

**A New Gujarat,  
Within Gujarat**

## **Commercial Project Land**

**Sandhida, Zone : High Access Corridor,  
Survey No-New 514 (old 147), TP-3, FP-314,  
FP-Area : 17245 sq. yard, 14419 sq. Meters,  
18 MTR TP Road**

***High Access Corridor  
Near Dholera Expressway***

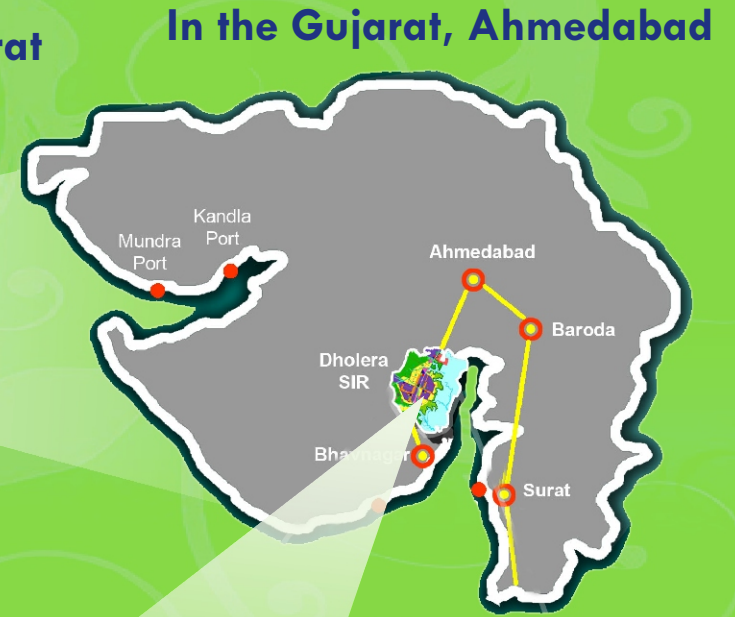




# Where is the Best Real Estate Investment Destination Today !!

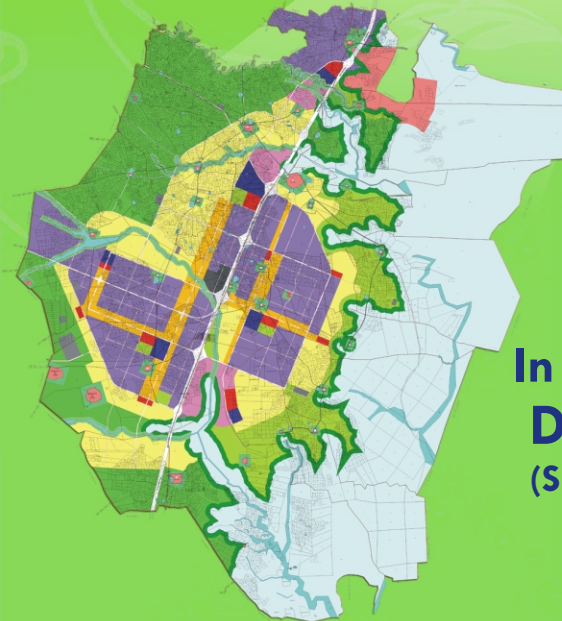


**In the India, Gujarat**



**In the Gujarat, Ahmedabad**

**In the World, India**



**In the Ahmedabad District;  
Dholera SIR  
(Special Investment Region)**





## “Dholera will be better developed than 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

DEVELOPMENT

# H

HIGH IN CLASS

# O

OPPORTUNITY

# L

LIVE-WORK-PLAY

# E

EFFICIENT INFRA.

# R

REVOLUTIONARY

# A

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

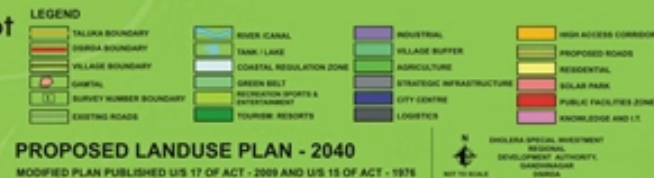
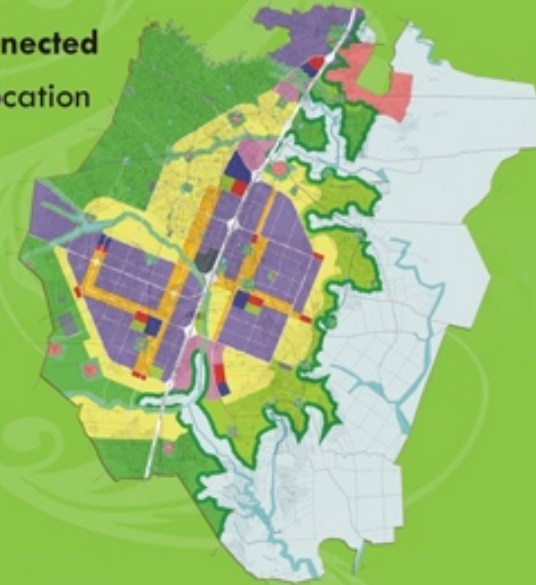
### Dholera Special Investment Region (DSIR)

**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



"Gujarat has had a strong industrial base. In recent years, it has made 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

## Bigger than the Biggest Development in The World

### Dholera International Airport (Cargo cum Passenger)

- New International Airport on the Northern tip, 1 kms away of SIR
- 9200hectars 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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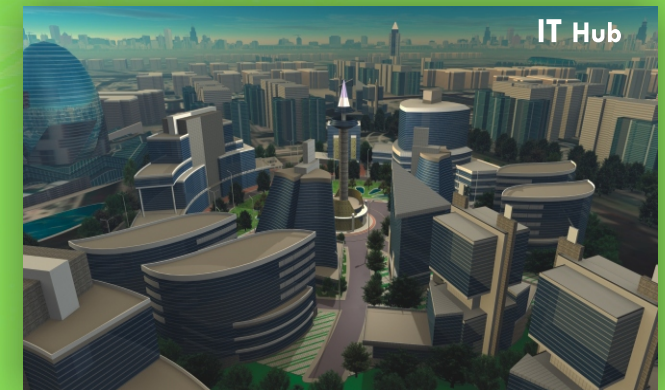
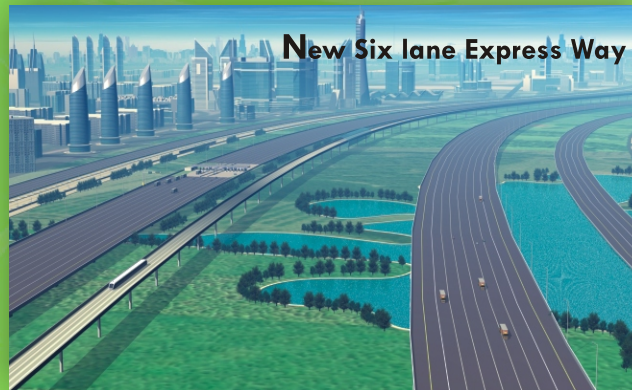
REVOLUTIONARY

# A

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 Project to 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 approx 60000 sqm in TP1, TP2E & TP2W.

## Raw Water & Portable Water



The raw water conveyance arrangements from Periyar together 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.



# 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

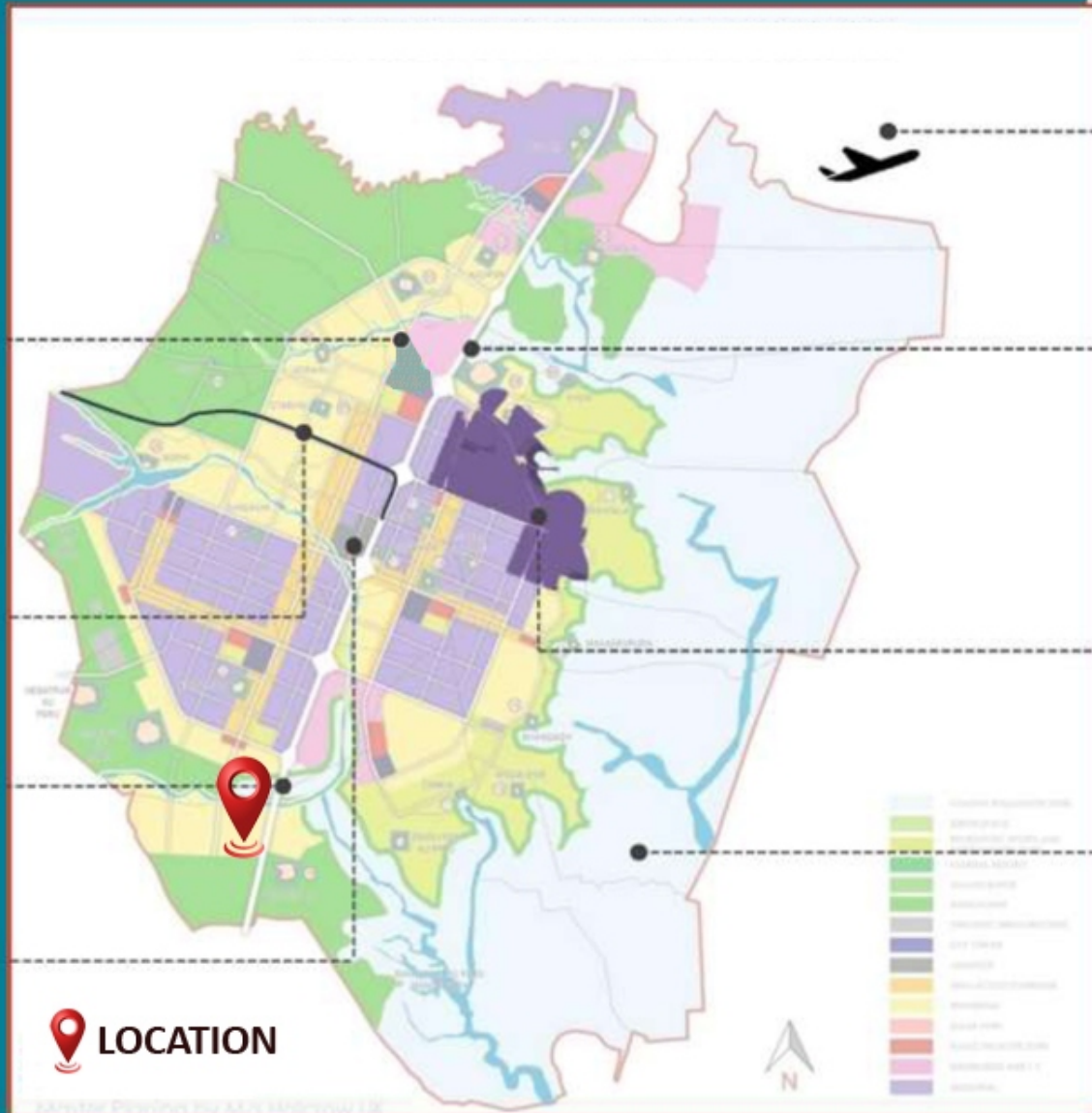
Access control  
Travel time 75 minutes

## 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







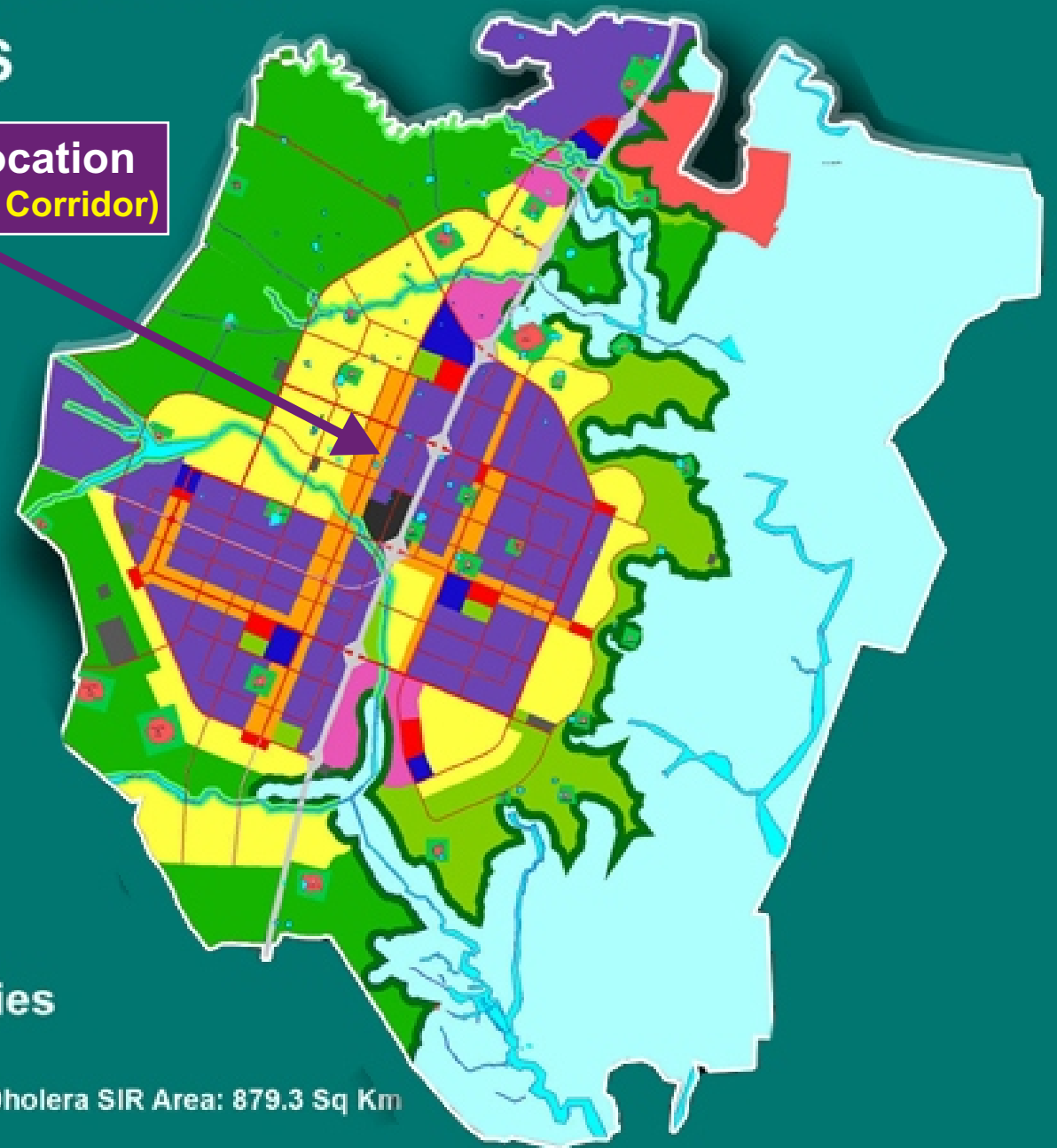


# India's First Planned SMART CITY

## 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

Project Location  
(High Access Corridor)



Dholera SIR Area: 879.3 Sq Km





Residential  
Zone

Project Location  
(High Access Corridor)

Industrial  
Zone

High  
Access  
Corridor

Logistic  
Zone

Activation  
Area

Ahmedabad to Dholera Express highway









**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**



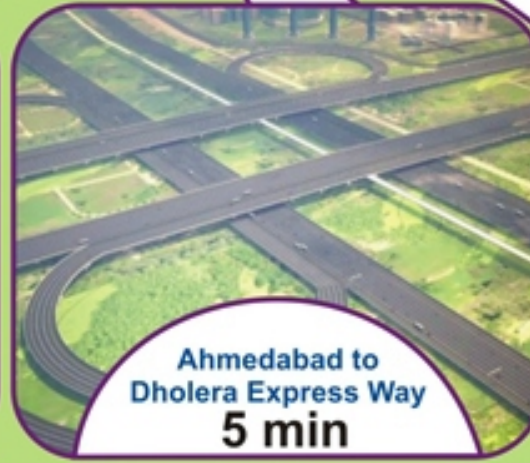
**IT &  
Knowledge  
5 min**



**ABCD  
Building  
5 min**



**Green Field  
International Airport  
15 min**



**Ahmedabad to  
Dholera Express Way  
5 min**



**Metro  
Rail Station  
5 min**

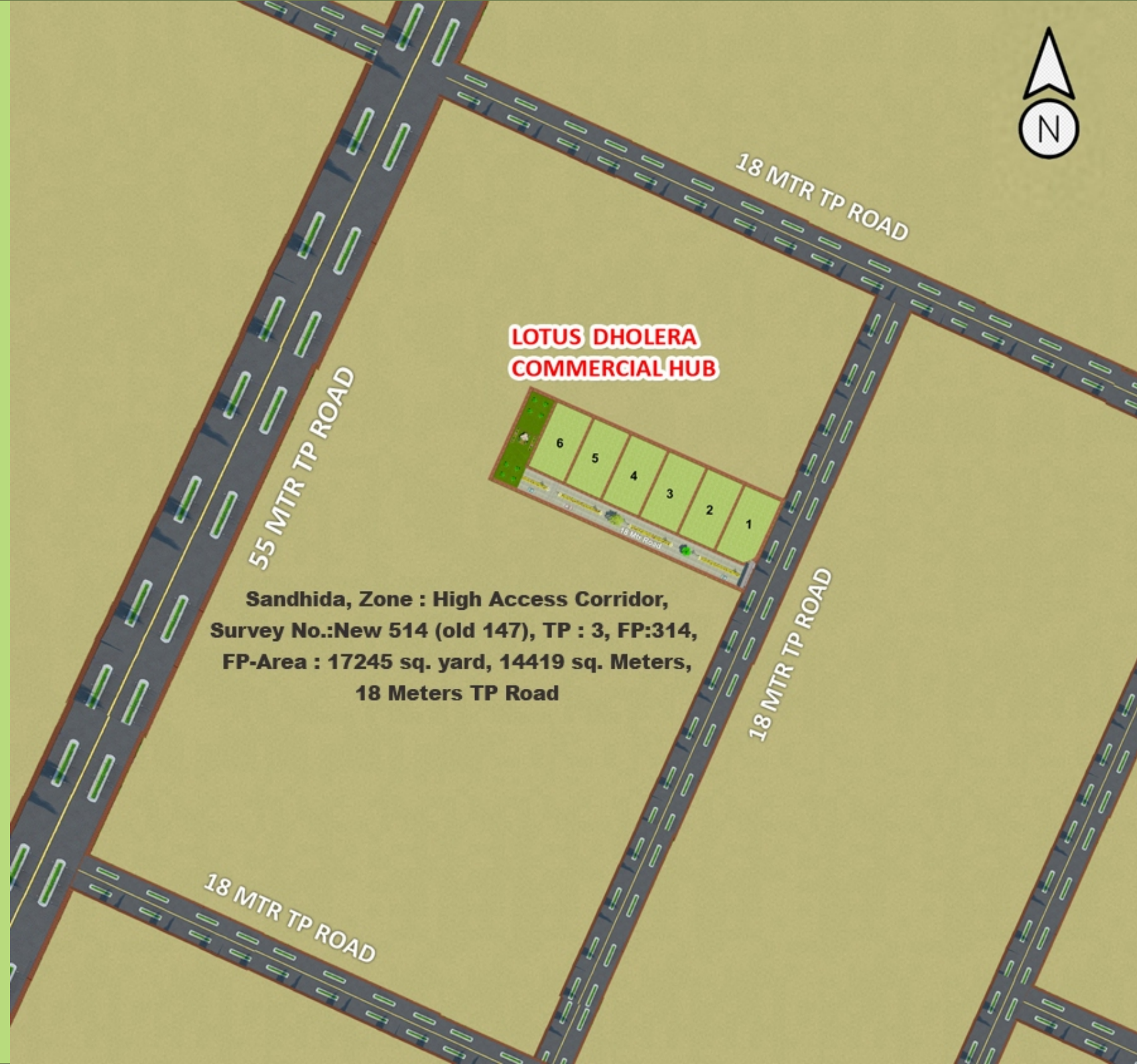




**LOTUS DHOLERA  
COMMERCIAL HUB**

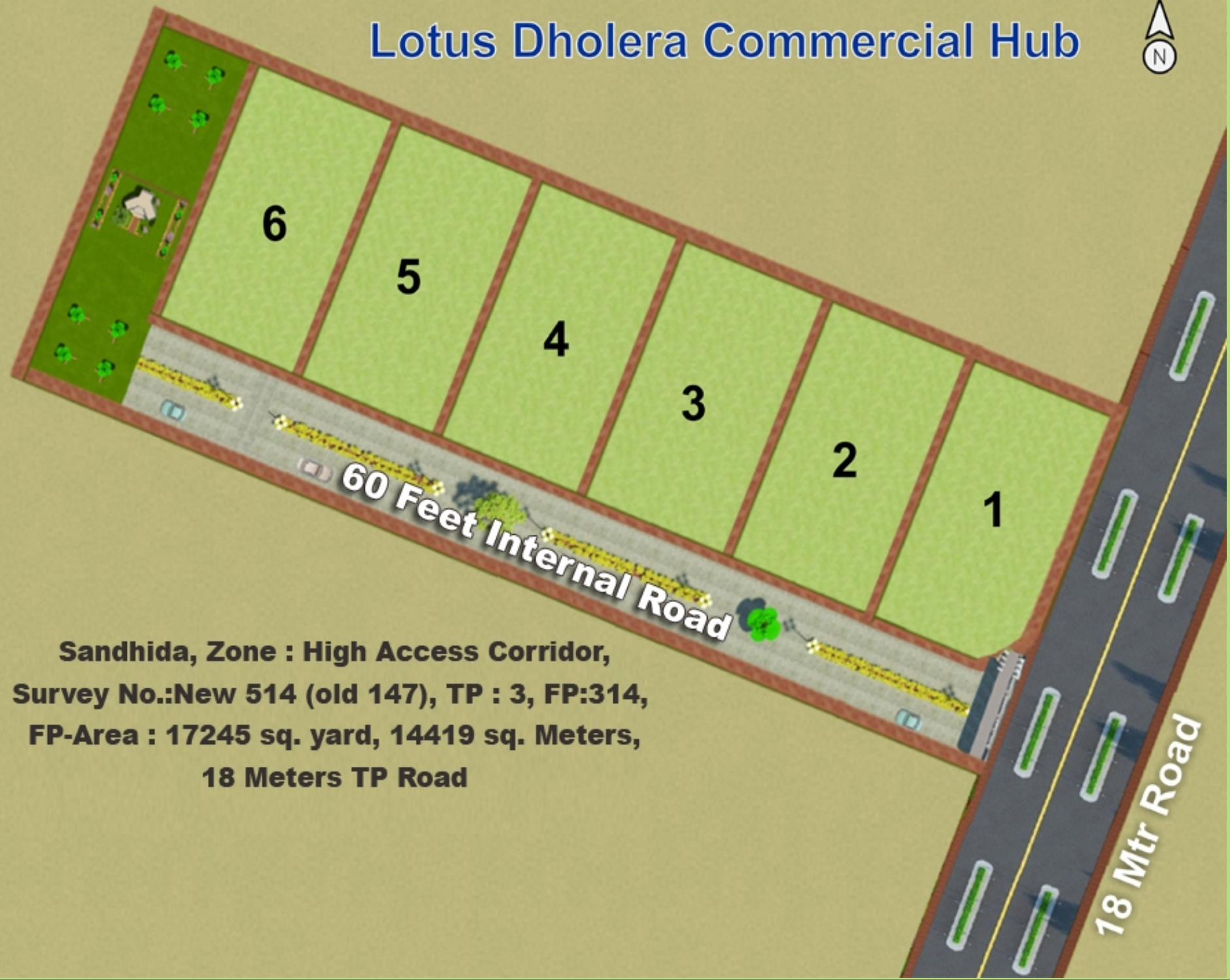
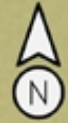


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18 Meters TP Road**





# Lotus Dholera Commercial Hub



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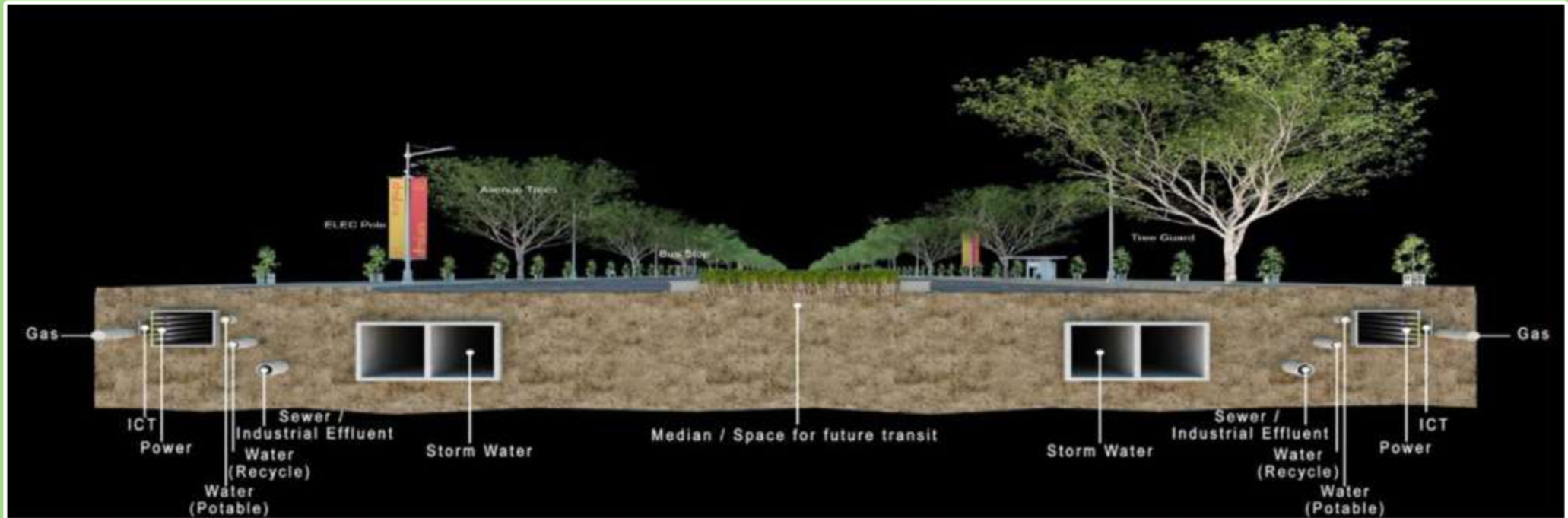


## Commercial Hub Plot Area

Plot No.	Carpet Area sq. yard	Super Area sq. yard	Total Area sq. yard	Carpet Area sq. Feet	Super Area sq. Feet	Total Area sq. feet
1	1939.60	937.51	2877.11	17456.41	8437.62	25894.03
2	1937.23	936.37	2873.60	17435.10	8427.32	25862.42
3	1937.23	936.37	2873.60	17435.10	8427.32	25862.42
4	1937.23	936.37	2873.60	17435.10	8427.32	25862.42
5	1937.23	936.37	2873.60	17435.10	8427.32	25862.42
6	1937.23	936.37	2873.60	17435.10	8427.32	25862.42
<b>Total</b>	<b>11625.77 (Sq. yard)</b>	<b>5619.36 (Sq. Feet)</b>	<b>17245.12 (Sq. yard)</b>	<b>104631.89 (Sq. Feet)</b>	<b>50574.22 (Sq. Feet)</b>	<b>155206.12 (Sq. Feet)</b>



# 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

Dedicated Cycle track

Emergency Management

Metro Rail Transit System

Shaded (Green) Pedestrian  
Pathways

Safe City – Security &  
Surveillance

Light Rail Transit System

Traffic Management

Real Time information



## 10.3. High Access Corridor Zone

### 10.3.1. Intent

The intent in establishing a High Access Corridor zone is:

- To promote high density, mixed-use, transit oriented development on existing undeveloped land along planned public transport routes and encourage use of public transit;
- To achieve higher levels of mobility in the zone and choice for residents and visitors to access employment centres, services and recreational activities;
- To achieve high residential density
- To create dense walk-able communities in proximity to public transport infrastructure, providing for a high quality public realm and community facilities.

### 10.3.2. Uses Permitted

A. The high access corridor zone is primarily intended for the following premises:

- Residential multi-storey apartment
- Worker Housing/ Dormitories
- Site and services/other housing schemes for the EWS
- Old-age home
- Night shelter/ Dharamshala

B. The following non-residential use premises will be permitted:

#### Community Facilities

- Banquet /community hall
- Library
- Garden /playground
- Recreational club house
- Places of worship
- Health-club/ swimming Pool
- Crèche/ day-care centre

#### Education

- Anganwari / kindergarten
- Primary and secondary school
- School for physically/mentally challenged
- Coaching / Training Centres
- Junior, Senior and Professional College

#### Service / Commercial

- Neighbourhood Retail Shop
- Commercial Centre
- Designated Bazaar / Hawker Zone
- Service / Repair Shop



- Light Industrial Workshop with area less than 50sqm
- Auto Service Station
- Restaurant / Informal Eatery
- Bank
- Hotel
- Cinema Hall / Multiplex
- Mall
- Multi-level Parking Garage
- Health
- Dispensary
- Nursing Home and Maternity Home (upto 25 beds)
- Hospital C (upto 100 beds) and D (upto 200 beds)
- Diagnostic / Radiology Centre / Blood Bank
- Veterinary Clinic and Hospital

### 10.3.3. Development Control Regulations

Table 10.2 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.

### 10.3.4. 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 10-2: Development Control Regulations for the High Access Corridor**

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 S 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 on a special permit on a basis:</p> <ul style="list-style-type: none"> <li>• Cemeteries/ Burial Ground</li> <li>• Broadcasting towers and line-of devices for telephonic, radio or communications</li> </ul> <p>The following uses and structure permitted as ancillary uses to the building provided their name size (if applicable) is indicated in the site plan submitted for approval.</p> <p>1. Part of a residence may be permitted as professional office for advocates, chartered accountants, architects, engineers or the like, or as a small based workshop subject to the following conditions:</p> <ul style="list-style-type: none"> <li>• it is not located in a multi-storey building</li> <li>• the number of employees do not exceed 10</li> <li>• it does not involve installation of heavy machinery, and does not generate vibration, fume or dust;</li> <li>• separate means of access and parking area for staff and visitors and marked on the site plan submitted for approval.</li> </ul> <p>2. Devices for generation of non-</p>
			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	Below 25m	1500 sqm	2	40%	16m	8m-6m-6m-6m		



## Draft General Development Control Regulations (DGDCR)

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>								
							Neighbourhood Retail Shop; Place of Worship smaller than 1000sqm; Service and Repair Shops smaller than 25sqm; garden	energy, such as solar panels, wind power 3. Servant quarters or lodging facilities for caretaker/security personnel  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

\*\* For Plot sizes of 5000 sqm and above – In case of a building with podium and tower, a ground coverage of maximum 40% will be allowed for a maximum height upto 8 m, including G or G+1 whichever is less. The upper typical floors above podium will have a maximum plan area of 10%. The maximum FAR allowed in this case will be 5.



# Land Allotment Completed At Dholera SIR

 <p><b>126 Acres</b> 10 GwH Li-ion Battery Manufacturing Plant</p>	 <p><b>100 Acres</b> 2 GW Solar Module Manufacturing Plant</p>	 <p><b>6 Acres</b> Power Distribution Network in Dholera SIR</p>	 <p><b>90 Acres</b> Aluminum Foil &amp; Flexible Packaging</p>		
 <p><b>3 Acres</b> Petrol Stations &amp; EV Charging Station</p>	 <p><b>1,320 Acre</b> World's largest renewable energy park</p>	 <p><b>700 MW solar</b> A subsidiary of O2 Power</p>	 <p><b>15 Acres</b> Beverage Company</p>		
 <p><b>100 Acres</b> 5 GW Solar Cell &amp; Module Manufacturing Plant</p>	 <p><b>30 Acres</b> Wire, Cables &amp; Accessories</p>	 <p><b>150 Acres</b> Solar Wafer Solar Cell &amp; Module</p>	 <p><b>400 + 300 Acres</b> LED FAB Semiconductor Facility Under the MeITY PLI</p>		
<p><b>Reliance + Google (Jointly)</b> Investment 3300 Cr Smartphone Manufacturing</p>	<p><b>Tsingshan Industry</b> Investment 21400 Stainless steel and EV batteries</p>	<p><b>Manikaran Power Ltd</b> Set-up India's First Power Invests Rs 1,000 Cr. To Lithium Refinery</p>	<p><b>AAI (Airport Authority of India)</b> (Varaha Infrastructure pvt.ltd) Airport Development first phase</p>	<p><b>CRRC(Chinese Rail infra. Company)</b> Investment 400 Cr Chinese metro rolling stock manufacturer</p>	<p><b>Cerectra Group</b> (Special Education Region) MoU signed with GoG</p>
<p><b>Aero India Show</b> Aerospace &amp; Defence Park</p>	<p><b>MSME Defence Expo</b> Manufacturing</p>				



# 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.....

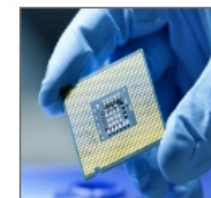


## Modi wants to make India a chipmaking superpower. Can he succeed?

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.....