

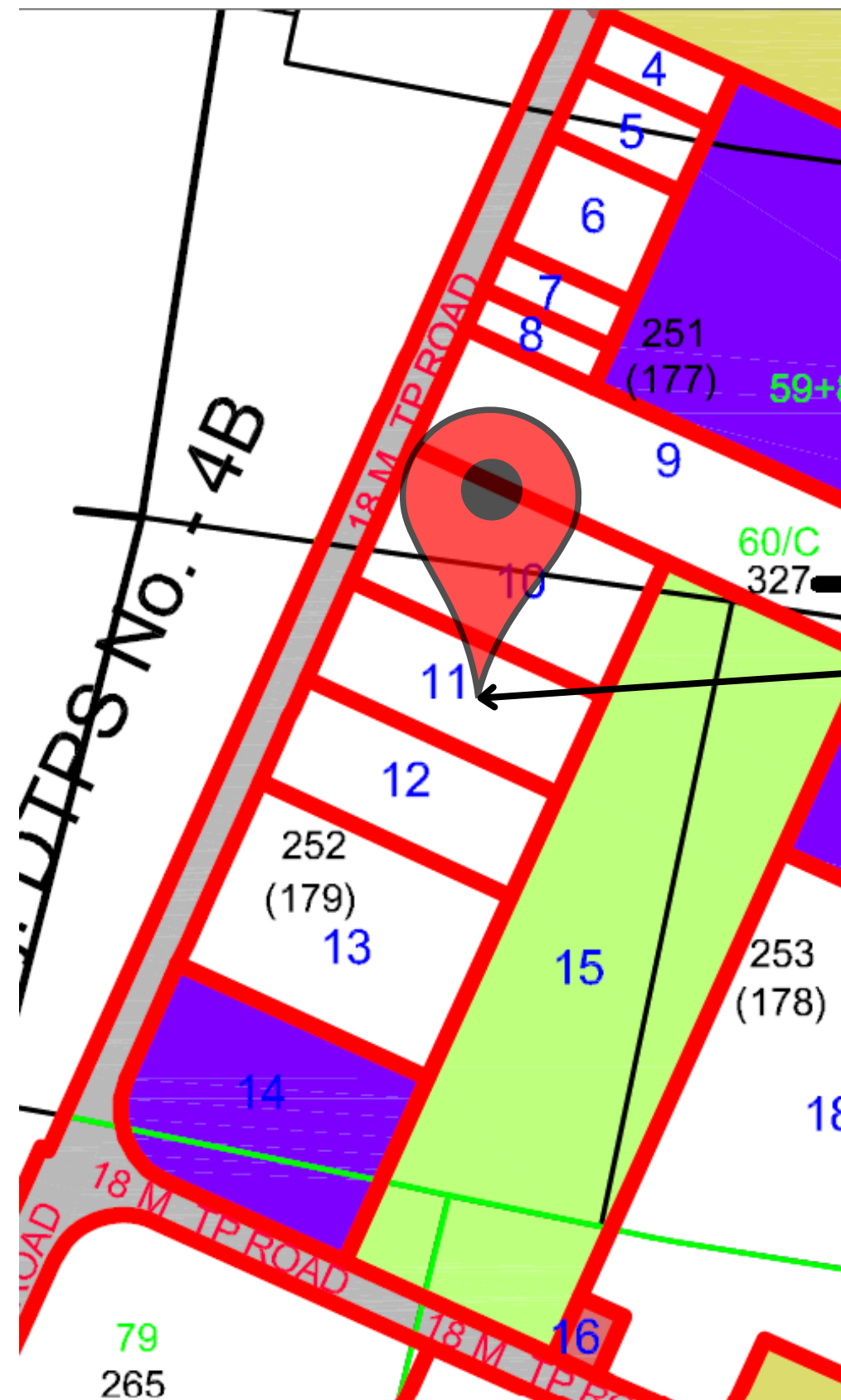
# INDUSTRIAL LAND PROPOSAL

FP : ..... 11  
Village : ..... Mundi  
Zone : ..... Industrial  
TP : ..... 4A  
Survey no. : ..... 155  
Road : ..... 18 MTR  
Area : ..... 6,493 Sq yard

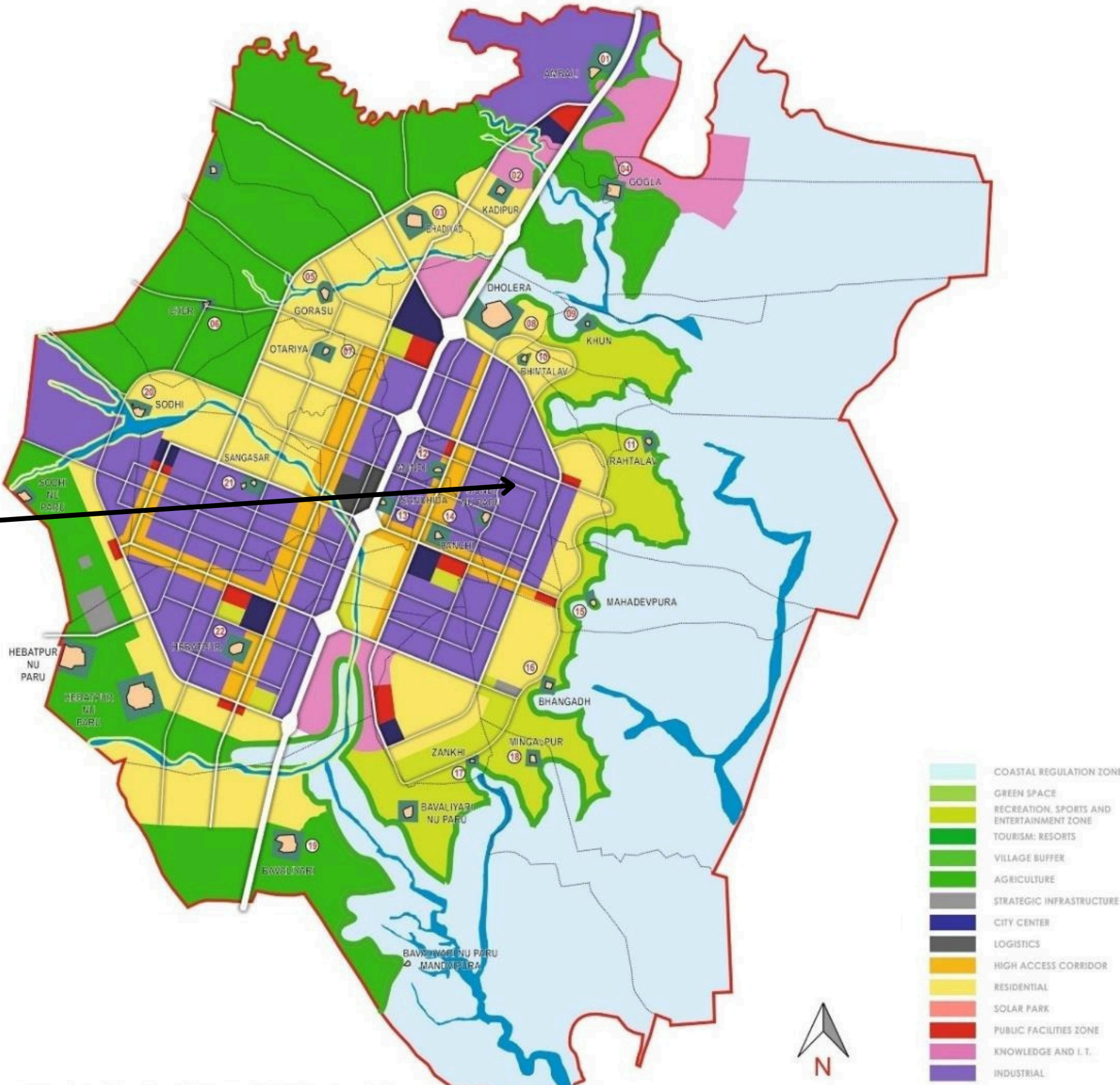
**DHOLERA**  
SIR



# LOCATION AND ZONE



## DHOLERA SIR FINAL PROPOSED LAND USE PLAN



Master Planning by M/s Halcrow.UK



Adj. DTPS No. 4B

25 M DP/TP ROAD

18 M TP ROAD

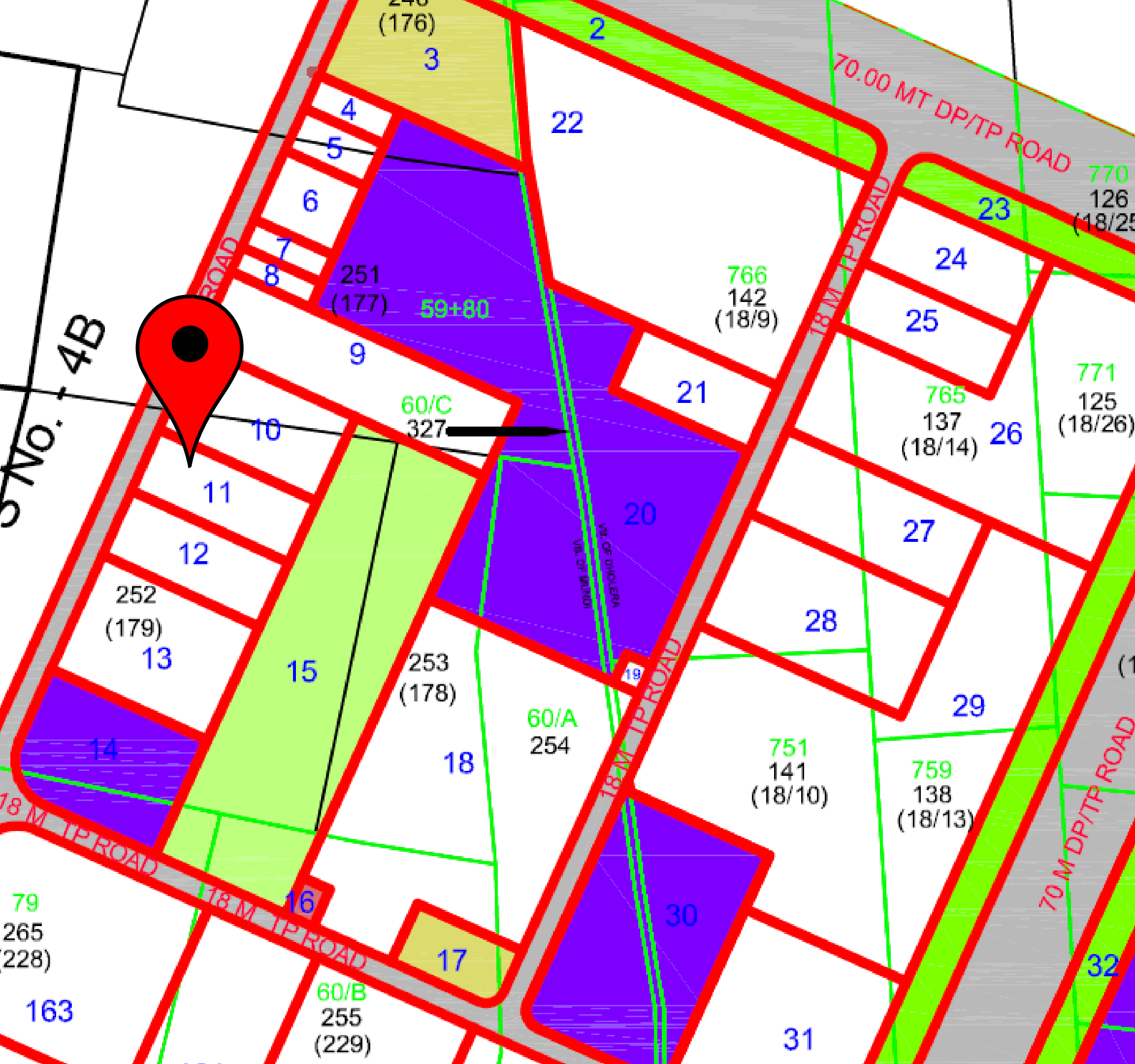
18 M TP ROAD

18 M TP ROAD

18 M TP ROAD

70.00 MT DP/TP ROAD

70 M DP/TP ROAD





# Distances Near Big Landmarks

**dholera**  
— A NEW ERA —



**India's First  
Smart Logistic  
Park**

**APPROX. 8 KMS**



**Mettro  
Junction**

**APPROX.  
5 KMS**



**250 Meter  
Expressway**

**APPROX.  
5 KMS**



**Artificial  
Riverfront**

**APPROX. 2 KMS**



**CITY CENTER  
Zone**

**APPROX.  
4.5 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	<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>• 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> <ul style="list-style-type: none"> <li>• Devices for generation of non-conventional energy, such as solar panels, wind power</li> <li>• Lodging facilities for caretaker/security personnel</li> </ul>
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)