

# DHOLERA SIR

INDIA'S FIRST GREENFIELD  
SMART CITY



INDUSTRIES



FOOD PLAZA



BANK



INDUSTRIAL PLANTS

# Zone -Industrial

## Land Use Proposal Industrial or Commercial

Industrial  
or  
Commercial

TP - 4B2  
Survey No. - 238

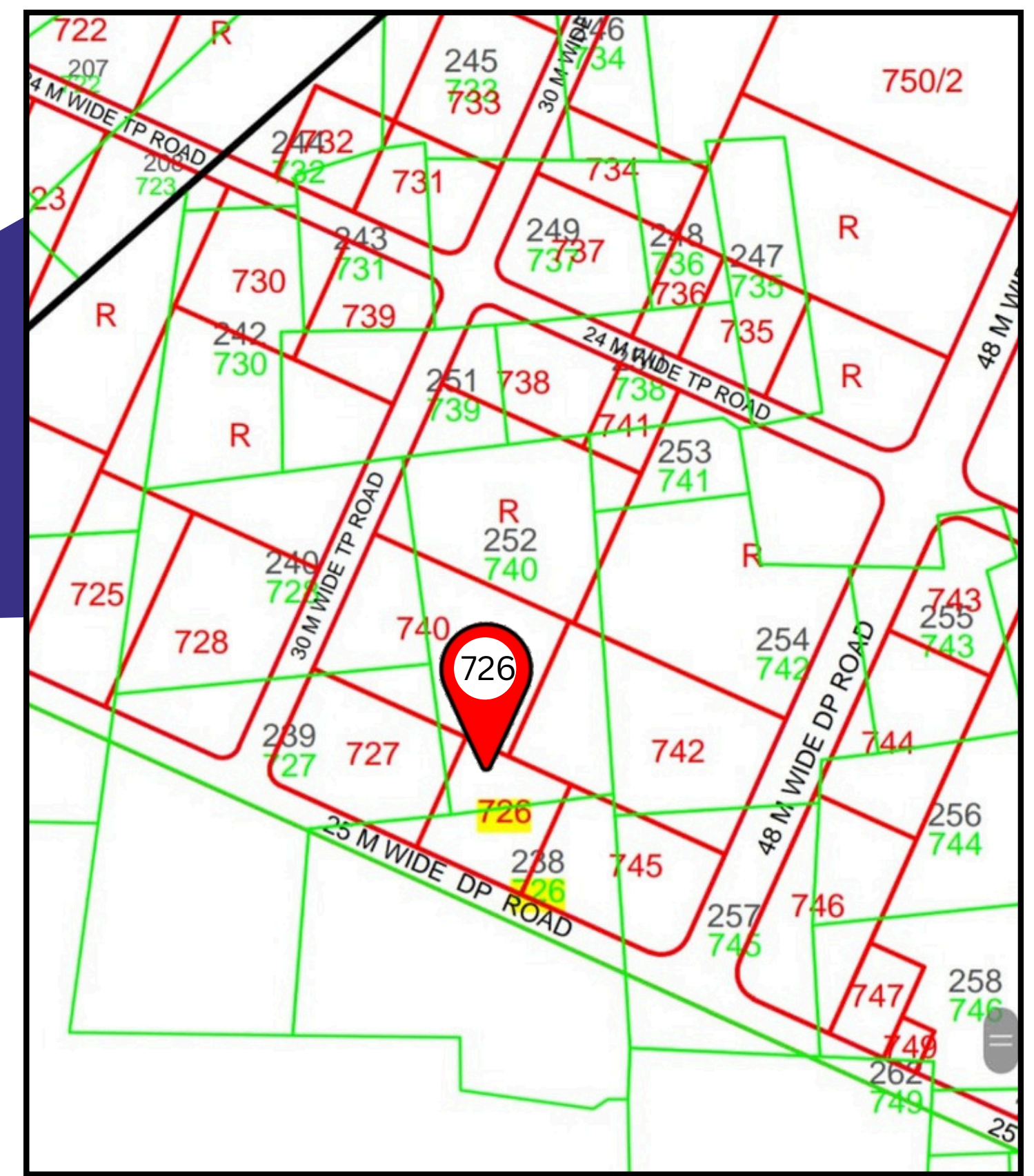
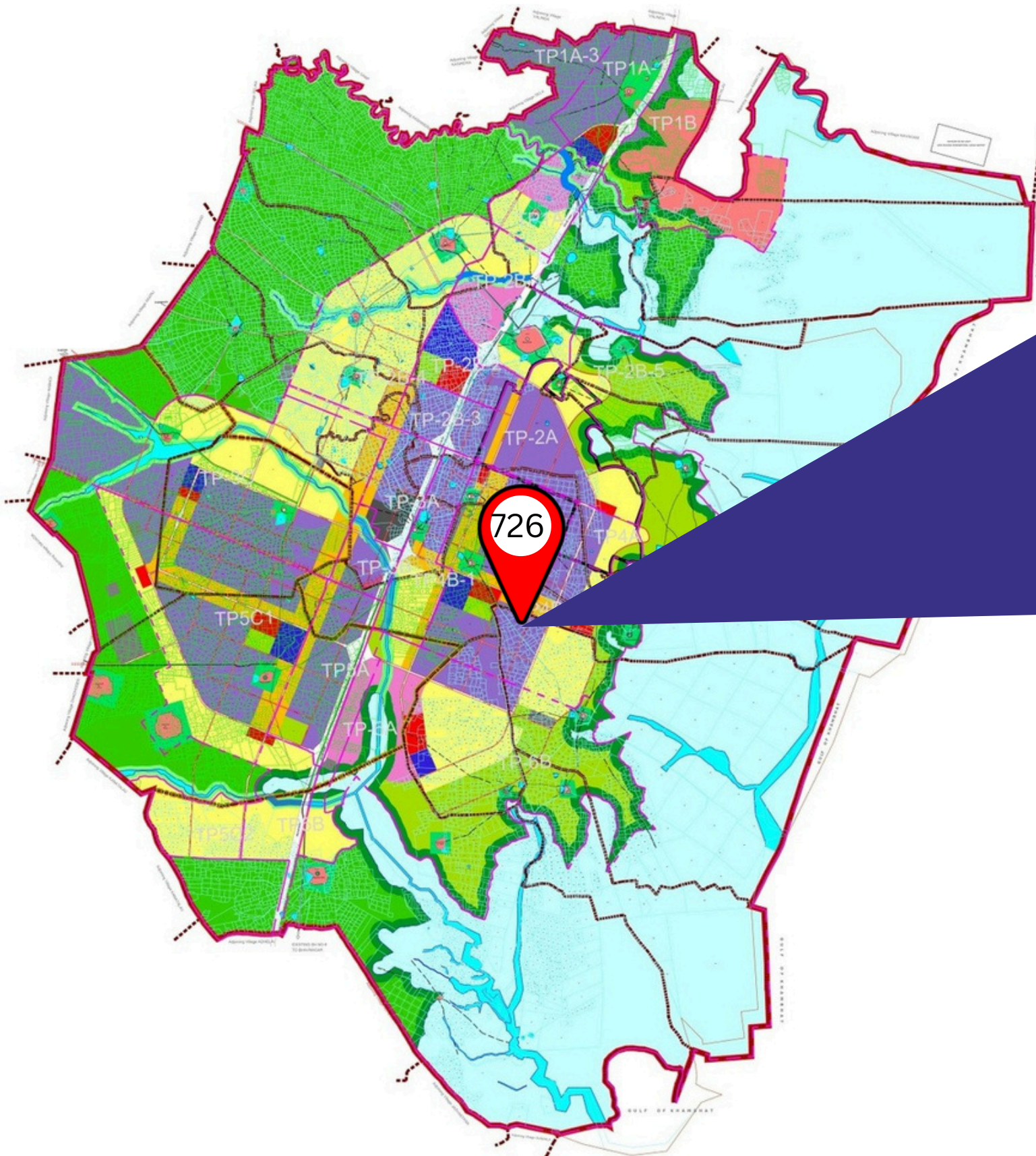
Village - Zankhi



FP - 726



# PROPERTY LOCATION & ZONE

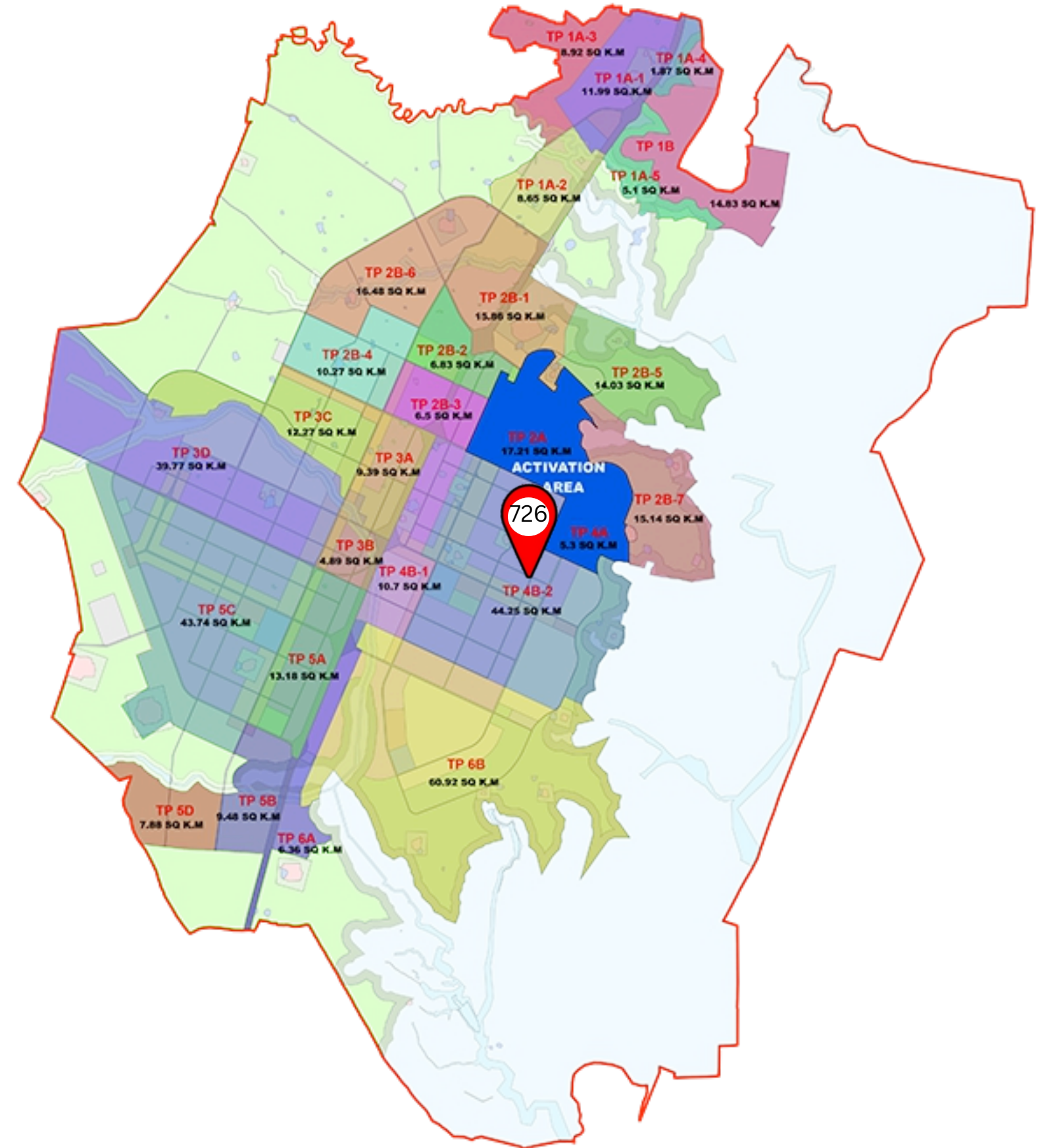




# DHOLERA

TP 4B2 LOCATION

VILLAGE - Zankhi  
SURVEY NO - 238  
FP NO - 726  
Zone - TP 4B2  
TP ROAD - 25 MTR



# DHOLERA

FINAL PLOTTING

SUB TP -4B2

Survey No - 238

FP No - 726

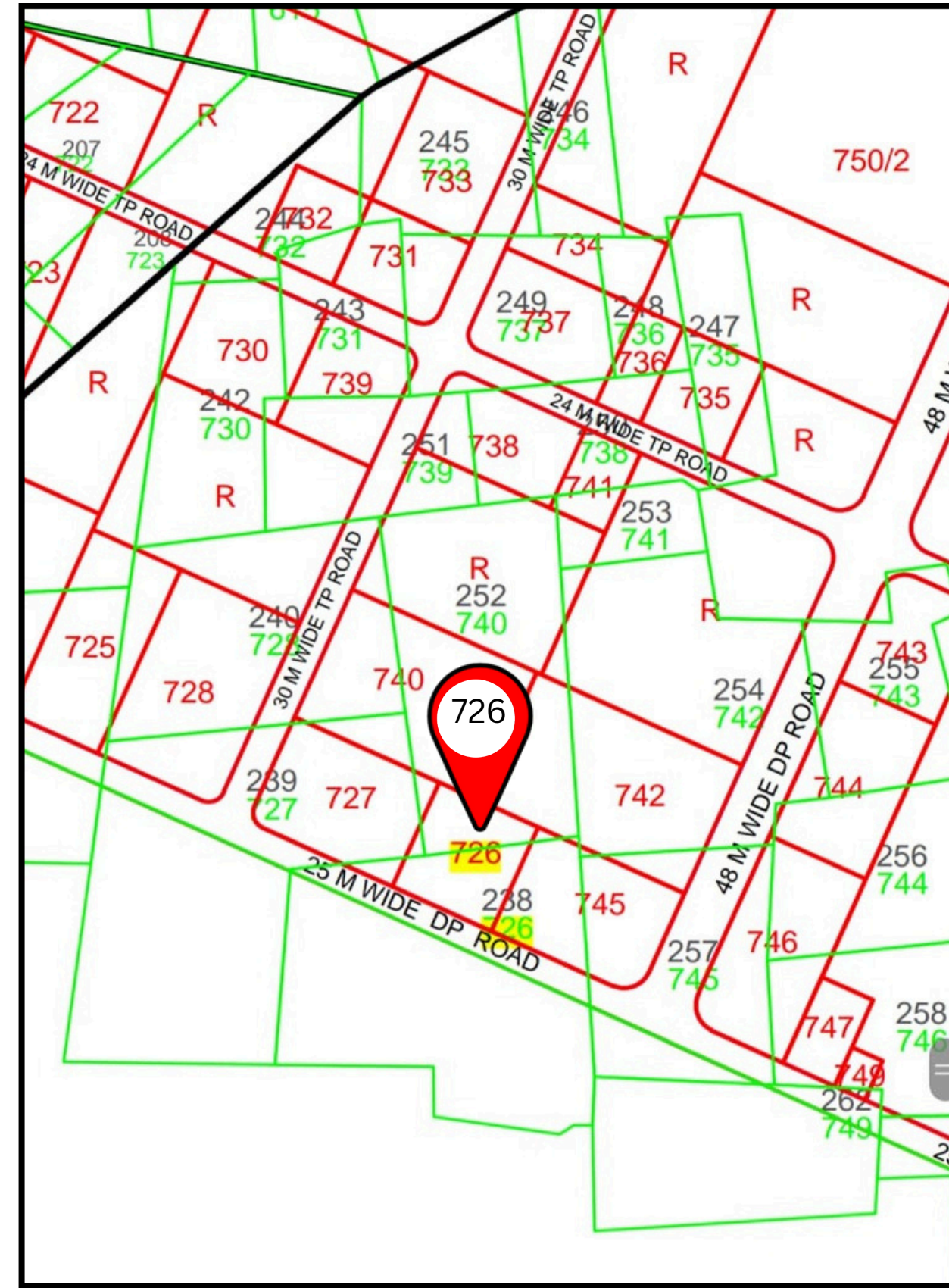
VILLAGE - Zankhi

TP - 4B2

TP ROAD - 25 MTR

INDUSTRIAL

FP AREA - 1200 Sq. Yard





# BENCHMARKING: WORLD CLASS INFRASTRUCTURE FOR DHOLERA SIR





## 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  |
|-------------------|---------------------------|----------------|-------------|---|--------------------------|--|---|--|
| <b>INDUSTRIAL</b> |                           |                |             |   |                          |  |   |  |
| 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"> <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> <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> <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<br>Industrial sheds, utility buildings, industrial plants; Light industry; Service workshop; Café/Restaurant/Canteen; Bank; Warehouse/Godown/Storage Facility; Dormitories              |  |

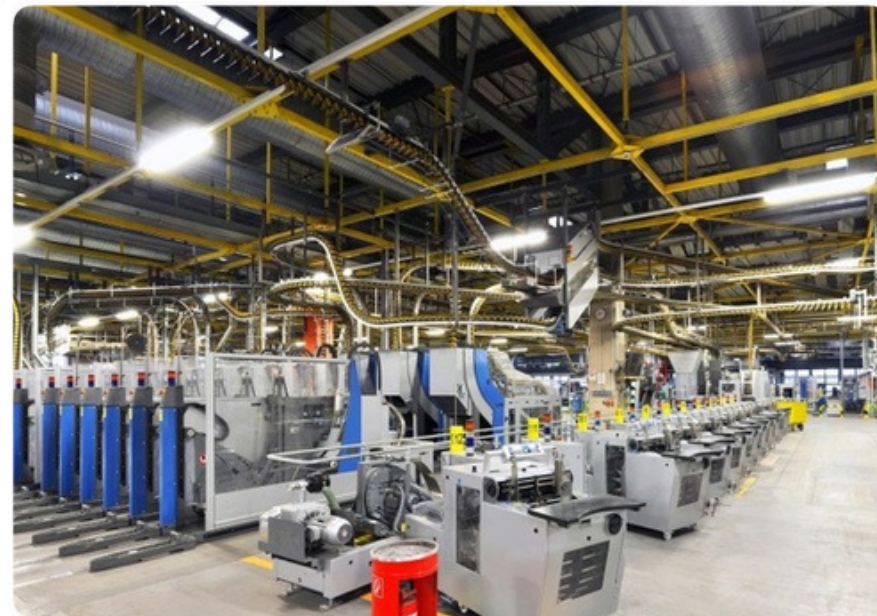
\* Height of the building must comply to the prevalent Fire Safety Norms, with permissions from DSIRDA



# PROPOSED DEVELOPMENT



INDUSTRIES



INDUSTRIAL PLANTS



PETROL PUMP



FOOD PLAZA











BANK



RESTAURANTS



# Smart Infrastructure (Plug and Play Model)

|  |   |  |  |
|--|---|--|--|
|  <div>Road<br/>Cycle tracks<br/>Footpaths<br/>Trees &amp; Plants</div>            |  <div>Water Management<br/>Smart meters<br/>SCADA</div> |  <div>24X7 Power<br/>Smart meters<br/>SCADA</div>                                   |  <div>ICT enabled infrastructure<br/>City WiFi<br/>Integrated city management</div>                                     |
|  <div>100% domestic waste collection<br/>100% industrial effluent collection</div> |  <div>100% recycle and reuse of waste water</div>       |  <div>100% rainwater collection<br/>Open storm canal with recreational spaces</div> |  <div>100% waste collection<br/>Maximum recycling and reuse<br/>Bio-Methaneation, Incinerator<br/>Waste to energy</div> |

