

# COMMERCIAL NA LAND IN DHOLERA SIR



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**CITY CENTRE & RESIDENTIAL ZONE | TP3C**





**Survey No. - 902**

**Sangasar - TP3C**

**70 Meter Wide TP Road**

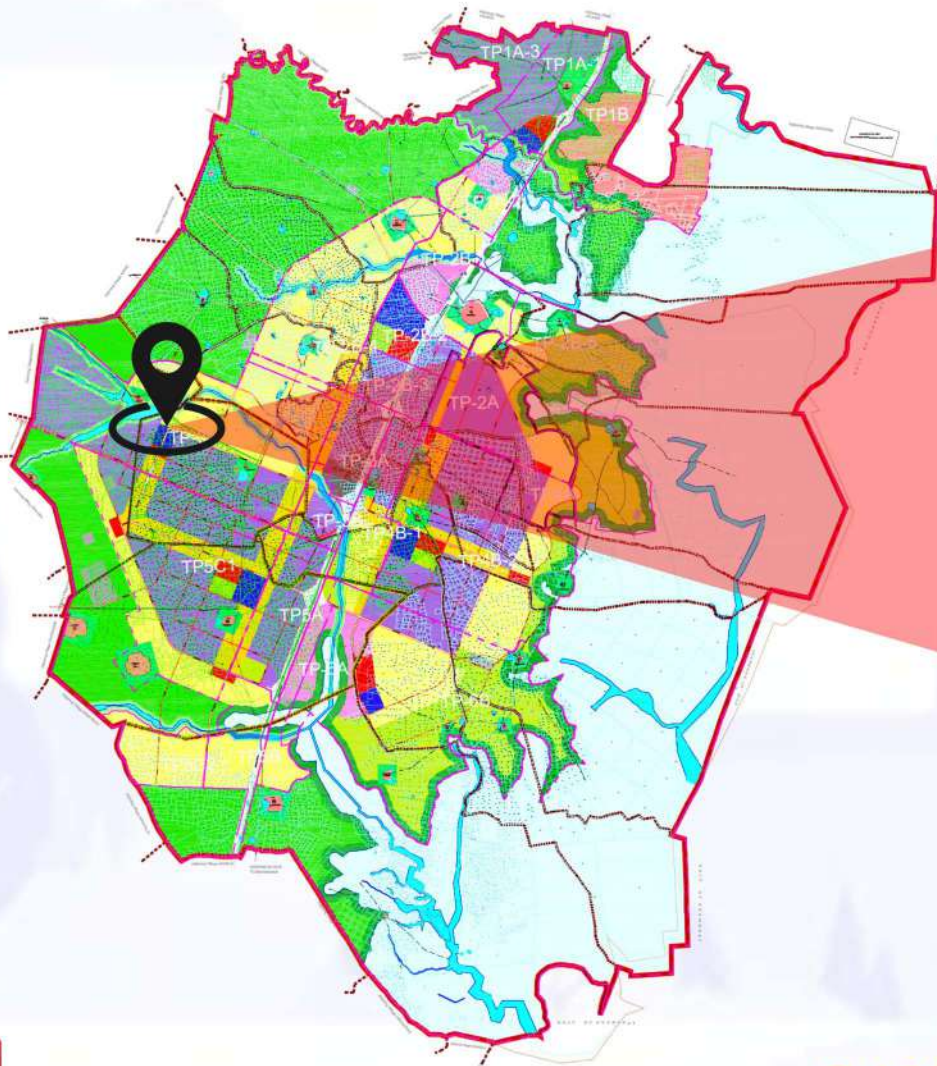
**City Center & Residential Zone**

**Plot Area: 19904.25 Sq.Yard**

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# DP PLAN LOCATION

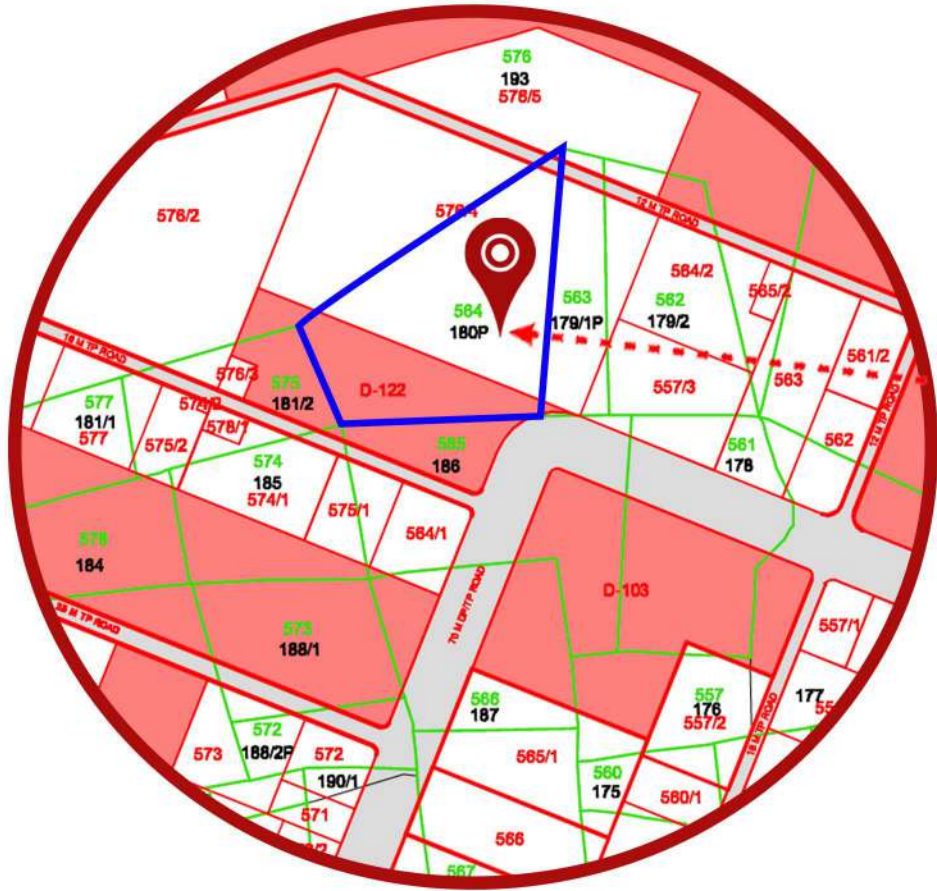


SANGASAR-TP3C

CITY CENTRE & RESIDENTIAL ZONE

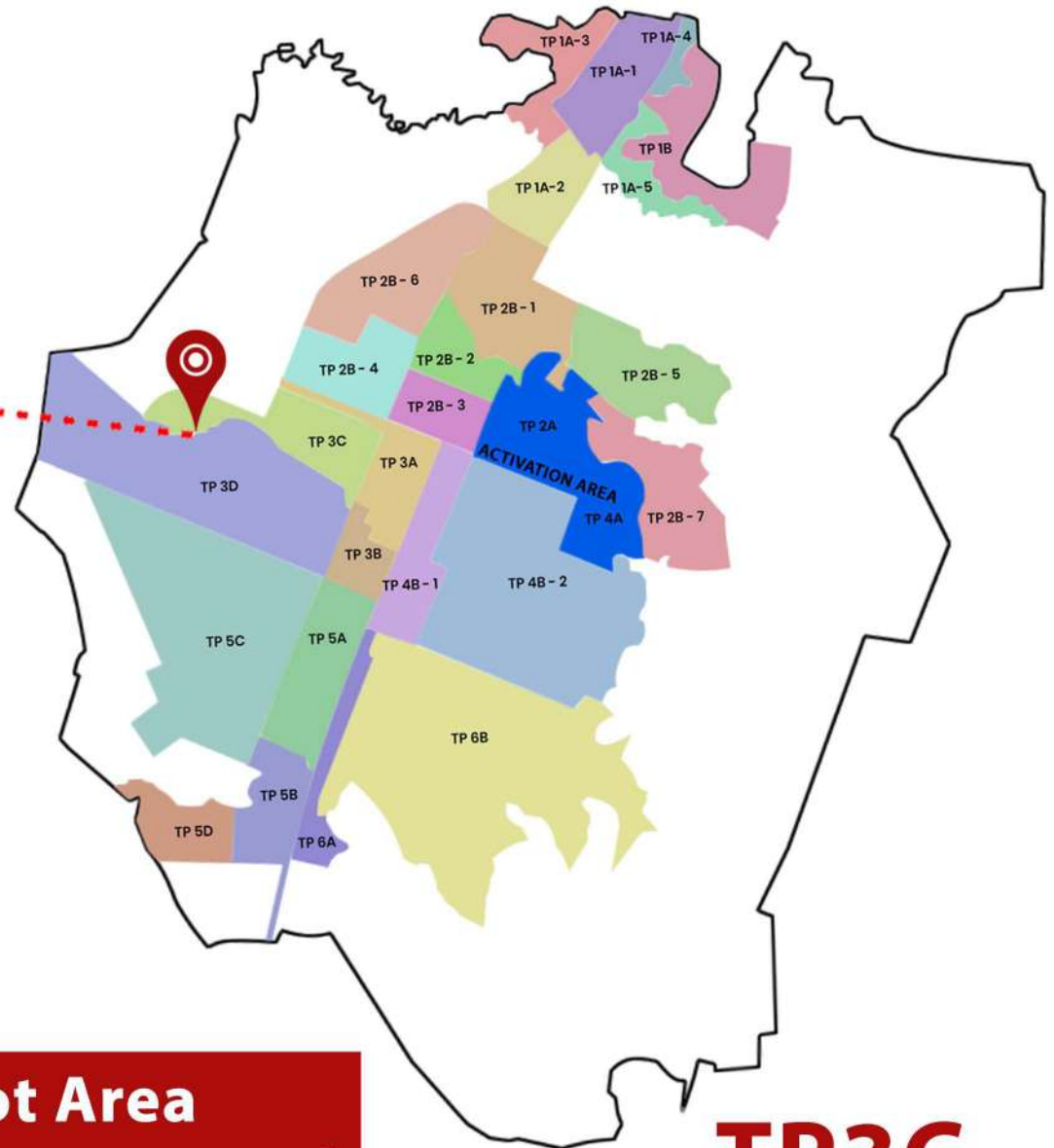


# Original Plot Location as per Zoning Certificate



**70 METER  
WIDE TP ROAD**

**Plot Area**  
**19904.25 Sq.Yard**

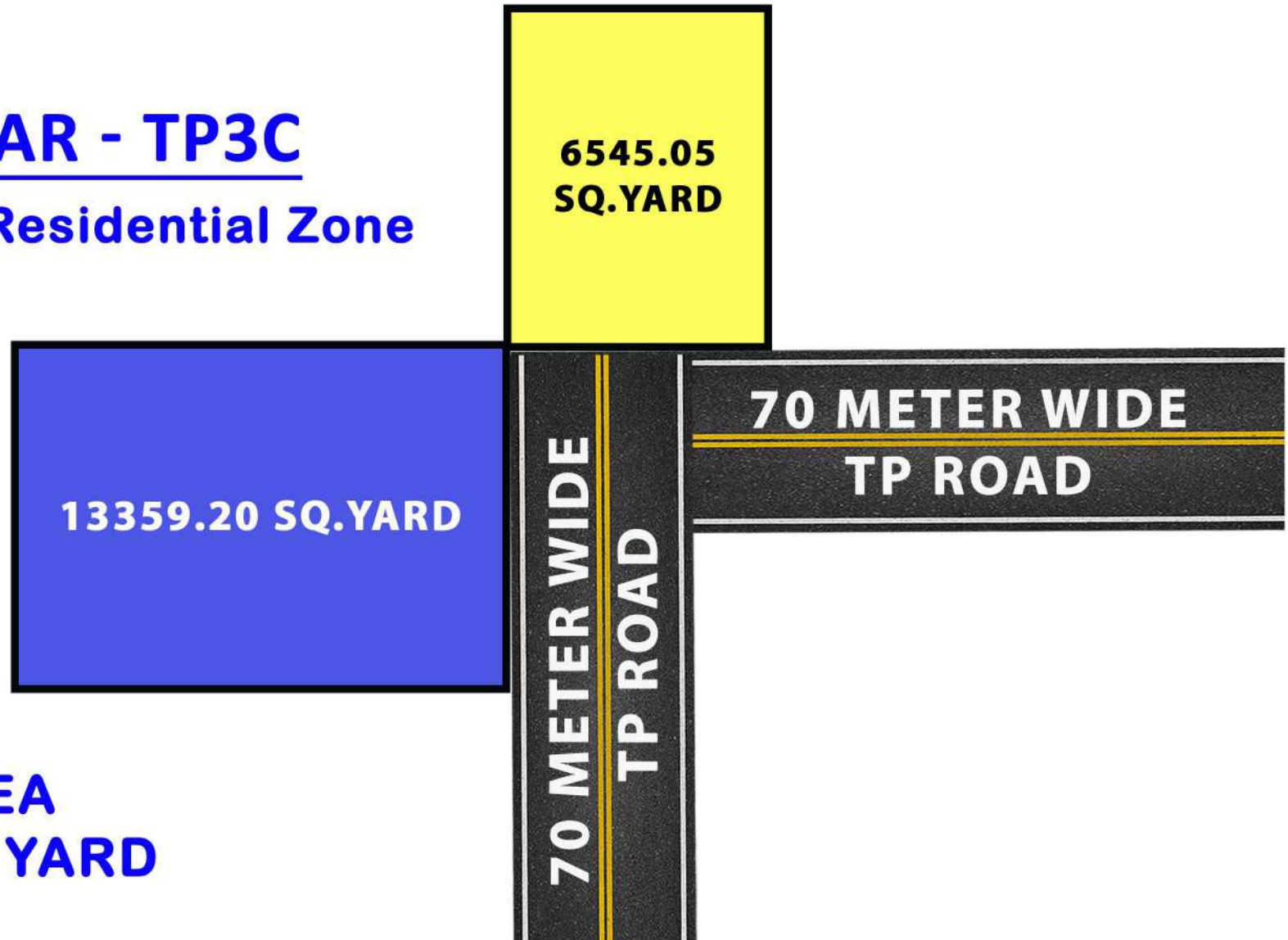


# TP3C

# **PROPOSED LAYOUT**

## **SANGASAR - TP3C**

**City Center & Residential Zone**



**PLOT AREA  
19904.25 SQ YARD**

"LOCATION OF FINAL PLOT DEPENDS ON LOCATION OF ORIGINAL PLOT AND CAN ALWAYS BE VERIFIED WITH DHOLERA SIR DEVELOPMENT AUTHORITY."



# LOCATION ADVANTAGE



**0 KM  
RESIDENTIAL ZONE**



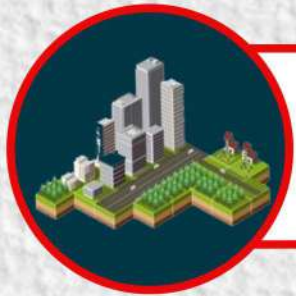
**0 KM  
70 METER WIDE  
TP ROAD**



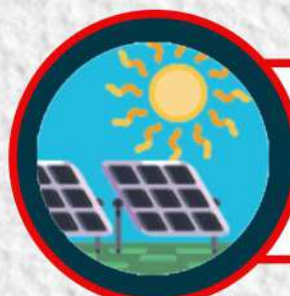
**4 KM  
LOGISTICS ZONE**



**5 MINUTE  
SPORTS ZONE**



**0.5 KM  
Industrial Zone**



**0.5 KM  
HIGH ACCESS CORRIDOR  
ZONE**



**0.5 KM  
PUBLIC FACILITY ZONE**



**5 MINUTE  
250 METER WIDE  
EXPRESS WAY**



# PROPOSED DEVELOPMENT

Multi-Storey Serviced  
Apartment  
Museum, Retail mall  
Super Speciality Hospital  
Multi Level Parking  
Commercial Complex  
Multi Level Parking  
Restaurants ,Food Plazas  
and Food Streets



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**"LOCATION OF FINAL PLOT DEPENDS ON LOCATION OF ORIGINAL PLOT AND CAN ALWAYS BE VERIFIED WITH DHOLERA SIR DEVELOPMENT AUTHORITY."**

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    **/ #SmartHomesDholera**





## Draft General Development Control Regulations (DGDCR)

**Table 10-3:** Development Control Regulations for the City Centre Zone

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
CITY CENTRE								
1	55m & above	5000 sqm**	5	0-10%	150m	10m-8m-6m-6m	Convention and Exhibition Centre; Sports Complex; Auditorium; Integrated Multimodal Passenger Transport Hub; Dormitories; Museum; Super specialty Hospital Residential Multi-storey Apartments; Serviced Apartments, Petrol/CNG/LPG Pump and all uses given 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</li> </ul>
			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-level Parking; Office Complex, Retail Mall, Cinema Hall; Commercial Complex, Restaurants, Food Plazas and Food Streets; Other Retail; Public/ Govt Institutional Buildings, Training Centre; Art Gallery; Diagnostic/Radiology Centre; Hospital C and D; Health/Welfare Centre; Place of Worship larger than 1000sqm; Public Facility/Infrastructure/	



## Draft General Development Control Regulations (DGDCR)

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
CITY CENTRE								
3	Below 25m	1500 sqm	2	40%	16m	8m-6m-6m-6m	Utility Buildings; Petrol/CNG/LPG Pump  Restaurants, Food Plazas and Food Streets; Neighbourhood Retail Shop; Community Hall; Health Club; Dispensary; Place of Worship smaller than 1000sqm;	noise, vibration, fume or dust; • separate means of access and a designated parking area for staff and visitors is provided and marked on the site plan submitted for approval. 2. Devices for generation of non-conventional energy, such as solar panels, wind power 3. Servant quarters or lodging facilities for caretaker/security personnel  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

\* Height of the building must comply to the prevalent Fire Safety Norms, with permissions from DSIRDA

\*\* For Plot sizes of 5000 sqm and above – In case of a building with podium and tower, a ground coverage of maximum 40% will be allowed for a maximum height upto 8 m, including G or G+1 whichever is less. The upper typical floors above podium will have a maximum plan area of 10%. The maximum FAR allowed in this case will be 5.



## Draft General Development Control Regulations (DGDCR)

**Table 10-1:** Development Control Regulations for Residential Zone

SR NO	MINIMUM ROAD ROW (METRES)	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
<b>RESIDENTIAL ZONE</b>							
1	55 and above	2	60%	G+5 or 18m whichever is less	5m – 6m – 6m – 6m	Cinema Hall, Retail Mall, Petrol/CNG/LPG Pump, Bank, Hospital A and B and all uses given 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>• 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</p>
2	25 to Below 55	1.5	60%	G+3 or 15m whichever is less	5m – 5m – 5m – 5m	(2) Neighbourhood Retail/Service Shop, Restaurant/Café, Hawker Zone, Designated Vegetable Market/bazaar, Commercial Centre, Primary and Secondary School; Multi-purpose ground larger than 5 ha; Place of Worship on Plot larger than 1000 sq m; Service/Repair Shop; Veterinary Hospital; Public Facility/Infrastructure/Utility Buildings; and all uses given in (3) below	
3	Below 25	1	50%	G+2 or 10m whichever is less	3m - 3m - 3m – 3m	(3) Multi-storey apartment and clusters thereof; Row-house, Villa/Bungalow; Multi-purpose ground smaller than 5 ha; Terraced/Row House; Villa/Bungalow; Housing for EWS; Night Shelter; Old-Age Home; Maternity Home, Nursing Home, Kindergarten, Day-care, Dispensary, Veterinary Clinic, Health-club, Place of Worship on plot smaller than 1000sqm, Community Hall, Health-Club, Swimming Pool	





THANK  
you!