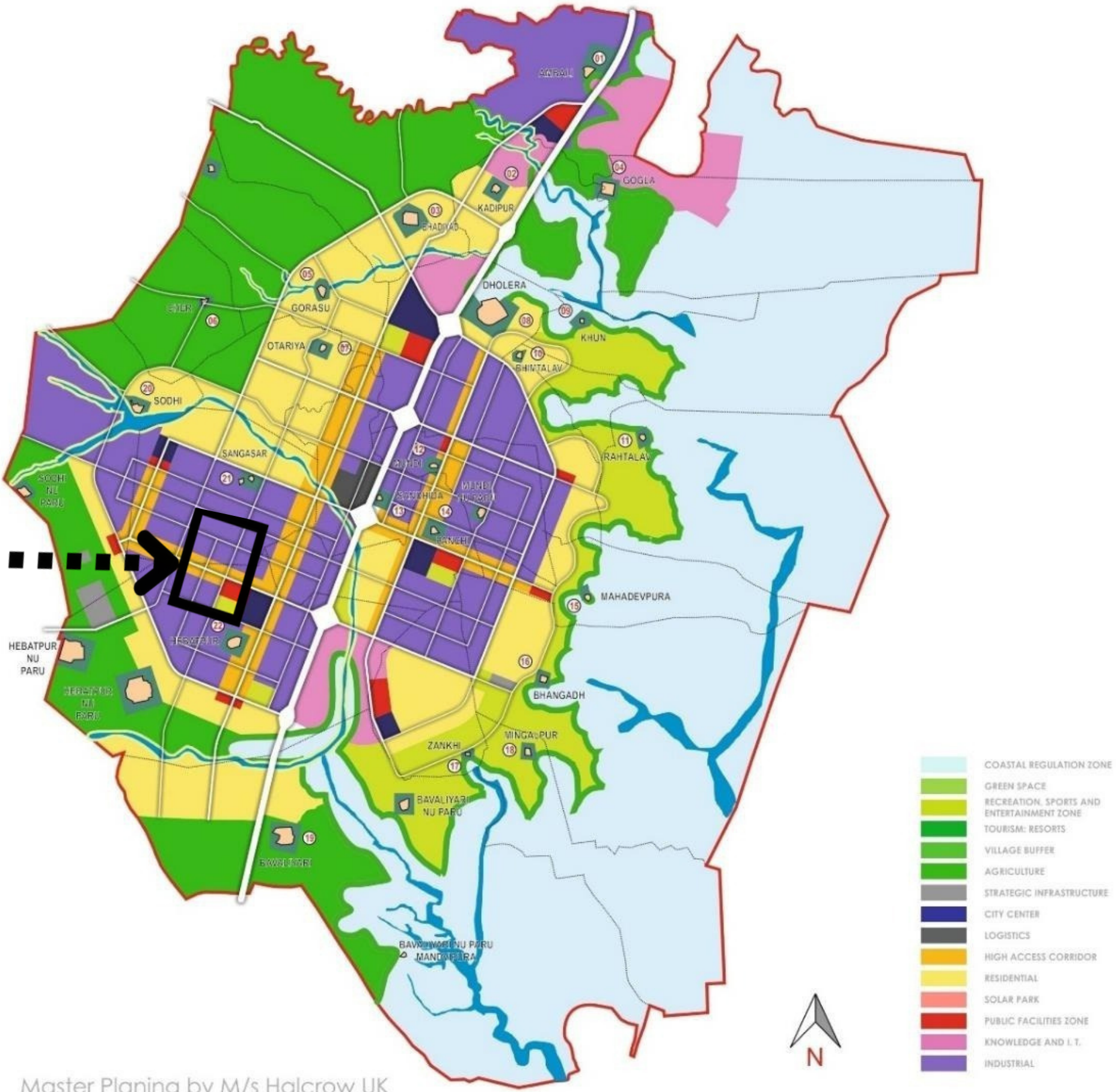


# HIGH ACCESS LAND PROPOSAL

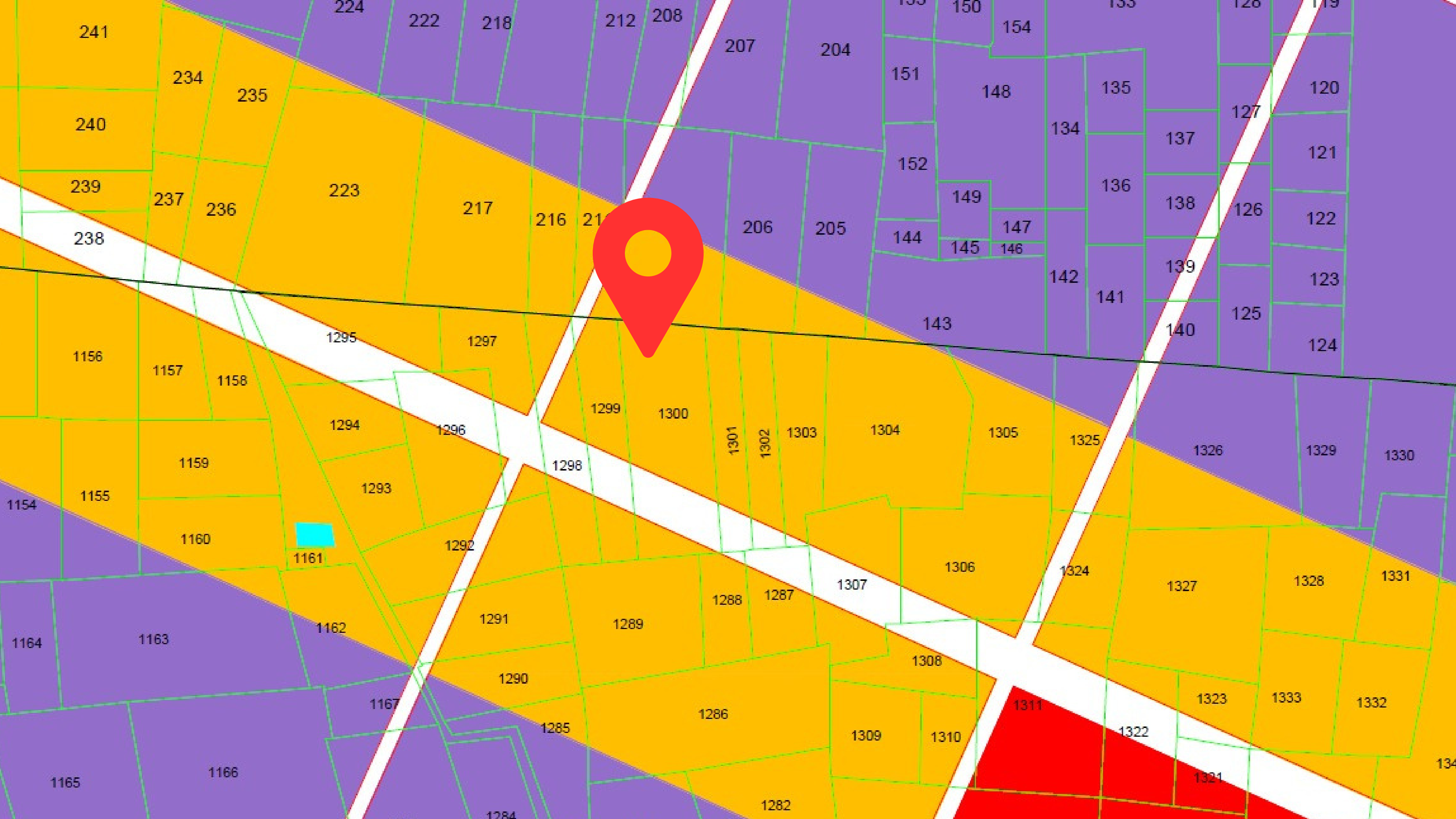
FP : ..... Draft  
Village : ..... Hebatpur  
Zone : ..... HAC  
TP : ..... 5C1  
Survey no. : ..... 1300  
Road : ..... -  
Area : ..... 27,246 sq yard

# LOCATION AND ZONE

## DHOLERA SIR FINAL PROPOSED LAND USE PLAN



Master Planing by M/s Halcrow.UK



# 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**  
— A NEW ERA —



**India's First  
Smart Logistic  
Park**

**APPROX. 5.5 KMS**



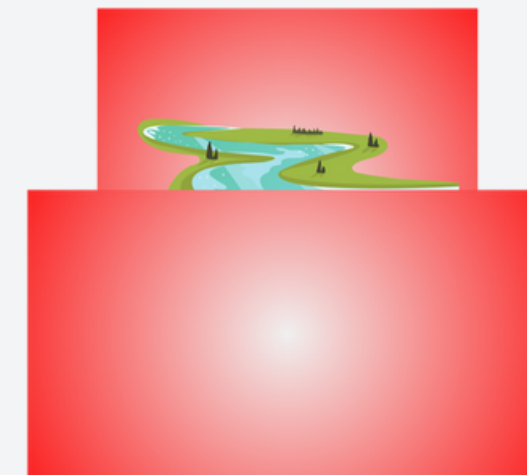
**Mettro  
Junction**

**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      | <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"> <li>• Cemeteries/ Burial Ground</li> <li>• Broadcasting towers and line-of- site relay devices for telephonic, radio or television communications</li> </ul> <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"> <li>• it is not located in a multi-storey apartment;</li> <li>• the number of employees do not exceed 10;</li> <li>• it does not involve installation and use of heavy machinery, and does not create noise, vibration, fume or dust;</li> <li>• separate means of access and a designated parking area for staff and visitors is provided and marked on the site plan submitted for approval.</li> </ul> <p>2. Devices for generation of non-conventional energy, such as solar panels, wind power</p> <p>3. Servant quarters or lodging facilities for caretaker/security personnel</p> <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> |
|                      |                           |                | 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 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 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                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |