

# Invest in Dholera SIR, Invest in Your Future



## Residential Project Land

Bavliyari, Zone : Residential Zone,  
Survey No - 147, TP : 5B, FP : 53,  
FP-Area :6411 sq. Yard, 5360 sq. Meters  
55 Mtr TP Road

A New Gujarat,  
Within Gujarat

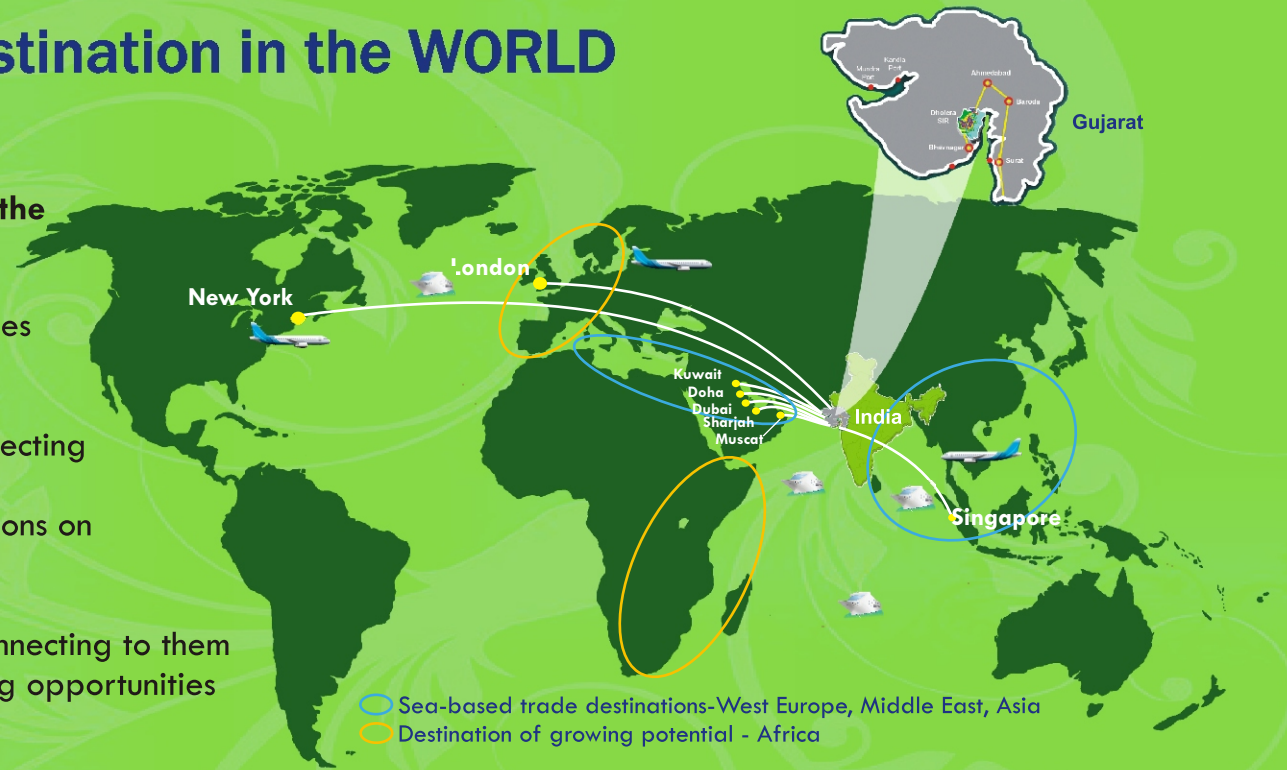


# Gujarat - A Best Investment Destination in the WORLD

## 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 cities 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

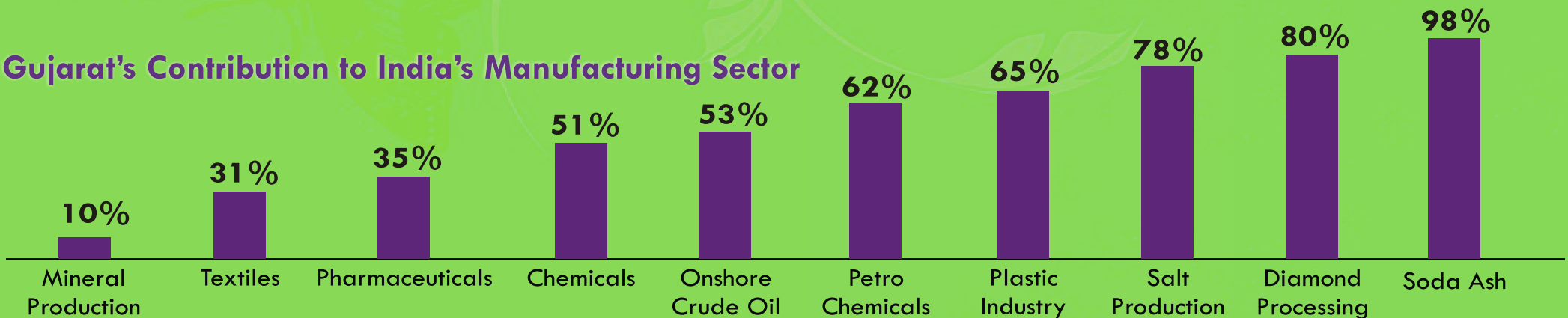


**30%**  
Gujarat's share in India's Stock Market Capitalization



**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-wide integrated gas grid of 2,500 km 2 LNG terminals



A State with highest number of ports having 41 minor and 1 major port with connectivity across all the global ports



Excellent Air connectivity  
16 domestic Airport and  
1 International Airport

## Social Infrastructure

Ahmedabad voted 3<sup>rd</sup> 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. Chongqing, 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**



**Equity Market**



**Very Risky**

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

**Bond/Bank Fix deposit**



**Very Low Return**

**Gold**



Very high volatile market now a days

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.	<b>Real Estate</b>	<b>Very Low</b>	<b>Low to Medium</b>	<b>High</b>

**Real Estate**



Very Best Investment in History and future

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.

**N.A. Land**



High return, high liquidity and low risk

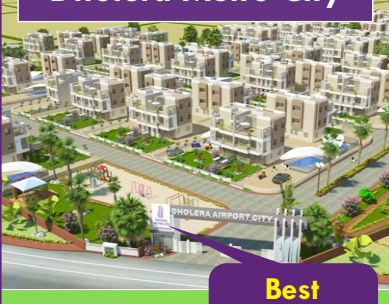
No.	Investment Option	Risk	Liquidity	Return
1.	Constructed Property	High	High	Medium
2.	<b>N.A. Land</b>	<b>Low</b>	<b>Medium to High</b>	<b>High</b>
3.	Agriculture Land	Low	Low	Low

**Contacted Property**



Property Land Value increase but Construction value decrease

**Dholera Metro City**



**Best Investment**

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

**Agriculture Land**



Low risk but Low return & Low liquidity



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

In the World, India



In the India, Gujarat



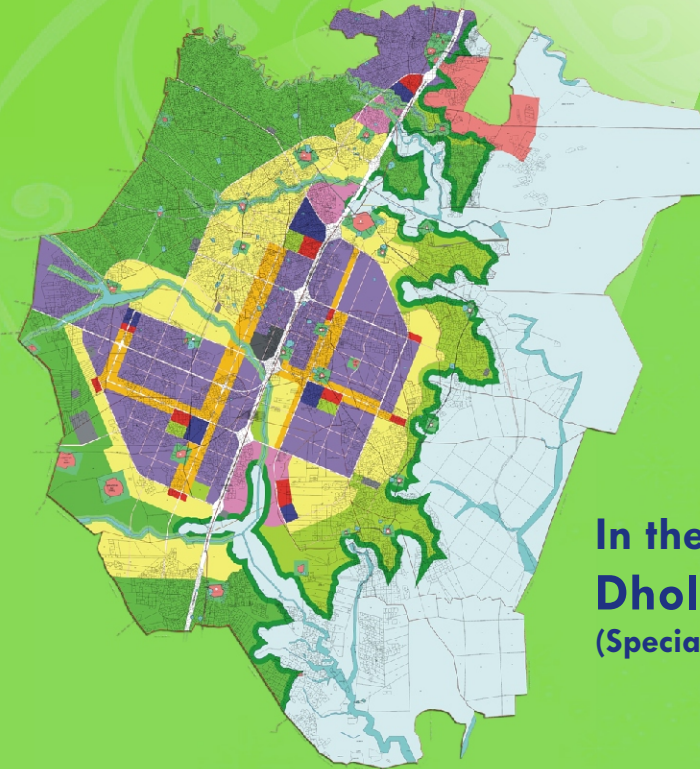
In the Gujarat, Ahmedabad



India's  
First  
Planned  
Smart  
City  
DHOLERA SIR



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.

Why to Invest at Dholera SIR?

2 times bigger than **DELHI**

6 times bigger than **SHANGHAI**



### DHOLERA SMART CITY

What makes Gujarat's Dholera Smart City Investment Hotspot?



## 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



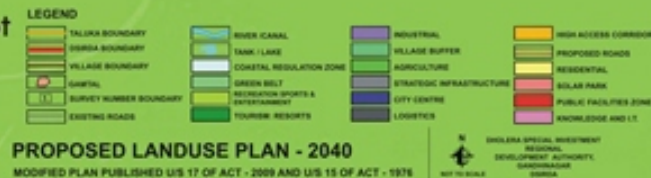
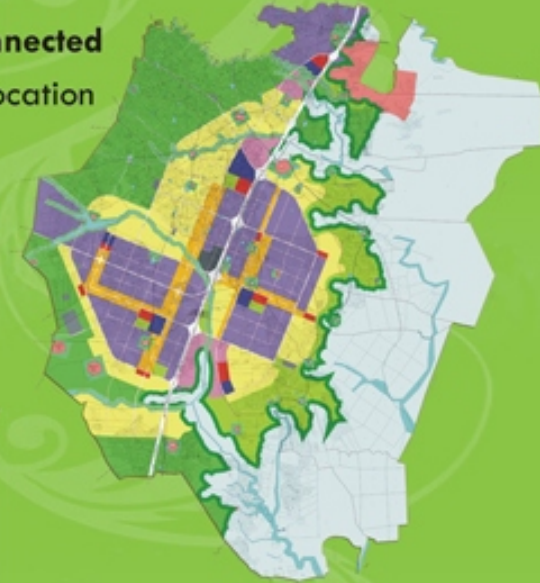
**Dholera SIR Intelligent, Efficient, Connected and Robust Infrastructure**

## 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



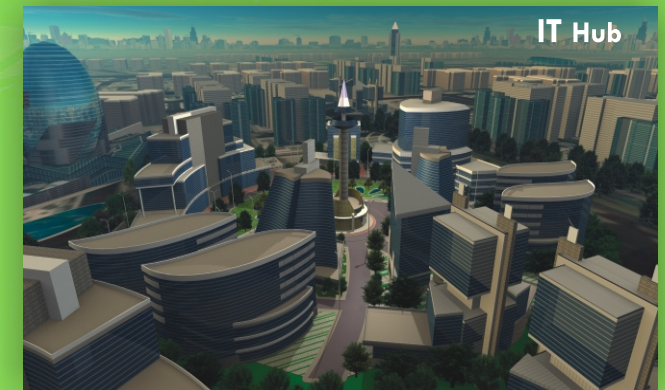
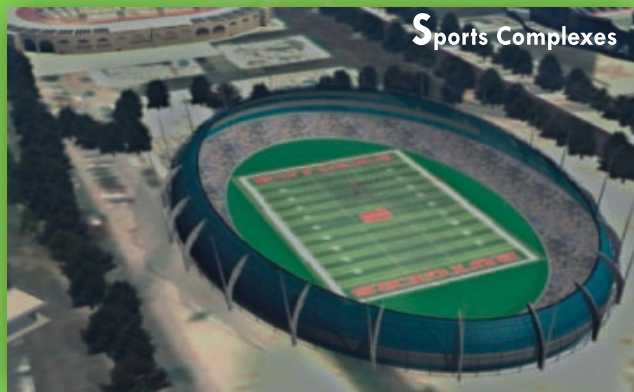
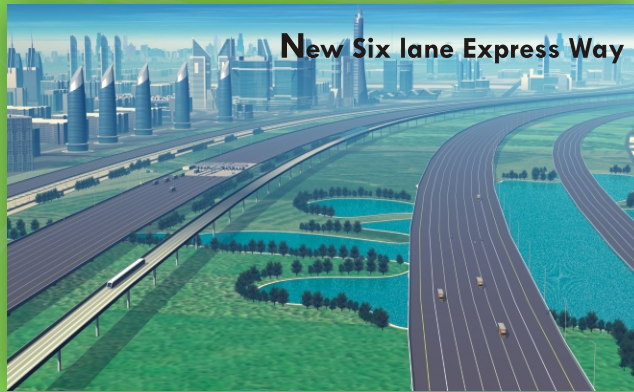
### Air Connectivity



<b>D</b>	<b>H</b>	<b>O</b>	<b>L</b>	<b>E</b>	<b>R</b>	<b>A</b>
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 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.

between DSIR and Ahmedabad.



**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**

**Residential Township**  
**LOCATION ADVANTAGE**



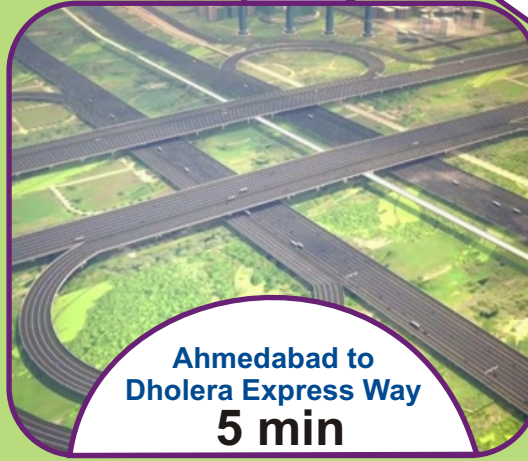
**IT & Knowledge**  
**5 min**



**ABCD Building**  
**5 min**



**Green Field International Airport**  
**15 min**



**Ahmedabad to Dholera Express Way**  
**5 min**



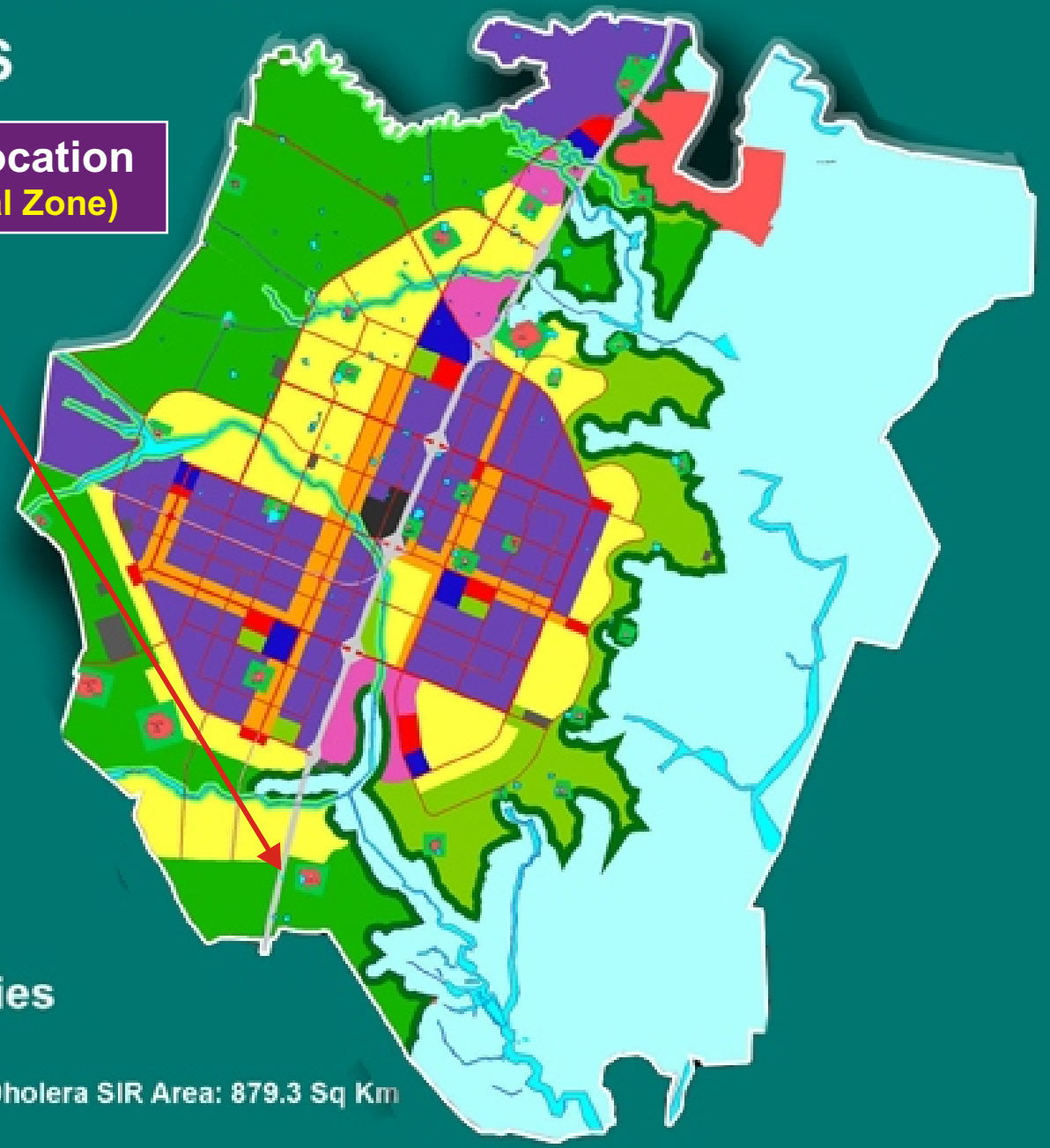
**Metro Rail Station**  
**5 min**

# 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**  
**(Residential Zone)**



Dholera SIR Area: 879.3 Sq Km

# MEGA PROJECTS & THAIR LOCATION

## Multimodal Transport Hub

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

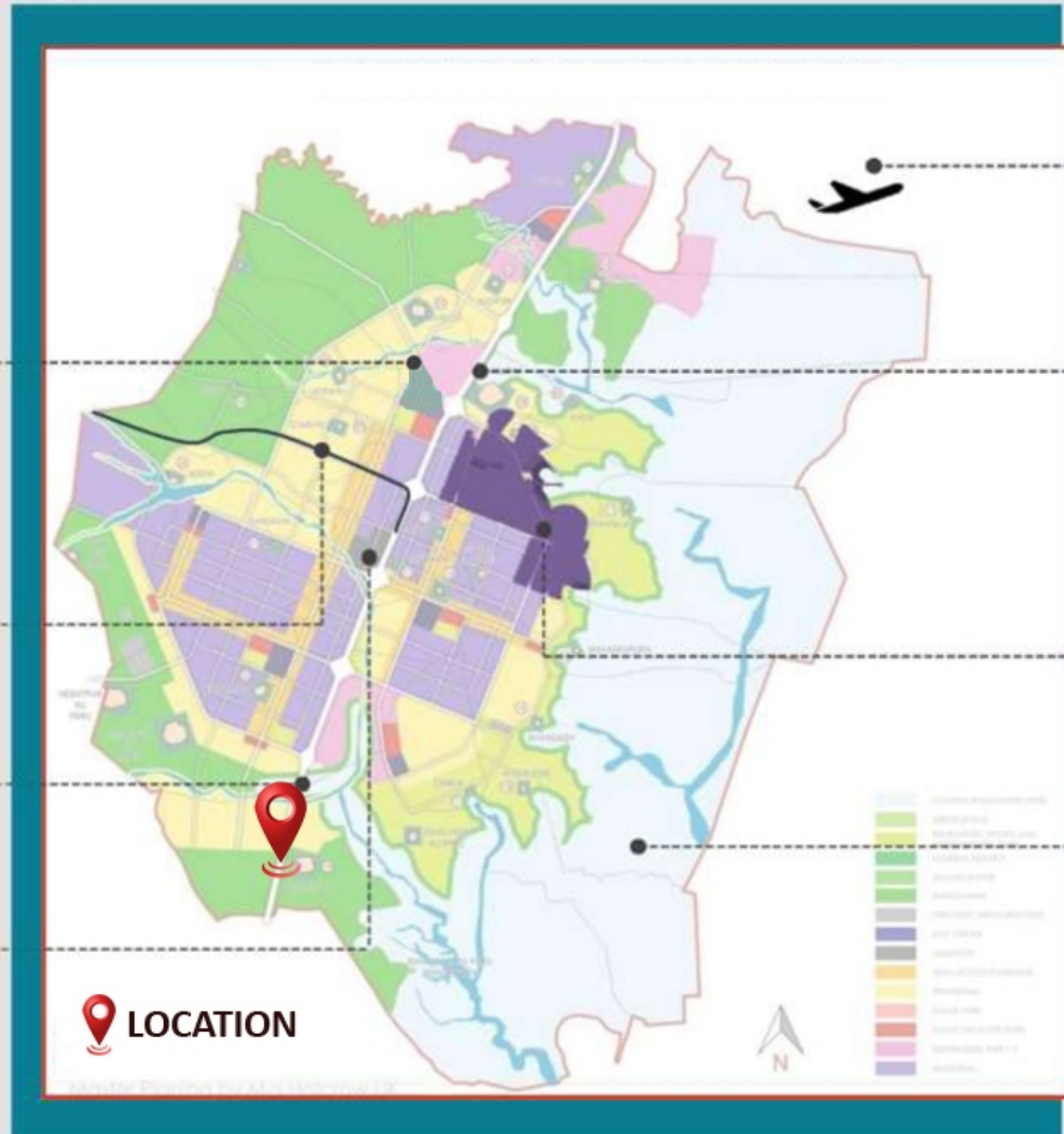
## Bhimnath Dholera Freight Line connecting Dholera to DFC

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

 LOCATION



**Industrial Zone**



**Knowledge and IT**

**Public Facility Zone**

**Public Facility Zone**

**City Centre**



**Residential Zone**



Bavliyari, Zone : Residential Zone,  
Survey No - 147, TP : 5B, FP : 53,  
FP-Area : 6411 sq. Yard, 5360 sq. Meters  
TP Road = 55 Mtr road

**Project Location (Residential Zone)**

**Ahmedabad to Dholera Express highway**





**Bavliyari, Zone : Residential Zone,**  
**Survey No.:147, TP: 5B, FP : 53,**  
**FP-Area: 6411, sq. Yard, 5360 sq. Meters**  
**TP Road = 55 Mtr road**



**53**

**55 mt. WIDE (T.P.) ROAD**

**mt. WIDE T.P. ROAD**

R-34

47

48

28

41

74  
250

75/2

42

76  
76  
252

75/1  
75  
251

50

51

R-33

74

30

67

69

39

23

84/1  
84

R-32

44

64

260

84/2

22

31

35

77  
77  
253

70

R-22

86

262

85

85  
261

83  
83  
259

82  
82  
258

R-23

R-24

87  
87  
263

86

45

88  
88

79  
255

37

7  
24



**53**

**Bavliyari, Zone : Residential Zone,**

**Survey No.:147, TP: 5B, FP : 53,**

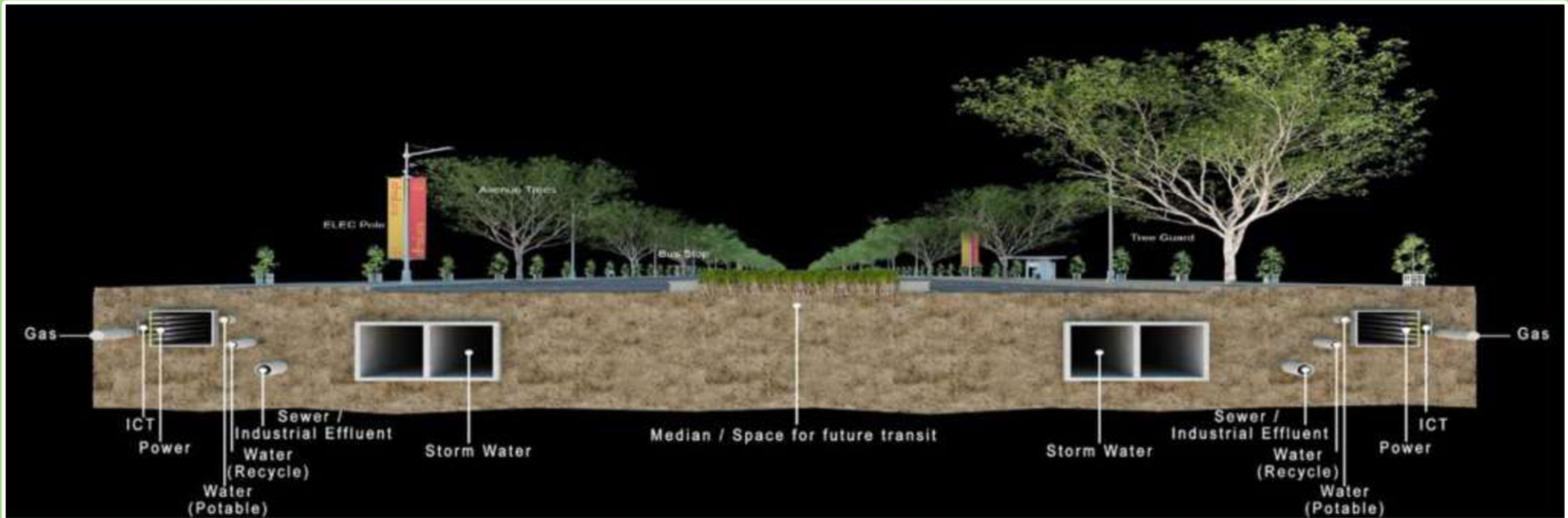
**FP-Area: 6411 sq. Yard, 5360 sq. Meters**

**TP Road = 55 Mtr road**

**18 MTR TP Road**

**55 MTR TP Road**

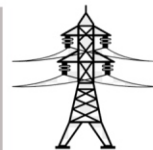
# TRUNK INFRASTRUCTURE



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

# PERMISSION IN RESIDENTIAL ZONE



**Residential multi storey apartment**



**Terraced/ Row House**



**Villas /Bungalow**



**Site and Services / Other housing schemes for EWS**



**Banquet / Community Hall**



**Library**



**Garden / Playground**



**Recreational Club House**



**Places for Worship**



**Night Shelter**



**Neighbourhood retail**



**Old-age Home**

# Draft General Development Control Regulations (DGDCR)

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## 10.2. Residential Zone

### 10.2.1. Intent

The intent in establishing a residential zone is:

- To promote residential development on a range of building typologies on existing undeveloped land;
- To provide for the development of recreational, religious and educational facilities as basic elements of a balanced community;
- To protect the residential communities from nuisances arising from incompatible uses.

### 10.2.2. Uses Permitted

A. The residential zone is primarily intended for the following building uses

- Residential multi-storey apartment
- Terraced /Row House
- Villas /Bungalow
- Site and services /other housing schemes for the EWS
- Old-age home

B. Non-residential building uses that are complimentary to the residential development will be permitted

- Banquet/Community hall
- Library
- Garden/playground
- Recreational club house
- Places for Worship
- Night shelter
- Neighbourhood retail

### 10.2.3. Development Control Regulations

Table 10.1 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.

### 10.2.4. 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

## Draft General Development Control Regulations (DGDCR)

### Development Control Regulations for Residential Zone

SR NO	MINIMUM ROAD ROW (METRES)	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>RESIDENTIAL ZONE</b>							
1	Below 25	1	50%	G+2 or 10m whichever is less	3m - 3m - 3m - 3m	<p>(3) Multi-storey apartment and clusters thereof; Row-house, Villa/Bungalow; Multi-purpose ground smaller than 5 ha; Terraced/Row House; Villa/Bungalow; Housing for EWS; Night Shelter; Old-Age Home; Maternity Home, Nursing Home, Kindergarten, Day-care, Dispensary, Veterinary Clinic, Health-club, Place of Worship on plot smaller than 1000sqm, Community Hall, Health-Club, Swimming Pool</p>	<p>conditions:</p> <ul style="list-style-type: none"> <li>• it is not located in a multi-storey apartment;</li> <li>• the number of employees do not exceed 10;</li> <li>• it does not involve installation and use of heavy machinery, and does not create noise, vibration, fume or dust;</li> <li>• separate means of access and a designated parking area for staff and visitors is provided and marked on the site plan submitted for approval.</li> </ul> <p>2. Devices for generation of non-conventional energy, such as solar panels, wind power</p> <p>3. Servant quarters or lodging facilities for caretaker/security personnel</p>
							<p>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)</p>

## Draft General Development Control Regulations (DGDCR)

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# 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>CRR(CChinese 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/>

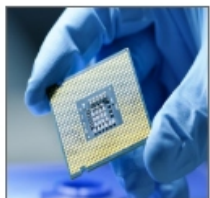
IN his office in New Delhi, Ashwini Vaishnaw, the Indian minister of electronics and information technology, keeps a 30cm disc of silicon semiconductor on the wall, gleaming like a platinum record beside a portrait of Prime Minister Narendra Modi.....



## Modi wants to make India a chipmaking superpower. Can he succeed? 17th Sept 2023 | Source by

<https://www.japanimes.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.....