A New Gujarat,
Within Gujarat

Industrial Project Land

Village : Sandhida, Zone : Industrial,
Survey No.: 560, TP : 3A, FP : 359,
FP Area : 9720 sq. Yard, 8127 sq. Meters,
48 Meters TP Road

Near Dholera Expressway



Gujarat - A Best Investment Destination in the WORLD

Leveraging Strategic Location

Gujarat has a strategic location it is well connected to the major cities of the world both by air and sea routes.

- Gujarat has direct international flight connectivity to cites across Europe, Middle East, East Asia and America
- Gujarat has a coastline of 1600 km with 42 ports connecting to major sea-based trade routes and trade centres like Middle East, West Europe, Asia and upcoming destinations on the African Continent
- Gujarat as a gateway to landlocked states of India connecting to them by road, rail and air thereby providing a boost trading opportunities



Gujarat is India's Economic Powerhouse



7.5% Gujarat's Contribution to India's GDP



17% Gujarat's Contribution to India's Industrial Output

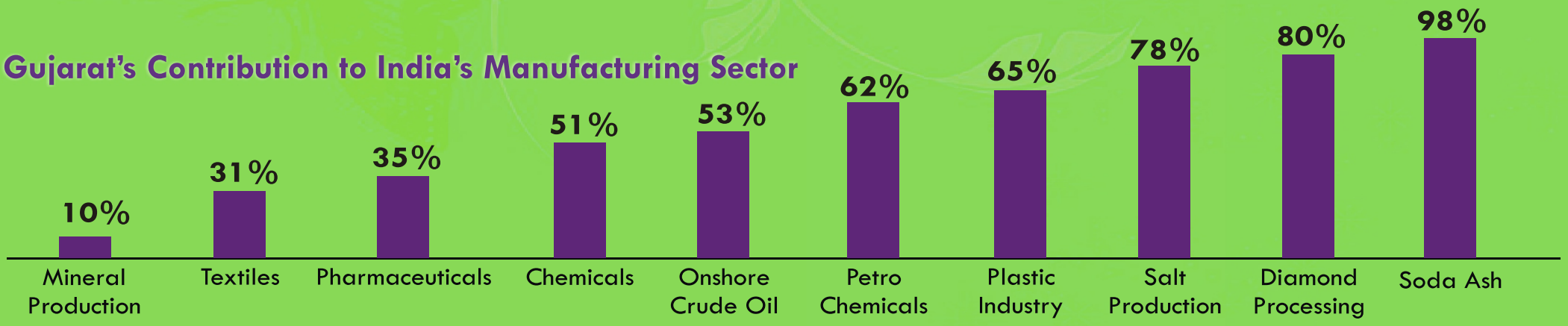


30% Gujarat's share in India's Stock Market Capitalization



9.5% Gujarat's share in India's Workforce

Gujarat's Contribution to India's Manufacturing Sector



Robust Infrastructure of Gujarat



Excellent road and rail connectivity - Bus rapid transit, METRO and other development projects in various urban centres



The state with one of largest wireless telecom markets in India (6.02% of total active subscriber base) and excellent broadband connectivity



The Power surplus state with an uninterrupted power supply in every town and village



The only Indian state have a state-wideintegrated gas grid of 2,500 km 2 LNG terminals



A State with highest number of ports having 41minor and1 major port with connectivity across all the global ports



Excellent Air connectivity
16 domestic Airport and
1 International Airport

Social Infrastructure

Ahmedabad voted 3rd Fastest growing city of the world by Forbes

- Gujarat is home to some of the best educational institutes in India - Indian Institute of Management, Ahmedabad National Institute of Design, Indian Institute of Technology
- Gujarat is the first stat in the country to successfully implement the Bus Rapid Transit System (BRTS) in Ahmedabad
- Projects like Sabarmati River Front Development are unique to Gujarat with the aim of Creating quality space for cultural and recreational activities
- Surat, Vadodara and Rajkot are ranked amongst the fastest growing cities of India

FASTEST-GROWING CITIES OF THE WORLD

01. Chengdu, China
02. Chongquing, China
03. **AHMEDABAD, INDIA**
04. Santiago, Chile
05. Raleigh Durham North Carolina
06. Tel Aviv, Isreal
07. Kaula Lumpur, Malaysla
08. Suzhou, China
09. Hanoi, Vietnam
10. **CHENNAI, INDIA**







“Grab an Investment Opportunity which is Capable enough for doubling your Money in just Couples of Years”









Let's Start to think on Basic Ideas for Investment !!

No.	Investment Option	Risk	Liquidity	Return
1.	Equity Market	High	High	Medium to High
2.	Bond/Bank Fix deposit	Low	High	Very Low
3.	Gold	Low to Medium	High	Low to Medium
4.	**Real Estate**	**Very Low**	**Low to Medium**	**High**

Land does not increase on the earth but its demand always increase due to population growth, so Real estate is the very best option across History as well as in future too.





No.	Investment Option	Risk	Liquidity	Return
1.	Constructed Property	High	High	Medium
2.	**N.A. Land**	**Low**	**Medium to High**	**High**
3.	Agriculture Land	Low	Low	Low





Let us find out the best Investment destination for N.A. Land Investment



Where is the Best Real Estate Investment Destination Today !!

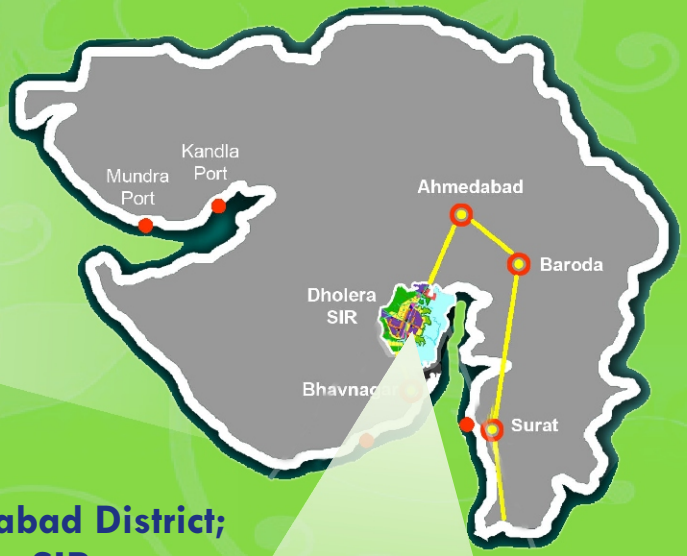
In the World, India



In the India, Gujarat



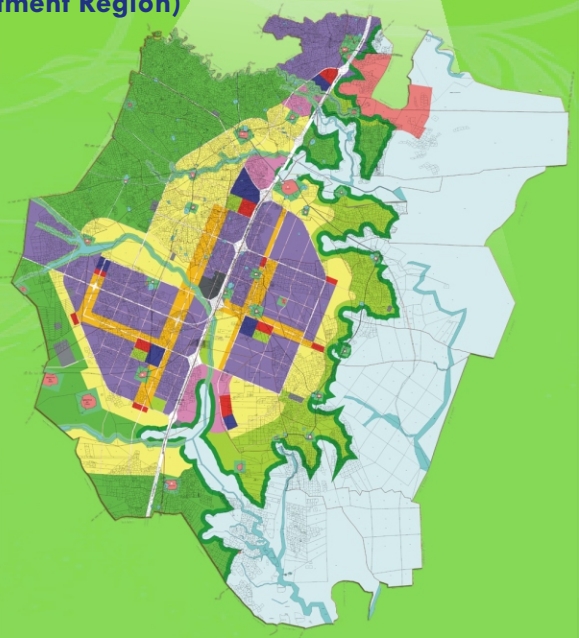
In the Gujarat, Ahmedabad



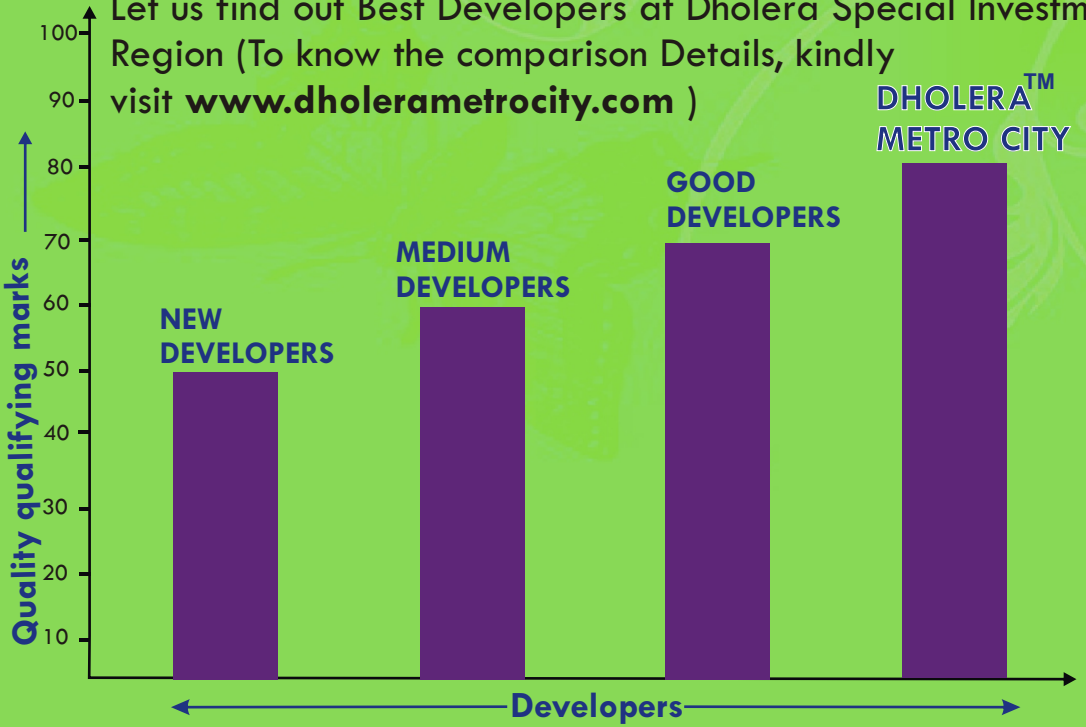
In the Ahmedabad District;

Dholera SIR

(Special Investment Region)



Let us find out Best Developers at Dholera Special Investment Region (To know the comparison Details, kindly visit **www.dholerametrocity.com**)





“Dholera will be better developed then Delhi”

Stressing the need for developing urban and rural areas simultaneously, India's **Prime Minister Narendra Modi** said that port city of Dholera will be developed better than delhi and six times bigger than delhi and six times bigger than China's Financial Capital Shanghai. He said that at the end of a panel discussion on 'rurbanisation', organized as a part of a series of programmes heralding the Vibrant Gujarat Global Investors Summit.









D	H	O	L	E	R	A
DEVELOPMENT	HIGH IN CLASS	OPPORTUNITY	LIVE-WORK-PLAY	EFFICIENT INFRA.	REVOLUTIONARY	A NEW ERA

Futuristic Vision for Development

Futuristic Vision for Development
Blueprint for Infrastructure in Gujarat
BIG 2020

Gujarat has envisioned a future and documented a vision BIG 2020. The new vision comprises investments of approximately USD 225 billion in various sectors like :

- Dholera SIR
- Other SIRs, Industrial Nodes, Logistics Parks & SEZs within the Delhi Mumbai Industrial Corridor Industrial Parks
- Roads, Ports, Railway, Airport
- Urban Infrastructure, Water Supply
- Tourism



Landmark Development

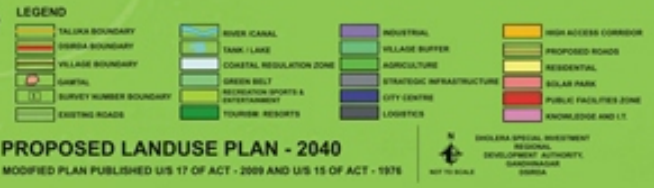
Dholera Special Investment Region (DSIR)

Dholera SIR is Developed with a vision to create world class centre of industrial excellence and economic activity. This is one of the first SIR in the state after the SIR Act was passed in Gujarat

Dholera SIR: Ideally located, Widely Connected

- Total Area 903 Sq. kms: a green field location
- Developable area : 547 sq. kms.
- Economic activity area : 377 sq. kms
- High Access Corridor : City Center, Industrial, Logistic, knowledge and IT, recreation & Sports, Entertainment
- World-class infrastructure & connectivity
- Central spine express way and Metro Rail to link the SIR with Mega Cities
- Airport and Sea port in the Vicinity
- Proximity to mega cities : Ahmedabad, Bhavnagar, Rajkot & Vadodara





Opportunities in Dholera SIR

- To build the Industrial Parks, Townships, Knowledge Cities
- To Develop basis Infrastructure : Road, Rail, Hospital, Water, Sanitation, Tourism & Hospitality
- Set up a Metro Rail system and an International Airport
- Potential for development as a multi-model transportation hub due to proximity to most of the north Indian States

A new Gujarat within Gujarat

Bigger than the Biggest Development in The World



"Gujarat has had a strong industrial base. In recent years, it has mode an impressive progress from industrial clusters and estates to Special Economic Zones. Now, it graduates to Special Investment Region. You can foresee. It will be a New Gujarat within Gujarat"

Shri Narendra Modi
hon'ble Prime Minister of india

Dholera International Airport (Cargo cum Passanger)

- New International Airport on the Northern tip, 1 kms away of SIR
- 9200hectors Government land reserved by the state Govt of Gujarat
- DPR under preparation by Airport Authority of India
- Site suitability established by Airport Authority of India
- Well connected with proposed six lane express way & Metro Rail upto Ahmedabad and Gandhinagar
- SPV has been formed by GoG
- Cargo as well as Passenger Airport facility will be available



Road Connectivity



Rail Connectivity



Sea Connectivity



Air Connectivity

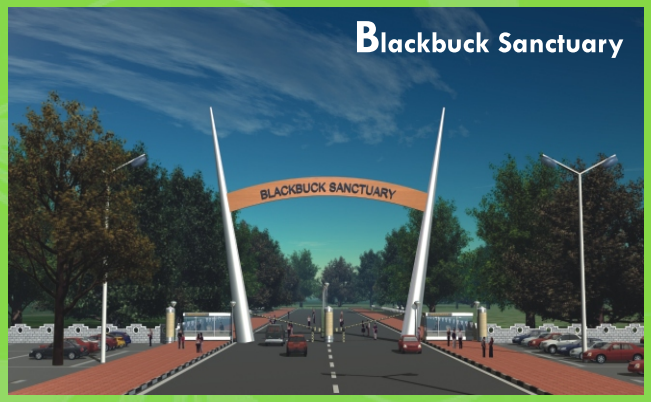


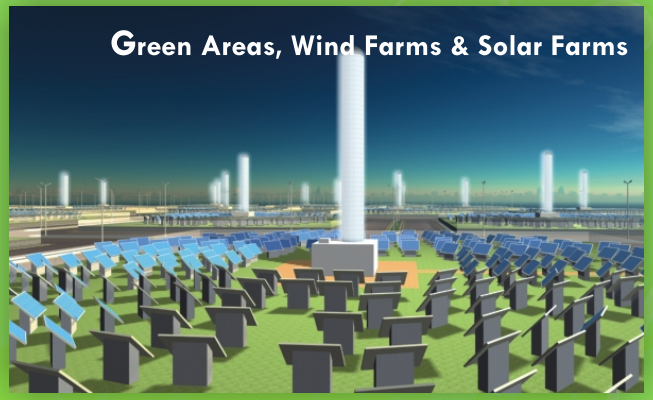
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DEVELOPMENT	HIGH IN CLASS	OPPORTUNITY	LIVE-WORK-PLAY	EFFICIENT INFRA.	REVOLUTIONARY	A NEW ERA

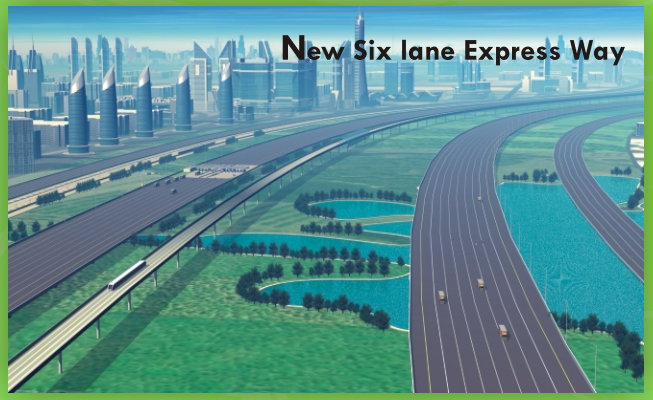
Mega Projects of Dholera Special Investment Region







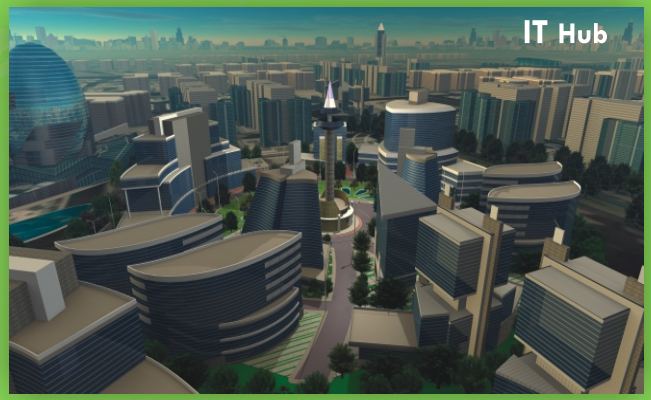












AN OVERVIEW OF THE DEVELOPMENT PROCESS AND PROJECTS IN D-SIR

TOWN PLANNING SCHEMES : As a part of micro level planning the entire DSIR urban development area is divided into six Town Planning Schemes, of which Town Planning Scheme 1 (TP1-51 sq.km) and Town Planning Scheme 2 (TP2-102 sq km) covering total area of about 150 sq km, are prioritised.

PROSPECTIVE PROJECTS : Various Projectto be taken up in Dholera SIR in the first phase are listed below. (Value amounting to approx. INR 28000 Crores.)

Roads & Bridges



Envisaged 521 kms of roads comprising main carriageway, service roads, foot path, cycle track, plantation strip, street lighting and Bridges of area aprox 60000 sqm in TP1, TP2E & TP2W.

Raw Water & Portable Water



The raw water conveyance arrangements from Periejtogether with intake structure, pumping stations, raw transmission line, water treatment plant, potable water transmission main, MBRs & distribution network.

Power Transmission and Distribution



Effective power infrastructure will contribute to the economic prosperity of DSIR.
This will be achieved through the development of sustainable state of the art infrastructure for power generation, transmission and distribution

- Source power for TP1 & Tp2 (Phase 1 of the DSIR development) locally from Gujarat Grid
- Plan for thermal and/or gas power plant for Phase 2 expected to create a separate Special Purpose Vehicle (SPV) for generation
- 400 kV transmission lines are expected to run around the periphery of DSIR
- Power infrastructure will be built around energy saving smart technologies Smart metering for consumers (electricity and gas).
- Form SPV with a local distribution company.

Information and Communication Technology (ICT)



Information and communication technology (ICT) covers the development of comprehensive voice, data, video and IT infrastructure, aided with present day applications for education, local governance, medical support, transportation, data mining, efficient buildings, building/home security, etc.

The objective of the ICT project is to build a smart, attractive modern city of Dholera that will provide attraction to the economic development of the region. ICT infrastructure is envisaged to boost sustainable economic development and a high quality of life for the residents, with efficient management of the city's infrastructure. The smart city concept supported by ICT will bring high efficiency and active citizen participation.

Solid Waste Management : Estimated municipal waste amounting to 500 tpd to convey and segregate by an automatic segregation plant. Waste-to-Energy treatment would be considered and the ash generated would be disposed only in the landfill.

Industrial Effluent collection system



Formation of industrial effluent collection system network, effluent treatment plants in TP1 & TP2E and effluent out fall.

Storm Water collection system



Formation of collection system of storm water run off within TP areas through RCC pipeline network & disposal.

Administrative and Business Centre of Dholera (ABCD)



ABCD is proposed as abutting the expressway within TP2W, to serve as administrative functions of the city. DSIRDA building envisaged with a LEED GOLD rated building.

River Training / Bunding



DSIR is located in the flood plain of three rivers, from Sukhbhadar River in the north to the Lilka and Utavli at the south. River training and bunding necessitated along the river course for 200 km in length for flood protection.

Waste Water Treatment & Recycle



Wastewater from AMC Vasnato TP1 tertiary treatment plant and to store in MBRs for industrial & agriculture purposes..

Domestic Sewage Collection System



Formation of domestic sewage collection system network, sewage treatment plant, distribution network for conveyance of treated water for industrial & agriculture use.

Linked Projects



Central Spine Road (Sh6)

The Gujarat State Road Development Corporation Limited (GSRDC) is developing an access controlled expressway between Ahmedabad & DSIR to serve as a central spine road for DSIR.



MRTS (Metro Train)

Mass Rapid Transit System (MRTS) between Ahmedabad and DSIR is part of the plan to develop self-sustainable rail based transportation system in order to provide connectivity both within DSIR and between DSIR and Ahmedabad.



Airport

Greenfield international airport is proposed on northern side of DSIR located at approx. 1 Km from DSIR boundary.



Industrial Park

LOCATION ADVANTAGE



Education Centre
5 min



Public Facility Zone
5 min



Lithium-ion Steel Plant
5 min



Industrial Zone
5 min



Lithium-ion Battery Plant
5 min



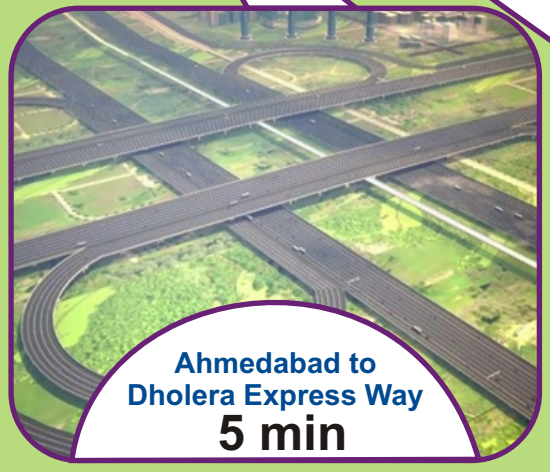
IT & Knowledge
5 min



ABCD Building
5 min



Green Field International Airport
15 min



Ahmedabad to Dholera Express Way
5 min

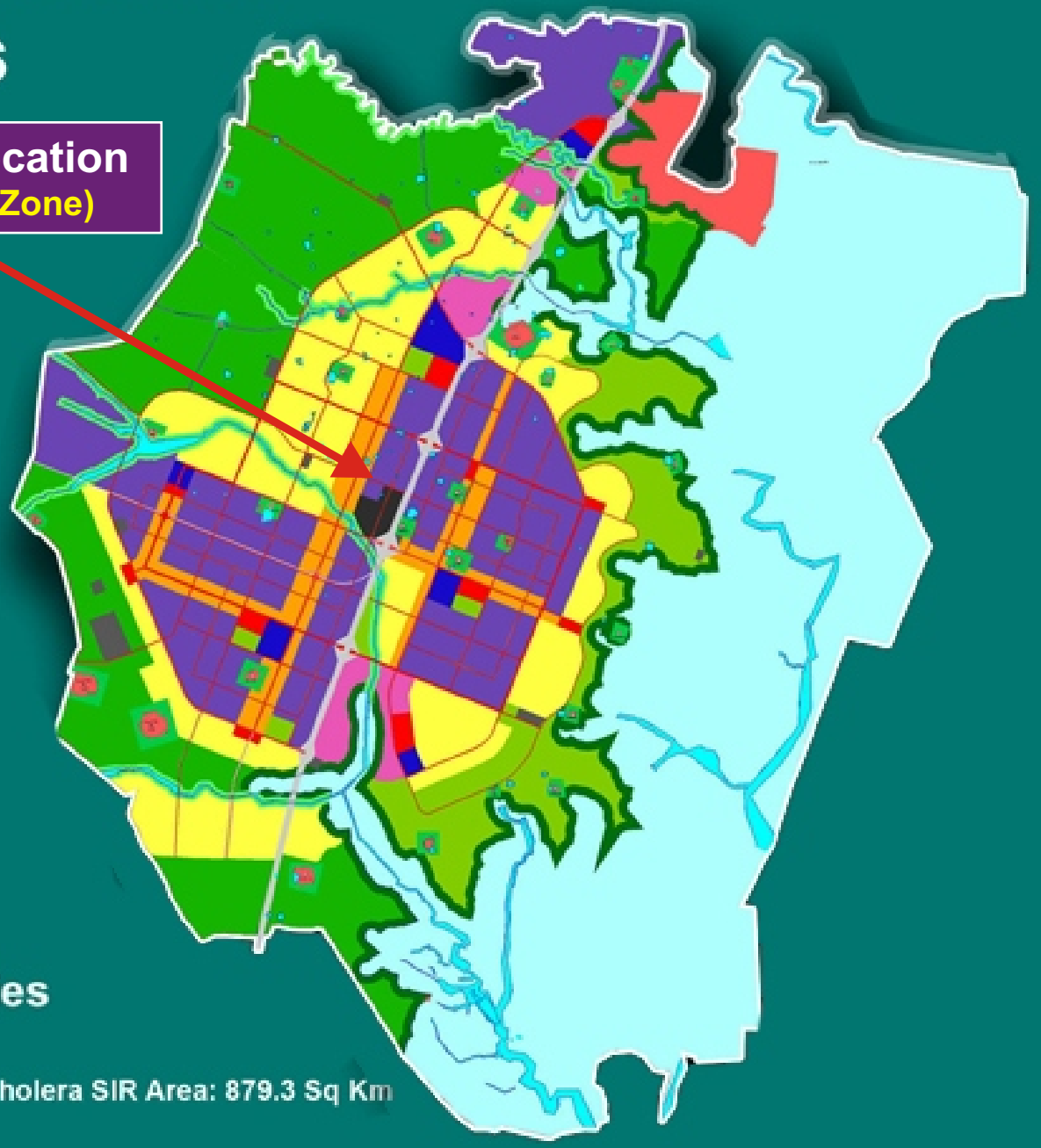


Metro Rail Station
5 min

India's First Planned SMART CITY

DHOLERA SIR KEY INDICATORS

- Residential
- High Access Corridor
- City Centre
- Industrial
- Logistics
- Knowledge and IT
- Recreation and sports
- Entertainment
- Roads
- Strategic Infrastructures
- Tourism - Resorts (CRZ III)
- Greenspace
- Village Buffer
- Existing Village Settlements
- Agriculture
- Public Facility Zone
- Rivers, Canals and other Waterbodies
- Solar Energy Park
- Land under CRZI



MEGA PROJECTS & THAIR LOCATION

Multimodal Transport Hub
Hub for MRTS, LTR, BRT, Regional bus rail, para transport, cycle and pedestrian Integration

Bhimnath Dholera Freight Line connecting Dholera to DFC
Dedicated freight line connecting Dholera to DFC

MRTS within the ROW
Total 7 stops- Ahmedabad to Dholera; Travel time 60 minutes

Logistic Park

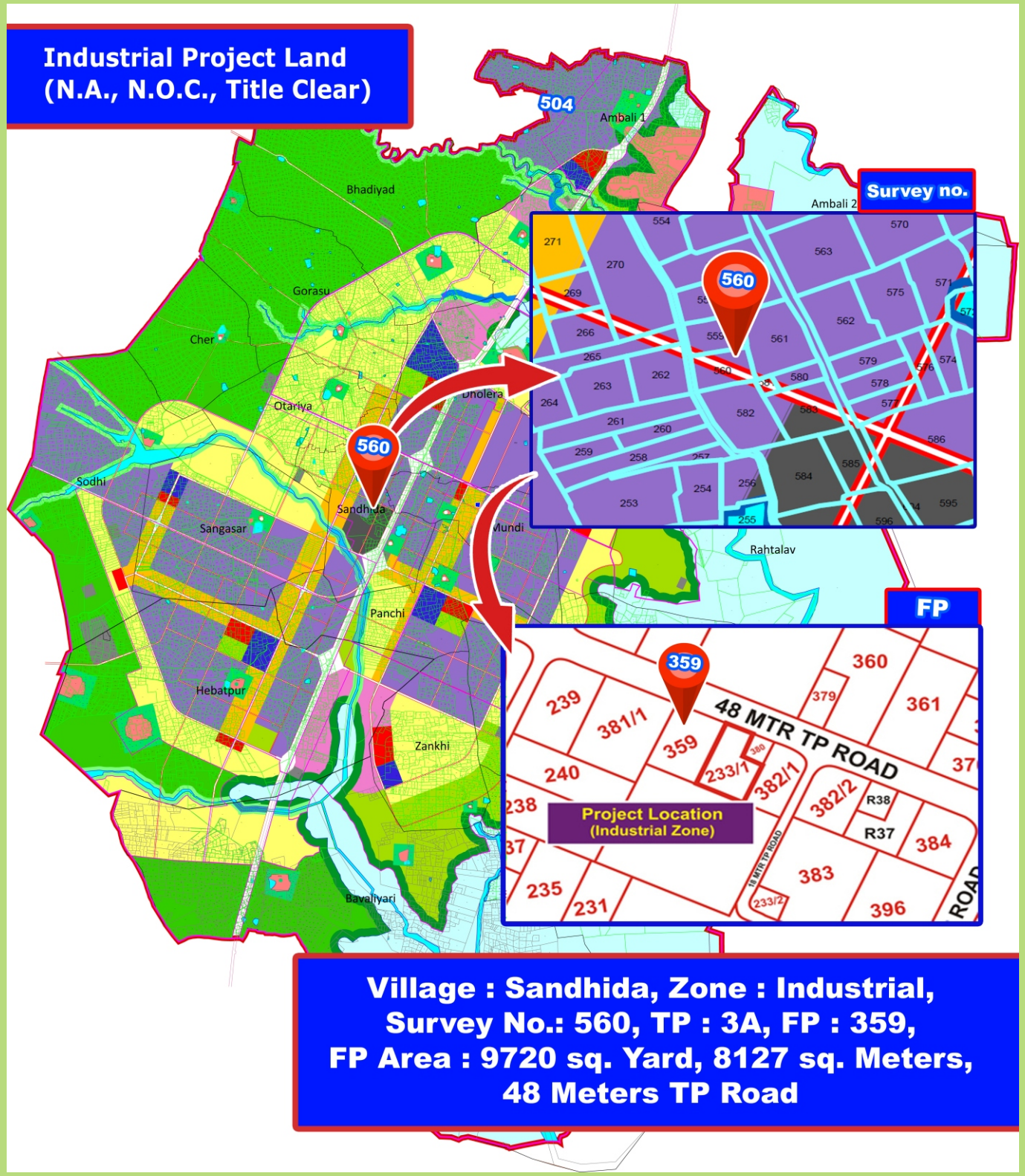


Dholera International Airport
1428ha 2 runways (2900m & 4000m)

Ahmedabad –Dholera 6 Lane Expressway
Access control
Travel time 75 minutes

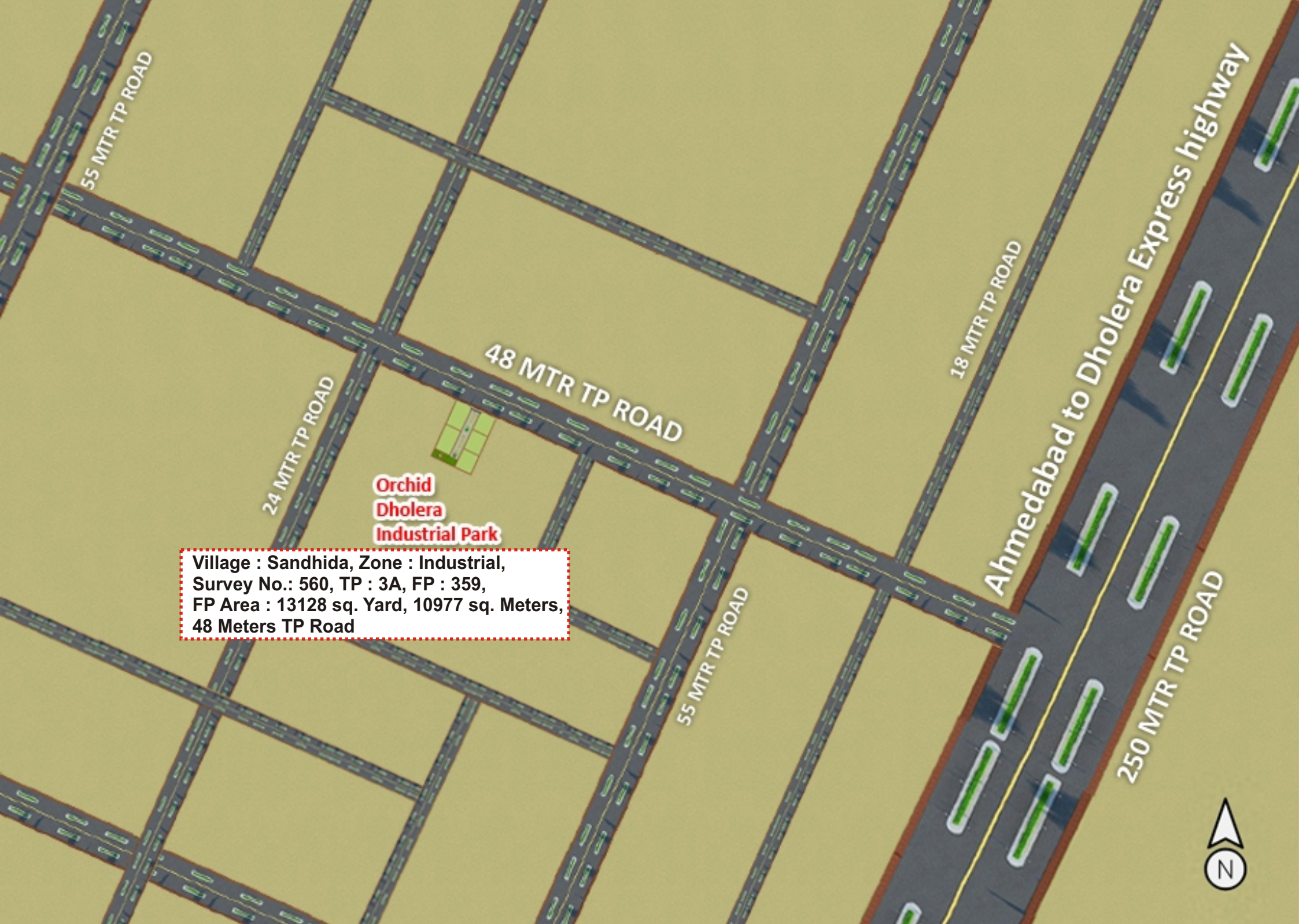
Activation Area (22.54 sq km)
Services at plot level Green parks within 400/800 m

Solar Park Development (in CRZ- IB) 500 Mw
| 1000 ha land


Industrial Project Land
(N.A., N.O.C., Title Clear)
504
Ambali 1
Ambali 2
Bhadiyad
Gorasu
Cher
Otariya
Dholera
Sodhi
Sandhida
Sangasar
Mundi
Rahtalav
Panchi
Hebatpur
Zankhi
Bavaliyari
Survey no.
560
271
270
269
266
265
263
264
262
261
260
259
258
257
554
563
570
562
561
575
571
579
574
578
580
582
586
585
584
595
596
255
254
253
256
FP
359
48 MTR TP ROAD
360
379
361
239
381/1
359
233/1
382/1
382/2
R38
R37
384
240
238
Project Location
(Industrial Zone)
235
231
383
396
233/2
18 MTR TP ROAD
Village : Sandhida, Zone : Industrial,
Survey No.: 560, TP : 3A, FP : 359,
FP Area : 9720 sq. Yard, 8127 sq. Meters,
48 Meters TP Road


Residential Zone
Industrial Zone
Activation Area
High Access Corridor
Village : Sandhida, Zone : Industrial,
Survey No.: 560, TP : 3A, FP : 359,
FP Area : 9720 sq. Yard, 8127 sq. Meters,
48 Meters TP Road
Project Location
(Industrial Zone
Logistic Zone
Ahmedabad to Dholera Express highway
SANDHIDA
MANDAL
24.0 MT ROAD
18.0 MT ROAD


Project Location
(Industrial Zone)
359
48 MTR TP ROAD
55 MTR TP ROAD
250 MTR TP ROAD
18 MTR TP ROAD
24 MTR TR OAD
30 MTR TP ROAD
R23
R24
R35
R40
R39
R56
R57
R54
R59
R60
R37
R38
R32
R31
R30
R33
R34
247/2
246/2
247/1
241
353
355
356
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358
362
369
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64
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376
380
233/1
382/1
382/2
384
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388/1
387/1
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381/1
240
236
234
235
231
232
402
196
227/2
228
229/1
222/2
227/1
226
225
224
223
222/1
219
218
220
208
191
188
194
405/5
193
229/2
221
207
192
206
390
198
215


55 MTR TP ROAD
48 MTR TP ROAD
24 MTR TP ROAD
18 MTR TP ROAD
Ahmedabad to Dholera Express highway
55 MTR TP ROAD
250 MTR TP ROAD
Orchid
Dholera
Industrial Park
Village : Sandhida, Zone : Industrial,
Survey No.: 560, TP : 3A, FP : 359,
FP Area : 13128 sq. Yard, 10977 sq. Meters,
48 Meters TP Road
N



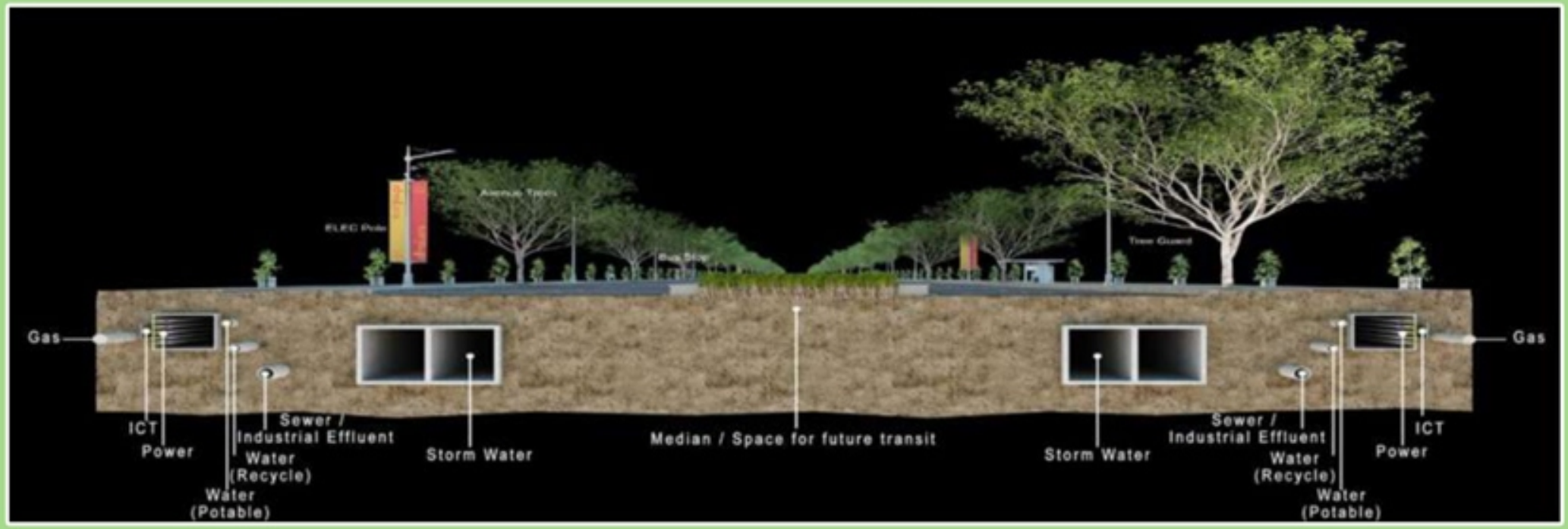
Orchid Dholera Industrial Park

Village : Sandhida, Zone : Industrial,
Survey No.: 560, TP : 3A, FP : 359,
FP Area : 13128 sq. Yard, 10977 sq. Meters,
48 Meters TP Road

Orchid Dholera Industrial Park - Plot Area

Plot No.	Carpate Area sq. yard	Super Area sq. yard	Total Area sq. yard	Carpate Area sq. Feet	Super Area sq. Feet	Total Area sq. feet	% Ownership
1	1563.12	655.21	2218.33	12863.74	5392.02	19964.97	23.27%
2	1563.00	655.16	2218.16	12862.76	5391.61	19963.45	23.27%
3	1196.60	501.57	1698.17	9847.41	4127.69	15283.53	17.82%
4	1197.18	501.82	1699.00	9852.23	4129.71	15291.01	17.82%
5	1196.80	501.66	1698.46	9849.08	4128.39	15286.12	17.82%
Total	6716.71 (Sq. yard)	2815.41 (Sq. Yard)	9532.12 (Sq. yard)	55275.23 (Sq. Feet)	23169.42 (Sq. Feet)	85789.08 (Sq. Feet)	100 %

TRUNK INFRASTRUCTURE



Road Cycle Tracks Footpaths Trees & plants	Water Management Smart meters SCADA	24x7 Power Smart meters SCADA	ICT enabled infrastructure City WiFi Integrated city Management
100% domestic waste collection 100% industrial effluent collection	100% recycle and reuse of waste water	100% rainwater collection Open storm canal with recreational spaces	100% waste collection Maximum recycling and reuse Bio-methaneation, Incinerator Waste to energy

- Road design based on IRC
- Dig-Free Development
- LED street lights
- Roads W – 18 tp 70
- m->4 & 6 lane roads

Central Spine 250 mtr wide	Metro Rail Transit System	Light Rail Transit System
Dedicated Cycle track	Shaded (Green) Pedestrian Pathways	Traffic Management
Emergency Management	Safe City – Security & Surveillance	Real Time information

INDUSTRIAL ZONE PERMITTED USES



Defence & Aero Industry



Heavy Engineering



Auto & Auto Ancillaries



Solar Industry



Pharma & Bio Tech



Electronics



IT & ITES



Agro & Food Processing

10.6. Industrial Zone

10.6.1. Intent

The intent in establishing an Industrial zone is:

1. To create a conducive environment for development industries with priority for the following sectors:
    - Automobile and auto ancillary
    - Hi-tech and electronics
    - General manufacturing
    - Heavy engineering
    - Metals and metallurgical products
    - Agro/food processing
    - Pharma and Biotech
2. To provide for retail and convenience uses supporting industrial establishments
3. To minimize the nuisance caused by industrial activities to adjacent non-industrial uses

10.6.2. Use Premises Permitted

A. Industrial establishments in the orange and green categories as listed by the Ministry of Environment and Forests, Government of India will be permitted. Special approval will be required for industries belonging to the red category, or for industries which are not listed in any of the categories, by the competent committee within the DSIRDA.

B. The following use premises will be permitted
    - Light and service industry / workshop
    - Petrol/CNG/LPG station with service station
    - Truck terminal with supporting amenities
    - Warehouse / Godown and storage facility
    - Fire Station
    - Restaurants/Foodcourt/ Canteen
    - Industrial convenience centre
    - Retail establishments supporting industrial zone
    - Solid waste segregation facility
    - Bank

10.6.3. Special Regulations for Industrial Development

In case of industrial plots adjacent to non-industrial uses, buffer as indicated in Table 10.5 shall be maintained on all common edges of the plot adjacent to the non-industrial zone. This buffer shall be planted with trees of minimum 6” calliper at the rate of 1 tree per 6sqm of area within the buffer. This buffer shall supersede the minimum set-back requirements for all edges of the plot adjacent to non-industrial uses.

Table 10-5: Buffer Requirements for Industrial Plots

INDUSTRIAL CATEGORY*	MINIMUM BUFFER
Green Industry	10m
Orange Industry	15m
Red Industry	20m

* Note: Refer to Appendix A for list of industries in Green, Orange and Red Categories.

10.6.4. Development Control

Table 10.6 provides development control regulations for development density (FAR), minimum requirements for open space, setbacks and permitted uses. These regulations are applicable for plots measuring 3ha or smaller. For plots larger than 3ha, additional requirements as per the Subdivision Guidelines (Chapter 11) shall apply. Minimum road width shall be 18m.

10.6.5. General Development Requirements

In addition to the above given development control regulations, all developments shall adhere to the common development requirements (Chapter 9) which cover the following elements:

- Sustainability
- Parking (refer table 9.3)
- Minimum Plot sizes (refer table 9.1)
- Plantation and maintenance of trees
- Drainage and flood prevention
- Seismic design
- Compound walls and gates
- General building requirements

Table 10-6: Development Control Regulations for Industrial Areas

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
INDUSTRIAL								
1	Below 30m		1.2	50%	25m	8m-8m-6m-6m	All industrial establishments Industrial sheds, utility buildings, industrial plants; Light industry; Service workshop; Café/Restaurant/ Canteen; Bank; Warehouse/Godown/Storage Facility; Dormitories	DSIRDA can grant special permission in height, FAR, Ground Coverage for Special Buildings (Star Hotels, Hospitals etc.) which have special privileges (under various Government Policies issued time to time) (in reference to Township, Special Regulations for Hospitals, Special Regulations for Hotels)

* Height of the building must comply to the prevalent Fire Safety Norms, with permissions from DSIRDA, Chief Fire Officer & Fire Advisor

Land Allotment Completed At Dholera SIR

TATA CHEMICALS LIMITED **126 Acres** 10 GwH Li-ion Battery Manufacturing Plant	**ReNew POWER** **100 Acres** 2 GW Solar Module Manufacturing Plant	**torrent POWER** **6 Acres** Power Distribution Network in Dholera SIR	**CHIRIPAL** **90 Acres** Aluminum Foil & Flexible Packaging
HP **3 Acres** Petrol Stations & EV Charging Station	**TATA POWER** **1,320 Acre** World's largest renewable energy park	**TEQ GREEN POWER** **700 MW solar** A subsidiary of O2 Power	**DAVAT Soft Drinks** **15 Acres** Beverage Company
AVAADA **100 Acres** 5 GW Solar Cell & Module Manufacturing Plant	**POLYCAB** *Connection Zindagi Ka* **30 Acres** Wire, Cables & Accessories	**CUBIC PV** **150 Acres** Solar Wafer Solar Cell & Module	**vedanta** transforming for good **400 + 300 Acres** LED FAB Semiconductor Facility Under the MeITY PLI

Reliance + Google (Jointly) Investment 3300 Cr Smartphone Manufacturing	**Tsingshan Industry** Investment 21400 Stainless steel and EV batteries	**Manikaran Power Ltd** Set-up India's First Power Invests Rs 1,000 Cr. To Lithium Refinery	**AAI (Airport Authority of India)** (Varaha Infrastructure pvt.ltd) Airport Development first phase	**CRRC(Chinese Rail infra. Company)** Investment 400 Cr Chinese metro rolling stock manufacturer	**Cerectra Group** (Special Education Region) MoU signed with GoG
Aero India Show Aerospace & Defence Park	**MSME Defence Expo** Manufacturing				

News About Dholera SIR



CM Invites Over 1,500 Industrialists, Investors

7th Oct 2023 | Source by https://ahmedabadmirror.com/

Chief Minister Bhupendra Patel on Friday invited over 1,500 prominent industrialists and investors during the Vibrant Gujarat Global Summit (VGGS) 2024 curtain-raising event held in New Delhi. The 10th VGGS will be held in January 2024.....



Gujarat's world-class infrastructure to lead the vision of 'Viksit Bharat'

7th Oct 2023 | Source by https://timesofindia.indiatimes.com/

The foundation of a country's progress and prosperity lies in its ability to build and maintain robust infrastructure. Well-organized and efficient infrastructure facilities foster economic and social development and propel the state and the country to new heights.....



'Fabbing' India into a superpower

29th Sept 2023 | Source by https://www.thestar.com.my/

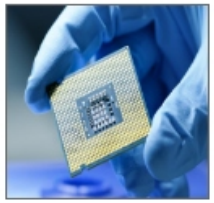
IN his office in New Delhi, Ashwini Vaishnaw, the Indian minister of electronics and information technology, keeps a 30cm disc of silicon semiconductor on the wall, gleaming like a platinum record beside a portrait of Prime Minister Narendra Modi.....



Modi wants to make India a chipmaking superpower. Can he succeed?

17th Sept 2023 | Source by https://www.japantimes.co.jp/

n his office in New Delhi, Ashwini Vaishnaw, the Indian minister of electronics and information technology, keeps a 12-inch disc of silicon semiconductor on the wall, gleaming like a platinum record beside a portrait of Prime Minister Narendra Modi. Its circuits, measured in nanometers and invisible .....



India's semicon target a giant scale of ambition

17th Sept 2023 | Source by https://www.bizzbuzz.news/

Prime Minister Narendra Modi aims to propel India into the top tier of advanced semiconductor technology manufacturing - a "giant scale of ambition" to seize on the world's desire to reduce reliance on China, says a New York Times report.....