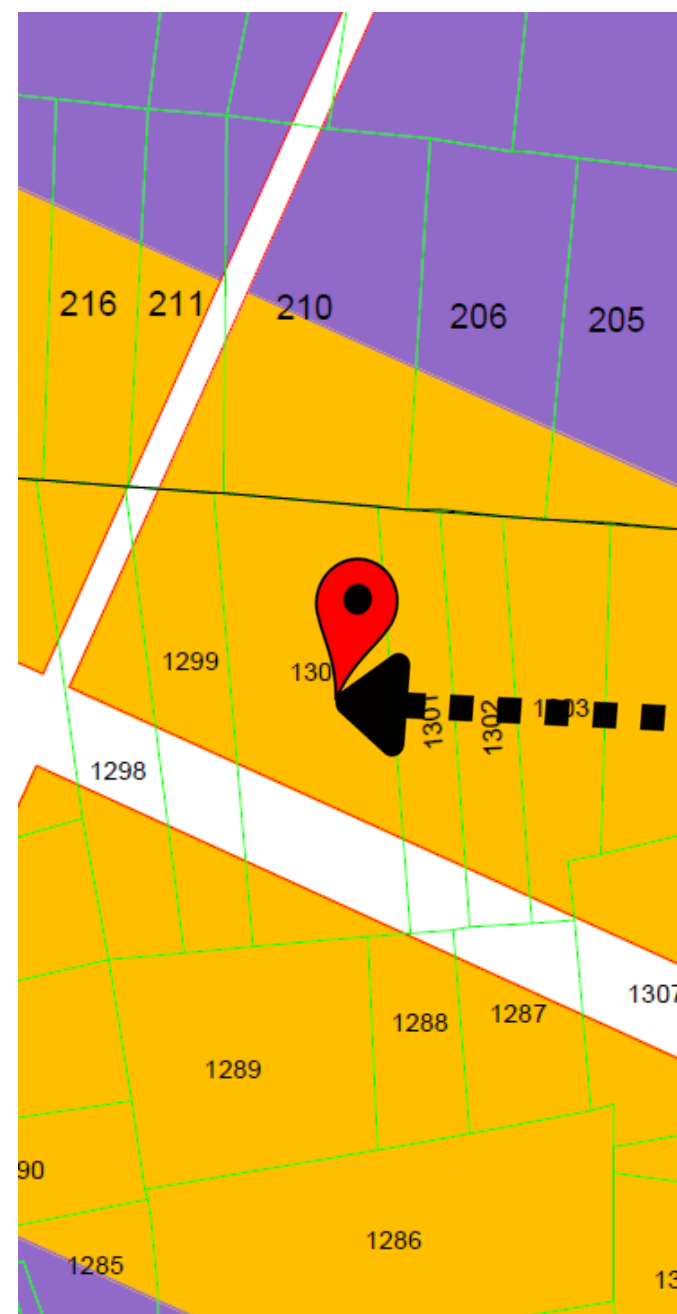


HIGH ACCESS LAND PROPOSAL

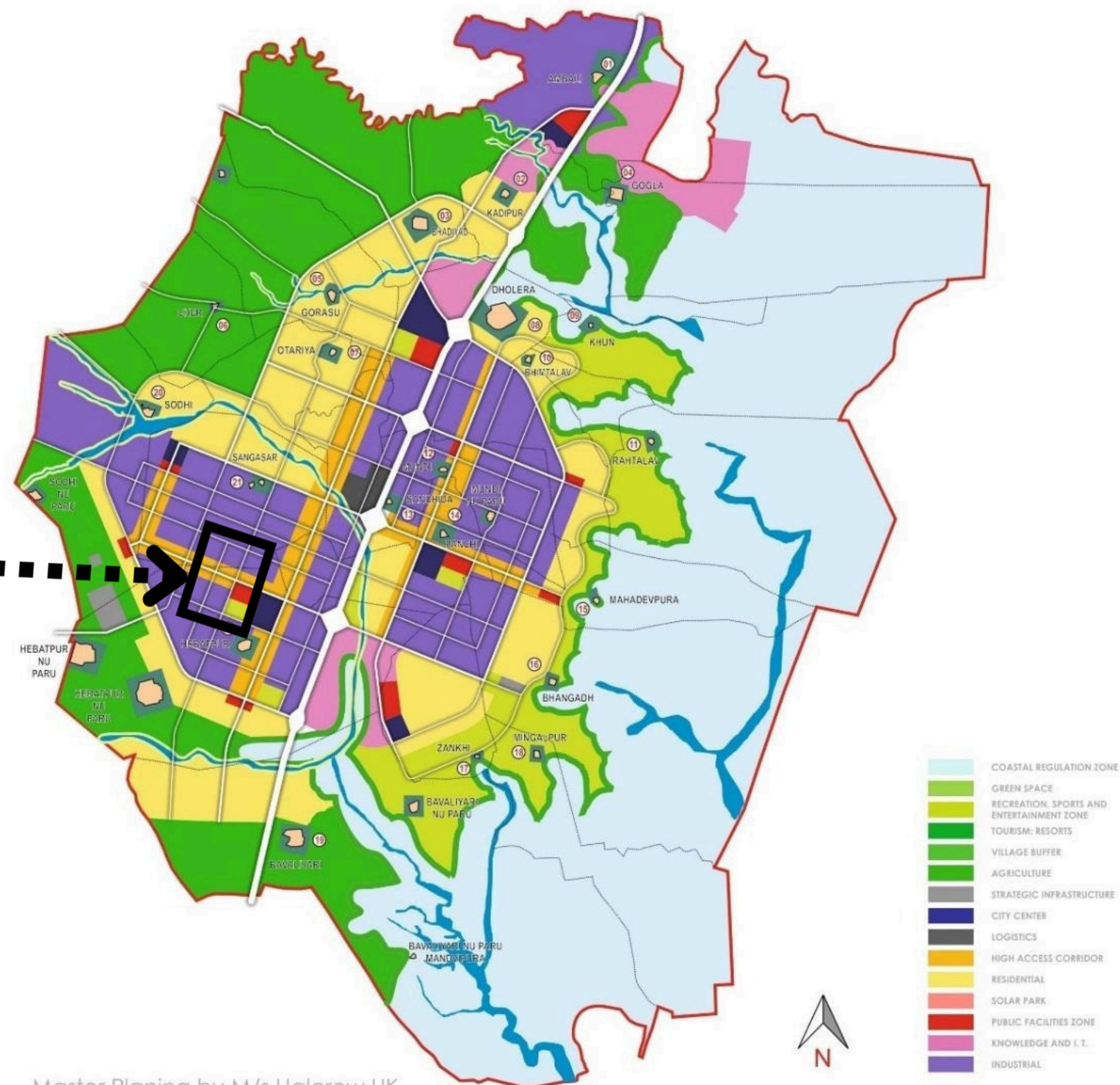
FP : (Draft)
Village : Hebatpur
Zone : HAC
TP : 5C1
Survey no. : 1300
Road : -
Area : 27246 sq yard

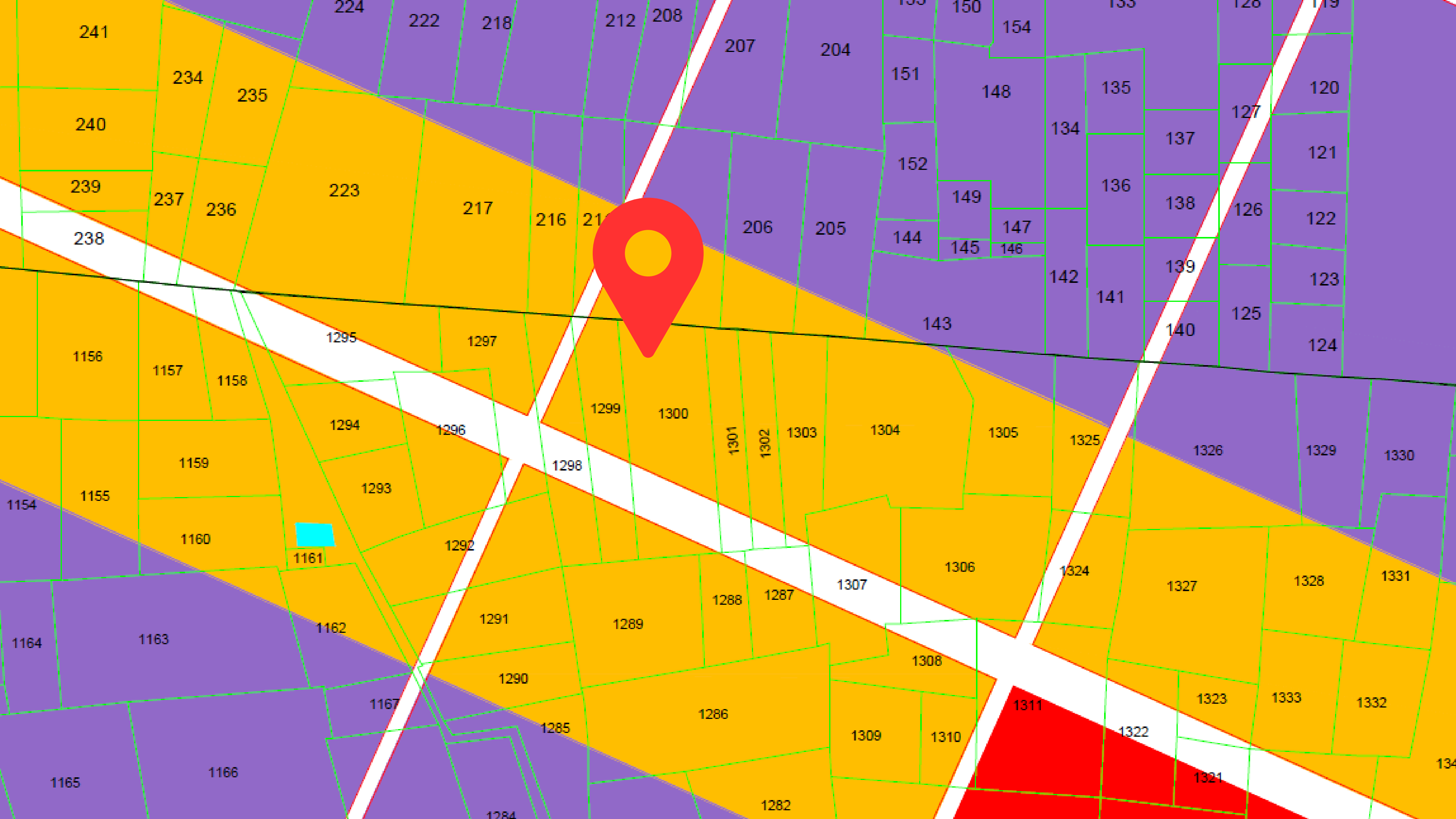


LOCATION AND ZONE



DHOLERA SIR FINAL PROPOSED LAND USE PLAN





Permission To HighAcces In this Plot as per GDCR



commercial center



multistorey apartment



Neighbourhood Store



Fuel station- CNG/PNG/LPG



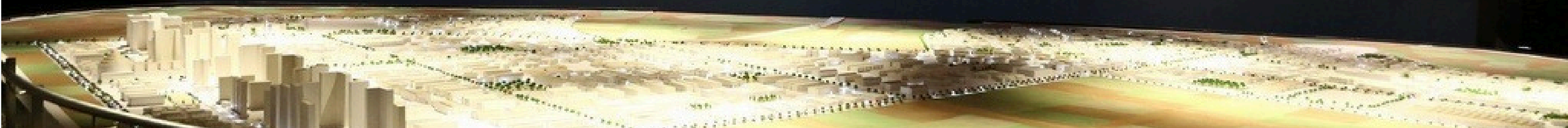
Restaurant or Cafe



Dormitories or Hostel

Distances Near Big Landmarks

dholera
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Smart Logistic
Park**

APPROX. 5.5 KMS



**Mettro
Junction**

**APPROX.
4 KMS**



**250 Meter
Expressway**

**APPROX.
4 KMS**



**Artificial
Riverfront**

APPROX. 11.5 KMS



**CITY CENTER
Zone**

**APPROX.
1.3 KMS**

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	0-10%	150m	10m-8m-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 C and D, Budget and 3 Star Hotel, Junior, Senior and Professional Colleges; Multi-level Parking and all use premises given in the categories below	The following uses may be permitted subject to approval of a special permit on a case-by-case basis: • Cemeteries/ Burial Ground • 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. 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: • 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 caretaker/security personnel 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)
			4	Above 10-20%	126m	9m-7m-6m-6m		
			3	Above 20-30%	32m	8m-6m-6m-6m		
2	25m & Below 55	1500 sqm	2.5	40%	20m	8m-6m-6m-6m	Multi-storey apartment and clusters thereof; Serviced apartments; Dormitories/ Worker Housing; P Petrol/CNG/LPG Pump Dispensary, Maternity home/Nursing Home, Diagnostic/Radiology Centre/Blood Bank, Place of Worship larger than 1000sqm; Commercial Centre; Public Facility/ Infrastructure/Utility Buildings; Hostels for working professionals; Restaurants, Food Plazas and Food Streets	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 25m	1500 sqm	2	40%	16m	8m-6m-6m-6m	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 25sqm; garden	

Dholera Investment Guide

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