

RESIDENTIAL LAND PROPOSAL

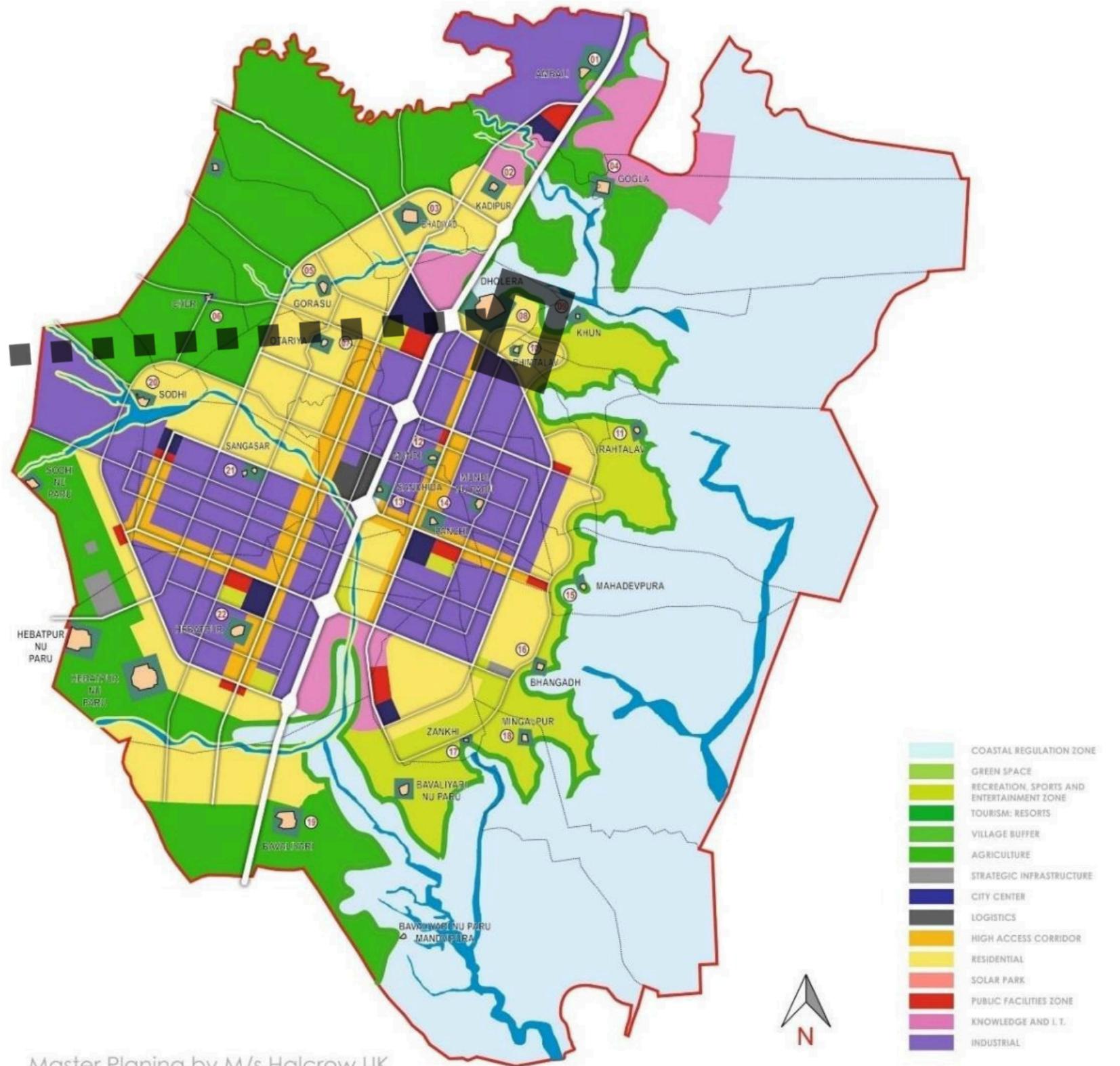
FP : 171
Village : Dholera
Zone : Residential
TP : 2B1
Survey no. : 57
Road : 45*20 MT Road
Area : 12588 sq yard

LOCATION AND ZONE

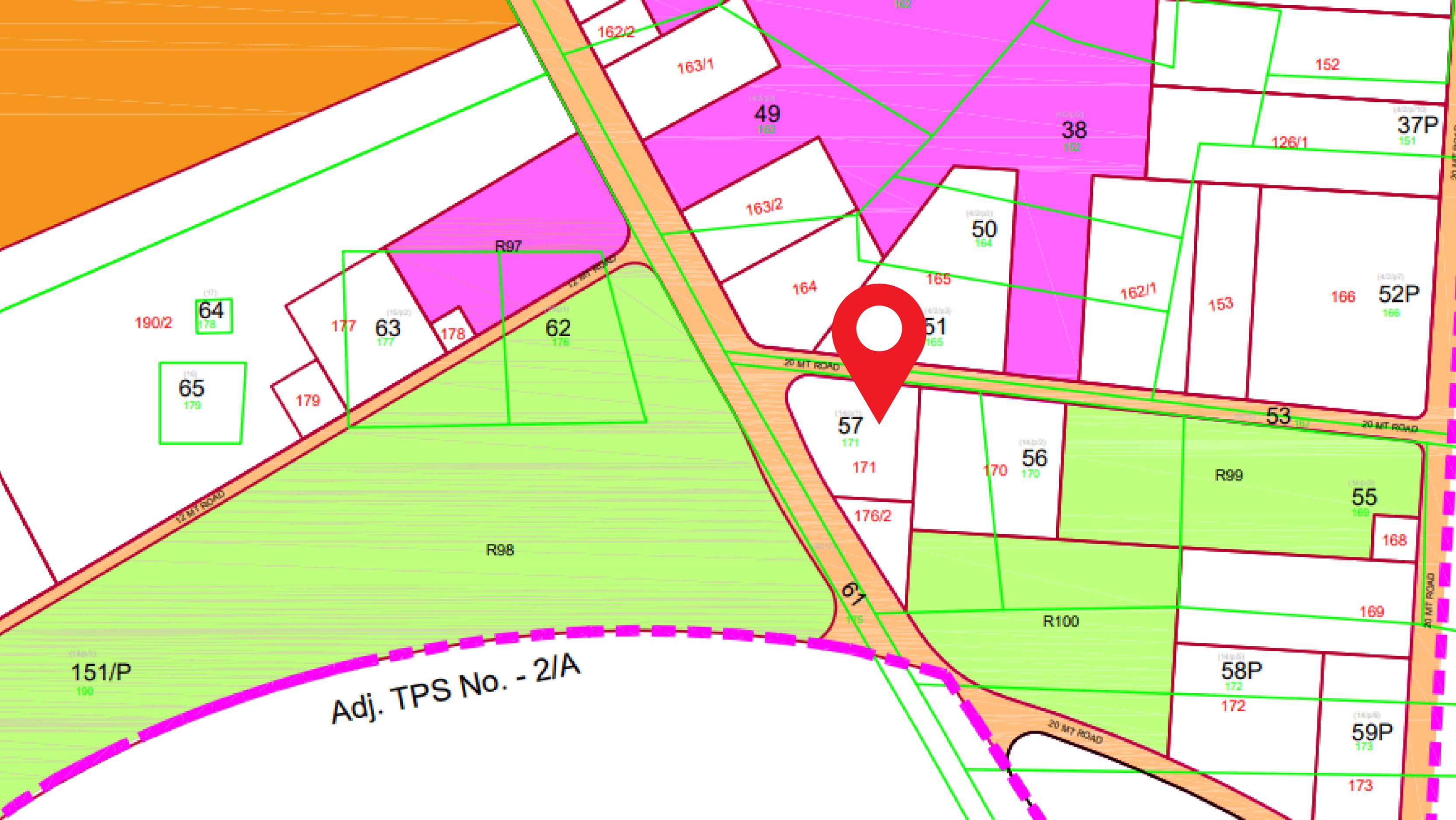


45*20 MTR Road

DHOLERA SIR FINAL PROPOSED LAND USE PLAN



Master Planning by M/s Halcrow.UK



162/2

163/1

49
163

38
152

152

37P
151

126/1

R97

163/2

50
164

64
178

190/2

177

63
177

178

62
176

164

165

162/1

153

166

52P
166

65
179

179

20 MT ROAD

57
171

171

56
170

170

53

R99

55
169

168

12 MT ROAD

R98

61
175

176/2

R100

169

151/P
170

Adj. TPS No. - 2/A

58P
172

172

20 MT ROAD

59P
173

173

DISTANCE

dholera
— A NEW ERA —



**Metro Route
Orange line**

**APPROX.
0.5 KMS**



**Residential
Zone**

**APPROX.
0 KMS**



**Dholera
International
Airport**

**APPROX.
5 KMS**



**250 Meter
Expressway**

**APPROX.
0.5 KMS**



**CITY CENTER
Zone**

**APPROX.
1.5 KMS**

Permission In Residential



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	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	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	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; • 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
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	

Dholera Investment Guide

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Vishal Prajapati



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