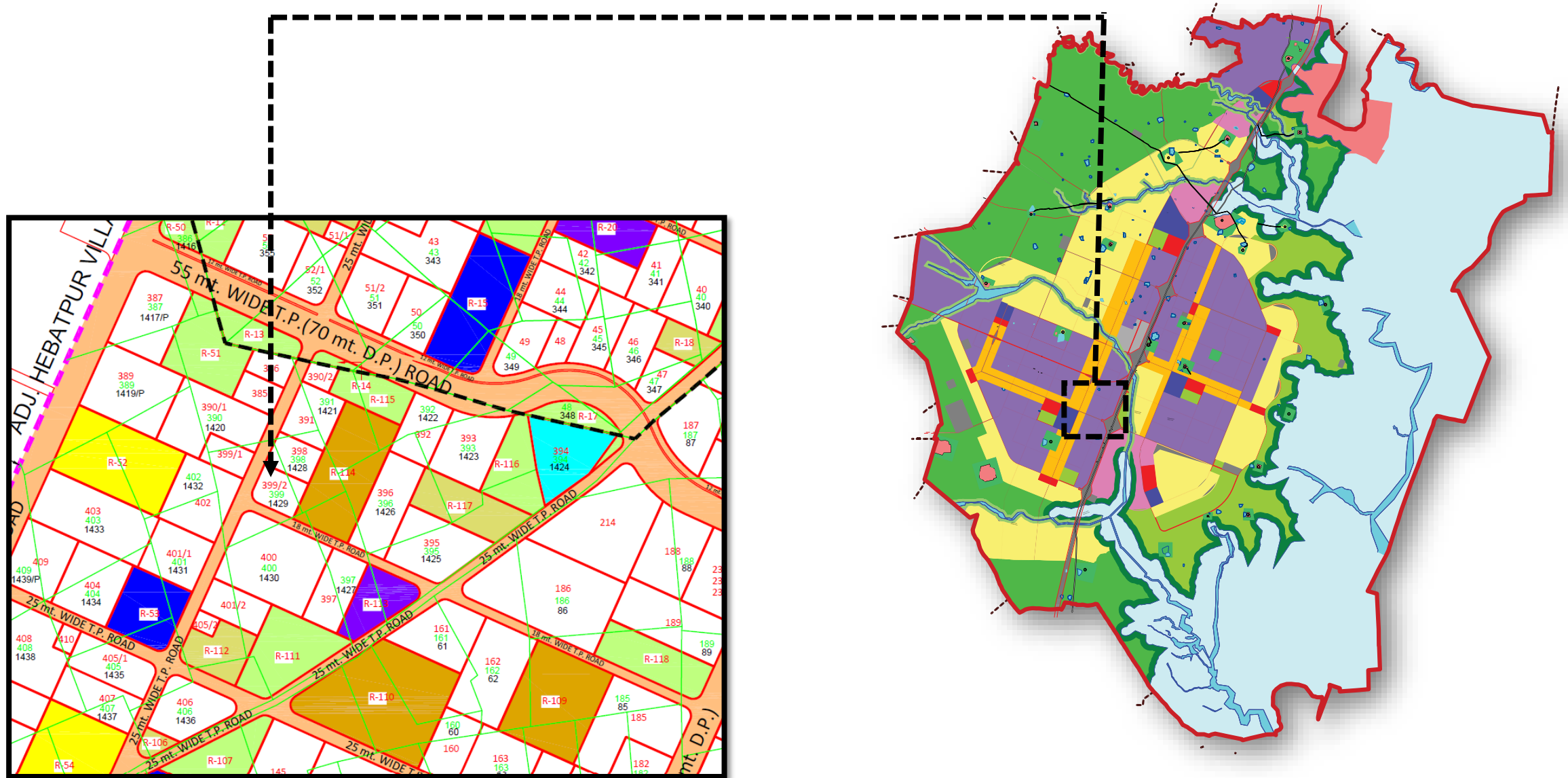




# **DHOLERA SIR MULTIPURPOSE COMMERCIAL LAND**

**FP NO.399/2**

# Map location



***Multipurpose commercial land***

***Village : Hebatpur***

***Zone : Industrial zone***

***Survey. No: 1429***

***F.P Number : 399/2***

***Road : 25\*18 meter corner***

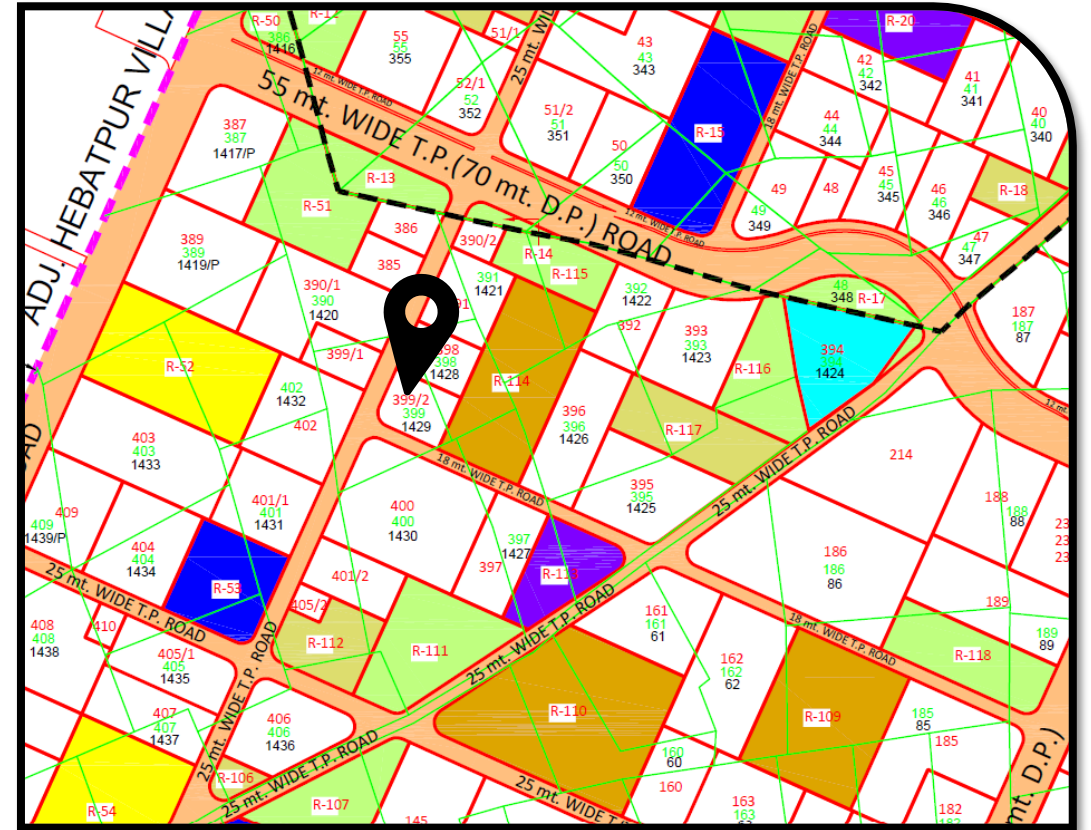
***TP No : T.P 5A***

***Sq. yard : 8000***

***Sq. feet : 72000***

***Sq. meter : 6690***

***ON 250 MTR EXPRESSWAY***



## 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 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



THANK YOU

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