

NA LAND IN DHOLERA SIR



INDUSTRIAL ZONE | TP1A4



Survey No.- 106

AMBALI - TP1A4

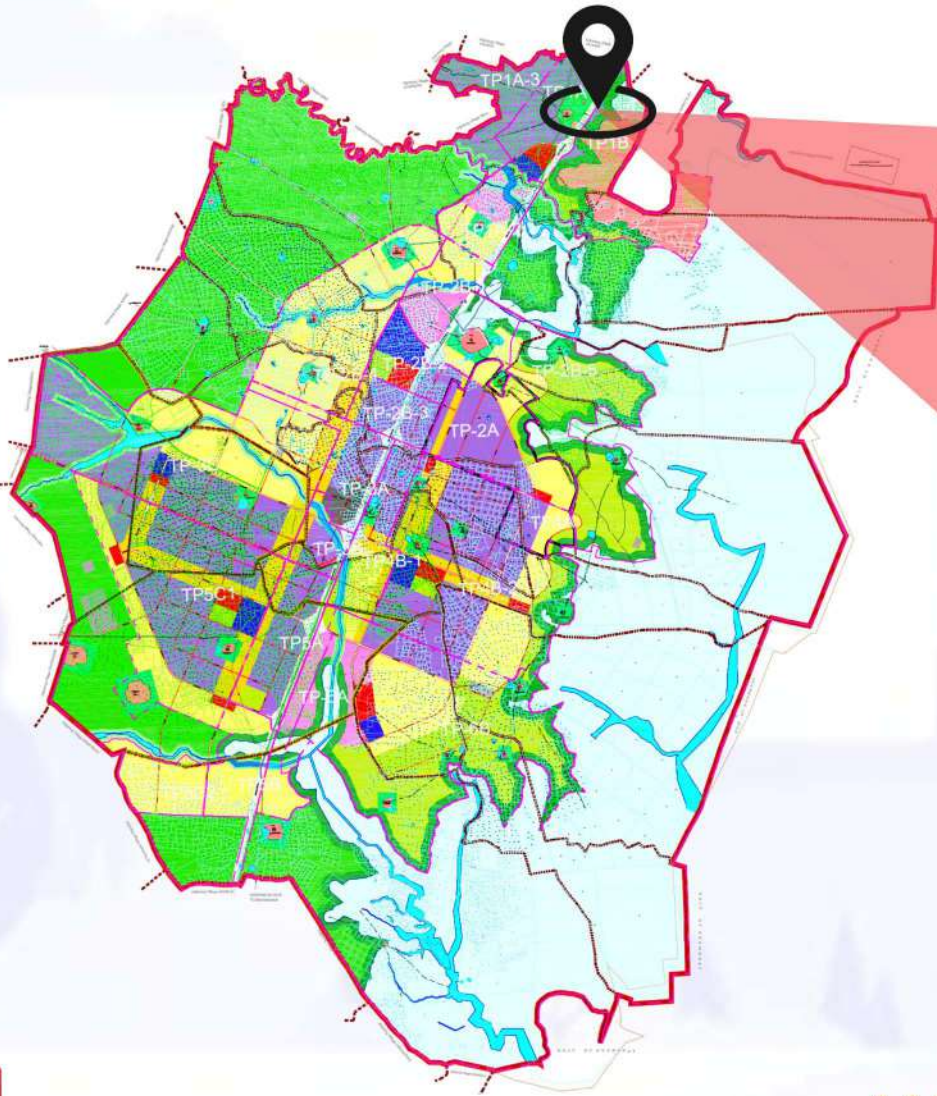
250 METER WIDE EXPRESSWAY

Industrial Zone

Plot Area: 23687.78 SQ Yard

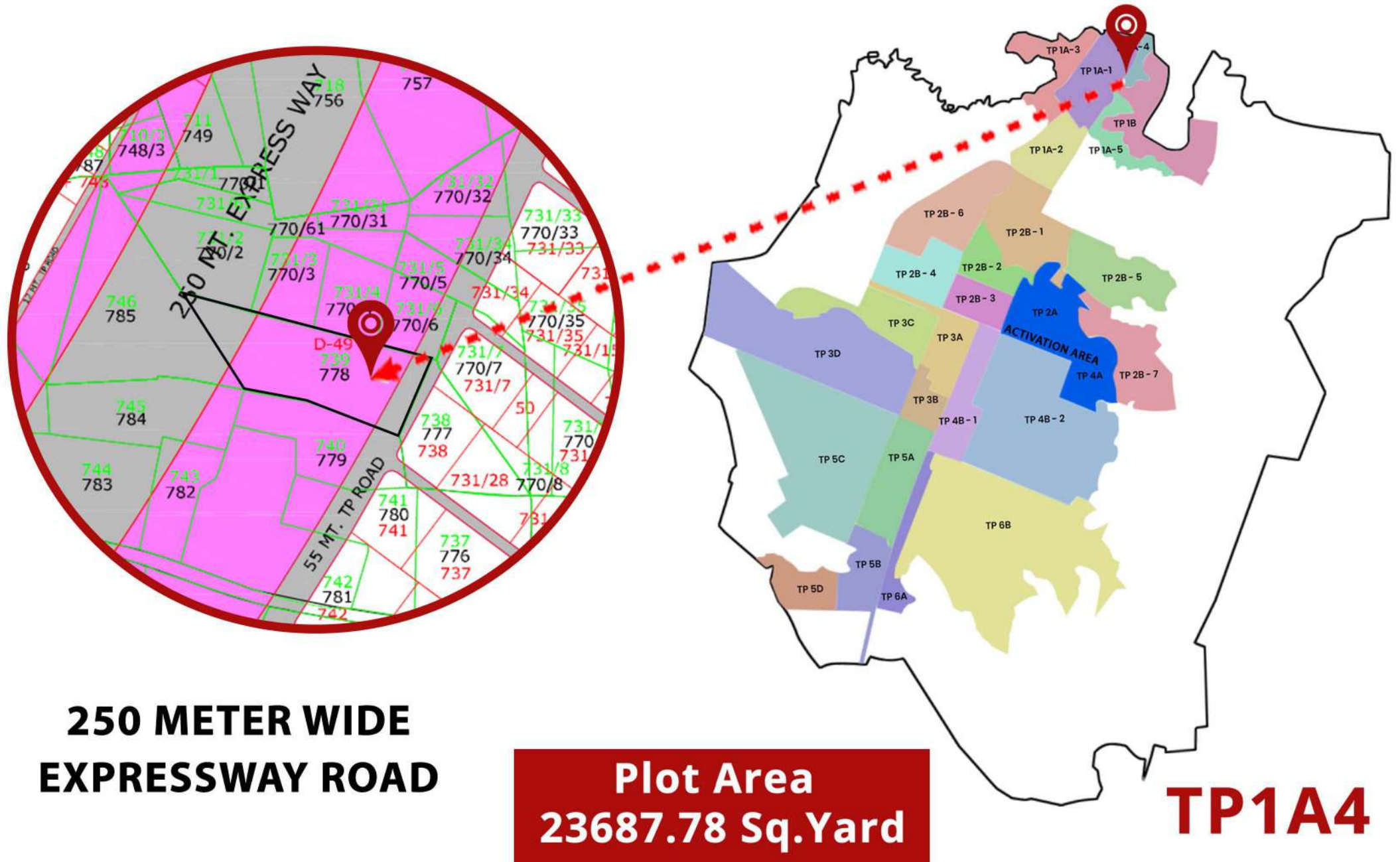
"ALL PICTURES/IMAGES SHOWN ON THIS BROCHURE ARE FOR ILLUSTRATION PURPOSE ONLY. THE SAID IMAGES ARE ONLY SHOWN TO DISPLAY PROPOSED DEVELOPMENT THAT CAN HAPPEN ON THE SAID LAND. ACTUAL PROJECT DEVELOPMENT MAY VARY DUE TO PRODUCT ENHANCEMENT FINALISED BY THE BUYER/DEVELOPER. LOCATION OF FP DEPENDS ON LOCATION OF OP AND CAN ALWAYS BE VERIFIED WITH DHOLERA SIR DEVELOPMENT AUTHORITY."

DP PLAN LOCATION



AMBALI - TP1A4
INDUSTRIAL ZONE

Original Plot Location as per Zoning Certificate



PROPOSED **LAYOUT**

AMBALI - TP1A4
INDUSTRIAL ZONE

PLOT AREA
23687.78 SQ.YARD

250 METER WIDE
EXPRESSWAY

23687.78 SQ.YARD

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

LOCATION ADVANTAGE



3.5 KM
Residential Zone



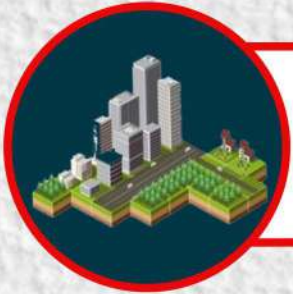
0 KM
55 Meter WIDE
TP Road



1 KM
KNOWLEDGE & IT ZONE



0 KM
Solar Park Zone



3 KM
City Center Zone



0 KM
TOURISM: RESORTS
ZONE



2 KM
PUBLIC FACILITY ZONE



0 KM
250/30 METER WIDE
EXPRESS WAY

PROPOSED DEVELOPMENT

Industrial Convenience
Centre ;Petrol /CNG/LPG
Auto Service Station
Fire Station ,Bank /cafe
Ware House/ Godown
Public Facility
Infrastructure
Utility Building



"ALL PICTURES/IMAGES SHOWN ON THIS BROCHURE ARE FOR ILLUSTRATION PURPOSE ONLY. THE SAID IMAGES ARE ONLY SHOWN TO DISPLAY PROPOSED DEVELOPMENT THAT CAN HAPPEN ON THE SAID LAND. ACTUAL PROJECT DEVELOPMENT MAY VARY DUE TO PRODUCT ENHANCEMENT FINALISED BY THE BUYER/DEVELOPER. LOCATION OF FP DEPENDS ON LOCATION OF OP AND CAN ALWAYS BE VERIFIED WITH DHOLERA SIR DEVELOPMENT AUTHORITY."

Draft General Development Control Regulations (DGDCR)

Table 10-6: Development Control Regulations for Industrial Areas

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"> Broadcasting towers and line-of-site relay devices for telephonic, radio or television communications <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"> Devices for generation of non-conventional energy, such as solar panels, wind power Lodging facilities for caretaker/security personnel <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>
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	

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

Disclaimer

Content of this brochure and of any promotional material of our websites or social media handles is for general illustration purposes only actual execution may differ, SmartHomes Infrastructure Pvt. Ltd. holds the rights to change the content of this brochure, social media content, website content, while all efforts have been made to ensure accuracy, the same should not be interpreted as a statement of law or used for any legal purposes. The content is provided by SmartHomes Infrastructure Pvt. Ltd. and while we endeavour to keep the content up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, suitability or availability with respect to the graphics contained in this brochure or any online properties for any purpose. Any reliance you place on such information is therefore strictly at your own risk.

Every effort is made to keep any content of brochure/website content/videos/social media posts/articles/blogs/any promotional material up and running smoothly.

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

 +91 7096961250

    / #SmartHomesDholera





THANK
you!