



सत्यमेव जयते

Government of Gujarat

# dhoolera<sup>®</sup>

— A NEW ERA —

**A CITY DESIGNED FOR TOMORROW,  
TAKING SHAPE TODAY**



# A BOLD VISION BEHIND THIS AMBITIOUS MISSION



A smart industrial city like Dholera will propel the economy's growth and drive its progress. The positive impact of smart technology on industrial and economic development is unmatched as it ensures economic sustainability. It goes a long way in attracting businesses and citizens to settle in such cities.

**Shri Narendra Modi**  
Hon'ble Prime Minister of India

Dholera's sustainable development and adoption of advanced technology makes it a prominent model for the success of industrial smart cities in India.

**Shri Bhupendra Patel**  
Hon'ble Chief Minister, Gujarat

## DHOLERA SPECIAL INVESTMENT REGION

### Vision

To create an economically and socially balanced, new-age greenfield smart industrial city with world-class infrastructure leading to stable economic growth and sustainable high-quality life.

### Mission

-  To adopt a futuristic and sustainable approach across key components to create a new-age smart city
-  To become a global high-tech manufacturing hub
-  To create huge employment opportunities across sectors and contribute to the economic and social development of Gujarat and India



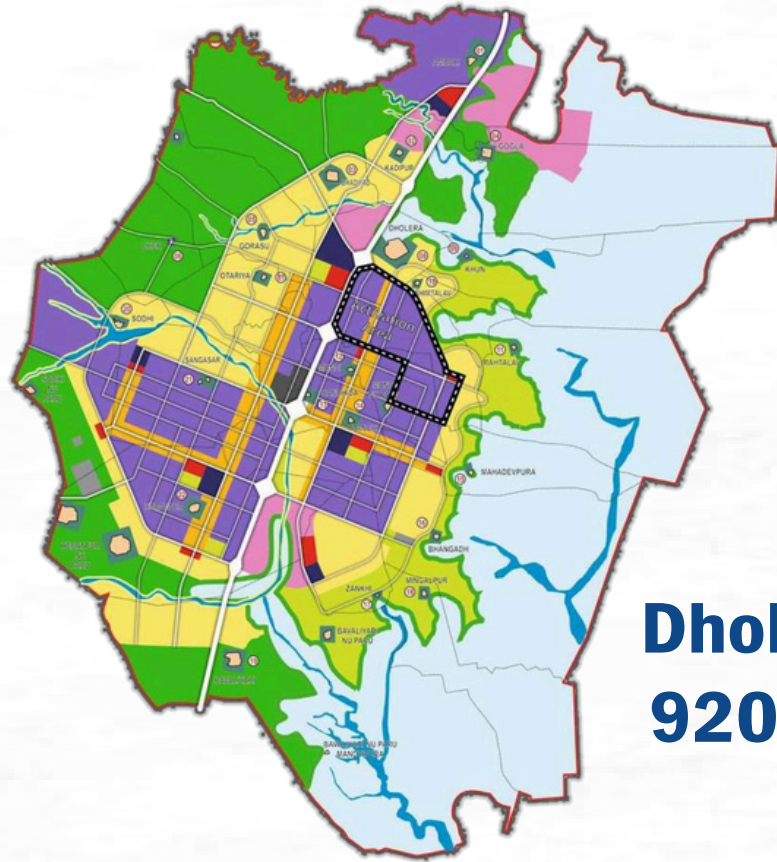
# DHOLERA SIR

INDIA'S FIRST GREENFIELD SMART CITY

**dholera**<sup>®</sup>  
— A NEW ERA —

## LEGEND

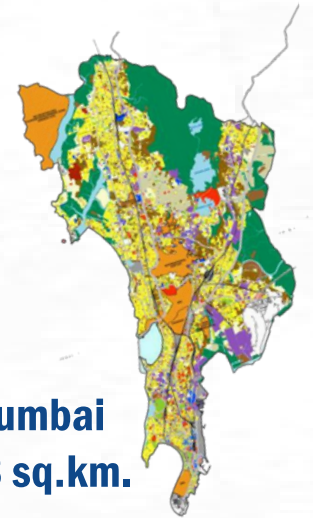
- DSIRDA BOUNDARY
- TALUKA BOUNDARY
- VILLAGE BOUNDARY
- GAMTAL
- SURVEY NUMBER BOUNDARY
- EXISTING STATE HIGHWAY
- EXISTING ROADS
- RIVER / CANAL
- TALAV / LAKE
- PROPOSED ROADS
- COASTAL REGULATION ZONE
- GREEN SPACE
- RECREATION, SPORTS AND ENTERTAINMENT ZONE
- TOURISM: RESORTS
- VILLAGE BUFFER
- AGRICULTURE
- STRATEGIC INFRASTRUCTURE
- CITY CENTRE
- LOGISTICS
- HIGH ACCESS CORRIDOR
- RESIDENTIAL
- SOLAR PARK
- PUBLIC FACILITIES ZONE
- KNOWLEDGE AND I.T.
- INDUSTRIAL



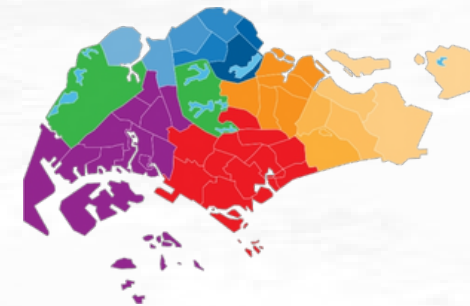
**Dholera SIR**  
**920 sq.km.**



**Ahmedabad**  
**505 sq. km.**

























**Mumbai**  
**603 sq.km.**

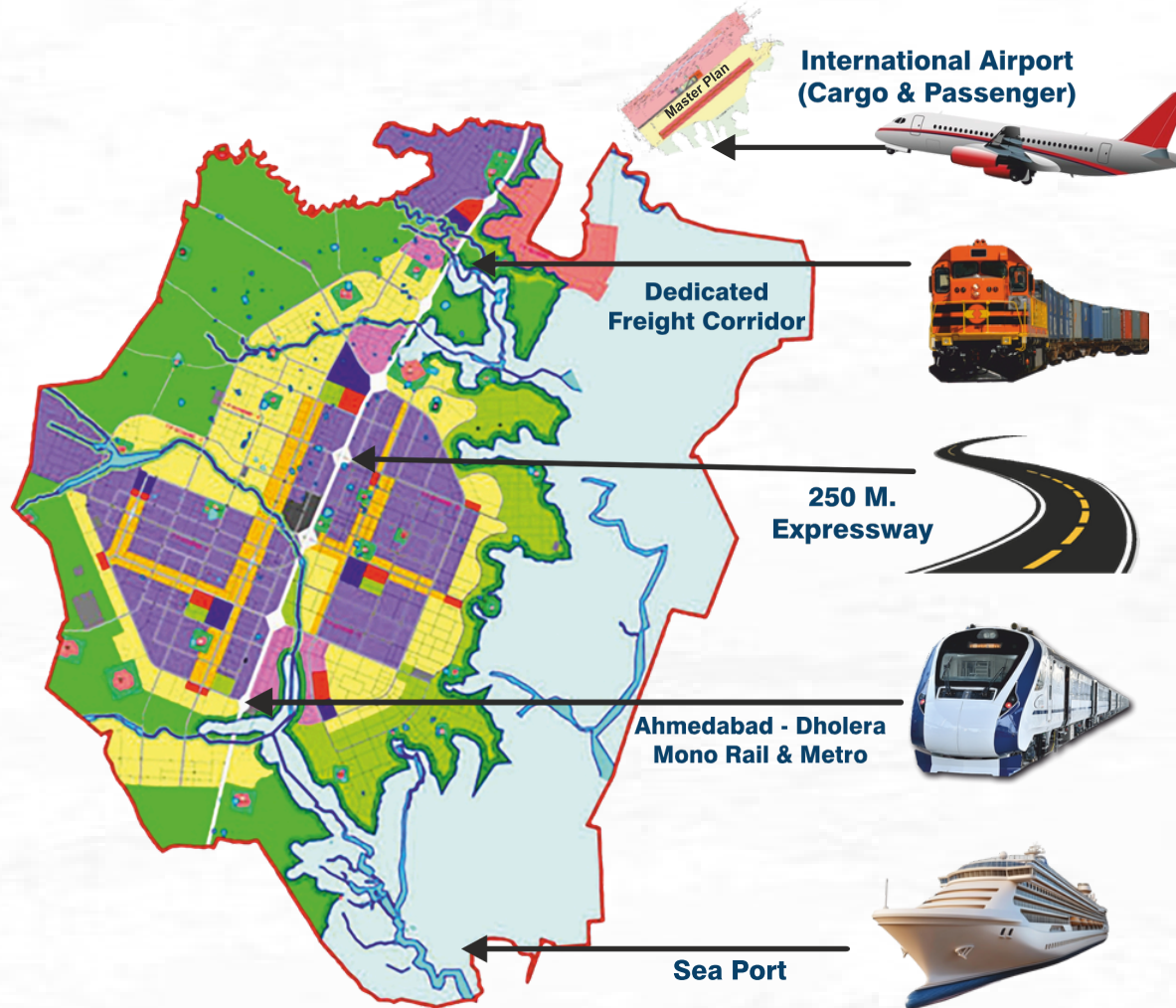


**Singapore**  
**728 sq.km.**



**LEGEND**

-  DSIRDA BOUNDARY
-  TALUKA BOUNDARY
-  VILLAGE BOUNDARY
-  GAMTAL
-  SURVEY NUMBER BOUNDARY
-  EXISTING STATE HIGHWAY
-  EXISTING ROADS
-  RIVER / CANAL
-  TALAV / LAKE
-  PROPOSED ROADS
-  COASTAL REGULATION ZONE
-  GREEN SPACE
-  RECREATION, SPORTS AND ENTERTAINMENT ZONE
-  TOURISM: RESORTS
-  VILLAGE BUFFER
-  AGRICULTURE
-  STRATEGIC INFRASTRUCTURE
-  CITY CENTRE
-  LOGISTICS
-  HIGH ACCESS CORRIDOR
-  RESIDENTIAL
-  SOLAR PARK
-  PUBLIC FACILITIES ZONE
-  KNOWLEDGE AND I.T.
-  INDUSTRIAL



# Connecting Dholera to the World



-  Dholera SIR
-  Bhimnath-Dholera Rail Network
-  Air Connectivity Domestic & International
-  Railway Station
-  Ahmedabad-Dholera Expressway
-  Rail Network
-  Delhi - Mumbai Expressway
-  Sea Port
-  DFC
-  Sea Port Connectivity through Road Network



## DHOLERA SIR

INDIA'S FIRST GREENFIELD SMART CITY



Dholera Industrial City has a single window system in place to streamline G2B (Government to Business) interactions.

Ease of Governance

- DICDL is a Joint Venture of Government of India (DMICDC) + Government of Gujarat (DSIRDA)
- SPV responsible for initial project development and implementation
- Comprehensive, post development, city management structure being evolved



**DSIRDA -**

**Dholera Special Investment  
Regional Development Authority**



**DMICDC -**

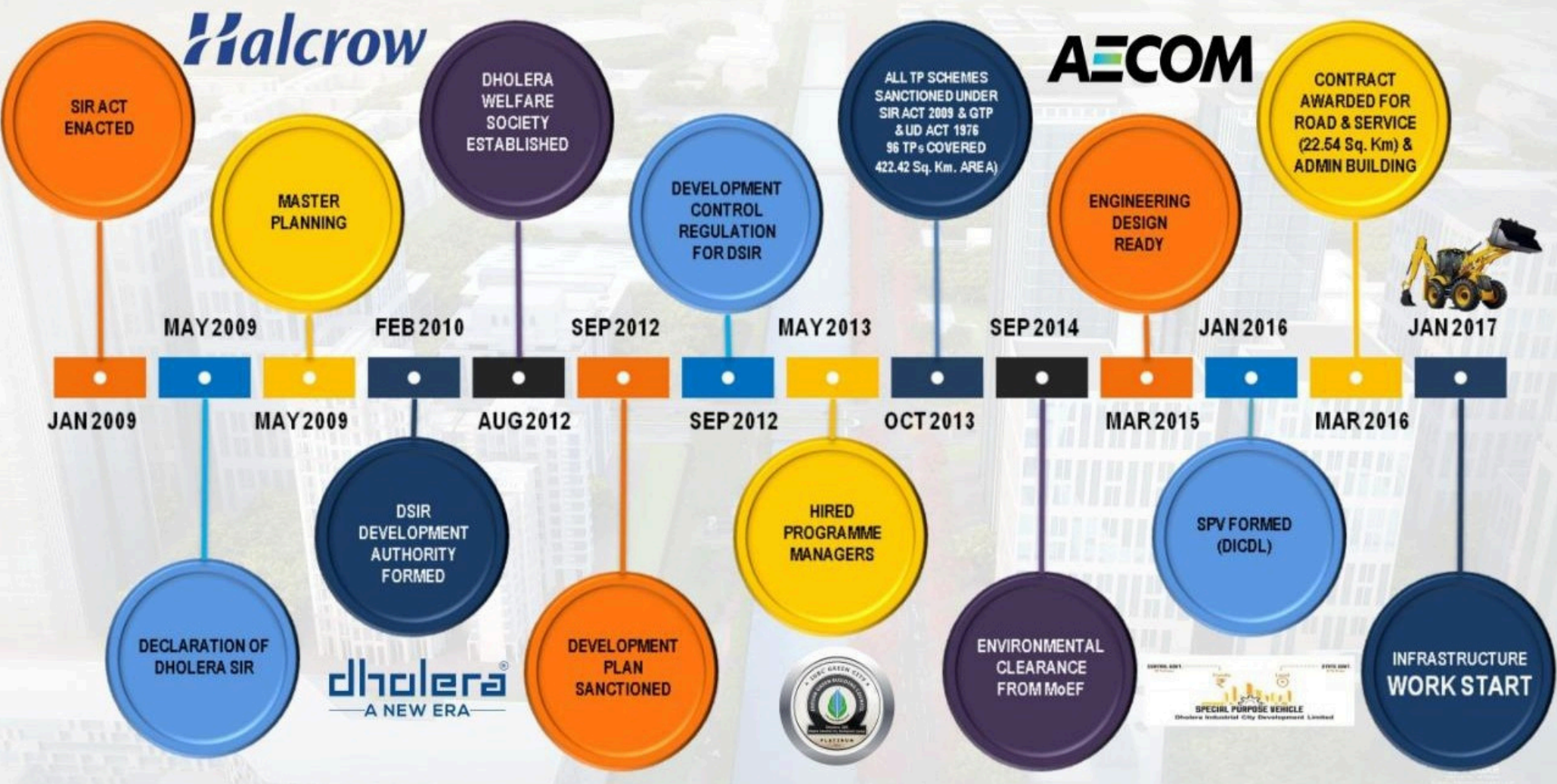
**Delhi Mumbai Industrial Corridor  
Development Corporation**



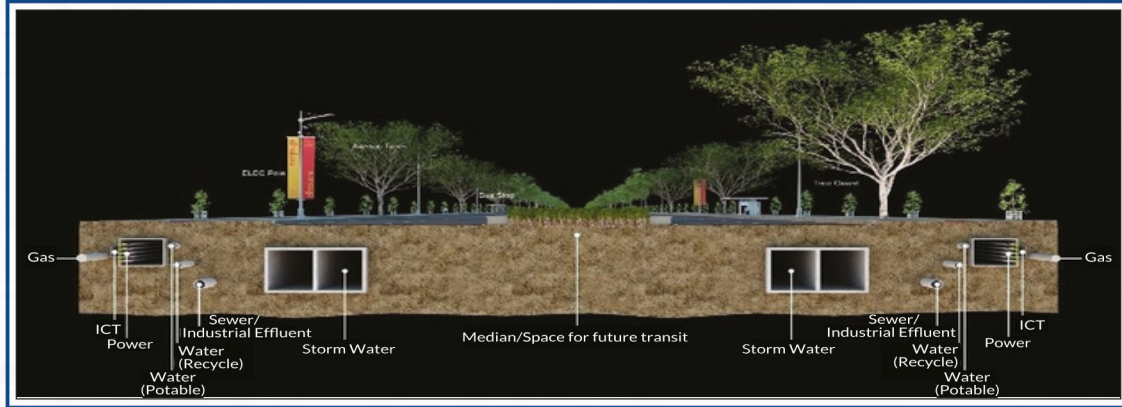
### Special Purpose Vehicle - SPV



# DHOLERA SIR TIMELINE



# INDIA'S FIRST TIME SMART INFRASTRUCTURE PLUG & PLAY MODEL



<p>Road Cycle tracks Footpaths Trees &amp; Plants</p>	<p>Water Management Smart Meters SCADA</p>	<p>24X7 Power Smart meters SCADA</p>	<p>ICT Enable Infrastructure City Wifi Integrated City Management</p>
<p>100% Domestic Waste Collection 100% industrial Effluent Collection</p>	<p>100% Rcycle and reuse of Waste Water</p>	<p>100% Rainwater Collection Open storm canal with recreational Spaces</p>	<p>100% waste collection Maximum Recycling &amp; reuse Bio- Methylation, Incinerator/Waste to energy</p>

## BENCHMARKING: WORLD CLASS INFRASTRUCTURE FOR DHOLERA SIR



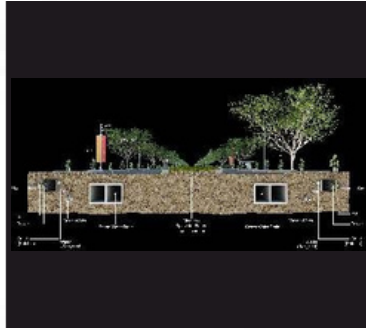
IT'S TAKING SHAPE FASTER THAN YOU CAN IMAGINE

**dholera**<sup>®</sup>  
— A NEW ERA —

Completed Infrastructure Projects



**Internal Road Network**  
70 km Long, 18 to 70 m Wide



**Utility Corridor**  
Underground Utility Network for  
Water, Power, Gas, ICT and  
Waste Water Collection



**Water Treatment Plant**  
50 MLD Commissioned,  
expandable up to 150 MLD



**Power Substations**  
2 Substations  
(33/66 kv and 220 kv GIS)  
by Torrent Power



**ABCD Building**  
Administrative Building with  
City Integrated Operation Center



**Water Supply & Storage  
Infrastructure**  
2 Master Balancing Reservoirs  
and 9 Elevated Service Reservoirs



**Common Effluent  
Treatment Plant**  
20 MLD Commissioned,  
expandable up to 60 MLD



**Sewerage Treatment Plant**  
10 MLD Commissioned,  
expandable upto 30 MLD



**Canal & Canal Front**  
6.5 km Long Canal for  
Storm Water Management,  
Canal Front to be used as  
Recreation Zone



**Tata Semiconductor**



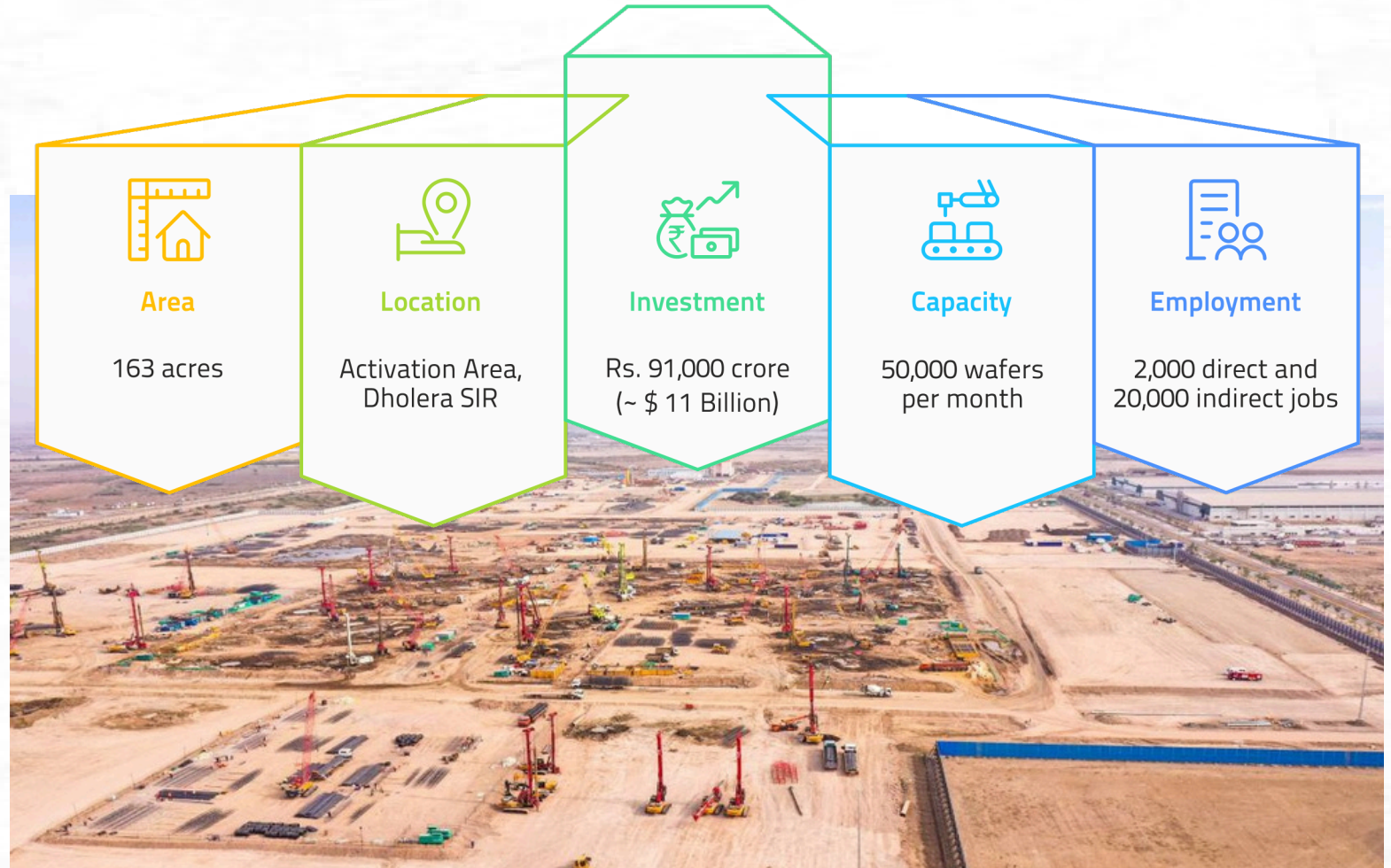
# Anchoring India's Semicon Future

## Tata-PSMC fab takes shape at Dholera SIR

Positioned as India's first "Semicon City", Dholera SIR is set to mark a significant milestone in India's semiconductor journey with the upcoming semiconductor fabrication plant by Tata Electronics in collaboration with Powerchip Semiconductor Manufacturing Corp. (PSMC) of Taiwan. With a planned investment of Rs. 91,000 crore, this state-of-the-art facility will be one of India's first commercial fabs, with a capacity of 50,000 wafers per month employing multiple technology nodes, viz. 110nm, 90nm, 55nm, 40nm, and 28nm.



Foundation stone laying ceremony of India's first semiconductor fab of TEPL at Dholera SIR by Hon'ble PM, Shri Narendra Modi.



# IT GETS BIGGER AND BETTER FROM HERE

Ongoing Infrastructure Projects to Come Up Within a Year



### Residential & Commercial Complex\*

10-acre Plot Allotted for 1000+ Studio Apartments & Commercial Space



### Corporate Hotel

4000 Sq. m. Plot Allotted for 100+ Rooms



### Hospital

Multi-Specialty Hospital (200 beds) with ICU, OPD, Emergency Care, and Wards

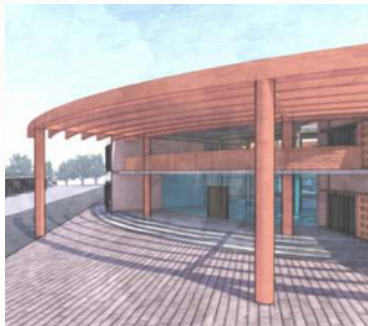


### Food Court\*

Dedicated Space for National and International Food Outlets in Activation Area



### Bank



### School

Up to Higher Secondary with Arts, Commerce & Science Streams



### Fire-Station

11 Garage Fire Station



### Tent City\*

50-Tent Accommodation for Business and Leisure Travelers



### Guest House

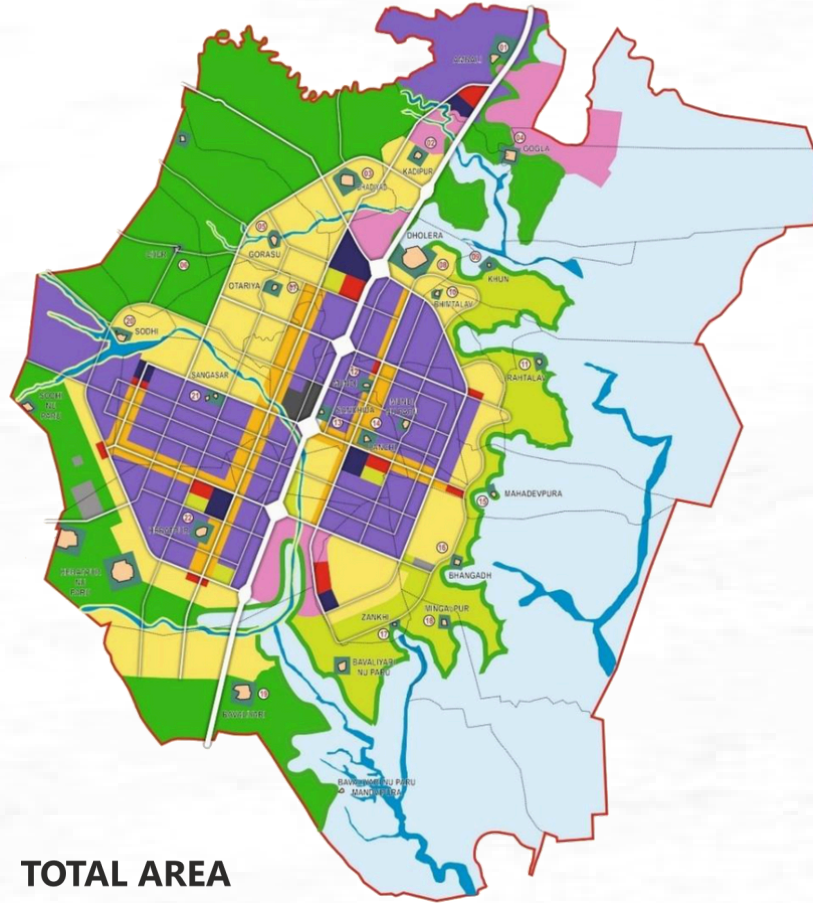
Housing facilities for investors with 36 rooms, 3 Dormitories, Meeting Rooms & Dining Room



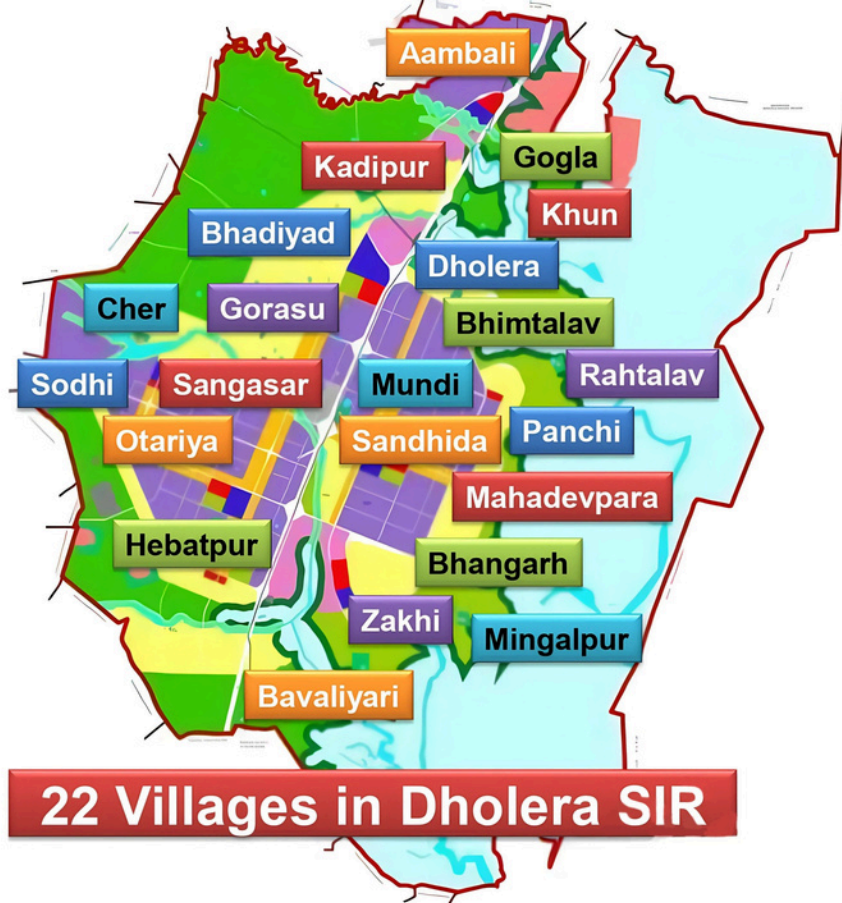
### Tata Renew Power



# DP- DHOLERA SIR



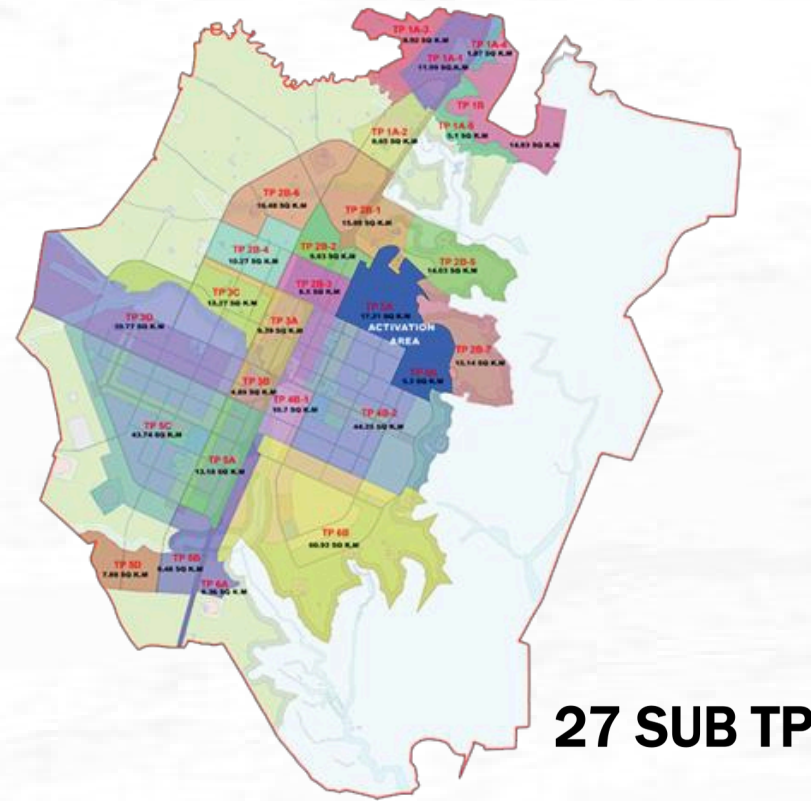
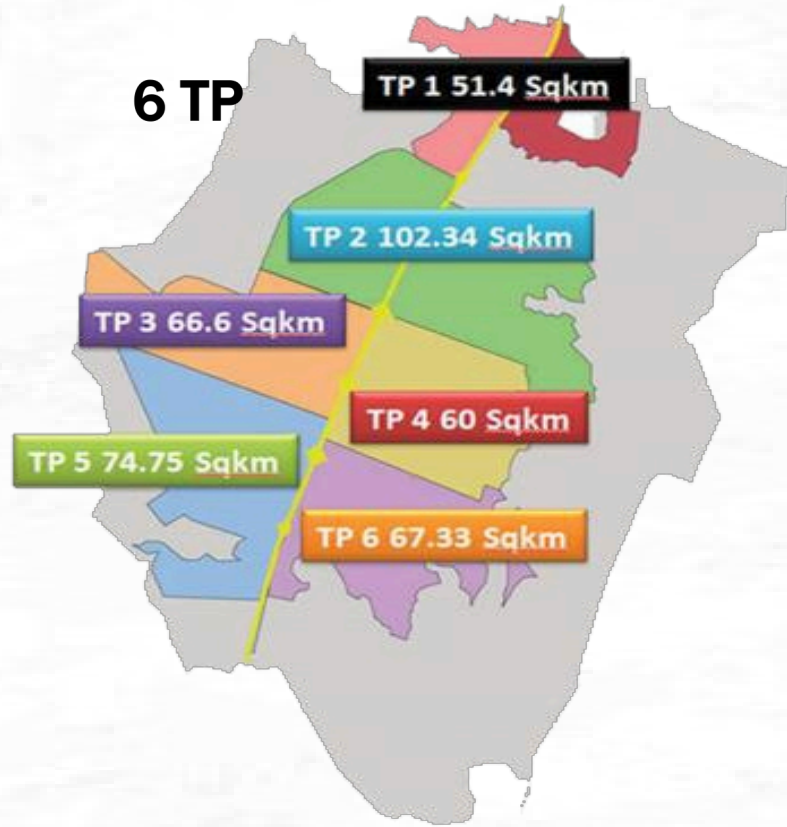
**TOTAL AREA**  
**920 sq km**



**22 Villages in Dholera SIR**



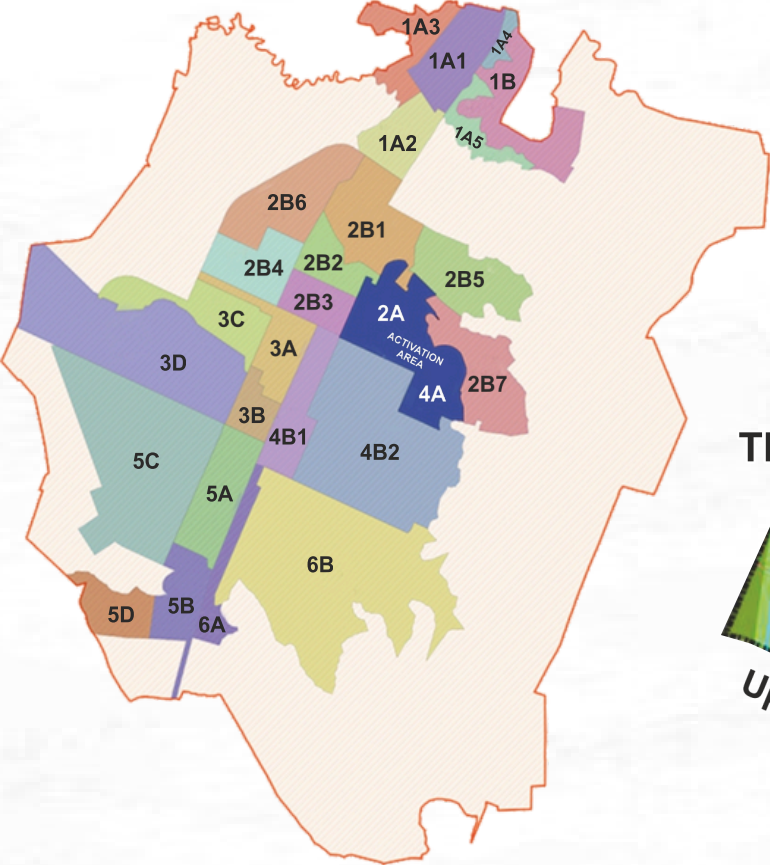
# TOWN PLANNING DHOLERA - SIR



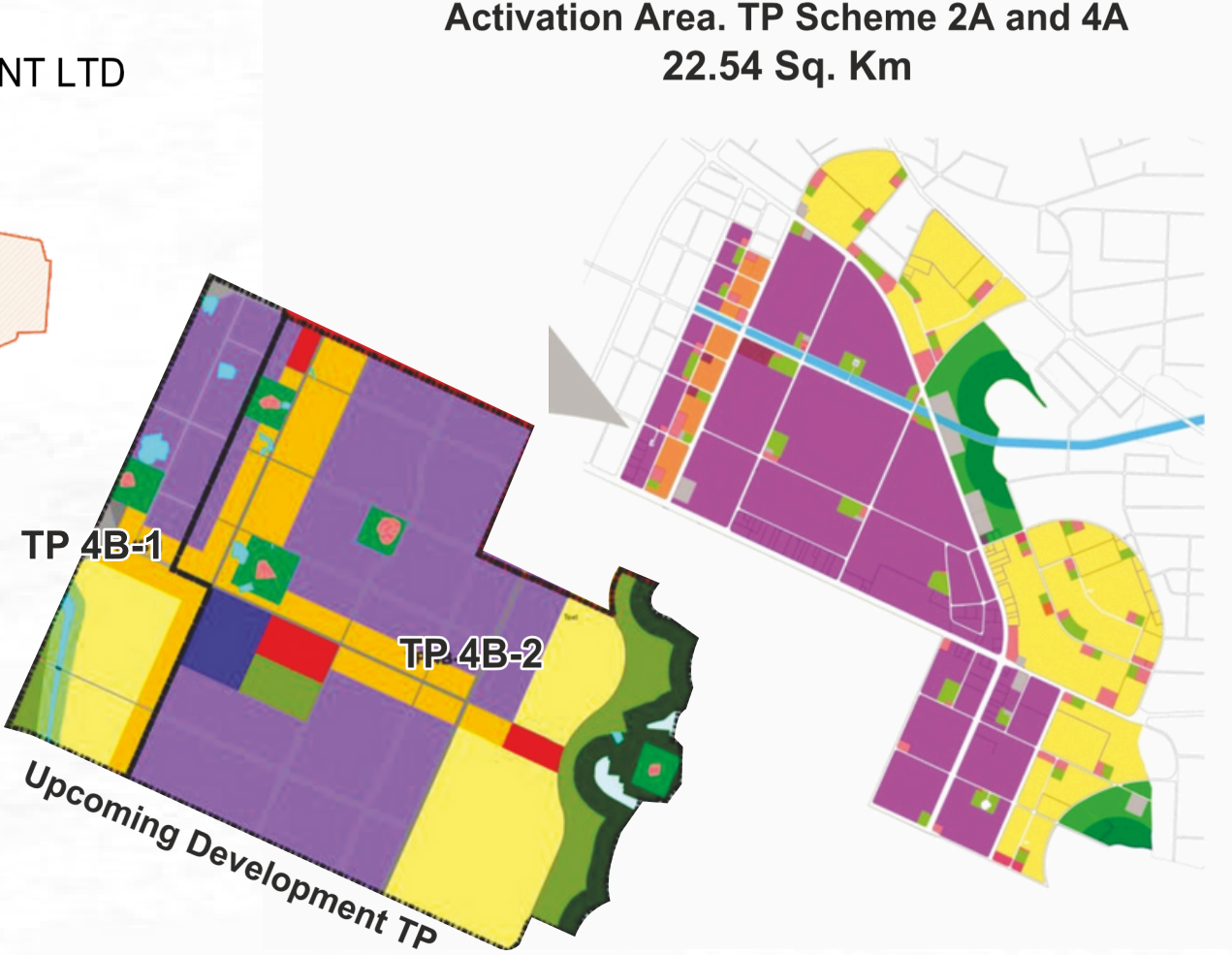
# SUB TP MAP

## PHASING PLAN

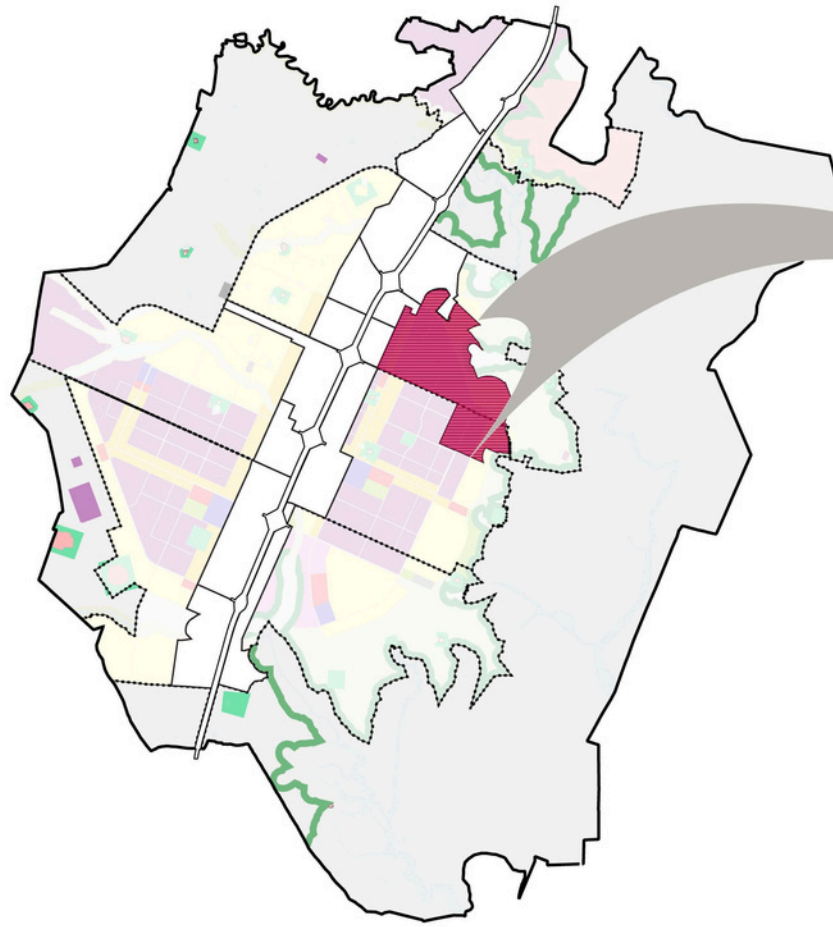
DHOLERA INDUSTRIAL CITY DEVELOPMENT LTD



## Activation Area. TP Scheme 2A and 4A 22.54 Sq. Km



# ACTIVATION AREA

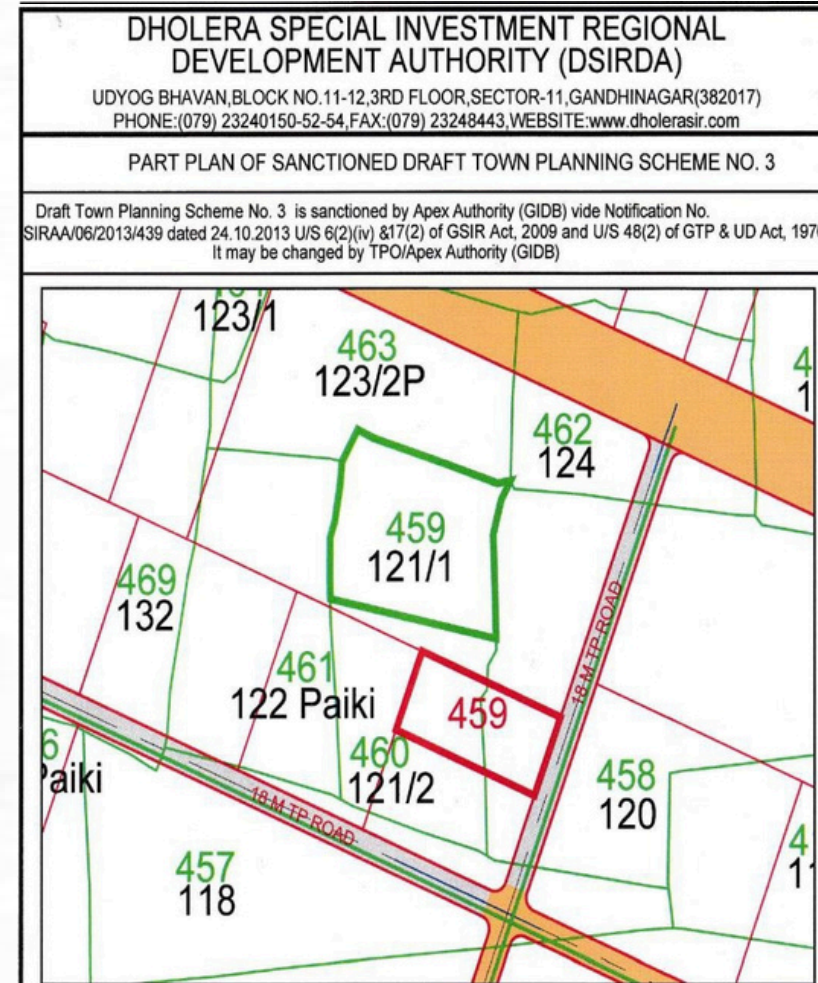
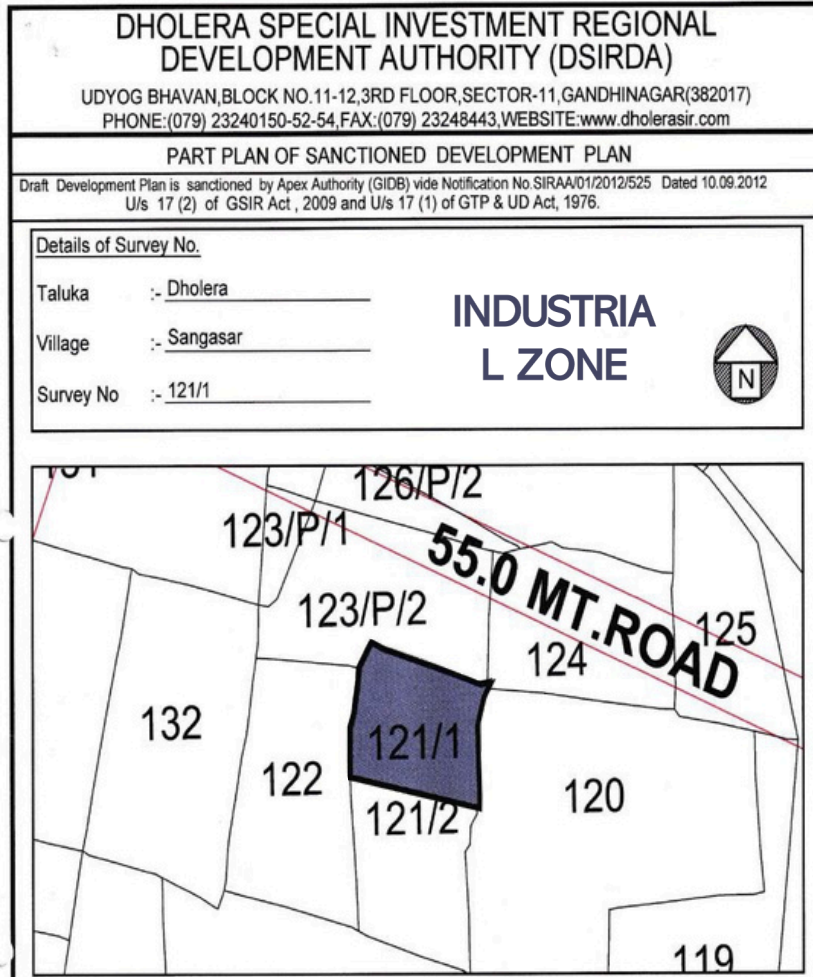


**Dholera SIR (TP1 to TP6)**



# DP OLD SURVEY NUMBER

# TP / FINAL PLOT



# DHOLERA MASTER TOWN PLANNING

## 3 - ZONE TYPES OF LAND



**RESIDENTIAL**



**INDUSTRIAL**



**MULTI PURPOSE COMMERCIAL**



# DHOLERA MAP 5 TYPES OF MULTIPUROSE ZONE

1. High Access Corridor



2. City Centre



3. Knowledge & I.T.



4. Tourism Resorts



5. Recreation, Sports & Entertainment



## 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	

## RESIDENTIAL



# DSIRDA - DGDCR - GUIDELINES

## Draft General Development Control Regulations (DGDCR)

Table 10-1: 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 and 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	6m 8m-8m-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; workshop; Café/Restaurant/Canteen; Bank; Light industry; Service Warehouse/Godown/Storage Facility; Dormitories	

# INDUSTRIAL

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



## Draft General Development Control Regulations (DGDCR)

**Table 10-1:** Development Control Regulations for Knowledge and IT Zone

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>KNOWLEDGE IT</b>								
1	55 and above	5000 sqm	5	0-10%	150m	10m-8m-6m-6m	University Campus; Four and Five Star Hotel, Multistorey Serviced Apartment; Hostel and all use premises in (2) and (3) except Villa/Bungalow and terraced/Row House; Petrol/CNG/LPG Pump	Auditorium/Cinema Hall may be permitted within a recreation centre meant for university students and staff. Such a building will not be permitted to support large scale retail use such as a mall.
			4	Above 10-20%	126m	9m-7m-6m-6m		
			3	Above 20-30%	32m	8m-6m-6m-6m		
2	25m & Below 55	1500 sqm	2.5	40%	20m	8m-6m-6m-6m	Multi-level Parking; Office Business Park; Commercial Office; IT Park; Professional College; 3 Star Hotel; Commercial Retail; Restaurants, Food Plazas and Food Streets; Cinema Hall/Multiplex; Multi-storey Serviced Apartment; and all use premises in (2) and (3) except Villa/Bungalow and terraced/Row House; Petrol/CNG/LPG Pump	<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> <ul style="list-style-type: none"> <li>Devices for generation of non-conventional energy, such as solar panels, wind power</li> <li>Servant quarters or lodging facilities for caretaker/security personnel</li> </ul>
3	Below 25m	1500 sqm	2	40%	16m	8m-6m-6m-6m	Office Building with less than 100 employees; Budget Hotel; Restaurants, Food Plazas and Food Streets Neighbourhood Retail; Dispensary, Community Hall; Library; Health Club; Day Care Centre; Public Facility/ Infrastructure/Utility Building Villa/ Bungalow; Terraced/Row House	<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>

Knowledge and I.T.

**MULTIPURPOSE ZONE**



## Draft General Development Control Regulations (DGDCR)

**Table 10-1:** Development Control Regulations for City Centre Zone

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>CITY CENTRE</b>								
1	55 and above	5000 sqm	5	0-10%	150m	6m 10m-8m-6m-	Convention and Exhibition Centre; Sports Complex; Auditorium; Integrated Multimodal Passenger Transport Hub; Dormitories; Museum; Super specialty Hospital Residential Multi-storey Apartments; Serviced Apartments, Petrol/CNG/LPG Pump and all uses given 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> <ol style="list-style-type: none"> <li>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: <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> </li> <li>Devices for generation of non-conventional energy, such as solar panels, wind power</li> <li>Servant quarters or lodging facilities for caretaker/security personnel</li> </ol> <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>
			4	Above 10-20%	126m	9m-7m-6m-6m		
			3	Above 20-30%	32m	8m-6m-6m-6m		
2	25m & Below 55	1500 sqm	2.5	40%	20m	6m 8m-6m-6m-	Multi-level Parking; Office Complex, Retail Mall, Cinema Hall; Commercial Complex, Restaurants, Food Plazas and Food Streets; Other Retail; Public/Govt Institutional Buildings, Training Centre; Art Gallery; Diagnostic/Radiology Centre; Hospital C and D; Health/Welfare Centre; Place of Worship larger than 1000sqm; Public Facility/Infrastructure/Utility Buildings; Petrol/CNG/LPG Pump	
3	Below 25m	1500 sqm	2	40%	16m	8m-6m-6m-6m	Restaurants, Food Plazas and Food Streets; Neighbourhood Retail Shop, Community Hall; Health Club; Dispensary; Place of Worship smaller than 1000sqm;	

**City Centre**

**MULTIPURPOSE ZONE**



**Draft General Development Control Regulations (DGDCR)**

**Table 10-1:** Development Control Regulations for High Access Corridor

SR NO	MINIMUM ROAD ROW (METRES)	MINIMUM PLOT SIZE	MAXIAM 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>HIGH ACCESS CORRIDOR</b>								
1	55 and above	5000 sqm**	5	0-10%	150m	10m-8m-6m-6m	Multi-storey apartment and clusters thereof; Serviced apartments; Dormitories/Worker Housing: Dharamshala; Cinema Hall, Mall Petrol/CNG/LPG Pump, Auto Service Station, Light Industrial Workshop with area less than 50sqm; Hospital C and D, Budget and 3 Star Hotel, Junior, Senior and Professional Colleges; Multi-level Parking and all use premises given in the categories below	The Following Uses May Be Permitted Subject To Approval Of A Special Permit On A Case-By-Case Basis: Cemeteries/ Burial Ground Broadcasting Towers And Line-Of-Site Relay Devices For Telephonic, Radio Or Television Communications 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. 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: • It Is Not Located In A Multi-Storey Apartment; The Number Of Employees Do Not Exceed 10; It Does Not Involve Installation And Use Of Heavy Machinery, And Does Not Create Noise, Vibration, Fume Or Dust; • Separate Means Of Access And A Designated Parking Area For Staff And Visitors Is Provided And Marked On The Site Plan Submitted For Approval. 2. Devices For Generation Of Non-Conventional Energy, Such As Solar Panels, Wind Power 3. Servant Quarters Or Lodging Facilities For Caretaker/Security Personnel 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
			4	Above 10-20%	126m	9m-7m-6m-6m		
			3	Above 20-30%	32m	8m-6m-6m-6m		
2	Below 25	1500 sqm	2.5	40%	20m	8m-6m-6m-6m	Multi-storey apartment and clusters thereof; Serviced apartments; Dormitories/Worker Housing: P Petrol/CNG/LPG Pump Dispensary, Maternity home/Nursing Home, Diagnostic/Radiology Centre/Blood Bank, Place of Worship larger than 1000sqm; Commercial Centre; Public Facility/ Infrastructure/Utility Buildings; Hostels for working professionals, Restaurants, Food Plazas and Food Streets	
3	Below 25	1500 sqm	2	40%	16m	8m-6m-6m-6m	Multi-storey apartment and clusters thereof; Serviced apartments; Dormitories/Worker Housing; Neighbourhood Retail Shop; Place of Worship smaller than 1000sqm; Service and Repair Shops smaller than 25sqm; garden	

**High Access  
Corridor**

**MULTIPUROSE  
ZONE**



# DSIRDA - DGDCR - GUIDELINES

## Draft General Development Control Regulations (DGDCR)

**Table 10-1:** Development Control Regulations for Recreation Sports & Entertainment Zone

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 SIDIS)	PERMITTED USE PREMISES	CONDITIONAL USE SUBJECT TO SPECIAL PERMIT FROM DSIRDA
<b>RECREATION SPORTS &amp; ENTERTAINMENT</b>								
1	FROM 55 M TO 12 M	-	0.5	25%	25M	3M 6M-5M-3M	Theme Park Outdoor Adventure Sports, Film City; Restaurants, Food Plazas And Food Streets, Sports Complex; Stadium; Park Botanical Garden; Zoo; Nature Park; Petrol/ CNG/LPG Pump	The Following Uses May Be Permitted Subject To Approval Of A Special Permit On A Case-By-Case Basis: <ul style="list-style-type: none"> <li>• Broadcasting Towers And Line-Of-Site Relay Devices For Telephonic, Radio Or Television Communications</li> <li>• Special Non-Habitable Structures For Entertainment In Theme Parks Or For Outdoor Adventure Sports</li> </ul> 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: <ol style="list-style-type: none"> <li>1. Devices For Generation Of Non-Conventional Energy, Such As Solar Panels, Wind Power</li> <li>2. Lodging Facilities For Caretaker/Security Personnel</li> </ol> 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)

**Recreation,  
Sports and  
Entertainment**

**MULTIPUROSE  
ZONE**

\*THE RELAXATION OF MAXIMUM BUILDING HEIGHT MAY BE APPLICABLE ON THE BASIS OF CONDITIONAL USE PERMITS FROM DSIRDA. SPECIAL APPROVAL WITH REGARD TO FIRE SAFETY NORMS SHALL BE REQUIRED IN SUCH CASES FROM DSIRDA



# DSIRDA - DGDCR - GUIDELINES

## Draft General Development Control Regulations (DGDCR)

**Table 10-1:** Development Control Regulations for Solar Park, Tourism & Resorts, Strategic Infrastructure and Public Facility Zone

SR NO	MINIMUM ROAD ROW (METRES)	MINIMUM PLOT SIZE (SQM)	MAXIMUM FAR	MAXIMUM BUILDING HEIGHT	MAXIMUM GROUND COVERAGE AS PERCENT OF PLOT AREA	MIN PLOT SIZE	PERMITTED USE PREMISES	CONDITIONAL USE SUBJECT TO SPECIAL PERMIT FROM DSIRDA
<b>SOLAR PARK ZONE</b>								
1	NA	-	0.2	G+2 or 10m whichever is less	20%		Administrative Office or other storage building	The following uses may be permitted subject to approval of a special permit on a case-by-case basis: <ul style="list-style-type: none"> <li>Broadcasting towers and line-of-site relay devices for telephonic, radio or television communications</li> </ul> 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: <ol 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> </ol>
<b>TOURISM &amp; RESORTS</b>								
1	NA	4000	0.33	9 m & G+1	33%	4000 sqm	All activities/uses permitted under the prescribed norms and regulations under the designated CRZ III	All activities/uses permitted under the prescribed norms and regulations under the designated CRZ III
<b>STRATEGIC INFRASTRUCTURE</b>								
1	NA	-	NA	NA	NA		All uses permissible as decided by DSIRDA in public Interest	All uses permissible as decided by DSIRDA In public interest
<b>PUBLIC FACULTY ZONE</b>								
1	NA	-	1	NA%	50%		All uses permissible as decided by DSIRDA	All uses permissible as decided by DSIRDA

**Tourism Resorts**

**MULTIPUROSE ZONE**



# FUTURE IS HERE - DHOLERA SIR

## Activation Area

**2016**

**2030**

