

A New Gujarat,
Within Gujarat



Industrial Park (FP -256)

Industrial Zone

Near Dholera Expressway



Where is the Best Real Estate Investment Destination Today !!

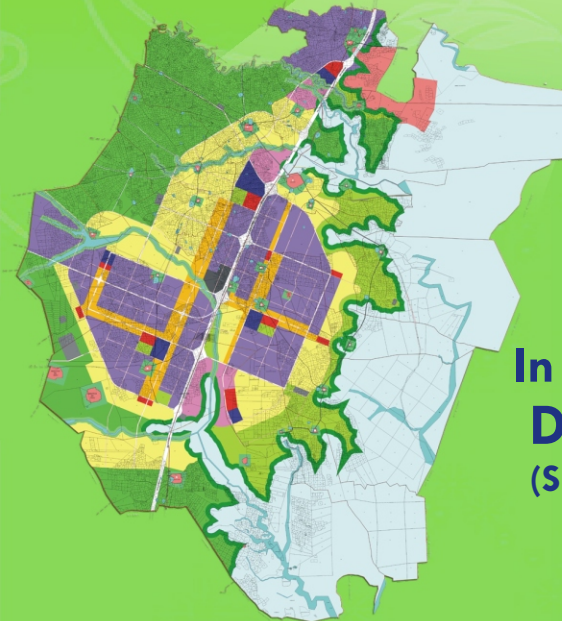


In the India, Gujarat



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

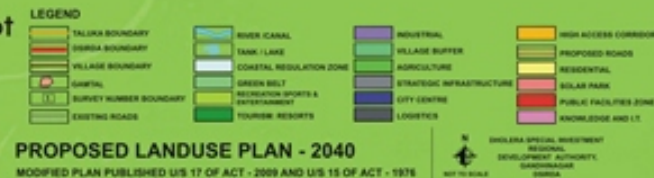
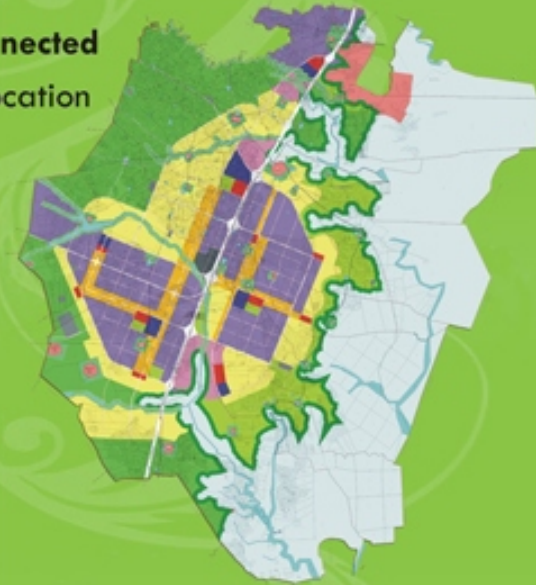
Dholera Special Investment Region (DSIR)

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



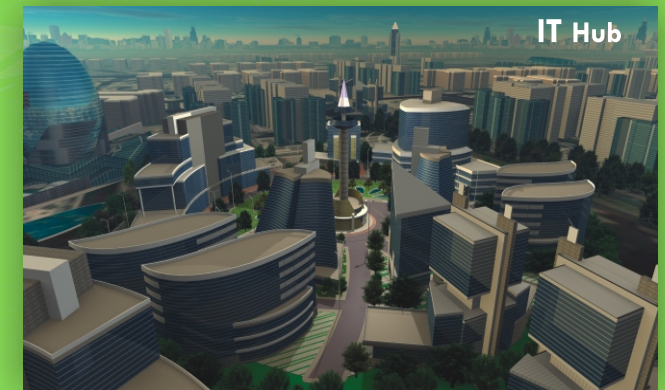
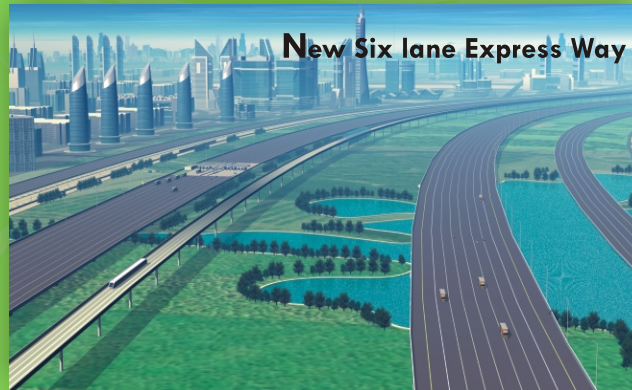
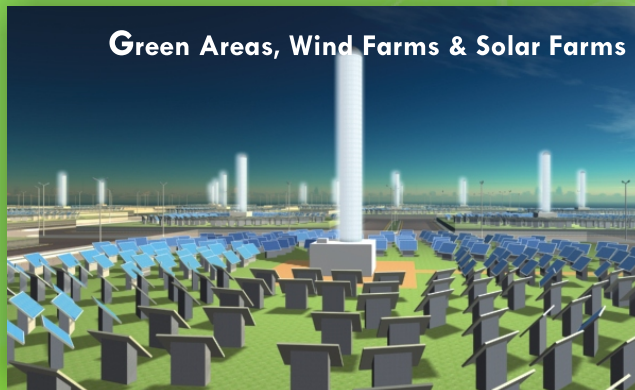
Sea Connectivity



Air Connectivity



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 Perie 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.

Smart Infrastructure (Plug and Play Model)



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



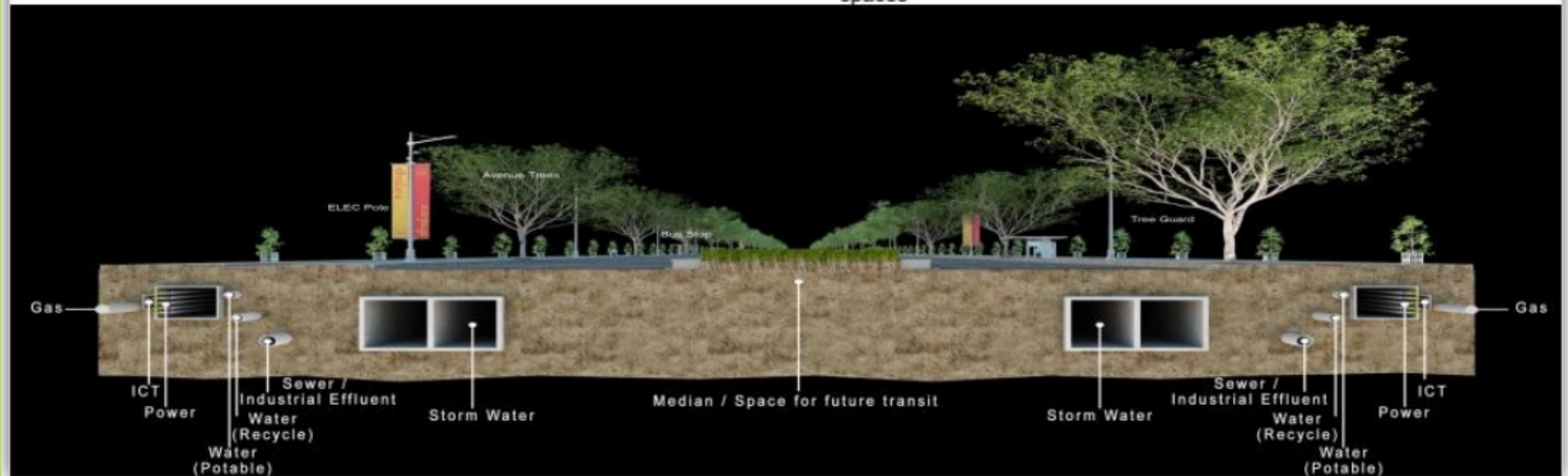
100% recycle and
reuse of waste
water



100% rainwater
collection
Open storm canal
with recreational
spaces

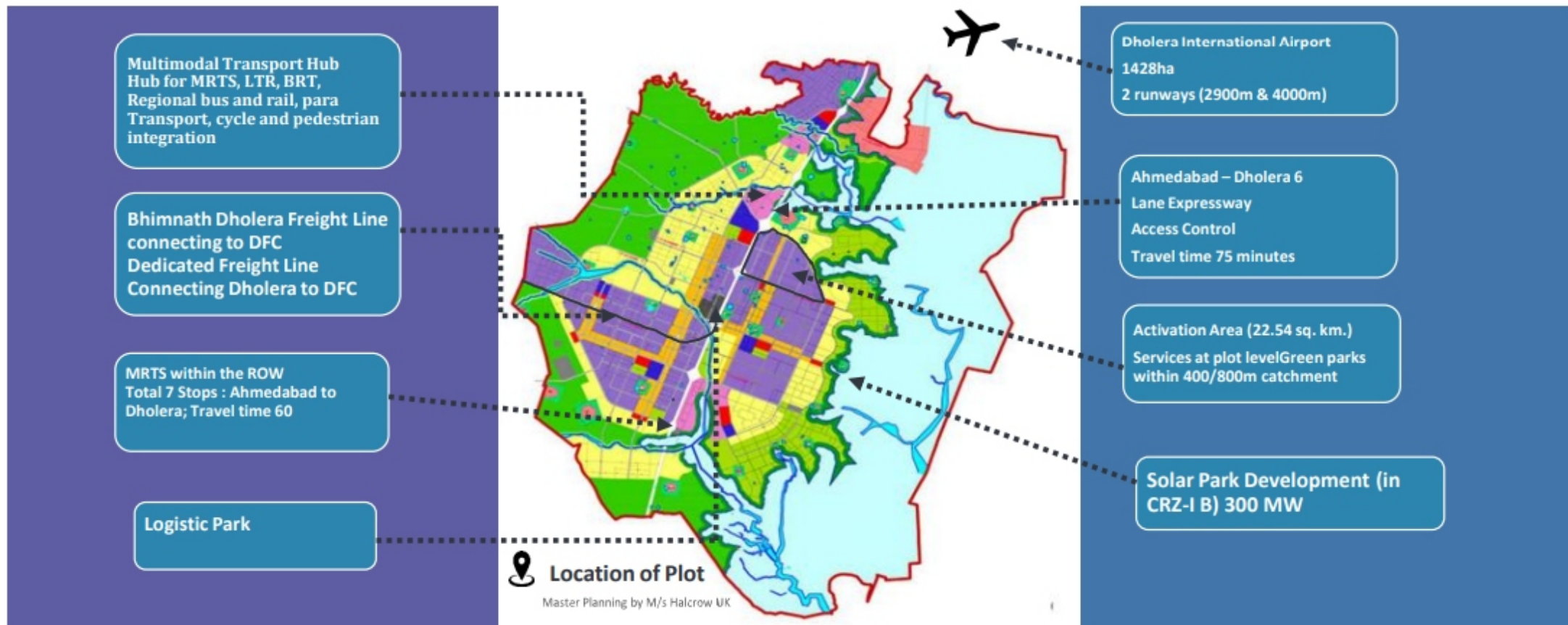


100% waste collection
Maximum recycling and reuse
Bio-Methaneation, Incinerator
Waste to energy



MASTER PLAN

DHOLERA SIR FINAL PROPOSED LAND USE PLAN



Land Allotment Completed At Dholera SIR



126 Acres
10 GwH Li-ion Battery
Manufacturing Plant



100 Acres
2 GW Solar Module
Manufacturing Plant



6 Acres
Power Distribution
Network in Dholera SIR



3 Acres
Petrol Stations &
EV Charging Station



1,320 Acre
World's largest
renewable energy park



700 MW solar
A subsidiary of O2
Power

Consideration of DSIR as potential industrial investment (April 2022) by:



150 Acres
Solar Wafer
Solar Cell & Module



400 + 300 Acres
LED FAB
Semiconductor Facility
Under the MeITY PLI



90 Acres
Aluminum Foil &
Flexible Packaging



100 Acres
5 GW Solar Cell &
Module Manufacturing
Plant



30 Acres
Wire, Cables &
Accessories



15 Acres
Beverage Company

Latest News About Dholera SIR

In This News Update

Tata Group to expand aerospace base in Dholera

Dholera
Manufacturing Unit

High-tech
manufacturing
facility in Dholera



Tata Group will set up a large-scale aerospace manufacturing facility in Dholera Gujarat

"Tata Group in addition to establishing the facility here in Vadodara will also establish a very large-scale aerospace and high-tech manufacturing facility in Dholera when the facility becomes available. The expansion will happen in Dholera," N Chandrasekaran, chairman of Tata Sons.

In This News Update

Vedanta-Foxconn's \$20bn fab to be in Dholera

Dholera
Manufacturing Unit

High-tech
manufacturing
facility in Dholera



Vedanta-Foxconn to establish chip plant at Gujarat's Dholera

India's first semiconductor fab unit will be set up in Dholera by a joint-venture entity formed by Vedanta Limited and Foxconn for a \$20 billion investment, according to Rajeev Chandrasekhar, Union minister of state for electronics and information technology.

Latest News About Dholera SIR

In This News Update

Vedanta-Foxconn's mega semiconductor plant in the Dholera SIR

In the public meeting of Bhavnagar, investment in Kutch Kathiawar Dholera was indicated

Narrating the story of 20 years of development, PM Modi presented to the public the resolution to develop Gujarat in the next 25 years.



PM Modi's 10 Lakh Crore Election Dose of World's Largest Green Hydrogen Projects

In the electronics manufacturing sector, an investment of 1.5 lakh crore is **coming in Dholera SIR** near Bhavnagar for semiconductor manufacturing. This will provide civil service opportunities to around 1.5 to 2 lakh people.

He also informed that Vedanta-Foxconn's mega semiconductor plant, announced in September, is coming up in the Dholera Special Investment Region in Ahmedabad district with an investment of Rs 1.5 lakh crore.

In This News Update

The plant over 100 acres at Dholera Industrial City

Renewable energy Plant

State-of-the-art technology



ReNew Power setting up 2 GW solar cell, module fab in Dholera Gujarat

"Construction of Phase 1 of the ReNew Power factory unit at Dholera Industrial City Development Limited is in full swing and is planned to be operational in the third quarter of 2023. This solar cell and module manufacturing facility will have an annual capacity of 2 GW," ReNew Power confirmed

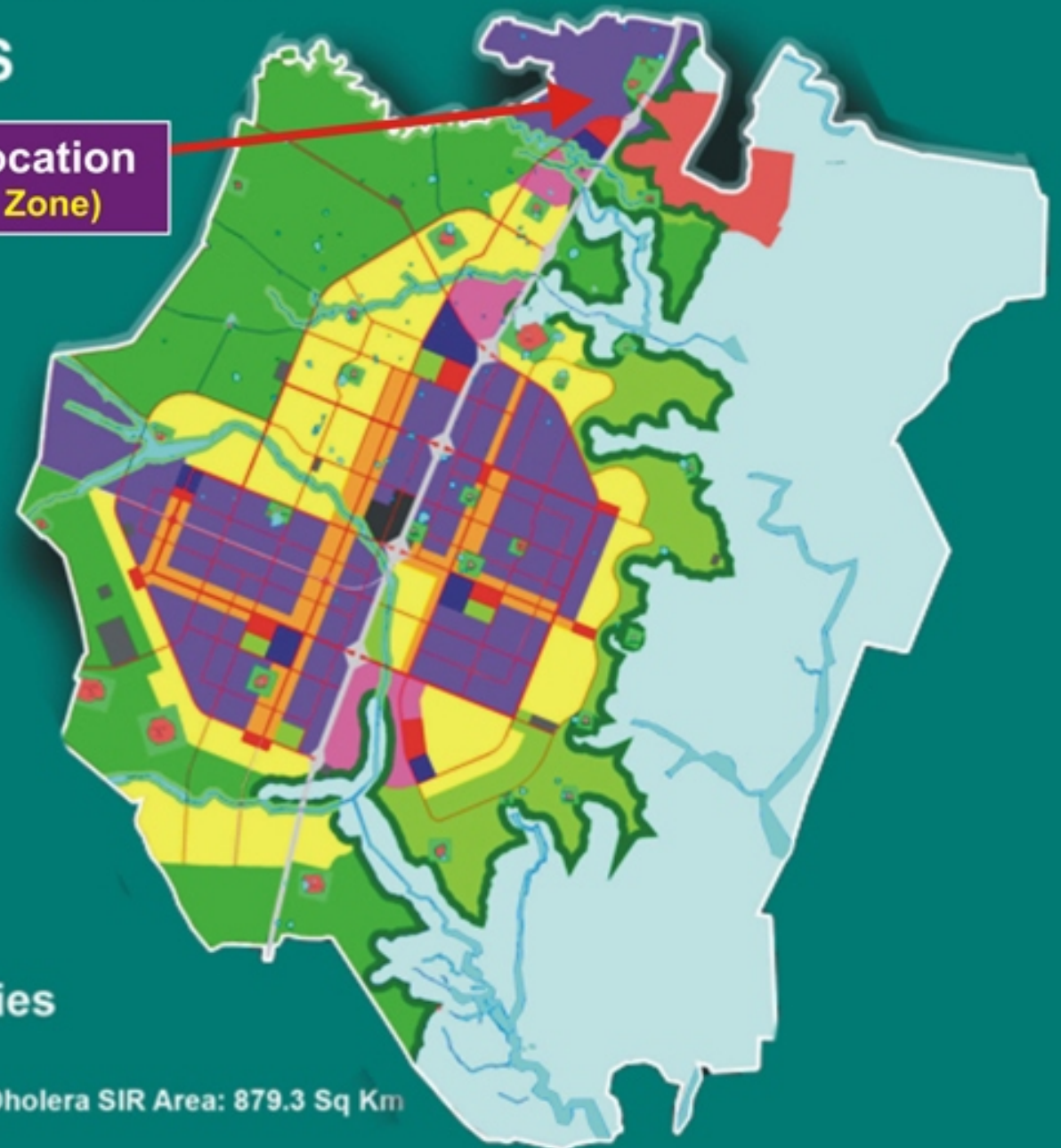


India's First Planned SMART CITY

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
(Industrial Zone)



Dholera SIR Area: 879.3 Sq Km



age SELA



Industrial Zone

Ambali, Zone : Industrial Zone,
Survey No - New 504 (old 269),
TP : 1A/1, FP : 256, FP-Area :26944 mtr,
20 Mtrs TP ROAD

**Project Location
(Industrial Zone)**



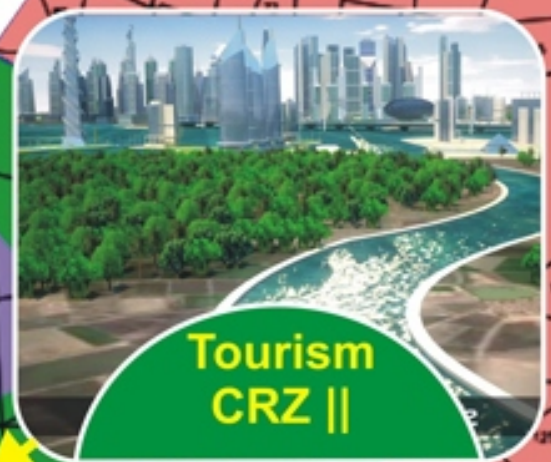
**Public
Facility Zone**



**IT &
Knowledge**



City Centre



**Tourism
CRZ ||**

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**



**Industrial Park
LOCATION ADVANTAGE**



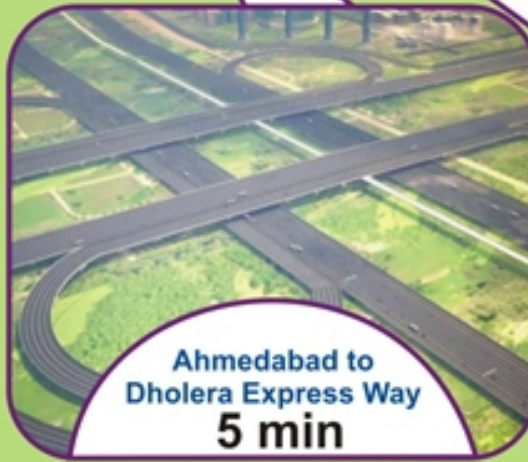
**IT &
Knowledge
5 min**



**ABCD
Building
5 min**



**Green Field
International Airport
15 min**



**Ahmedabad to
Dholera Express Way
5 min**



**Metro
Rail Station
5 min**



18 MTR TP ROAD

18 MTR TP ROAD

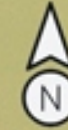
20 MTR TP ROAD

Ambali, Zone : Industrial Zone,
Survey No - New 504 (old 269),
TP : 1A/1, FP : 256, FP-Area :26944 mtr,
20 Mtrs TP ROAD

Industrial Park

18 MTR TP ROAD

55 MTR TP ROAD



Ambali, Zone : Industrial Zone,
Survey No - New 504 (old 269),
TP : 1A/1, FP : 256,
FP-Area :26944 mtr,
20 Mtrs TP ROAD

**INDUSTRIAL
PARK**

Industrial Park 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	1198.22	387.01	1585.23	10784.02	3483.07	14267.09
2	1222.05	394.70	1616.75	10998.44	3552.32	14550.76
3	1222.05	394.70	1616.75	10998.44	3552.32	14550.76
4	1222.05	394.70	1616.75	10998.44	3552.32	14550.76
5	1222.05	394.70	1616.75	10998.44	3552.32	14550.76
6	1222.05	394.70	1616.75	10998.44	3552.32	14550.76
7	1222.05	394.70	1616.75	10998.44	3552.32	14550.76
8	1222.05	394.70	1616.75	10998.44	3552.32	14550.76
9	1222.05	394.70	1616.75	10998.44	3552.32	14550.76
10	1204.30	388.97	1593.27	10838.70	3500.73	14339.43
Total	12,178.92 (Sq. yard)	3,933.60 (Sq. Feet)	16,112.51 (Sq. yard)	1,09,610.24 (Sq. Feet)	35,402.37 (Sq. Feet)	1,45,012.61 (Sq. Feet)

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.

Draft General Development Control Regulations (DGDCR)

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

Draft General Development Control Regulations (DGDCR)

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

Dholera SIR Awards

Award date
**Feb
2017**



Presents



BEST CITY FOR INTEGRATED PLANNING

Presented to

Dholera Industrial City
Development Ltd

Award – World CSR “Best City for
Integrated Planning”



Award date
**Sep
2016**



Award – IGBC Green City
Rating “Platinum”

