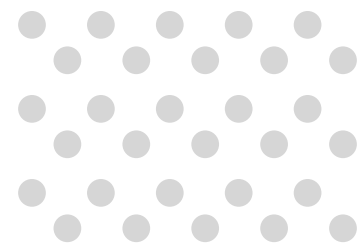




# DHOLERA SIR



**DHOLERA SIR**  
INDIA'S FIRST GREENFIELD  
SMART CITY

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

**FP No. 928**

**TP - 4B2**

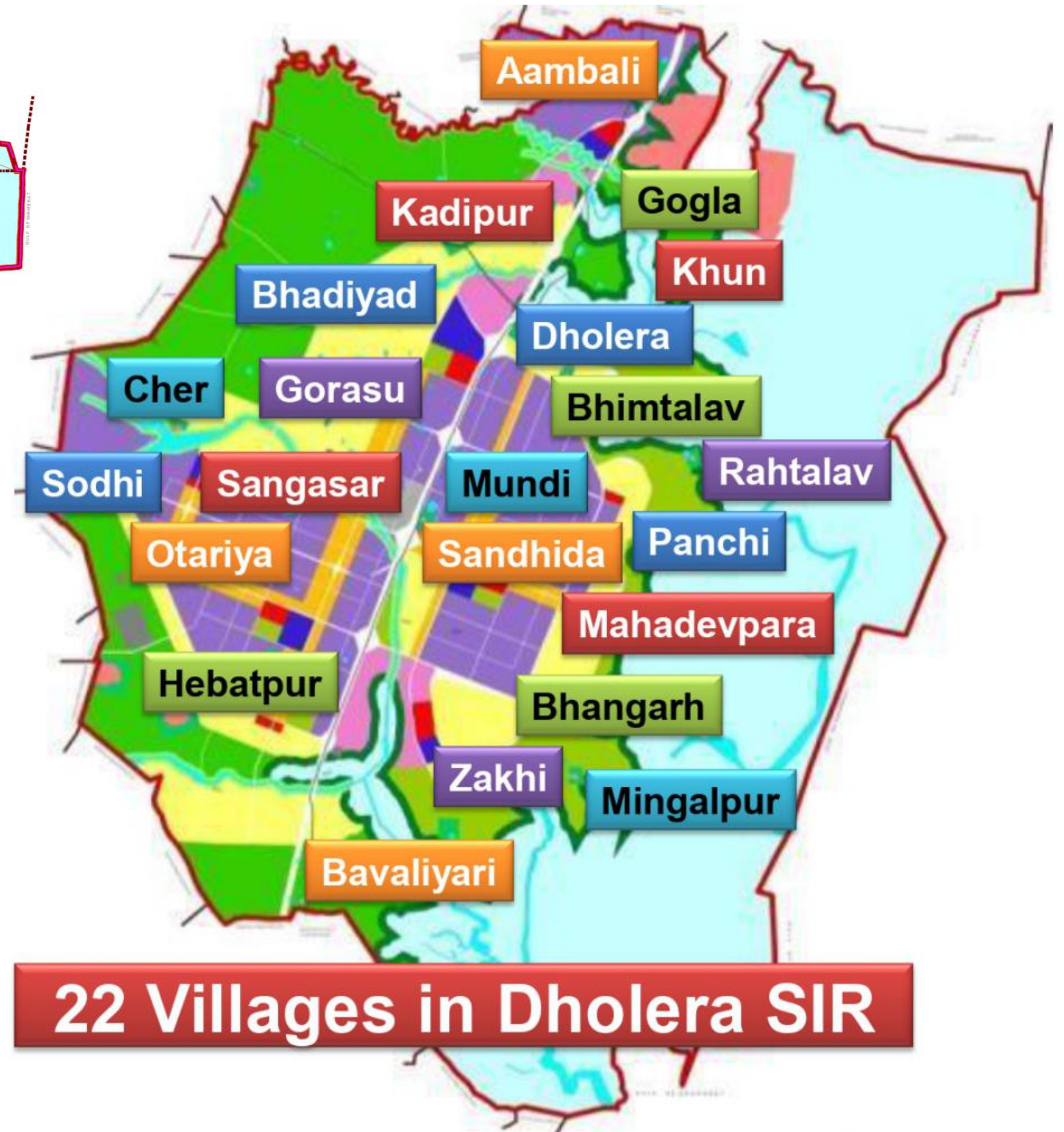
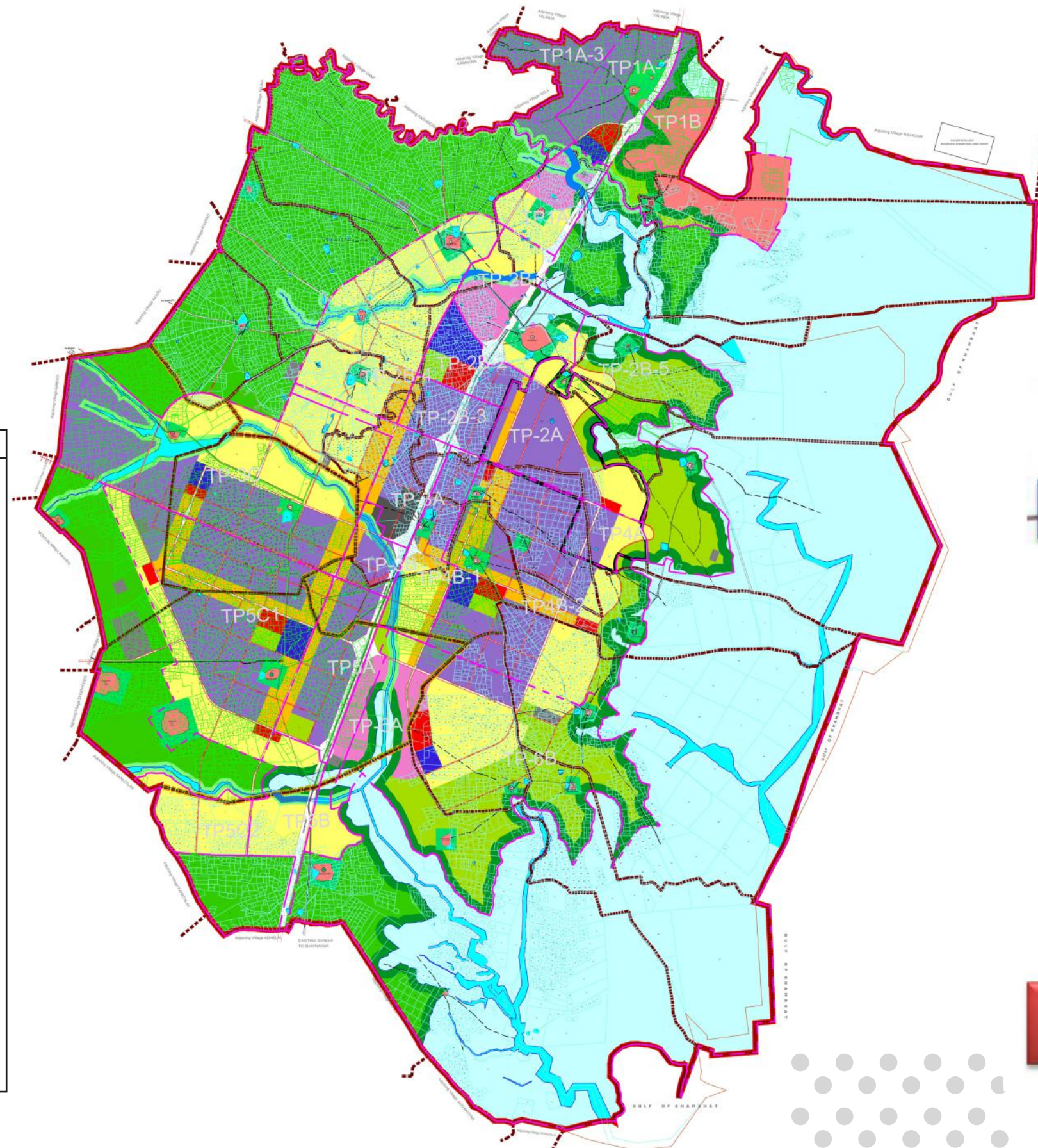
**FP Area**  
**6,176 Sq. Yard**

**Village - Bhangarh**

**Industrial**  
**Multi Purpose**  
**Land**

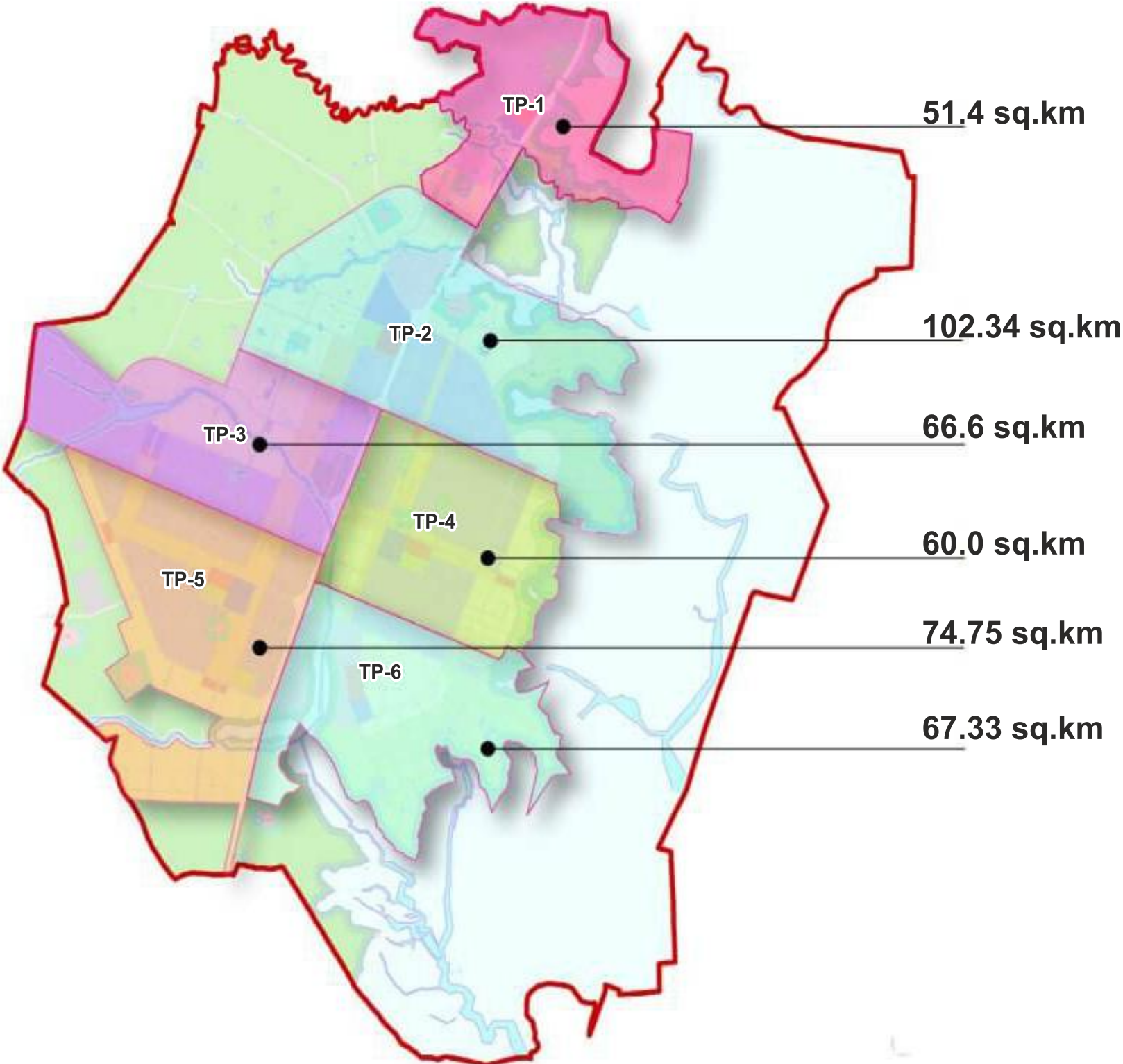


# Dholera DP Map





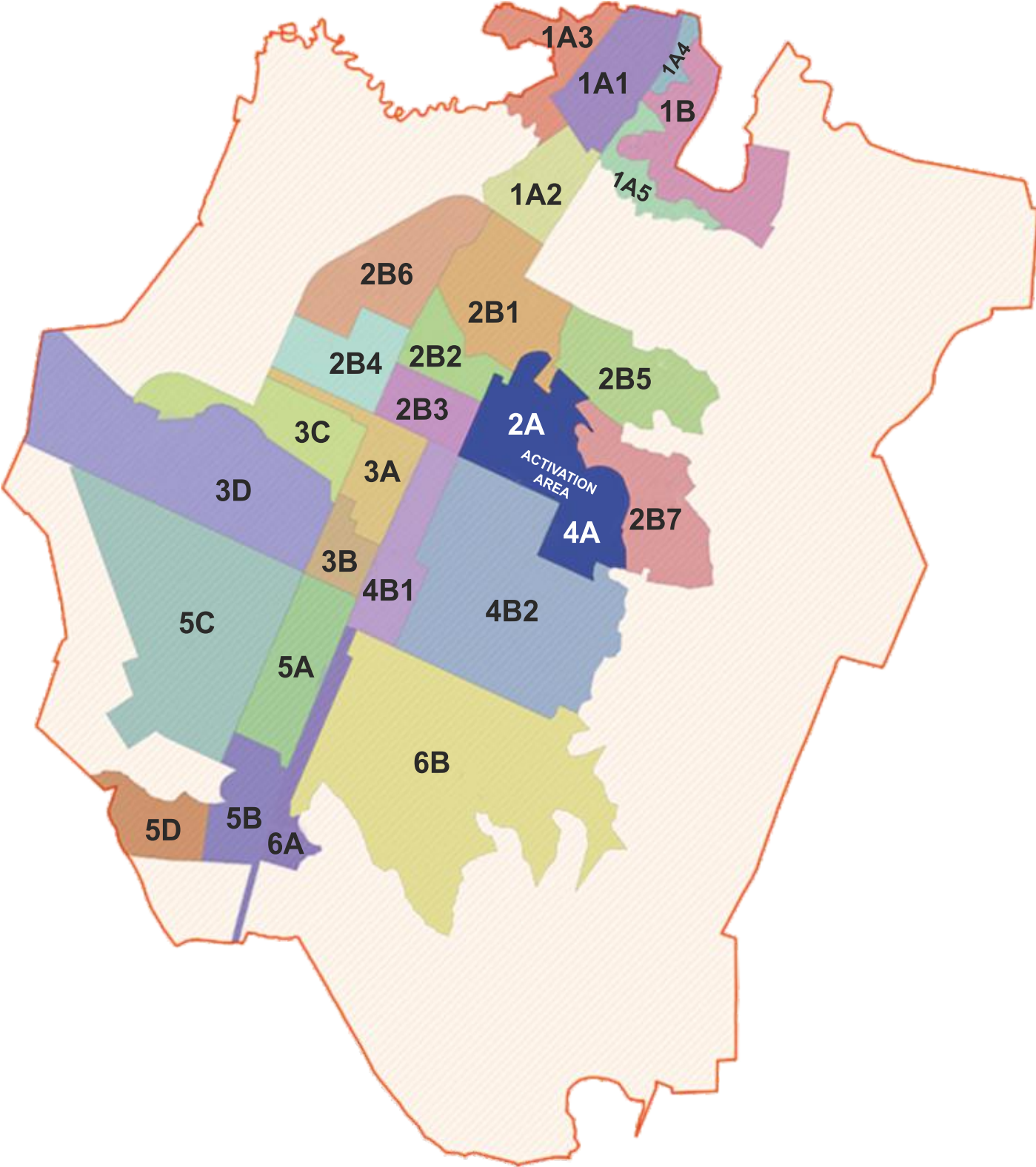
# DHOLERA SIR TP MAP



Dholera TP Map - 6 TP



# PHASING PLAN DHOLERA INDUSTRIAL CITY DEVELOPMENT LTD

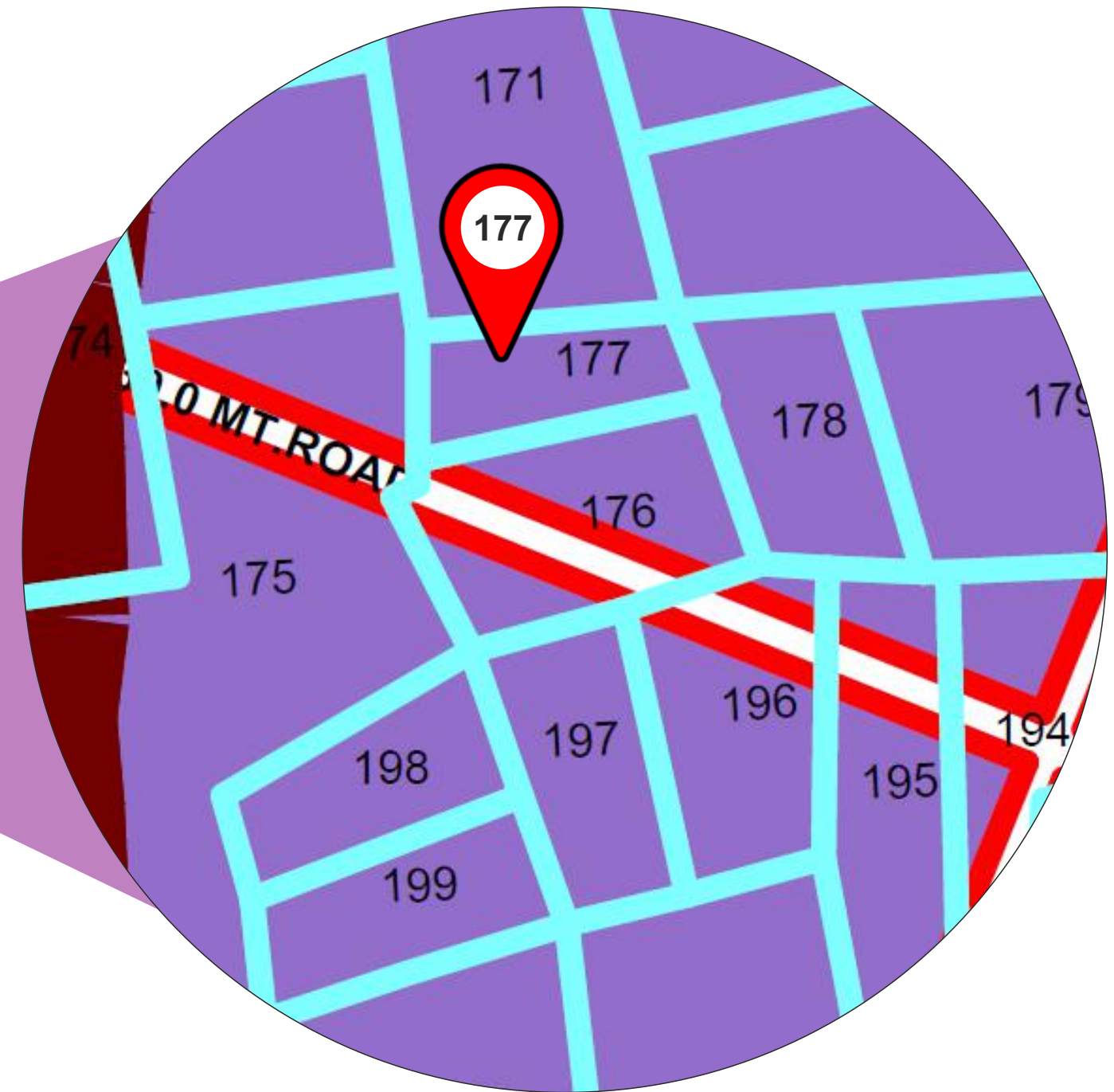
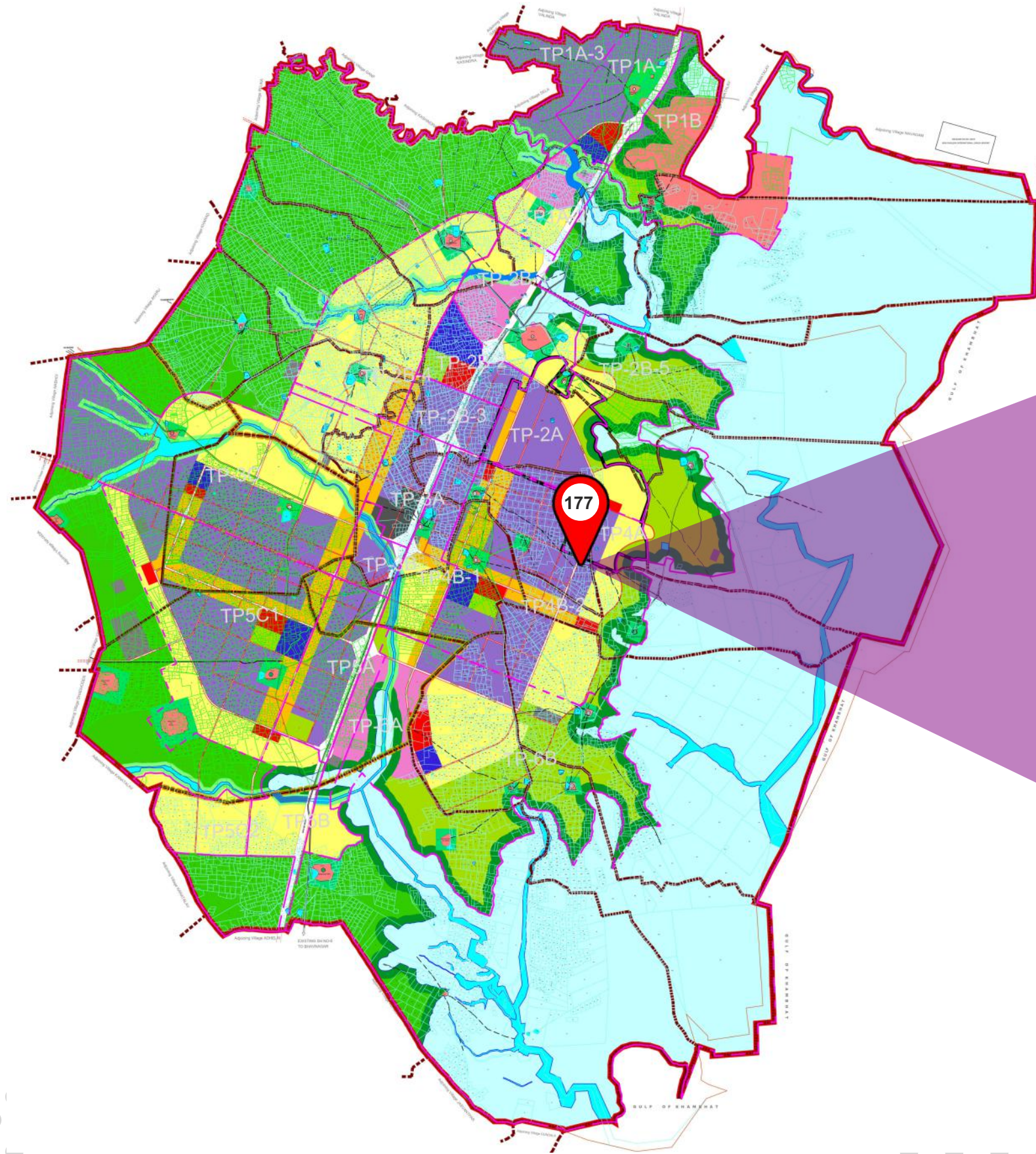


Dholera Sub-TP Map - 27 Sub TP



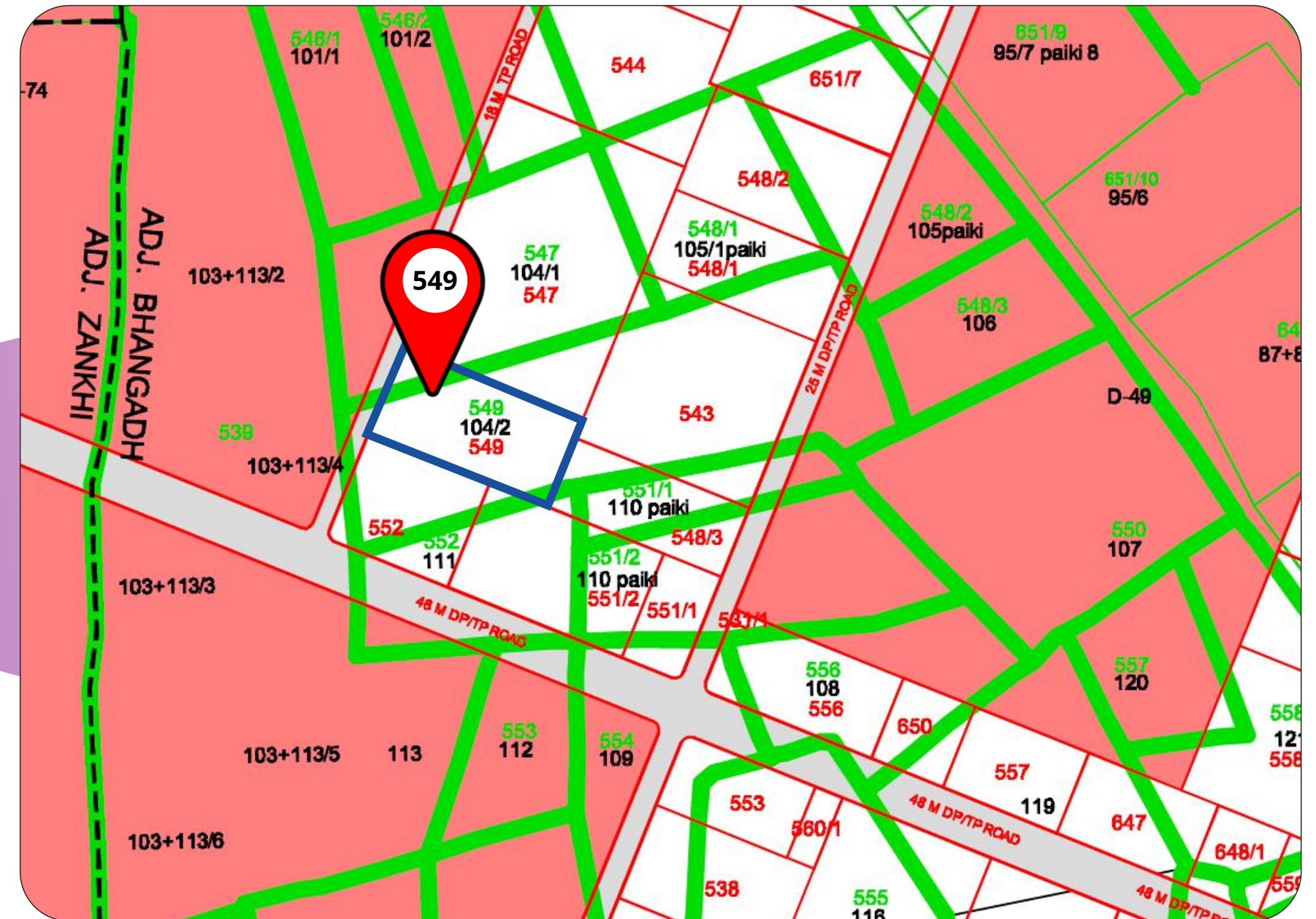
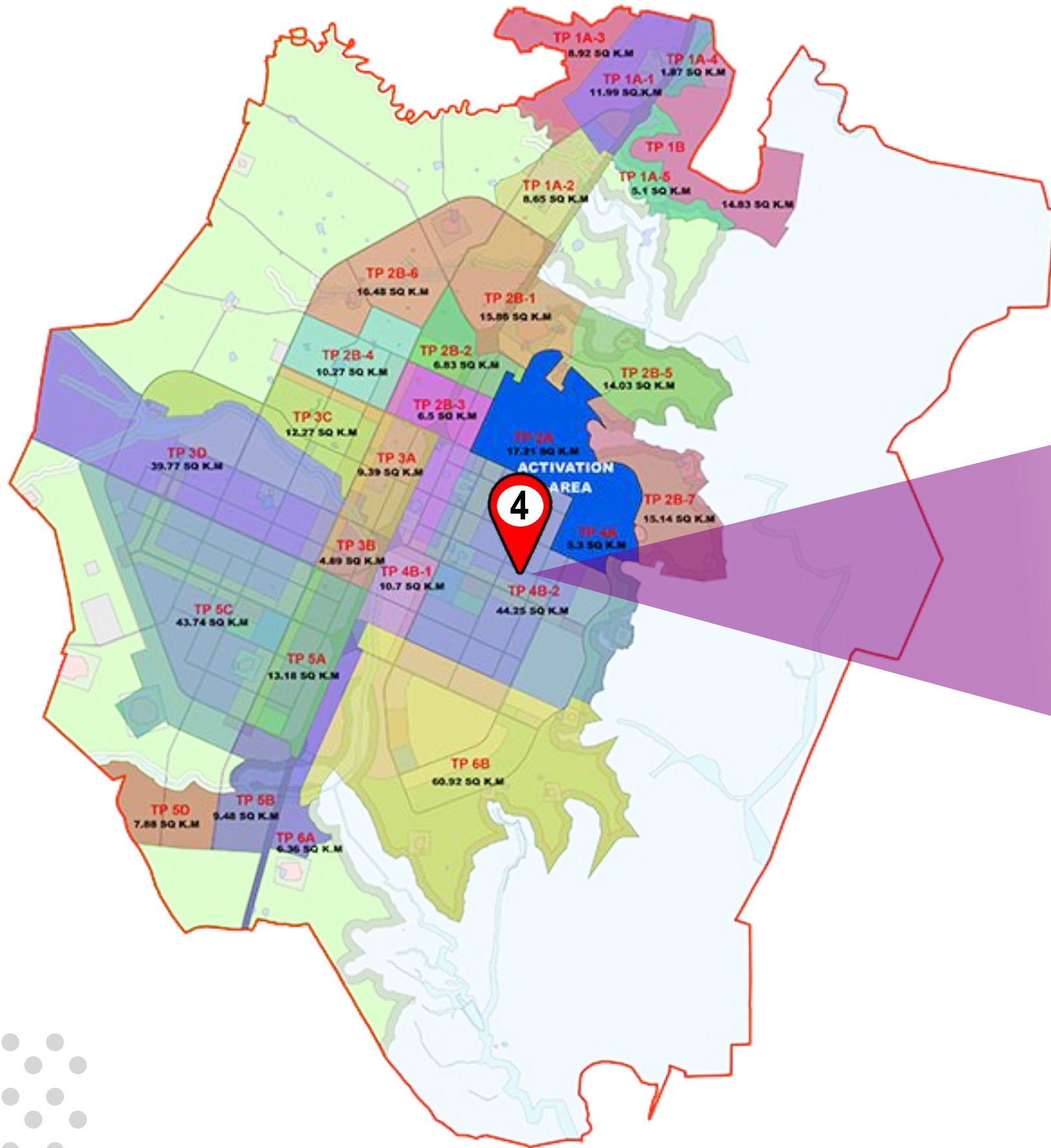
# PROPERTY LOCATION & ZONE

NEW SURVEY NO - 177

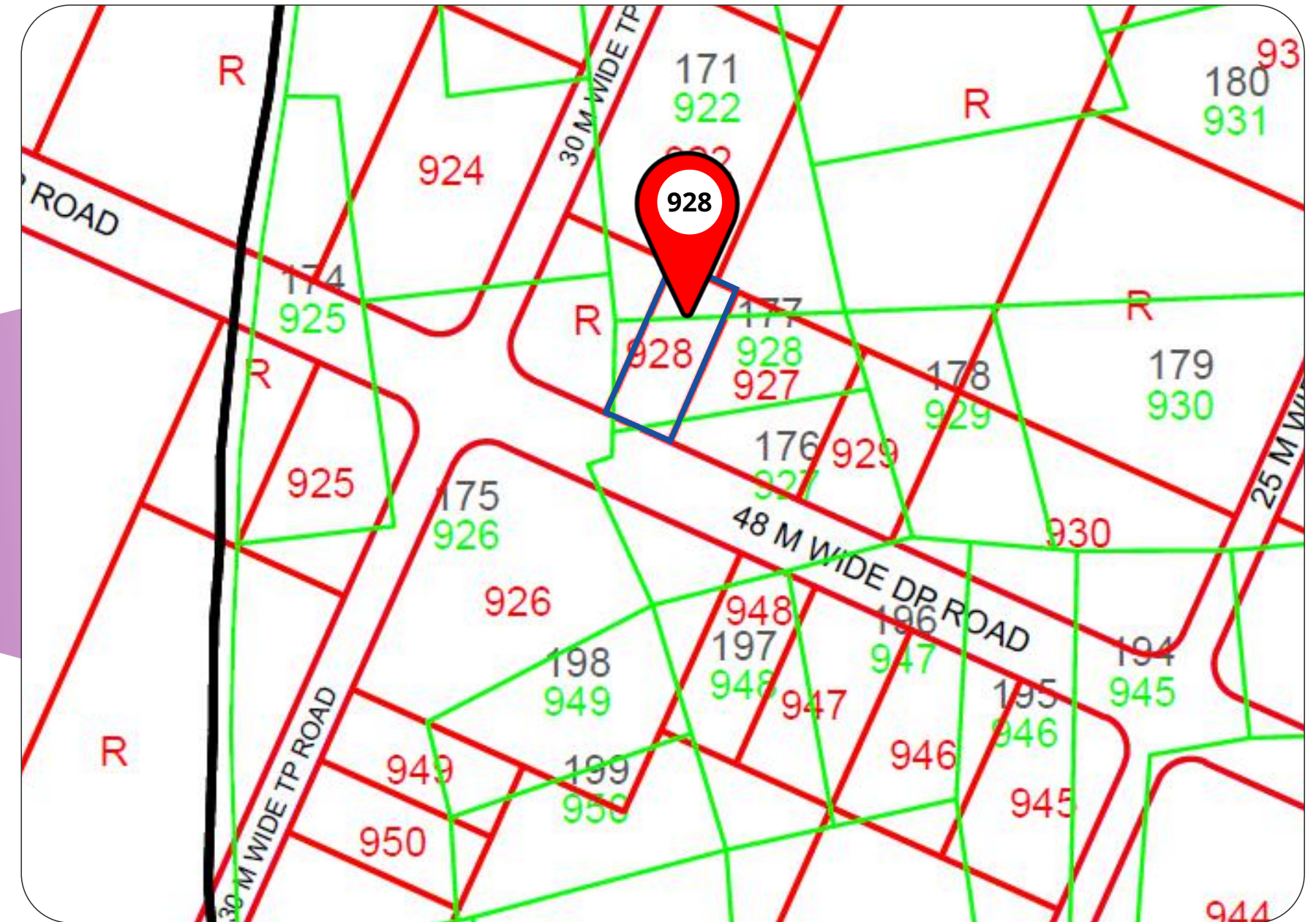
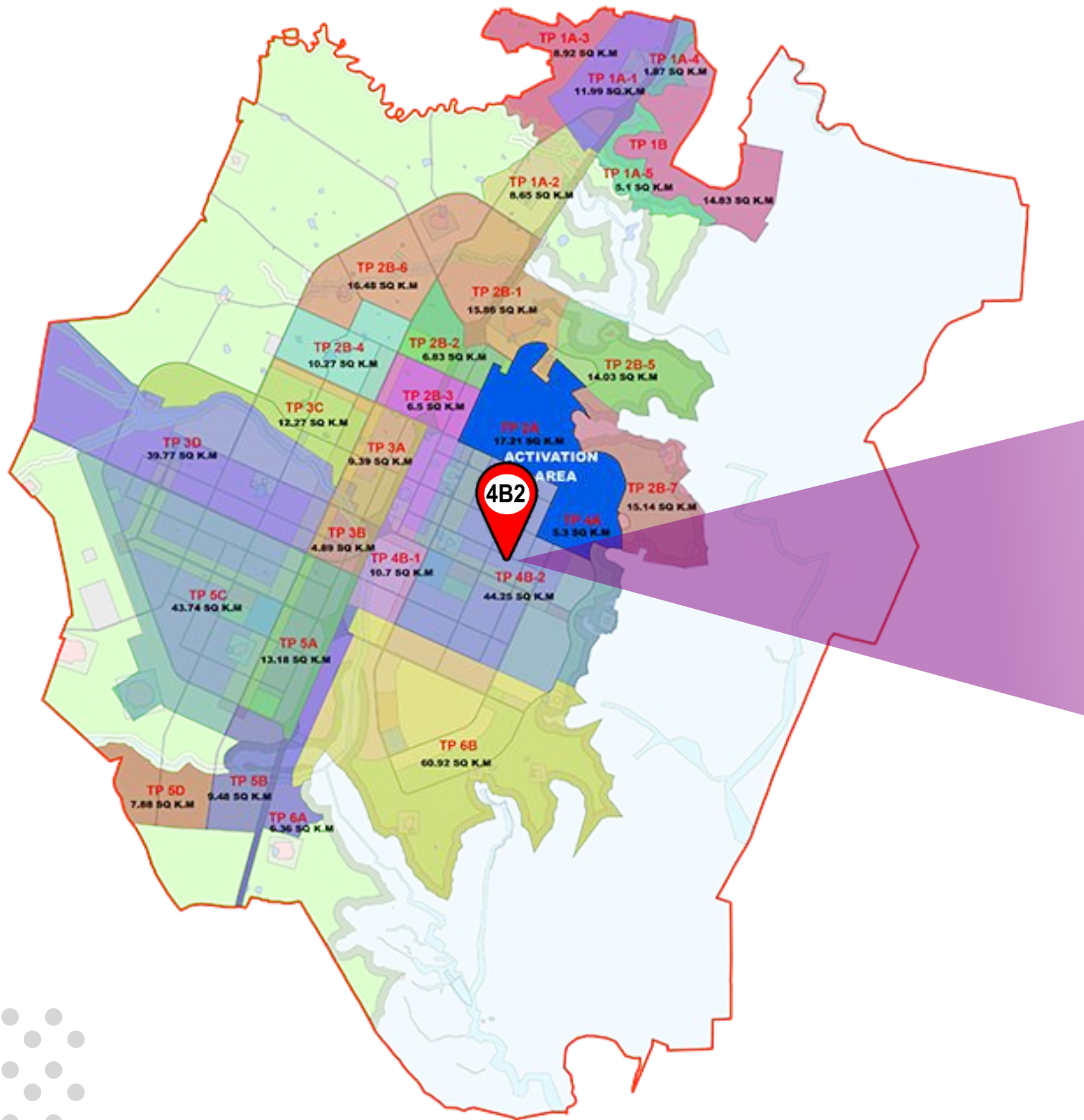


Zone -Industrial











Activation Area and TP 4B

Legend

- TP 4B Boundary (55 Sq.km.)
- Activation Area (22.5 Sq.km.)

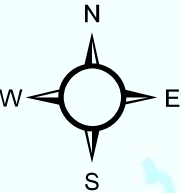
TP 2A  
Existing Activation Area

TP 4A

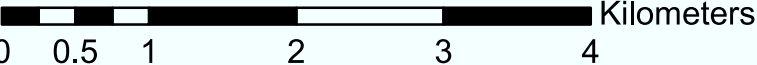
TP 4B-1

TP 4B-2

Text



1:32,000



NEW  
ACTIVATION  
AREA



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



# 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



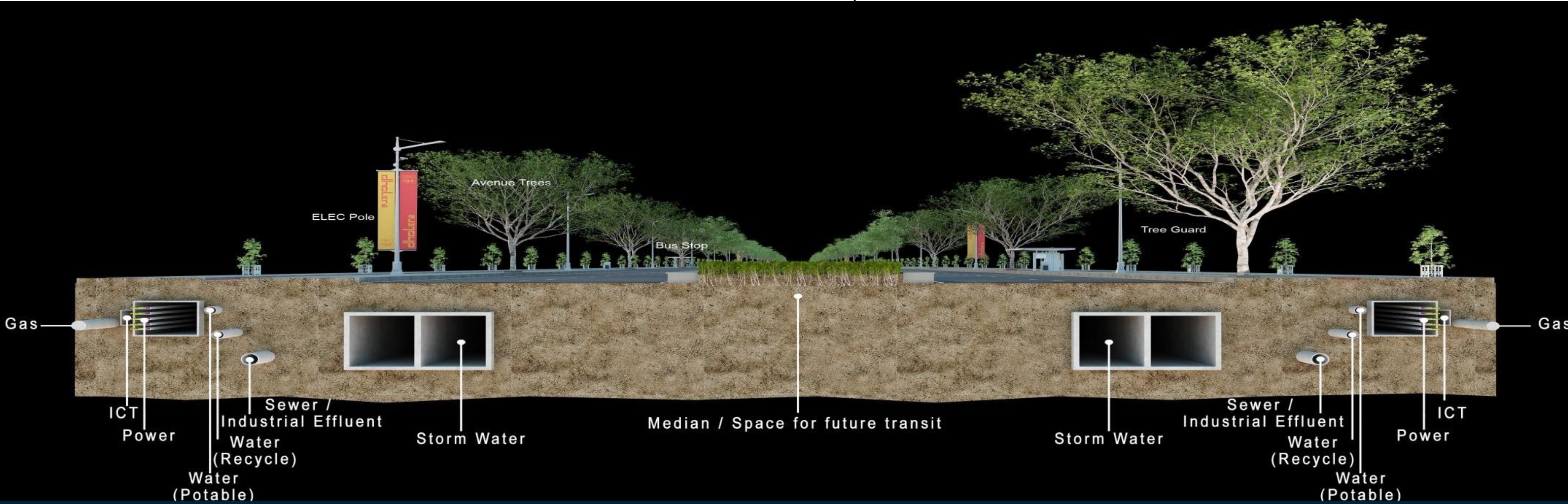
100% recycle and  
reuse of waste  
water



100% rainwater  
collection  
Open storm canal  
with recreational  
spaces



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

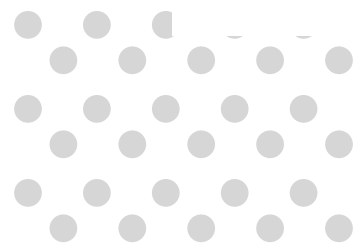




## BENCHMARKING: WORLD CLASS INFRASTRUCTURE FOR DHOLERA SIR



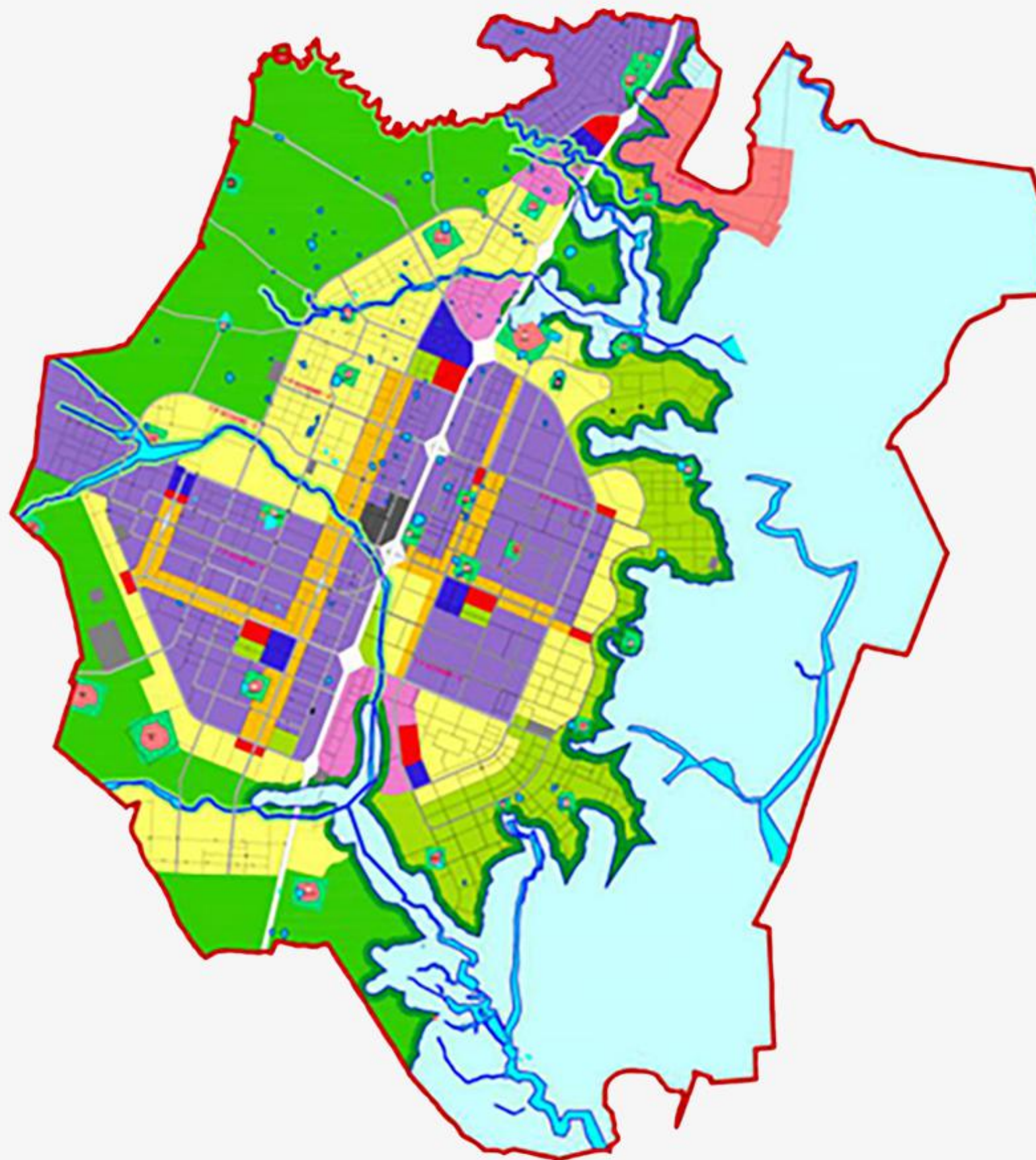
सत्यमेव जयते  
Government of Gujarat





# 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**