

NA LAND IN DHOLERA SIR



INDUSTRIAL ZONE | TP1A1



Survey No. - 665

AMBALI - TP1A1

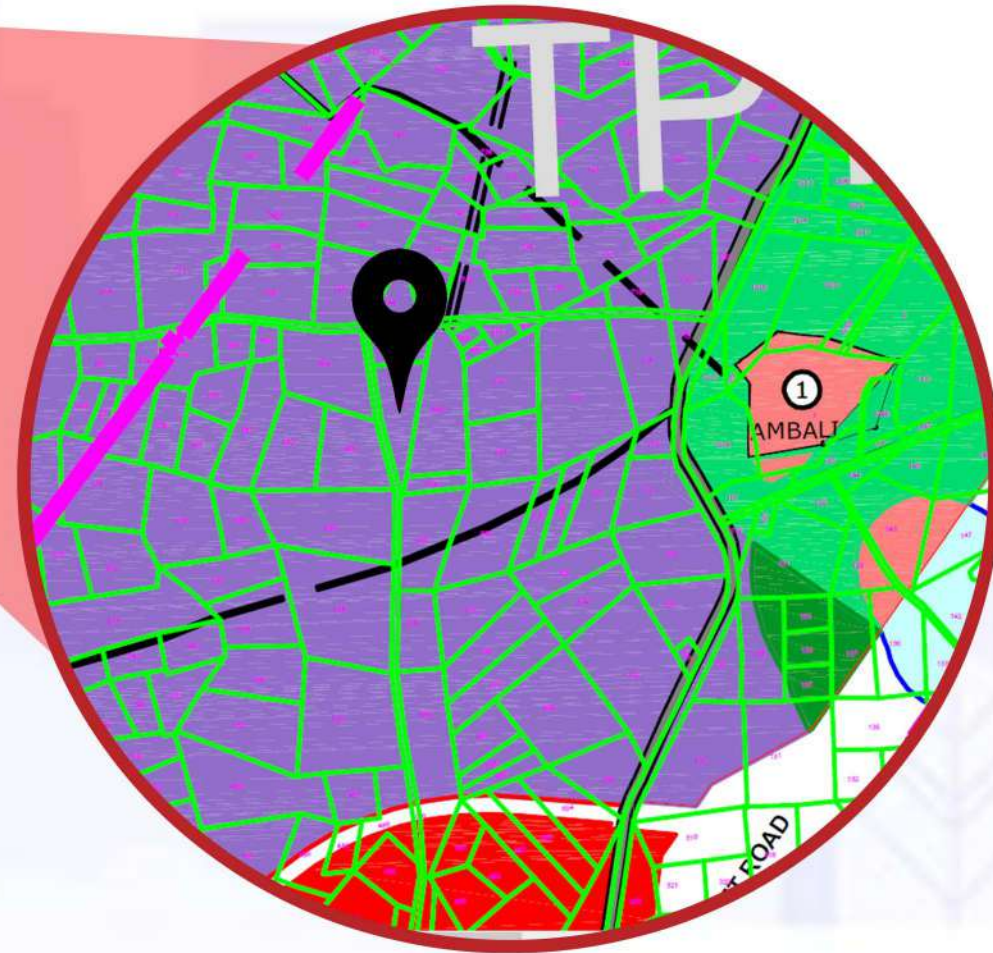
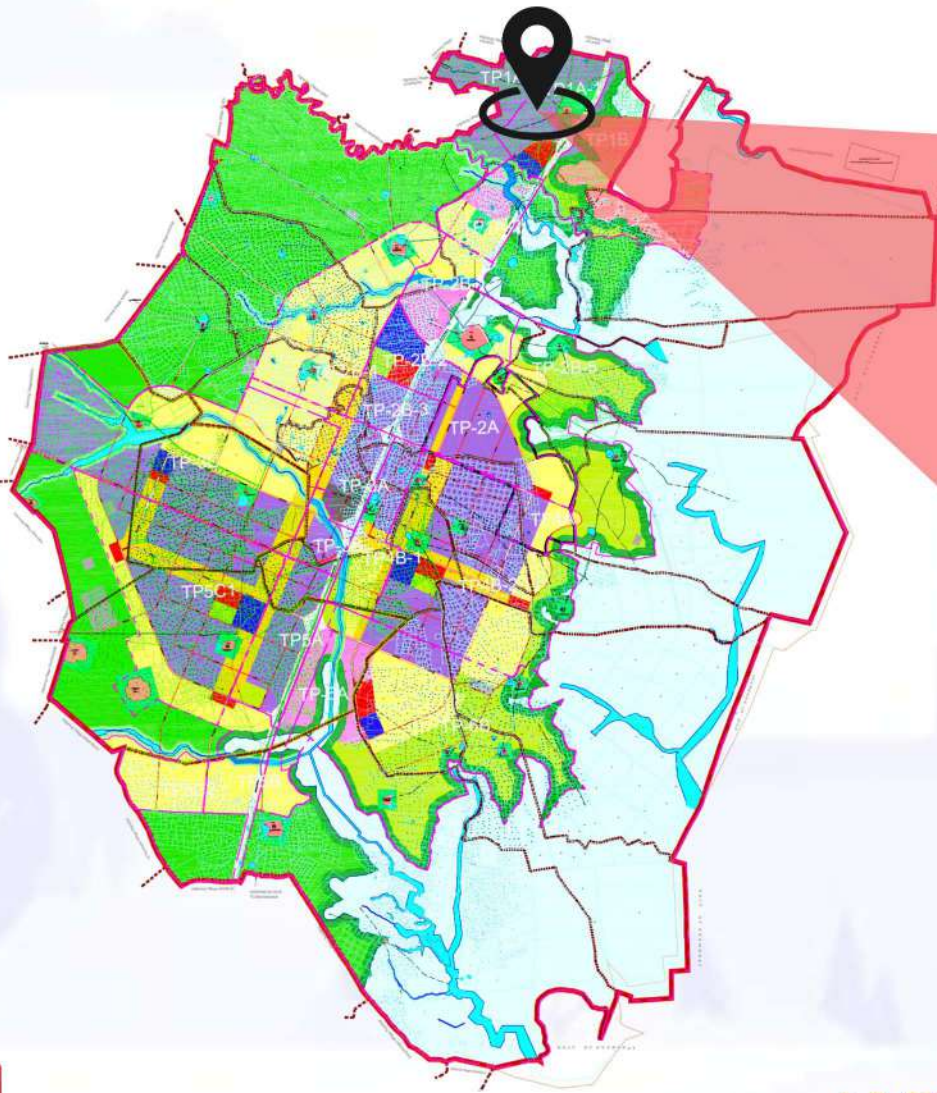
45/20 Meter Corner TP Road

Industrial Zone

Plot Area: 19360.08 SQ Yard

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DP PLAN LOCATION



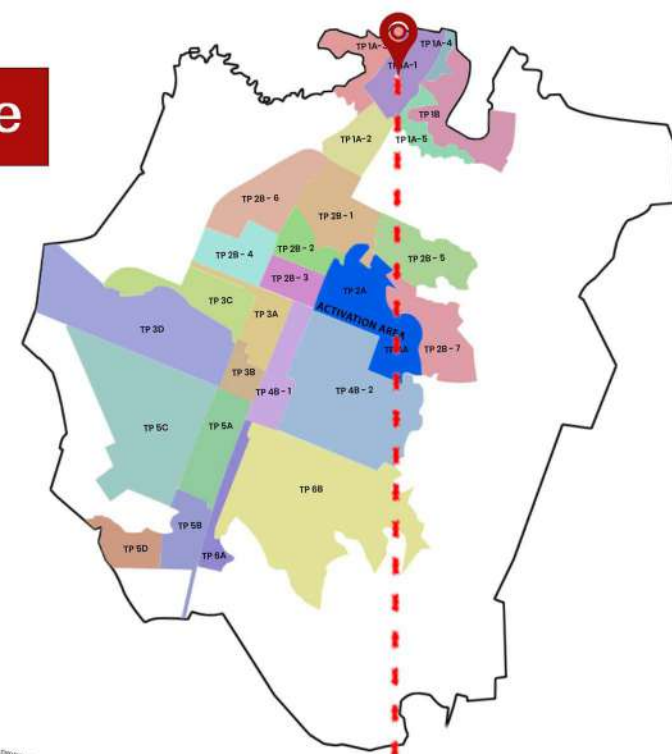
AMBALI - TP1A1
INDUSTRIAL ZONE

Original Plot Location as per Zoning Certificate



AMBLI- 665
45/20 METER CORNER TP ROAD

Plot Area
19360.08 Sq.Yard



TP1A1

PLOT LAYOUT

AMBALI - TP1A1
INDUSTRIAL ZONE

PLOT AREA
19360.08 SQ.YARD



20 METER TP ROAD

45 METER TP ROAD

LOCATION ADVANTAGE



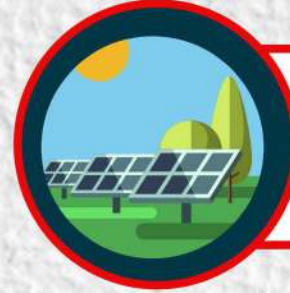
2 KM
Sport Zone



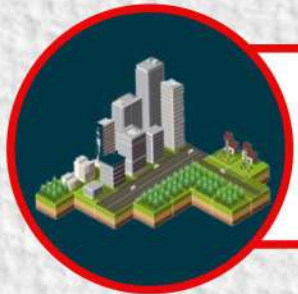
0 KM
55 Meter WIDE
TP Road



2 KM
KNOWLEDGE & IT ZONE



1 KM
Solar Park Zone



1 KM
City Center Zone



1 KM
TOURISM: RESORTS
ZONE



1 KM
PUBLIC FACILITY ZONE



1 KM
250 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



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PROPOSED DEVELOPMENT

**25 METER
MAXIMUM HEIGHT**



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MAXIMUM HEIGHT OF BUILDING - 25 METER

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
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

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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





THANK
you!