

RESIDENTIAL

DHOLERA SIR

INDIA'S FIRST GREENFIELD SMART CITY



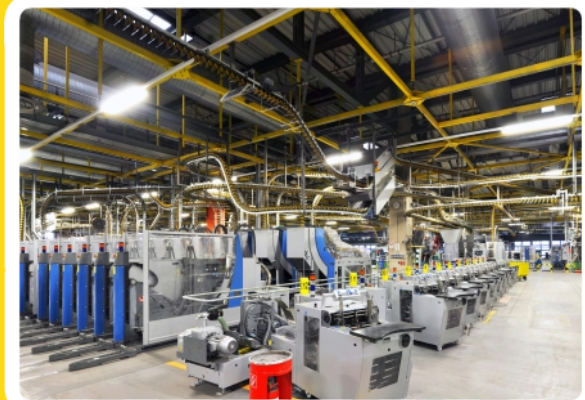
FOOD PLAZA



INDUSTRIES



BANK



INDUSTRIAL PLANTS

**RESIDENTIAL
LAND
PROPOSAL**



TP - 6B
Old Survey No. - 80P (New-201)

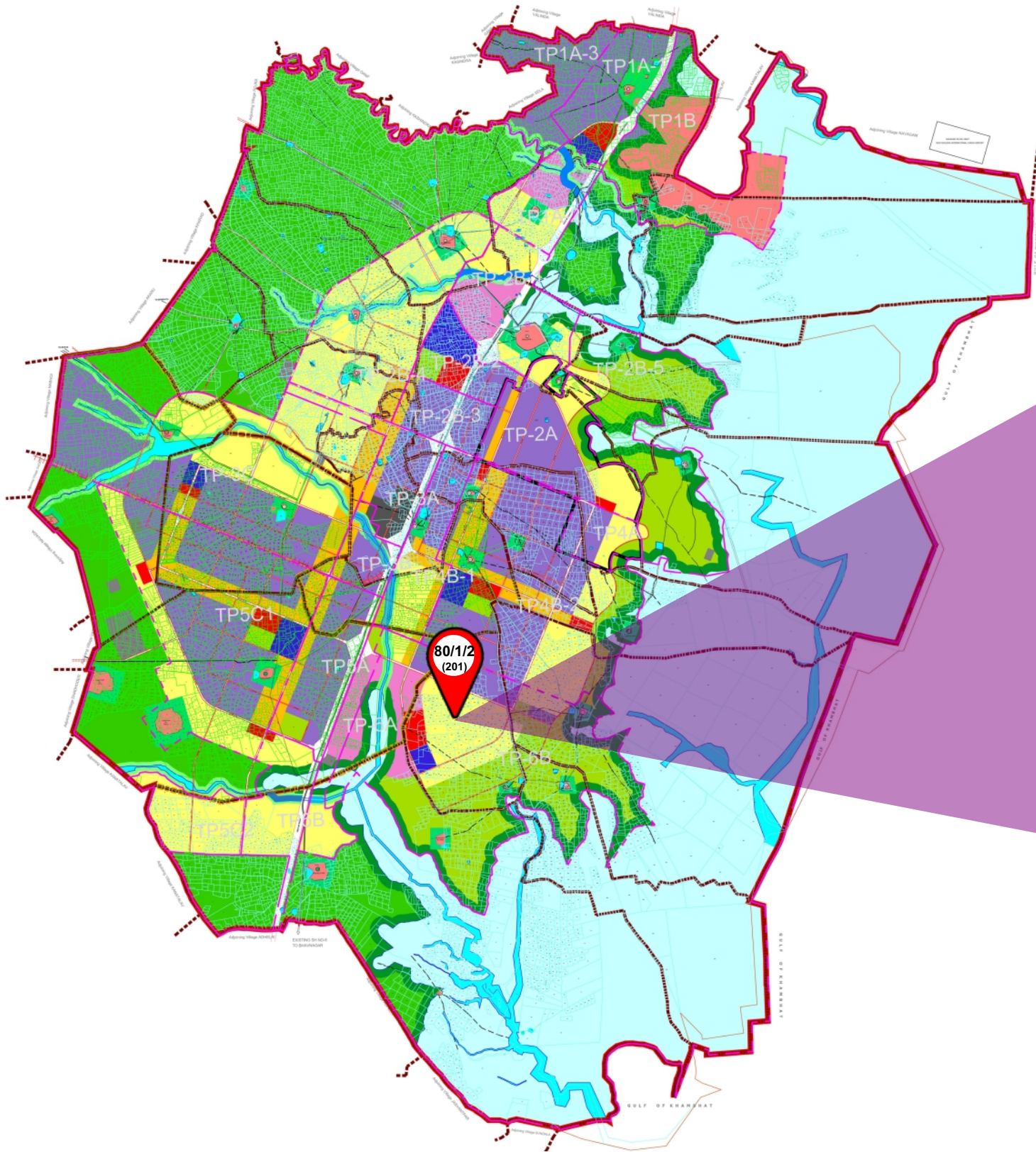
FP - 501/1/2

Village - Zankhi

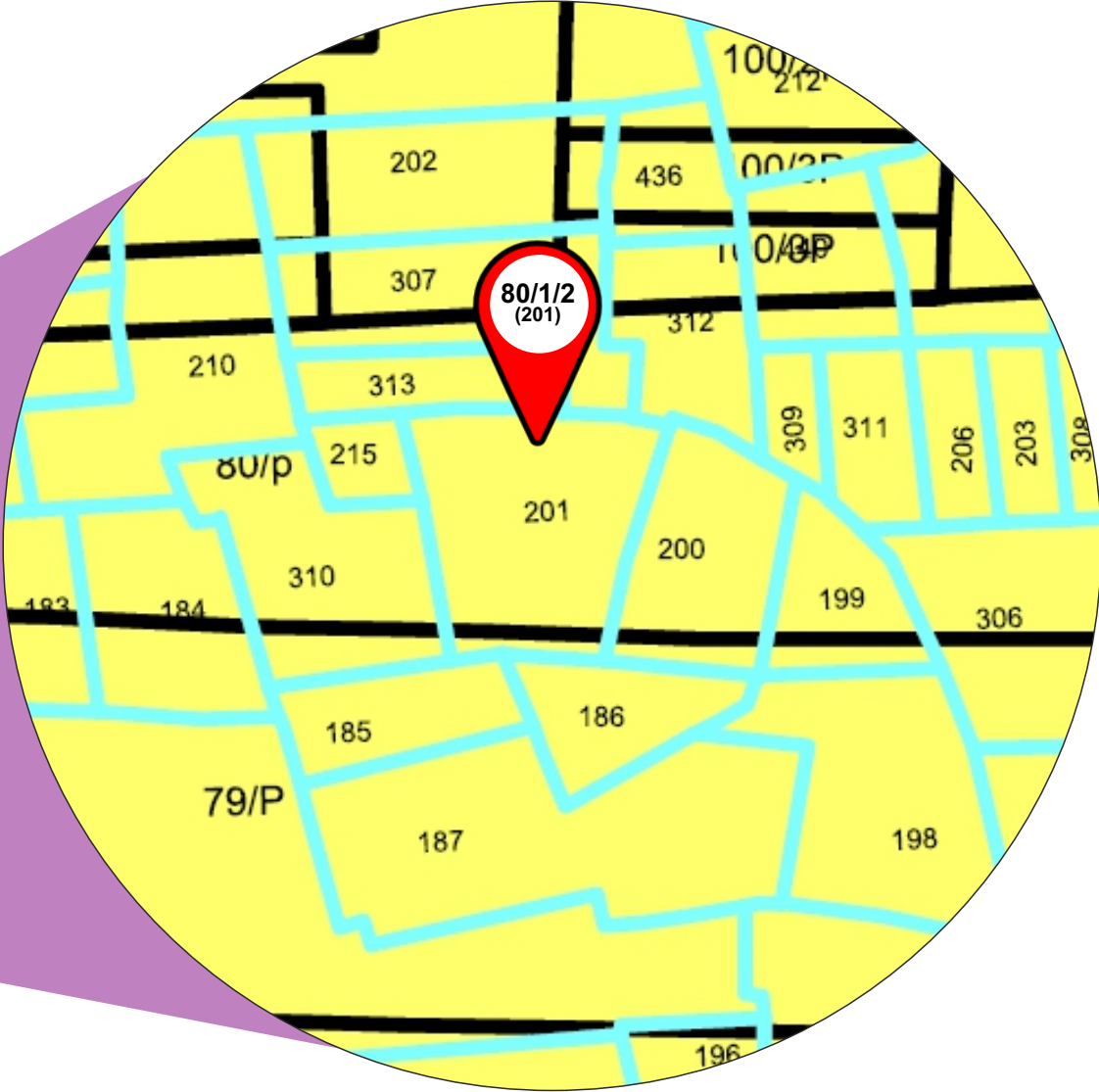
Click For



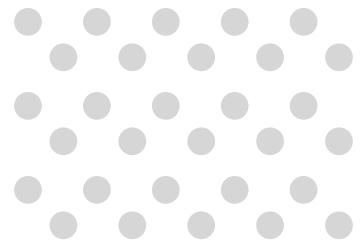
PROPERTY LOCATION & ZONE



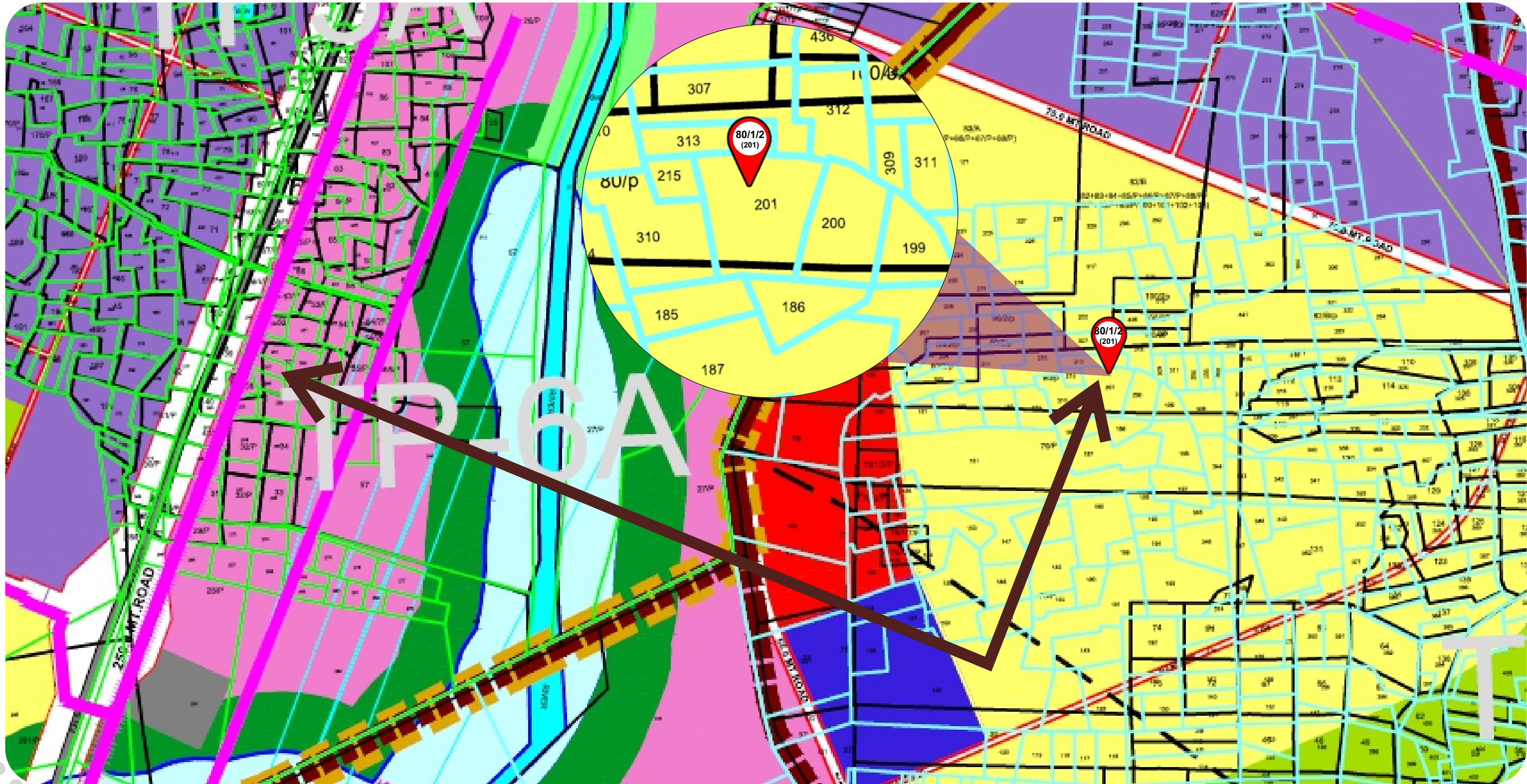
SURVEY NO - 201



COMMERCIAL/ RESIDENTIAL



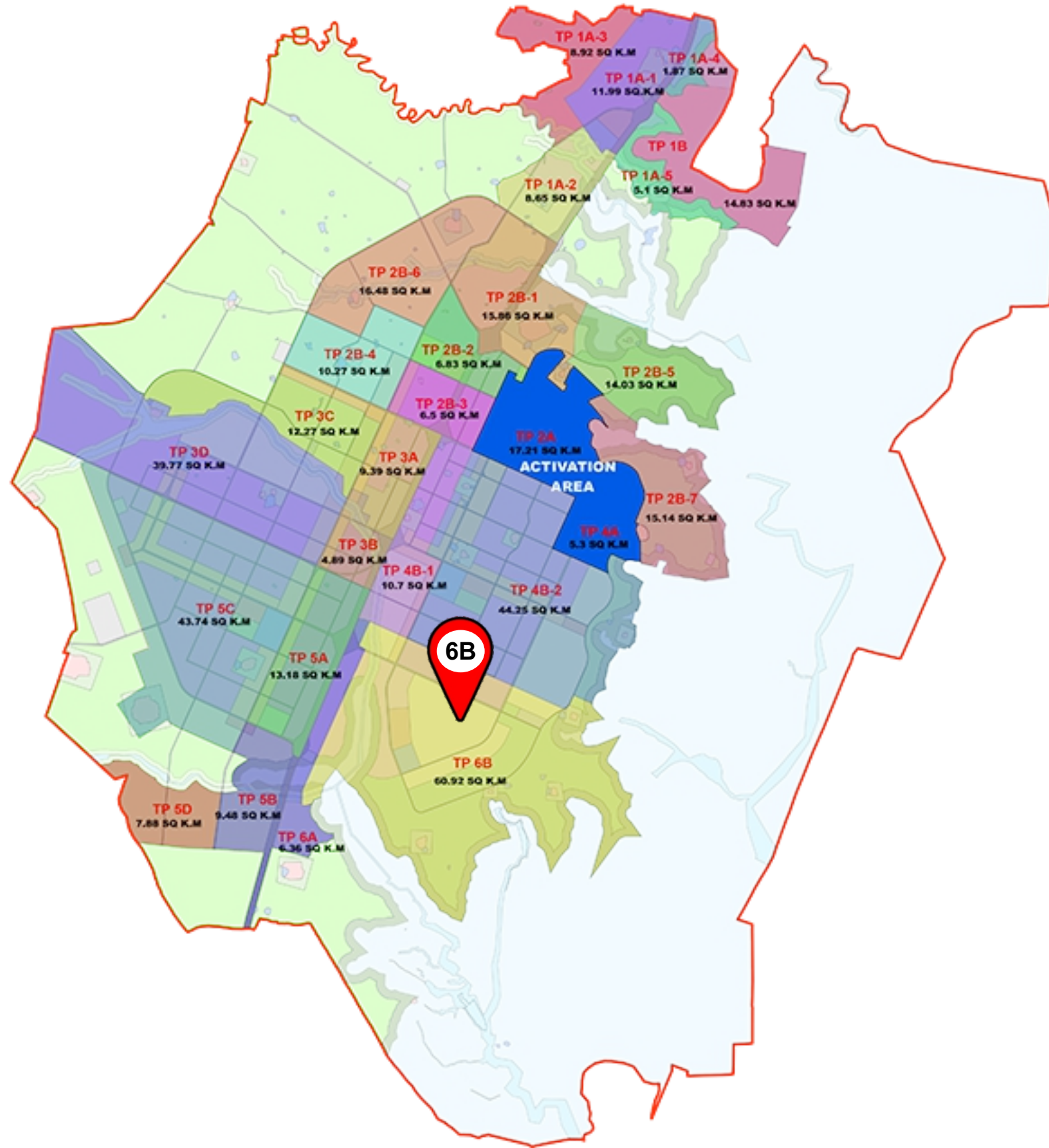
PROPERTY LOCATION & ZONE



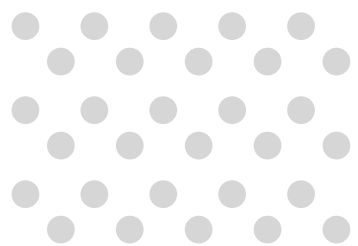
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DHOLERA SIR

TP 6B LOCATION

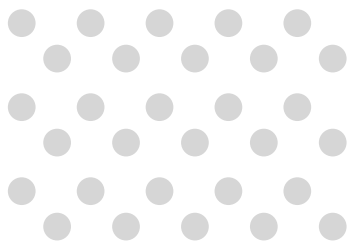
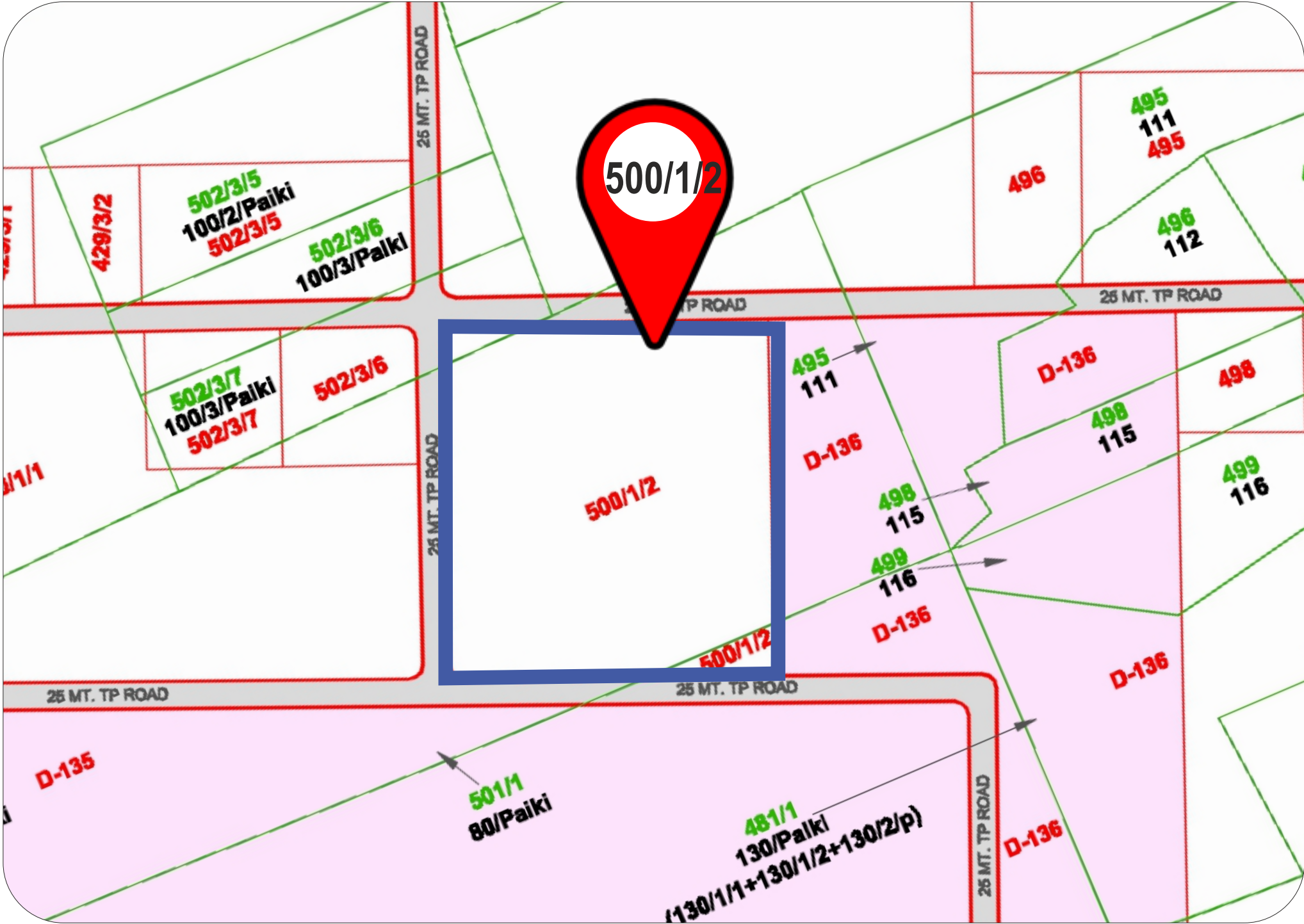


VILLAGE - ZANKHI
NEW SURVEY NO - 201
OLD SURVEY NO - 80/1/2
TP - 6B, Road- 25 M
PART FP AREA- 2,400 SQ.YD.
AREA - 6.01 ACRE



PROPERTY LOCATION & ZONE

- New Survey No - 201
- Old Survey No - 80/1/2
- Village - Zankhi - TP 6B
- Residential
- Part FP Area - 2,400 Sq. Yard
- Plot Area - 21,600 Sq. Ft.
- TP Road - 25+25+25 Mtr Corner



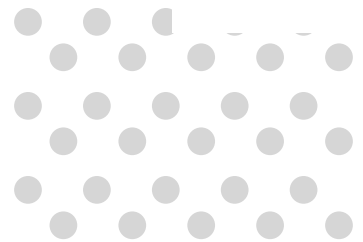
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PROPERTY LOCATION & ZONE

BENCHMARKING: WORLD CLASS INFRASTRUCTURE FOR DHOLERA SIR



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Draft General Development Control Regulations (DGDCR)

Table 10-1: Development Control Regulations for Residential Zone

SR NO	MINIMUM ROAD ROW (METRES)	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
RESIDENTIAL ZONE							
1	55 and above	2	60%	G+5 or 18m whichever is less	5m – 6m – 6m – 6m	Cinema Hall, Retail Mall, Petrol/CNG/LPG Pump, Bank, Hospital A and B and all uses given 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"> • Cemeteries/ Burial Ground • 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> <p>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:</p> <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; • separate means of access and a designated parking area for staff and visitors is provided and marked on the site plan submitted for approval. <p>2. Devices for generation of non-conventional energy, such as solar panels, wind power</p> <p>3. Servant quarters or lodging facilities for</p>
2	25 to Below 55	1.5	60%	G+3 or 15m whichever is less	5m – 5m – 5m – 5m	(2) Neighbourhood Retail/Service Shop, Restaurant/Café, Hawker Zone, Designated Vegetable Market/bazaar, Commercial Centre, Primary and Secondary School; Multi-purpose ground larger than 5 ha; Place of Worship on Plot larger than 1000 sq m; Service/Repair Shop; Veterinary Hospital; Public Facility/Infrastructure/Utility Buildings; and all uses given in (3) below	
3	Below 25	1	50%	G+2 or 10m whichever is less	3m - 3m - 3m – 3m	(3) Multi-storey apartment and clusters thereof; Row-house, Villa/Bungalow; Multi-purpose ground smaller than 5 ha; Terraced/Row House; Villa/Bungalow; Housing for EWS; Night Shelter; Old-Age Home; Maternity Home, Nursing Home, Kindergarten, Day-care, Dispensary, Veterinary Clinic, Health-club, Place of Worship on plot smaller than 1000sqm, Community Hall, Health-Club, Swimming Pool	

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

