

📍 **J JOSHI HOUSE**  
29/A, Pragati Society, Opp Mira Cinema,  
Bhairavath Road, Maninagar, Ahmedabad - 380 028.

📍 **AHMEDABAD BRANCH**  
Block A, Second Floor, Shop 7, Al-Muqaam, Vishala Circle,  
Nr. Saikh & Co., Juhapura Road, Ahmedabad - 380 051.

📍 **SURAT BRANCH**  
#203, 2nd Floor, SNS ARISTAV,  
esu Surat -395007

📍 **BENGALURU BRANCH**  
18A, TC Palaya Main Road,  
Dayananda Layout Ramamurthy Nagar,  
Bengaluru - 560016

📍 **THANE BRANCH**  
Paradise Height, First Floor,  
Nr. Kalyan Jewellers, Shivaji Path, Thane (W) - 400 601

📍 **KANDIVALI BRANCH**  
Shop No.7, Panchsheel Residency, Nr. Sankalp Hotel,  
Mahavirnagar, Kandivali (W) Mumbai - 400067

☎ +91 98 98 986 898 | 97277 14756

🌐 [www.dholerasir.net.in](http://www.dholerasir.net.in), [www.dholera-sir.com](http://www.dholera-sir.com)

✉ [info@jjoshiinfrastructure.com](mailto:info@jjoshiinfrastructure.com) 📱 SMS 'DHOLERA' to 56161

**+91 88 66 822 822**



**J JOSHI**

INFRA PROJECTS PVT. LTD

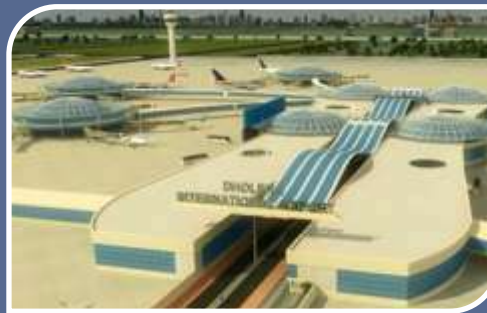
QUALITY | TRUST | SATISFACTION

(An ISO 9001-2015 Certified Company)



# DHOLERA

India's first smart city



Asia's Largest International Greenfield Airport



Central Spine with 10 Lane Express highway (Mumbai to Delhi Via Ahmedabad - DMIC)



KALPASAR DAM (64 KM SEA LINK WITH DAM FROM DAHEJ TO AHMEDABAD)



LOGISTICS PARK IN DHOLERA SIR



WORLD CLASS AND HIGH TECS CIVIC AMENITIES AND FACILITIES



Metro Railway (Dholera to Gandhinagar Via Ahmedabad)



India's Biggest DHOLERA Industrial Hub In 360 sq.km (Approx 30,000 Acres)



5000 MW POWER PLANT AND SOLAR PARK



KNOWLEDGE, IT, ITES HUB AND SKILL DEVELOPMENT CENTER



TOURISM SECTOR



DHOLERA PORT WITH SHIP YARD



DEDICATED FREIGHT CORRIDOR



BLACKBUCK CENTURY

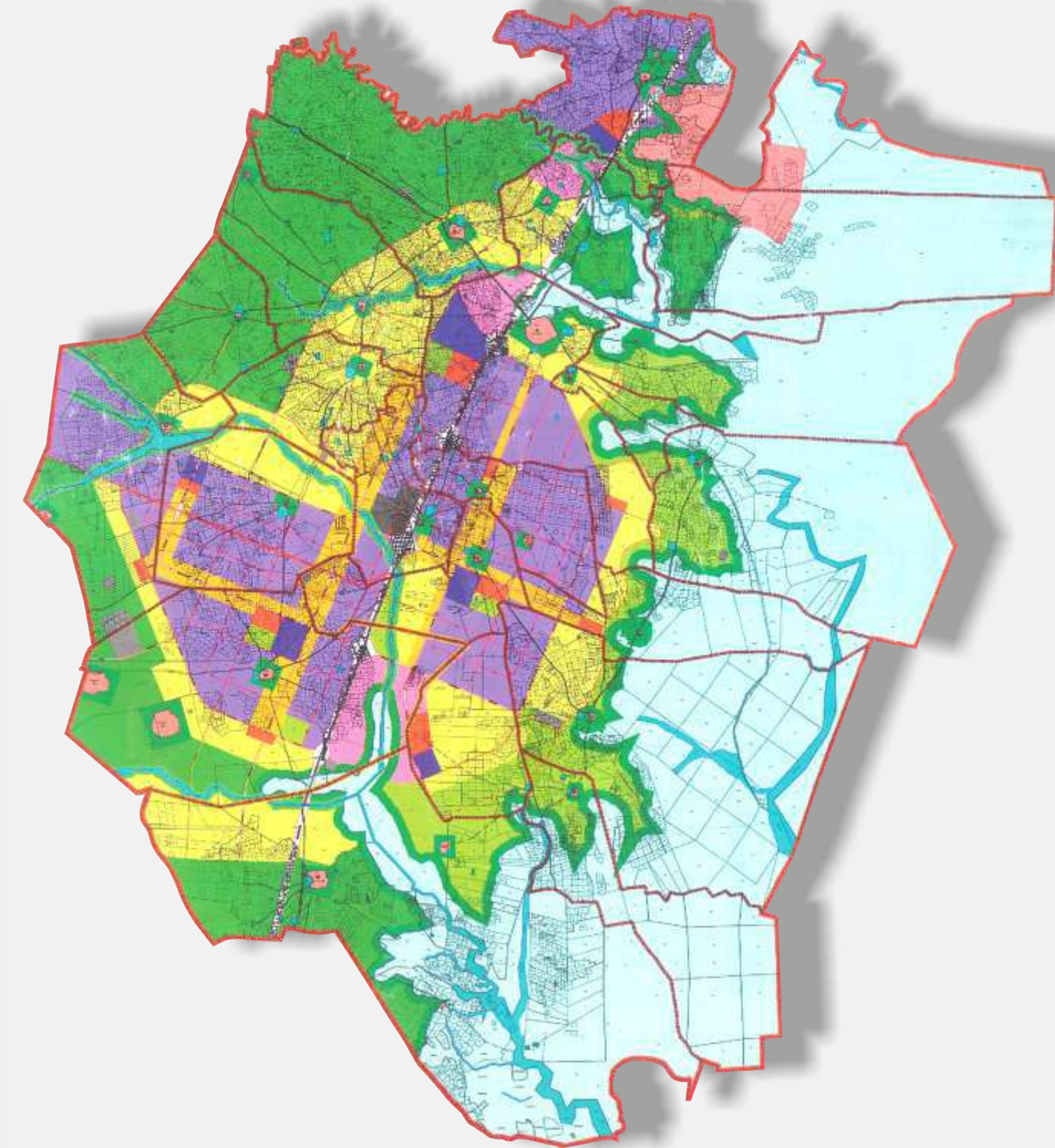


DHOLERA SEZ



# DHOLERA SIR

India's first smart city  
with Zoning Map



|   |  |              |
|---|--|--------------|
| <b>DHOLERA SPECIAL INVESTMENT REGIONAL DEVELOPMENT AUTHORITY, GANDHINAGGA</b> | <b>DRAFT DEVELOPMENT PLAN</b>  |              |
|   | PROPOSED LAND USE PLAN : 2010-2040   |              |
|   | SANCTIONED BY APEX AUTHORITY (GIDB)<br>ON 10/09/2012 AND CAME INTO<br>FORCE ON 10-09-2012  |              |
|   | <b>LEGEND</b>  |              |
|   | <ul style="list-style-type: none"> <li> DSIRDA BOUNDARY</li> <li> TALUKA BOUNDARY</li> <li> VILLAGE BOUNDARY</li> <li> GAMTAL</li> <li> SURVEY NUMBER BOUNDARY</li> <li> EXISTING STATE HIGHWAY</li> <li> EXISTING ROADS</li> <li> RIVER / CANAL</li> <li> TALAV / LAKE</li> <li> PROPOSED ROAOS</li> <li> COASTAL REGULATION ZONE</li> <li> GREEN SPACE</li> <li> RECREATION SPORTS AND ENTERTAINMENT ZONE</li> <li> TOURISM: RESORTS</li> <li> VILLAGE BUFFER</li> <li> AGRICULTURE</li> <li> STRATEGIC INFRASTRUCTURE</li> <li> CITY CENTRE</li> <li> LOGISTICS</li> <li> HIGH ACCESS CORRIDOR</li> <li> RESIDENTIAL</li> <li> SOLAR PARK</li> <li> PUBLIC FACILITIES ZONE</li> <li> KNOWLEDGE AND I.T.</li> <li> INDUSTRIAL</li> </ul> |              |
|   |  | NOT TO SCALE |
|   | DHOLERA SPECIAL INVESTMENT REGIONAL DEVELOPMENT AUTHORITY, GANDHINAGAR<br>DSIRDA   |              |



# DHOLERA

1ST HIGH TECH SMART CITY OF INDIA



- ☑ TOTAL AREA 920 SQ.KM (2,27,336 acres)
- ☑ DEVELOPABLE AREA 567.39 SQ. KM (1,40, 108 acres)
- ☑ MASTER PLANNING OF DHOLERA SIR BY HALCROW COMPANY, U.K.
- ☑ Dholera SIR 1<sup>st</sup> smart city of India and pet project of Hon'ble PM Mr. Narendra Modi.
- ☑ Dholera SIR India's 1<sup>st</sup> High-Tech Smart City with better infrastructure than that of Singapore & Hongkong
- ☑ Joint Venture of Central and State Government
- ☑ Benefits of the high impact Delhi Mumbai Industrial Corridor (DMIC)
- ☑ Expected population in DHOLERA SIR-20 Lakh.
- ☑ Development Model based on Town Planning Scheme.
- ☑ Development Plan has been already prepared which includes total 6 town planning.
- ☑ Dholera SIR will have National and International Connectivity by AIR, SEA, METRO TRAIN, HIGHWAY, FREIGHT TRAIN.

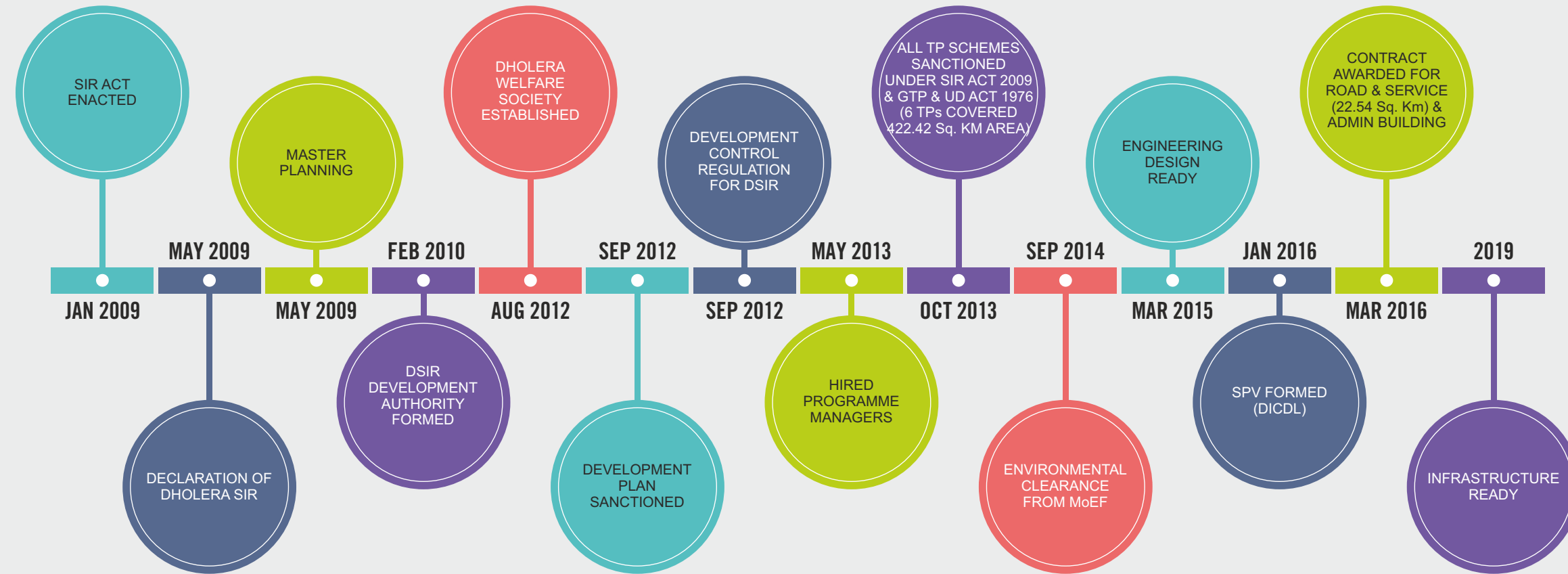
## MAP OF 22 VILLAGES NOTIFIED FOR DHOLERA SIR



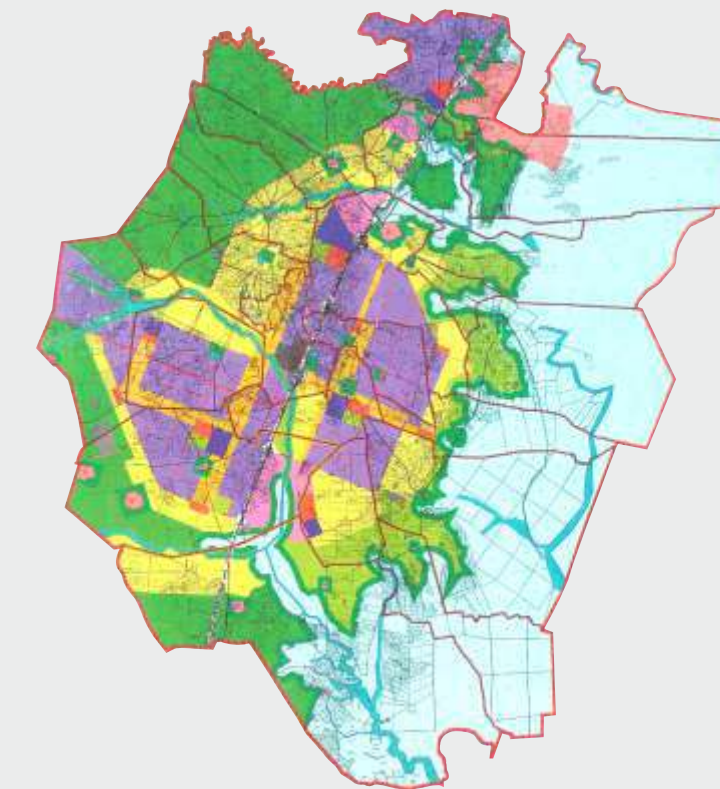
| TP NO. | PART VILLAGES   |
|--------|---|
| 1      | Ambli, Kadipur, Bhadiad & Gogla   |
| 2      | Kadipur, Bhadiad, Gorasu, Otaria, Sandhida, Dholera, Mundi, Khun, Bhimtalav & Rahatalav |
| 3      | Sodhi, Sangasar, Sandhida, Panchi, Mundi, Dholera, Otaria & Cher                        |
| 4      | Dholera, Mundi, Bhangadh, Panchi, Hebatpur, Zankhi, Mahadevpura & Sandhida              |
| 5      | Panchi, Bavaliyari, Sodhi, Sangasar & Hebatpur  |
| 6      | Zankhi, Bavaliyari, Bhangadh, Mingalpur & Hebatpur                                      |



## PROJECT DEVELOPMENT TIMELINE



## DHOLERA INDUSTRIAL CITY THE SCALE - A CITY-COUNTRY



**TOTAL AREA**  
91,970 Ha (920 sq km)

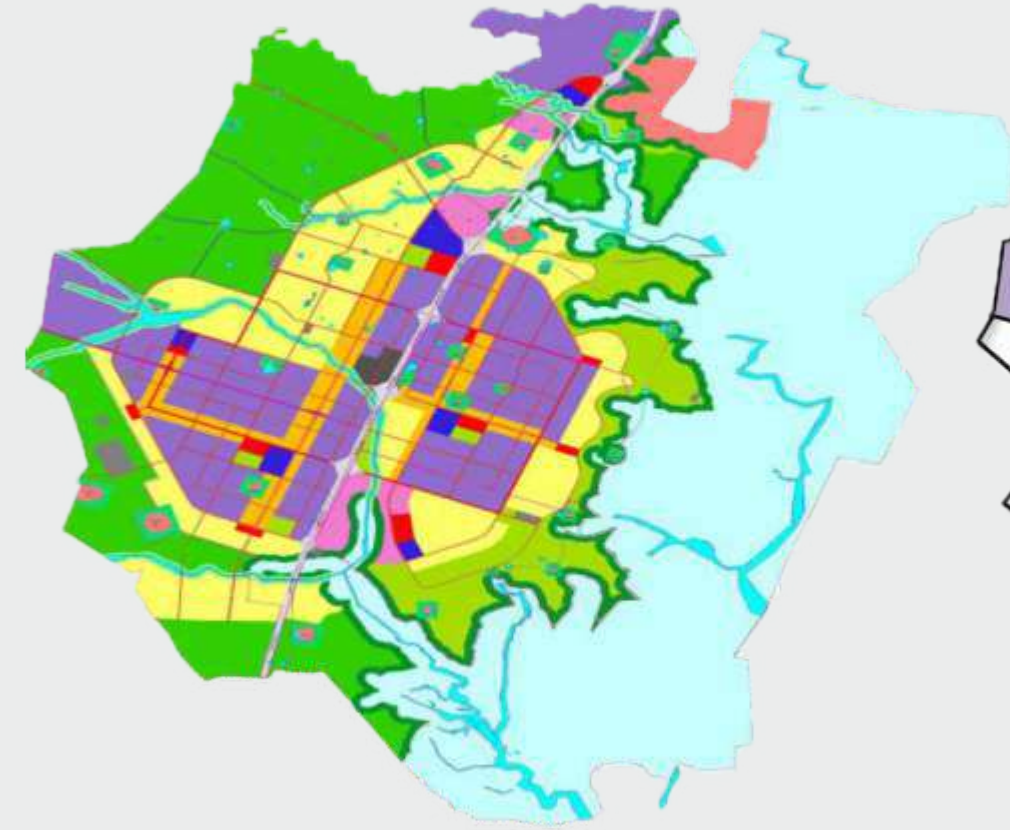
## (DHOLERA SIR IS LARGER THAN SINGAPORE)



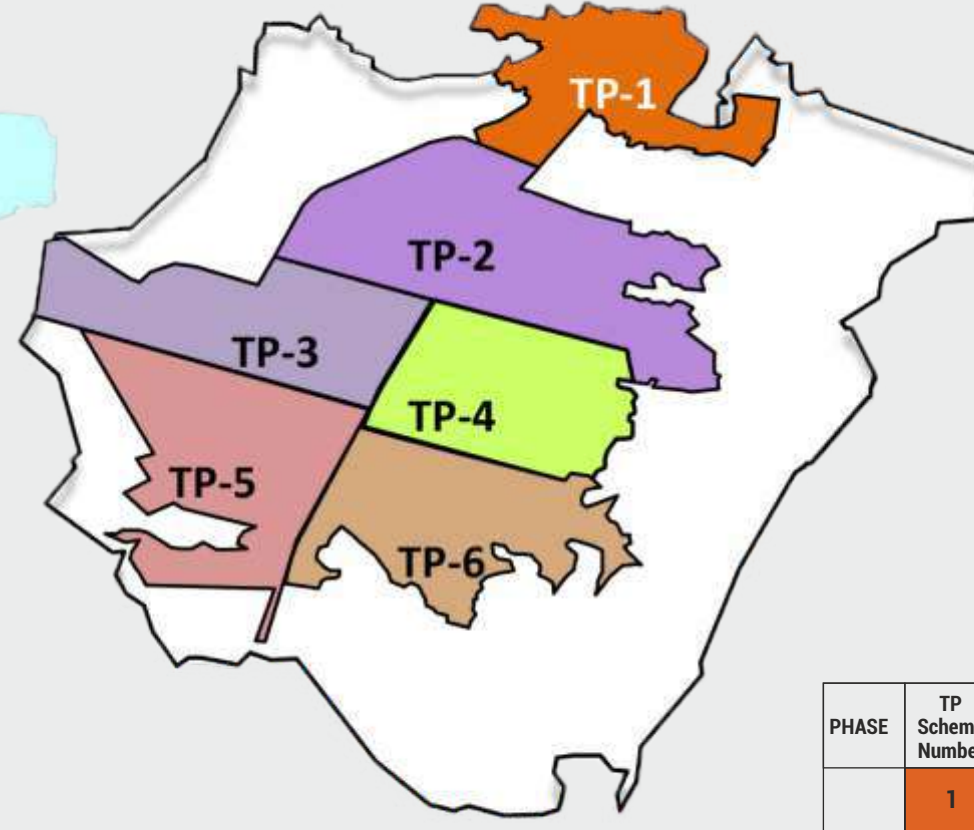
**TOTAL AREA**  
71910 Ha (719 sq km)



# DHOLERA - TOWN PLANNING SCHEME IMPLEMENTATION



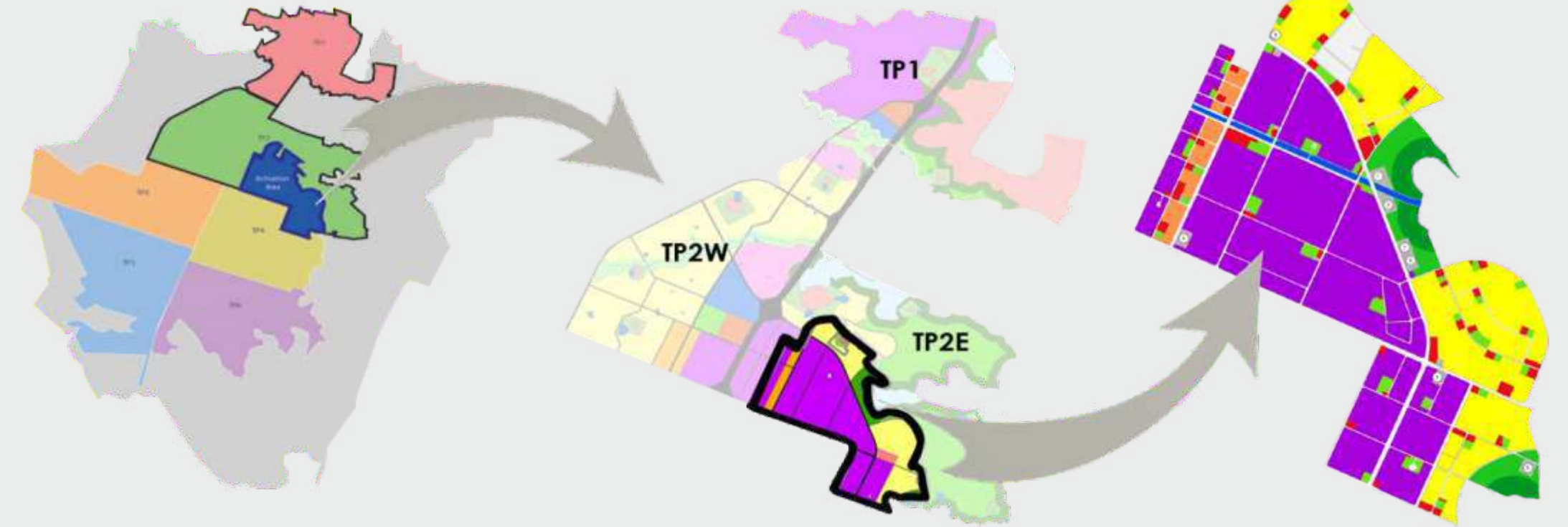
**DEVELOPMENT PLAN**  
920 Sq. Km.



**TOWN PLANNING SCHEME**  
422 Sq. Km.

| PHASE | TP Scheme Number | Total Area (Sq.km) in Development | Time Line in Development |
|-------|------------------|-----------------------------------|--------------------------|
| 1     | 1                | 51.40                             | 2012-2022                |
|       | 2                | 102.34                            |                          |
| 2     | 3                | 66.60                             | 2023-2032                |
|       | 4                | 60.00                             |                          |
| 3     | 5                | 74.75                             | 2033-2042                |
|       | 6                | 67.33                             |                          |
|       | Total            | 422.42                            | 30 years                 |

# IMPLEMENTATION STRATEGY



**DHOLERA (TP1 TO TP6)**  
422 Sq. Km.

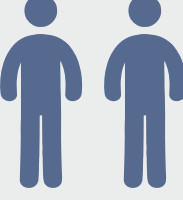
**DHOLERA PHASE I (TP1 TO TP2)**  
158 Sq. Km.

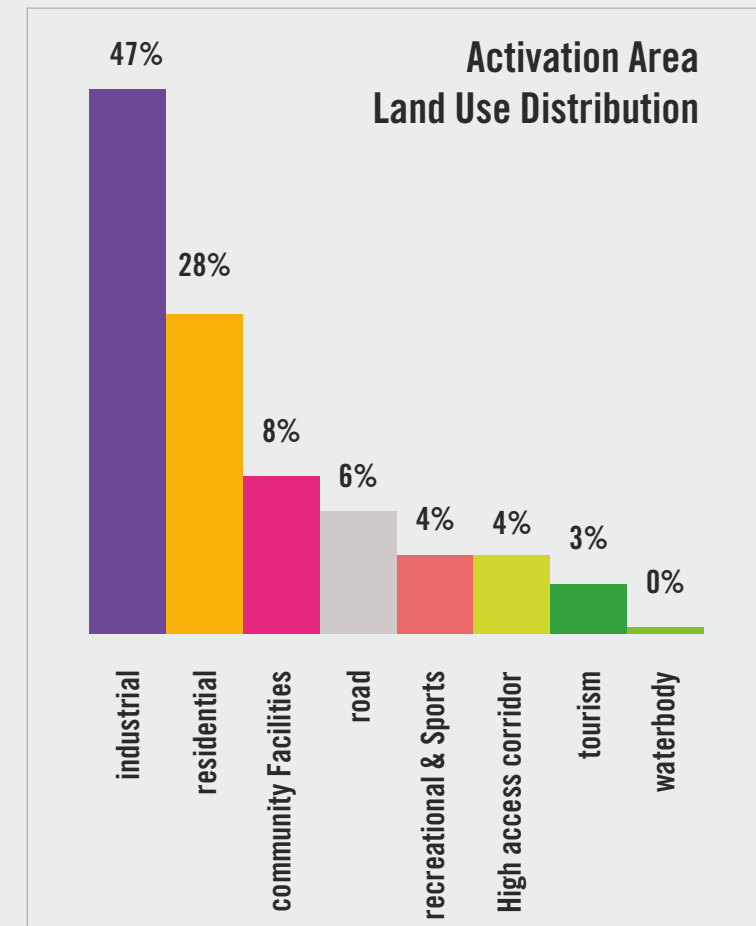
**ACTIVATION AREA**  
22.54 Sq. Km.



# DHOLERA - THE CITY - IMMEDIATE DEVELOPMENT

 Resident Population  
96 thousand

 Total Jobs in Dholera Activation Area  
76 thousand



- Industrial Zone
- Residential Zone
- High Access Corridor
- Community Facilities
- Physical Infrastructure
- Open Green Space
- Tourism & Resort Zone
- Recreation Zone

- ① Sewage Treatment Plant
- ② Common Effluent Treatment Plant
- ③ 66 KV Sub-Station
- ④ 220 KV Sub-Station
- ⑤ Solid Waste Management Site



Activation Area (22.54 Sa.km)

# 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



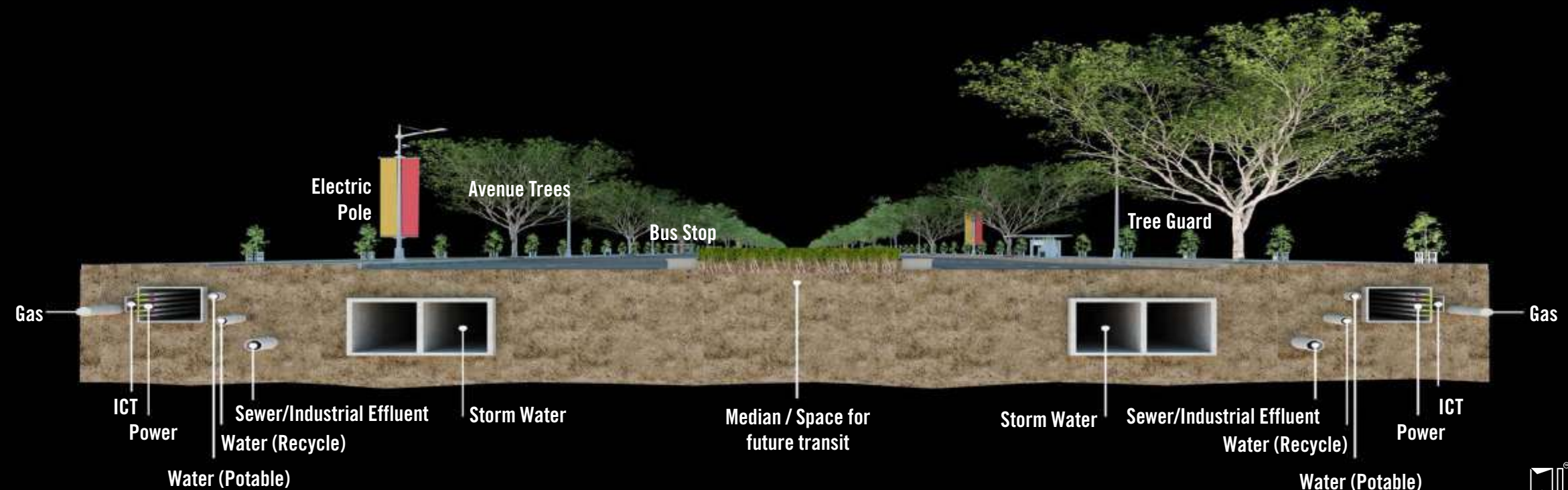
100% Recycle And Reuse Of Waste Water



100% Rainwater Collection  
Open Storm Canal With Recreational Spaces



100% Waste Collection  
Maximum Recycling And Reuse  
Bio-Methaneation, Incinerator  
Waste To Energy





## DHOLERA SIR IS GOING TO BE ASIA'S BIGGEST INDUSTRIAL HUB

Starting from Dadri (UP) – Delhi – Haryana – Rajasthan – Gujarat –Madhya Pradesh ending at Maharashtra (JNPT)

Dedicated Freight Corridor (DFC) from Dadri to JNPT port with road connectivity and container railway line.

In 1<sup>st</sup> Phase investment of \$100 Billion (Japan Aid \$10 Billion)  
DMIC will cover the development of 1540 km long western dedicated freight corridor with 24 nodes (investment region and industrial areas) across seven states

### DMIC PROJECT INCLUDES

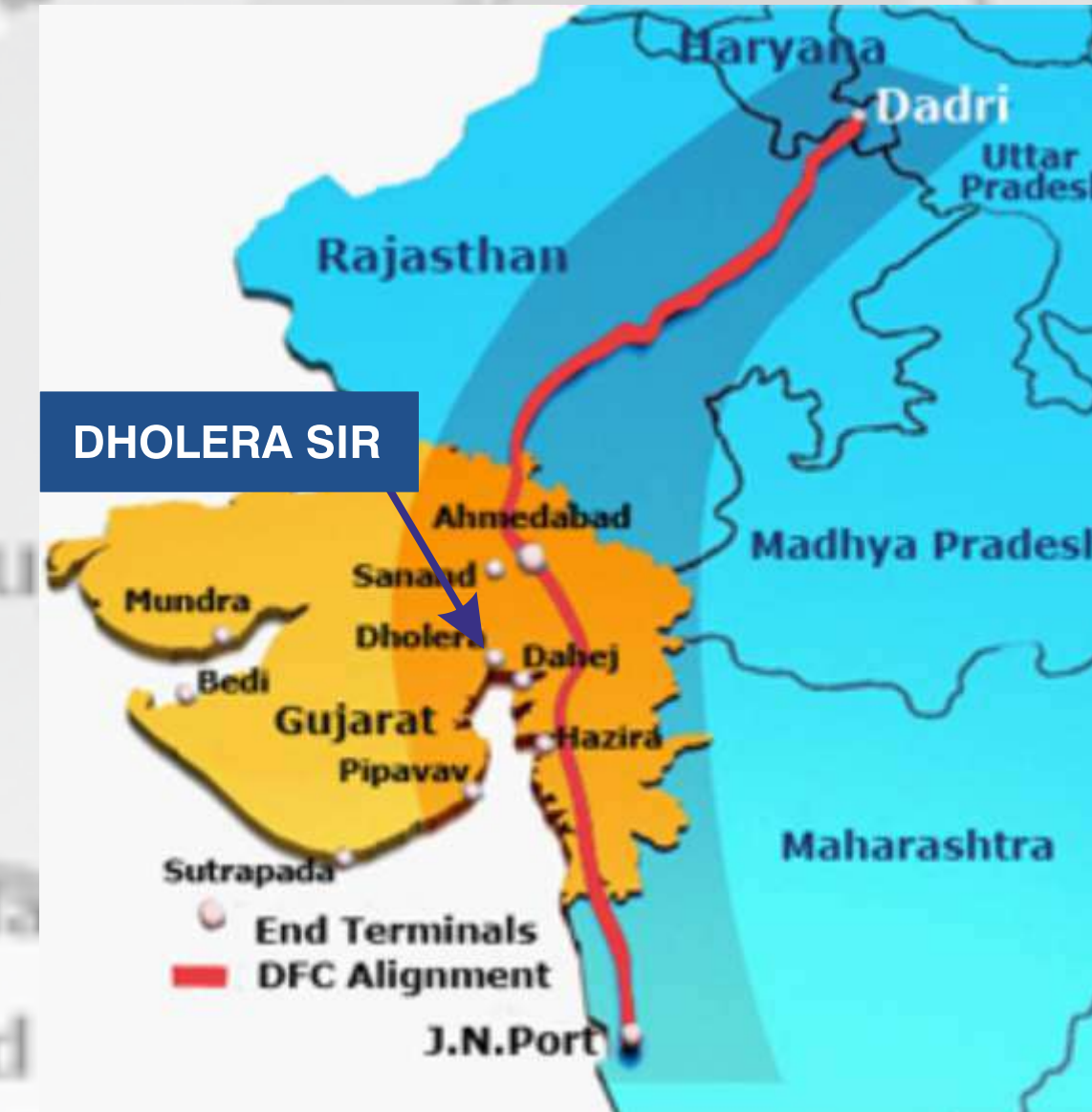
- ❖ 9 Mega Industrial Zones
- ❖ 6 Airports
- ❖ 3 Ports
- ❖ 6 Lane intersection free Express Highways
- ❖ Development of industrial Townships

### GUJARAT COVERS 38% OF TOTAL DMIC PROJECT

- DFC- 565 km (38%)
- 62% of Total Area of Gujarat
- 18 out of 26 Districts Covered

- DHOLERA IS A PART OF CENTRAL GOVERNMENT'S DMIC PROJECT.
- Dholera SIR is one of the 8 units of D.M.I.C. (Delhi-Mumbai Industrial Corridor)

# INDIA'S BIGGEST INFRASTRUCTURE PROJECT DELHI MUMBAI INDUSTRIAL CORRIDOR (DMIC)





# આરંભ | દેશના સૌપ્રથમ સ્માર્ટ સિટી મનાતા ધોલેરા સરમાં 2018 સુધીમાં તમામ માળખાકીય સુવિધા મળી શકશે ધોલેરા સરમાં ટાઉન પ્લાનિંગ ઓફિસનું ઉદ્ઘાટન

Torrent Power all set to light up Dholera SIR પહેલ / ધોલેરા SIR દેશનું ઇલેક્ટ્રિક વીકલ અને બેટરી મેન્યુફેક્ચરિંગ ક્લસ્ટર બની શકે છે

Dholera SIR ધોલેરા સ્માર્ટ સિટી કે લિફ સૂરત કે કપડા વ્યાપારી ખર્ચે 100 કરોડ

Chinese steelmaker Tsingshan Holding Group to invest \$3 billion in Dholera for electric battery plant Expressway to link Ahmedabad and Dholera SIR

ધોલેરા, રેલવે, ગિફ્ટ સિટી, MSME, સ્માર્ટ સિટી, ડિકેન્સ, CSR ફોક્સ સેક્ટર: 150 કરોડનું રોકાણ કરીને ગ્લોબલ એક્સપેન્ડ બનાવશે  
21 હજારથી વધુ LOI-અબજોનું રોકાણ થશે

Dholera: Modi's pet project back on the fast track Dholera Special Investment Region: Gujarat government offers 50% discount on land to boost investment

Gujarat: New DSIR cluster for electric vehicles, li-ion batteries Dholera SIR will be like Venice, bigger than Singapore: Vijay Rupani

| PROJECT HIGHLIGHTS                                 |          |
|--|----------|
| <b>CONNECTIVITY PROJECTS</b>                       |          |
| Ahmedabad-Dholera Expressway (by NH-1)             | 1800 Cr. |
| Dholera International Airport                      | 2000 Cr. |
| Ahmedabad-Dholera MRTS                             | 7000 Cr. |
| Bhavnagar-Dholera Rail Line                        | 200 Cr.  |
| <b>PROJECTS UNDER PROGRESS</b>                     |          |
| Road & Services                                    | 1724 Cr. |
| Water Treatment Plant (WTP)                        | 90 Cr.   |
| Power Transmission & Sub Station                   | 86 Cr.   |
| Administration & Support Centre For Dholera (ARCC) | 23 Cr.   |
| Sewage Treatment Plant (STP)                       | 54 Cr.   |
| Aditya River Banding                               | 15 Cr.   |
| Common Effluent Treatment Plant (CETP)             | 180 Cr.  |
| Pipli - Dholera Water Supply Pipeline              | 23 Cr.   |
| <b>UPCOMING PROJECTS</b>                           |          |
| 5000MW Solar Parks                                 | 2500 Cr. |
| Power Distribution Network                         | 1100 Cr. |
| GT-400 Cr.   |          |
| Sakthabar River Banding                            | 480 Cr.  |
| Solid Waste Management                             | 120 Cr.  |
| City Integrated Operation Centre (CIOC)            | 120 Cr.  |

एक्सप्रेस हाइवे का निर्माण कार्य शीघ्र  
धोलेरा में 3 वर्षों में बनेगा एयरपोर्ट

ધોલેરા SIRમાં જાપાનીઝ ડેવિલોપમેન્ટની મુલાકાત

મુજરાત સરકારનો ૩૩% કેન્દ્ર સરકારનો ૧૬% હિસ્સો રહેશે  
ધોલેરા એરપોર્ટનો ૫૧% હિસ્સો એરપોર્ટ  
ઓથોરિટી ઓફ ઇન્ડિયા ખરીદશે

पीएमसी की नियुक्ति के बाद शुरू होगा धोलेरा अंतर्राष्ट्रीय हवाई अड्डे का काम, सभी मंजूरीयां पूरी

Gujarat aims to do a GIFT with Dholera

CRRC Nanjing Puzhen to invest Rs 400 crore in Dholera to manufacture metro rolling stocks

Vibrant Gujarat Summit: Two Chinese firms to invest Rs 21,400 crore in Dholera SIR

ધોલેરા સોલર પાર્કના 1,000 મેગાવોટ માટે 20 કંપનીને રસ

रिलायन्स द्वारा धोलेરામાં ૯૦ કરોડની જમીનની ખરીદી કરાઈ  
Gujarat's Dholera SIR should become first green city of world: NITI Aayog CEO

Infrastructure works of Rs 3,000 crore to come up at Dholera SIR

સમગ્ર પ્રોજેક્ટનું બે તબક્કાનું કામ ૨૦૧૮માં પૂરું કરાશે  
ધોલેરા 'સર' માટે કેન્દ્ર સરકારે રૂ. ૨૪૮૬ કરોડ મંજૂર કર્યા

Ahmedabad-Dholera Expressway gets green signal, tenders issued

## LARGE PLAYERS IN DHOLERA SIR

skar.com દિવ્ય ભાસ્કર, અમદાવાદ, જુલાઈ, 13 ને, 2015

પ્રથમ વિદેશ પ્રવાસમાં મહત્તમ રોકાણ માટે પ્રયાસ ગિફ્ટ સિટી, ધોલેરામાં રોકાણ લાવવા CM થીનના પ્રવાસે



## Airbus eyes Dholera and Mundra as Panther helicopter manufacturing base

શુક્રવાર, તા. ૨૧ ડિસેમ્બર, ૨૦૧૮

૨૦૧૯ના અંત સુધીમાં ધોલેરા 'સ્માર્ટ સિટી'ના નિર્માણનો પ્રથમ તબક્કો પૂરો થશે 'વાઈબ્રન્ટ સમિટ-૨૦૧૯'માં ધોલેરાને રોકાણકારો સમક્ષ 'ઇન્વેસ્ટમેન્ટ હબ'તરીકે રજૂ કરાશે

Work to start on international airport in Dholera in 2019

Dholera SIR will be green; industries that pollute are unwelcome: J P Shivahare

Canada to invest ₹6k cr in Dholera SIR

Dholera in Gujarat to have largest greenfield smart city

DICDL invites domestic, global firms to set up biz in Dholera 5,000MW solar park to come up in Dholera

## ધોલેરા સંરક્ષણ ઉત્પાદનના કેન્દ્ર તરીકે ઊભરી રહ્યું છે

વાઈબ્રન્ટ સમિટ | DMIC રૂટમાં સૌથી પહેલુ સ્માર્ટ સિટી ગુજરાતમાં ડેવલપ થશે

## ધોલેરા સ્માર્ટ સિટીનું માઈક્રો મોડલ

NDA government approves Rs 2784 cr worth of trunk infrastructure for Dholera SIR

Dholera smart city to be operational by 2019: Gujarat govt

Dholera International Airport: India's 1st futuristic city to get new greenfield airport; 5 cool facts

By: Devanjana Nag | Published: July 26, 2019 11:50:27 AM

ધોલેરા એરપોર્ટને કેન્દ્રના પર્યાવરણ વિભાગની મંજૂરી : 1721 કરોડ ખર્ચાશે

નવગુજરાત સમય

વેક્ટિક સ્તરે દબલ્લો વધારો | વડાપ્રધાન નરેન્દ્ર મોદીના ૧૦૦ સ્માર્ટ સિટીનું વિઝન શહેરીજનોને સુવિધા સંગ્રહીત કરવા દેવા આપશે ધોલેરા દેશનું સૌ પ્રથમ સ્માર્ટ સિટી બનશે

વિલંબથી ચાલતો ધોલેરા સરનો 'ડ્રીમ પ્રોજેક્ટ' ઇન્ફ્રાસ્ટ્રક્ચરના મામલે પાટે ચડતો જણાય છે ધોલેરા 'SIR' ફાસ્ટ્ટ્રેક પર : 22.59 થો. કિમીનો 'એક્ટિવેશન એરિયા' સપ્ટેમ્બરમાં તૈયાર હશે

Airbus France to set up aerospace, defence cluster at Dholera

સ્પેશિયલ પર્યાવરણ વ્હીકલની સ્થાપનાનું જાહેરનામું અઠવાડિયામાં બહાર પડશે કેન્દ્રની 2800 કરોડની ગ્રાન્ટનો ઉપયોગ કરી ધોલેરા 'સર'માં જંગી ઇન્ફ્રાસ્ટ્રક્ચર ઊભું કરાશે

Aviation ministry nod to Dholera

Lockheed Martin eyes solar battery manufacturing unit at Dholera SIR

Government of India and Government of Gujarat will be spending a phenomenal Rs 15000 connecting Dholera to the nearest hubs.

Rs 7,737 crore okayed for Dholera, Hirasar airports



AAI may partner Gujarat government for Dholera Airport Project

Dholera SIR to be showstopper for Vibrant Gujarat Summit 2019

સરકારના ૫૧ ટકા અને કેન્દ્રના ૪૯ ટકાના હિસ્સાવાળી કંપનીએ દસ્તાવેજ કરાવ્યો ધોલેરામાં ૧ કરોડ ૧૭ લાખ ચો.મી. જમીનનો ૭૦૭ કરોડનો દસ્તાવેજ થયો

Gujarat to have 'Smart GIDC' at Dholera SIR

સરમાં વિવિધ પ્રખ્યાત સંગે ધોલેરા બાલ વિસ્તાર વિકાસ મંચ સરકારમાં રજૂઆત કરશે ધોલેરા 'સર'માં ૧,૯૫૦ કરોડના વિકાસ કામોની શરૂઆત

Dholera smart city to be operational by 2019: Gujarat govt



## 'Dholera Smart City will set new standards'

Located 80 km from Ahmedabad, Dholera Smart City is envisaged to create 8 lakh employment opportunities and house 20 lakh people by 2042.

Gujarat government plans to set up defence corridor

Tata Power Renewable Energy wins Gujarat solar auction

Dedicated freight corridor likely to bring down charges by 50%

Identify land for second airports, AAI tells states

PDPU to rope in oil companies to harness geothermal energy

## AAI: Identify land for airports in smaller cities

ધોલેરાના 1,000MW પ્રોજેક્ટમાં તાટા પાવર 250MWમાં વિજેતા કંપનીએ બિડમાં પ્રતિ યુનિટ ₹2.75નો ટેરિફ ઓફર કર્યો

Work on Gujarat's Dholera airport likely to commence soon

Gujarat's betting big on this project — Know about India's largest greenfield city

India's own Singapore! Dholera, an upcoming greenfield city in Gujarat will blow your mind; check facts

Gujarat govt in talks with Zydus for land allotment in Dholera

Gujarat to set up 200 sq km firing range at Dholera SIR

Dholera International Airport: India's 1st futuristic city to get new greenfield airport; 5 cool facts

Gujarat's 1st smart city set to get a greenfield international airport! 6 key facts you need to know

गुजरात की ढोलेरा होगी दुनिया की पहली ग्रीन सिटी

Govt to set up 1,000-MW solar plant in Dholera: Vijay Rupani CM

Aviation ministry considers eight new airports for major cities

Tata Power arm receives LOA to develop 250 MW solar project in Gujarat

Tata plans to invest in lithium ion battery manufacturing in Gujarat

Printed from THE TIMES OF INDIA

Industry players welcome government move on better infrastructure

Dholera airport could rise on Ahmedabad's waste

M&M scouting for 2,000 acres in Gujarat for defence vehicles unit

पीएमसी की नियुक्ति के बाद शुरू होगा धोलेरा अंतर्राष्ट्रीय हवाई अड्डे का काम, सभी मंजूरियां पूरी

Gujarat: New DSIR cluster for electric vehicles, li-ion batteries

Mahindra Lifespaces to establish a Mahindra World City at Dholera SIR



## State inks MoU to set up G-SER at Dholera

મોદીનો વધુ એક ડ્રીમ પ્રોજેક્ટ હાઇ સ્પીડ પર...: 3500 કરોડના અમદાવાદ-ધોલેરા એક્સપ્રેસ હાઇવેનું કામ ટૂંકમાં જ શરૂ થશે, 24 મહિનામાં પૂર્ણ કરાશે

છ કિલોમીટર લાંબી નહેરથી વરસાદી પાણી દરિયામાં મોકલાય છે ધોલેરા સરમાં વરસાદી પાણીના નિકાલ માટે સો વર્ષનું પ્લાનિંગ કરાયું : સરકાર

ધોલેરામાં સ્પેશિયલ એજ્યુકેશન રીજિયન સ્થાપવા સમજૂતી કરાર

ગ્રીનફિલ્ડ એક્સપ્રેસ-વેની જમીન સંપાદન માટેના ખર્ચમાં સરકારને બચત થશે અમદાવાદ-ધોલેરા, અમૃતસર-જામનગર જેવા હાઇવેની બાજુમાં રેલવે ટ્રેક નાખવા આયોજન

Govt inks MoU with Cerestra to set up G-SER at Dholera

કોમન એફલુઅન્ટ ટ્રીટમેન્ટ પ્લાન્ટ, કૌશલ્ય વિકાસ કેન્દ્રની જાહેરાત ધોલેરામાં મુખ્યમંત્રીએ સૌથી મોટા સોલાર પ્રોજેક્ટનો શિલાન્યાસ કર્યો

ધોલેરામાં સ્પેશિયલ એજ્યુકેશન રીજન: હવે ભારતીય વિદ્યાર્થીઓને મેડિકલ અભ્યાસ માટે વિદેશ નહીં જવું પડે, ઓક્સફર્ડ, કેમ્બ્રિજ અને ચેલ જેવી યુનિવર્સિટીઓ ગુજરાતમાં આવશે

ધોલેરા સરમાં તાતા કેમિકલ્સ બનાવશે લિથિયમ બેટરી

## “WORLD BIGGEST EDUCATION HUB IN DHOLERA”

મુખ્યમંત્રી વિજય રૂપાણીના હસ્તે ધોલેરામાં બે મહત્વકાંક્ષી પ્રોજેક્ટનો શિલાન્યાસ ધોલેરાને રૂપિયા ૩ હજાર કરોડના ખર્ચે વિશ્વનું સર્વશ્રેષ્ઠ સ્માર્ટ સિટી બનાવવામાં આવશે

TATA Power lays foundation of 400 MW (AC) Solar Power Project at the 5000 MW Solar Park in Dholera Special Investment Region in Gujarat

Gujarat sets sight on 50GW solar power by 2030, current contribution is 13%

Gujarat's Dholera SIR should become first green city of world: NITI Aayog CEO

NHAI floats tenders for Ahmedabad-Dholera Greenfield Alignment

SJVN To Commission 100 MW Project in Gujarat's Dholera Solar Park by March 2022

Ahmedabad-Dholera SIR monorail gets green signal

Gujarat govt signs pact with Cerestra Managers to set up Gujarat-Special Education Region at Dholera

23 new expressways and highways coming up in next 5 years

Gujarat to set up 200 sq km firing range at Dholera SIR

Dholera International Airport: India's 1st futuristic city to get new greenfield airport; 5 cool facts

Gujarat: 500 acres for defence aviation hub in Dholera

THE TIMES OF INDIA

Dholera pitched as China alternative

Site development at Dholera international airport from February

Gujarat Govt approves Rs 6000 crore Ahmedabad-Dholera SIR Light Rail Project



# KEY HIGHLIGHTS



## KEY HIGHLIGHTS

1. Dholera Smart City
2. Dholera Sir
3. Dholera Sez
4. DMIC
5. DFC
6. Dholera Airport
7. Dholera Port
8. Kalpsar Project
9. Dholera Metro Train
10. Six Lane Highway
11. 10 Lane Highway
12. Blackbuck Sanctuary
13. Solar Park (5000mw)
14. ABCD Building
15. Activation Area
16. Dholera Zone Benefits

# 1. DHOLERA SMART CITY

- Dholera Smart City is the First Greenfield Smart City of India.
- Dholera will have Smart Infrastructure with 'Plug n Play' system.
- Development in 3 Phases and Six Town Planning.
- Dholera SIR will provide opportunities to setup manufacturing units which will help to increase the Industrial output of the country and hence Job Creation.





## 2. DHOLERA SIR

WHAT IS SIR ?

- Special Investment Region (SIR), a concept in the state of Gujarat.
- Refers to an existing or proposed Investment Region with an area of more than 100 sq. km or Industrial Area with an area of 50-100 sq. km declared by the Government of Gujarat.
- SIR to be developed with World Class Infrastructure, Premium Civic Amenities, Centers of Excellence etc.
- Economic Activities in SIR can be Industrial, Manufacturing, Commercial, Financial, Processing, Packaging, Logistics, Transport, Tourism, ICT etc.
- Only Gujarat Government is empowered to establish, develop, operate and regulate the Special Investment Regions (SIR).

DREAM PROJECT OF SHRI NARENDRA MODI

DHOLERA IS SELECTED FOR SMART CITY

LOGISTIC SUPPORT OF THE DEDICATED FREIGHT CORRIDOR (DFC)

BENEFITS OF THE HIGH IMPACT DELHI-MUMBAI INDUSTRIAL CORRIDOR (DMIC)

GANDHINAGAR-AHMEDABAD-DHOLERA METRO PROJECT

AHMEDABAD TO DHOLERA SIX LANE - TEN LAN HIGHWAY PROJECT

DHOLERA PORT TO BE DEVELOPED FOR IMPORT-EXPORT



## DHOLERA SIR

The **DSIR** covers a substantial area of land totalling to approximately **920 sq km**. Encompasses **19 villages** of **Dhandhuka Taluka** and **3 villages of Barwala Taluka** which total to **22 villages** of **Ahmedabad** District.

The largest of the investment nodes proposed so far in the **DMIC** influence region.

The site is strategically situated between the main **industrial centers** of **Ahmedabad, Vadodara, Surat, Rajkot** and **Bhavnagar**.

It is linked to the major ports of Gujarat by State Highways but as yet has **no direct rail connection**. The nearest **international airport** is at **Ahmedabad**.

New international airport to the north-east of the **DSIR** at **Navagam** Village. The existing population within the study area is only about **37,000** (census 2001). **Agriculture** is the principal land use and activity within the area.

### THE DRAFT DEVELOPMENT PLAN...

The purpose of the Draft Development Plan for the **DSIR** for a period of **30 years** starting from **2010**.

DSIR – including **Central** and **State Governments**, public and private bodies and corporations and the existing local inhabitants and landowners living within and adjoining the boundaries of the designated area.

Report 1, **The Draft Development Plan**; presents the background, overall vision and elements for the **DSIR**

Report 2, which contains the **General Development Control Guidelines (GDCR)**. The Plan provides the overall spatial allocations for the new City and sets out a **30 year**, phasing strategy including land uses, transport and major infrastructures and utilities and services.



ABOUT DHOLERA





## DHOLERA SIR

A comprehensive assessment of the **Industrial** and **Commercial** potential was undertaken in order to determine the economic viability of the **DSIR**.

The study, which included discussions with key stakeholders and detailed economic studies, concluded that the **DSIR** has the potential to attract a wide range of industrial uses- **electronics** and **high tech industries**, **pharmaceuticals** and **biotechnology**, **heavy engineering** and general **manufacturing sectors**.

**Industrial employment**, together with tourism and **higher education** will provide the economic foundations of the **DSIR** and generate about **343,000** 'base' jobs while **483,630** jobs in support services.

About **826,630** jobs in total over a **30 year** time frame.

The jobs created in the **DSIR** will support a total population of about **2.5 million**. Some will commute to the **DSIR** from neighbouring urban centres like **Ahmedabad** and **Bhavnagar**, although a majority of the workforce would prefer to live in the new City.

It is anticipated that housing will be required for a target resident population of about **2 million**. The average family size in the **DSIR** is expected to be of about **4**, so it is necessary to plan for the construction of about **500,000** dwellings.

### THE LAND USE ALLOCATIONS

The Land Use Is Allocated Based Upon **Twelve Spatial Planning** Principles:

- Creation of a compact city;
- Integration of land uses;
- Accessibility of industrial zones;
- Focus of the city internally away from the central expressway, which will only have limited access;
- Separation of industrial and city traffic;
- Provision for a high quality public transport system;
- Development of a poly-centric structure that has a number of commercial and community nodes;
- Integration of existing villages into the new city;
- Conservation of the better agricultural land;
- Protection of the CRZ;
- Development of a strong landscape strategy; and
- A phased development program that allows optimized investment.

## DHOLERA SIR

### INDUSTRIAL AND ECONOMIC ZONES

A total of about **11,661 ha** land area is allocated for **industrial** and **logistics** use.

Additional land is allocated for knowledge based activities such as universities and research centres.

Land area allocated for the economic sectors is over **12,891 ha**.

Additionally, about **12,000 ha** of agriculture land is allocated for future development.

### Residential Areas

A wide range of housing types will be developed in the **DSIR** to meet the anticipated population of **2 million** by **2030**.

A total of about **6,785 ha** land area is allocated for housing, **1,772 ha** occupied by existing villages and their designated buffer zones.

This provision is met through allocation for housing in various land use zones besides the **Residential zone** such as **High Access Corridors**, **City Centre** and **Knowledge & IT**.

About **20 percent** of the residential land is for **low income** groups, **57 percent** is allocated for **medium income** groups and **13 percent** of the housing land is planned for **high income** groups.

All residential areas will be mixed-incomes and housing will be developed with a comprehensive range of community facilities, including schools, medical facilities, neighbourhood retail and open space.



## DHOLERA SIR

| SN   | Project  | Cost estimate (in INR Crores) | Escalation, Project Development, Supervision & Contingencies (in INR Cr) | Total Cost Estimate (in INR Crores) |
|--|--|-------------------------------|--|-------------------------------------|
| <b>Overall Trunk Infrastructure Projects</b> |  |                               |  |                                     |
| 1  | TP1 & TP2 urban development including ABCD Site      | 18,642.06                     | 2,632.09   | 21,274.15                           |
| 2  | Potable Water  | 768.52                        | 95.01  | 863.53                              |
| 3  | Industrial Water                                     | 1,403.74                      | 173.79   | 1,577.53                            |
| 4  | Wastewater (TP level STP, CETP and effluent outfall) | 772.00                        | 95.41  | 867.41                              |
| 5  | Solid waste management                               | 21.06                         | 2.56   | 23.61                               |
| 6  | ICT  | 3,528.65                      | 443.21   | 3,971.86                            |
| 7  | Power infrastructure                                 | 2,819.87                      | 350.51   | 3,170.38                            |
| 8  | River training and bunding on all rivers             | 705.71                        | 87.32  | 793.03                              |
| <b>TOTAL</b>                                 |  |                               |  | <b>32,541.51</b>                    |
| External Infrastructure Projects             |  |                               |  |                                     |
| A  | Ahmedabad – Dholera Expressway                       |                               |  | 3,599.08*                           |
| B  | Ahmedabad – Dholera MRTS / RRTS                      |                               |  | 7,685.00*                           |
| C  | Freight rail from DSIR to Bhimnath                   |                               |  | 496.21**                            |
| D  | Dholera International Airport                        |                               |  | 1000.00^                            |

## DHOLERA SIR

### DHOLERA FOOTPRINT





# DHOLERA SIR

|   |  |
|---|--|
| Total Area                                | 920km <sup>2</sup>                                   |
| Developable Area                          | 567km <sup>2</sup>                                   |
| Economical Area                           | 360km <sup>2</sup>                                   |
| Activation Area                           | 22.54km <sup>2</sup>                                 |
| Development Plannings                     | Six Town Plannings (TP 1 to TP 6)                    |
| Proximity to Main Cities of Gujarat       | Ahmedabad, Baroda, Bhavnagar, Surat and Rajkot       |
| World's Biggest Urban Development Project | DMIC, DFC  |
| Size of the Project                       | Two time Bigger than Delhi and advance than Shanghai |

- In Line with a MOU signed between GIDB and DMICDC for early bird projects for Dholera Sir, DMICDC and Gujarat Government identified Dholera Industrial park as one of the early bird projects.
- The proposed Industrial park called as “Activation Area” is spread across an area of around 22.5 sq km.
- The Industrial Park (Activation Area) is approximately 4.25% of the total developable area of DSIR. It can cater to a **residential population of 1.2 Lakhs** with a an employment of approximately **80,000 people by 2020**.

# DHOLERA SIR - CONNECTIVITY

Metro Connectivity



Dholera Metro

Air Connectivity



Dholera International Cargo cum Passanger Airport

Sea Connectivity



Dholera Port

Goods Train Connectivity



Dedicated Freight Corridor

Sea Link Road Connectivity



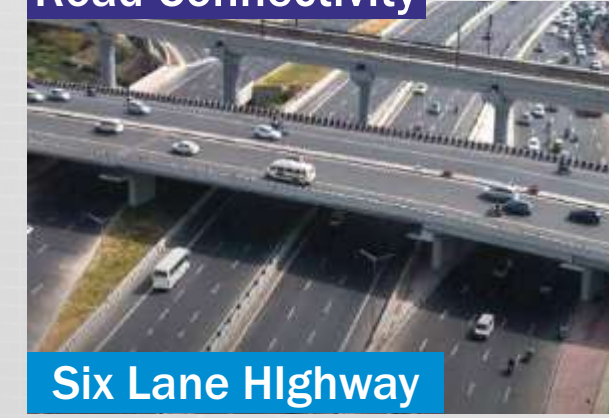
Kalpsar Project

Road Connectivity



10 Lane Expressway

Road Connectivity



Six Lane Hlghway

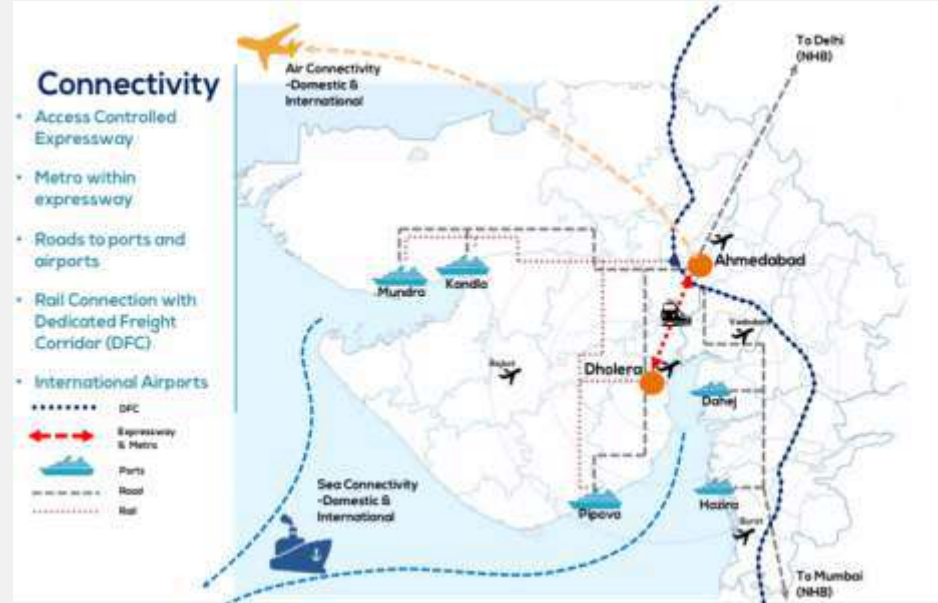


# DHOLERA SIR

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DHOLERA SIR SPECIAL INVESTMENT REGION



EXTERNAL CONNECTIVITY



# 3. DHOLERA SEZ

## WHAT IS SPECIAL ECONOMIC ZONE?

A **Special Economic Zone (SEZ)** is an area in which the business and trade laws are different from the rest of the country.

**SEZs** are located within a country's national borders, and their aim include increased **Trade Balance, Employment, Increased Investment, Job Creation and Effective Administration.** To encourage businesses to set up in the zone, financial policies are introduced.

These policies typically encompass **Investing, Taxation, Trading, Quotas, Customs and Labour Regulations.** Additionally, companies may be offered **tax holidays**, where upon establishing themselves in a zone, they are granted a period of lower taxation.

## DHOLERA SEZ WILL PROVIDE

- **Tax Benefits** For Industries.
- Exemption From **Duties On All Imports**
- **No Foreign Ownership Restrictions**
- **Freedom To Develop Township** in the SEZ with residential areas, markets, play grounds, clubs and recreation centers without any restrictions on foreign ownership.
- Procedural **EASE AND EFFICIENCY** for speedy approvals, clearances and customs procedures and dispute resolution.
- **Simplification Of Procedures** and self-certification in the labor acts
- A Vibrant Industrial city with **Abundant Supply Of Skilled Manpower**, covering the entire spectrum of industrial and business expertise.
- **Well Connected** with network of public transport, local railways.
- **Pollution Free Environment** with proper drainage and sewage system
- **In-house Customs Clearance** facilities.



## DHOLERA SEZ

COMPANIES WHO HAVE MADE INVESTMENTS IN DHOLERA SIR



Reliance  
300 Acres For  
Defense  
Manufacturing



Iskon & Chinese  
Company  
More than 300  
Acres for  
Steel Plant



Tata  
126 Acres  
for Lithium  
Iron Batteries



Cadila  
80 Acres  
for Pharma  
Research  
Institute

All these companies are in process of starting their manufacturing units very soon.

## 3. DHOLERA SEZ

ALL THESE COMPANIES HAVE SIGNED MOUs WITH GOVERNMENT

|  |  |  |  |
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# MEDIA NEWS

### Canada to invest ₹6k cr in Dholera SIR

Partner Country To Invest In Smart, Other Infra

Canada is set to invest ₹6,000 crore in Dholera SIR, a smart city project in Gujarat. The investment is part of a larger partnership between Canada and India for infrastructure development. The project includes smart infrastructure, renewable energy, and advanced manufacturing facilities.

### Lockheed, Boeing and Airbus take off for Guj

Airbus eyes copter plant in Gujarat

Lockheed Martin, Boeing, and Airbus are eyeing Gujarat as a potential manufacturing hub. Airbus is specifically looking at setting up a helicopter manufacturing plant in the region. The state government is offering incentives to attract these global aerospace giants.

### Ahmedabad-Dholera Expressway gets green signal, tenders issued

Our upcoming projects include the bullet train from Ahmedabad to Mumbai and Ahmedabad to Dholera expressway. Mr. Kumar Mangalam Birla at FVG2019

The Ahmedabad-Dholera Expressway has received a green signal from the government. Tenders for the project have been issued. The project is a key part of the state's infrastructure development plan, aimed at improving connectivity between major cities.

### Tata Chemicals Exploring New Opportunities In The Lithium-Ion Battery Business

Tata Group to set up Rs 4,000 crore lithium-ion battery plant

Tata Chemicals is exploring new opportunities in the lithium-ion battery business. The group plans to set up a Rs 4,000 crore lithium-ion battery plant. This move is part of the company's strategy to diversify into high-growth sectors and support the growing electric vehicle market.

### Tata Planning Its 4000 Cr Li-Ion Battery Manufacturing Plant In Gujarat

Tata Group is planning to set up a multi-stage lithium-ion battery plant in Gujarat's SIR area according to a senior state government official.

The plant is expected to be one of the largest of its kind in India. It will be a multi-stage facility, starting with the production of battery cells and moving towards complete battery packs. The project is being implemented in the Dholera Special Investment Region (SIR).

### Tata Chemicals Starts Li-Ion Battery Recycling Operations in Mumbai

Global govt officials from Tata Chem gets 1% share for battery cell

Tata Chemicals has started lithium-ion battery recycling operations in Mumbai. The company has received a 1% share in the battery cell recycling project from global government officials. This initiative is part of the company's commitment to sustainable manufacturing and circular economy.

### Govt promoting Dholera as investment destination for defence manufacturing

AMMADABAD: The Government of Gujarat is promoting the Dholera Special Investment Region (SIR) as an ideal destination for investments in the defence manufacturing sector. The state government is offering various incentives and facilities to attract defence manufacturers to the region.

### ધોલેરા 'SIR' ફાસ્ટટ્રેડ પર: 22.59 થો. કિમીનો 'એસ્ટિમેશન એરિયા' સપ્ટેમ્બરમાં તૈયાર હશે

ધોલેરા સ્પેશિયલ ઇન્વેસ્ટમેન્ટ રીજન (સીઆર) ના અંતર્ગત 22.59 ચો. કિમીનો એસ્ટિમેશન એરિયા સપ્ટેમ્બરમાં તૈયાર કરવામાં આવશે. આ એરિયામાં ડોલેરા સ્પેશિયલ ઇન્વેસ્ટમેન્ટ રીજનના વિકાસ માટેની વિવિધ સુવિધાઓ પૂરી પાડવામાં આવશે.

### ધોલેરા સ્માર્ટ સિટીનું માઈક્રો મોડલ

2000 કરોડના કામો શરૂ કરવા પહેલાં GIDB દ્વારા RFP ડેન્ડર હોવું

420 ચો. કિલોમીટર ક્ષેત્રમાં ડોલેરા સ્માર્ટ સિટીનું માઈક્રો મોડલ તૈયાર કરવામાં આવશે. આ માટે GIDB દ્વારા RFP ડેન્ડર હોવું જરૂરી છે. ડોલેરા સ્માર્ટ સિટીનું વિકાસ ડોલેરા સ્પેશિયલ ઇન્વેસ્ટમેન્ટ રીજનના અંતર્ગત થશે.

### Dholera SIR will be green; industries that pollute are unwelcome: J P Shivahare

Ahmedabad: Even as Dholera Special Investment Region (SIR) is attracting manufacturing sector to set shop in the greenfield facility, it is saying no to industries that pollute, said J P Shivahare, MD, Dholera Industrial City Development. "We want to develop and maintain Dholera as a green city," he said.

Talking to ET, he said: We are saying no to petrochemicals, chemicals and textile processing units that are keen to come to Dholera. We know that Dholera is saturated and petrochemicals would be keen to settle here. But we are keen to keep Dholera green as promised to our investors."

The Dholera Industrial City Development (DICDL) is the special purpose vehicle (SPV) formed by the DMC Trust and the government of Gujarat to administer the SIR.

The Dholera Industrial City Development (DICDL) is the special purpose vehicle (SPV) formed by the DMC Trust and the government of Gujarat to administer the special investment region (SIR). The key attraction of the forthcoming Vibrant Gujarat Global Summit, Dholera SIR is seeking investments from aviation (MRO), pharmaceuticals, heavy engineering, solar power, apparel, et al sectors.

# MEDIA NEWS

### ધોલેરા ડેવલપમેન્ટ કંપની સાથે એરોસ્પેસ અને ડિકેન્સ ક્લસ્ટર માટે કરાર કરાયા

## ફાન્સની એરબસ કંપની ધોલેરામાં હેલિકોપ્ટર બનાવશે

જાણ્યું કે, સપ્ટેમ્બર બીજા દિવસે જે કરાર થયા તેમાં 4 હજાર કરોડ સુધીનું રોકાણ પરાવતા 133 અને 4 હજાર કરોડથી વધુનું રોકાણ ધરાવતા 50થી વધુ કરાર થયા છે. એમઆરબેક ગ્રુપ દ્વારા જાહેરાતી સાથે 4500 કરોડ રૂપિયાના કરાર કર્યા છે. આ પ્રોજેક્ટ માટે 1 મિલિયન ટાઇટલનું ડિવાઇન કરશે અને 2500 ઉમેદવારોને રોજગારી આપશે. રશિયાની 2 કંપનીએ ડિવાઇન અને એક્સટર સાથે જામનગરમાં રીફાઇનરી પ્રોજેક્ટ માટે કરાર કર્યા છે. ચીનની કંપની ટાઇટલનું નામ મુખ્યમંત્રી નીતિન પટેલે

NSE ફેબ્રુઆરીથી ગિફ્ટ સિટીમાં કામ શરૂ કરશે

ગોપીનગરના ગિફ્ટ સિટીમાં બોમ્બે સ્ટોક એક્સચેન્જ દ્વારા પ્રથમ ઉદ્યોગનાલ એક્સચેન્જ ખુલ્લુ મુકાબા આદ હવે નેશનલ સ્ટોક એક્સચેન્જ પણ પોતાની ક્વેરી ગિફ્ટ સિટી માં કાર્યરત કરશે. ગિફ્ટ સિટીના સીઈઓ અજય પાંડેએ જણાવ્યું કે, એનએસઈને સેબીની મંજૂરી મળી ગઈ છે, તેનો આગામી ફેબ્રુઆરીથી પોતાનું એક્સચેન્જ સેટ કરવાની કામગીરી શરૂ કરશે.

માટે કરાર કર્યાં છે. રશિયોન કંપનીએ સ્ટેનલેસ સ્ટીલના પ્લાન્ટ માટે 5500 કરોડના કરાર કર્યા છે તેનો 8 હજાર રોજગારી આપશે. જાપાનના મિનિસ્ટર અને ડેલિગેશન મુખ્યમંત્રી વિજય રૂપાણીની ઉપસ્થિતિમાં કરાર કર્યાં છે

6નારે 40 મેગાવોટના સોલાર પ્લાન્ટ માટે એમઓયુ કર્યાં છે. પટેલે ઉમેર્યું કે ખુબસ અને જાપાન તરફથી ઊલ્ટ્રાકોનિક સ્માર્ટ સિટી, એમએસએમઈ સહિતના કેન્ઝોમાં રોકાણ માટે રસ દાખવ્યો છે આથી તેમને યોગ્ય માર્ગદર્શન માટે સિનિપર અધિકારીઓનું વર્કિંગ ગ્રુપ બનાવ્યું છે તેઓ આ બંને દેશોના પ્રતિનિધિઓ સાથે પરામર્શ કરશે. આદિવાસી વિસ્તારની હસ્તકલાની શીજ વસ્તુઓના ઓનલાઇન વેચાણ માટે ગુજરાત સરકારે એમેઝોન કંપની સાથે એમઓયુ કર્યાં છે.

### Firing range to come up at Dholera

Tata Group to set up ₹400cr lithium-ion battery plant

Indian Army proposes to set up firing range at Dholera SIR

The government of Gujarat has approved the setting up of a firing range at Dholera SIR. The Indian Army has proposed to set up a firing range at Dholera SIR. The project is part of the state's infrastructure development plan, aimed at improving connectivity between major cities.



## DHOLERA SEZ

NATIONAL INDUSTRIAL CORRIDOR DEVELOPMENT AND IMPLEMENTATION TRUST

# INDIA'S INDUSTRIAL CORRIDOR NETWORK

Delhi - Mumbai Industrial Corridor (DMIC)

Bengaluru-Mumbai Industrial Corridor (BMIC)

Chennai-Bengaluru Industrial Corridor (CBIC)

Vizag-Chennai Industrial Corridor (VCIC)

Amritsar-Kolkata Industrial Corridor (AKIC)

Vizag-Kolkata Industrial Corridor (VKIC)

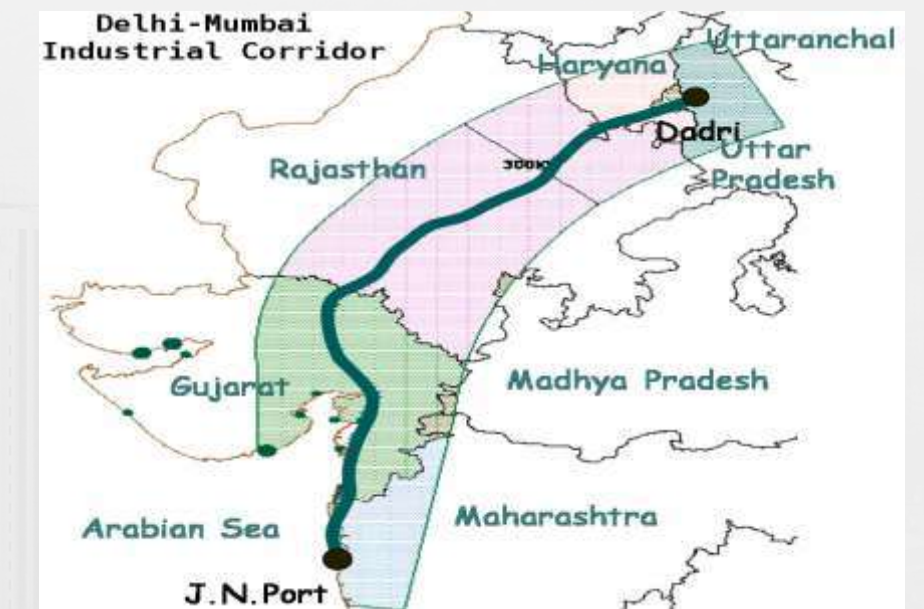


## 4. DELHI MUMBAI INDUSTRIAL CORRIDOR

### DMIC PROJECT HIGHLIGHTS

- Total \$100billion Project
- Includes six states (From Dadri to JNPT Mumbai)
- 24 Industrial Region (Largest in Dholera)
- 8 Smart Cities (Biggest as Dholera)
- 2 New International Airport (one in Dholera)
- 5 Power Projects (Largest in Dholera 5000MW)
- 2 Mass Rapid Transit System (one in Dholera)
- 2 Logistic Hub (one in Dholera)
- In 1st Phase Investment of \$100 Billion (Japan Aid \$10 Billion)
- 37% of total Investment in Gujarat
- 62% area of Gujarat covered (18 out of 26 dist.)
- Largest ever Infrastructure project in Asia Pacific

### NICDIT and DMICDC





# DELHI MUMBAI INDUSTRIAL CORRIDOR

## TOWNSHIPS UNDER DMIC

### EIGHT NODES BEING DEVELOPED IN DMIC PHASE - 1

1. Dadri - Noida Ghaziabad IR, UP .....200 sqkm
2. Manesar - Bawal IR, Haryana .....402 sqkm
3. Neemrana - Kushkhera - Bhiwari IR, RJ .....165 sqkm
4. Pithampur - Dhar - Mhow IR, MP .....372 sqkm
5. Jodhpur Pali Marwar, Rajasthan ..... 72 sqkm
6. Ahmedabad - Dholera SIR, GJ. ....920 sqkm
7. Shendra - Bidkin Industrial Park, MH .....84 sqkm
8. Dighi Port IA, Maharashtra ..... 253 sqkm

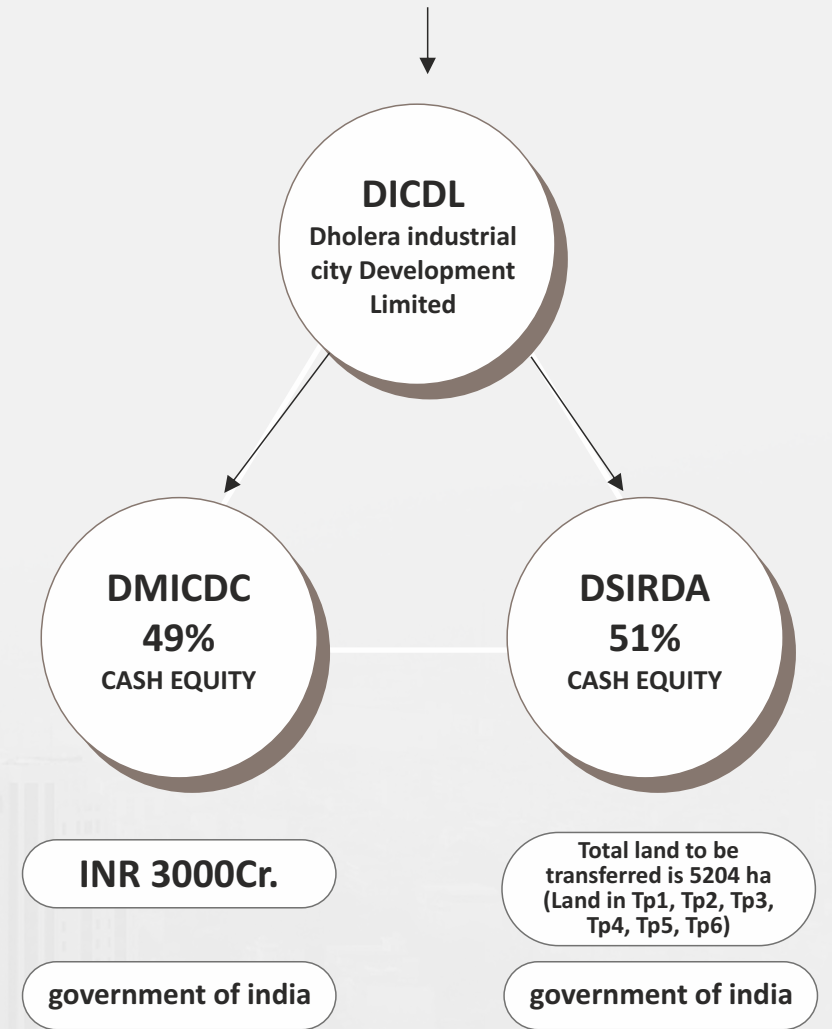


**Dholera is the biggest Node under DMICDC**

# DELHI MUMBAI INDUSTRIAL CORRIDOR



## SPECIAL PURPOSE VEHICLE (SVP) - DICDL





# 6. DHOLERA AIRPORT

**મોદી સરકારની મંજૂરી મળતાં ધોલેરામાં એરપોર્ટ બનશે**

ધોલેરા, પ્રાચીનગર, નવિયાદ, આદેઈને વધુ ક્ષમતા પૂરી

રાજ્યમાં મોટામાં મોટા એરપોર્ટને ડેવલપ કરશે

ધોલેરા, પ્રાચીનગર, નવિયાદ, આદેઈને વધુ ક્ષમતા પૂરી

રાજ્યમાં મોટામાં મોટા એરપોર્ટને ડેવલપ કરશે

**સંદેશ 4th December: 2015**

**ધોલેરા એરપોર્ટને કેન્દ્રના પર્યાવરણ વિભાગની મંજૂરી : 1721 કરોડ ખર્ચાશે**

રાજ્ય સરકારે ધોલેરા એરપોર્ટને કેન્દ્રના પર્યાવરણ વિભાગની મંજૂરી મેળવી છે. આ એરપોર્ટને ડેવલપ કરવા માટે 1721 કરોડની ખર્ચાશે. આ એરપોર્ટને ડેવલપ કરવા માટે 1721 કરોડની ખર્ચાશે.



**Gujarat's Dholera airport project gets environmental clearance**

Work to start on international airport in Dholera in 2019

Work to start on international airport in Dholera in 2019



**Dholera airport project gets environmental clearance**

Multipurpose project will also cater to Vadodara, Anand, Rajkot, Bhavnagar & Nadiad

State government's ambitious Dholera airport project at Navagam village near Ahmedabad has received environmental clearance from the Centre. The Central Forest, Environment and Climate Change department has communicated the same through a letter sent to the Dholera International Airport Company, a Special Purpose Vehicle created by the state government, an official release stated.

The proposed airport project, which is part of proposed Dholera Special Investment Region (SIR), will come up in 1,426 hectares of land near Navagam at a cost of Rs 1,712 crore.

This project of building a world class airport about 30 km from here will be developed in three phases. As per the project report prepared by the Airport Authority of India (AAI), Rs 716 crore would be spent in the first phase of the project, the release stated.

Apart from catering to the needs of Dholera SIR, this multipurpose airport project would also cater to nearby cities of Vadodra, Anand, Rajkot, Bhavnagar and Nadiad.

The project has already received a non-objection certificate from Ministry of Defence in 2014, while the Civil Aviation Ministry has also given SPC clearance in the past. After this environmental clearance, the state government hopes to get final approvals from the Civil Aviation Ministry by January next year.

**ગુજરાત કે ધોલેરા હવાઈ અરુદ્ધે પર કામ જલ્દ શુરુ હોગા**

મુમ્બઈ, 26 જૂન (ખાસ) ગુજરાત મેં વહુપ્રતીક્ષિત નવુ ધોલેરા અંતરરાષ્ટ્રીય હવાઈ અરુદ્ધે (ડીઆઈઈસીઈલ) પર કામ જલ્દ શુરુ હોગા। ડીઆઈઈસીઈલ ને ઇસ પરિયોજના પર કામ તેજી સે આગે વઢાને કા ફેસલ કિયા હે। યહ પરિયોજના 2012 સે અરુદ્ધે હુઈ હે।

**Ministry of Civil Aviation sanctions Rs 7,737 crore for Dholera and Hirasar airports**

The Union Ministry of Civil Aviation has sanctioned the Rs 7,737 crore for the Dholera and Hirasar airports in Gujarat. The Dholera and Hirasar airports will be located in the vicinity of Ahmedabad and Rajkot respectively.

**GANDHINAGAR:** After more than a decade's talks and discussions, finally, the state government is taking concrete steps to realize the new Dholera international airport project, which will be named the New Ahmedabad Airport. The state government is in the final stages of signing a joint venture agreement with the Airports Authority of India (AAI) to develop the new airport situated about 80km from Ahmedabad. The agreement is expected to be signed in June 2018, work expected to begin by 2019, and the new airport expected to become operational by 2022, said sources close to the development.

With Sardar Vallabhbhai Patel International Airport expected to cross its maximum capacity of 18 million passengers a year by 2025-26, and with almost no option of expanding the existing airport, development of the new airport at Dholera has become a strategic necessity. A new SPV (special purpose vehicle) is expected to be formed shortly.

**AHMEDABAD:** Gujarat government's ambitious Dholera airport project at Navagam village near the city has received environmental clearance from the Centre.

The Central Forest, Environment and Climate Change department has communicated the same through a letter sent to the Dholera International Airport Company, a Special Purpose Vehicle created by the state government, an official release stated.

Upon receiving the clearance, Gujarat Chief Minister Anandiben Patel thanked Prime Minister Narendra Modi on behalf of people of Gujarat, the release said.

**ધોલેરાનું ઇન્ટરનેશનલ એરપોર્ટ 2023 સુધીમાં શરૂ કરવાની ક્વાયત**

**અમદાવાદ : ધોલેરાનું ઇન્ટરનેશનલ એરપોર્ટ 2023 સુધીમાં શરૂ કરવાની ક્વાયત કેન્દ્ર સરકારે તેજ બનાવી છે. આ એરપોર્ટ પાછળ 2125 કરોડ રૂપિયાનો ખર્ચ થશે**

**સરકાર કહે છે કે આ એરપોર્ટ માટે જમીન સંપાદનમાં કોઈ મુશ્કેલી નથી તેથી તેની ઝડપ વધશે. આ એરપોર્ટ માટે પર્યાવરણ મંજૂરીઓ આપી દેવામાં આવી છે. પ્રોજેક્ટ રિપોર્ટ પણ તૈયાર છે. કેન્દ્રની જેમ સરકારની તમામ મંજૂરીઓ મેળવી લેવાઈ છે**

# MEDIA NEWS

**Companies: Pursuit of Profit**

**AAI may Partner Guj Govt for Dholera Airport Project**

Work on the ₹2,000-crore airport project could begin this year itself

Ahmedabad: The airport authority is set to start work for the ₹2,000-crore Dholera International Airport project in Gujarat, which is set to be operational by 2023, sources close to the project said on Monday.

**ધોલેરા મેં 3 વર્ષો મેં બનેગા ઇન્ટરનેશનલ એરપોર્ટ**

અમદાવાદ: ધોલેરા એરપોર્ટને ડેવલપ કરવા માટે 1721 કરોડની ખર્ચાશે. આ એરપોર્ટને ડેવલપ કરવા માટે 1721 કરોડની ખર્ચાશે.

**રાજ્ય પ્રધાન મંડળનો નિર્ણય ધોલેરા ઇન્ટરનેશનલ એરપોર્ટ બનાવવા માટે કંપની રચાશે**

૩૧.૨૦૦ કરોડની શેરમૂલિવાળી કંપની રજિસ્ટર થશે

પબ્લિક-પ્રાઇવેટ પાર્ટનરશિપ યોજનાનો અમલ

૨૦૧૮ માં ૨૦૦ કરોડની કંપની રચાશે

**Adani Group set to hike Dholera port stake to 74%**

The Rs 19,200-crore Adani Group has decided to increase its stake in Dholera International Airport project from the current 48% to 74% by acquiring shares from the original promoter JK Group. JK Group holds 51% stake in the project.

**Mundra SEZ to take over Dholera port development from JK Group**

Mundra SEZ to take over Dholera port development from JK Group

**ધોલેરાને મોડલ પોર્ટસિટી બનાવાશે**

ધોલેરાને મોડલ પોર્ટસિટી બનાવાશે

**ડીમ પલાન ધોલેરા તાલુકાના નવગામના સરવે નં.100માં 1387 કરોડના ખર્ચે અત્યાધુનિક એરપોર્ટ બનેલો ધોલેરા ઇન્ટરનેશનલ એરપોર્ટનો કાર્યારંભ**

અમદાવાદ: ધોલેરા એરપોર્ટનો કાર્યારંભ થયો. આ એરપોર્ટને ડેવલપ કરવા માટે 1721 કરોડની ખર્ચાશે. આ એરપોર્ટને ડેવલપ કરવા માટે 1721 કરોડની ખર્ચાશે.

**Dholera International Airport: India's 1st futuristic city to get new greenfield airport; 5 cool facts**

The Dholera International Airport is set to be operational by 2023, sources close to the project said on Monday.

**Adani Group set to hike Dholera port stake to 74%**

The Rs 19,200-crore Adani Group has decided to increase its stake in Dholera International Airport project from the current 48% to 74% by acquiring shares from the original promoter JK Group. JK Group holds 51% stake in the project.

**DHOLERA PORT AND SPECIAL ECONOMIC ZONE LIMITED**

Dholera Port And Special Economic Zone Limited is a Non-govt. company, incorporated on 31 Aug, 1996. It's a public unlisted company and is classified as 'company limited by shares'.

**Dholera: an ancient port town is turning 'smart'**

Dholera: an ancient port town is turning 'smart'



## 5. DEDICATED FREIGHT CORRIDOR

- Total Investment 8000Cr
- Total Distance 1504km
- Connects 5 States
- The Most Vibrant Freight Corridor
- Japan based Mitsui along with L&T to work on more than 320km
- Connects 24 Industrial Region
- Connects 50Cr Population
- DFCCIL, Special Purpose Vehicle formed under
- The Ministry of Railways

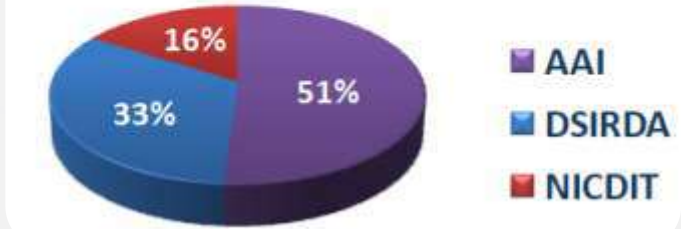


| WESTERN DFC   |                  |
|---------------|------------------|
| STATE         | DISTANCE COVERED |
| HARYANA       | 177KM            |
| RAJASTHAN     | 567KM            |
| GUJARAT       | 565KM            |
| MAHARASHTRA   | 177KM            |
| UTTAR PRADESH | 18KM             |
| <b>TOTAL</b>  | <b>1504KM</b>    |

## DEDICATED FREIGHT CORRIDOR

- Total Area 1426 Hectors land in Navagam, Dholera
- Total Cost : 2100Cr (Initial Cost)
- India's First Passanger cum Cargo Greenfield Airport
- Best Location for Airport as sea nearby
- Developed in PPP Model for Greenfield Airport Policy
- Work to begin in May 2019
- Expected to be operational by 2022
- NOC from Ministry of Defence
- Site Clearance by Ministry of Civil Aviation
- Environmental Clearance by Ministry of Environment
- Huge Opportunity for India's Largest Aerospace Hub
- Dholera Airport will open Cargo Route to Gulf and Central Asian Market

Stake (%)



### WHY DEDICATED FREIGHT CORRIDOR?

1. TRANSPORTATION OF COAL TO MEET GROWING ELECTRICITY DEMAND
2. TRANSPORTATION OF CEMENT, STEEL AND MACHINERY FOR INFRASTRUCTURE DEVELOPMENT
3. MOVEMENT OF GOODS FROM FACTORIES TO PORTS TO FACILITATE INTERNATIONAL TRADE



## 7. DHOLERA PORT

- An Ancient port-city in The Gulf of Khambhat
- Strategic location in the middle of four main cities (Ahmedabad, Baroda, Bhavnagar Rajkot) of Gujarat.
- Ports spur the ECONOMIC ACTIVITIES like banking, finance, Insurance, logistic etc.
- Dholera Port is 300km nearby in comparison of two main port of Gujarat (Kandla and Mundra)
- Dholera Port will make it easy for import and export from remaining Nodes under DMIC



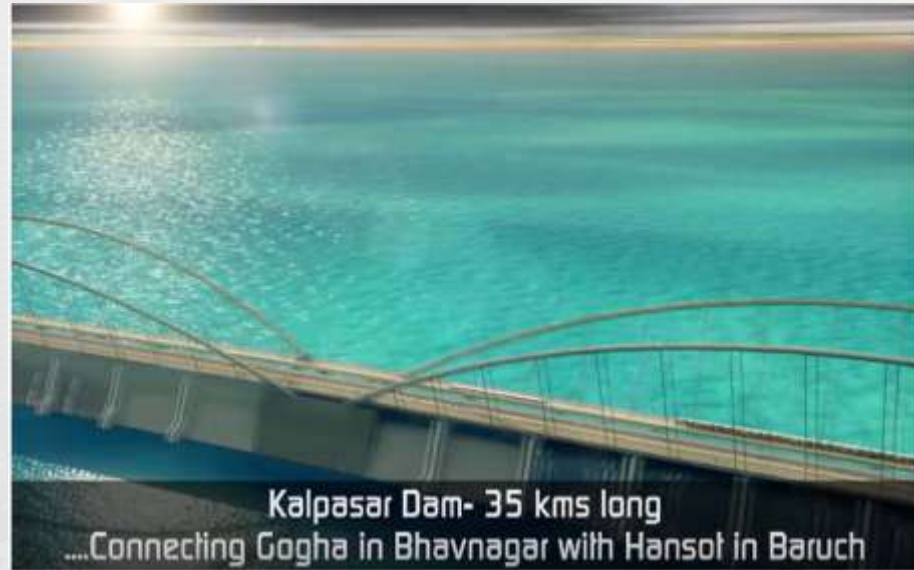
## 8. KALPSAR PROJECT

- 35km dam across the Gulf of Khambhat.
- 10 lane road link over Dam
- Reducing distance between Saurashtra and South Gujarat.
- The Gulf of Khambhat was identified as a promising site for tidal Power Generation.
- Estimated Cost Rs.90,000 crore (as of 2017)
- Fresh Water Coastal Reservoir in the Gulf of Khambhat for Irrigation, Drinking and Industrial purpose.
- Tidal Power Generation House with an Installed Capacity of 5,880 MW.





# KALPSAR PROJECT



**Kalpsar Dam- 35 kms long**  
...Connecting Gogha in Bhavnagar with Hansot in Baruch

# 9. DHOLERA METRO RAIL

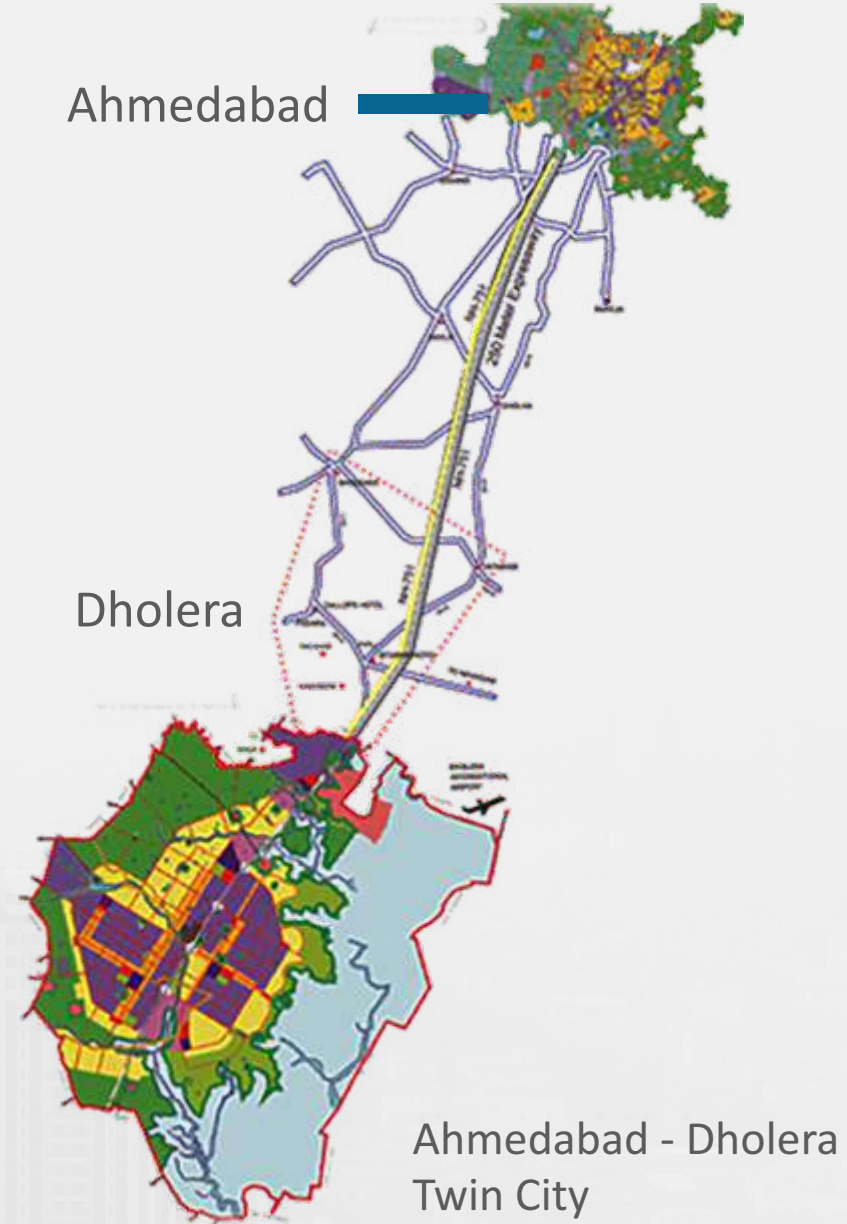
- High Speed metro rail through Ahmedabad – Dholera – Gandhinagar.  
Phase 1 connecting Ahmedabad to Gandhinagar  
Phase 2 Gift City to Dholera Smart city via Ahmedabad
- Regional connectivity with Gujarat Dholera Smart City and develop a high speed urban transport system Ahmedabad to the International Airport, Urban Center, Railway Stations and Bus Depot of Dholera.
- Ahm - Dholera Metro Total Length 100km  
1<sup>st</sup> Phase Length 61.55km 2<sup>nd</sup> Phase Length 38.45km
- Complete Authority of SPV (GoG owned) shall undertake and complete crucial tasks such as acquiring land for development of metro corridor, metro stations and bus stations.
- Expected to be a carrier of 80,000 passengers per hour (40,000 in each direction) and 1.70 million commuters are expected to use it by the year 2031.





## 10. AHMEDABAD - DHOLERA SIX LANE HIGHWAY

- National Highway No. 751
- Total Length 121.8 km (75.7 mi)
- Total Cost : 2200Cr.
- **Junctions**
- NH 51 Terminal near Bhavnagar.
- NH 751D near Vataman
- NH 47 Terminal near Sarkhej.
- Connects (Nari Junction) near Bhavnagar,
- Bavaliyari, - Dholera – Ambali – Vataman – Chaloda – Bhat - Visalpur and Sardar Patel Ring Road(NH47) near Sarkhej, Ahmedabad.



## 11. AHMEDABAD - DHOLERA TEN LANE HIGHWAY

- 250 Meters wide 10 Lane Expressway
- Estimate cost of 900 Cr.
- Central Spine Expressway for Dholera SIR
- Connecting Ahmedabad to Dholera
- Total distance of 110km for Exclusive Transport Corridor
- Project is undertaken by NHA under Bharatmala Project
- Connecting other Nodes of DMIC
- Linked with Dholera Cargo Airport and Port
- Accessibility for Import and Export via Dholera Port





## 12. DHOLERA BLACKBUCK SANCTUARY



Blackbucks



Nilgais



Antelopes



Wolves



Hyenas



Lesser Floricans



Macqueen's bustands



Jackals



Foxes

## 13. DHOLERA SOLAR PARK

- World's Largest 5000MW Capacity
- Total Area : 11000 Hectors of CRZ
- Total Cost : 25000Cr
- Employment : 20000+
- Ready to be fully operational by 2022
- Tender for First Phase of 1000MW by GUVNL
- Tata Power, Torrent Power, NTPC, Adani Green Energy, Azure Power, Mahindra Sustain Pvt. Ltd., Aayna Renuable, Vena Energy, Hindustan Power Projects, Alfanar Constrauction, SB Energy, Gujarat Industrial Power are among the companies which participated in Dholera Initial 1000MW Solar Park.
- The first 1 GW-phase is being developed with an investment of Rs5bn (\$695m) by GECL.
- The second 4GW-phase will be developed by SECI with an estimated investment of Rs. 20bn (\$2.7bn)."
- The Power Renewable Energy Limited (TPREL), has received a Letter of Award to develop a 50 MW solar project in Dholera Solar Park of Gujarat.
- The LOA is in additional to the 250 MW Solar Project being set up by the Company at Dholera Solar park.



સૌપ્રથમ રેક પુનઃ વીક્ટ રૂ. ૨.૭૫ નક્કી કરાયો  
 ૭૫૦ મેગાવૉટ સોલર વીજળી અરીઠવા  
 ગુજરાત ઊર્જા વિકાસ નિગમના નવા ટેન્ડર

ધોલેરાના 1,000MW પ્રોજેક્ટમાં  
 ટાટા પાવર 250MWમાં વિજેતા  
 કંપનીએ સિદ્ધમાં પ્રથમ ટુમિટ રૂ. 27૦૦ કરોડ અંકિત કર્યો

World's largest solar park to come up in  
 Gujarat: CM Vijay Rupani

Chief Minister Vijay Rupani has approved setting up a 5,000 MW capacity solar park at the Dholera Special Investment Region (SIR) which would be the largest such facility in the world after its completion.

The proposed solar power generation project would be set up in 11,000 hectares of land with an investment of Rs. 25,000 crore, said an official release.

The project will contribute significantly to achieving Prime Minister Narendra Modi's target of producing 175 gigawatt of electricity through renewable energy sources by 2022, said Purohit.

The chief minister expressed confidence that the solar park would not only provide employment to over 20,000 people, but also spur new manufacturing systems for the entire supply chain in and around the Dholera International City.



# 14. ABCD BUILDING

## ADMINISTRATIVE CUM BUSINESS CENTER FOR DHOLERA

- Area : 36,000sqm
- Administrative Building for Dholera SIR
- Construction By Cube Construction
- Plan & Design by TCE
- In Knowledge & IT Zone
- Total Cost : 73cr.



### CURRENT STATUS

- DSIRDA OFFICE
- BUSINESS & EXHIBITION CENTRE
- TOWN PLANNING OFFICE
- AUDITORIUM
- SPV OFFICES
- CITY MAYOR OFFICE
- COMMAND CONTROL CENTRE
- CONTROL ROOMS



# 15. ACTIVATION AREA

## STORM WATER MANAGEMENT Unique Engineering

- Challenges**
- Flat terrain
  - Coastal area
  - Large concrete drains to evacuate storm water

- Innovative Engineering**
- Storm water canal
  - Green belt along canal
  - Art, culture and public activities along canal



### Dholera Footprint - 2020





## ACTIVATION AREA

The **DSIR** will become a sizeable city by **2030**.

Therefore need to develop Government, civic and cultural services to match the requirements and expectations of the inhabitants and visitors.

Major **hospitals, colleges, Government offices** and facilities such as **post offices, fire stations, libraries, theatres** and **meeting halls, parks** and **sports venues** and a range of **religious buildings- in the central business.**

### Leisure and Tourism

**Tourism** is expected to play an important role in the economy of DSIR. Traditional attractions such as religious sites and the **Black Buck Sanctuary**, as well as new ventures such as the proposed **Film City**, located in the **Recreation Sports** and **Entertainment zone**.

A range of hotels will also be required to support the needs of business and industry, and these will be located within various zones such as **City Centre, Knowledge & IT, High Access Corridors**. Low development impact, **Eco-resorts** will be given special approval to be located in the Tourism & Resorts zone.

### Green Spaces, Recreation and Agriculture

Spaces for recreation, open and green areas will make up more than **21 percent** of the total DSIR. A high quality of life. A significant area of land will be allocated for **agriculture** -to supply the new city with fresh **farm produce**.

It will also act as a strategic land for allotments should there be an additional demand for industrial land.

## ACTIVATION AREA

### ◆◆◆◆◆◆◆◆◆◆ PHASING ◆◆◆◆◆◆◆◆◆◆

For development in the **DSIR** to be efficient and cost effective.

The distribution of land uses and infrastructure must be planned and provided in a phased and coordinated manner. The planning horizon of **30 years** has been divided into **3 equal parts**.

The **Phase 1** development will comprise about **34 percent**.

The **Phase 2** about **36 percent** and **Phase 3** about **30 percent** of the land under urbanizable zones. Development of the DSIR is recommended to start from **Ambli Village** in the north side, close to the existing **State Highway (SH – 6)** and then proceed southward on either side of the expressway to **Bavariyari Village**.

### Transport

The **DSIR** will be integrated into the regional transportation network by greatly improved road infrastructure and the provision of a **new rail connection** with **freight** and **passenger** services. This will link **Dholera** with **Ahmedabad, Bhavnagar** and the key ports of **Pipavav, Mundra and Kandla**.

The proposed location of the **new International Airport** just to the north of **Dholera** at **Navagam village** will provide a major attraction for businesses in the DSIR. The **Central Expressway corridor (SH-6)** will give direct access to the city through **five** interchanges.

The needs of **pedestrians** and **cyclists** will receive equal weight to that of motor traffic and there will be provision for a high quality public transport system, including street running trams.



## ACTIVATION AREA



## DHOLERA DEVELOPMENT

## CREATING INDIA'S FIRST SMART CITY AT A GLANCE

### Connectivity Projects

- Ahmedabad – Dholera Expressway (by NHAI) - 6000Cr.
- Dholera International Airport - 2000Cr.
- Ahmedabad – Dholera MRTS - 7000Cr.
- Bhimnath – Dholera Rail Line - 300Cr.

### Upcoming Projects

- 5000MW Solar Power Plant - 25000Cr.
- Power Distribution Network - 1100Cr.
- ICT - 400Cr.
- Sukhbhadar River Bunding - 400Cr.
- Solid Waste Management - 130Cr.
- City Integrated Operation Center (CIOC) 120Cr.

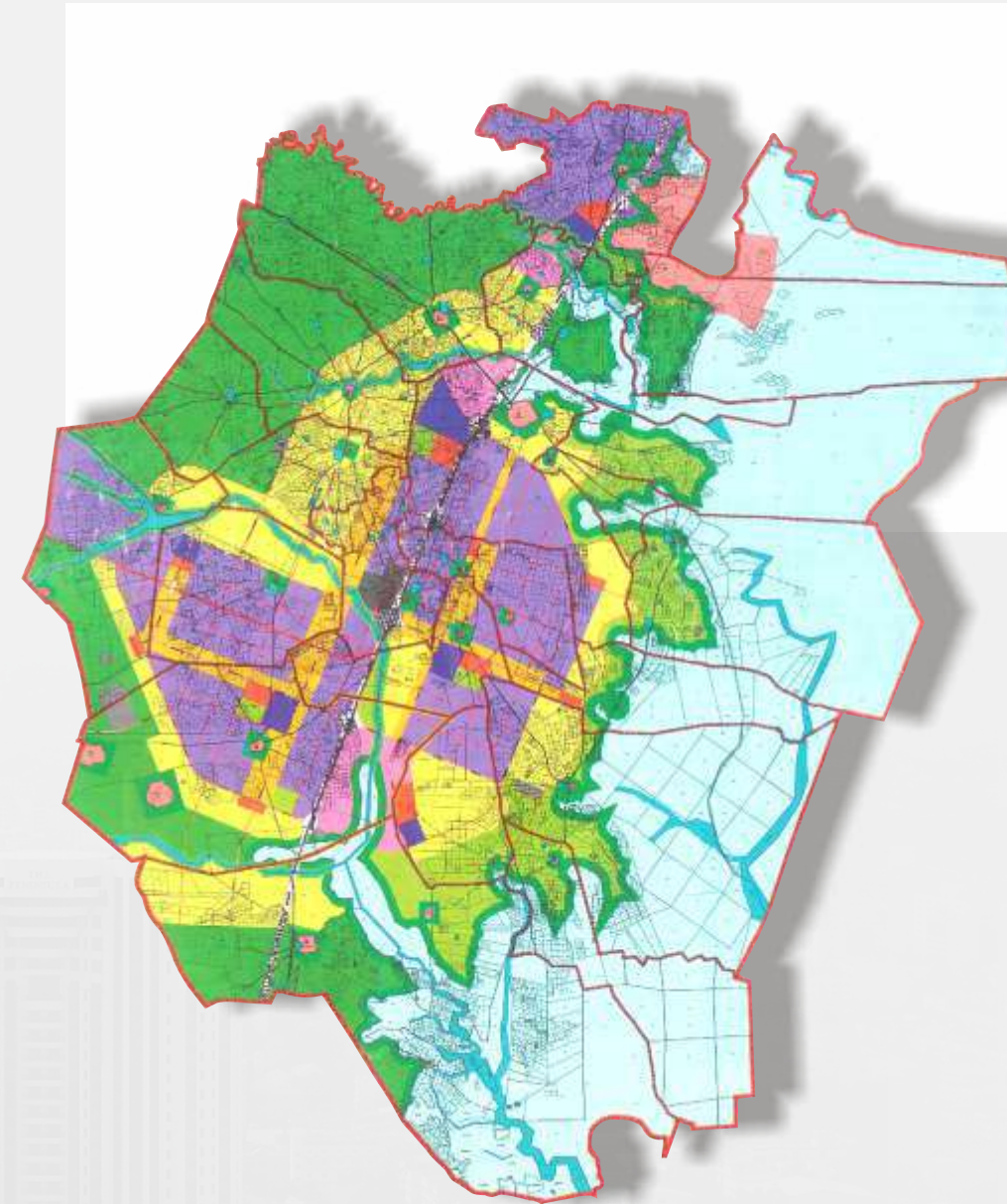
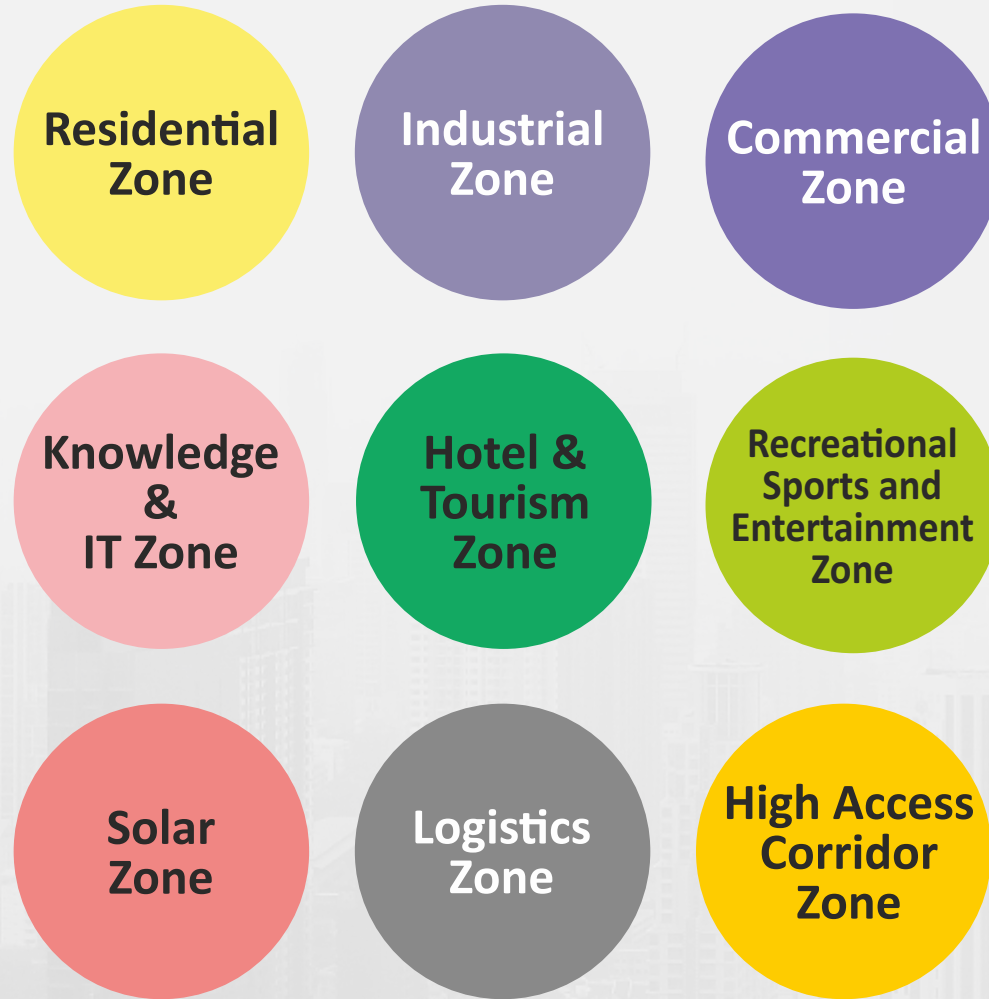
### Projects Under Progress

- Road & Services - 1734Cr.
- Water Treatment Plant (WTP) - 90Cr.
- Power Transmission & Sub Station - 86Cr.
- Administrative & Business Center of Dholera (ABCD) - 73Cr.
- Sewage Treatment Plant (STP) - 54Cr.
- Adhiya River Bunding - 15Cr.
- Common Influent Treatment Plant (CETP) - 160Cr.
- Pipli - Dholera Water Supply Pipeline - 29Cr.



# DHOLERA ZONE BENEFITS

→ WE PROVIDE LAND IN



# DHOLERA ZONE BENEFITS

## RESIDENTIAL ZONE BENEFITS

- Service Shop
- Cinema Hall
- Retail Mall
- Petrol/CNG//LPG Pump
- Commercial Center
- Restaurant/Café
- Hawker Zone
- Designated Vegetable Market
- Bank/ Hospital
- Neighbourhood Retail
- Service Shop
- Multi-Storey Apartment
- Primary-Secondary School
- Raw House
- Villas/Bunglows
- Multi-Purpose Ground
- Maternity Home
- Nursing Home
- Dispensary
- KinderGarden
- Veterinary Clinic
- Daycare, Health

## INDUSTRIAL ZONE BENEFITS

- Industrial Convenience Centre
- Auto Service Station
- Public Facility Building
- Utility Building
- All Industrial Establishments
- Industrial Sheds
- Light Industry
- Service Workshop
- Solid Waste Segregation Facility
- Fire Station
- Infrastructure Building
- Bank/WareHouse/Godown
- Petrol/CNG/LPG Pump Station
- Industrial Plant
- Café / Restaurant /Canteen
- Storage Facility/Dormitories

## CITY CENTER ZONE BENEFITS

- Super Shopping Mall
- Retail Stores
- 5 Star/4 Star Hotels
- Multi – Model Passenger
- Transport Hub
- Cinema Hall Auditorium
- Super Speciality Hospitals
- Financial Institutions
- Designated Vegetable Market
- Commercial Offices
- Restaurants
- Café / Food Street
- Large Departmental Stores
- Commercial Buildings/ Complex
- Convention Center
- Multiplex Theater
- Petrol Pump
- Bank
- Exhibition Center

## AGRICULTURE ZONE BENEFITS

- Horticulture
- Animal Breeding and Rearing/Race Track
- Dairy Development
- Farm House/LPG, Petrol Pump
- Cemetery/Burial Ground
- Amusement Park/Hospital
- Ice Factory/Cold Storage
- Exhibition and Mela
- Cinema Hall/Restaurant
- Poultry Farm/Godown
- Race Track/Shooting Range
- Natural Reserve/Jail
- Vocational Training Centre
- Aquarium/Planetarium/Studio
- Zoo/Nursery/Tannery
- Saw Mill/Timber Depot
- Party Plot, Water Park
- Resort/Hotel/Motel



# DHOLERA ZONE BENEFITS

## HIGH ACCESS CORRIDOR ZONE BENEFITS

- Multi-Storey Apartment
- Dormitories/Worker Housing/Dharamshala
- Cinema Hall, Mall
- Light Industrial Workshop
- Diagnostic/Radiology Centre
- Nursing Home/ BloodBank
- Food Plaza/Streets
- Place of Worship
- Hostel for Worker
- Serviced Apartments
- Petrol/CNG/LPG Pump Station
- Auto Service Station
- Hospital/3 Star Hotel
- Dispensary/Maternity Home
- Jr. Sr. Professional College
- Commercial Center
- Service and Repair Shop
- Garden/Retail Shop

## KNOWLEDGE AND IT PARK BENEFITS

- Business IT Park
- University Campus
- 5/4/3 Star Hotels
- Utility Building
- Multiplex Cinema Hall
- Professional College
- Commercial Retail Store
- Dispensary
- Food Plazas/Streets
- Multi-Level Parking
- Commercial Office
- Commercial Retail
- Day Care Center
- Villa/Bungalow/Row House
- Educational Park
- School / College
- Hostel/ All use Premises
- Public Facility
- Library
- Auditorium
- Café / Restaurant
- Gym / Health Club
- Multistorey Serviced
- Apartment
- Office Business Park
- All Retail Store
- Community Hall
- Office Building

## LOGISTICS ZONE BENEFITS

- Ware House
- Integrated Logistics Hub
- Inland Container Depot
- Godown
- Container Freight Station
- Petrol/CNG/LPG Station
- RECREATION SPORTS & ENTERTAINMENT ZONE BENEFITS**
- Theme Park
- Outdoor Adventure Sport
- Restaurant
- Food Plaza
- Botanical Garden
- Nature Park
- Sport Complex
- Petrol/CNG/LPG Pump
- Film City
- Food Streets
- Stadium Park
- Zoo

## VILLAGE BUFFER ZONE BENEFITS

- Residential Town House
- Independent House
- Retail Shop
- Informal Eating Place
- School/PlayGround
- Service Repair Shop
- Community Hall/Garden
- Veterinary Clinic
- Place of Worship
- Row House
- Villa
- Restaurant/Café
- Multi-Purpose Ground
- Public Utility Building
- Nursing Home
- Dispensary/Day-Care
- Health Club
- Petrol/CNG/LPG Pump

# OUR PROJECTS NA, NOC, READY REGISTRATION PROJECTS

## Completed Projects



## Ongoing Projects



## Upcoming Projects







## WHY INVEST IN INDIA?

### WHY INVEST IN INDIA?

India has come a long way, from just being called as one of the developing nations. If the recent statistics are to be believed, It is the fastest growing economy in the world today with its growth rate even higher than Italy, UK or Russia. The rate of growth per annum is listed at 8.5% on an average basis. The nation has more number of billionaires than China. The time is changing for the people in the country too because it was estimated that the number of middle class/rich household would increase tenfold by the year 2025. This highlights a clear picture of growth here. India hosts some of the finest technical and management institutes, resulting in a mine of skilled and qualified professionals, who are contributing a lot towards the overall growth of the nation. The stock market has swelled over 100% in recent times and is still expected to scale up. Moreover the growth opportunities have attracted several overseas companies to invest in India. NRI's are equally enthusiastic in contributing. Ever since the Prime Minister has made announcement about dual citizenship, NRI's are investing heftily in the market, and that flow of money has been helpful to the country. However, for the overseas residents or the people living in India, the untapped market is Real Estate.

### THE SCENARIO OF REAL ESTATE:

There are several options as to where one can invest in India and stock market and the bullion market are some of the common alternatives. However due to the growth in infrastructure development and progress of the nation, Real estate has emerged as the most preferred choice of investing. For people wishing to invest for long term, Real estate is the best choice, since having property is extremely safe and reliable. The Real Estate sector is divided into Residential and Commercial spaces. The demand for them is skyrocketing, and because of this, the prices are driving up as well. In the metro cities such as Delhi, NCR and Mumbai, the price for commercial spaces are high as also the rents are higher. The price in metro cities will keep on rising because of increase in demand. People are choosing Real estate for their investment purpose, and even the leading developers are increasing the price of the real estate market of the nation.

### THINGS TO BE WARY OF:

There are certain risks involved in the property investment as well, and that is why it is advisable to be very cautious. When it comes to residential investment, it is advised that such a place should be preferred which, is ready for possession or is a new scheme. This could turn out to be a great choice for investment, and especially if the area is developing, the price is surely going to increase. The investment in commercial spaces is not usually for a long term, and even the risks are substantial in it. One just has to make sure that there are proper approvals and quality is maintained. There have been cases where people have been defrauded by fraudulent schemes. Despite these pros and cons, the real estate sector is still the most lucrative mode of investment in India and especially if one is looking at it from a long term perspective.





## WHY INVEST IN GUJARAT?

### WHY INVEST IN GUJARAT?

When it comes to Investment, lot of overseas companies and firms are opting for India. The nation has come a long way and is one of the top countries in the world. The investment opportunities are extremely vast here. The new policies introduced by the government and the large consumer market have attracted several global businesses to expand their operations in India. The rate at which the development and progress has been increasing, India is touted as the fastest growing developing nation, and within a few years, it will cement its place among the top nations. Now the question arises as to where to invest in India. It surely is a large nation and one cannot just simply invest anywhere in the country for the first time. According to some current statistics and recent surveys, it is a proven fact that Gujarat is a suitable location for the investment purpose because of several factors.

### INDUSTRIAL POLICY

As per the new Industrial Policy 2015, the government of the state wants to focus more on the industrial production and also provide a good environment for the smooth conduction of business. This new policy of the state has its primary goal focused on the better development scale of the state on an industrial level. The Gujarat Industrial Policy 2015 clearly explains the steps that the government will take for the crafting of an industrial environment and also indicates certain more changes in the resolutions. The policy wants to follow a broad idea of the creation of proper structure and framework to empower people and present job opportunities by means of industrial growth. The ability to facilitate businesses will be improved as well. The government of Gujarat wants to do more than just allocate resources and permissions, and hence, steps are being taken for the simulation of institutional learning.

### GDP

Having the coastline of over 1,600km, Gujarat has a strategic location benefit over other states in India. Gujarat ranks 3rd in the list of GDP among all Indian states and union territories. It is regarded as a highly developed state from the industrial point of view and is also contributing around a quarter to the export of goods from India. The industrial sector consists of more than 800 major industries and over 4.5 lakh small and medium enterprises.

### POLITICAL STABILITY

Gujarat has been lucky in this aspect having the same ruling party for consecutive 17-18 years exhibits the political stability in the state. The focus of the government has been peace and betterment of the people. The growth and development of the state in which the last two decades has been truly remarkable. The faith of people has always been there on the government of the state, and that is why just one political party has been ruling it since such a long time.

### REAL ESTATE MARKET

Gujarat has a premier legacy when it comes to the Industries, and the tipping point always has been the love of people towards entrepreneurship. Seeing its impetuous growth over the past several years, Two of the most prominent initiatives have been GIFT CITY and DMIC. Apart from that, several tech firms, MNCs, IT parks, integrated townships, commercial spaces, and retail hubs are getting established. Urban changes are being made in the top cities in Gujarat for making them more citizen-friendly and more sustainable. The hike in employment opportunities is because of the surge and influx of business sectors. All this has favourably affected the real estate market in the state. The investment opportunities are ample for the investor or buyer.

The scenario of the real estate market in Gujarat looks very promising as several prominent developers have already launched new schemes and some are on the verge of announcing new projects in a short while.

Hence, it can be said that Gujarat is highly favourable and suitable destination for the real estate investment.





## WHY INVEST IN DHOLERA?

### WHY INVEST IN DHOLERA?

When Mr Narendra Modi announced the launch of the first smart city of the nation, the news spread like wildfire. It is to be developed at Dholera and is even termed as the Special Investment Region (SIR) and hence the name of this soon to be remarkable city was coined as Dholera SIR. This will be a fully developed smart city and the foremost in the nation and upon the completion of the project, the city will be amongst the top cities in the world. The project may be new and is in the initial phase, but it has already garnered a lot of attraction and interest from the investors and corporate sector, Nationally and Internationally. The city is said to be bifurcated in terms of Phases on the basis of the construction. The first phase upon which work has already started and people are already showing a great deal of interest in purchasing land here.

### ADVANCED FEATURES

- The city will be connected with 10 lane Expressway, BRTS system and Metro rail hence there will be no transit issue. The BRTS system is already successful in the city of Ahmedabad and the metro train service is successful in certain metropolitan cities.
- With the approval of the Airport Authority of India, an International Airport which will be equipped with the Cargo facility is already being developed on the large scale for the Dholera SIR.
- Sea transit between Bhavnagar and Bharuch by means of ferry will ensure that a lesser amount of time is taken.
- The Government of Gujarat has acquired approximately 75,000 acres of land, and within that, the construction and development will be highly modern and flourish as Model Township.
- The Logistic support for the Mumbai-Delhi dedicated freight carrier corridor will be efficiently linked with road and rail network.
- Utmost care will be taken for the health care and educational facility, and it will be ensured that the top quality education centres, institutes and state-of-art medical centres will be established.

Dholera smart city will be the perfect amalgamation of nature and technology. The plan is such that it will have vast lush green gardens and also modern architectural marvels such as skyscrapers. Moreover, each house will be equipped with Wi-Fi facility and efficient garbage disposal and drainage system. Luxurious amenities will be provided throughout the city, and even the transport connectivity services will be top notch.

All these features embedded together with the residential scheme, it makes the project quite surreal. This is the right time to invest in the residential plots because the schemes are quite affordable which would make it the perfect fit for low investment and high returns. If the idea is to invest in the long-term project, then Dholera SIR is the perfect fit to get in and this is the perfect time to invest in. The high tech features in this first smart city make it a great project to venture.



#### Company is registered with following Esteemed Associations

• ASSOCHEM • GIHED • GICEA • CREDAI

Managing Director, Mr. Jignesh Joshi has a wide experience of working in real estate, marketing and as a consultant sectors since last 20 years. His prudence, business acumen and flamboyant working style has led the company from scratch to one of the major developers in Dholera, The 1<sup>st</sup> Smart City of India. Just not having aptitude for business, he is also actively involved in organizations working for social cause.

Presently we have more than 30+ ongoing projects, out of which 28 projects are NA, NOC with ready registry. We have core business and marketing team all over India and abroad. We also have in-house legal, Designing, Maintenance and Construction teams.

Our projects in Dholera are in all Town Planning Schemes from 1 to 6 in all different zones, namely, Residential, Industrial, Knowledge and IT, City Center, High Access Corridor, Solar Park, Hotel, Resorts & Tourism, Recreation Sport and Entertainment zone, Etc.

To Provide Easy access and paperless experience and 24X7 support to our valued customers, we have online portals and mobile apps for dealers, franchises and clients. We also have online payment gateway.

#### Following are some milestones achieved by our Company.

- ❖ Won Mid-Day Iconic Developer of Smart City Dholera in 2016.
- ❖ Won Mid-Day Young Achiever Icon Award in 2019.
- ❖ 5 Star Rating in Developer Section of Just Dial.
- ❖ Participated in 2019 Vibrant Gujarat Global Trade show, Gandhinagar.
- ❖ Participated in Maninagar Builders Association Exhibition Show, Ahmedabad.
- ❖ 2019 CNN-News18 Real Estate & Business Excellence award for Significant Contribution in Dholera SIR.
- ❖ Managing Director Mr. Jignesh Joshi nominated as Board Member in National Trust under Ministry of Social Justice and Empowerment.
- ❖ MD Mr. Jignesh Joshi was also part of Business Delegation along with Prime Minister Shri Narendra Modi in World Economic Forum 2017 at Davos.
- ❖ MD Mr. Jignesh Joshi had been honored to be part of Delegation Team along with President of India, Shri Ramnath Kovind at Croatia.
- ❖ MD Mr. Jignesh Joshi was part of Business Delegation along with Prime Minister at 2018 BRICS Summit.

## WHY INVEST WITH US?









## about the company :

### Mission

J Joshi Infra Projects Pvt. Ltd. Is an ISO 9001 Certified Company with presence in Dholera, Ahmedabad and Abu (Rajasthan) having offices at Satellite and Bopal in Ahmedabad, Thana & Kandivali in Mumbai, Bhuvneshwar in Orissa, Johannesburg in South Africa. Apart from these, we have 50+ franchises and 300+ Dealer Network working for us. Group companies are into the business of IT, Garments, Construction and Hotel industry.

### Vision

The Vision of J Joshi Infra Projects is to achieve highest standard in Real Estate market, Establishing our company as premier and preferred Real estate Company in Dholera, Ahmedabad and surrounding states.

## J JOSHI'S VALUES & COMMITMENT :

We are committed to providing the highest level of service by being solution-based and always finding a way to meet our clients' need.

### OWNERSHIP

We hold ourselves accountable to the highest standards and always raise the bar to do better every day. Desire : We are desire to be the best in all we do, working as a team to motivate and support each other, and never settling for less than extraordinary.

### HUMILITY

We never forget that we owe everything to the efforts of each team member, our families, and our clients.

### INTEGRITY

We are honest and promise to do the right thing for our team, our business and our clients, resulting in mutual success.

### SOCIAL CAUSE

We are passionate about giving back and making a positive impact in our community by helping those in need.

BUILDING WITH VISION...







our group success story :



MID DAY ICONIC DEVELOPER OF SMART CITY DHOLERA 2018



MID DAY YOUNG ACHIEVER AWARD



CNN NEWS18 TRANSPARENT BUILDER OF THE YEAR IN THE FIRST SMART CITY OF INDIA



REAL ESTATE & BUSINESS EXCELLENCE AWARD



ET NOW BEST DEVELOPER OF SMART CITY CATEGORY



GLOBAL REAL ESTATE CONGRESS CERTIFICATE FOR BEST DEVELOPER OF SMART CITY



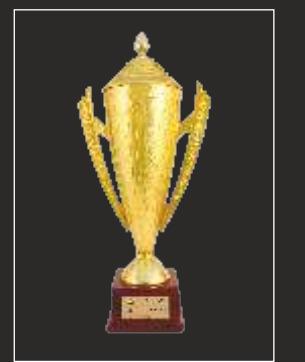
AN ISO 9001 : 2015 CERTIFIED



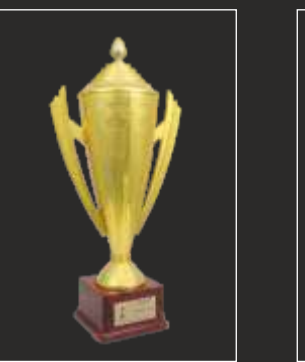
MID DAY ICONIC DEVELOPER OF SMART CITY DHOLERA 2016



MID DAY ICONIC DEVELOPER IN RESIDENTIAL PLOTTING GUJARAT 2017



DEVELOPER OF THE YEAR PLOTS AND SHELTER 2017



EMERGING DEVELOPER OF THE YEAR RESIDENTIAL 2018



THE GOLDEN GLOBE TIGERS AWARD



Assocham Excellence Award 2016 for the Best Developer in Smart City of Ahmedabad



COVID WARRIORS AWARD - 2020 Most Innovative Entrepreneur of the Year



DEVELOPER OF THE YEAR PLOTS AND SHELTER 2017



EMERGING DEVELOPER OF THE YEAR RESIDENTIAL



AN ISO 9001 : 2015 CERTIFIED



MASTER BRAND AWARD



GIHED CREDAI CERTIFICATE



COVID WARRIORS AWARD 2020



GIHED CREDAI CERTIFICATE



**FOLLOWING ARE THE BENEFITS OF THE PROJECT HI-TECH CITY 3**

- 18mtr TPS Road touch project
- 1km from Dholera Gam
- 10km from Dholera International Airport

**NA, NOC, TITLE CLEAR, READY REGISTRATION PROJECT**

- 0.5km from Proposed Dholera Metro Station
- 1km from Proposed DFC Route
- 0.5km From L&T Plant

**INSIDE ACTIVATION AREA**

- 1km from Proposed 10 lane Ahmedabad Dholera Expressway
- 8km from World's Largest Solar Park of 5000MW
- 2km from ABCD Building
- 0.5km from IT Zone



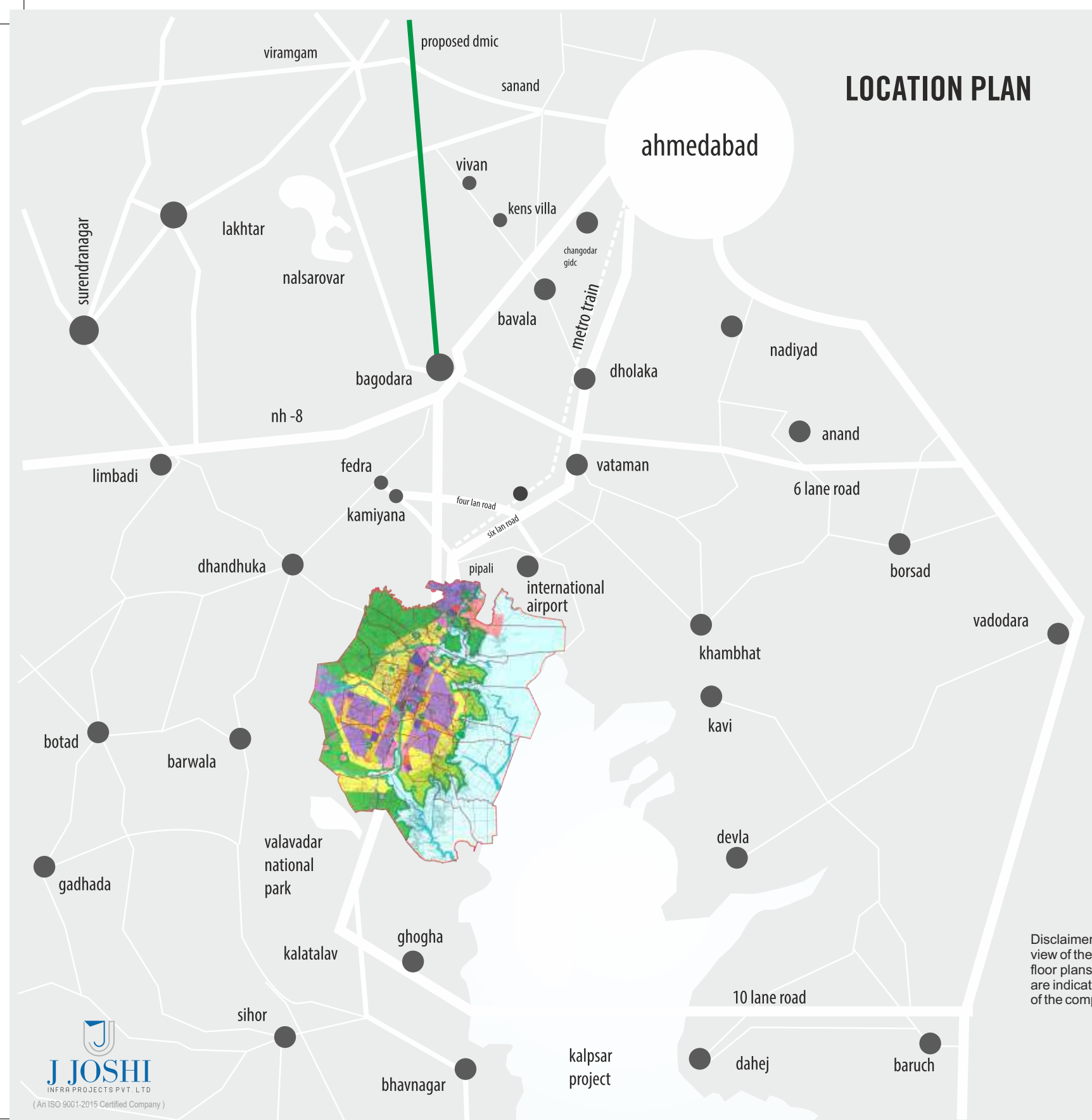
**LAYOUT PLAN**

| S.P. NO      | S.P. AREA IN SMT | S.P. AREA IN SYD | SUPER PLOT AREA IN SYD |
|--------------|------------------|------------------|------------------------|
| 1            | 426.74           | 510.38           | 693.33                 |
| 2            | 240.25           | 287.34           | 390.34                 |
| 3            | 243.59           | 291.33           | 395.77                 |
| 4            | 246.94           | 295.34           | 401.21                 |
| 5            | 250.29           | 299.35           | 406.65                 |
| 6            | 253.64           | 303.35           | 412.09                 |
| 7            | 256.99           | 307.36           | 417.54                 |
| 8            | 292.05           | 349.29           | 474.50                 |
| 9            | 253.34           | 302.99           | 414.46                 |
| 10           | 205.22           | 245.44           | 335.74                 |
| 11           | 205.88           | 246.23           | 336.82                 |
| 12           | 387.68           | 463.67           | 629.87                 |
| 12 A         | 389.55           | 465.90           | 632.91                 |
| 14           | 472.45           | 565.05           | 767.60                 |
| 15           | 375.75           | 449.40           | 610.49                 |
| 16           | 204.99           | 245.17           | 333.05                 |
| 17           | 259.26           | 310.07           | 421.23                 |
| 18           | 352.53           | 421.63           | 572.76                 |
| 19           | 268.06           | 320.60           | 438.54                 |
| 20           | 268.06           | 320.60           | 435.52                 |
| 21           | 355.25           | 424.88           | 577.18                 |
| 22           | 323.64           | 278.24           | 377.98                 |
| 23           | 201.33           | 240.79           | 327.11                 |
| 24           | 219.94           | 263.05           | 357.34                 |
| 25           | 243.40           | 291.11           | 395.46                 |
| <b>TOTAL</b> | <b>7105.82</b>   | <b>8498.56</b>   | <b>11555.50</b>        |






# LOCATION PLAN



Disclaimer : This brochure is conceptual and not a legal offer and gives only birds eye view of the project. The content in this brochure, including the plans, elevations, images, floor plans, location details, area, design, layouts, specifications and payment plan etc are indicative in nature and subject to variations and modifications at the sole discretion of the competent statutory authorities or the company.



## J JOSHI

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