THE CBD
CENTRAL BUSINESS DISTRICT

B/w Vaishnodevi - Zundal Circle, S.P. Ring Road,
Ahmedabad - 382421

98251 61637 | 98251 61641
info@thecbd.co.in | www.thecbd.co.in

Project by

DOBARIYA & CO. SINCE 1989 | PARMESHWAR GROUP

Architect
studio prAcademics

Structure design
SHREEJI STRUCTURALS

Plumbing consultant
AASHIR ENGINEERING PVT. LTD.

MEP consultant
transenergy MEP CONSULTANTS

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www.gujrera.gujarat.gov.in

THE CBD
CENTRAL BUSINESS DISTRICT

AN EPICENTER OF AHMEDABAD

WELCOME
TO

DOBARIYA
& CO. SINCE 1989

&

PARMESHWAR
GROUP

HISTORY *of*
THE GROUP

Dobariya Group has transformed the skyline of Ahmedabad and have created a reputation for being one of the most dynamic real estate developers since 1989. These all started out with tiny steps 30 years ago, is now a huge empire and a leading name in the construction industry. Dobariya Group has been successful in fulfilling dreams of the community by creating spaces of superior quality using innovative technology to deliver awe-inspiring architecture.

Dobariya Group is a renowned firm established in Ahmedabad and has climbed the ladders of success with various Joint Venture projects in the same domain. The generations have lent their fresh outlook and modern concepts to bring in innovation in the group.

MILESTONES
ACHIEVED

71
COMPLETED
PROJECTS

12
ON GOING
PROJECTS

02
UP COMING
PROJECTS

71 projects strong, we have created a mark for ourselves in real estate business as the pioneers of the construction industry. We have built world class properties all across and our clients vouch for our business sense and project success. This trust by our partners is certified by their support in 12 other ongoing projects which we aim to finish with superb quality and as per our time lines.

Our work is a testament to our values of trust, integrity, excellence and quality. We have achieved several noteworthy milestones and we strive ahead with confidence and courage to achieve even more in the real estate development sector.

PRESENTING YOU



THE CBD
CENTRAL BUSINESS DISTRICT

Central Business District is the newest hub for both Ahmedabad and Gandhinagar. To give a resounding visibility to your business set your headquarters at CBD with the well-known brands of the world just a door away! At CBD, we have something for everyone. Entertainment for the visitors and preeminent brands for the shoppers.

The élite businesses deserve an address they can be proud of. For shoppers of today we have created a place which houses their favorites under one roof! And for the family there is ample entertainment as you walk through our doors.

WHY EPICENTER?

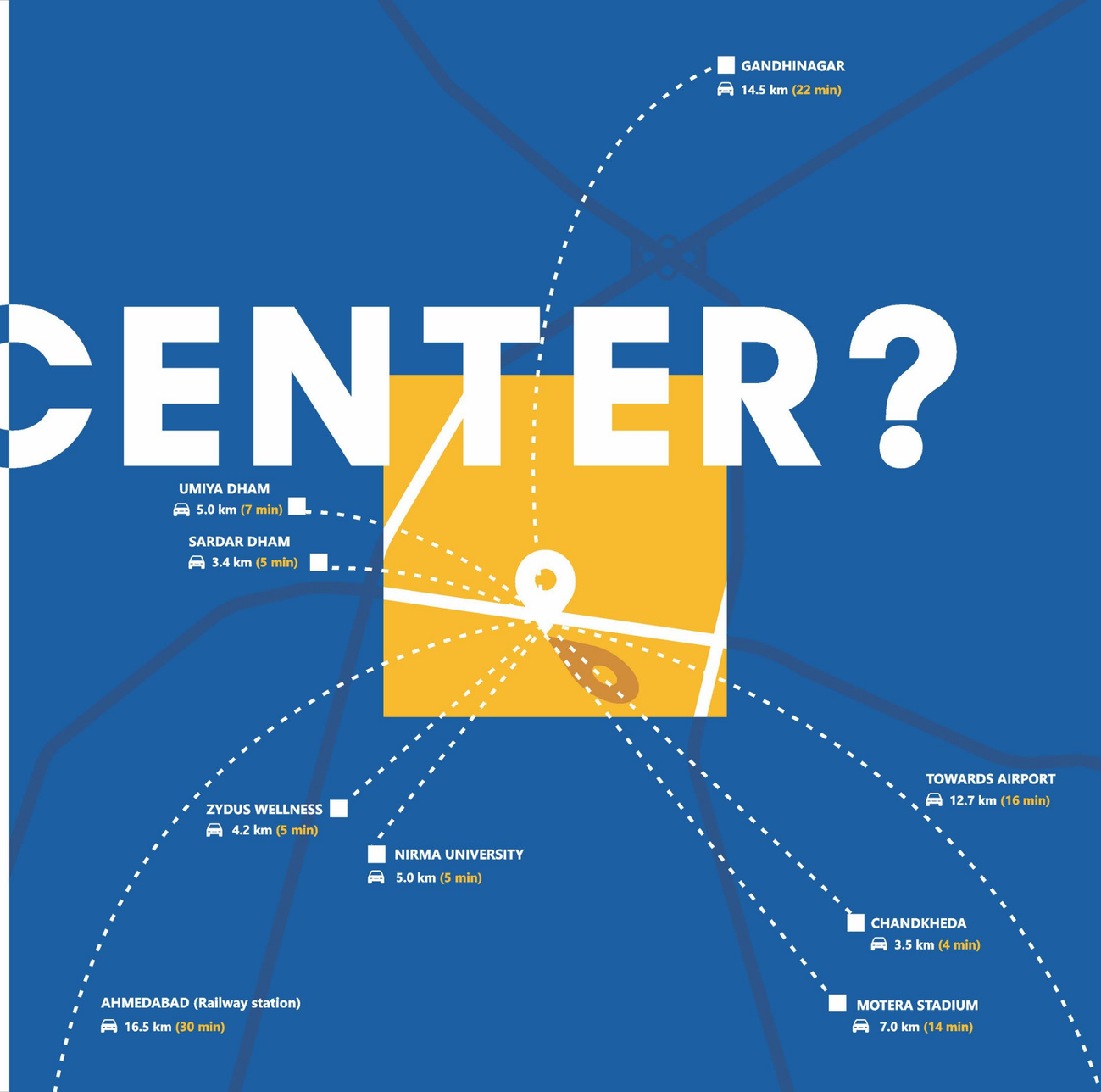
9,00,000+
READY CUSTOMERS

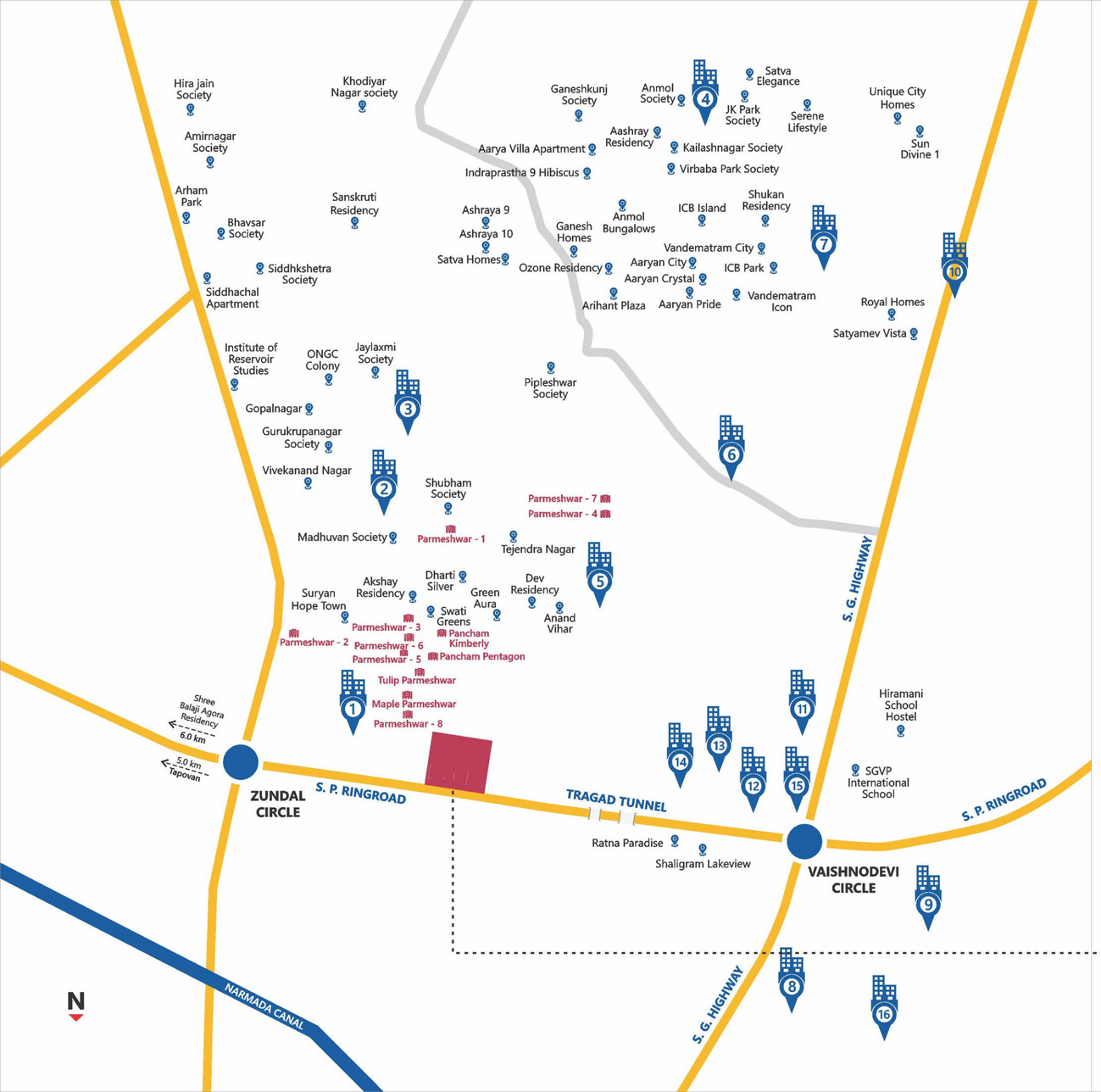
LOCATED IN CENTER OF TWIN CITIES

AHMEDABAD - GANDHINAGAR

CBD, Central Business District, a pulsating verve at the epicenter of Ahmedabad and Gandhinagar. With this they will have put a multitude of businesses on the map and within an accessible distance for people of both cities! Just a drive away, at the center of the buzz CBD is the new upcoming district to reckon with. What makes CBD an instant success is its proximity to the main hubs of any city. This makes CBD an obvious and smart choice for the business of tomorrow to have their presence in.

Be at the smart part of the city!
Be where you are seen the most!
Be at CBD, the epicenter of Ahmedabad!





NEARBY **LOCATIONS** *and* **POPULATIONS**

	Location (Distance)	Population
1	Zundal Area **(1.8 km)**	1,50,000
2	Chandkheda **(3.5 km)**	2,00,000
3	D - Cabin **(4.5 km)**	1,00,000
4	New Ranip **(8.5 km)**	80,000
5	Godrej Garden City **(5.0 km)**	30,000
6	Savy Swaraaj **(5.3 km)**	8,000
7	Gota **(7.0 km)**	1,50,000
8	Adani Shantigram **(4.0 km)**	25,000

	Location (Distance)	Population
9	Sardar Dham Hostel **(3.4 km)**	10,000 Students
10	Umiya College Campus **(6.0 km)**	
11	Nirma University **(5.0 km)**	
12	Gala Haven **(2.5 km)**	
13	Shree Balaji Wind Park **(2.6 km)**	
14	Reflections by Pacifica **(2.4 km)**	
15	Zydus Corporate House **(4.2 km)**	
16	Umiya Dham **(5.0 km)**	

THE CBD
CENTRAL BUSINESS DISTRICT

Projects by Parmeshwar Group

Residential schemes, societies, circles & Schools

Major landmarks along with distance and population


THE
CBD
CENTRAL BUSINESS DISTRICT
Studio Fitness
Zumba
West Side
Bags
Ralph lauren
Louis vuitton
Levis
Winter Collection
Croma
Bluetooth
McDonald's
McDonald's
390 Banquet
Party
Wedding
Shopper Stop
@home
Bags
Chanel
First cry
Foot loose
Max
Blue Stone
Lee
Armani
Jeans
Wrangler
Lifestyle
Levis
Shoes
Tea villa
Pizzas
Sony
Lenovo
Being Human
Samsung
Phones
Forever 21
Cloths
Blazers
Polos

SKY BRIDGE
CONNECTIONS

We seamlessly blend your professional world with the joys of personal life with sky bridges. These bridges connect your two worlds so that you can balance your life with ease and perfection.





GYM *with*
MODERN EQUIPMENTS

We make sure you care for your health and create wealth at the same place. Before work or after, the gym and its facilities will forever be at your disposal. State of the art machines overlooking a panoramic view will make you want to come and exercise every day!

THE CBD
CENTRAL BUSINESS DISTRICT

SUPER MARKET *for*
DAILY NEEDS

Our supermarket is a place where you can find all that you need. Get the best quality products spread across an expansive and spacious shopping space. A place where everyday grocery shopping becomes fun!





STORE SPACE *for*
BIG BRANDS

Capacious stores with drool worthy brands hosed under one roof make CBD the place to be.
Too good to believe but believe you will when you walk in and shop till you drop!

THE CBD
CENTRAL BUSINESS DISTRICT

CAFÉ *with*
ASTOUNDING VIEW

Eating mouth-watering dishes at a mouth gaping ambience is the perfect setting for any engagement be it a business meeting or a relaxing dinner with friends. Spend your evenings overlooking a scenic view and sharing memorable conversations.





BANQUET AREA *with*
LUXURIOUS INTERIOR

When it comes to finding a perfect venue for your perfect function you needn't look far as at CBD we ensure all your luxurious needs are met effortlessly. Come host a truly regal event at our lush banquet halls and entertain your guests by gifting them the experience of a lifetime.

THE CBD
CENTRAL BUSINESS DISTRICT

MULTIPLEX *with* MEGA SEATS

Create memorable luxurious moments at every movie night. We are redefining the movie watching experience with plush seating, opulent ambiance and vivid sensory extravaganza. Make your movie night more than just a movie night at our Multiplex.





ENORMOUS LOUNGE *with* SCRUMPTIOUS SNACKS

Satiate your hunger in the comfort of our lounge. A host of delicacies and delicious snacks at our lounge will uplift your spirit and mood instantaneously. Walk in for an evening of fun and food. Soak in the ambiance and enjoy the delectable cuisine created specially for you!

THE CBD
CENTRAL BUSINESS DISTRICT



FEATURES

ELEVATORS
- 1 common goods elevator for retail halls.
- 2 elevators for super market.
- 8 automatic elevators with S.S. cabin of minimum 16 passenger capacity each.
- Provision for stretcher elevator and 2 dedicated elevators & escalators for cinema halls.

ESCALATORS
- 7 escalators for efficient public circulation.

HOARDINGS AND ADVERTISEMENT
- Provision of structure for hoardings for each shop with clear visibility from ground level.
- Provision of electrical point to lit the hoarding.

AMPLE PARKING
- Ground and 2 level basement parking facilities.
- Dedicated Loading and unloading area for selected retail halls.

C.C.T.V. CAMERA
- To keep Surveillance on all retail spaces and parking areas.

ENTRANCE, ROAD & COMPOUND
- Separate entrance and exit on 200 FT. wide T.P. road with security cabin.
- Paver Block/Trimix RCC road with street light.
- A well-structured, secure compound wall to be raised with decorative & appealing lighting.

LANDSCAPE
- Attractive entrance plaza and designed atrium spaces for public gathering with seat outs.

FIRE SAFETY
- Fire safety provision as per authority Norms.

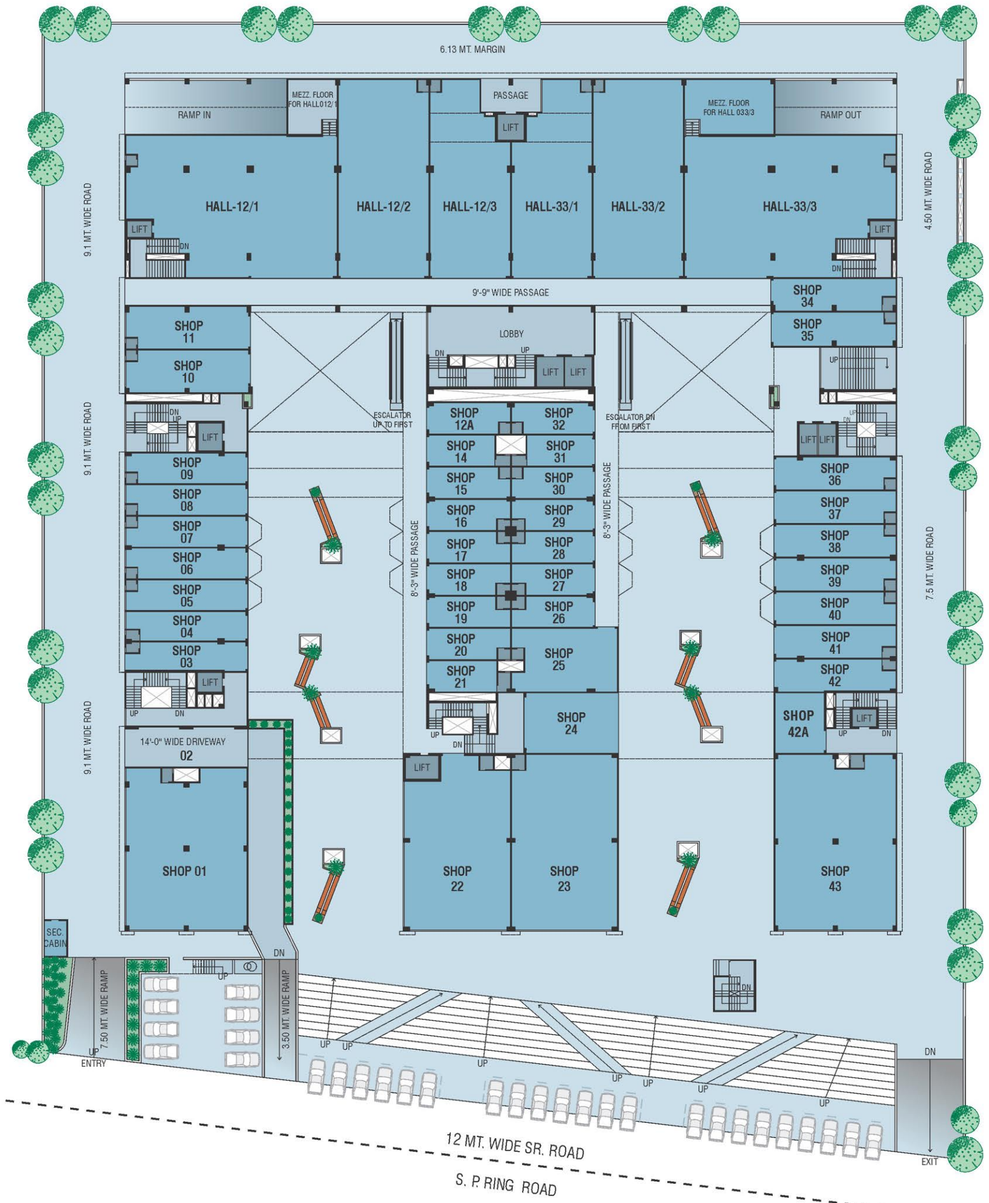
STAIRCASE
- 07 Nos of Public Staircase.
- 02 Nos of Individual Staircase for Super Market.

SOLAR PANEL
- Solar Panel on Roof top.

GROUND FLOOR

SHOPS	SIZE
01	45'-0"X60'-0"
02	45'-0"X15'-2"
03 & 04	45'-0"X11'-0"
05 & 09	45'-0"X11'-6"
10 & 11	45'-0"X16'-0"
12A to 21	30'-9"X11'-9"
22 & 23	39'-3"X65'-0"
24	34'-6"X22'-6"
25	39'-3"X23'-6"
26 to 32	30'-9"X11'-9"
34	46'-0"X12'-3"
35	46'-0"X13'-0"
36 to 42	45'-0"X12'-3"
42 A	18'-6"X22'-6"
43	45'-0"X65'-0"

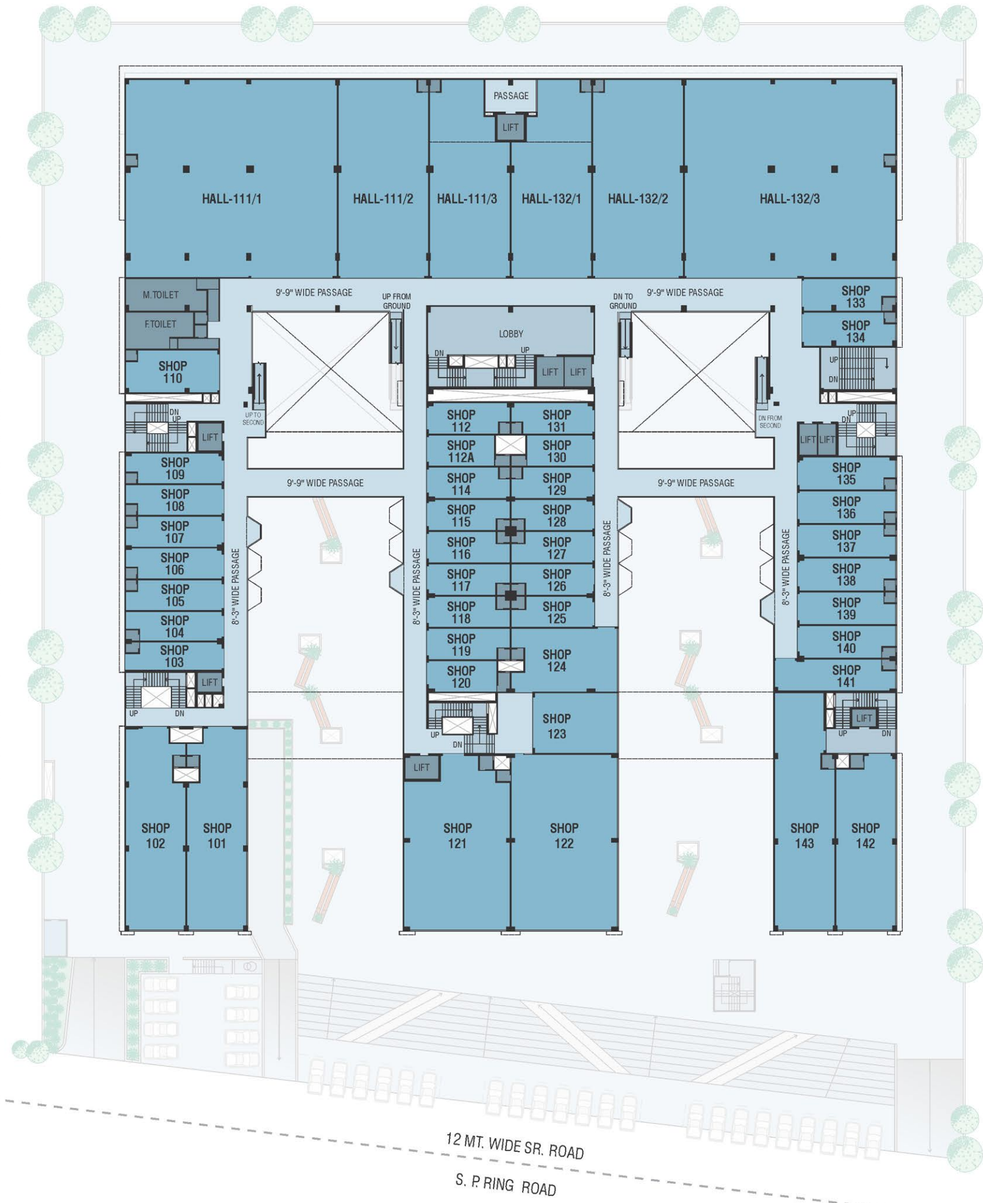
HALL	SIZE
12/1	77'-9"X52'-9"
	17'-6"X20'-0"
12/2	33'-6"X73'-0"
12/3	29'-9"X49'-9"
	24'-3"X10'-6"
	18'-9"X12'-9"
33/1	29'-9"X52'-9"
	24'-3"X10'-6"
	18'-9"X12'-9"
33/2	33'-6"X73'-0"
33/3	77'-9"X52'-9"
	32'-8"X20'-0"



FIRST FLOOR

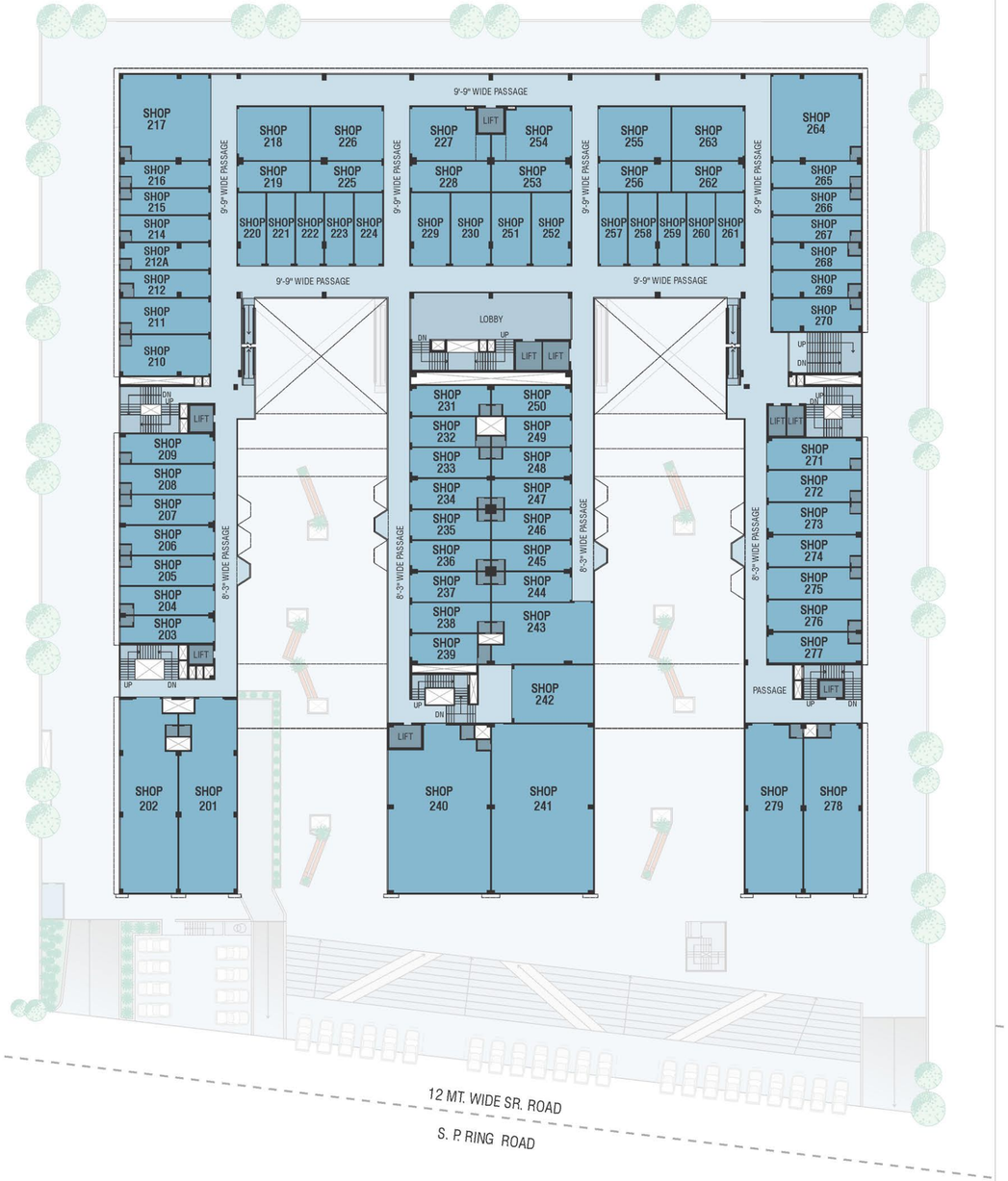
SHOPS	SIZE
101 & 102	22'-6"X75'-0"
103 & 104	36'-5"X11'-0"
105 to 109	36'-5"X11'-6"
110	34'-9"X16'-0"
112 to 120	30'-9"X11'-9"
121 & 122	39'-3"X65'-0"
123	31'-3"X22'-6"
124	39'-3"X23'-6"
125 to 131	30'-9"X11'-9"
133	34'-9"X12'-3"
134	34'-9"X13'-0"
135 to 140	36'-5"X12'-3"
141	45'-0"X12'-3"
142	22'-6"X65'-0"
143	22'-6"X65'-0"
	18'-6"X22'-6"

HALL	SIZE
111/1	77'-9"X73'-0"
111/2	33'-6"X73'-0"
111/3	29'-9"X73'-0"
132/1	29'-9"X73'-0"
132/2	33'-6"X73'-0"
132/3	77'-9"X73'-0"



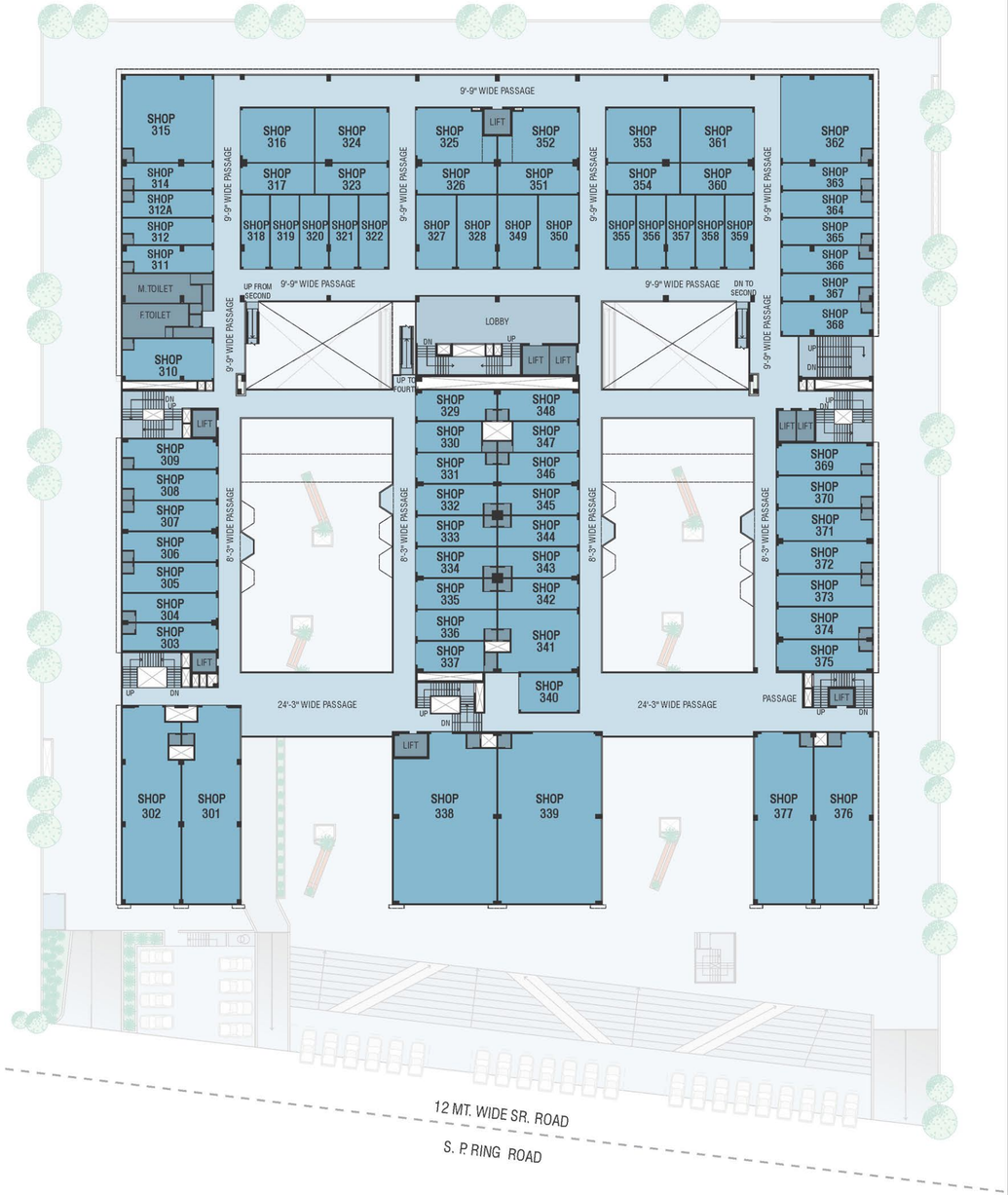
SECOND FLOOR

SHOPS	SIZE
201 & 202	22'-6"X75'-0"
203 & 204	36'-5"X11'-0"
205 to 209	36'-5"X11'-6"
210	34'-9"X16'-0"
211	34'-9"X13'-10"
212 & 212A	34'-9"X10'-6"
214 to 216	34'-9"X10'-4"
217	34'-9"X33'-3"
218	28'-0"X20'-9"
219	28'-0"X12'-0"
220 to 222	11'-0"X28'-0"
223 & 224	11'-3"X28'-0"
225	28'-0"X12'-0"
226	28'-0"X20'-9"
227	25'-0"X20'-9"
	5'-9"X10'-0"
228	30'-9"X12'-0"
229 & 230	15'-3"X28'-0"
231 to 239	30'-9"X11'-9"
240 & 241	39'-3"X65'-0"
242	31'-3"X22'-6"
243	39'-3"X23'-6"
244 to 250	30'-9"X11'-9"
251 & 252	15'-3"X28'-0"
253	30'-9"X12'-0"
254	25'-0"X20'-9"
	5'-9"X10'-0"
255	28'-0"X20'-9"
256	28'-0"X12'-0"
257 & 258	11'-3"X28'-0"
259 to 261	11'-0"X28'-0"
262	28'-0"X12'-0"
263	28'-0"X20'-9"
264	34'-9"X33'-3"
265 to 267	34'-9"X10'-4"
268 & 269	34'-9"X10'-6"
270	34'-9"X13'-0"
271 to 277	36'-5"X12'-3"
278 & 279	22'-6"X65'-0"



THIRD FLOOR

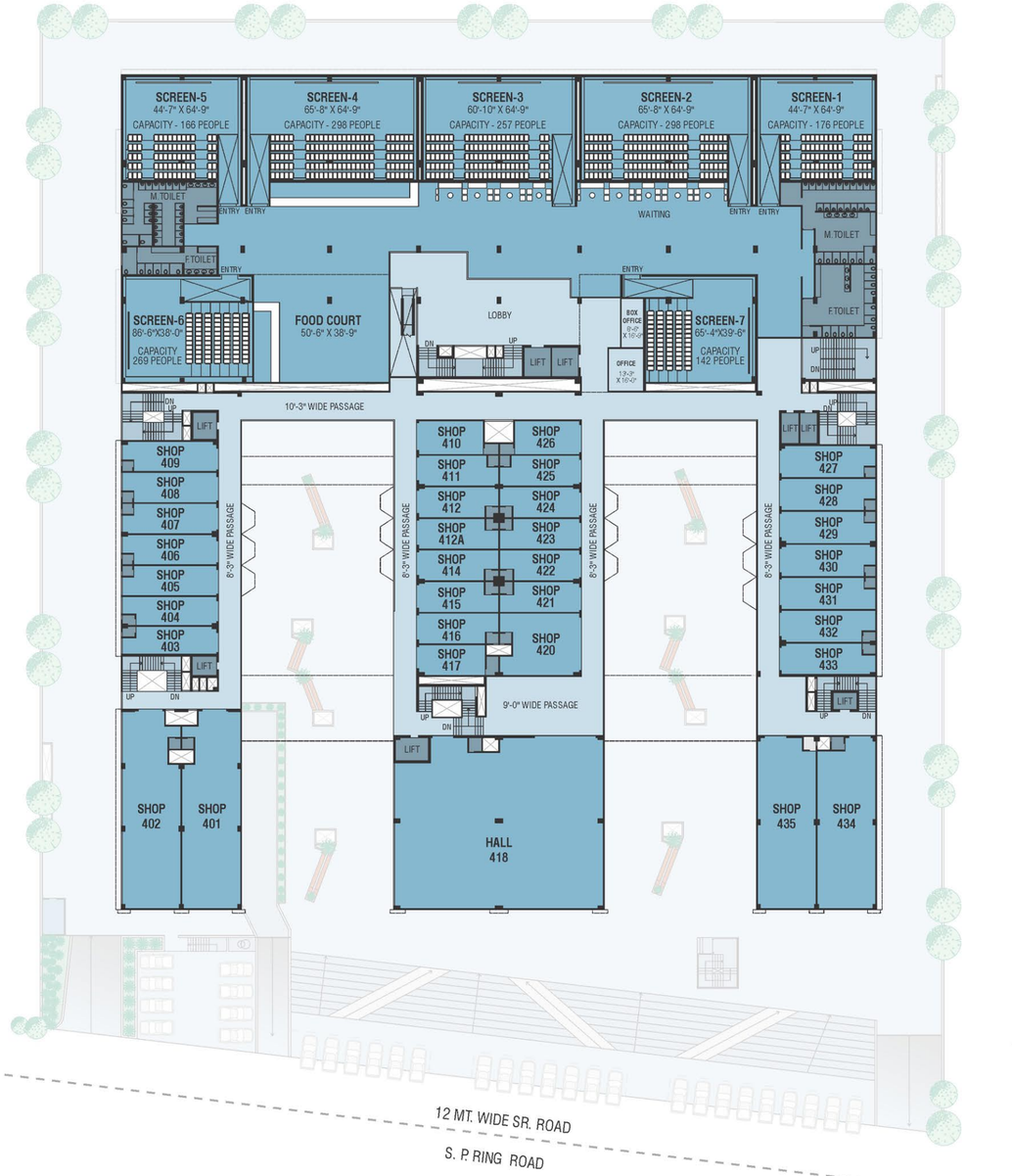
SHOPS	SIZE
301 & 302	22'-6"X75'-0"
303 & 304	36'-5"X11'-0"
305 to 309	36'-5"X11'-6"
310	34'-9"X16'-0"
311	34'-9"X10'-6"
312 to 314	34'-9"X10'-4"
315	34'-9"X33'-3"
316	28'-0"X20'-9"
317	28'-0"X12'-0"
318 to 320	11'-0"X28'-0"
321 & 322	11'-3"X28'-0"
323	28'-0"X12'-0"
324	28'-0"X20'-9"
325	25'-0"X20'-9"
	5'-9"X10'-0"
326	30'-9"X12'-0"
327 & 328	15'-3"X28'-0"
329 to 337	30'-9"X11'-9"
338 & 339	39'-3"X65'-0"
340	22'-9"X15'-3"
341	30'-9"X23'-6"
342 to 348	30'-9"X11'-9"
349 & 350	15'-3"X28'-0"
351	30'-9"X12'-0"
352	25'-0"X20'-9"
	5'-9"X10'-0"
353	28'-0"X20'-9"
354	28'-0"X12'-0"
355 & 356	11'-3"X28'-0"
357 to 359	11'-0"X28'-0"
360	28'-0"X12'-0"
361	28'-0"X20'-9"
362	34'-9"X33'-3"
363 to 365	34'-9"X10'-4"
366 & 367	34'-9"X10'-6"
368	34'-9"X13'-0"
369 to 375	36'-5"X12'-3"
376 & 377	22'-6"X65'-0"



FOURTH FLOOR

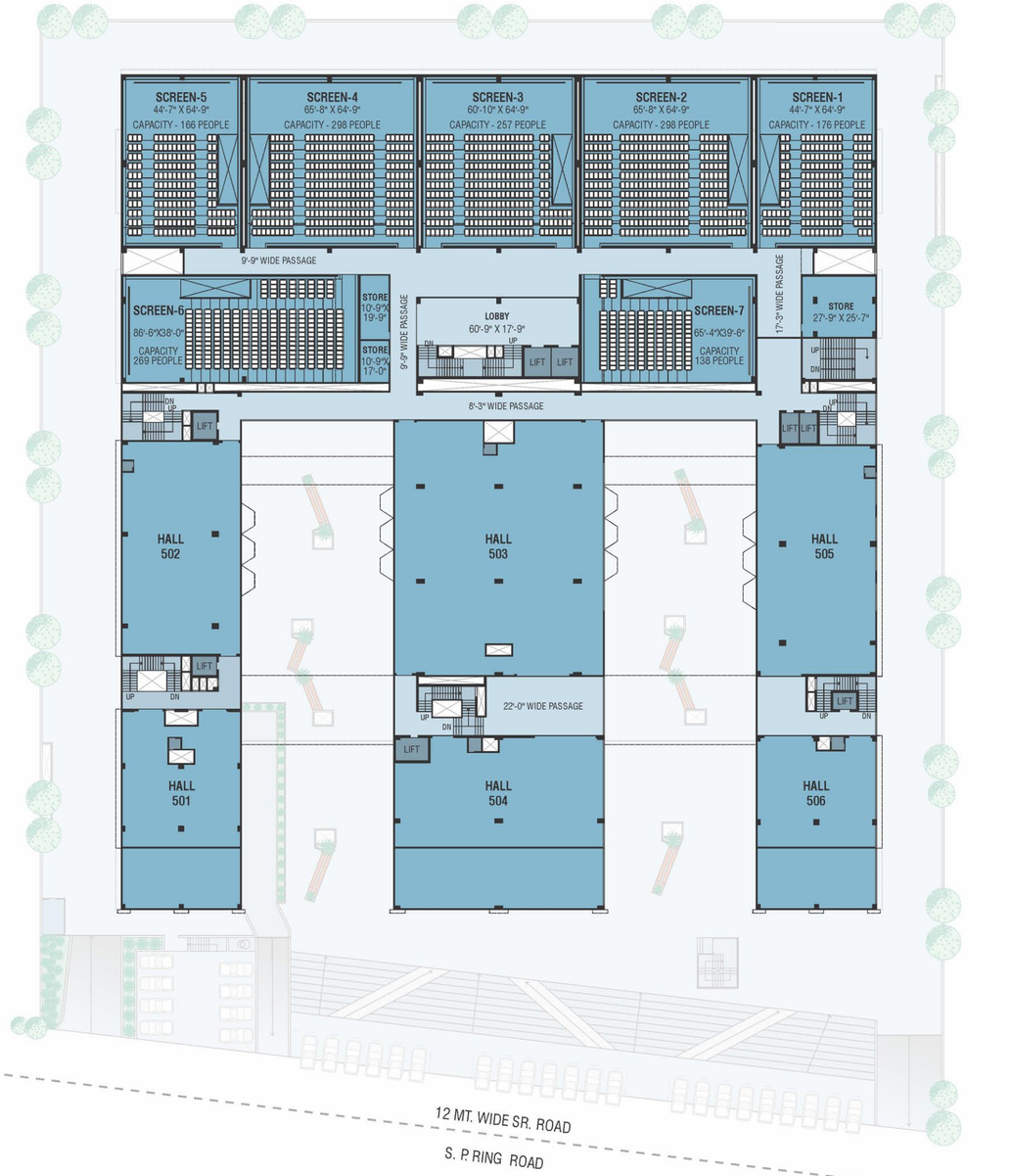
SHOPS	SIZE
401 & 402	22'-6"X75'-0"
403 & 404	36'-5"X11'-0"
405 to 409	36'-5"X11'-6"
410	30'-9"X13'-0"
411 to 417	30'-9"X11'-9"
420	30'-9"X23'-6"
421 to 425	30'-9"X11'-9"
426	30'-9"X13'-0"
427 to 433	36'-5"X12'-3"
434 & 435	22'-6"X65'-0"

HALL	SIZE
418	78'-9"X65'-0"



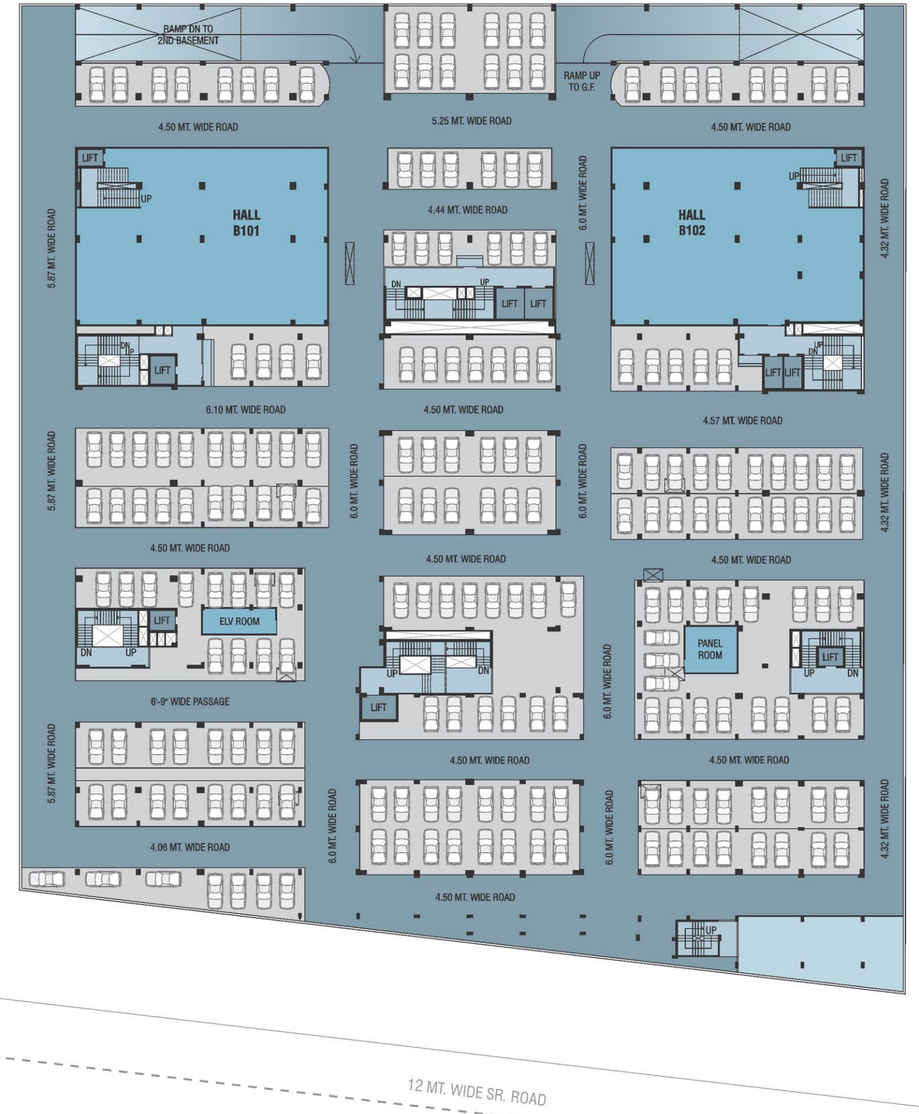
FIFTH FLOOR

HALL	SIZE
501	45'-0"X75'-0"
502	45'-0"X80'-3"
503	78'-9"X95'-9"
504	78'-9"X65'-0"
505	45'-0"X86'-7"
506	45'-0"X65'-0"



1st BASEMENT

HALL	SIZE
B101	90'-7"X63'-9"
B102	90'-7"X63'-9"



12 MT. WIDE SR. ROAD

S. P. RING ROAD

2nd BASEMENT



12 MT. WIDE SR. ROAD

S. P. RING ROAD


THE CBD
CENTRAL BUSINESS DISTRICT
Tea villa
Pizzas
Sony
Lenovo
Being Human
Phones
Samsung
Forever 21
Cloths
Blazers
Polos
Shopper Stop
Bags
Lee
Jeans
Wrangler
Shoes
Levis
Clothes
Canon
AND
Sports
U.S.Polo
Fircs
Levis
Croma
Bluetech
McDonald's



Disclaimer

- All the details of floor plans are tentative in nature.
- This brochure is just for better understanding of the project & not for commercial circulation.
- Developer reserves all rights to make necessary changes without any prior notice.
- Customer will not be allowed to make any changes in elevation without prior permission from the developer.

SPECIFICATIONS

STRUCTURAL DESIGN
- RCC frame structure with the NBC standards.

FLOORING
- Each retail space will have durable vitrified tiles flooring.
- General areas and staircase will have the combination of granite, full body vitrified tiles and other natural stones.

SHOP/SHOWROOM HEIGHT
- Showrooms and shops has minimum 12' height and varies up to 14'.

WINDOWS
- Anodized aluminum section with glass.
- Well-polished granite sill.

WASHROOM FACILITIES
- Attached Toilets for each retail space.
- Common toilet facility on two floors with branded CP fittings and Ceramic wears.

ELECTRIFICATION & LIGHTING
- Modular switches.
- Concealed circuit wiring.
- M.C.B in individual shop for safety.
- Power backup for common areas and parking.
- General & decorative lighting with branded and durable lighting fittings in common area.
- Attractive facade lighting.

WATER SUPPLY
- Underground and overhead tanks for constant water supply.

PLUMBING
- I.S.I brand CPVC & UPVC plumbing and drainage piping.
- Provision for ETP/STP as per authority norms.

HVAC
- Provision for air conditioning pipes and water drain.
- Dedicated fixed location of outdoor AC units with service areas.

PEST CONTROL
- The complex would be treated with an anti-termite treatment as an added measure.