

# Land Proposal



— CHEEMA BUILDER AND DEVELOPERS —

# DHOLERA

CHEEMA BUILDER & DEVELOPERS



Zone — HAC

Tp — 4B-2

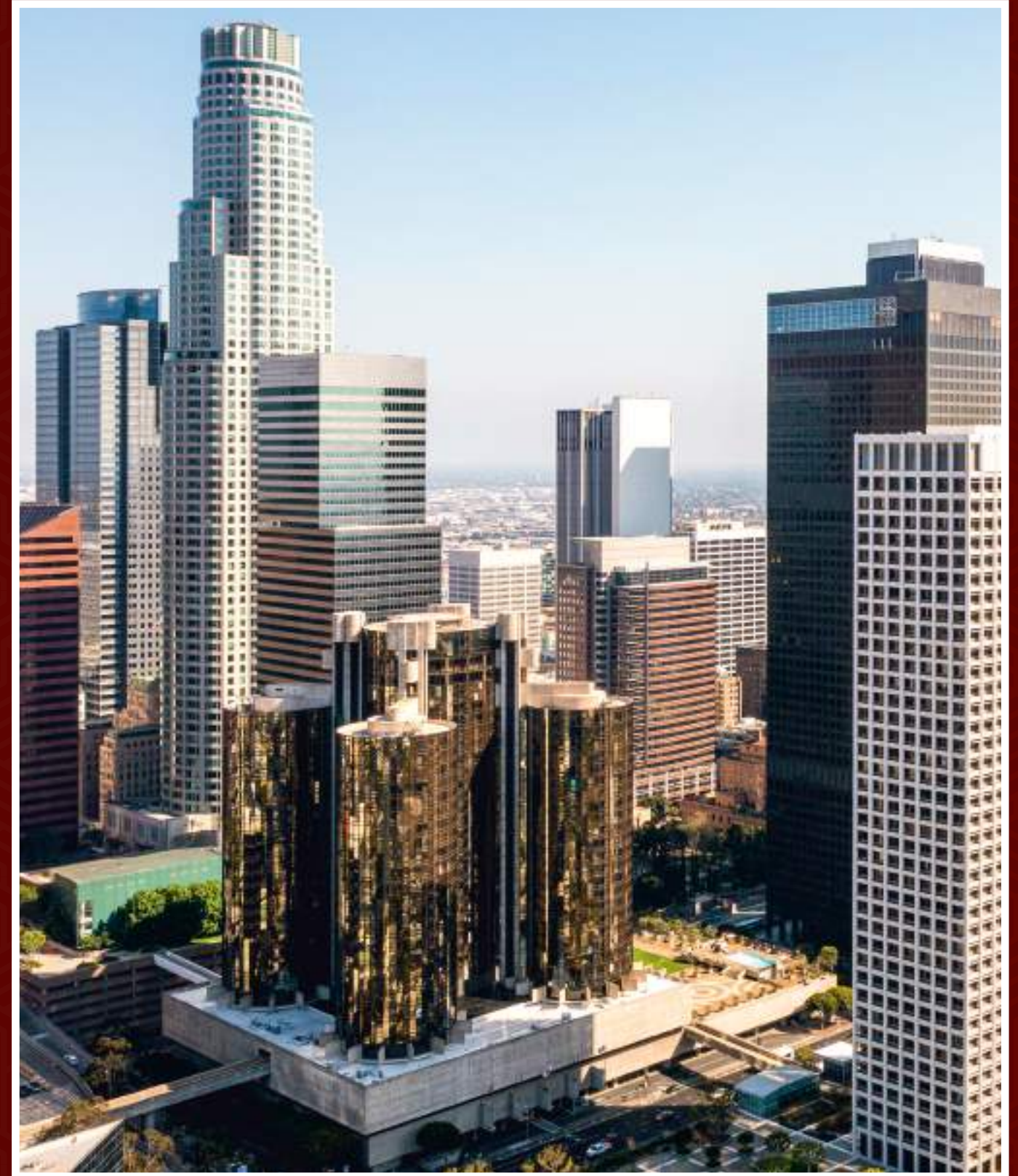
Village — Mahadevpura

Sr No — 60

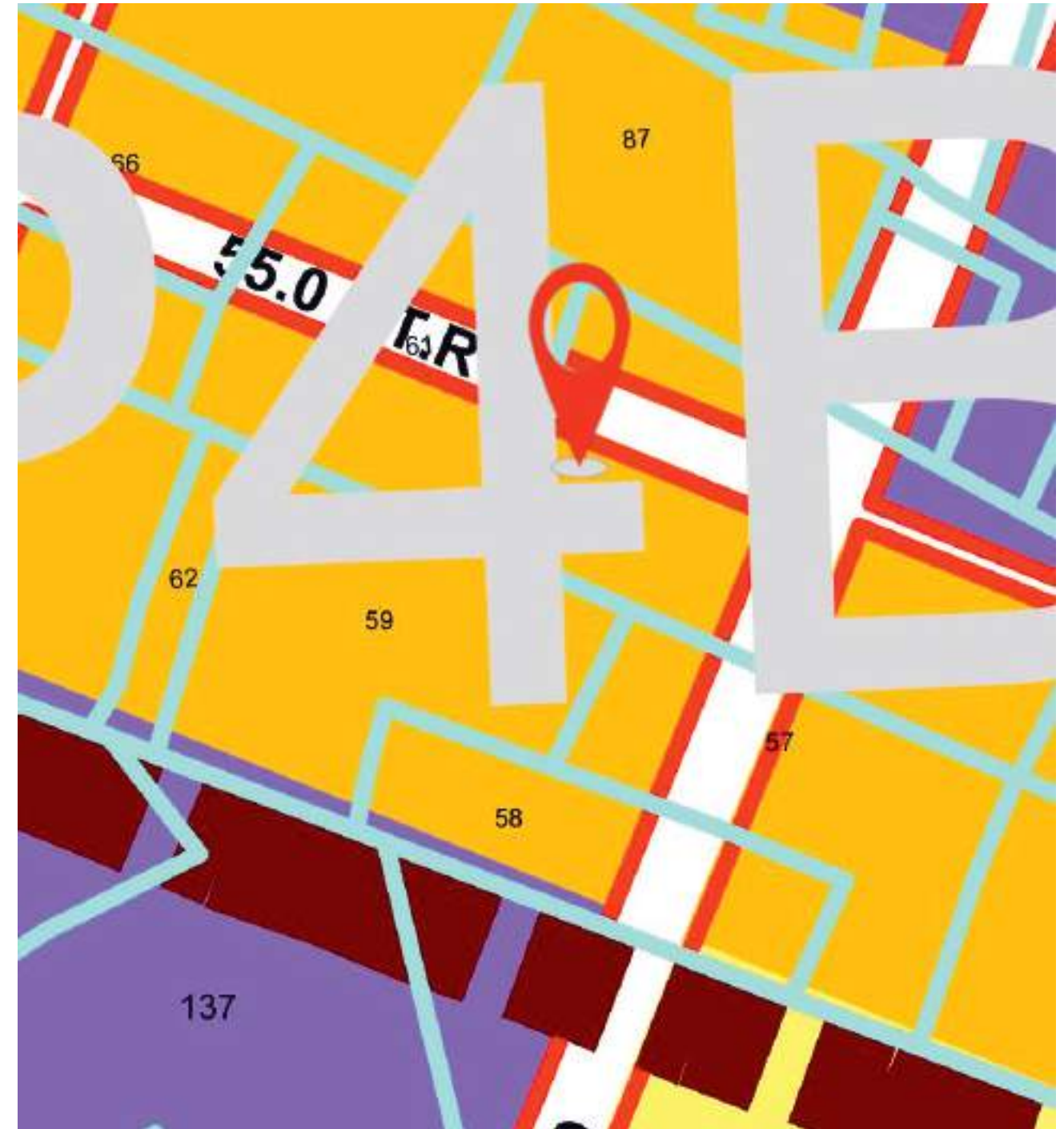
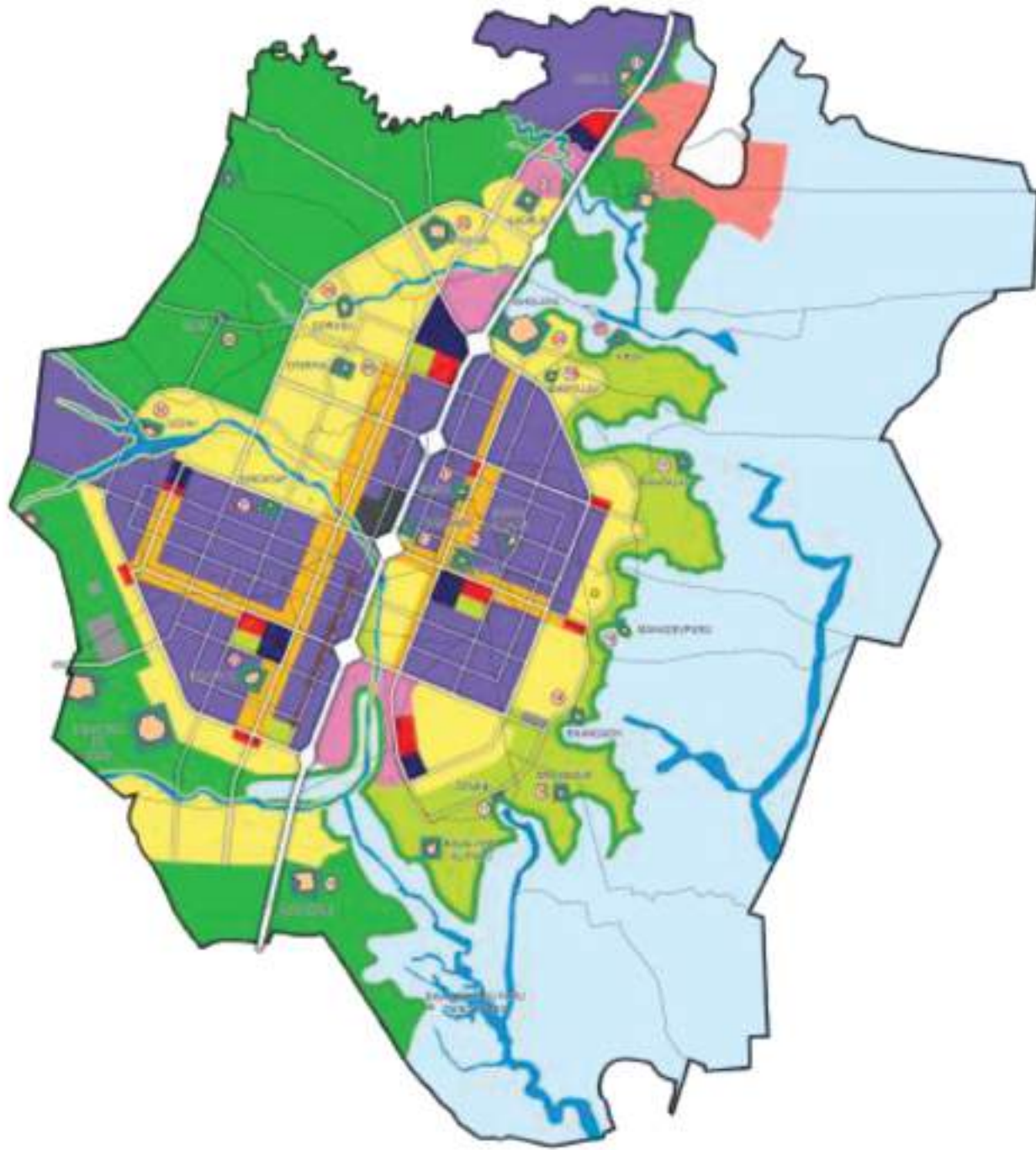
Fp No — 1097

Area — 19360 Sq. Yards

Road — 55 Mtr / 70Mtr









**Dholera  
Industrial  
City  
(DICDL)**

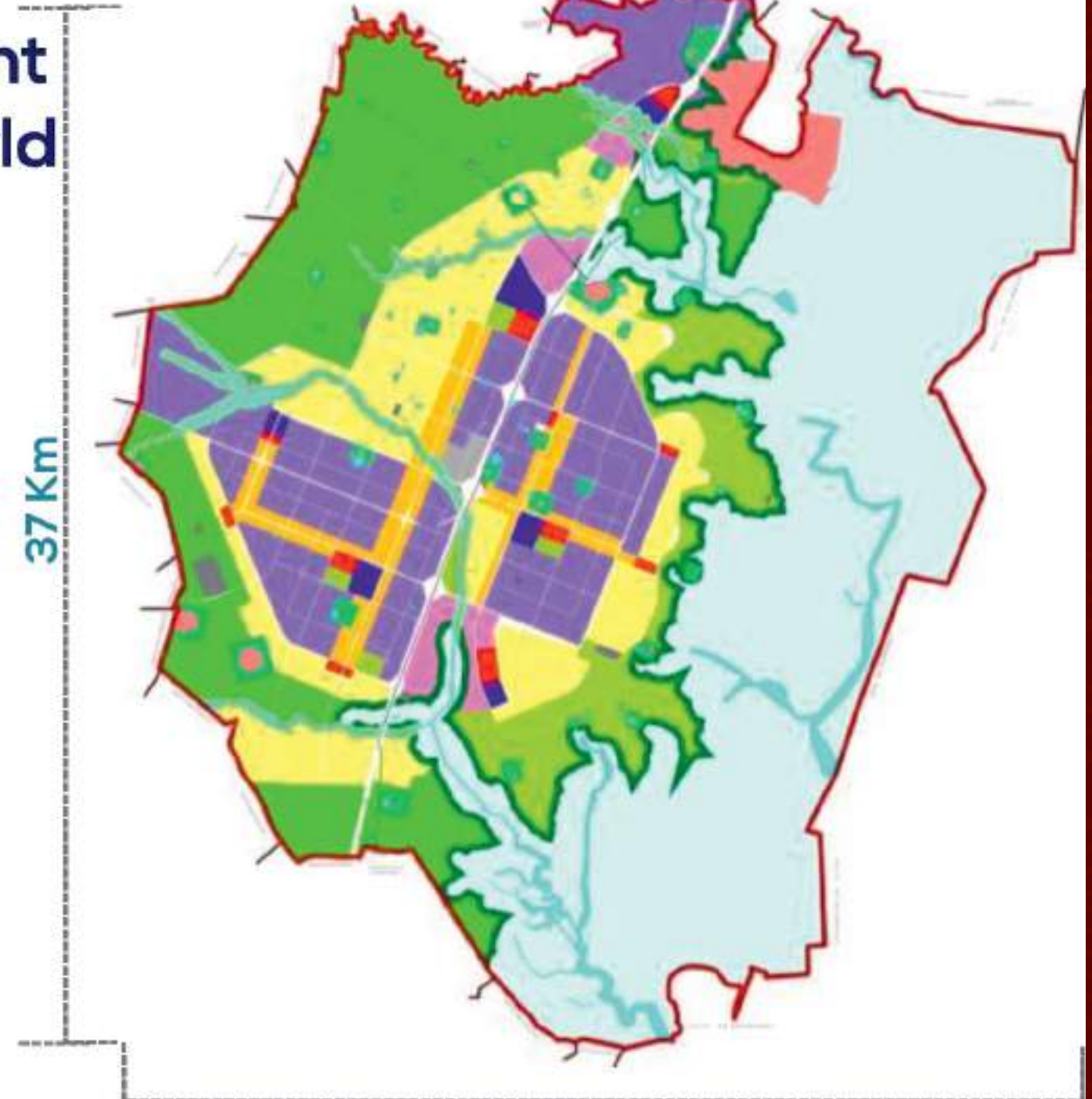
Total area  
**920**  
Sqkm

Developable  
area **422**  
Sqkm

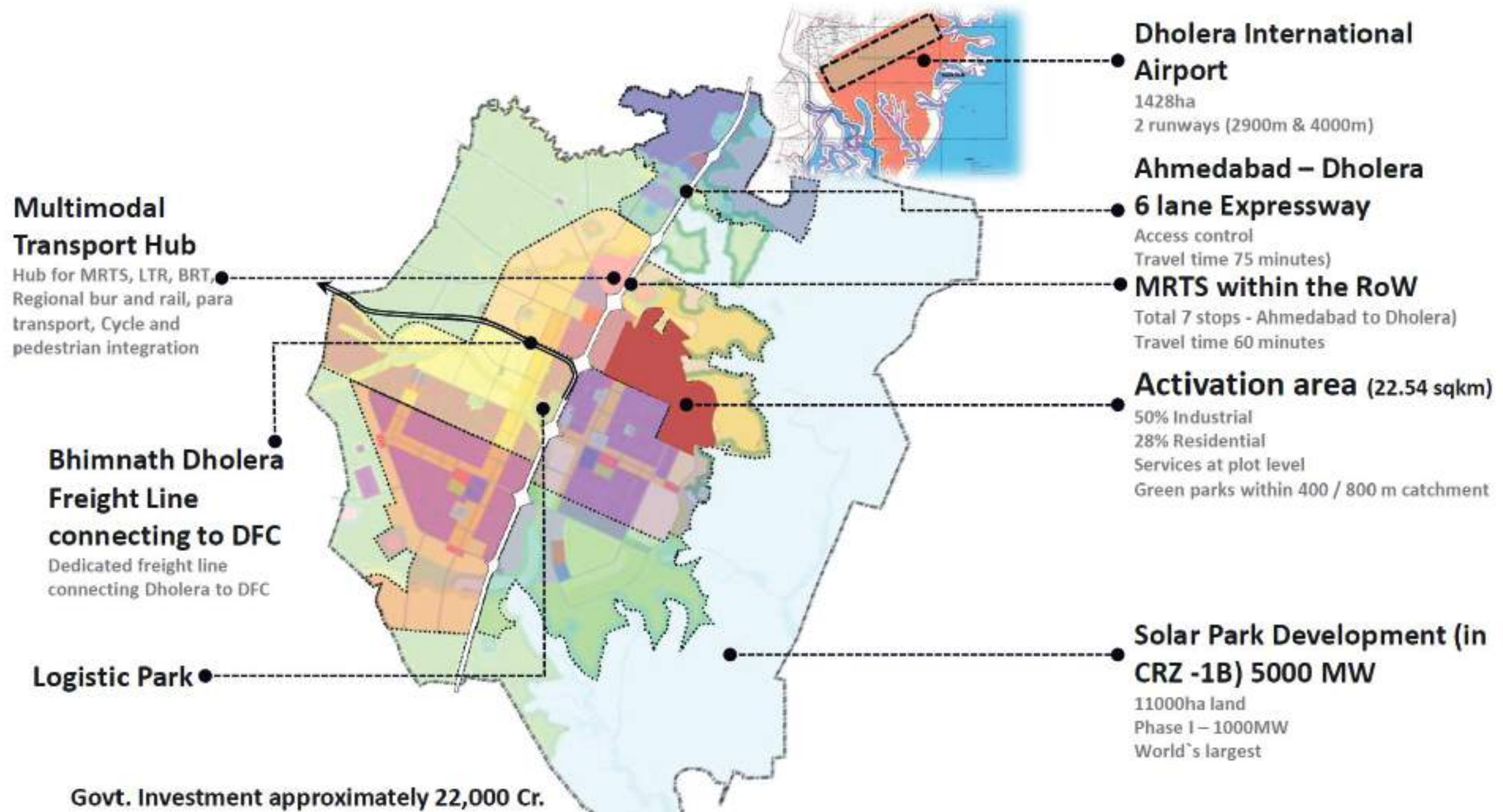
**Largest footprint  
around the world**

Population  
**2** Million

Employment  
**0.8** Million









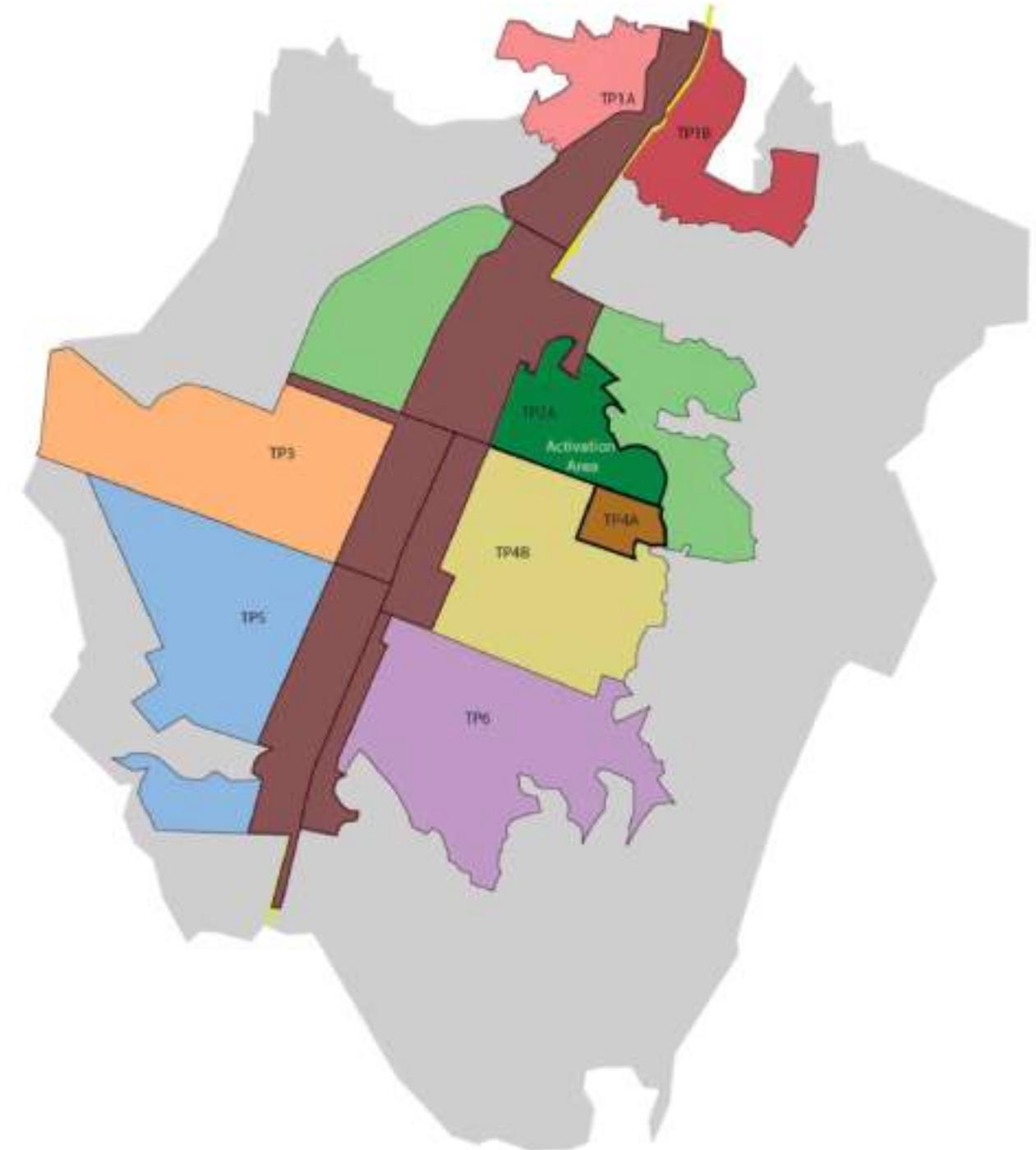
**Dholera  
Industrial  
City  
(DICDL)**

**Development  
Phasing**

Activation Area  
**22.54**sqkm

Linear  
Development  
**137**sqkm

Remaining area  
**263**sqkm





| 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>HIGH ACCESS CORRIDOR</b> |                           |                |             |   |                         |  |   |  |
| 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"> <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</li> </ol> |
|                             |                           |                | 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



Metro Rail From Ahm To Dholera



6 Lane Express Way Ahm To Dholera



Worlds Largest 5000mw Solar Park



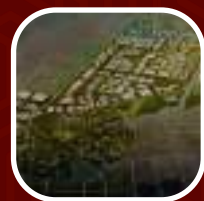
Dmic Delhi Mumbai Industrial Corridor



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**

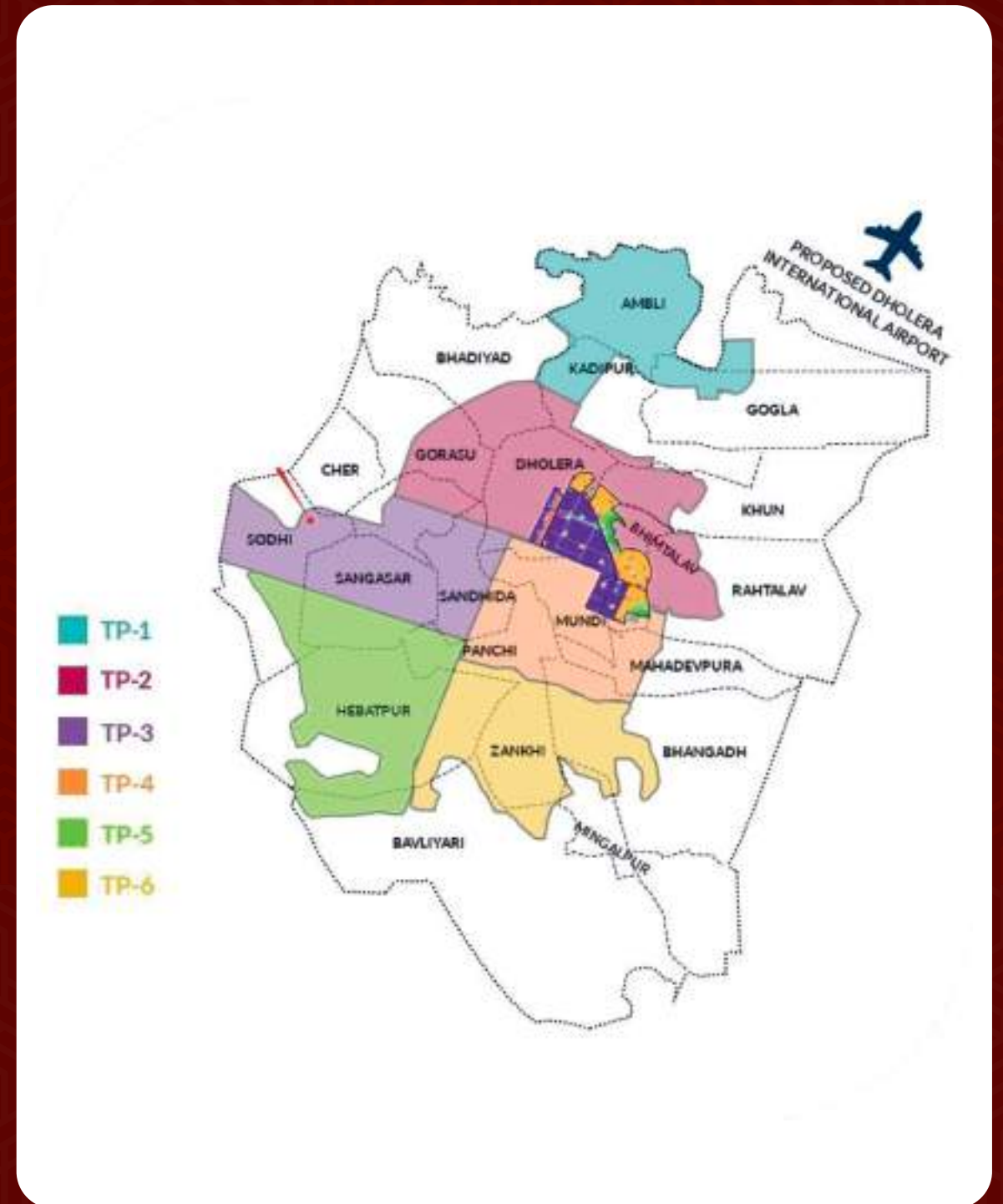
**ZONE:** Residential Village Buffer

**VILLAGE: BAVALIYARI**

**ZONE:** Residential Knowledge And It Village Buffer

**VILLAGE: : PANCHI**

**ZONE:** High Access Corridor Residential City Centre Industrial Public Facility





*Thank You*



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