

LAND PROSPECT ANALYSIS

Dholera SIR

dholera[®]
— A NEW ERA —

FP NO. - 319
SURVEY NO. - 768
TP - 1/A-1
VILLAGE - AMBLI

MASTER PLAN

DHOLERA SIR FINAL PROPOSED LAND USE PLAN

Location of FP319



Multimodal Transport hub- Hub for MRTS, LTR, BRT, Regional bus and rail, para transport, cycle and pedestrian Integration

Bhimnath Dholera Freight Line connecting to DFC
Dedicated freight line connecting Dholera to DFC

MRTS within the ROW
Total 7 stops- Ahmedabad to Dholera; Travel time 60 minutes

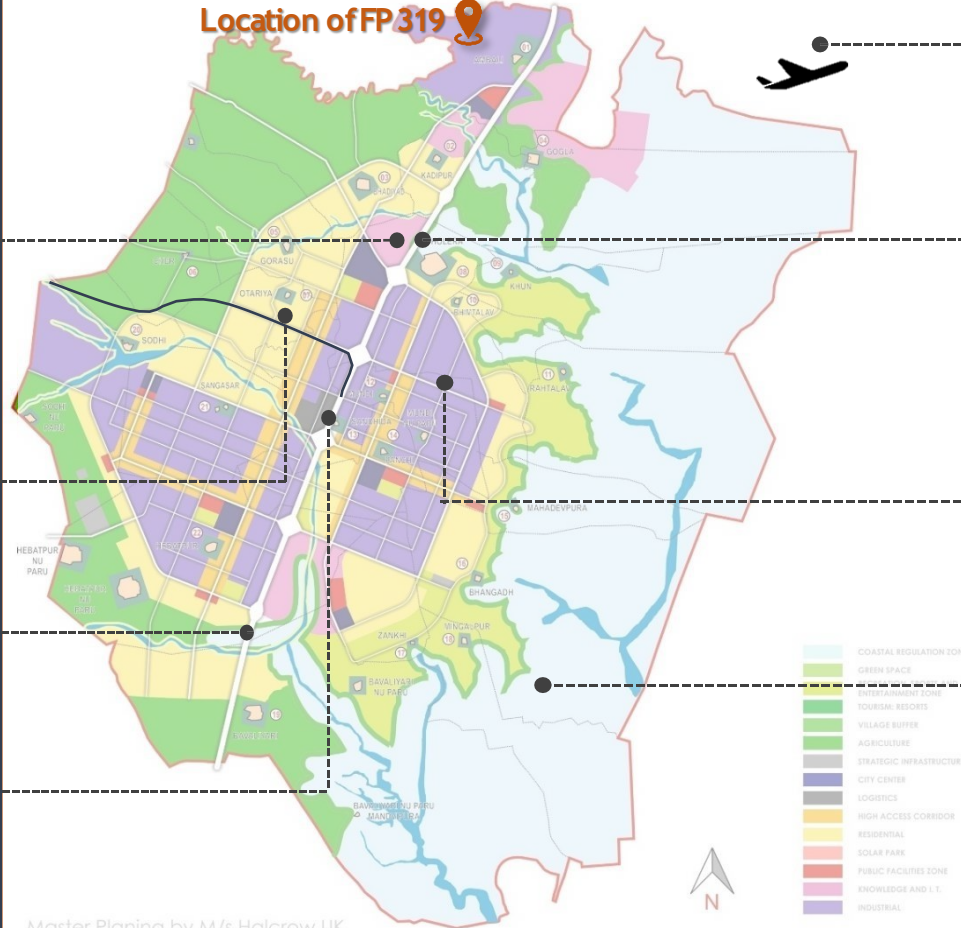
Logistic Park

Dholera International Airport
1428ha
2 runways (2900m & 4000m)

Ahmedabad- Dholera 6 Lane Expressway
Access control
Travel time 75 minutes

Activation Area (22.54 sq km)
Services at plot level
Green parks within 400/ 800 m catchment

Solar Park Development (in CRZ- 1B) 5000 Mw
11000 ha land



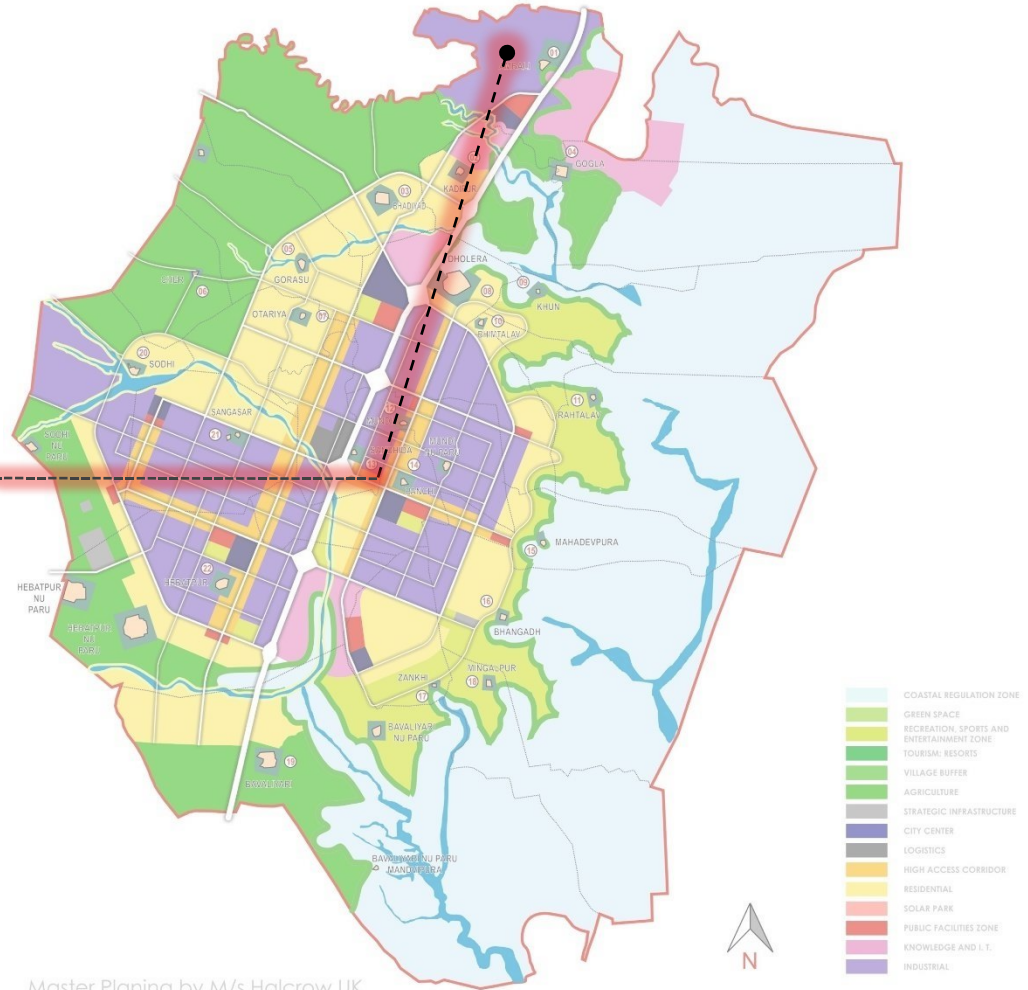
Master Planning by M/s Halcrow UK

MASTER PLAN & TP SCHEME



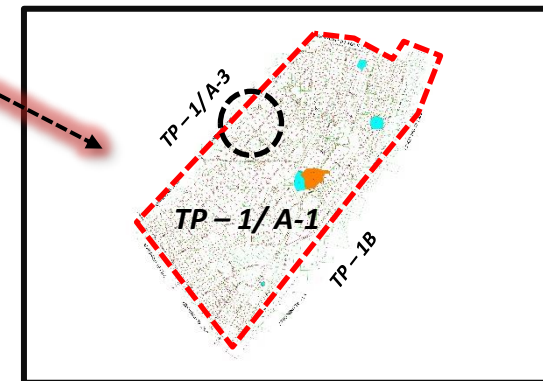
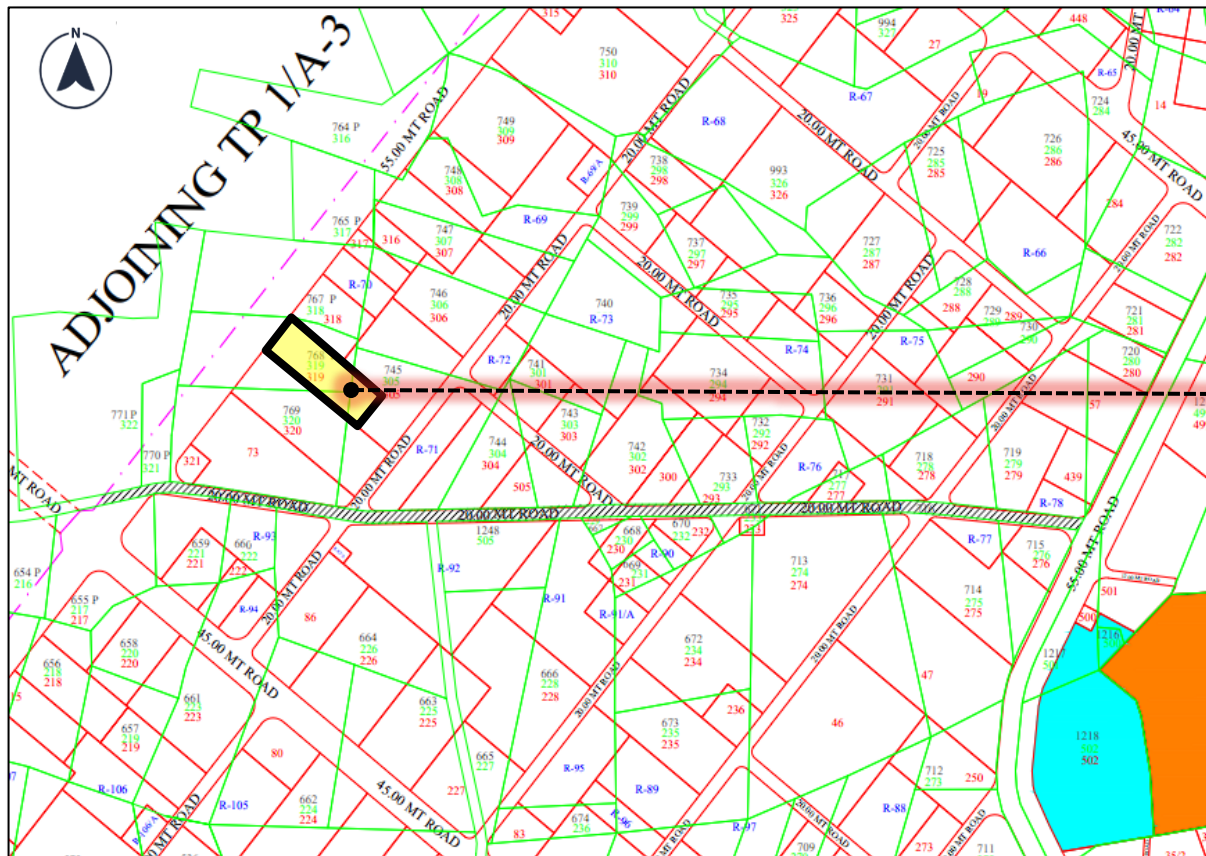
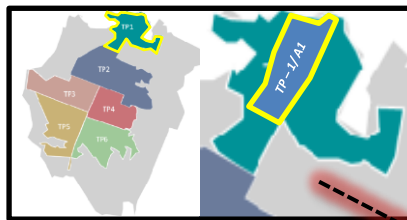
FP 319 - INDUSTRIAL ZONE

DHOLERA SIR FINAL PROPOSED LAND USE PLAN



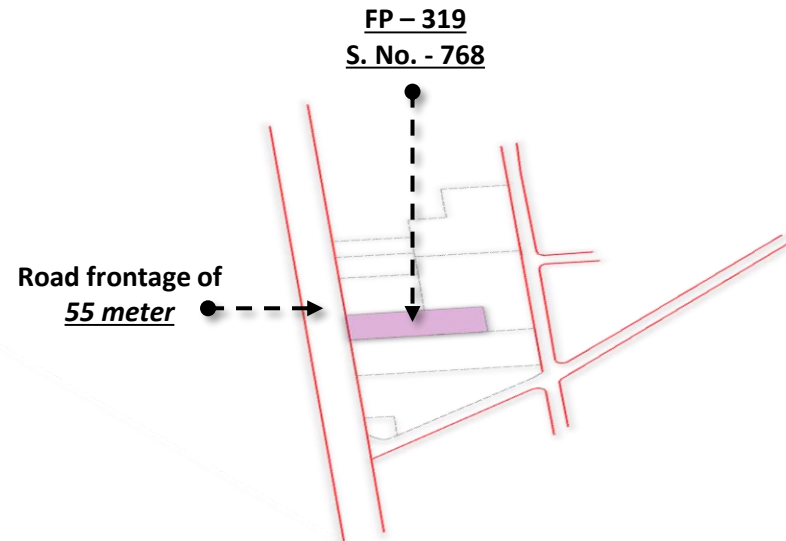
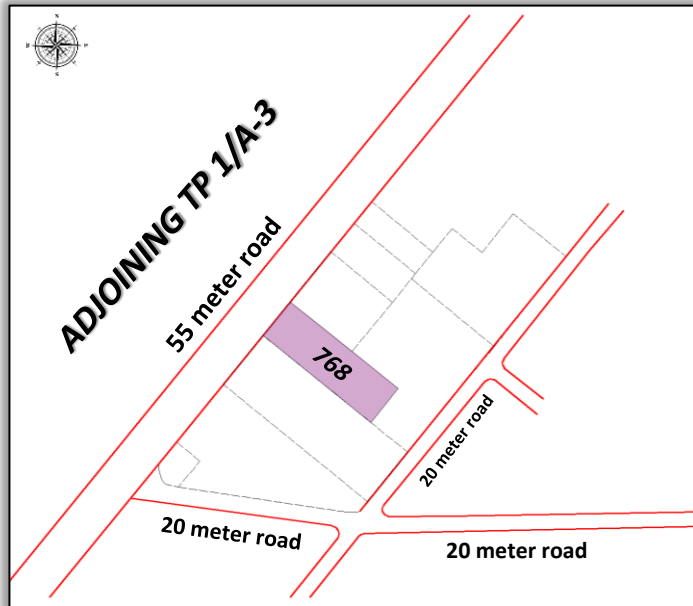
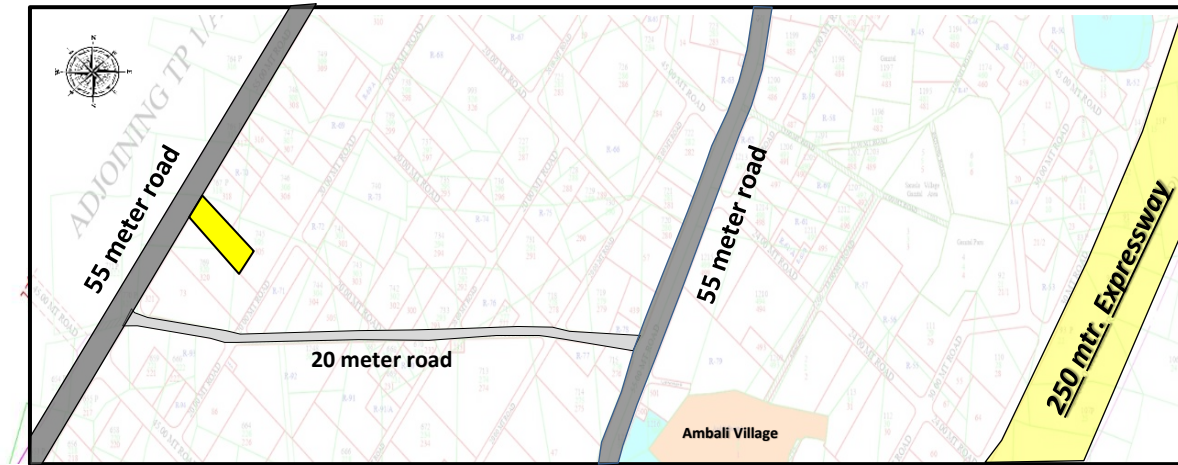
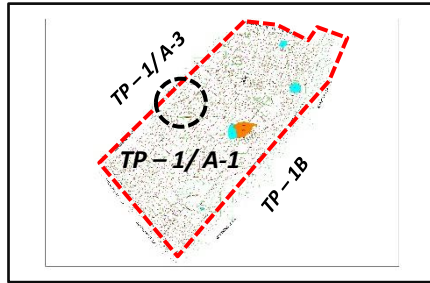
Master Planning by M/s Halcrow, UK

TP SCHEME & OVERVIEW



Survey Number: 768
FP No. : 319
TP Scheme: TP-1/A-1
Area : 12463.74 sq.yrd.

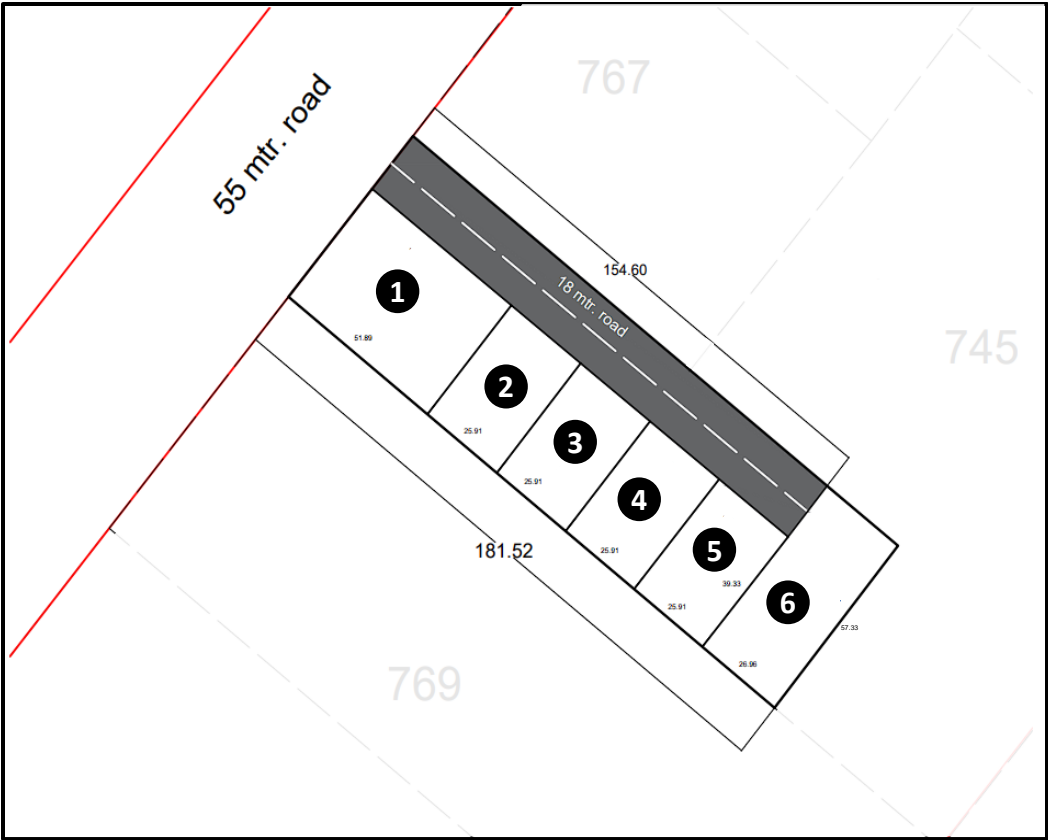
PLOT DETAIL



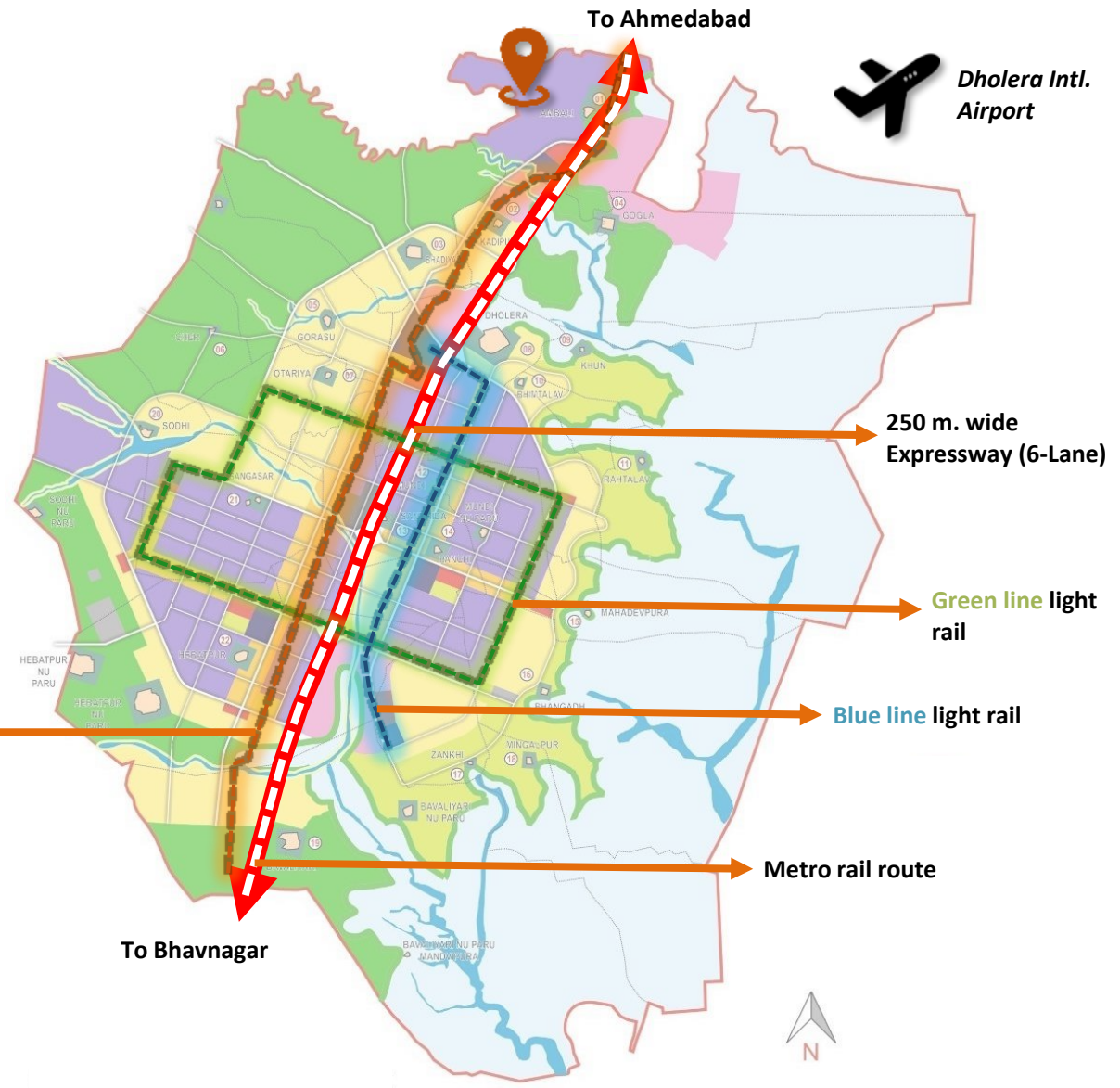
PLOT DETAIL

TP No.	TP-1/A-1
Village	Ambali
Survey No	768
FP No	319

Area Calculation				
Plot No	Carpet area (Sq.yd.)	Carpet area (Sq.ft.)	Super Built Up area (Sq.yd.)	Super Built Up area (Sq.ft.)
1	2399.77	21597.93	3308.92	29780.27
2	1202.46	10822.14	1658.01	14922.09
3	1202.46	10822.14	1658.01	14922.09
4	1202.46	10822.14	1658.01	14922.09
5	1202.46	10822.14	1658.01	14922.09
6	1829.71	16467.39	2522.89	22706.03



CONNECTIVITY



**Dholera Intl.
Airport**

Orange line light rail

**250 m. wide
Expressway (6-Lane)**

**Green line light
rail**

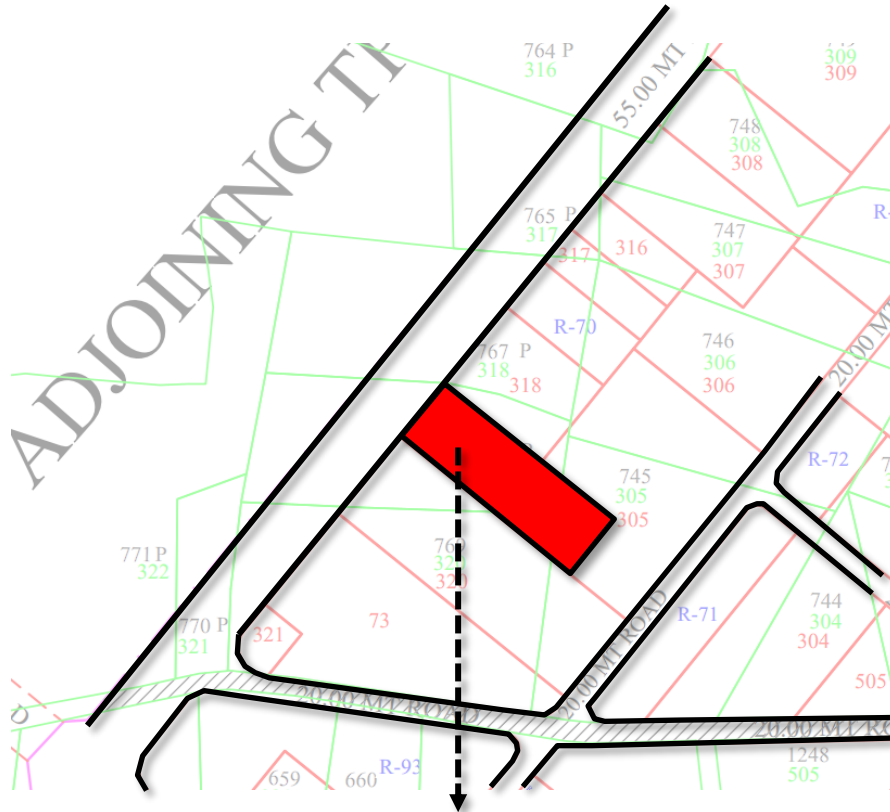
Blue line light rail

Metro rail route

To Bhavnagar

To Ahmedabad

DISTANCE FROM OTHER AREAS



Final Plot No.
319



Dholera International Airport
Approximately (8 km)



Metro connectivity within 1 km.



250m Expressway within 1 km.



City Centre at a distance of 1.5 km.



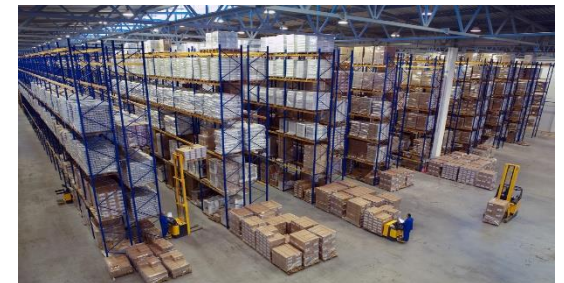
Knowledge and IT zone within 2 km.

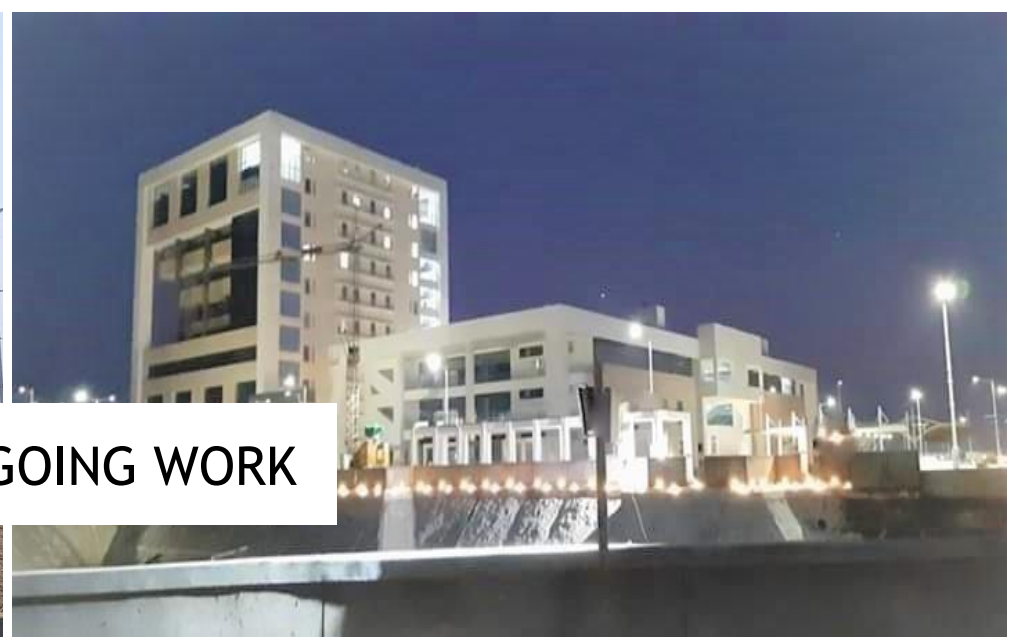


Public facilities within 1 km.

LAND USES

- Petrol station
- Café/Restaurants/Banks
- Warehouse, Godowns & Storages
- Dormitories
- Service workshops
- Food processing units
- Pharma industries
- Light industries
- Automobile industry





DHOLERA ONGOING WORK

An aerial view of a modern city development. A central canal flows through the middle, flanked by a row of trees with red foliage. On either side of the canal are various buildings, including several tall, modern glass skyscrapers and lower-rise residential or commercial buildings. The overall scene is bright and clear, suggesting a sunny day.

THANK YOU



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