

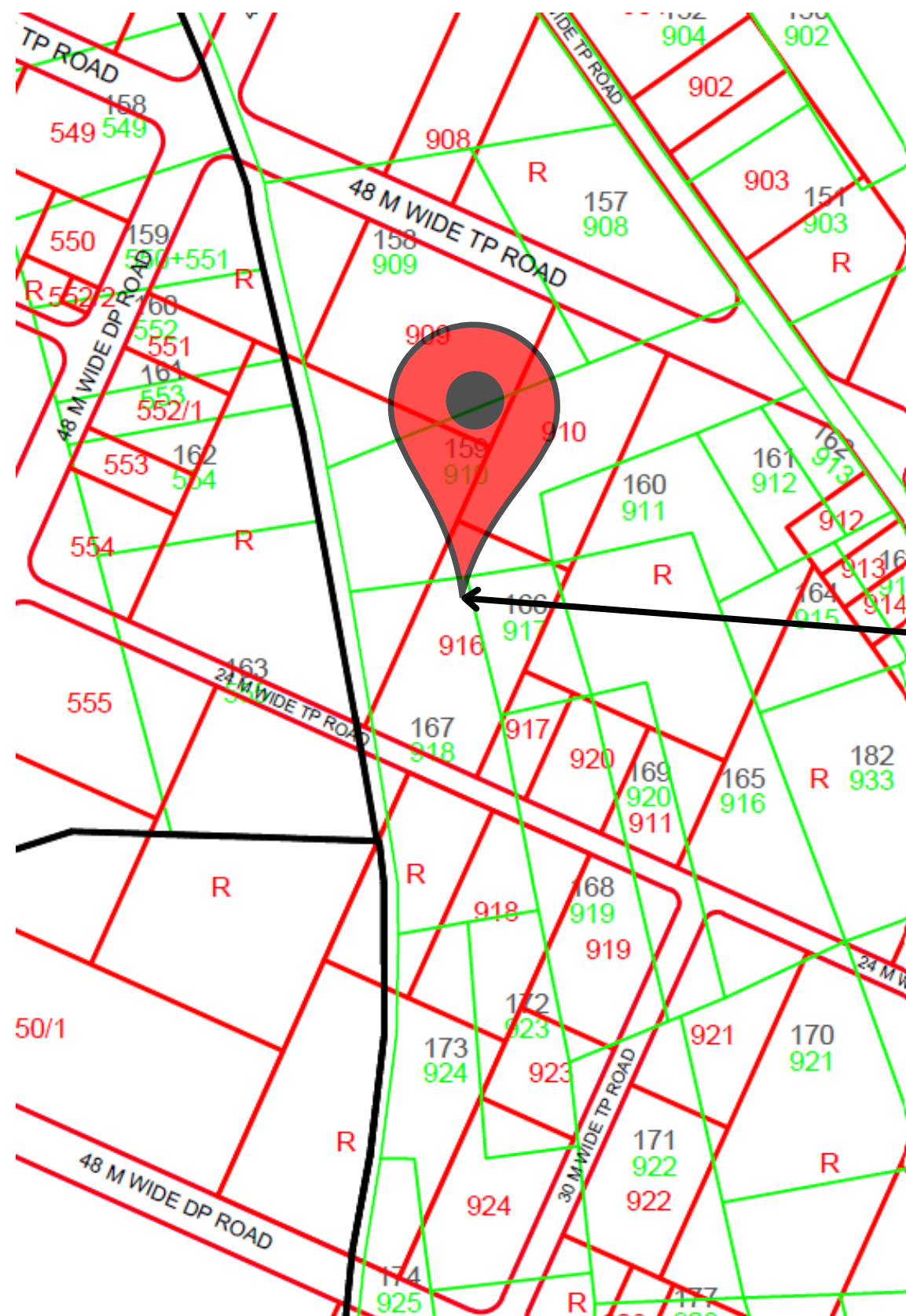
INDUSTRIAL LAND PROPOSAL

FP : 916
Village : Bhangadh
Zone : Industrial
TP : 4B2
Survey no. : 165
Road : 24 MTR
Area : 35,215.02 Sq yard

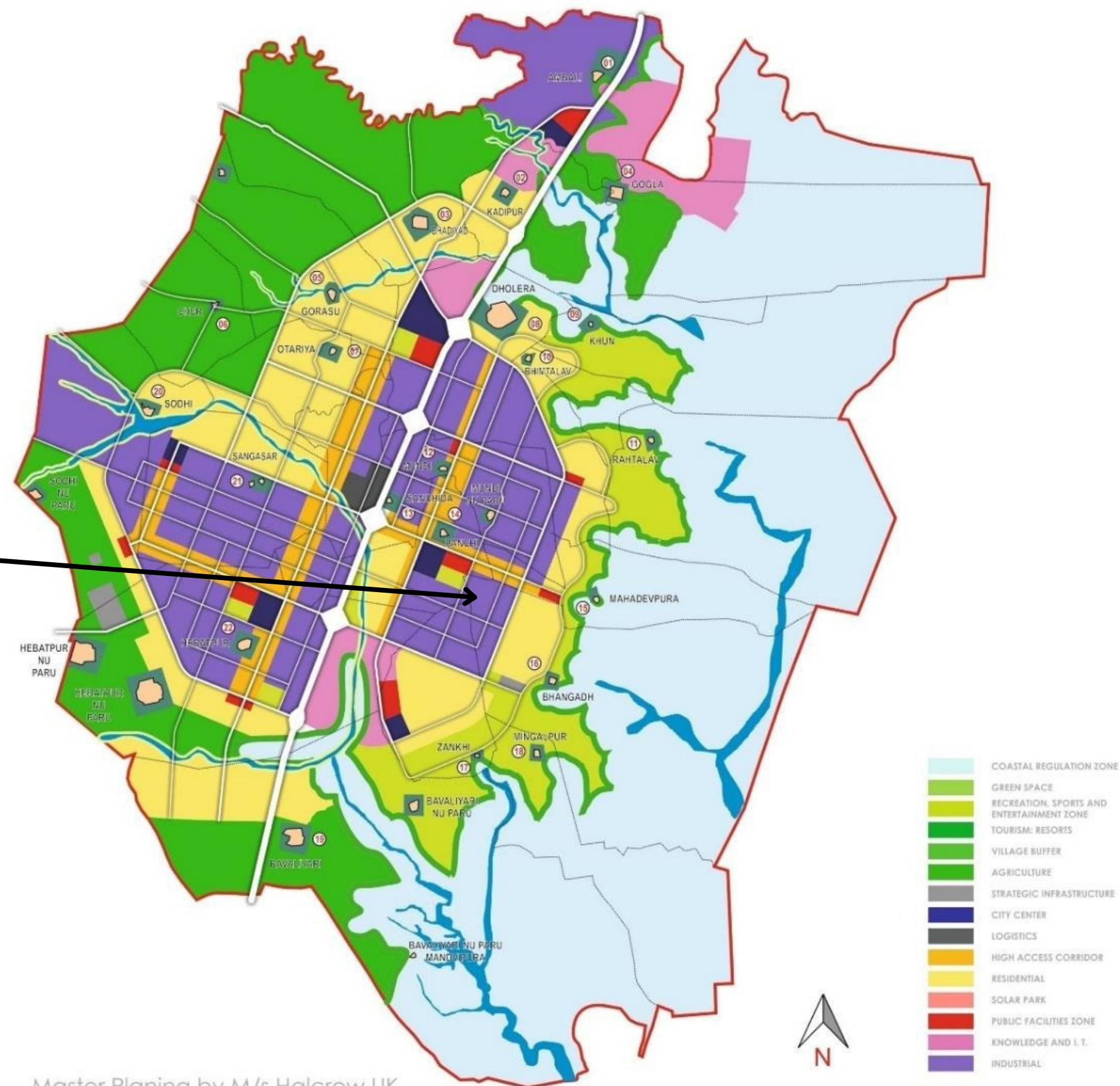
DHOLERA
SIR

LOCATION AND ZONE

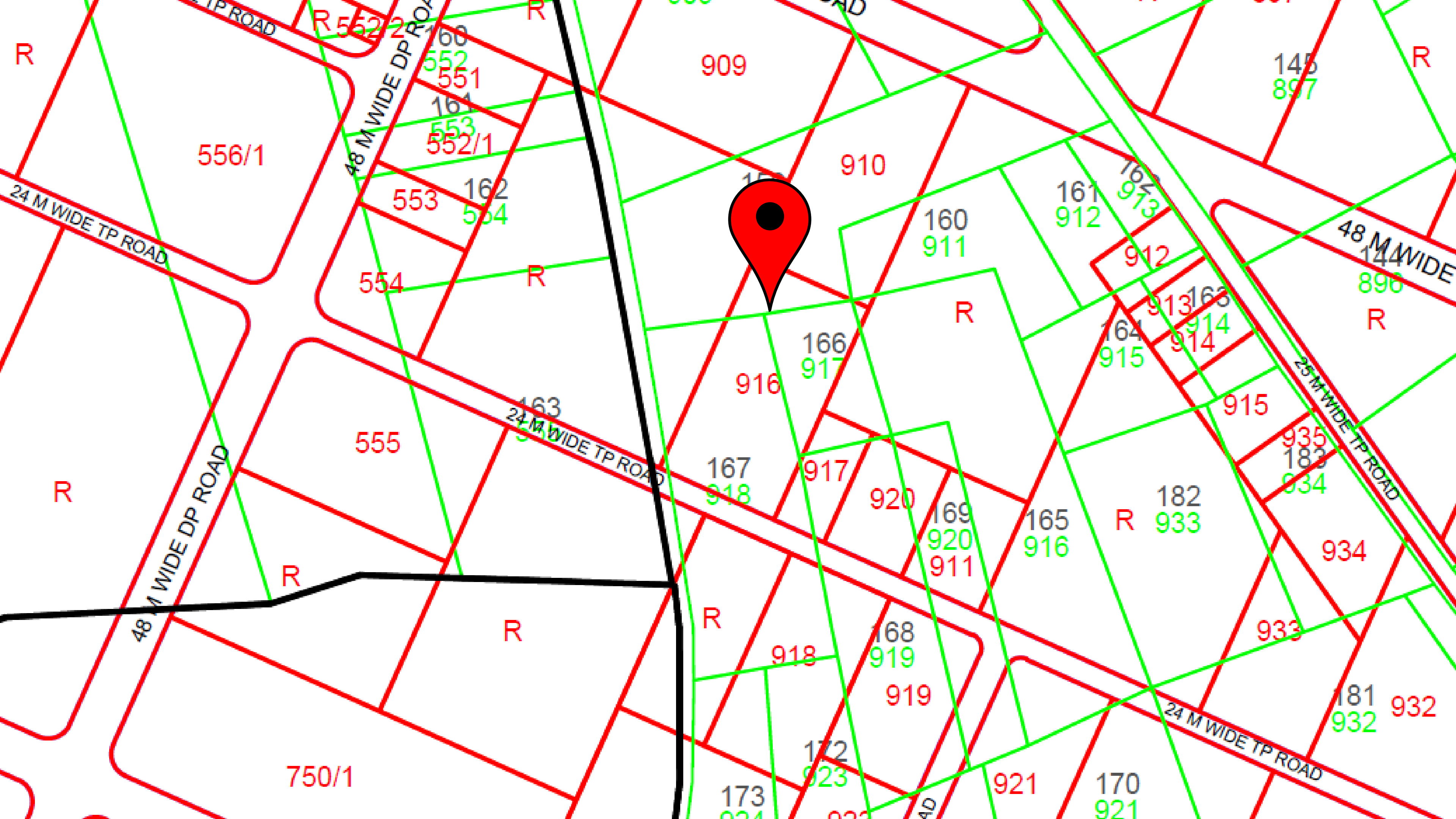
DHOLERA SIR FINAL PROPOSED LAND USE PLAN



24 MTR



Master Planning by M/s Halcrow.UK



Distances Near Big Landmarks

dholera
— A NEW ERA —



**India's First
Smart Logistic
Park**

APPROX. 5 KMS



**Mettro
Junction**

**APPROX.
4.5 KMS**



**250 Meter
Expressway**

**APPROX.
4.5 KMS**



**Artificial
Riverfront**

APPROX. 7 KMS



**CITY CENTER
Zone**

**APPROX.
1.5 KMS**

Permission To Build In this Plot as per GDCR



Restaurant or Cafe



Bank building



Warehouse or Godown



Fuel station- CNG/PNG/LPG



Service station (Garage)



Dormitories or Hostel

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	The following uses may be permitted subject to approval of a special permit on a case-by-case basis: • 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: • Devices for generation of non-conventional energy, such as solar panels, wind power • Lodging facilities for caretaker/security personnel
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	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)