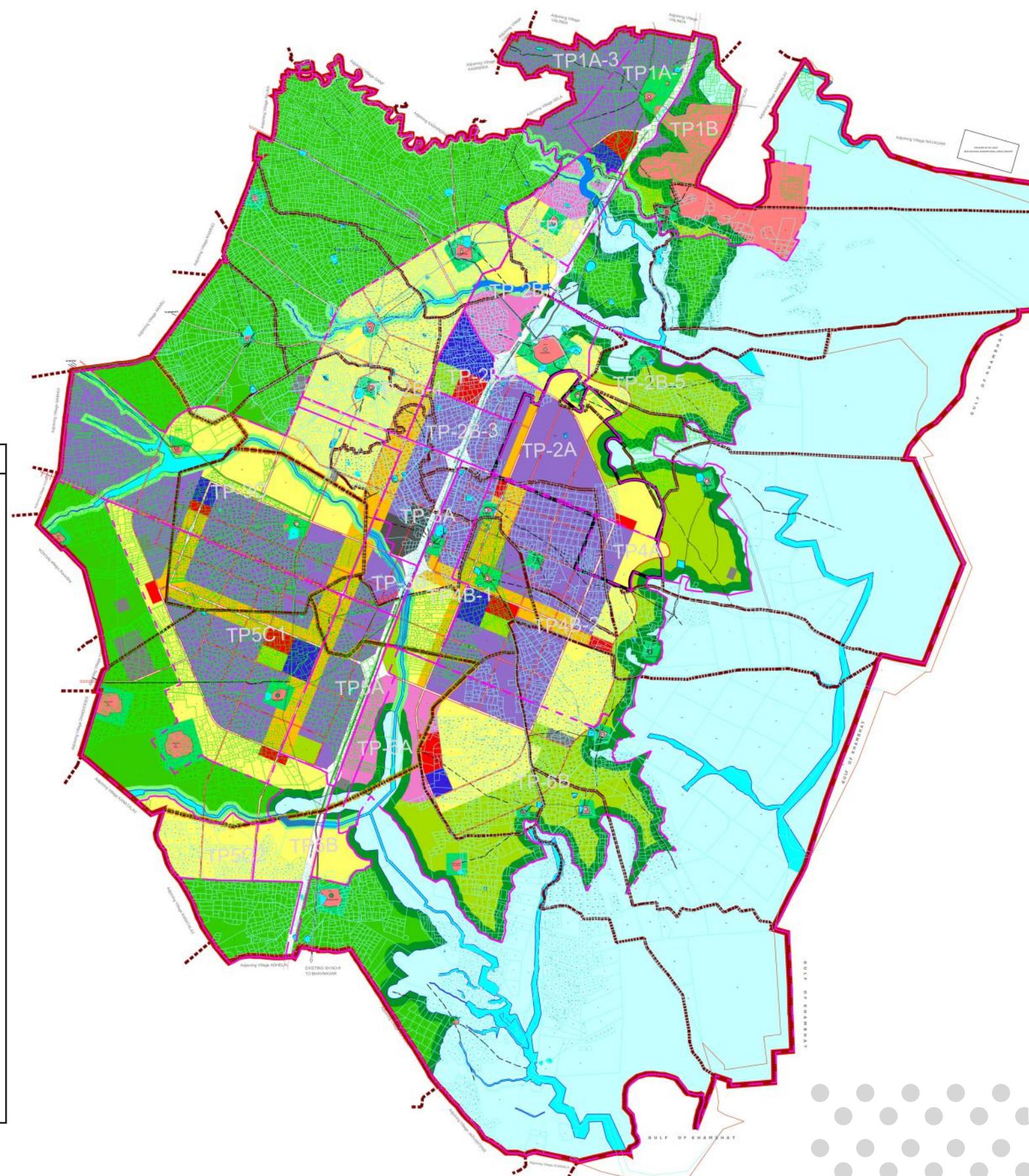
**Survey No.
New - 177
(Old-104/2)**

FP No. 928

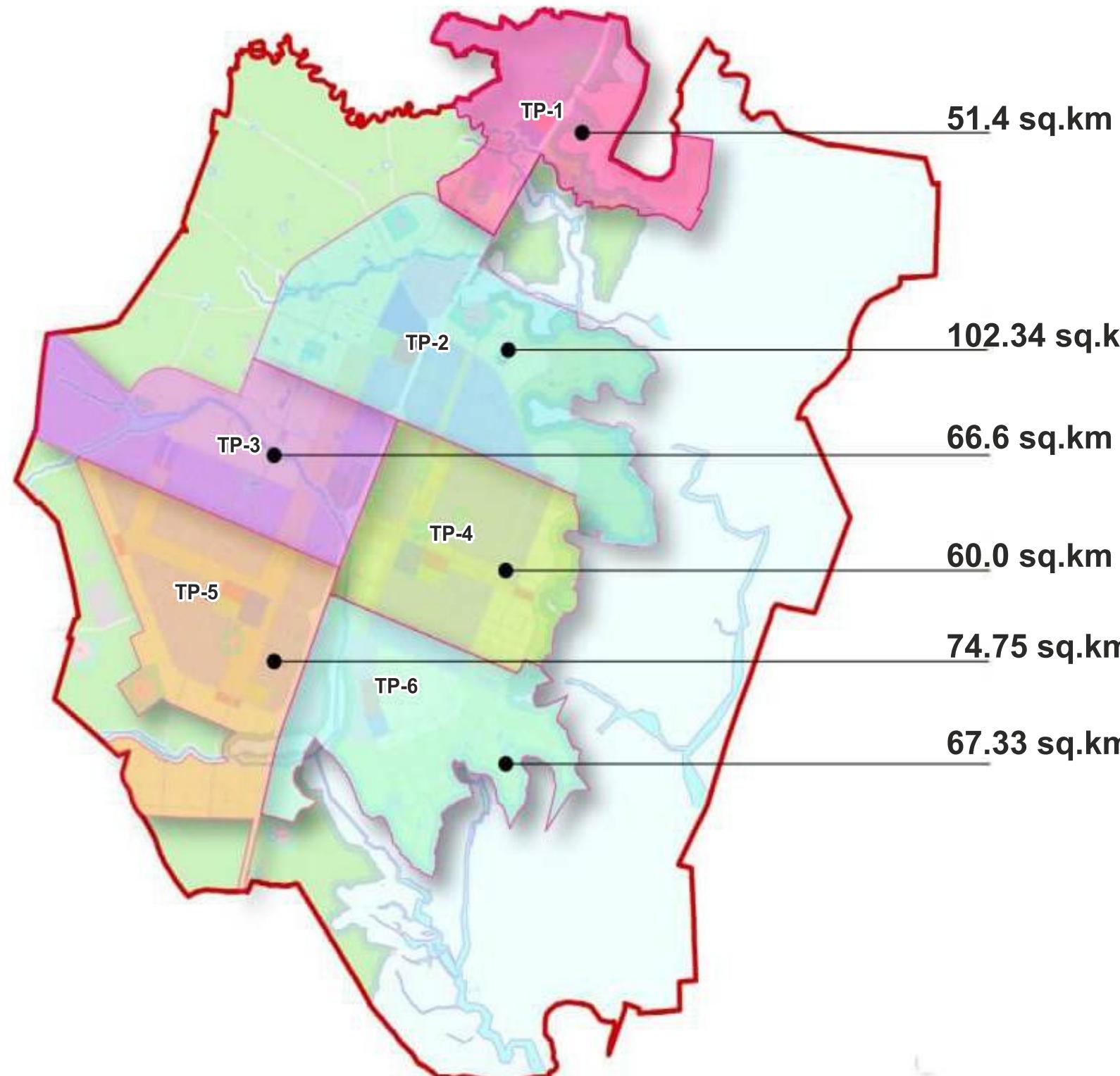
TP - 4B2

**FP Area
6,176 Sq. Yard**

Dholera DP Map



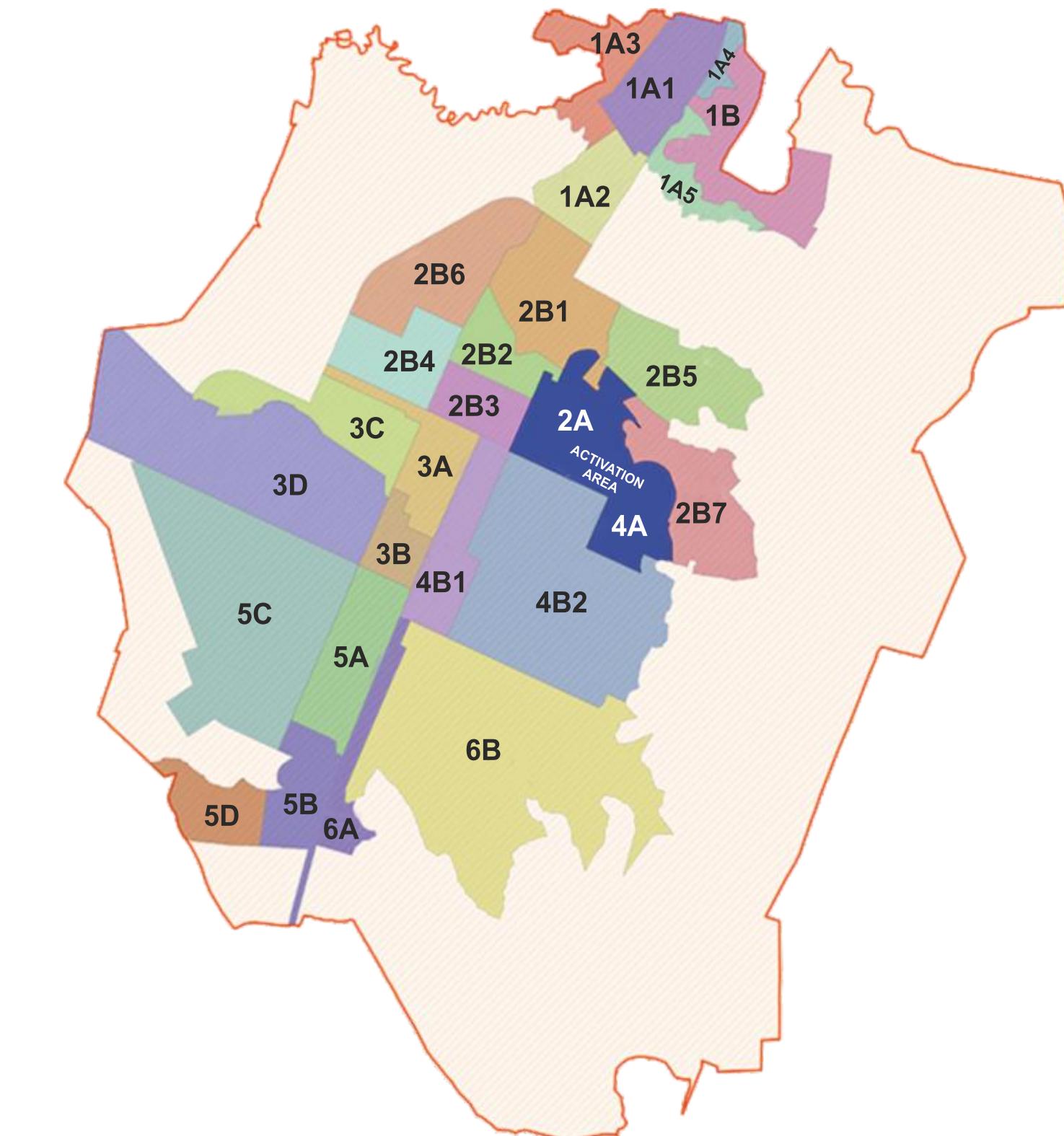
DHOLERA SIR TP MAP



Dholera TP Map - 6 TP

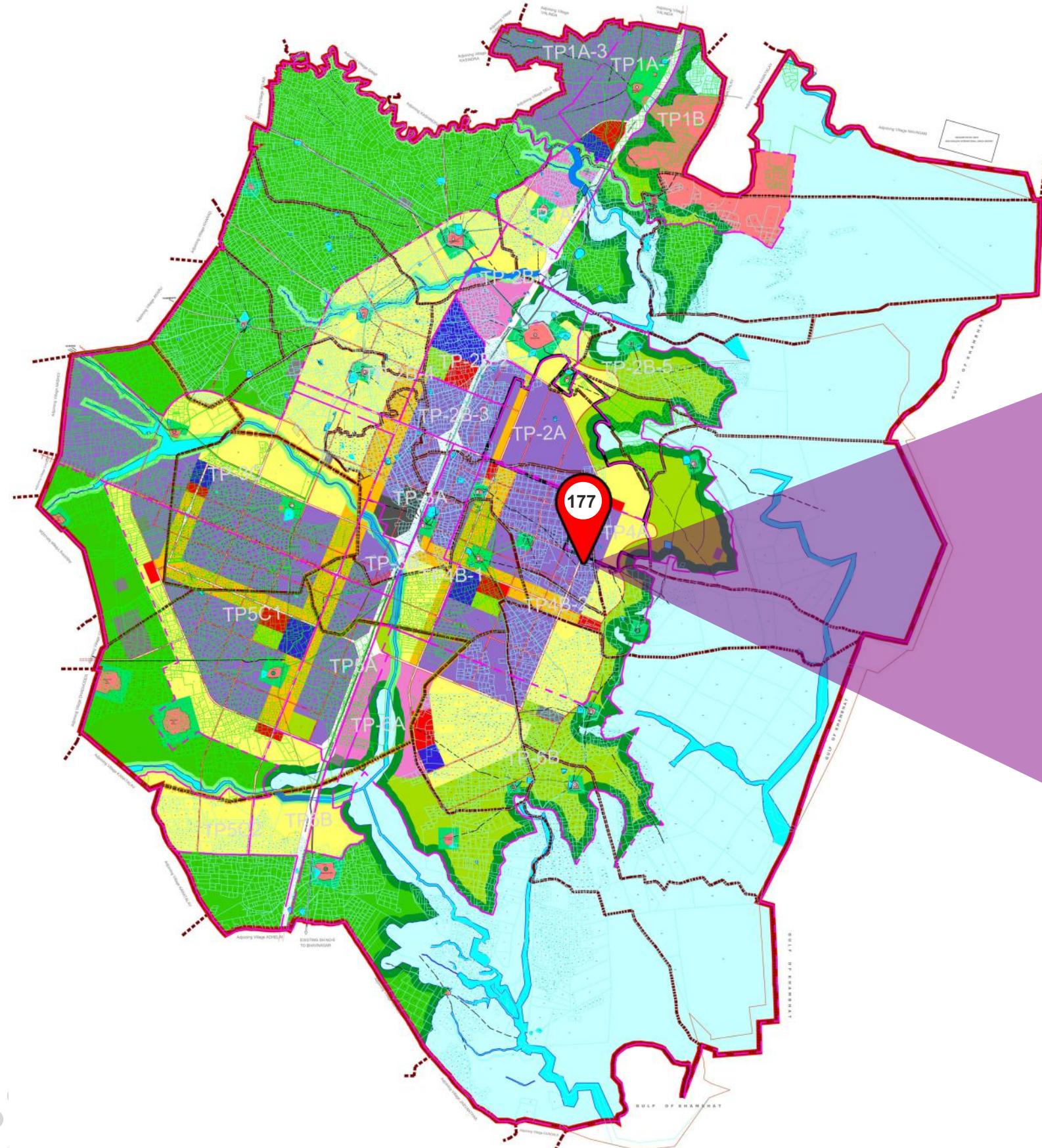
PHASING PLAN

DHOLERA INDUSTRIAL CITY DEVELOPMENT LTD

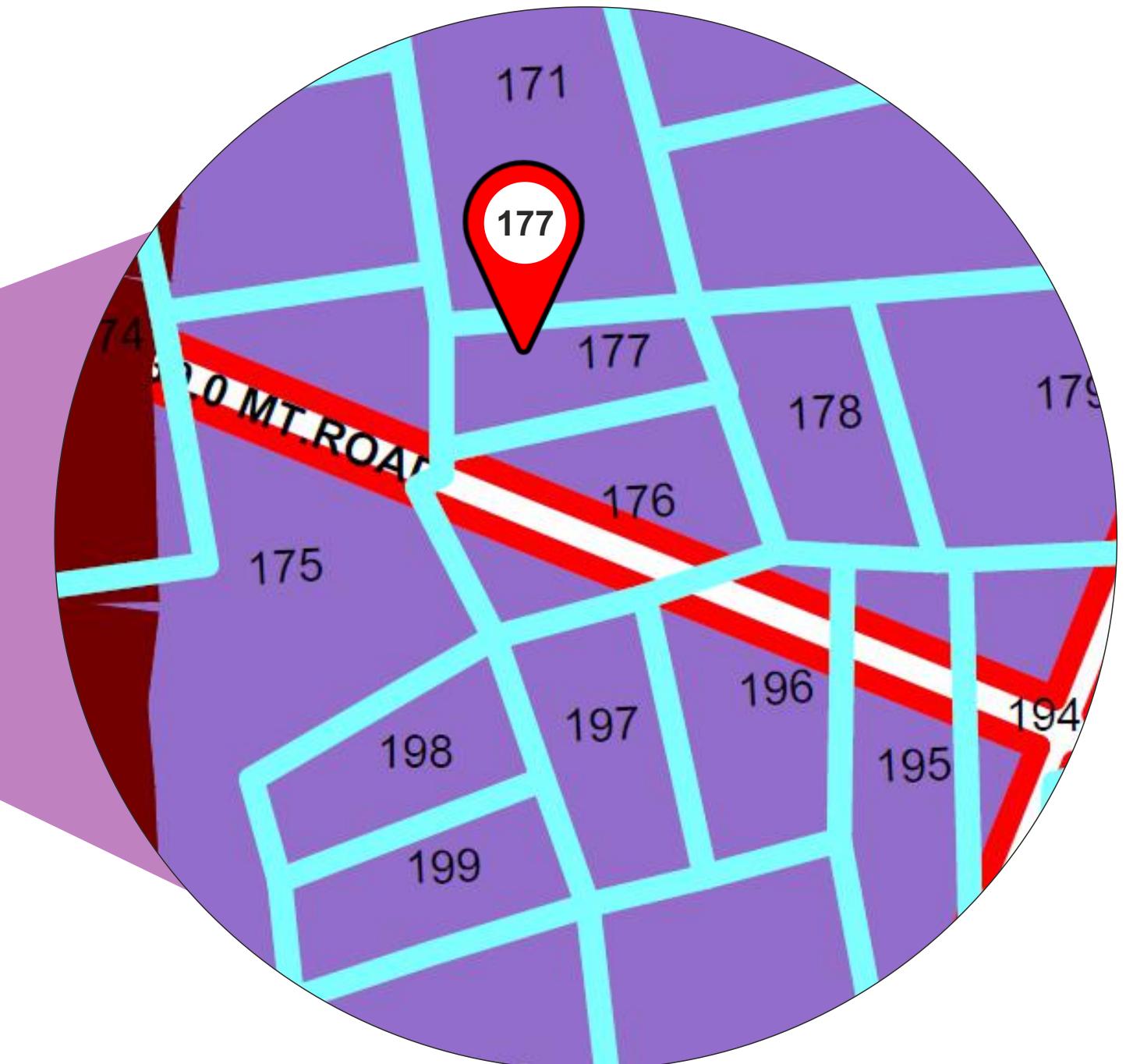


Dholera Sub-TP Map - 27 Sub TP

PROPERTY LOCATION & ZONE



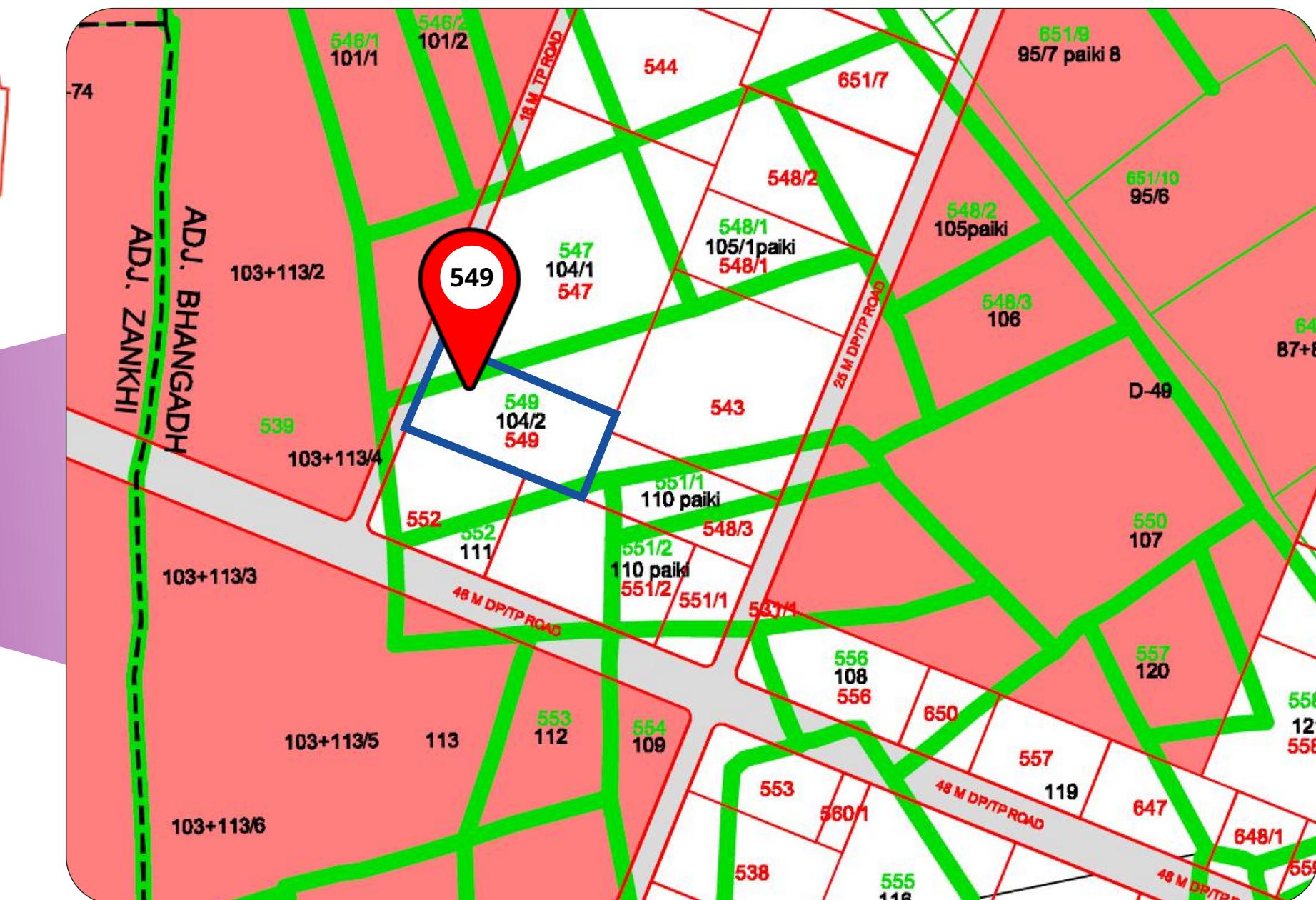
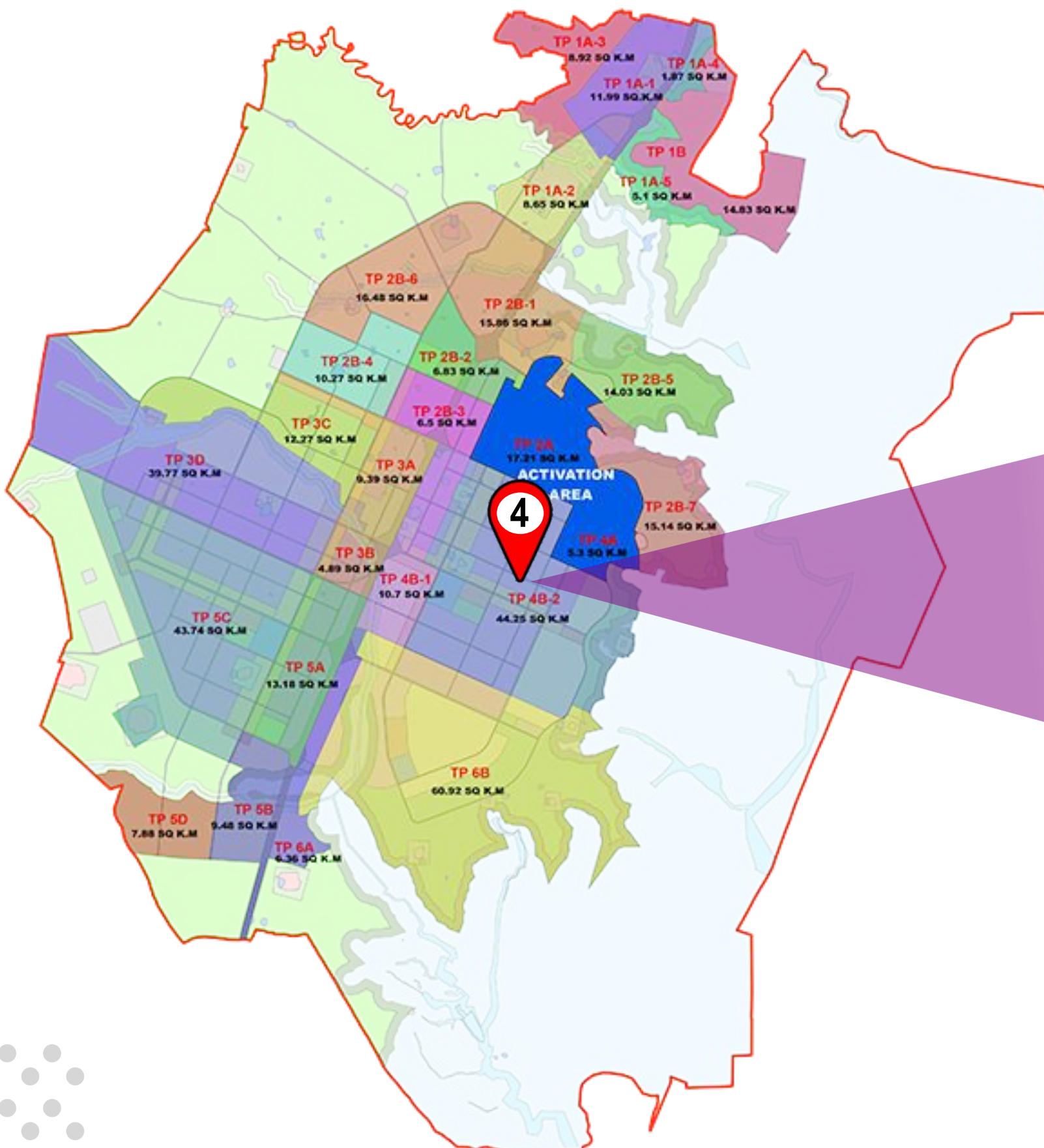
NEW SURVEY NO - 177



Zone -Industrial

DHOLERA SIR

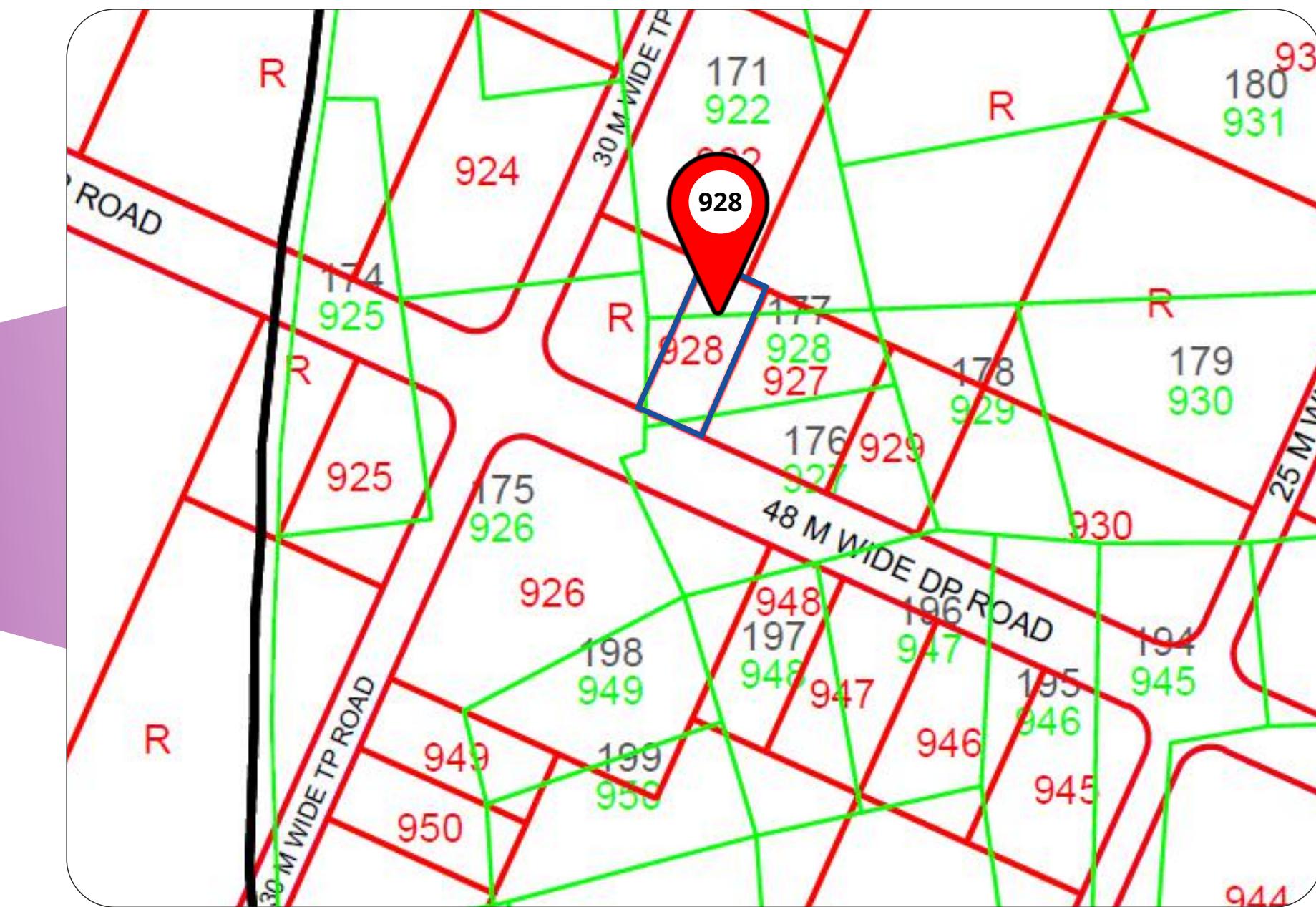
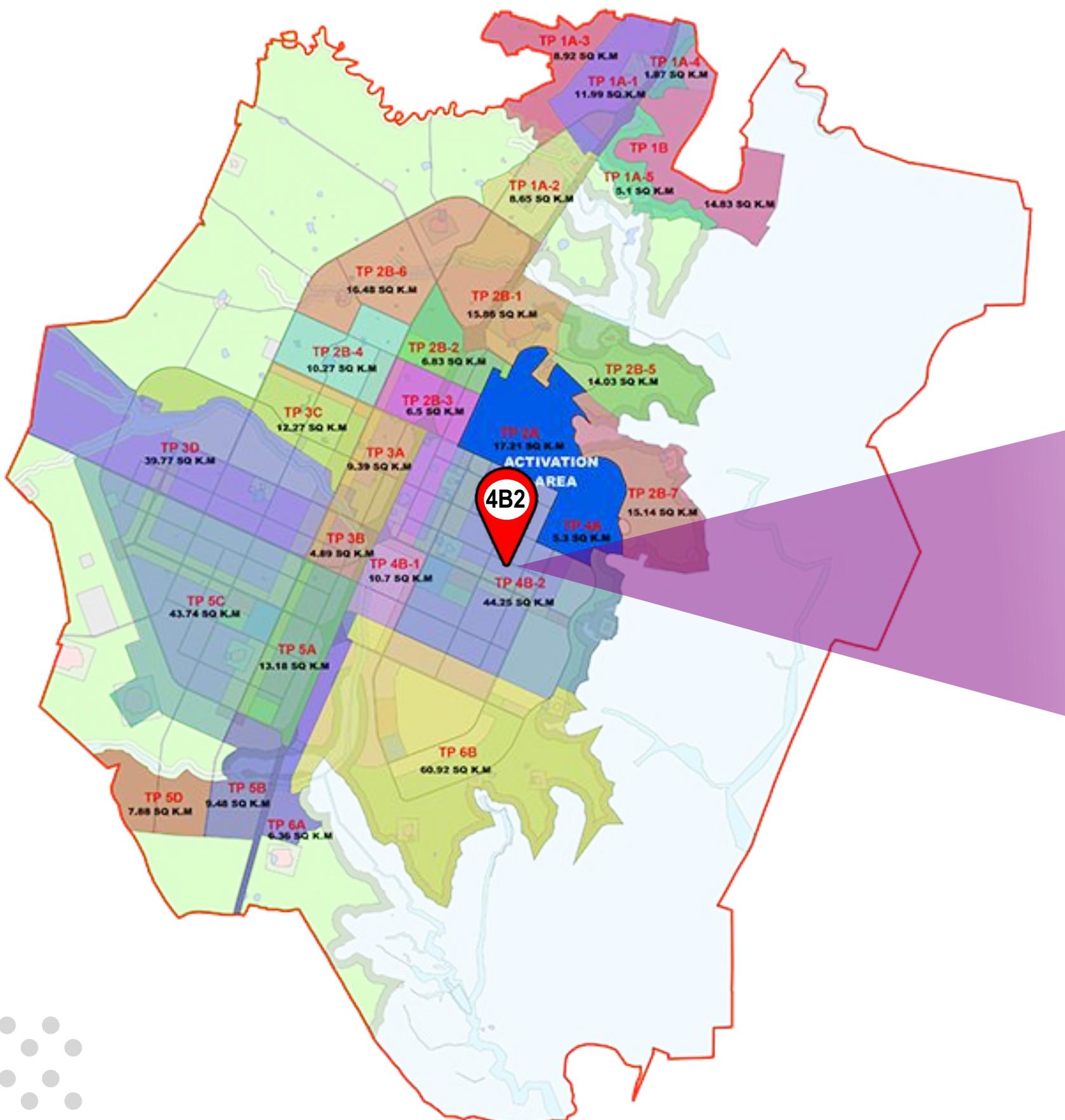
TP 4 LOCATION



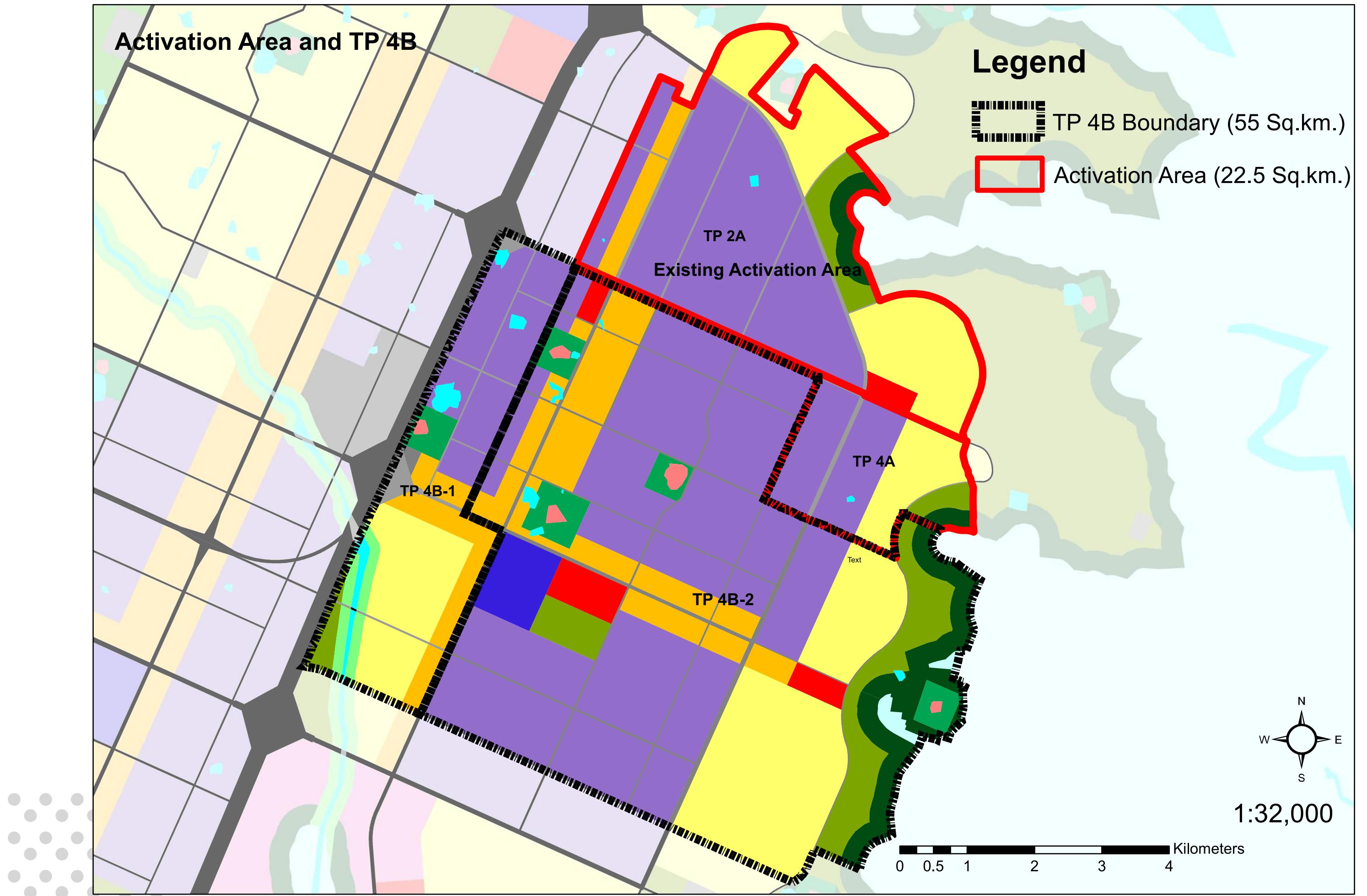
Zone -Industrial

DHOLERA SIR

PROPOSED TP 4B2 LOCATION



Zone -Industrial



LAND DETAILS

VILLAGE NAME	- BHANGARH
NEW SURVEY NO.	- 177 (Old 104/2)
FP NO.	- 928
SUB TP	- 4B2
ZONE	- INDUSTRIAL
FP AREA	- 6,176 SQ. YARD
FP AREA	- 55,584 SQ. FT.
TP ROAD	- 48 MTR.

N.A., NOC, TITLE CLEAR LAND

Free Hold Registry Owner

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		1.8	50%	25m	8m-8m-6m-6m	Truck terminal; and all uses in (2) and (3) below	The following uses may be permitted subject to approval of a special permit on a case-by-case basis: <ul style="list-style-type: none"> Broadcasting towers and line-of-site relay devices for telephonic, radio or television communications 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: <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
2	Below 55m upto 30m	1000sqm	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	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)
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

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



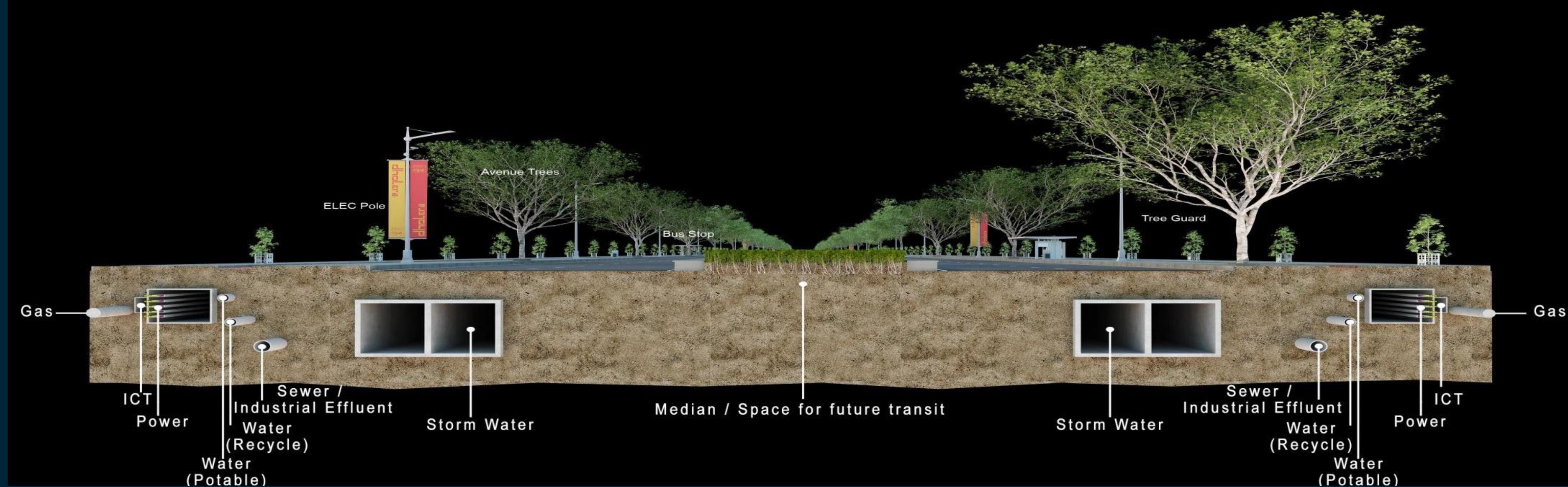
100% recycle and reuse of waste water



100% rainwater collection
Open storm canal with recreational spaces



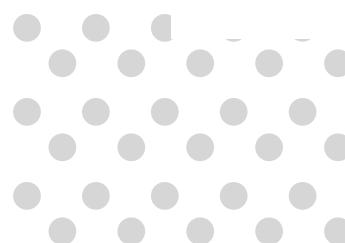
100% waste collection
Maximum recycling and reuse
Bio-Methaneation, Incinerator
Waste to energy



BENCHMARKING: WORLD CLASS INFRASTRUCTURE FOR DHOLERA SIR

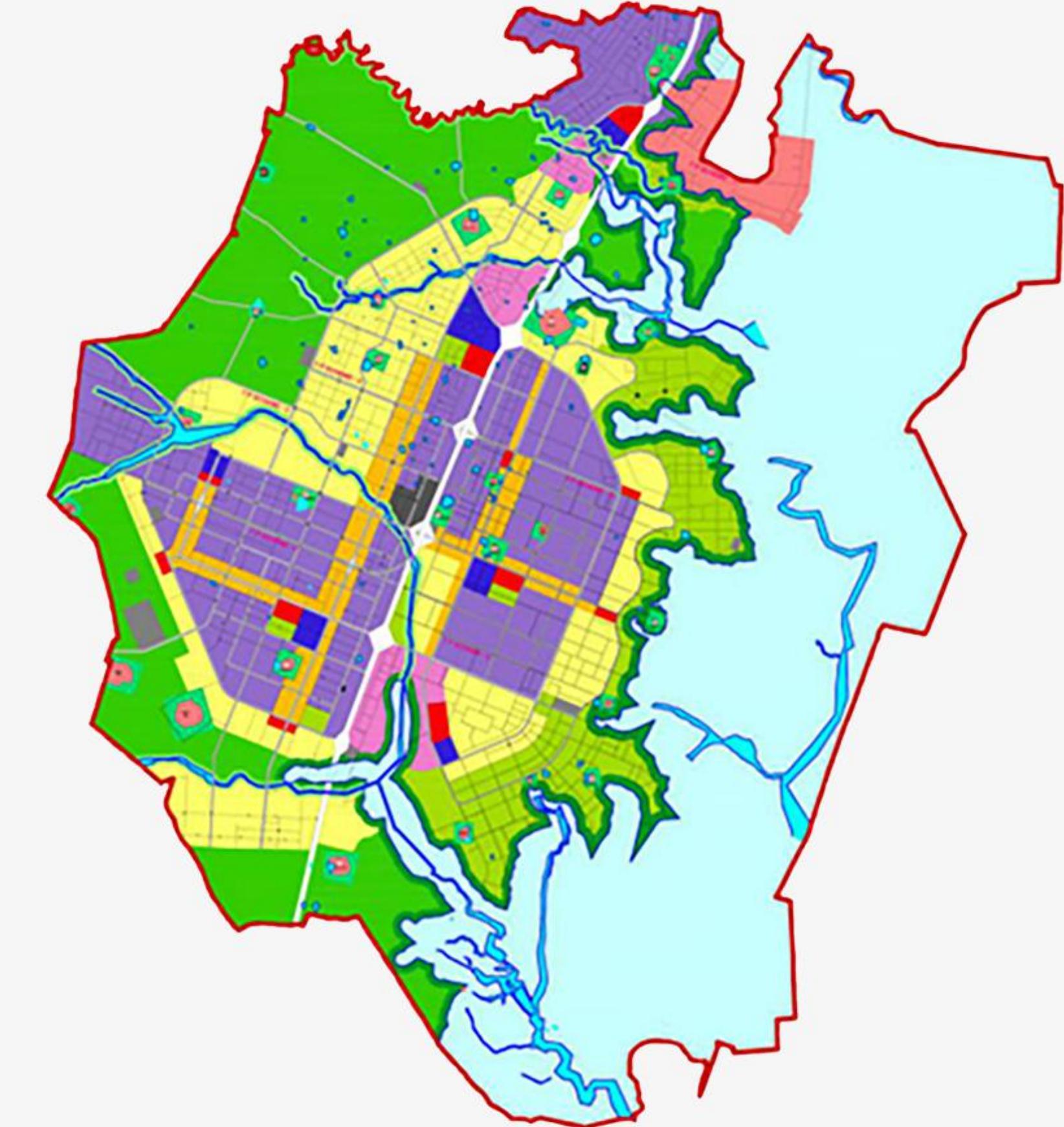


Government of Gujarat



**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

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