

COMMERCIAL NA LAND IN DHOLERA SIR



HIGH ACCESS CORRIDOR ZONE | TP5C1



Survey No. - 240

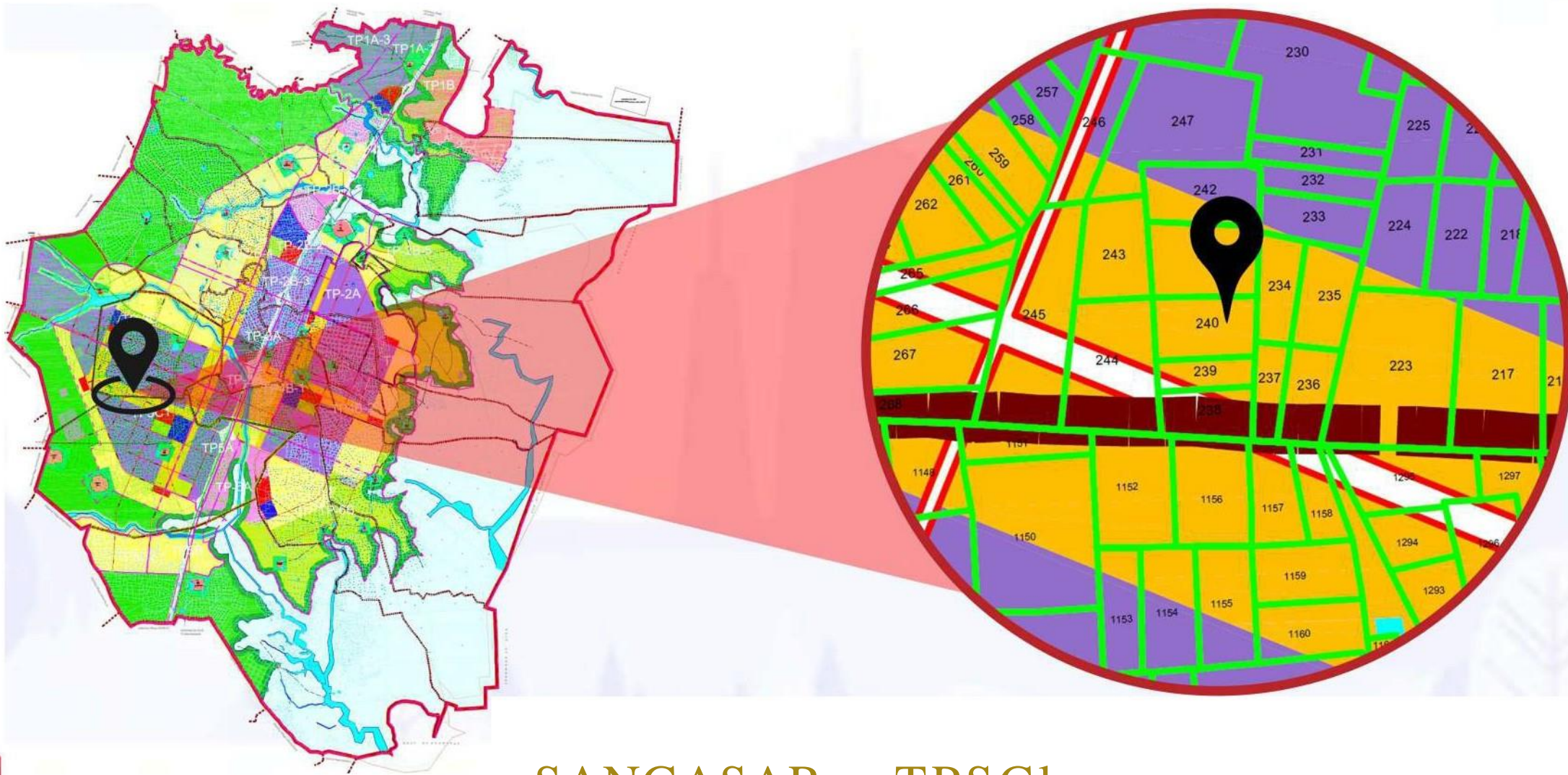
SANGASAR - TPSC1

70 Meter Wide TP Road

High Access Corridor Zone

Plot Area: 7741.04 SQ Yard

DP PLAN LOCATION



SANGASAR - TPSC1
HIGH ACCESS CORRIDOR ZONE

Final Plot Location

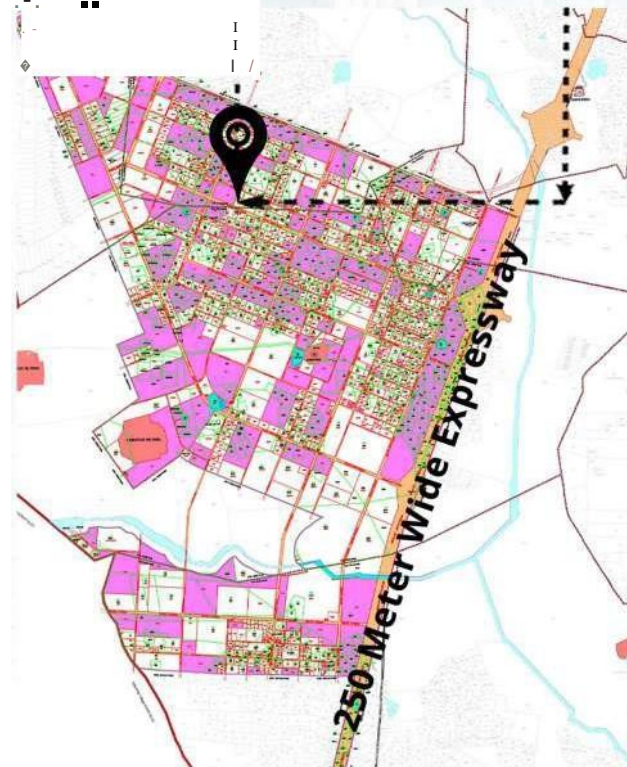
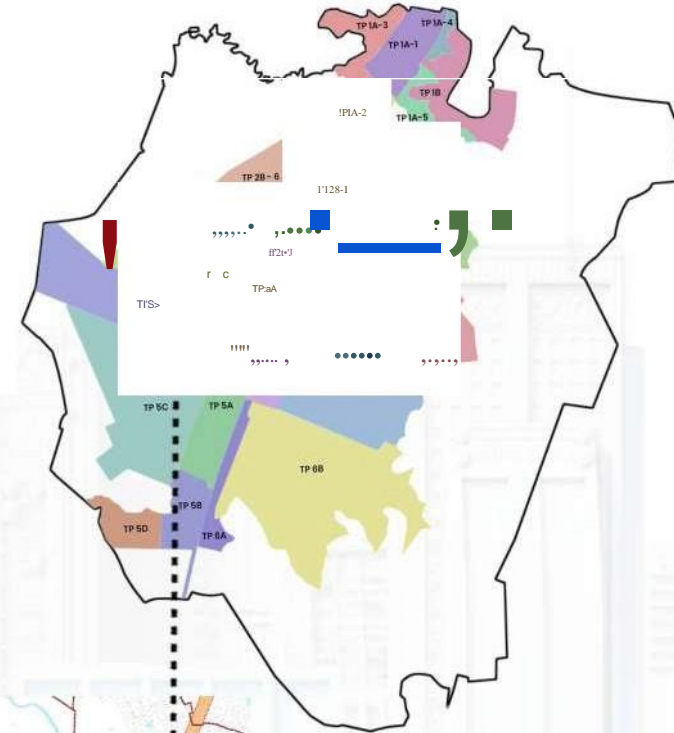


SANGASAR - 240

70 METER WIDE TP ROAD

Plot Area

7741.04 | Sq.Yard



TPSC1

SANGASAR-TPSCI

High Access Corridor Zone



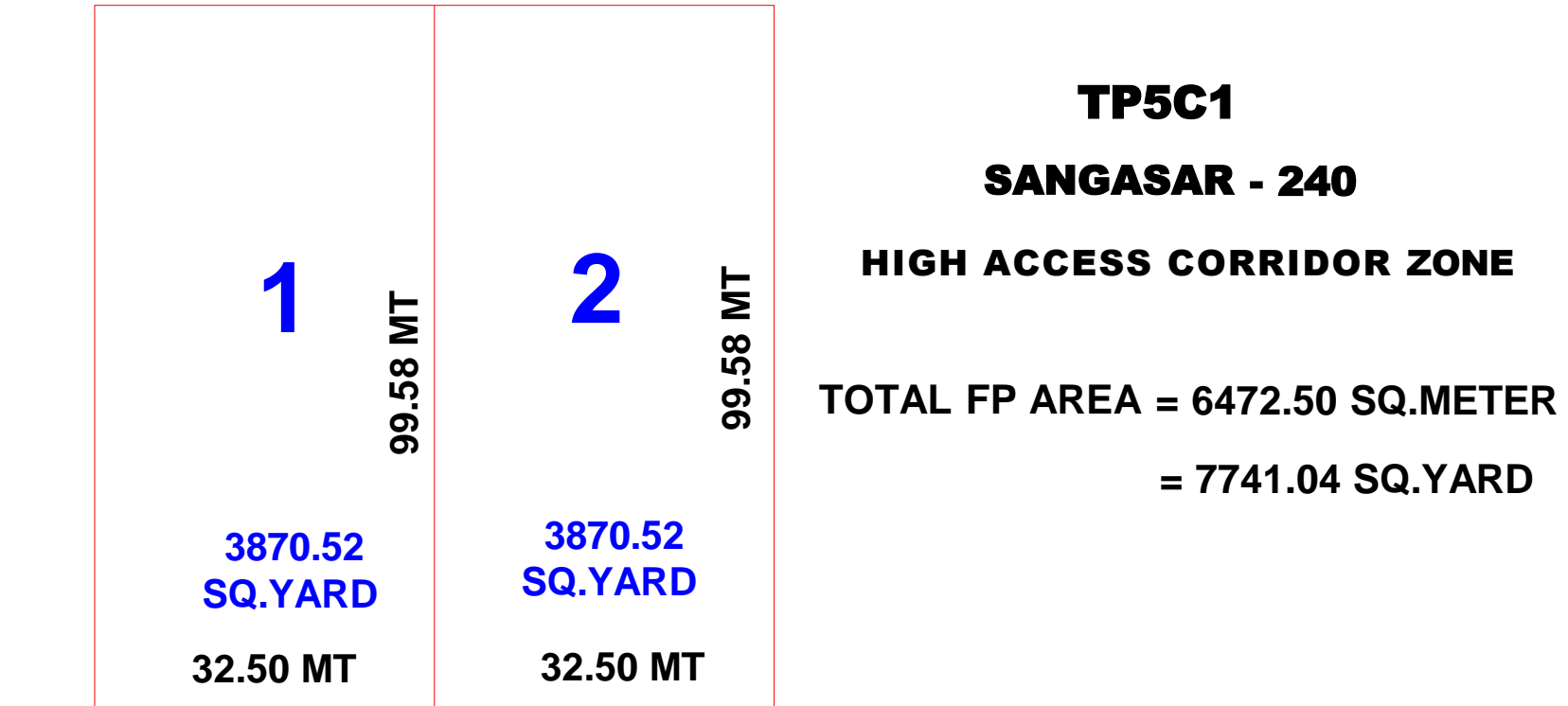
7741.04 SQ YARD

PLOT AREA
7741.04 SQ YARD

PLOT PRICE
RS. 6000 Per SQ Yd

70 METER WIDE TP ROAD

PROPOSED MODEL



70 MT WIDE TP ROAD

LOCATION

ADVANTAGE



2.5 KM
RESIDENTIAL ZONE



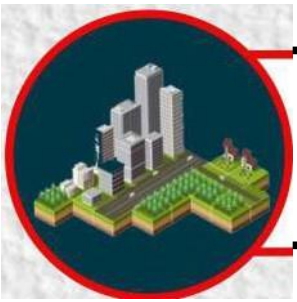
0KM
70 METER WIDE
TP ROAD



0KM
INDUSTRIAL ZONE



2KM
SPORTS ZONE



2KM
CITY CENTER ZONE



3.5 KM
SOLAR PARK ZONE



1.5 KM
PUBLIC FACILITY ZONE



5KM
250 METER WIDE
EXPRESS WAY

PROPOSED DEVELOPMENT

- Multi-Storey Apartment
- Cinema Hall/ Mall
- Petrol/ CNG/ LPG Pump
- Fire Station
- Light Industrial Sheds
- Commercial Centre
- Bank
- Utility Building
- Infrastructure
- Cafe/Restaurant/Canteen



Draft General Development Control Regulations {DGDCR}

Table 10-2: Development Control Regulations for the High Access Corridor

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
HIGH ACCESS CORRIDOR								
1	55m & above	5000 sqm**	5 4	0-10% Above 10-20%	150m 126m	10m-8m-6m-6m 9m-7m-6m-6m	Multi-storey apartment and clusters thereof; Serviced apartments; Dormitories/ Worker Housing; Dharamshala; Cinema Hall, Mall Petrol/CNG/LPG Pump, Auto Service Station, Light Industrial Workshop with area less than 50sqm; Hospital Cand D, Budget and 3 Star Hotel, Junior, Senior and Professional Colleges; Multi-level Parking and all use premises given in the categories below Multi-storey apartment and clusters thereof; Serviced apartments; Dormitories/ Worker Housing; P Petrol/CNG/LPG Pump	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"> • Cemeteries/ Burial Ground • Broadcasting towers and line-of- site relay devices for telephonic, radio or television communications
2	25m & Below 55	1500 sqm	2.5	Above 20-30% 40%	32m 20m	8m-6m-6m-6m 8m-6m-6m-6m	Dispensary, Maternity home/Nursing Home, Diagnostic/Radiology Centre/Blood Bank, Place of Worship larger than 1000sqm; Commercial Centre; Public Facility/ Infrastructure/Utility	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. <ol style="list-style-type: none"> 1. Part of a residence may be permitted for use as professional office for advocates, chartered accountants, architects, doctors, engineers or the like, or as a small scale home based workshop subject to the following conditions: <ul style="list-style-type: none"> • it is not located in a multi-storey apartment; • the number of employees do not exceed 10; • it does not involve installation and use of heavy machinery, and does not create noise, vibration, fume or dust;

Dholera Special Investment Regional Development Authority, Gandhinagar

DSIRDA

Draft General Development Control Regulations (DGDCR)

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
HIGH ACCESS CORRIDOR								
3	Below 25m	1500 sqm	2	40%	16m	8m-6m-6m-6m	<p>Buildings; Hostels for working professionals; Restaurants, Food Plazas and Food Streets</p> <p>Multi-storey apartment and clusters thereof; Serviced apartments; Dormitories/ Worker Housing; Neighbourhood Retail Shop; Place of Worship smaller than 1000sqm; Service and Repair Shops smaller than 250sqm; garden</p>	<ul style="list-style-type: none"> • separate means of access and a designated parking area for staff and visitors is provided and marked on the site plan submitted for approval. 2. Devices for generation of non conventional energy, such as solar panels, wind power 3. Servant quarters or 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>

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

** For Plot sizes of 5000 sqm and above - In case of a building with podium and tower, a ground coverage of maximum 40% will be allowed for a maximum height upto 8 m, including G or G+1 whichever is less. The upper typical floors above podium will have a maximum plan area of 10%. The maximum FAR allowed in this case will be 5.