

Land Proposal



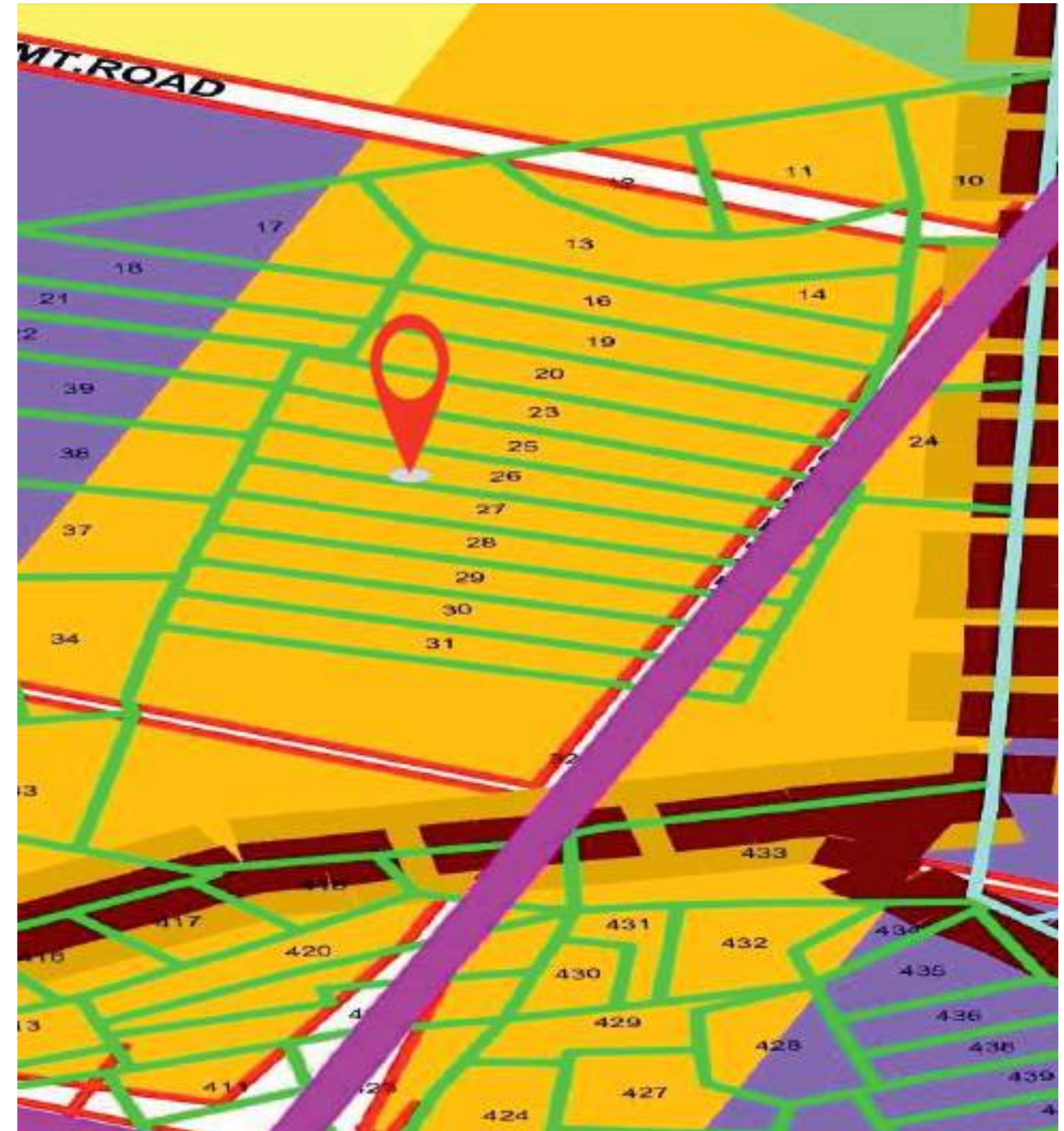
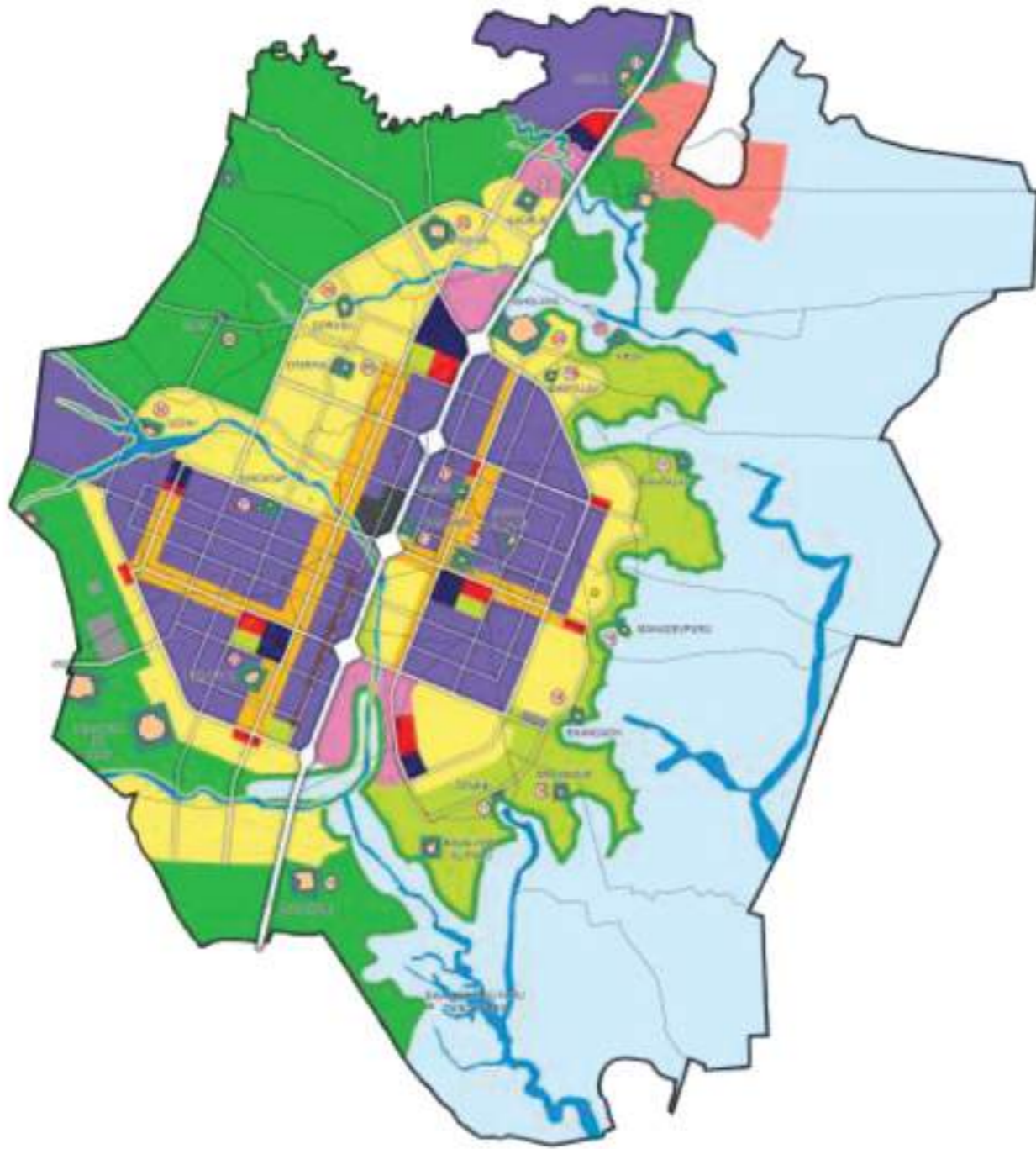
— CHEEMA BUILDER AND DEVELOPERS —

DHOLERA

CHEEMA BUILDER & DEVELOPERS

Zone — HAC
Tp — 3C
Village — Sangasar
Sr No — 26
Fp No — 346/P
Area — 14520 Sq. Yds
Road — 55 Mtrs





**Dholera
Industrial
City
(DICDL)**

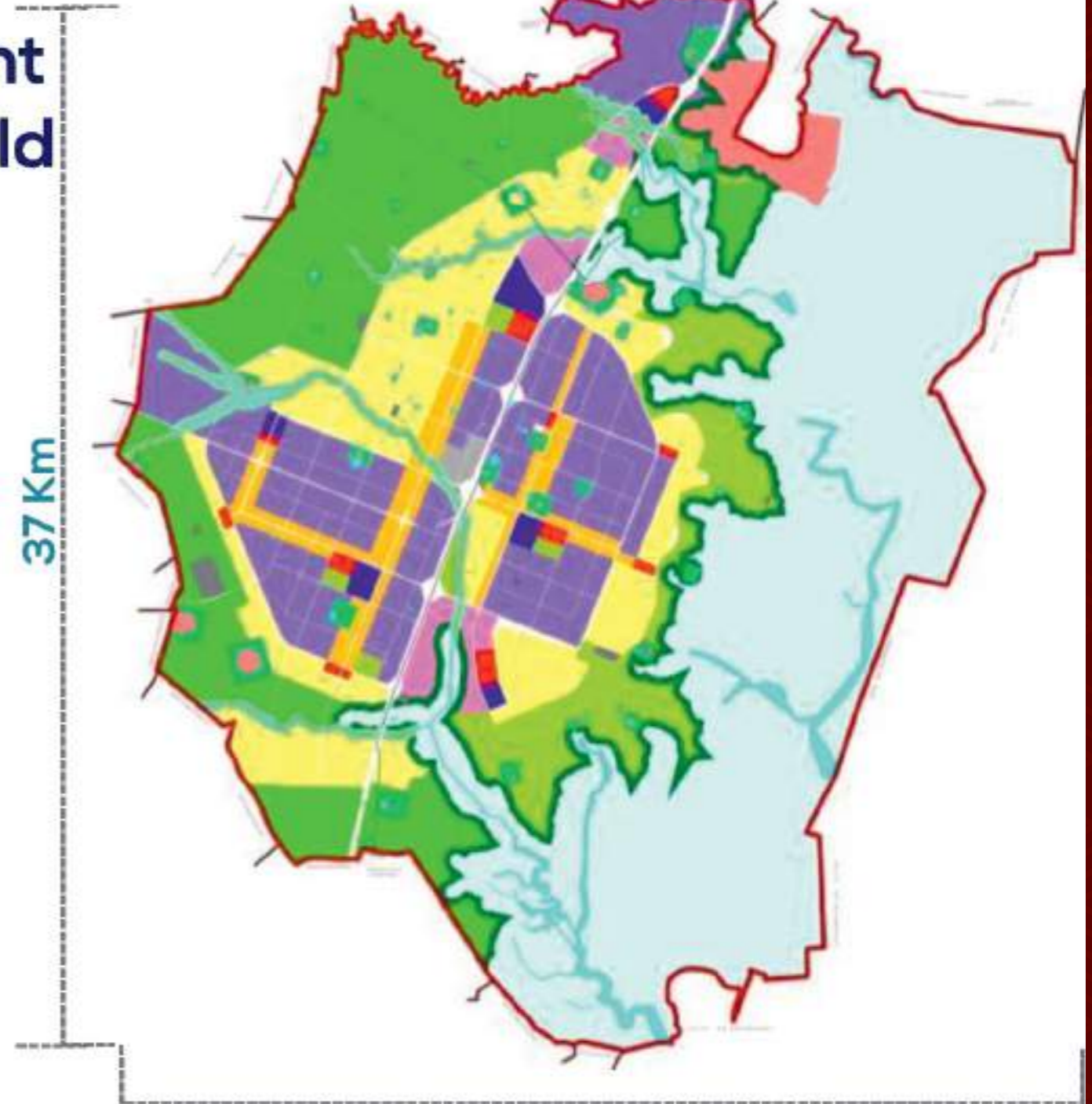
Total area
920
Sqkm

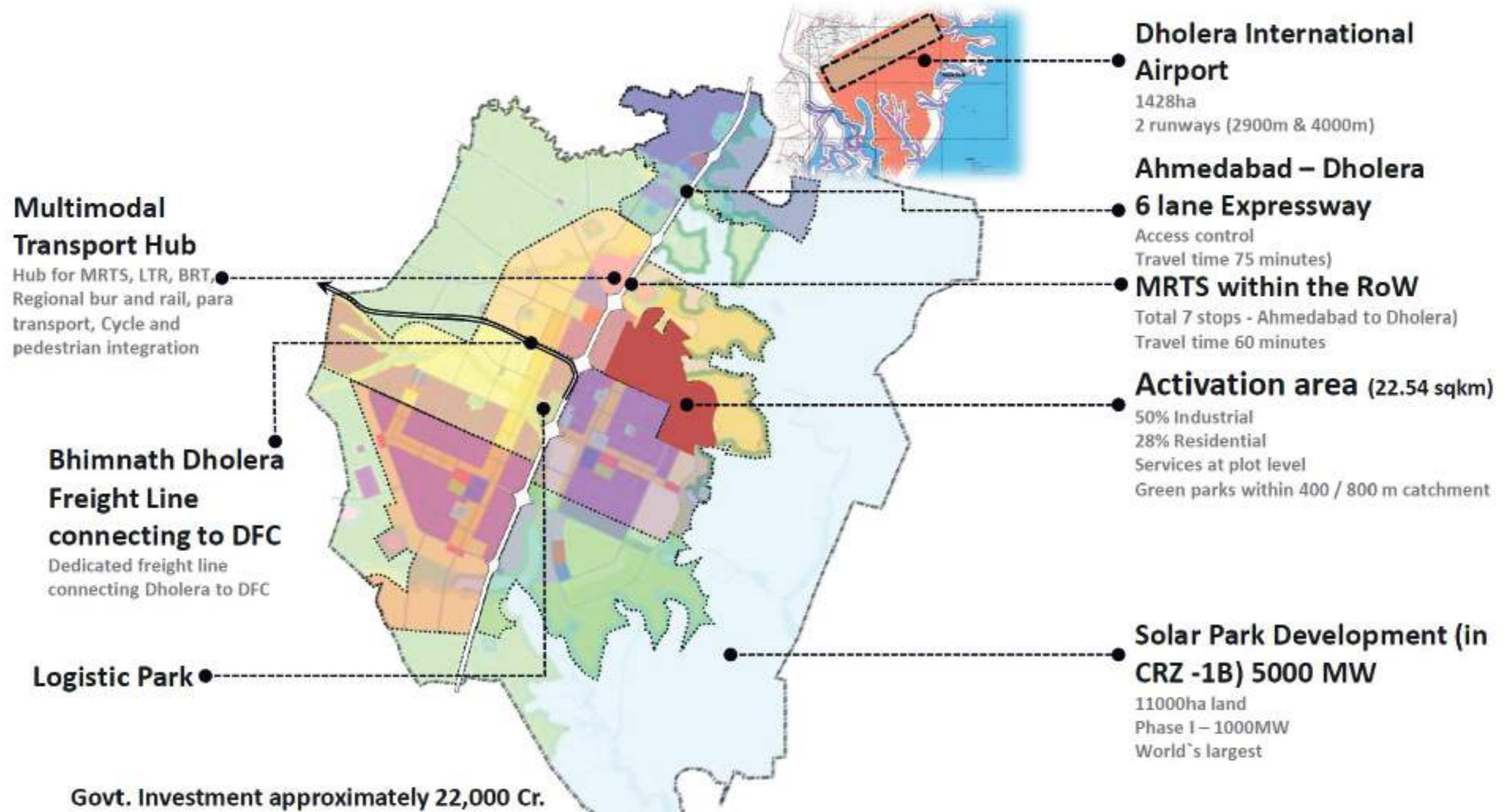
Developable
area **422**
Sqkm

**Largest footprint
around the world**

Population
2 Million

Employment
0.8 Million





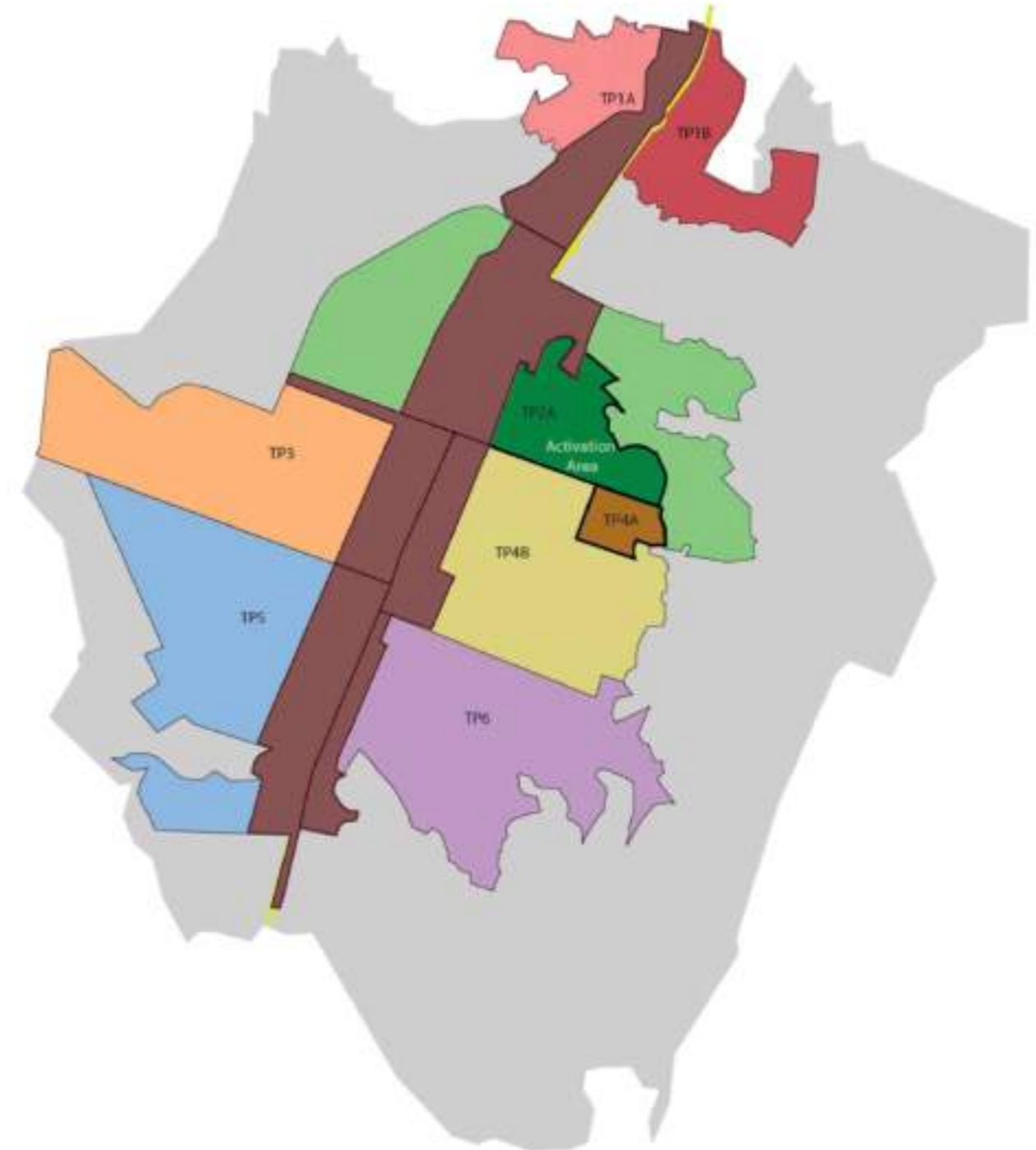
**Dholera
Industrial
City
(DICDL)**

**Development
Phasing**

Activation Area
22.54sqkm

Linear
Development
137sqkm

Remaining area
263sqkm



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
HIGH ACCESS CORRIDOR								
1	55m & 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 Pump, Auto Service Station, Light Industrial Workshop with area less than 50 sqm; Hospital C and D, Budget and 3 Star Hotel, Junior, Senior and Professional Colleges; Multi-level Parking; 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	<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"> Cemeteries/ Burial Ground Broadcasting towers and line-of- site relay devices for telephonic, radio or television communications <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"> 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"> 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. Devices for generation of non- conventional
			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		
			2	40%	16m	8m-6m-6m-6m		
3	Below 25m	1500 sqm	2	40%	16m	8m-6m-6m-6m		

DHOLERA SMART CITY INVESTMENT OF INFRASTRUCTURE ENVIROMENT

What makes dholera smart city a best investment destination across the india



India's 2nd Largest International Airport



Metro Rail From Ahm To Dholera



6 Lane Express Way Ahm To Dholera



Worlds Largest 5000mw Solar Park



Dmic Delhi Mumbai Industrial Corridor



Self Sustained Ecosystem Environment



Global Business HUB (center)



India's Largest Greenfield Smart City In 920 Sq Km

SMART NFRASTRUCTURE

(Plug & Play Model)



Road Cycle Tracks
Foot-paths Trees & Plants



Water Management
Smart Meters
SCADA



24x7 Power
Smart Meters
SCADA



ICT Enabled
Infrastructure City Wi-Fi



100% Domestic Waste
Collection 100% Industrial
Effluent Collection



100% Recycle & Reuse
of Wastewater



100% Rainwater Collection
Open Storm Canal with
Recreational Space



100% Waste Collection, Maximum
Recycling & Reuse Bio-Methanation,
Incinerator, Waste to Energy



Village Zone

VILLAGE: AMBLI

ZONE: Industrial City Centre
Public Facility Zone Recreation
Sports Entertainment

VILLAGE: SANGASAR

ZONE: Residential Industrial
City Centre High Access
Corridor

VILLAGE: OTARIYA

ZONE: Residential High Access
Corridor Strategic Infrastructure
Village Buffer

VILLAGE: BHADIYAD

ZONE: Residential Knowledge
And It Village Buffer

VILLAGE: GORASU

ZONE: Residential
Village Buffer

VILLAGE: RAHTALAV

ZONE: Residential
Village Buffer

VILLAGE: KHUN

ZONE: Residential
Village Buffer

VILLAGE: CHER

ZONE: Village Buffer

VILLAGE: HEBATPUR

ZONE: High Access
Corridor Industrial Residential
Knowledge And IT City Centre

VILLAGE: DHOLERA

ZONE: Residential Knowledge
And It City Centre Industrial
Village Buffer Zone

VILLAGE: BHIMTALAV

ZONE: Residential
Village Buffer

VILLAGE: MINGALPUR

ZONE: Village Buffer

VILLAGE: KADIPUR

ZONE: Residential
Knowledge & IT

VILLAGE: GOGLA

ZONE: Solar Park Village
Buffer

VILLAGE: SODHI

ZONE: Residential Industrial
Village Buffer Zone High
Access Corridor

VILLAGE: MUNDI

ZONE: Industrial High Access
Corridor Public Facility

Village Zone

VILLAGE: ZANKHI

ZONE: Residential Public Facility Zone City Centre Village Buffer

VILLAGE: BHANGADH

ZONE: Residential Industrial Village Buffer

VILLAGE: MAHADEVPURA

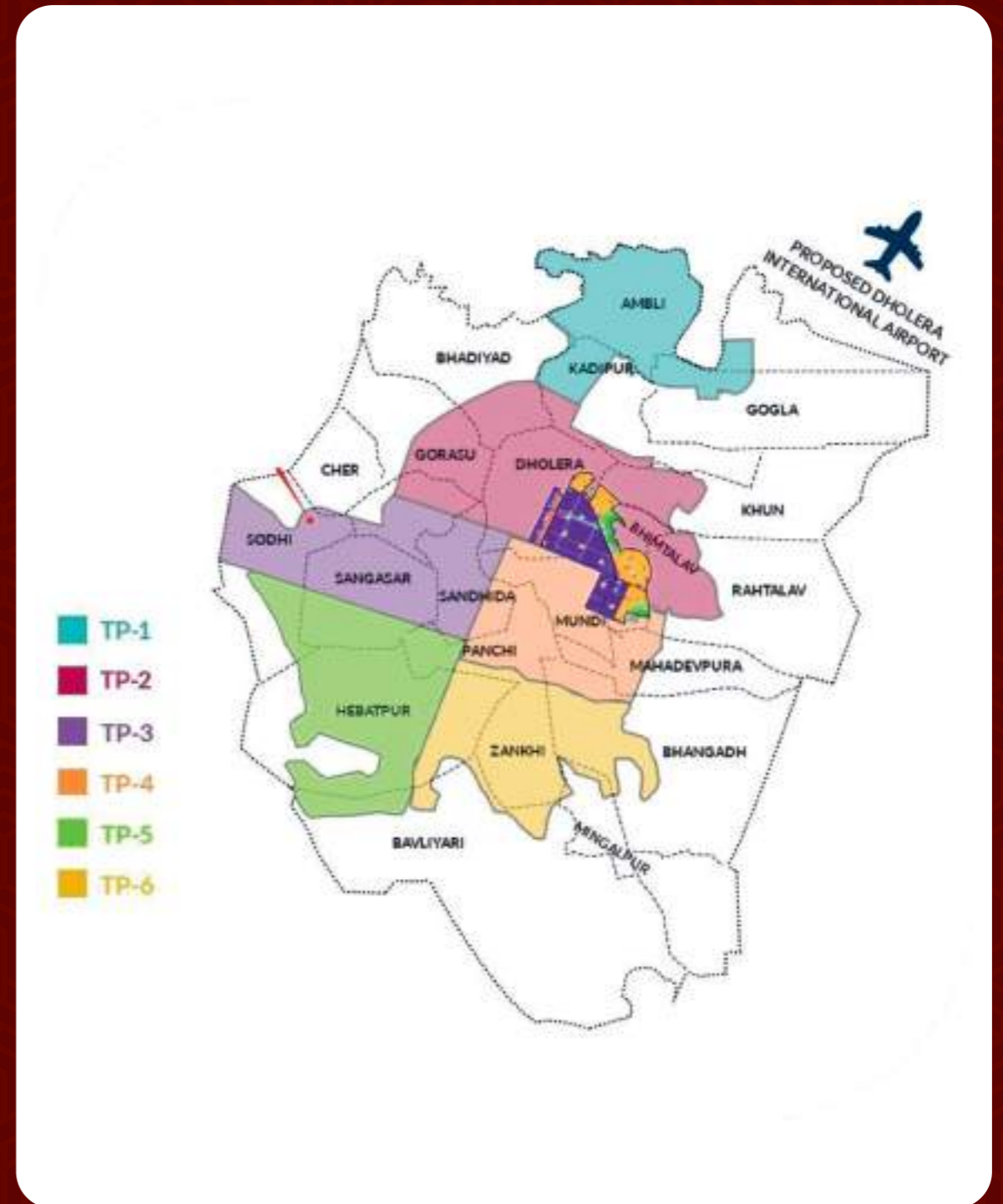
ZONE: Residential Village Buffer

VILLAGE: BAVALIYARI

ZONE: Residential Knowledge And It Village Buffer

VILLAGE: : PANCHI

ZONE: High Access Corridor Residential City Centre Industrial Public Facility



Thank You



Contact Us - 9814033348, 9859500069, 9896043043

Corp. Office - #44-45, Aeroarcade, G-Block, Aerocity, Mohali - 140603 (Punjab)
Branch Office - #1310, Shapath V, SG Highway Road, Ahmedabad - 380058 (Gujraat)