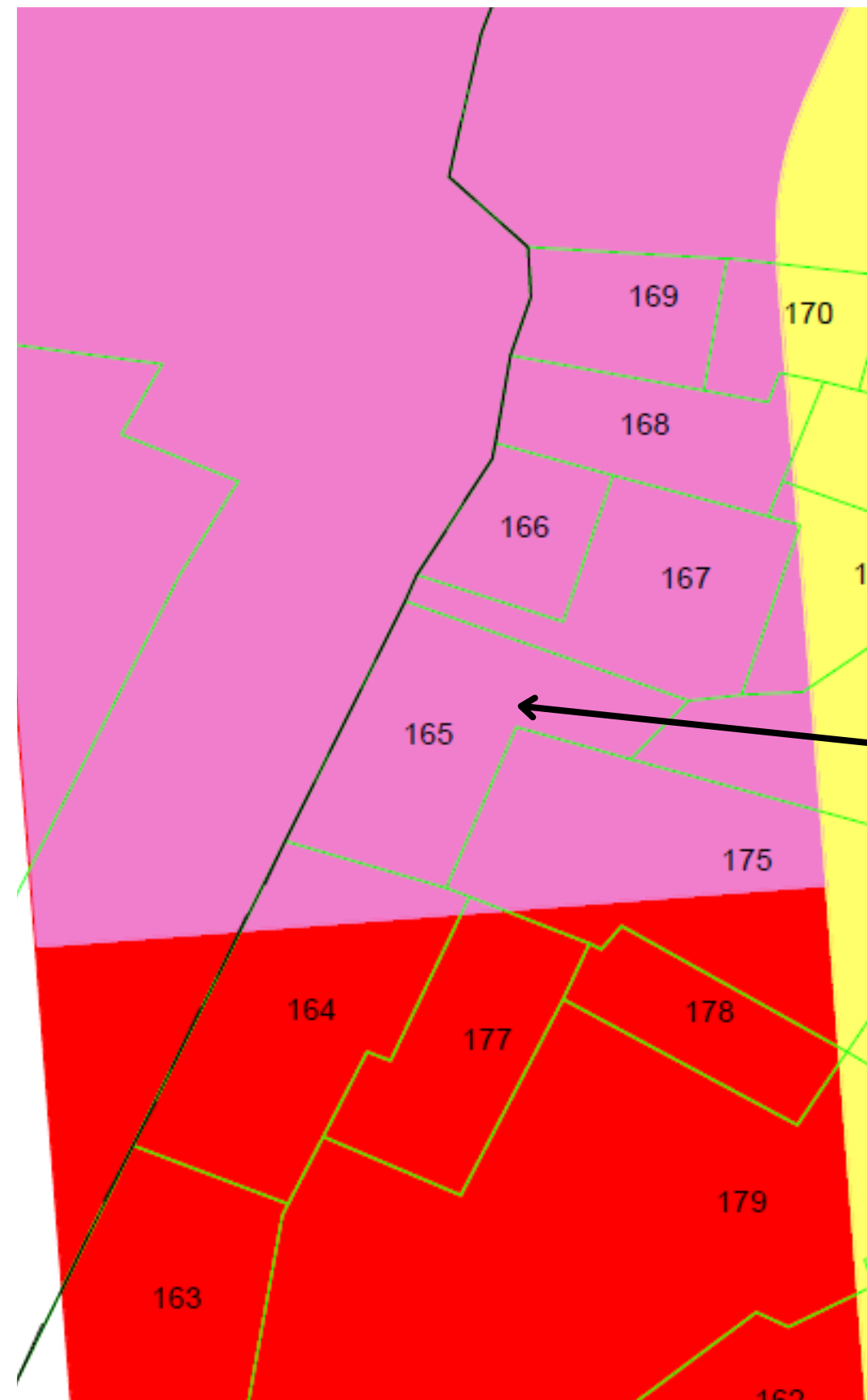


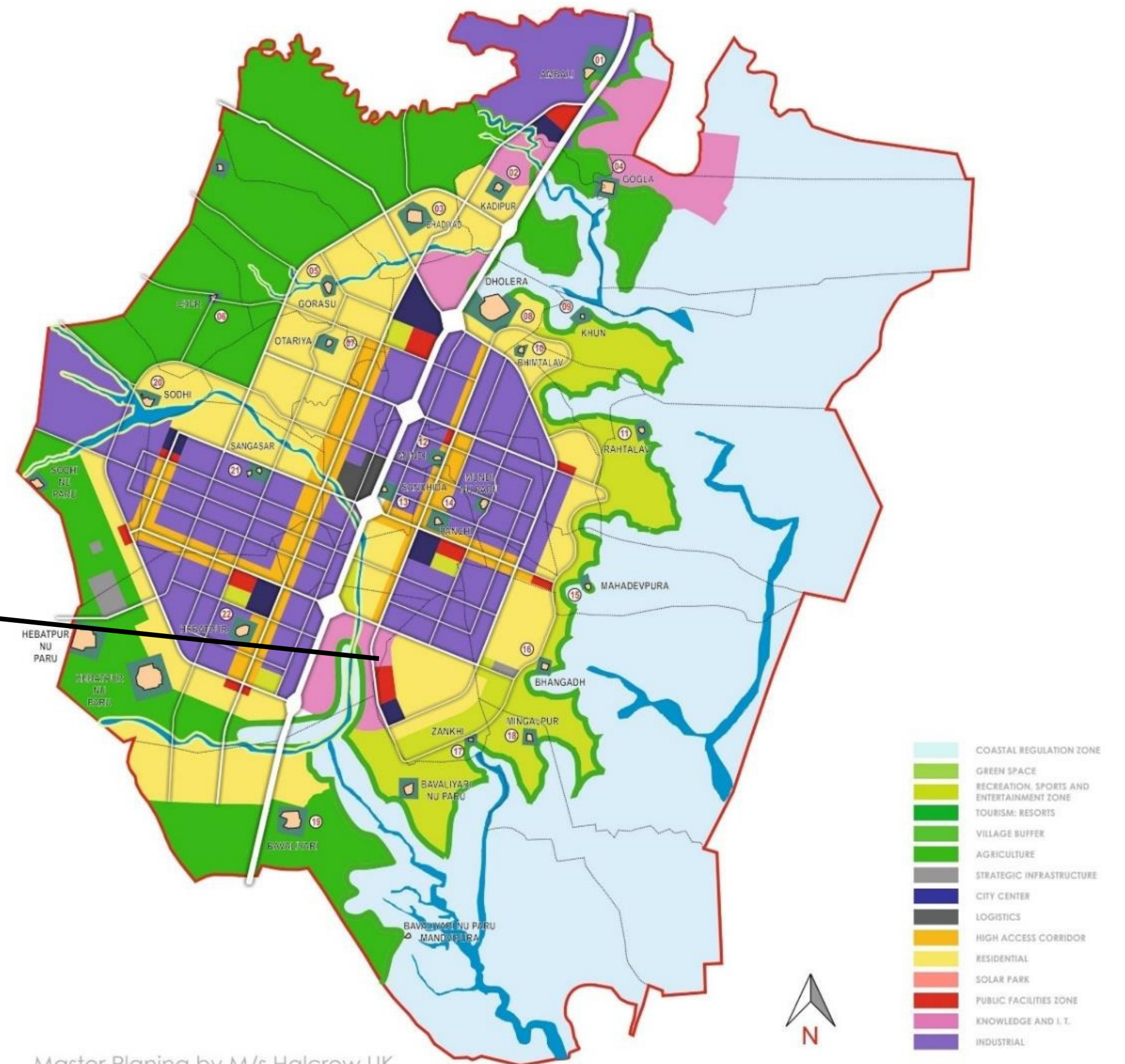
KNOWLEDGE AND IT LAND PROPOSAL

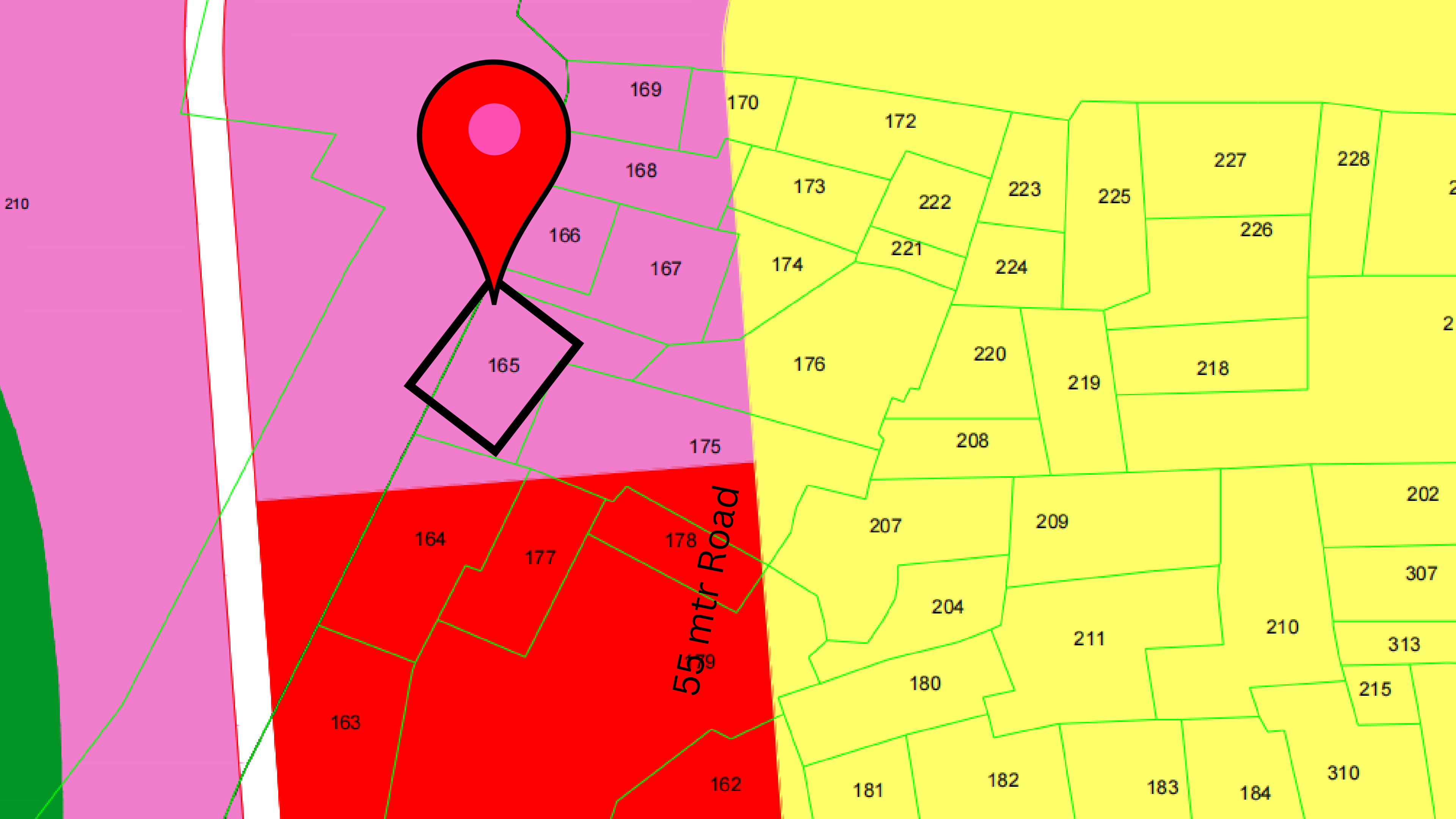
FP : Draft
Village : Zankhi
Zone : Knowledge & IT
TP : 6B
Survey no. : 165
Road : -
Area : 20,526.76 Sq Yard

LOCATION AND ZONE



DHOLERA SIR FINAL PROPOSED LAND USE PLAN





DISTANCE

dholera
— A NEW ERA —



**Dholera
International
Airport**

**APPROX.
27.5 KMS**

**Metro Route
Orange line**

**APPROX.
2.5 KMS**



**250 Meter
Expressway**

**APPROX.
2.5 KMS**

**Residential
Zone**

**APPROX.
1.5 KMS**



**CITY CENTER
Zone**

**APPROX.
0.5 KMS**

Permission In Knowledge & IT



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
KNOWLEDGE AND IT								
1	55m & above	5000 sqm**	5	0-10%	150m	10m-8m-6m-6m	University Campus; Four and Five Star Hotel, Multistorey Serviced Apartment; Hostel and all use premises in (2) and (3) except Villa/Bungalow and terraced/Row House; Petrol/CNG/LPG Pump	Auditorium/Cinema Hall may be permitted within a recreation centre meant for university students and staff. Such a building will not be permitted t support large scale retail use such as a mall.
			4	Above 10-20%	126m	9m-7m-6m-6m		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
			3	Above 20-30%	32m	8m-6m-6m-6m		
2	25m & Below 55	1500 sqm	2.5	40%	20m	8m-6m-6m-6m	Multi-level Parking; Office Business Park; Commercial Office; IT Park; Professional College; 3 Star Hotel; Commercial Retail; Restaurants, Food Plazas and Food Streets; Cinema Hall/Multiplex; Multi-storey Serviced Apartment; and all use premises in (2) and (3) except Villa/Bungalow and terraced/Row House; Petrol/CNG/LPG Pump Office Building with less than 100 employees; Budget Hotel; Restaurants, Food Plazas and Food Streets Neighbourhood Retail; Dispensary, Community Hall; Library; Health Club; Day Care Centre; Public Facility/Infrastructure/Utility Building Villa/Bungalow; Terraced/Row House	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 • Servant quarters or lodging facilities for caretaker/security personnel
3	Below 25m	1500 sqm	2	40%	16m	8m-6m-6m-6m		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