

# COMMERCIAL NA LAND IN DHOLERA SIR



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RESIDENTIAL ZONE | TP5B





**Survey No. - 262**

**Village:- Bavaliyari TP5B**

**25 Meter TP Road**

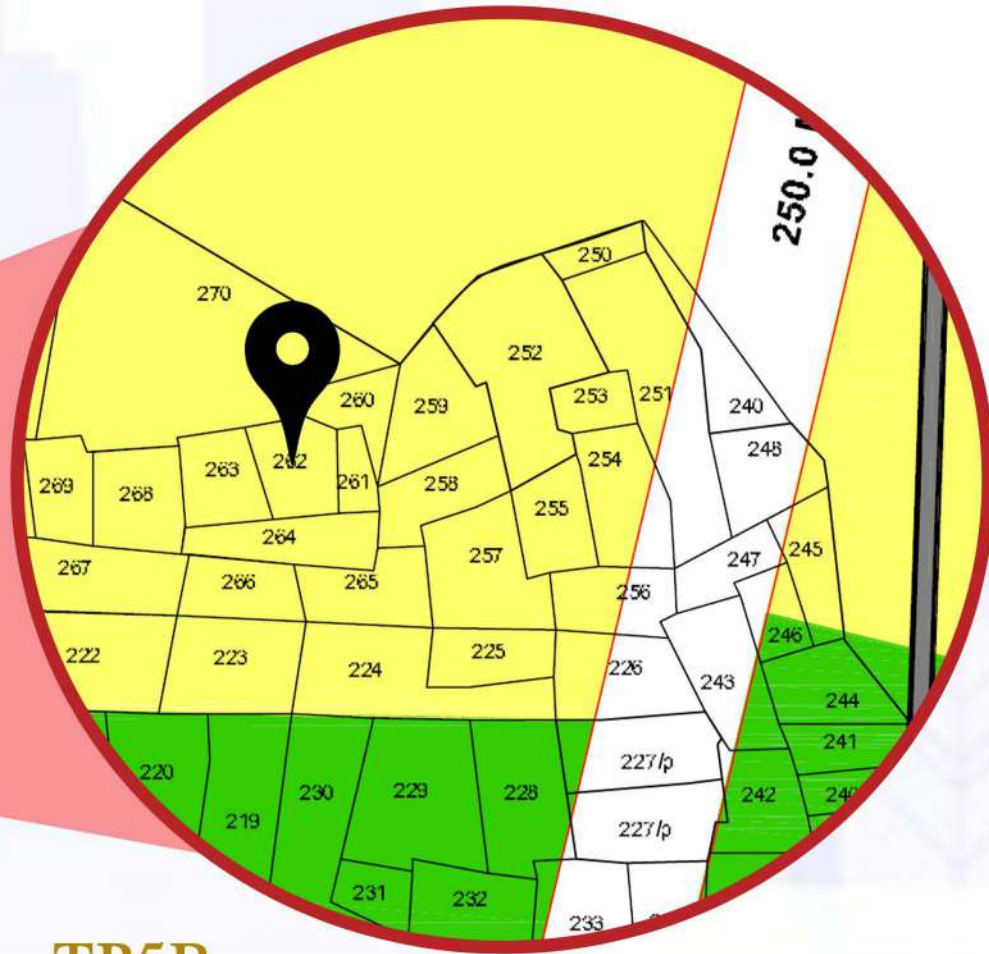
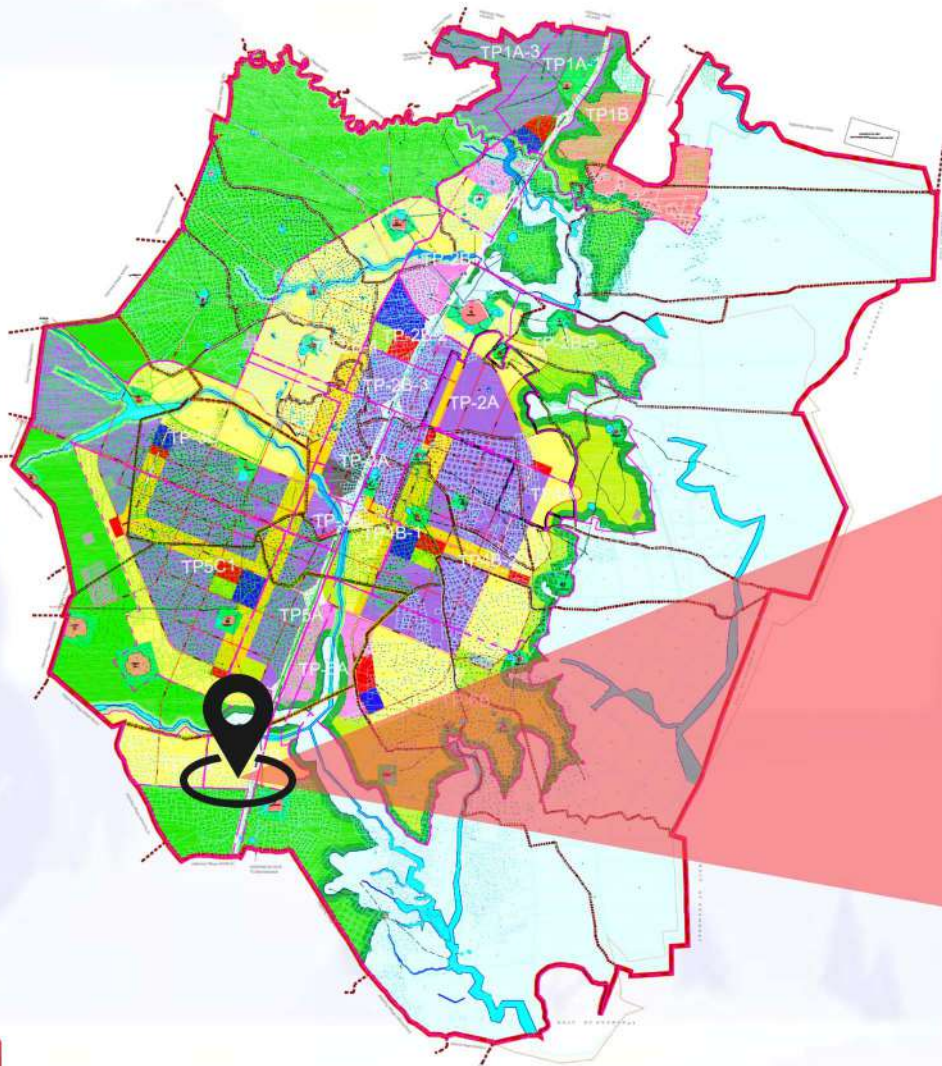
**Residential Zone**

**Plot Area: 14399.12 Sq.Yard**

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# DP PLAN LOCATION



BAVALIYARI - TP5B  
RESIDENTIAL ZONE

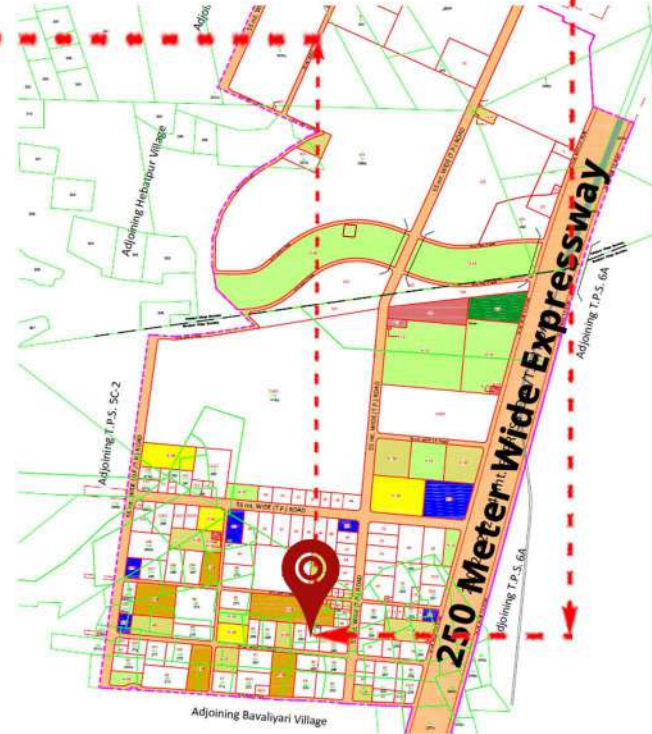


## Original Plot Location as per Zoning Certificate

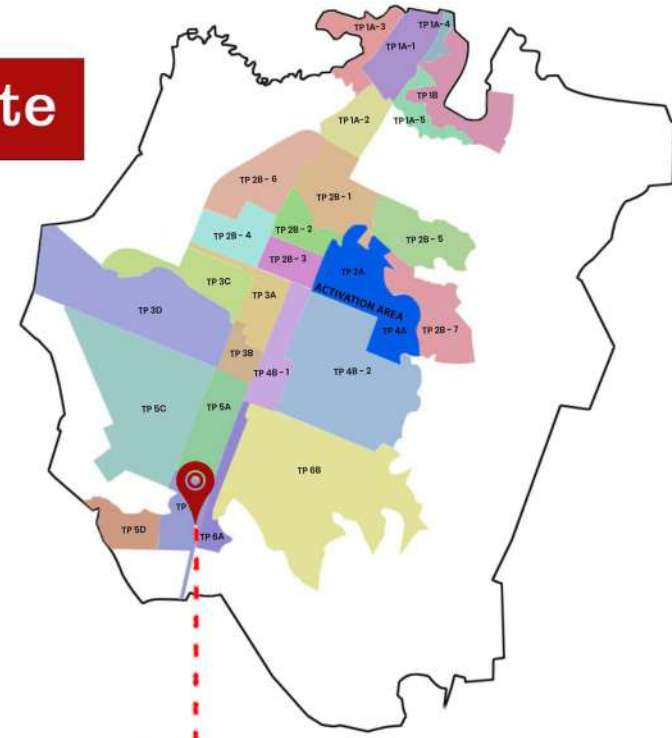


**BAVALIYARI - 262**  
**25 METER TP ROAD**

**Plot Area**  
**14399.12 Sq.Yard**



# TP5B



# **PROPOSED LAYOUT**

**BAVALIYARI-262**  
**RESIDENTIAL ZONE**

**PLOT AREA**  
**14399.12 SQ.YARD**

**14399.12**  
**SQ YARD**

**25 METER TP ROAD**



# LOCATION ADVANTAGE



**0 KM**  
**Residential Zone**



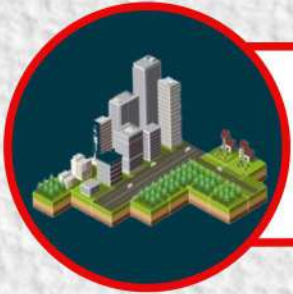
**0 KM**  
**55 Meter WIDE**  
**TP Road**



**3 KM**  
**KNOWLEDGE & IT ZONE**



**3 KM**  
**Sports Zone**



**5 KM**  
**City Center Zone**



**3 KM**  
**HIGH ACCESS ZONE**



**3 KM**  
**PUBLIC FACILITY ZONE**



**0 KM**  
**250 METER WIDE**  
**EXPRESS WAY**



## 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	



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**"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!