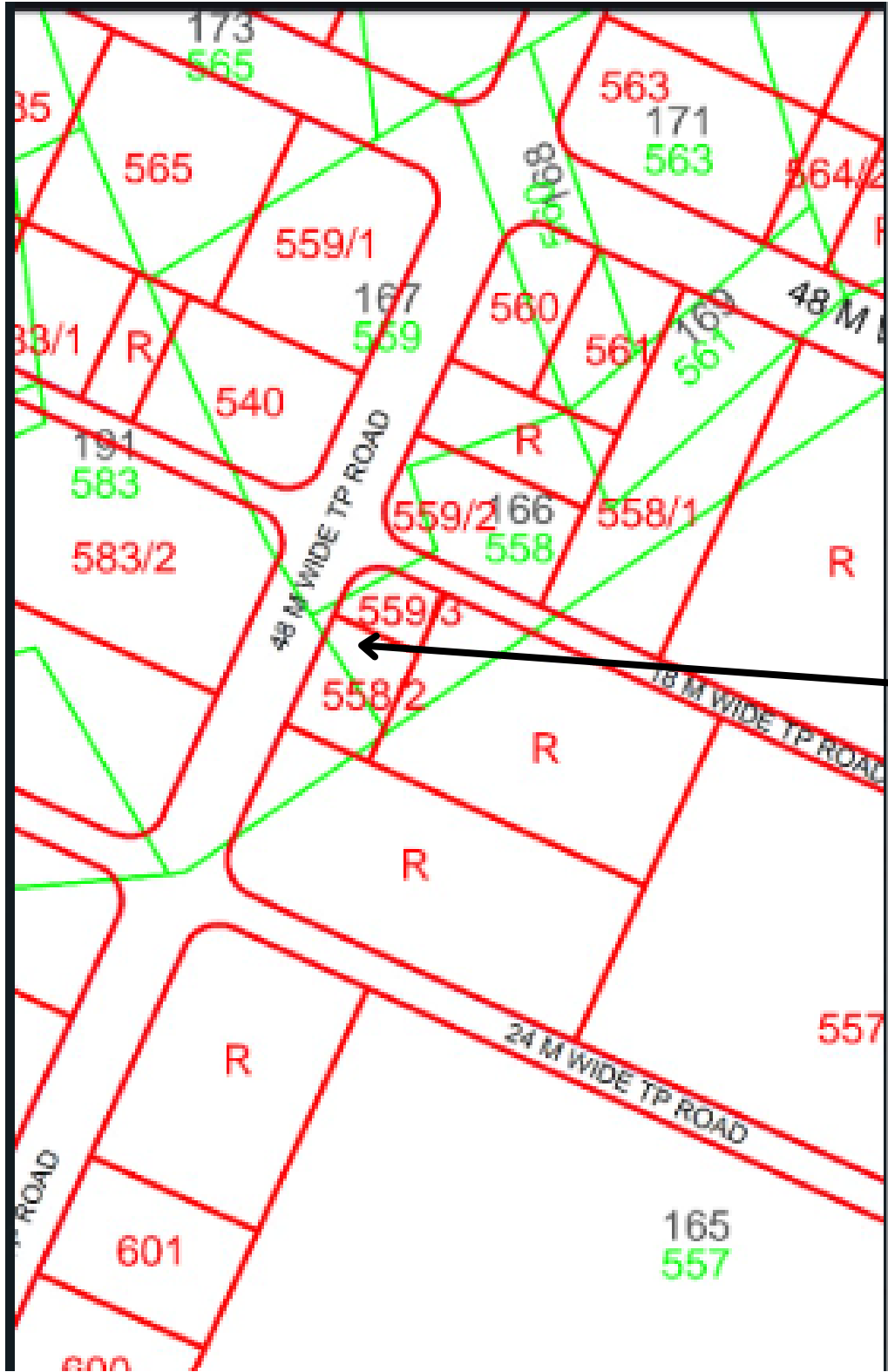


# COMMERCIAL / INDUSTRIAL LAND PROPOSAL

FP : ..... 558/2  
Village : ..... Panchi  
Zone : ..... Industrial  
TP : ..... 4B2  
Survey no. : ..... 166  
Road : ..... 48 MT Road  
Area : ..... 5867 sq yard

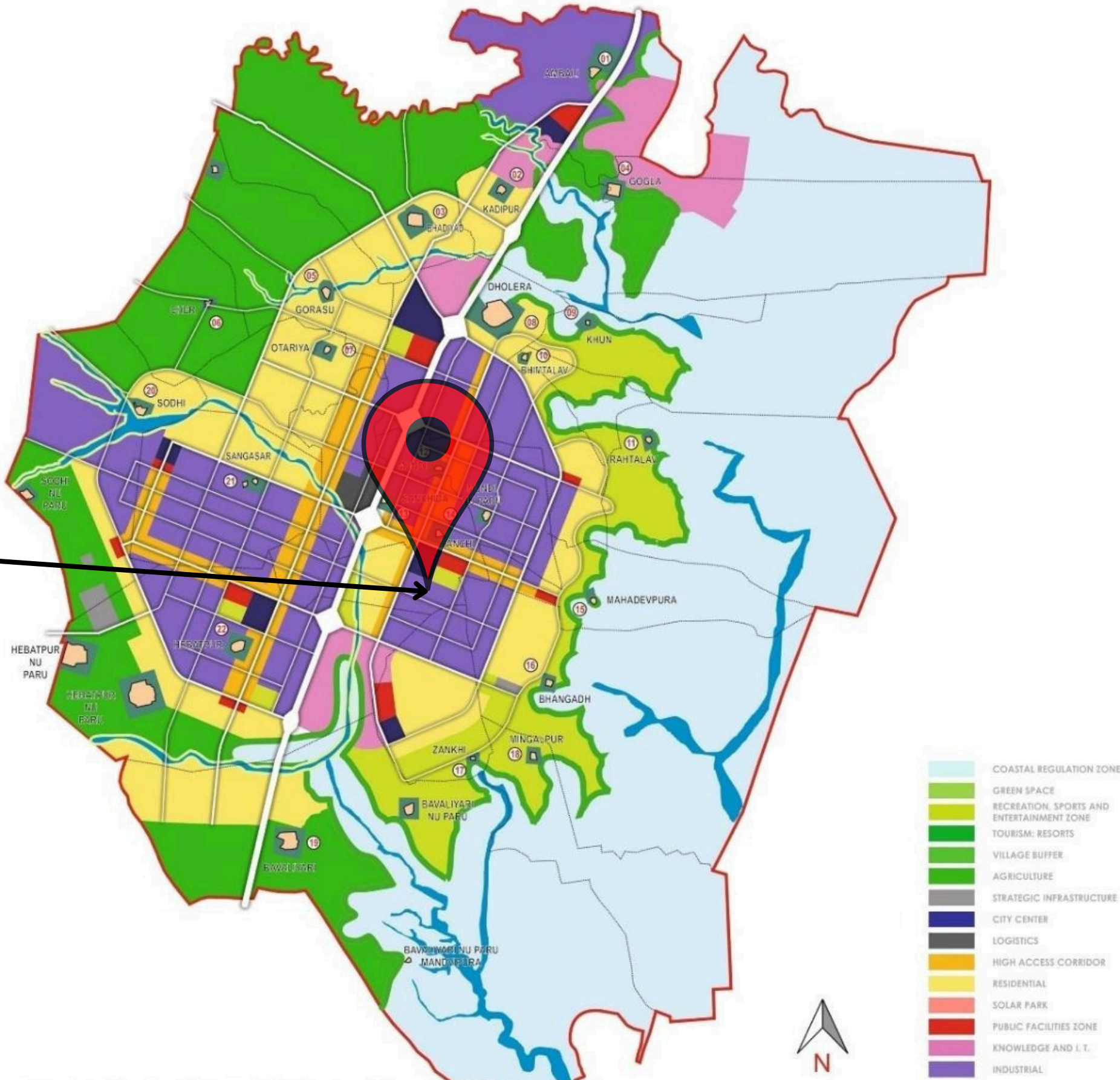
**DHOLERA**  
SIR

# LOCATION AND ZONE



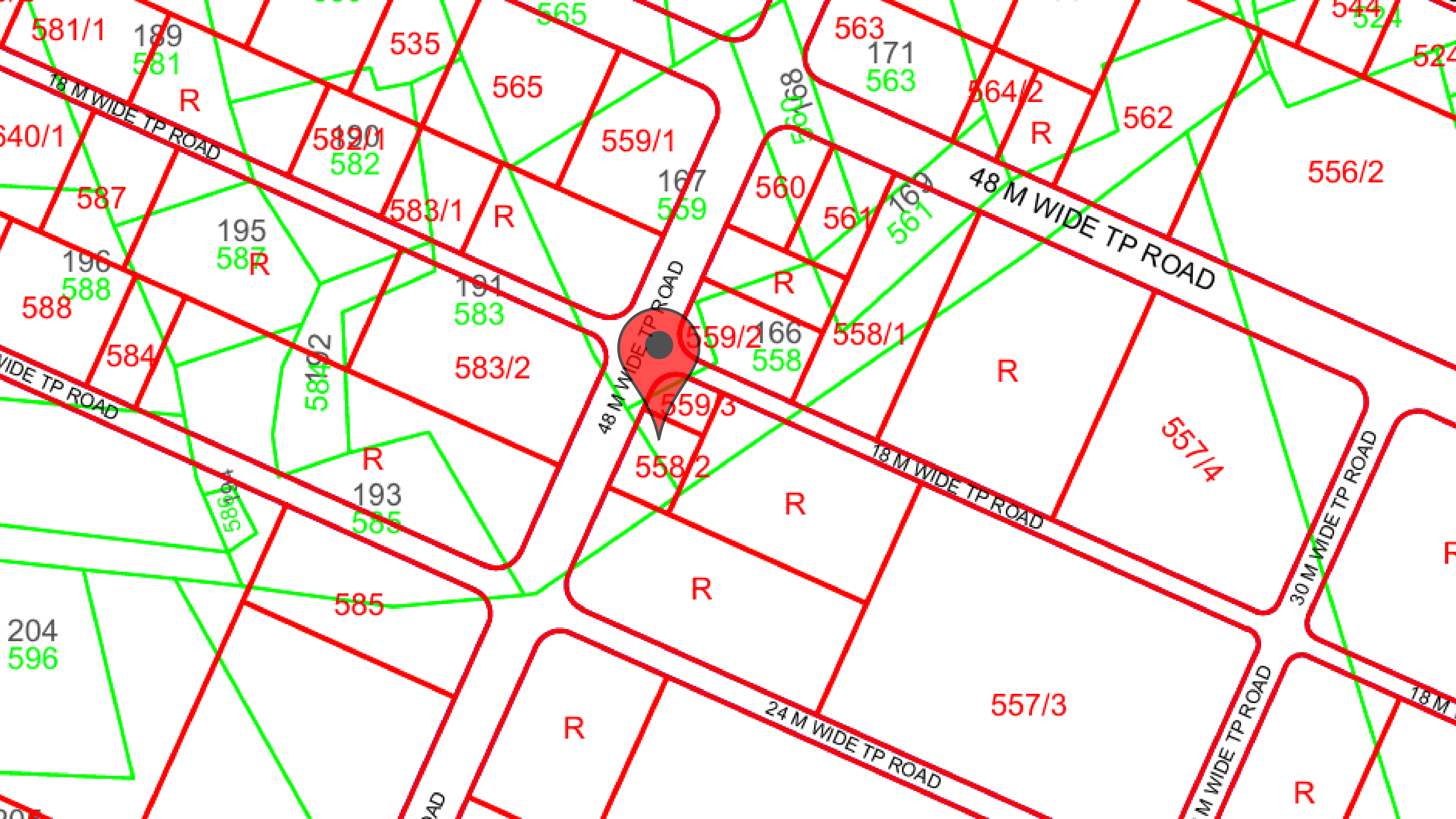
48 MTR road

## DHOLERA SIR FINAL PROPOSED LAND USE PLAN



Master Planning by M/s Halcrow.UK





# Distances Near Big Landmarks

**dholera**  
— A NEW ERA —



India's First  
Smart  
Logistic Park  
**ONLY 2.6  
KM**



Metro  
Junction  
**ONLY  
2.5 KM**



250 Meter  
Expressway  
EXIT circle  
**ONLY  
2.5 KM**



Artificial  
Riverfront  
**ONLY  
5.5 km**



Dholera  
International  
Airport  
**APPROX. 25  
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
INDUSTRIAL								
1	55 m & above		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:
2	Below 55m upto 30m	1000sqm	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	<ul style="list-style-type: none"><li>• Broadcasting towers and line-of-site relay devices for telephonic, radio or television communications</li></ul> 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: <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>
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)



# 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**