

## Gujarat budget : Dholera SIR project, Patel allocated Rs 1,806 crore

For the Dholera SIR project, Patel allocated Rs 1,806 crore for roads, drainage and allied infrastructure on 2,250 hectares of land in phase-1. Further, a provision of Rs 722 crore has been made for the Ahmedabad Metro rail project.



Gujarat Finance Minister Saurabh Patel on Tuesday presented the annual budget for 2016-17 having overall size of Rs 1,51,852 crore with overall surplus estimated at Rs 245 crore and revenue surplus of Rs 3,236 crore, focusing mainly on job creation and social sectors.

According to Patel, fiscal deficit works out to only 2.25 per cent of GSDP and is well within the permissible FRBM limit of 3 per cent. State's public debt stood at Rs 1.82 lakh crore, which is likely to touch Rs 2 lakh crore in 2016-17. The Public Debt to GSDP Ratio in 2016-17 is estimated to be lower at 18.55 per cent as against 18.79 per cent in 2015-16.

"The State's financial position is very stable. We continue to maintain our borrowing discipline and use it only when needed for development-related requirements," Patel told mediapersons after the presentation of the Budget in the State Assembly. In his Budget presentation in the State Assembly on Tuesday, Patel attempted to tackle the unemployment issue by announcing large-scale government recruitments of teachers, gram sevak, talati, health workers, police, forest guards among others. Patel announced filling up of approximately 66,000 posts in one year, terming it "first instance of such large-scale government recruitment since formation of the state."

Also, a pilot project has been mooted to create employment opportunity through Khadi. Government intends to provide school uniform made from poly-khadi to 20,000 school students in Chotila taluka in Surendranagar district.

Patel allocated Rs 1,000 crore to Mukhyamantri Yuva Swavalamban Yojna, which was launched last year to address the Patidar reservation issue. As part of the infra-push, the government has also announced to increase power generation capacities by 3,343 MW to 27,949 MW from the current 24,606 MW by the year 2019. The overall outlay for the energy sector is Rs 7,794 crore, which also includes addition of 2.5 lakh new gas connections by next year and installation of 174 km of gas pipelines in the State by Gujarat State Petronet Ltd at the cost of Rs 660 crore.

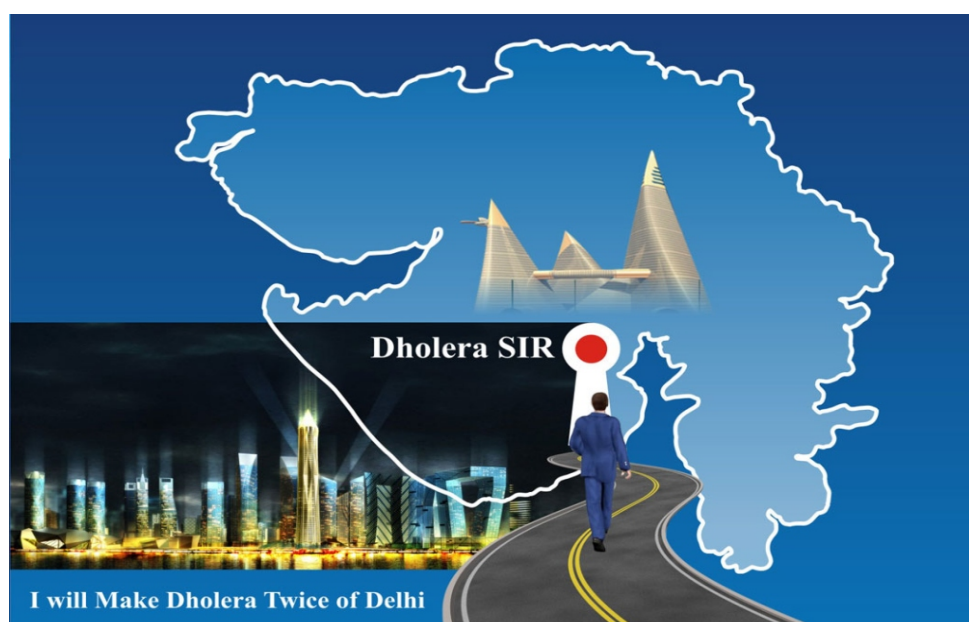
Patel has made a provision of Rs 1,066 crore for Prime Minister Narendra Modi's pet project, Statue of Unity and to set up Tribal research and Training institute in the neighbouring area.

For the Dholera SIR project, Patel allocated Rs 1,806 crore for roads, drainage and allied infrastructure on 2,250 hectares of land in phase-1. Further, a provision of Rs 722 crore has been made for the Ahmedabad Metro rail project. While the budget has fully exempted bamboo and bamboo articles, pedal rickshaw and cycle rickshaw, it provided protection to the local traders and dealers by imposing entry tax on goods coming in the state through e-commerce. The state targets tax revenues to the tune of Rs 30 crore from this move. Further, in order to attract investments in the ambitious GIFT City project, the state finance minister announced exemption from payment of Stamp Duty to the share broking transactions of the share brokers who set up their registered offices in GIFT City, Gandhinagar and also operate and trade from the same place.

The finance minister has given a tax relief of about Rs 171 crore on items such as mosquito nets, sanitary pads, ceramic products, while increased tax on luxury cars and SUVs, pan masala and industrial salt.



# Budget 2016: 4 industrial cities to be developed under DMIC, says govt



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Budget 2016: Four industrial cities, including Ahmedabad Dholera special investment region in Gujarat, are being implemented under the Delhi-Mumbai Industrial Corridor project, Parliament was informed.

The other three projects are Shendra Bidkin industrial park in Maharashtra, integrated industrial township in Madhya Pradesh and Greater Noida in Uttar Pradesh.

The Delhi-Mumbai Industrial Corridor (DMIC) project has been planned as a global manufacturing and investment destination around the high speed 1,483 km length of western dedicated freight corridor of the railways as the backbone.

The project envisaged to provide modern infrastructure through smart futuristic and sustainable industrial cities across six states including Haryana, Uttar Pradesh and Rajasthan.

"The government has earmarked an amount of Rs 17,500 crore as project implementation fund and Rs 1,000 crore as project development fund towards the DMIC project," Commerce and Industry Minister Nirmala Sitharaman said in a written reply to the Rajya Sabha.

She said the four projects of the first phase of DMIC are expected to be completed by 2019.

She said that other industrial projects like Bengaluru Mumbai Economic Corridor (BMEC) project, Chennai Bengaluru Industrial Corridor (CBIC), Amrtisar Kolkata Industrial Corridor (AKIC) and Visakhapatnam-Chennai Industrial Corridor (VCIC) are under initial stages of planning.

The final perspective plan for BMEC has been completed and submitted to Maharashtra and Karnataka. Similarly, draft shareholders agreement and state support agreement have been shared with state governments for CBIC.

Source by : <http://www.financialexpress.com>

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**Site Address**

On the Entrance Gate of Dholera SIR,  
Adjoined Town Planning Scheme No.-2  
Ahmedabad-Bagodara-Fedra-kasindra  
Village : kasindra, Taluka : Dholera,  
District : Ahmedabad, Gujarat



# Realty along Ahmedabad's growth corridors a good investment

**The infrastructure development in Ahmedabad is one of the prime reasons why this city in Gujarat has emerged as an important realty market in the country.**



The infrastructure development in Ahmedabad is one of the prime reasons why this city in Gujarat has emerged as an important realty market in the country. One of the major drivers of this growth is the Delhi Mumbai Industrial Corridor (DMIC), which is a USD 100 billion state sponsored project for industrial development.

This project aims at developing industrial clusters across six states and envisages the development of industrial clusters and smart cities with rail road, port and air connectivity. Many of the smart cities will be developed at the same time, such as the Dholera Special Investment Region (SIR) which is slated to be six times the size of Shanghai. The DMIC has been funded by a joint Indo Japanese fund in the region of INR 10 billion with both countries contributing equally.

The backbone of this project would be the Western Dedicated Freight Corridor (DFC) which will reduce the logistic cost of the goods. The DFC is basically a railway freight corridor. This broad gauge line will cover a distance of 1483 km and will be electrified. The line will also connect to Khurja junction in Uttar Pradesh which will, in turn, connect to the Eastern DFC.

Besides the Dholera SIR, another big project has been the Gujarat International Finance Tec-City or GIFT city in Gandhinagar, which has been marketed as a world class financial centre. This centre has attracted over INR 9,000 crore in investment. Phase 1 is likely to become a reality soon. An International Financial Services Centre (IFSC) has also been set up. The IFSC is spread over 261 acres and is part of the GIFT project. The IFSC is likely to generate over 2 lakh jobs.

The distance between Gandhinagar and Ahmedabad is 25 km and the travel time is just 46 minutes. This would mean that many of the young professionals employed at the IFSC would most likely stay in Ahmedabad and commute to work, thereby increasing the demand for rentals. However, the slump in house sales has also hit Ahmedabad, with over 42,000 new housing units lying unsold. The first six months of 2015 saw the sale of only 7,750 units.

The reasons for the lack of interest have been attributed to the delay in the reduction of home loan interest rates and the slow economy in general. About 30% of the unsold inventory is in West Ahmedabad, in areas such as Prahlad Nagar, Satellite, Thaltej, Vastrapur and Bopal. One of the main reasons why the developers have not been able to sell these houses is because of the pricing. Many of the unsold housing units are in the price range of over INR 1.5 crore.

The top residential localities in Ahmedabad are in Satellite, Bodakdev, Vastrapur, Prahlad Nagar and Thaltej in the west of the city, Shahibaug in the north and the areas in the south east such as Kankaria and Chandola Lake. The growth corridors are also on the Sarkhej-Gandhinagar Highway, the Sardar Patel Ring Road, Maninagar and areas such as Nirnaynagar and Ranip. Let's take the example of Bopal which is quite a popular locality. The main reason for its popularity has been affordability.

The locality is middle class in nature and is close to Sanand which is an automobile hub. Apartments here are priced between INR 3000 to INR 3500 per sq ft. The prices in Satellite fall between INR 4300 to INR 5000 per sq ft, while prices in Thaltej fall between INR 4700 to INR 5200 per sq ft. Another popular locality is the Sarkhej- Gandhinagar Highway which connects Ahmedabad with Gandhinagar. It starts at Sola Bridge and goes up to Gandhinagar, a distance of 24 km. Many of the young professionals make their home here as SG Highway, as it is called, is a corporate zone with many offices located here. The prices on the SG Highway fall anywhere between INR 2900 to INR 3200 per sq ft.



## Dholera SIR Mega Projects





# WHO WE ARE MEET US!!

**M/s. Dholera SIR Infra Development Ltd** was incorporated with a objective to create value for the customers by ensuring a sure but steady appreciation and returns for our customers hard earned money. M/s. Dholera SIR Infra Development is rapidly evolving to become a global provider of premier lifestyles.

**Dholera SIR Infra Development** is engaged into the business of developing marvels out of the stone. Our objective is to ensure that each of our customers creates wealth by way of value appreciation of his/her prized possession their own space at Dholera Metro City.

Dholera Metro City is an ideal destination for both end-users as well as investors looking for owning their Plot near New International Airport at Dholera Special Investment Region. Sometimes you need to change for the better. And that is exactly why, after

spending all our life in real estate, we decided to establish a new distinctive company

with a fresh and futuristic approach to the real estate. Dholera SIR infra simply means more ambitious projects, focused management, next-generation construction quality, futuristic features and much more that exceed your expectations. Welcome to new-age in real estate.

Welcome to Dholera Special Investment Region...



1. **Dholera SIR Infra Development Ltd (DSIDL) (C.I. No. U45201GJ2010PLC061163)** was incorporated under The Companies Act, 1956.

2. **DSIDL** was conceived as a professional group to satisfy the needs of the discerning Residential/Industrial/Commercial Investment customers interested in sure returns on their investments.

3. The company endeavors to provide value for money to its customers.

4. Moreover, as a commitment to its stakeholders, **The DSIDL** has incorporated best business practices through business ethics and innovative solutions to achieve world class standards.

5. **Dholera SIR Infra Development Ltd** has a clear objective of to create value for money for their customers by ensuring a sure but steady appreciation and returns for their customers hard earned money;



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**Transparent**



**High Return**



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**Secure**



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**Corporate Banking**



**Corporate Banking**



**M/S Jigar Shah & Associates**  
(Statutory Auditors)



**Mr. Mukund N. Jani**  
(Notary & Advocate)





## MoUs with Government of Gujarat



### Signed MoUs Worth Rs. 3680 Cr. During Vibrant Gujarat Global Investors Summit'2015

- MoU Worth Rs. 356 Cr. Investment for Residential Township for Affordable Housing to High and Luxurious Villas at Dholera
- MoU Worth Rs. 512 Cr. Investment for Mega Industrial Park with Residential and Recreation Facility at Dholera
- MoU Worth Rs. 2812 Cr. Investment for Large scale multi modal Residential township for Affordable house to Luxurious Villas Project at Fedra & Pachchham villages



### Signed MoUs Worth Rs.1540 Cr. During Vibrant Gujarat Global Investors Summit'2013

- MoU Worth Rs 1500 Cr. Investment for Mega Industrial Park with Mix Use Development of Residential, Industrial & Recreation Facility at Dholera SIR
- MoU Worth Rs 25 Cr. Investment for Residential Township Projects at Valinda
- MoU Worth Rs 15 Cr. Investment for Residential Township Projects at Ambali



### Signed MoUs Worth Rs. 354 Cr. During Vibrant Gujarat Global Investors Summit'2011

- MoU Worth Rs. 252 Cr. Investment for Special Economic Zones (SEZ)
  1. Engineering SEZ
  2. GEMS & Jewellery SEZ
  3. Free Trade Ware Housing Zone
- MoU Worth Rs. 102 Cr. Investment for Multi model Logistics Park at Dholera SIR





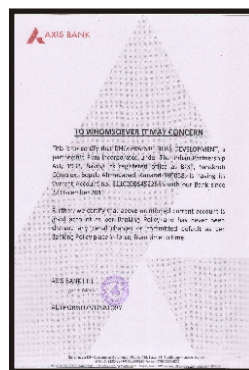
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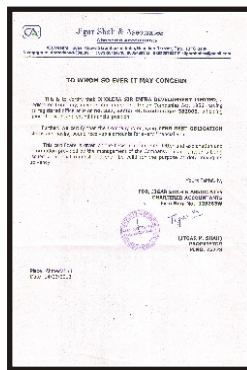
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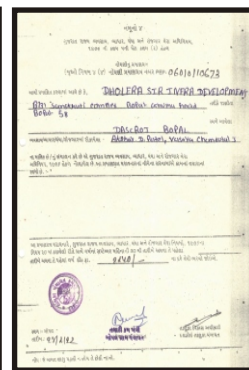
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## Amenities & Services @ Dholera Metro City



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