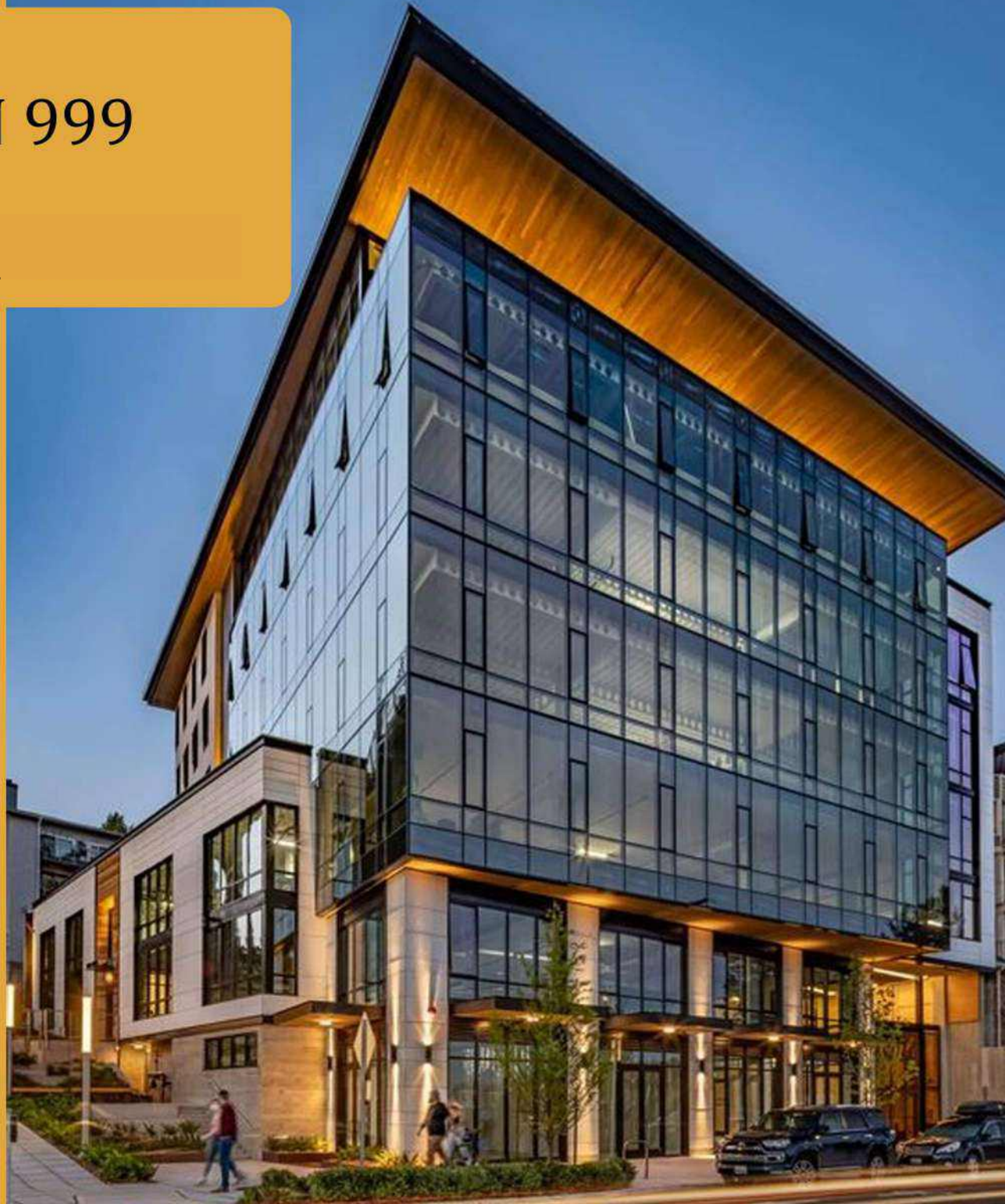




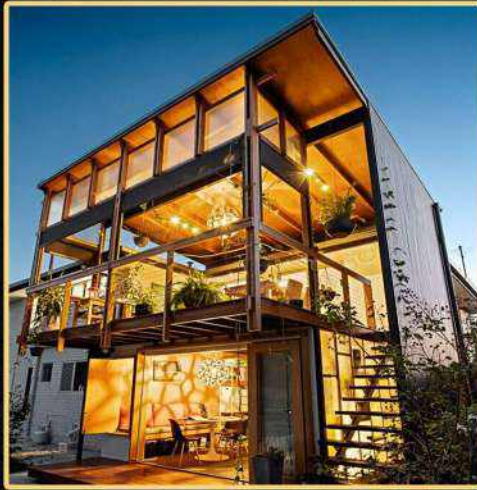
DHOLERA ACTIVATION

999

WELCOME TO
DHOLERA ACTIVATION 999
PROJECT BY
AVN DEVELOPER



LAND USE PURPOSE



RESTAURANT



SPORT COMPLEX



PETROL PUMP



FOOD PLAZA



HOTEL



BOTANICAL GARDEN

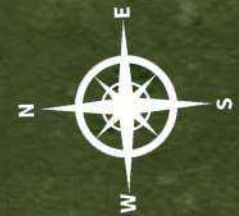
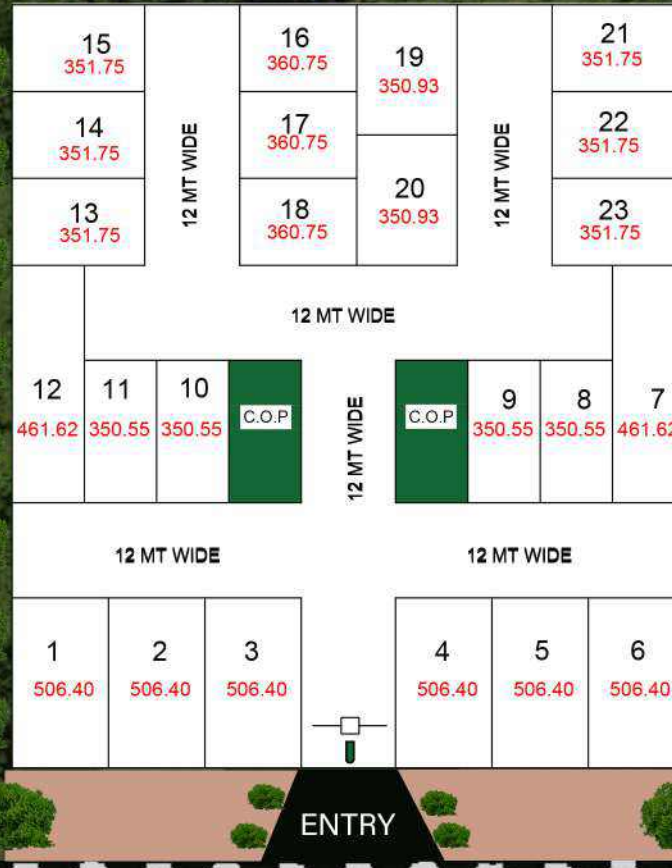
FUTURE BENEFITS OF INVESTMENT



COMMERCIAL COMPLEX
HOTELS
SHOWROOMS
SHOPS
FOOD COURT
PETROL PUMP

1. DHOLERA IS THE PRESTIGIOUS FIRST SMART CITY OF INDIA.
2. A DREAM PROJECT OF PRIME MINISTER MR. NARENDRA MODI. HE ENVISIONED DHOLERA AS A FUTURISTIC & ULTRA-MODERN SMART CITY.
3. FIRST-EVER CITY THAT OFFERS A SUSTAINABLE LIVING ENVIRONMENT AND WILL GIVE RESIDENTS A SMARTER LIVING.
4. WORLD-CLASS PREMIUM CIVIC AMENITIES & FACILITIES ONLY IN DHOLERA.
5. THE CITY USES RENEWABLE ENERGY AND ITS TRANSPORT SYSTEMS ARE CONTROLLED VIA CENTRAL COMMAND CENTERS TO REDUCE TRAFFIC AND POLLUTION.
6. DHOLERA SMART CITY WILL COMPRISE STORMWATER DRAINS, UNDERGROUND DUCTS, ELECTRICITY AND WATER SUPPLY, WASTEWATER DISCHARGE, WIDE ROADS INCLUDING BETTER CONNECTIVITY.
7. DHOLERA IS ONE OF THE MOST PROGRESSIVE CITIES IN INDIA PROMOTING INNOVATION AND INDUSTRIAL EXCELLENCE.

ACTIVATION 999 PROJECT LAYOUT



DEVELOPMENT AROUND OUR PROJECT



1.5 KM FROM RIVERFRONT



5 MIN FROM METRO STATION



999



10 MIN FROM INTERNATIONAL AIRPORT

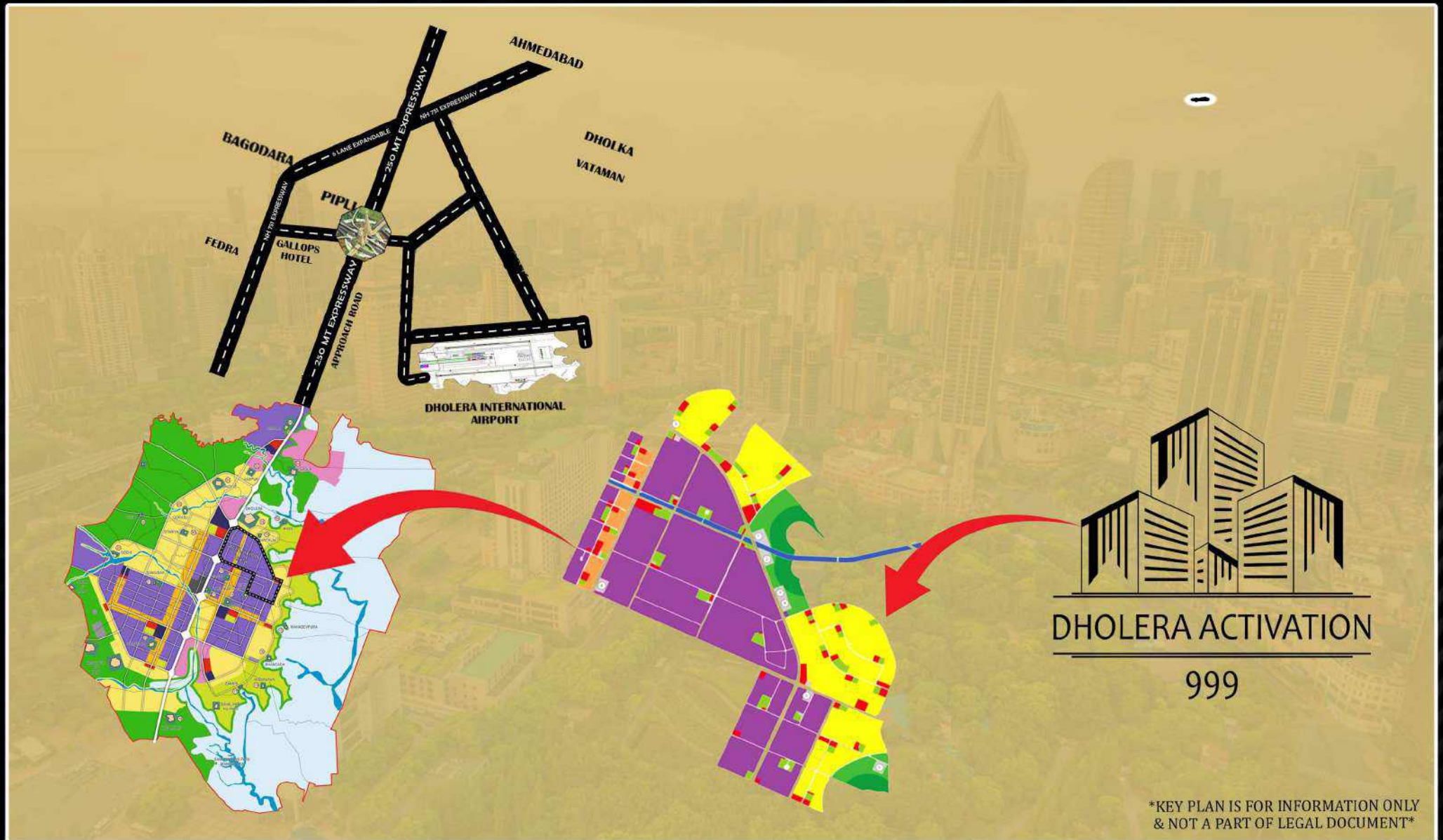


5 MIN FROM 250 MT EXPRESSWAY



5 MIN FROM INDUSTRIAL ZONE

ROUTE MAP



GENERAL DEVELOPMENT CONTROL REGULATIONS

Draft General Development Control Regulations (DGDCR)

Table 10-9: Development Control Regulations for the Recreation, Sports and 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 SIDES)	PERMITTED USE PREMISES	CONDITIONAL USE SUBJECT TO SPECIAL PERMIT FROM DSIRDA
RECREATION SPORTS & ENTERTAINMENT								
1	From 55 m to 12 m	-	0.5	25%	25m	6m-5m-3m-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	<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"> Broadcasting towers and line-of- site relay devices for telephonic, radio or television communications Special non-habitable structures for entertainment in theme parks or for outdoor adventure sports <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"> Devices for generation of non- conventional energy, such as solar panels, wind power Lodging facilities for caretaker/security personnel <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>

*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.

Thank You



+91 8287808322



dholeraglobal@gmail.com