

Land Proposal



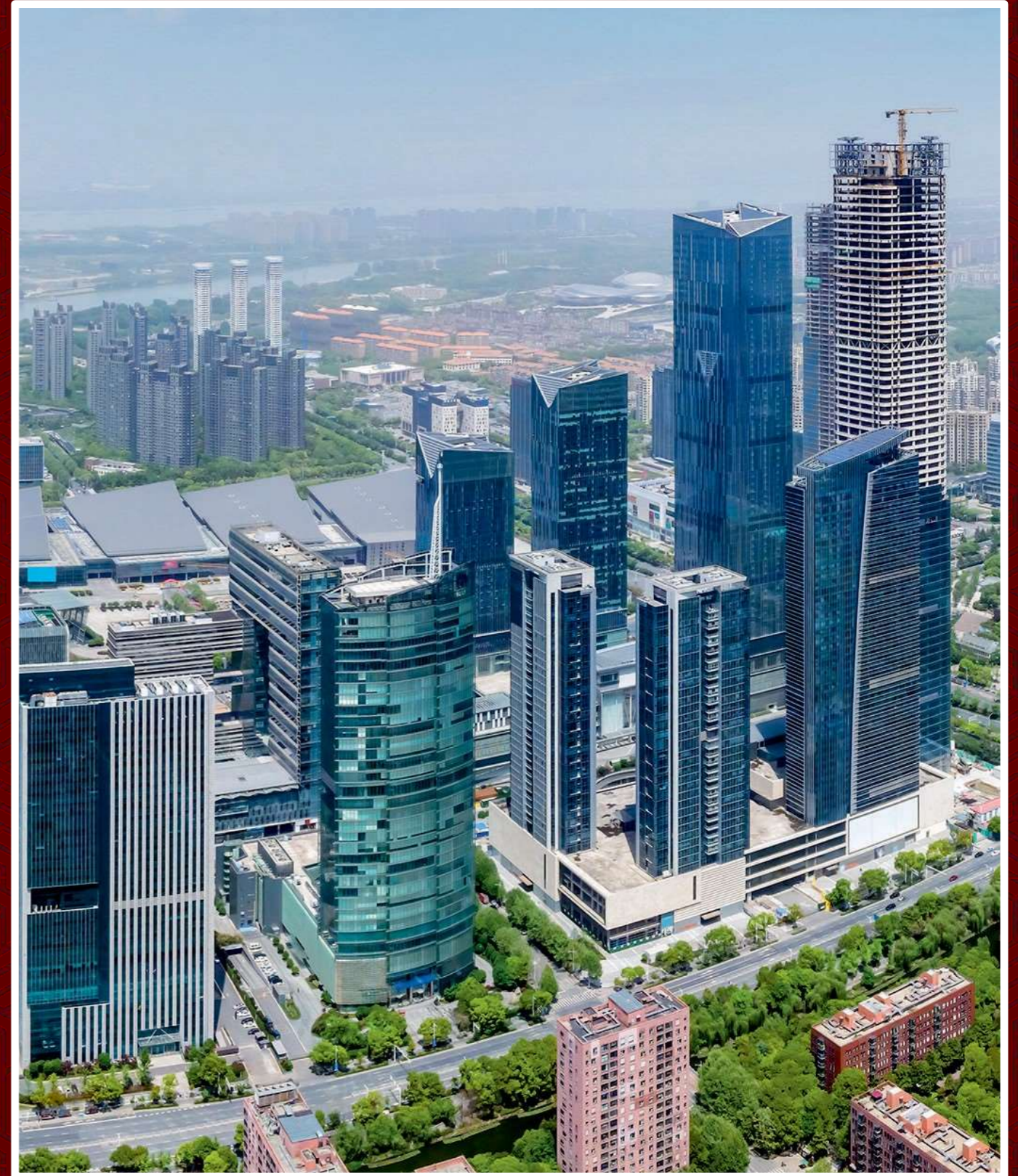
— CHEEMA BUILDER AND DEVELOPERS —

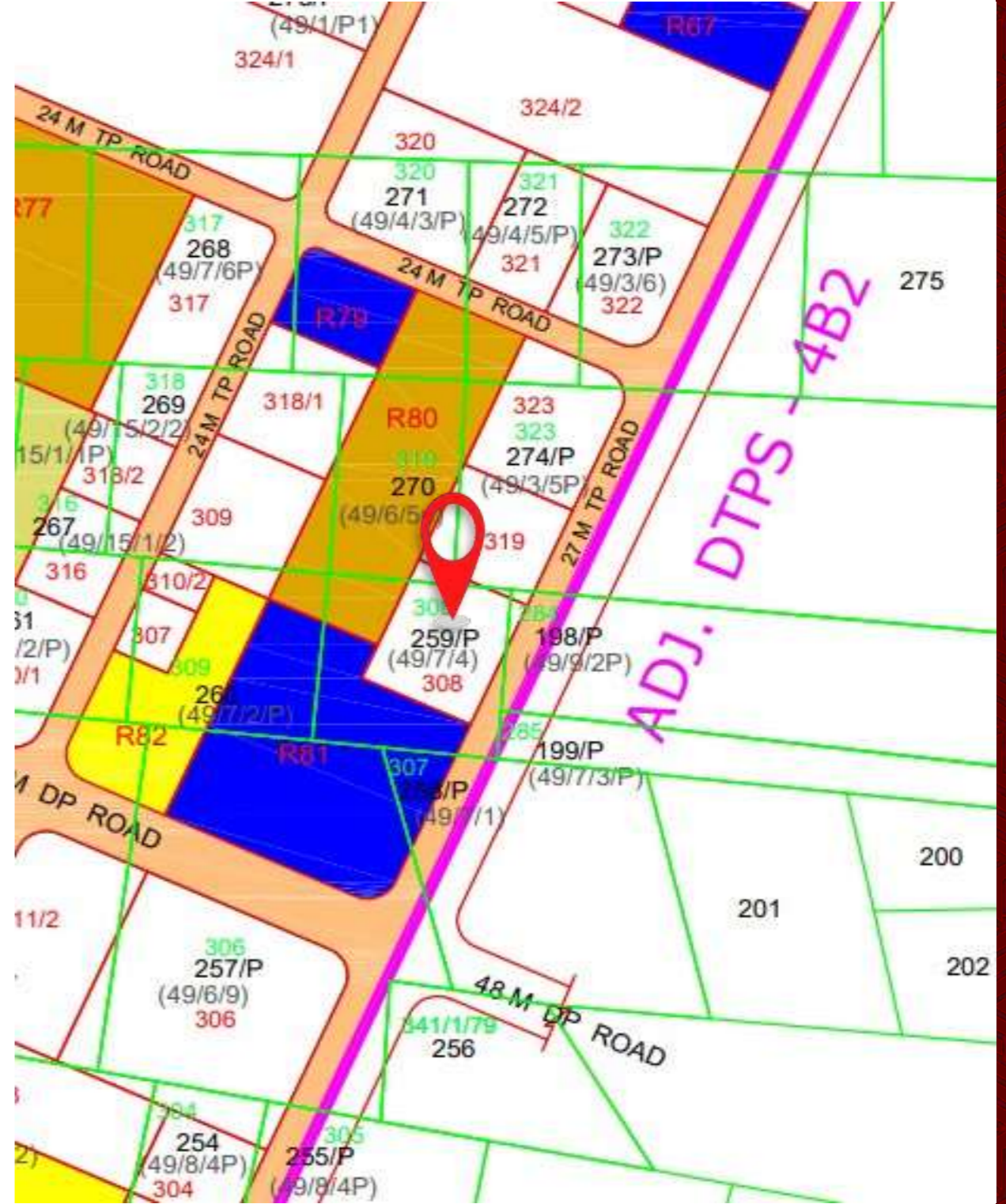
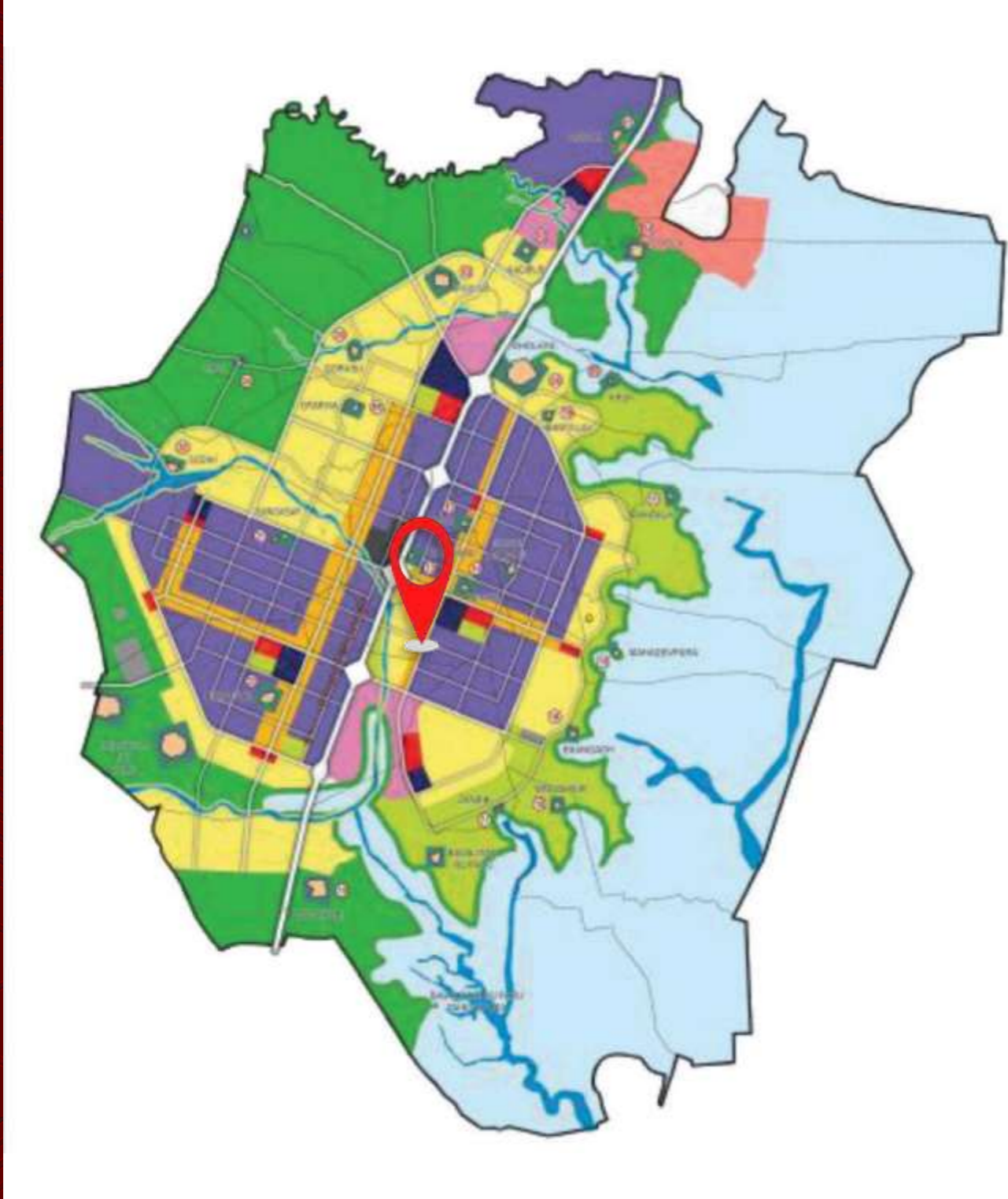
DHOLERA

CHEEMA BUILDER & DEVELOPERS

Zone — HAC
Tp — 4B-1
Village — Panchi
Sr No — 259/P
Fp No — 308
Area — 6050 Sq. Yds
Road — 55 Mtrs

Linner Area Inventory





**Dholera
Industrial
City
(DICDL)**

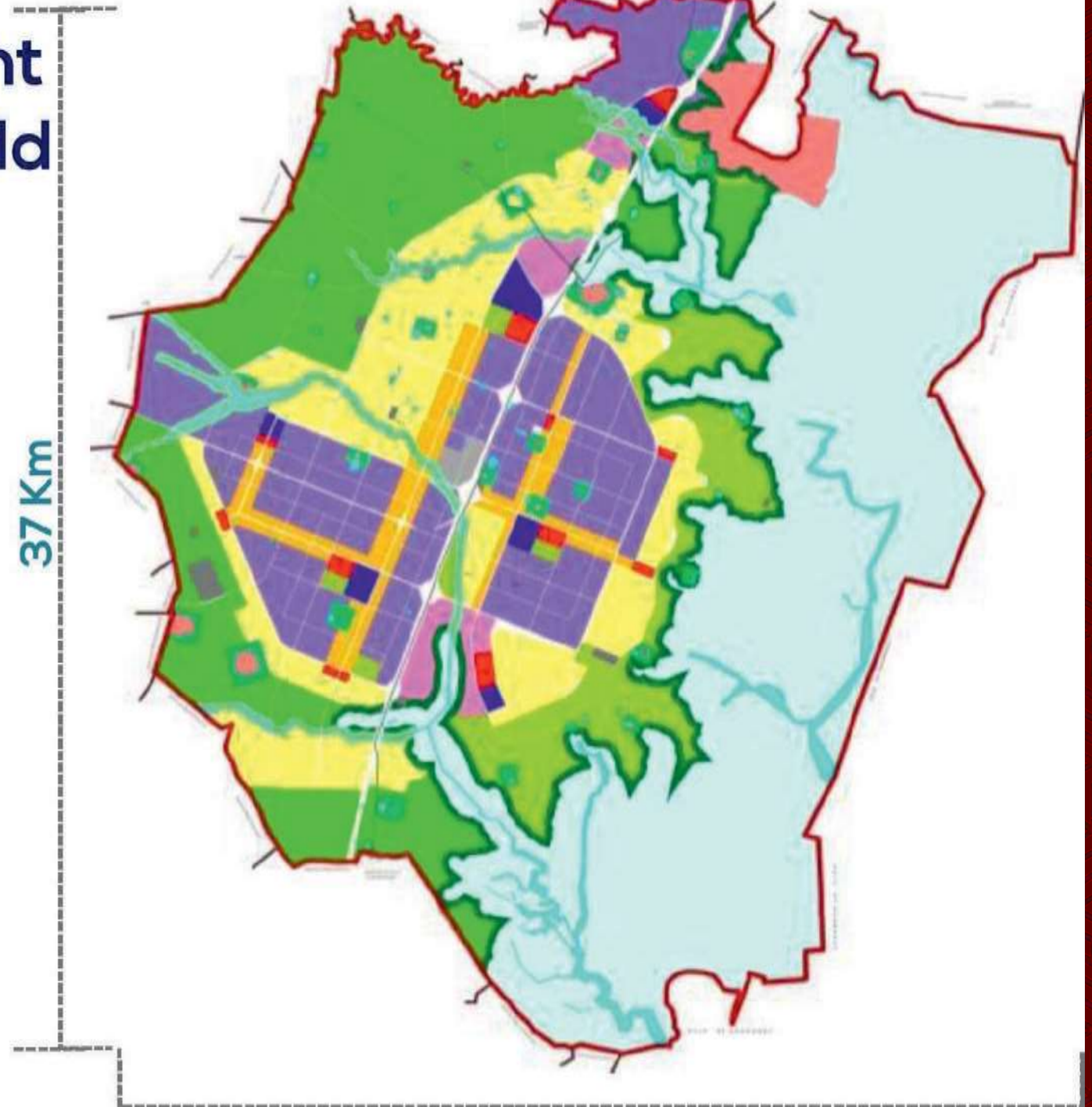
Total area
920
Sqkm

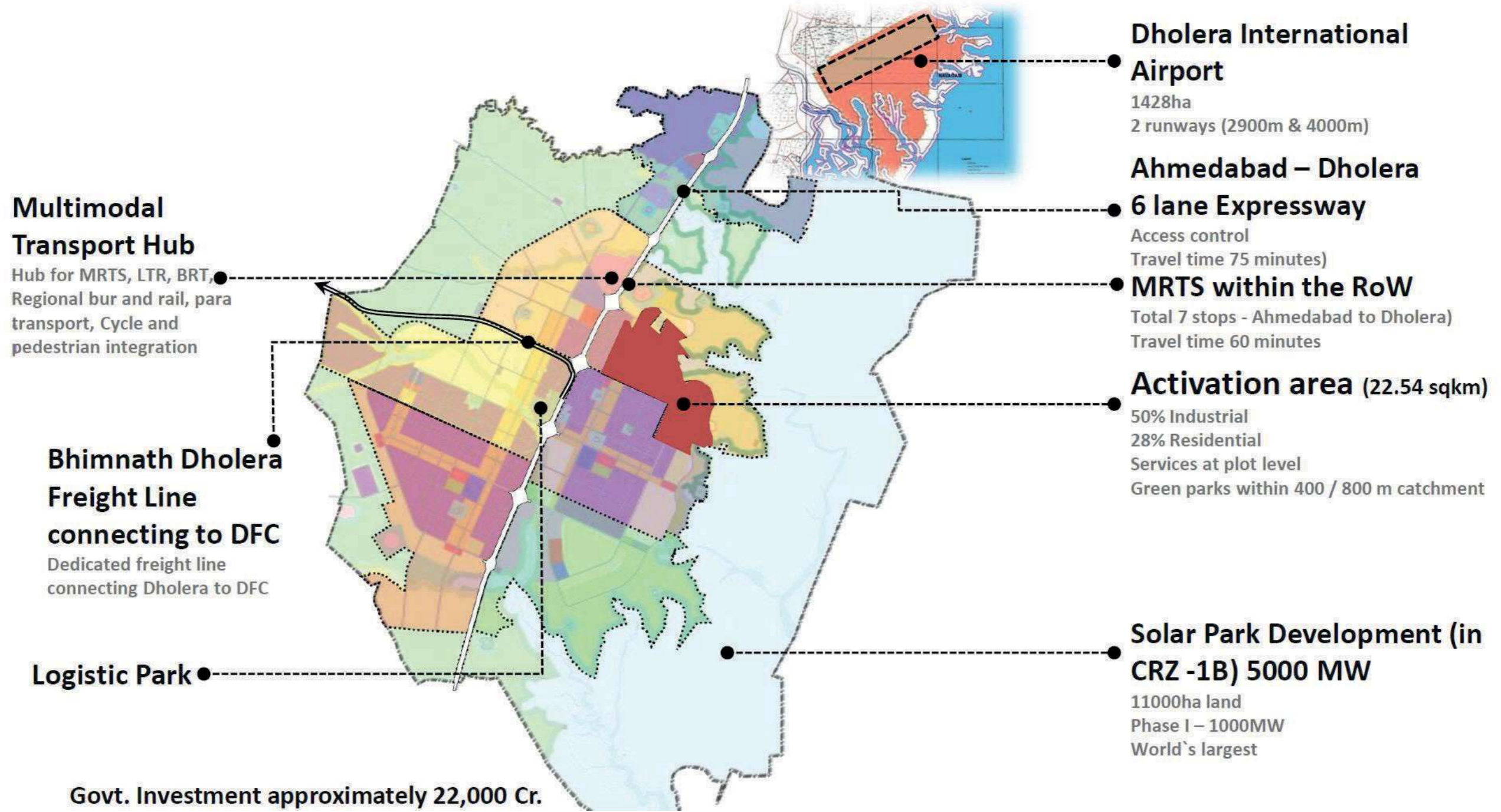
Developable
area **422**
Sqkm

**Largest footprint
around the world**

Population
2 Million

Employment
0.8 Million





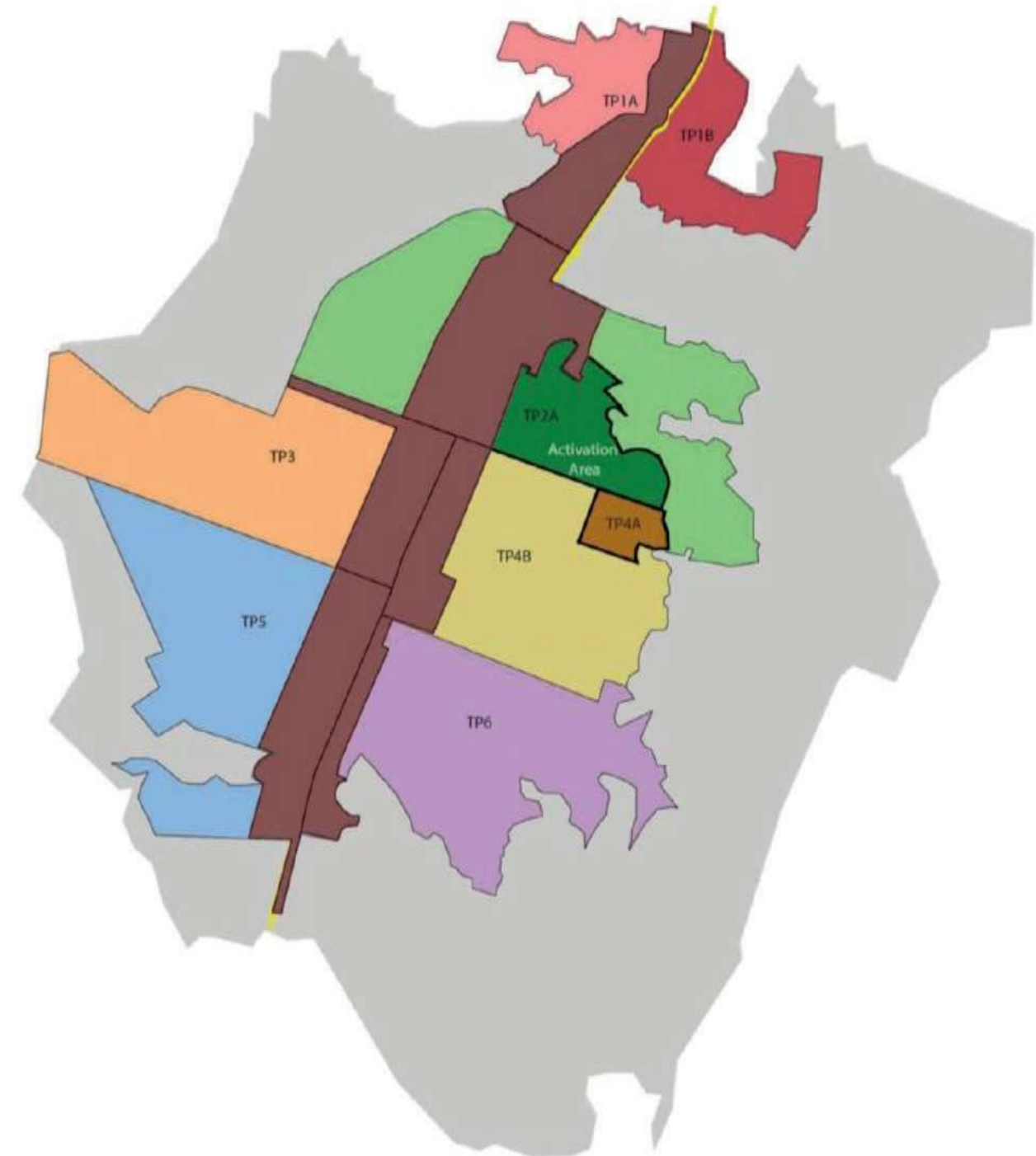
**Dholera
Industrial
City
(DICDL)**

**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 | | |
| | | | 3 | Above 20-30% | 32m | 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



6 Lane Express Way Ahm To Dholera



Dmic Delhi Mumbai Industrial Corridor



Global Business HUB (center)



Metro Rail From Ahm To Dholera



Worlds Largest 5000mw Solar Park



Self Sustained Ecosystem Environment



India's Largest Greenfield Smart City In 920 Sq Km

SMART NFRASTRUCTURE

(Plug & Play Model)



Road Cycle Tracks
Foot-paths Trees & Plants



24x7 Power
Smart Meters
SCADA



100% Domestic Waste Collection
100% Industrial Effluent Collection



100% Rainwater Collection
Open Storm Canal with Recreational Space



Water Management
Smart Meters
SCADA



ICT Enabled
Infrastructure City Wi-Fi



100% Recycle & Reuse of Wastewater



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



Thank You



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