#### O J JOSHI HOUSE

29/A, Pragati Society, Opp Mira Cinema, Bhairavath Road, Maninagar, Ahmedabad - 380 028.

#### O 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
- **O BENGALURU BRANCH** 18A, TC Palaya Main Road,

Dayananda Layout Ramamurthy Nagar, Bengaluru - 560016

**O** THANE BRANCH

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

O KANDIVALI BRANCH

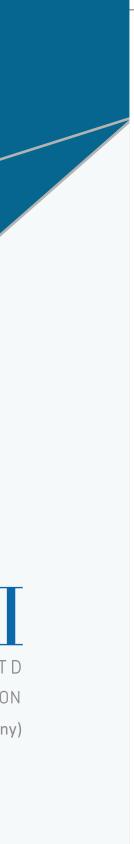
Shop No.7, Panchsheel Residency, Nr. Sankalp Hotel, Mahavirnagar, Kandivali (W) Mumbai - 400067

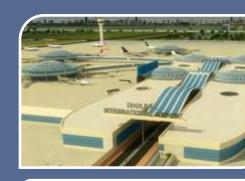
+91 98 98 986 898 | 97277 14756

- www.dholerasir.net.in, www.dholera-sir.com
- info@jjoshiinfrastructure.com 🗊 SMS 'DHOLERA' to 56161

+91 88 66 822 822

JJOSHI INFRAPROJECTSPVT.LTD QUALITY TRUST SATISFACTION (An ISO 9001-2015 Certified Company)





Asia's Largest International Greenfield Airport



WORLD CLASS AND HIGH TECS Civic Amenities and facilities



TOURISM SECTOR

### **DHOLERA** India's first smart city

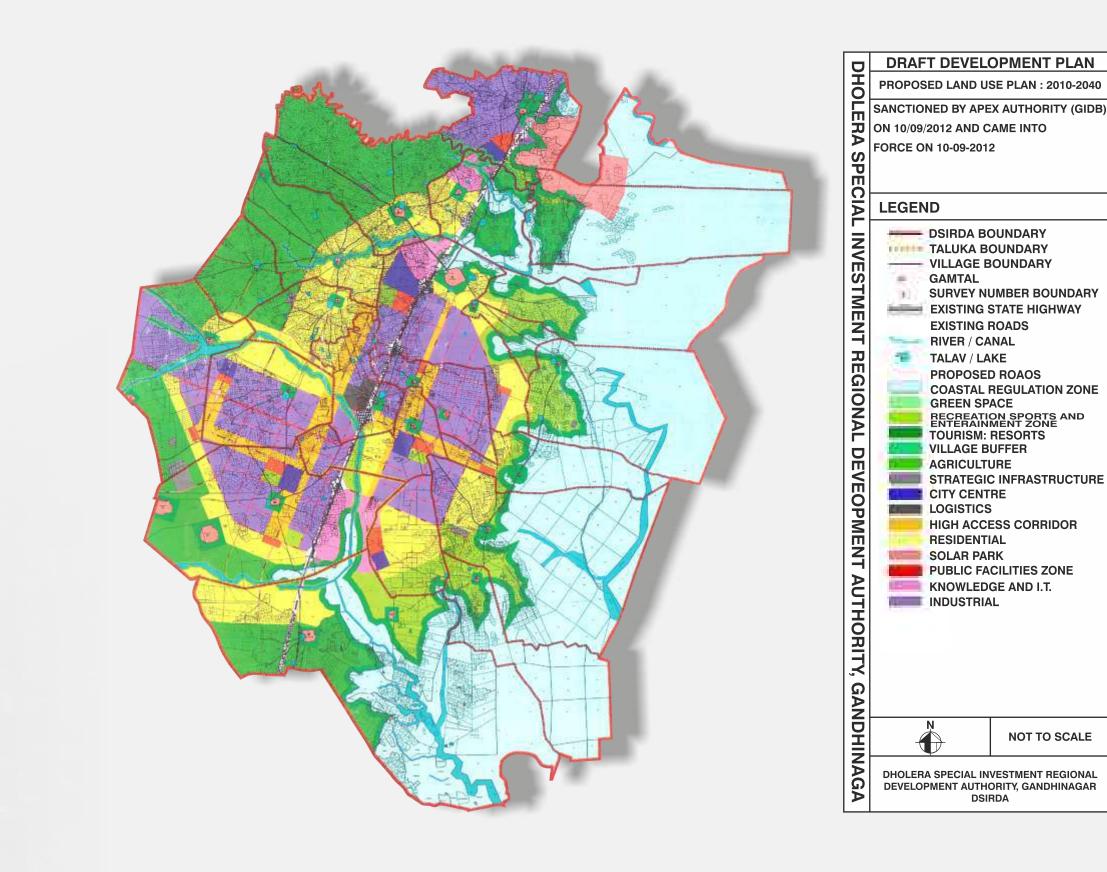




QUALITY TRUST SATISFACTION (An ISO 9001-2015 Certified Company)

### DHOLERA SIR India's first smart city with Zoning Map







### 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.



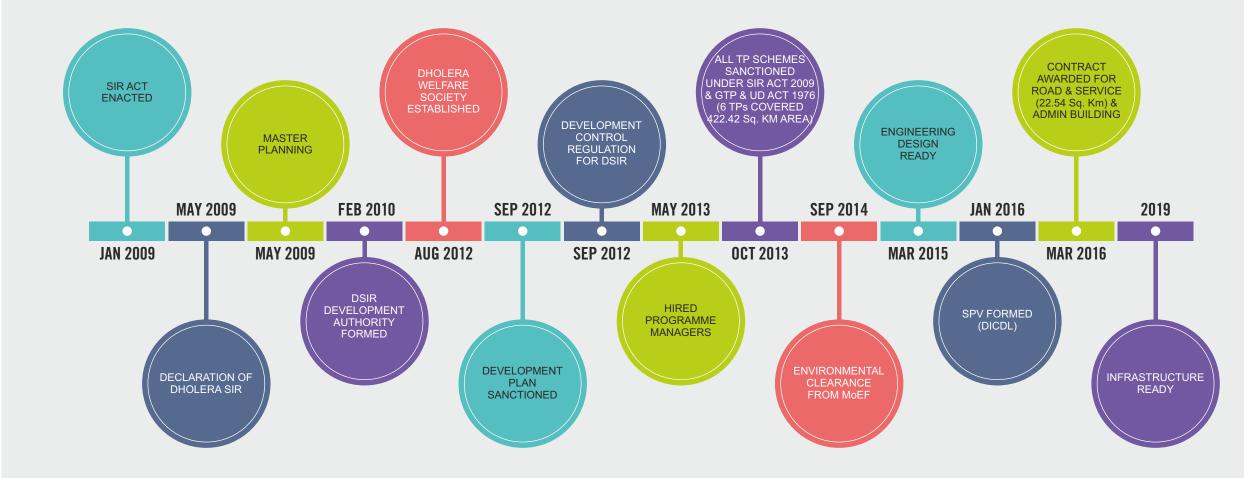
### **MAP OF 22 VILLAGES NOTIFIED FOR DHOLERA SIR**



TP NO.	PART VILLAGES
1	Ambli, Kadipur, Bhadiad & Gogla
2	Kadipur, Bhadiad, Gorasu, Otaria, Sandhida, Dholera, Mundi, Khun, Bhimtalaw & 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



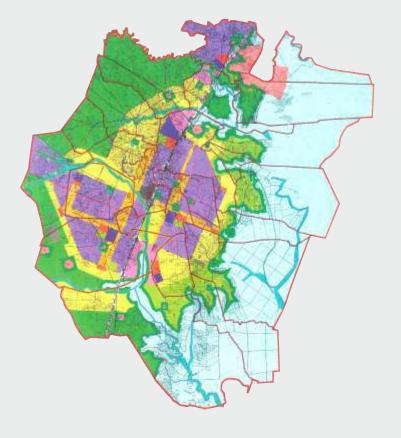
### PROJECT DEVELOPMENT TIMELINE





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

### (DHOLERA SIR IS LARGER THAN SINGAPORE)



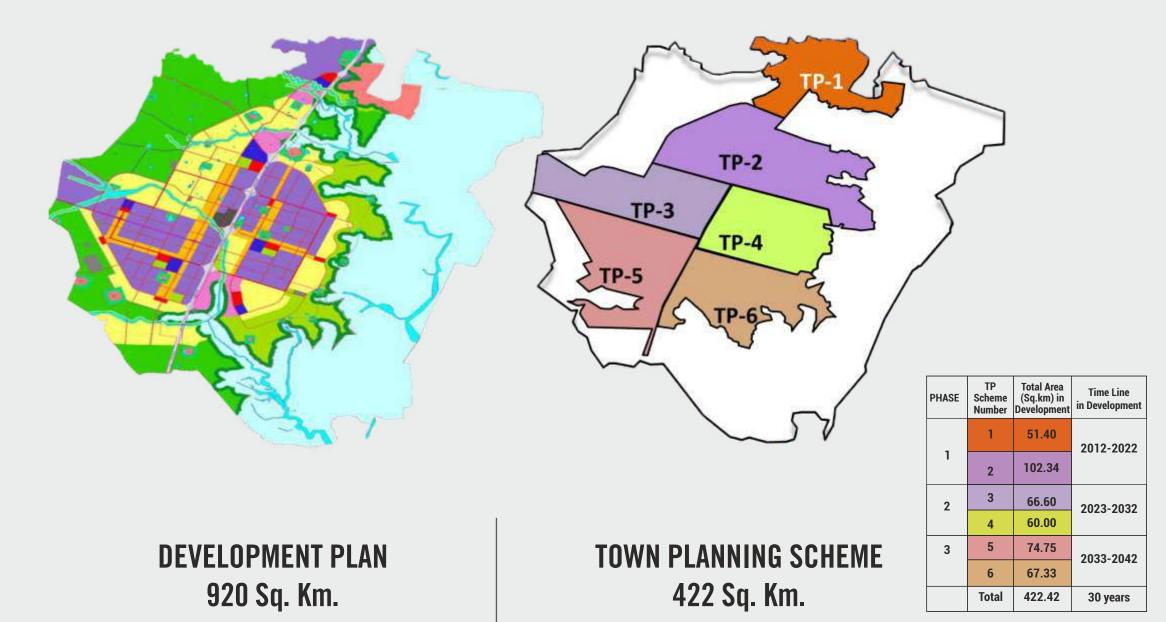


TOTAL AREA 71910 Ha (719 sq km)

TOTAL AREA 91,970 Ha (920 sq km)

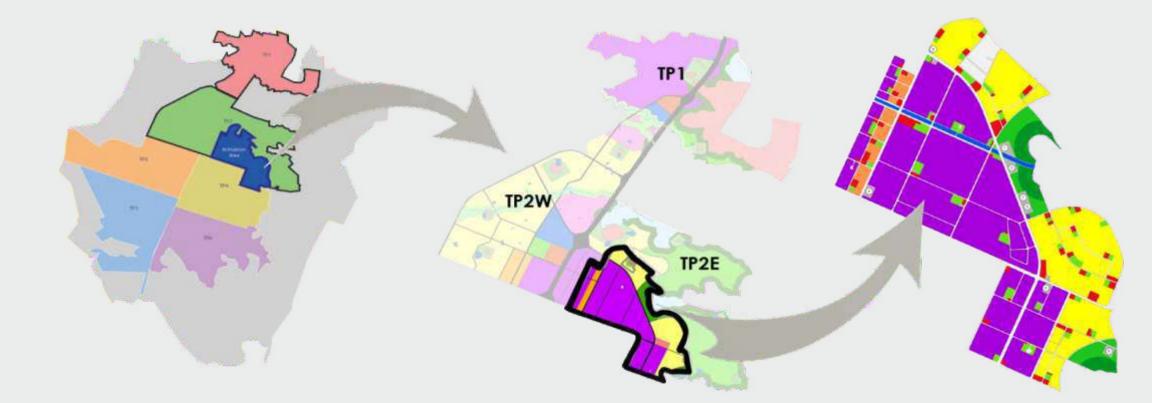


### **DHOLERA - TOWN PLANNING SCHEME IMPLEMENTATION**





### **IMPLEMENTATION STRATEGY**



DHOLERA (TP1 TO TP6) 422 Sq. Km. DHOLERA PHASE I (TP1 TO TP2) 158 Sq. Km.

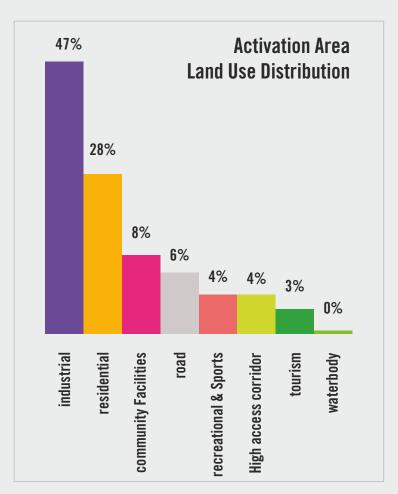
ACTIVATION AREA 22.54 Sq. Km.



### **DHOLERA - THE CITY - IMMEDIATE DEVELOPMENT**

Resident Population 96 thousand

Total Jobs in **Dholera Activation Area** 76 thousand



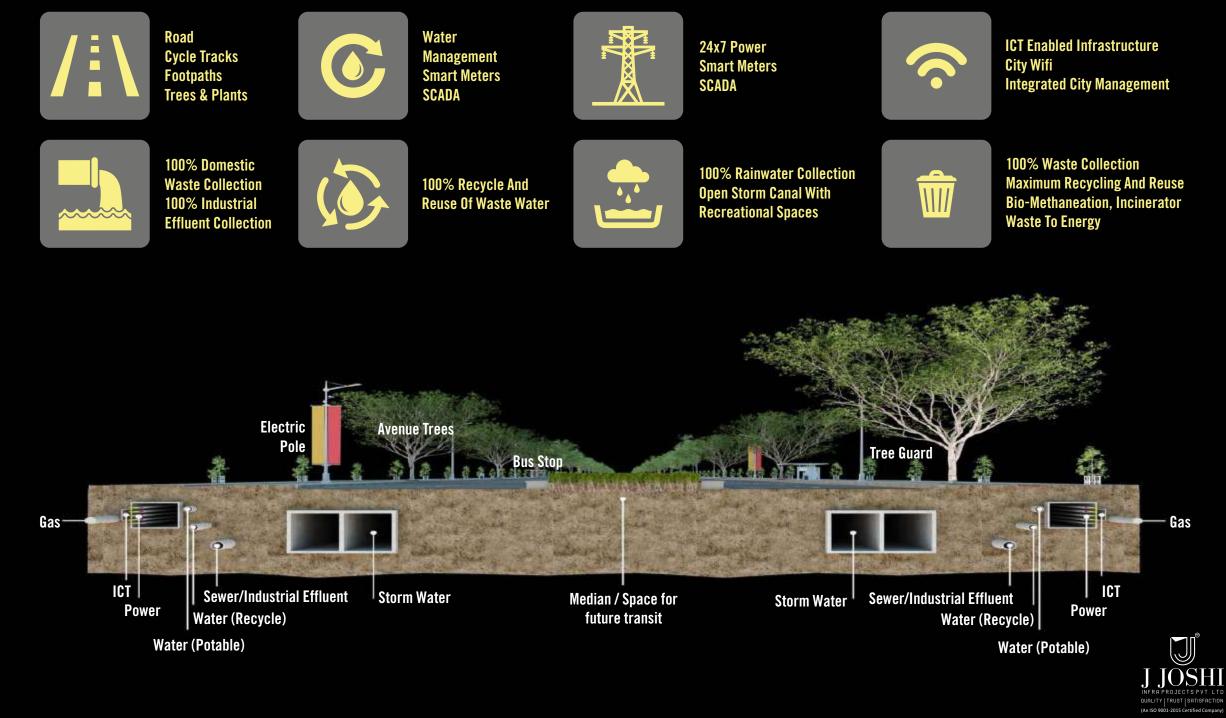






Activation Area (22.54 Sa.km)

### **Smart infrastructure (Plug and Play Model)**



### 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

**J**JOSHI

- 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)



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

Torrent Power all set to light up પહેલ / દોલેરા કાર દેશનું ઇલેક્ટ્રિક બ્લીકલ અને બેટરી મેન્યુફેક્ચરિંગ કલસ્ટર બની શકે છે

**Dholera SIR** 

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OUALITY TRUST SATISFACTION

धोलेरा स्मार्ट सिटी के लिए सुरत के कपड़ा व्यापारी खर्चेंगे 100 करोड

#### Chinese steelmaker Tsingshan Holding Group to invest \$3 billion in Dholera for

electric battery plan Expressway to link Ahmedabad and Dholera SIR

ધોલેરા, રેલવે, ગિફ્ટ સિટી, MSME, સ્માર્ટ સિટી, ડિફેન્સ, CSR ફોક્સ સેક્ટર: 150 કરોડનું રોકાણ કરીને ગ્લોબલ એક્સચેન્જ 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

aread across 700 km. This Dholera will be a city spread over more than 900 km. Meaning, It will be a city higger than Singapore. All facilities here will be world class." Vilay Rupari told a public nathering at Dirotera after laying the foundation stones.

### एक्सप्रेस हाइवे का निर्माण कार्य शीघ धोलेरा में ३ वर्षों में बनेगा एयरपोर्ट ધોલેરા SIRમાં જાપાનીઝ ડેલિગેશનની મુલાકાત

Ahmedabad-Dholera Expressway gets green signal, tenders issued

Dholera SIR

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

રિલાયન્સ દ્વારા ધોલેરામાં ૯૦ કરોડની જમીનની ખરીદી કરાઈ

Infrastructure works of Rs

3,000 crore to come up at

સમગ્ર પ્રોજેક્ટનું બે તબક્કાનું કામ ૨૦૧૮માં પૂરું કરાશે

ધોલેરા 'સર' માટે કેન્દ્ર સરકારે

રૂ. ૨૪૮૬ કરોડ મંજૂર કર્યા

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

ધોલેરામાં એવિએશન એરિયાનું કામ 2019 સુધીમાં પૂરું કરાશે

પ્રથમ વિદેશ પ્રવાસમાં મહત્તમ રોકાણ માટે પ્રચાસ ગિફ્ટ સિટી, ધોલેરામાં રોકાણ લાવવા CM ચીનના પ્રવાસે



ECH 01252, 2010 016, 011012, 13 4, 2015

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

શુક્રવાર, તા.૨૧ ડિસેમ્બર, ૨૦૧૮

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

5,000MW solar park to come up in Dholera Dholera

### ધોલેરા સંરક્ષણ ઉત્પાદનના કેન્દ્ર તરીકે ઊભરી રહ્યું છે

<u>૨૦૧૯ના અંત સુધીમાં ધોલેરા 'સ્માર્ટ સિટી'ના નિર્માણનો પ્રથમ તબક્કો પૂરો થશે</u> 'વાઇબ્રન્ટ સમિટ-૨૦૧૯'માં ધોલેરાને રોકાણકારો 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 Al-

ધોલેરા એરપોર્ટને કેન્દ્રના પર્ચાવરણ વિભાગની મંજૂરી : 1721 કરોડ ખર્ચાશે

નવગુજરાત*ે*સમચ

<mark>ો વધાશે</mark> ! વડાપ્રધાન નરેન્દ્ર મોદીના ૧૦૦ સ્માર્ટ સિટીનું વિઝન શહેરીજનોને સુવિધા આંગળીના ટેરવે આપશે ધોલેરા દેશનું સૌ પ્રથમ સ્માર્ટ સિટી બનશે





31013445 વિલંબથી ચાલતો ધોલેશ સરનો ' ડ્રીમ પ્રોપેક્ટ ' ઇન્ફ્રાસ્ટ્રક્યરના મામલે પાટે ચટતો વણાય છે ધોલેરા 'SIR' ફાસ્ટટ્રેક પર : 22.59 ચો. કિમીનો 'એક્ટિવેશન એરિયા' સપ્ટેમ્બરમાં તૈયાર દશે

Airbus France to set up aerospace, defence cluster at Dholera

સ્પેશિયલ પર્પઝ 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

nt of India and Government of Gujarat will be spending a phenomenal Rs 15000 holera to the nearest hubs

Rs 7,737 crore okayed for Dholera, Hirasar airports



AAI may partner Gujarat government for **Dholera Airport Project** 

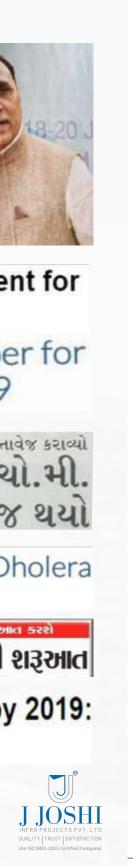
Dholera SIR to be showstopper for Vibrant Gujarat Summit 2019

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 પ્રશ્તો અંગે ધોલેસ ભાલ 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 ટાટા પાવર 250MWમાં વિજેતા કંપનીએ બિડમાં પ્રતિ ચુનિટ ₹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

### Tata plans to invest in lithium ion battery manufacturing in Gujarat

THE TIMES OF INDIA

Industry players welcome government move on better infrastructure

### 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 aiports for major cities

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

Dholera airport could rise on Ahmedabad's waste

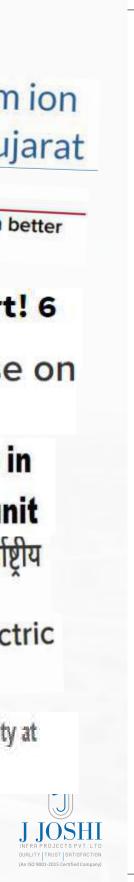
M&M scouting for 2,000 acres in

### **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** 



કોમનએફલુઅન્ટ ટ્રીટમેન્ટ પ્લાન્ટ, કૌશલ્ય વિકાસ કેન્દ્રની જાહેરાત ધોલેરામાં મુખ્યમંત્રીએ સૌથી મોટા સોલાર પ્રોજે કટનો શિલાન્યાસ કર્યો

<mark>ધોલેરામાં સ્પેશિયલ એજ્યુકેશન રીજન:</mark> હવે ભારતીય વિદ્યાર્થીઓને મેડિકલ અભ્યાસ માટે વિદેશ નહીં જવું પડે, ઓક્સફર્ડ, કેમ્બ્રિજ અને યેલ જેવી યુનિવર્સિટીઓ ગુજરાતમાં આવશે

### ધોલેરા સરમાં તાતા કેમિકલ્સ બનાવશે લિથિચમ બેટરી

### **"WORLD BIGGEST EDUCATION HUB IN DHOLERA"**

મુ<u>ખ્યમંત્રી વિજય રૂપાણીના હસ્તે ધોલેરામાં બે મહત્વકાંક્ષી પ્રોજેક્ટનો શિલાન્યાસ</u> 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

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

<mark>મોદીનો વધુ એક ડ્રીમ પ્રોજેક્ટ હાઇ સ્પીડ પર…:</mark> 3500 કરોડના અમદાવાદ–ધોલેરા એક્સપ્રેસ હાઇવેનું કામ ટૂંકમાં જ શરૂ થશે, 24 મહિનામાં પૂર્ણ કરાશે ધોલેરા

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 હાઈવેની બાજુમાં રેલવે ટ્રેક નાખવા આયોજન

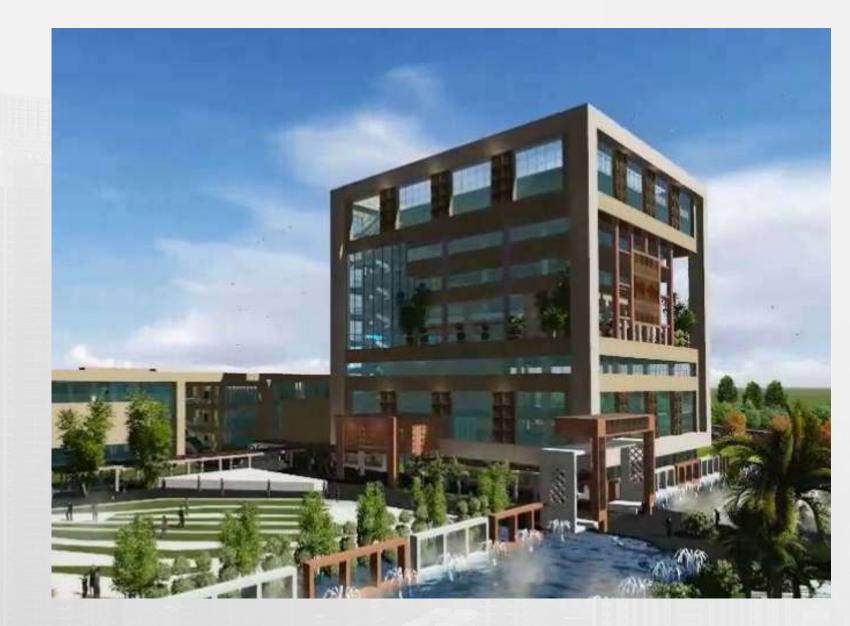
Govt inks MoU with Cerestra to set up G-SER at Dholera



Gujarat sets sight on 50GW solar po by 2030, current contribution is 13%		
Gujarat's Dholera SIR should become fi green city of world: NITI Aayog CEO	rst Dholera International Airport: India's 1st futuristic get new greenfield airport; 5 cool facts	
NHAI floats tenders for Ahmedabad-Dholera Greenfield	Gujarat: 500 acres for defence aviation n Dholera	
Alignment	THE TIMES OF INDIA	
SJVN To Commission 100 MW Project in Gujarat's Dholera Solar Park by March 2022	Dholera pitched as China alterna	
Ahmedabad-Dholera SIR monorail gets green signal	Site development at Dholera international airport from Fel	
Gujarat govt signs pact with Cerestra Managers to set up Gujarat-Special Education Region at Dholera	Gujarat Govt approves Rs 6000 crore Ahmedabad-Dho Light Rail Project	
23 new expressways and h	ighways coming up in nex	
years		



### **KEY HIGHLIGHTS**



### **KEY HIGHLIGHTS**

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

**ધોલેસ,** બકુચરાજીમાં બાપાનીઝ ટાઉનશિપ,

#### National BusinessLine Dholera in Gujarat to have largest greenfield smart city

1,734-crore EPC contract awarded to L&I



th Larsen & Toubro being awarded the 71,754-cro

sciera in Galarat, traited as India's larger enfield must city, which comes unlet the Delhi breha Industrial Carridar (DMIC), is all set to rell a A SPV has been created to manage the township on

ostainable basis. Cobe Construction Engineering Lid estimat the Administrative and Business Centre

### 75,000 acres acquired for mega city at Dholera

meranin. 2000) that he included benefit consider site hand The DEPUTY masch









ધોલેરા સ્માર્ટ સિટી : ૧૭ હજાર કરોડન સરકારી જમીન કંપનીને હસ્તાંતર કરા

Sug allin-Barnaria ને પોલેસ 'સર'ની સાધોસાય લેવા ખાતે ઇન્ટિમેટેડ, સ્માર્ટ ને સંસેનેબંગ સિટી વિકસાવવાનો એક પડકારની આવે આવે તો યાન છે. એમ, ડીએમઆઈસીન black healtenne with science તેમલે કહ્યું કે, ધોલેસ-નોગોદીસર સ્થિતિ વિદ્યાપ પ્રધારની હેવાથી તથાય પ્રકારની સવિધાય લય એવું વિશ્વમું સૌ પ્રથમ તો પ્રેટીના પ્રોજેપ્ટને પણ તમામ હારની આર્ધિક અને ટેકનિકલ के दिखाओं कि जान कि रहे

meteogn, nithane ત્ર સરકાર હારા દિલ્હી મુંખ **લોતેસ** ખાતે ડીસંમઆઈસી પ્રોજેક્ટની સાથે સાથે આકાર પાંચી રહેલો કાલટિક સ્થાઈ સિટી tion ased and it frequency i કરતને કામ્પ્સ ભાદે 10 કપાસ હેલ્ટરન ભીન ફારાવવામાં આવી છે. વેમાં કેડીકેટ මය මාන්ථාව, මෙහැ-නාග්මම සිති යනි AnThes reusing interests for softest પ્રોળેક્ટનો સમાવેલ લાગ છે. ઠોલેસ સિંહ છાલુકાર સ્માઈ કિકી બીઝનેસ હળની સાથે સાથ્ વાલી અનેતવવાદીના કાણાને એવલોટે, પોટે, લાલ હૉન્સિટટલુટ, ફોર-સીકેસ લેન ansist for here full-bake and results લ્કાસ માટેની સવિદ્યા ઉપરોત નાગરિકો મ

24 હલાર કરોડથી લઘતા એમરમોસ ચાઈત શર









### **2. DHOLERA 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.





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.



**PROVIS** 

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### **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.

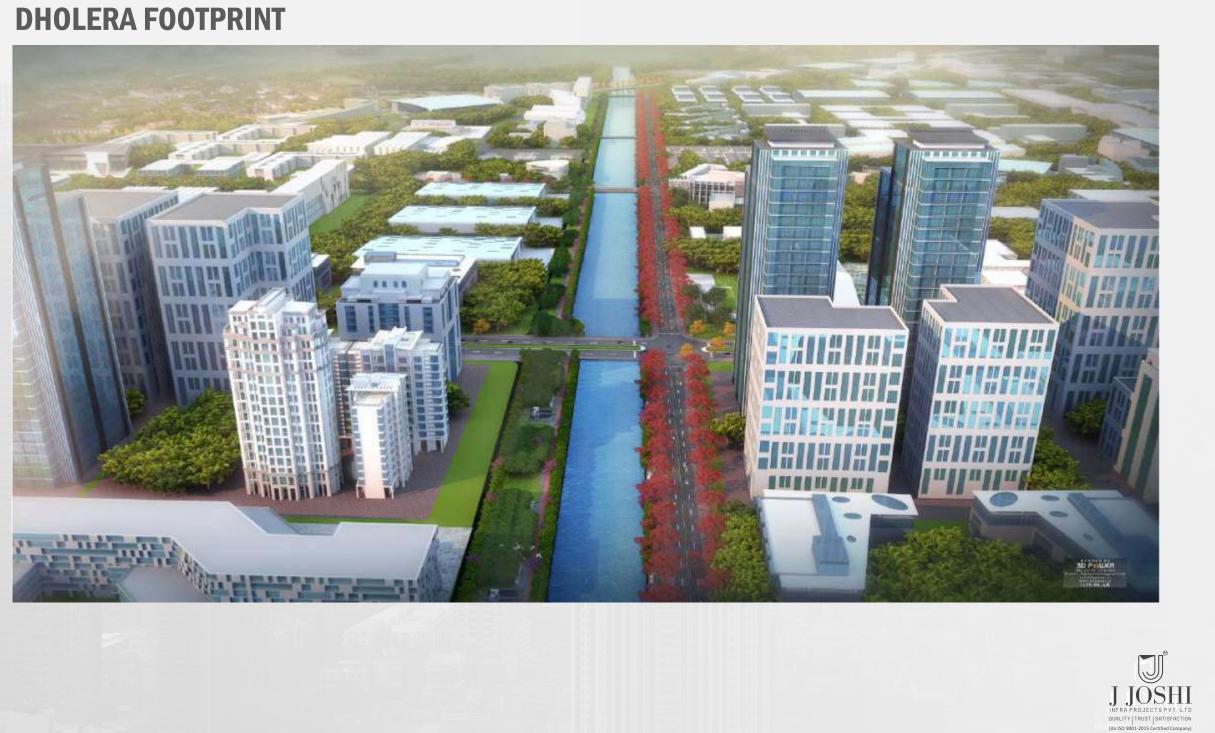


### **DHOLERA SIR**

SN	Project	Cost estimate (in INR Crores)	Escalation, Project Development, Supervision & Contingencies (in INR Cr)	Total Cost Estimate (in INR Crores)
	Overall Trunk Infrastructure Projects			
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
	TOTAL			32,541.51
	External Infrastructure Projects			
А	Ahmedabad – Dholera Expressway			3,599.08*
В	Ahmedabad – Dholera MRTS / RRTS			7,685.00*
С	Freight rail from DSIR to Bhimnath			496.21**
D	Dholera International Airport			1000.00^



### **DHOLERA SIR**



### DHOLERA SIR

Total Area	920km²
Developable Area	567km <sup>2</sup>
Economical Area	360km²
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



#### **Goods Train Connectivity**



### **Road Connectivity**



Six Lane HIghway

#### Air Connectivity

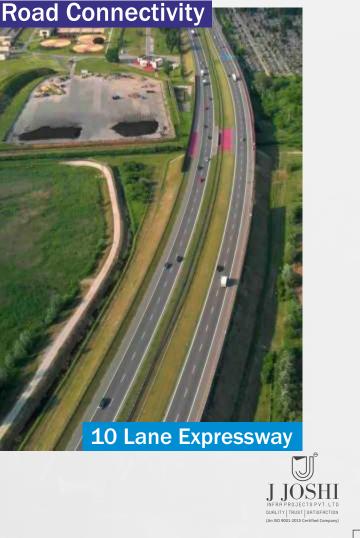


Dholera International Cargo cum Passanger Airport

















### **3. DHOLERA SEZ**

### WHAT IS SPECIAL ECONOMIC ZONE?

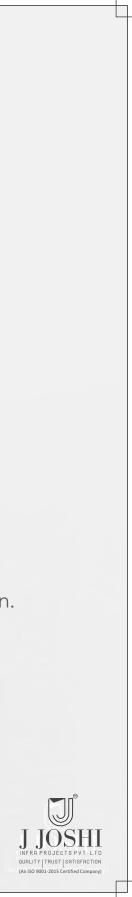
A **Special Economic Zone (SEZ)** is an area in which the business and trade laws are different from the rest of the country.

**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.





### **COMPANIES WHO HAVE MADE INVESTMENTS IN DHOLERA SIR**

ReliAnce







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 manufactuing units very soon.



### **3. DHOLERA SEZ**

### **ALL THESE COMPANIES HAVE SIGNED MOUS WITH GOVERNMENT**

Reliance Industries Limited	ADANI	Arvind	ESSAR
AIRBUS	<b>SKF</b> ®	$\Theta$	ΉСС
Mahindra LIFESPACES	ØBDEING	WELSPUN Dare to Commit	Zydus dedicated tolife
LOCKHEED MARTIN	<b>SUZLON</b> POWERING A GREENER TOMORROW	wipro	S P Life





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

The Lithium-Ion Battery Business



Tata Chemicals Exploring New Opportunities In Tata Group to set up Rs 4,000 crore fithium-ion battery plant



Govt promoting Dholera as investment destination for defence manufacturing













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onlised to our investors.

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





ધોલેશ સંરક્ષણ ઉત્પાદનના

Tata Planning Rs 4000 Cr Li-Jon Battery Manufacturing Plant in

કેન્દ્ર તરીકે ઊભરી રહ્યું છે



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Ahmedabad-Dholera Expressway

gets green signal, tenders issued

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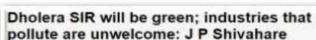
Adiya Sina Desga B

the builet train from Ahmedabad

to Mumbai and Ahmedabad to Moleta expressivat," Mr. Kurtar Mangalam Birla at #VG2019

A+ 8 2 0

· · · Our upcoming projects include







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 levelop and maintain Dholera as a green ty," he said.

Investment Region (SIR) is attracting

Taiking to ET, he said: We are saying no to ties intuitie Or Development (DODU is me petiochemicals, chemicals and textile processing units that are keen to come to Dholera. We know that Dahei is saturated and petrochemicals would be keen to settle here. But we are keen to keep Dholera green as



# ધોલેરા ડેવલપમેન્ટ કંપની સાથે ઍરોસ્પેસ અને ડિફેન્સ ક્લસ્ટર માટે કરાર કરાયા

#### ment opri millione

કપનીએ યોલેરામાં એરોસ્પેસ અને રૂપિયાના કરાર કર્યા છે. આ પ્રોજેક્ટ એક્સચેન્જ સેટ કરવાની કામગીરી શરૂ કરશે. તબકો તેમિકોપ્ટરનું ઉત્પાદન કરશે. કંપનીએ રિલાયન્સ અને એસ્સાર સાથે રોજગારી આપશે.

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જાયાવ્યું કે, સમિટના બીજા હિવસે જે NSE ફેબ્રુઆરીથી ગિફ્ટ સિટીમાં કામ શરૂ કરશે કરાર થયા તેમાં 4 હજાર કરોડ સુધીનું ગાંધીનગરના ગિક્ટ સિટીમાં બોમ્બે સ્ટોક એક્સચેન્જ દ્વારા પ્રથમ ઇન્ટરનેશનલ વાઇપ્રન્ટ સમિટના બીજા દિવસે રોકાલ ધરાવતા 133 અને 4 હજાર અનેક દેશોની ટોચની કંપનીઓએ કરોડથી વધુનું રોકાલ ધરાવતા ડ૦થી એક્સચેન્જ ખુલ્લુ મૂકાપા બાદ હવે નેશનલ સ્ટોક એક્સચેન્જ પલ પોતાની કંચેરી ગુજરાતમાં રોકાલ માટે રસ દાખવ્યો વધુ કરાર થયા છે. એમઆરએક ગુપ ગિરુટ સિટી ખાતે કાર્યરત કરશે. ગિરુટ સિટીના સીઈઓ અજય પડિએ જજ્ઞાવ્યું છે. શન્સની ખ્યાતનામ એરબસ દારા જીઆઇડીસી સાથે 4500 કરોડ કે. એનએસઇને સેબીની મંજૂરી મળી ગઇ છે, તેઓ આગામી કેજીઆરીથી પોતાનું

મહયોગ સાથે આ કરાર કર્યા છે. નાયબ મુખ્યમંત્રી નીતિન પટેસે 1700 કરોડના કાઈબર વ્લાસ પ્રોજેક્ટ રૂપાણીની ઉપસ્થિતિમાં કરાર કર્યા છે. સાઉદી અરેબીયાની કંપની અલ સાથ એમઓય કર્યા છે.

6નાર 40 મેગાવોટના સોલાર પ્લાન્ટ માટે એમઓપ કર્યા છે. પટેલે ઉમેચું કે જાપાન તરફથી ઇલક્ટ્રોનિક, સ્માટ

Bel. લેગોમાં રોકાણ માટે રસ દાખભ્યો છે આથી તેમને યોગ્ય માર્ગદર્શન માટે ચિન્સ કલસ્ટર બનાવવા માટે પોલેરા દર મહિને 1 મિલિયન ટાયરનું માટે કરાર કર્યો છે. શીંગશેન કંપનીએ તેમણે ગુજરાતમાં કાર્યરત જાપાની સિનિયર અધિકારીઓનું વકીંગ ગૃષ કિટી દેવલપમેન્ટ કંપની સાથે કરાર ઉત્પાદન કરશે અને 2500 ઉમેદવારોને સ્ટેનલેસ સ્ટીલના પ્લાન્ટ માટે 5500 કંપનીઓને સપોર્ટ મળે અને ટાઉનશિય બનાવ્યું છે તેઓ આ બંને દેશોના માં છે. આ કંપની યોલેરામાં પ્રથમ રોજગારી આપશે. રશિયાની 2 કરોડના કરાર કર્યા છે તેઓ 8 હજાર સહિતની સુવિધાઓ ઉભી કરવાની પ્રતિનિધિઓ સાથે પરામર્શ કરશે. પ્રયોઝલ મૂકી છે. રાજુ એન્જિનિયર્સ આદિવાસી વિસ્તારની હસ્તકલાની આ કંપનીએ 'મેક ઇન ઇન્ડિયા'માં જાયનગરમાં રીકાઇનરી પ્રોજેક્ટ માટે જાપાનના મિનિસ્ટર અને રાજકોટમાં બીટી પાર્ક બનાવવા માટે ચીજ વસ્તુઓના ઓનલાઇન વેચાલ

ડેફેન્સના હથિયારોના પરીક્ષણ માટે યોલેરા SIRમાં ફાયરિંગ રેન્જ બનાવાર 	tana croup to set up tana croup to set up
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#### Indian Arn



SAMSUNG Galaxy 59 on the Airtel Online Stor Business Line Pairtet 4G GetHow @ www.cmogujarat.gov.in | GC 90 /CNOGujarat અમદાવાદ જિલ્લો -RARES - WIN - STR વા અને કે લીવે આવેલ આવ્યું આવ્યું કે લાગ કે આવ્યું તેનું તેનુ તેનું તેનનુ તે Post-poll troubles Now, apply for Congress may face TODAY Dholera in Gujarat to have largest greenfield smart city and the second મદવારાને સરકારી લેશે IRENORA PANDI 1,734-crore EPC contract awarded to L&T

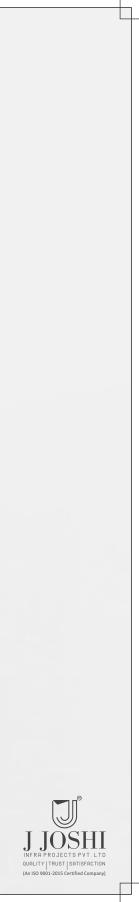
#### HMEDABAD, FEBRUARY 9

With Larsen & Toubro being awarded the =1,734-cross EPC contract, work on the construction of ancient port city of Dholera in Gujarat, touted as India's largest preenfield smart city, which comes under the Delhi-Munchai Industrial Corridor DMIC), is all set to roll out.

SPV has been created to manage the township on a sustainable basis. Cube innstruction Engineering Ltd will construct the Administrative and Business Co holera, a company spokesman said.

EPC contract

# કલ્લો લીફ સંકેટરી સાથે બિટિંગ બાટે



### **DHOLERA SEZ**

### **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)





DEVELOPMENT TRUST CORRIDOR **MPLEMENTATION** AND NATIONAL INDUSTRIAL

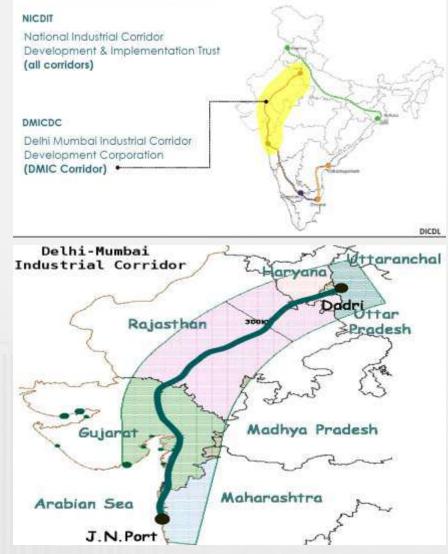
### 4. DELHI MUMBAI INDUSTRIAL CORRIDOR

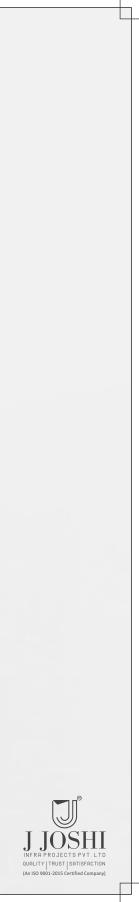
### **DMIC PROJECT HIGHLIGHTS**

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



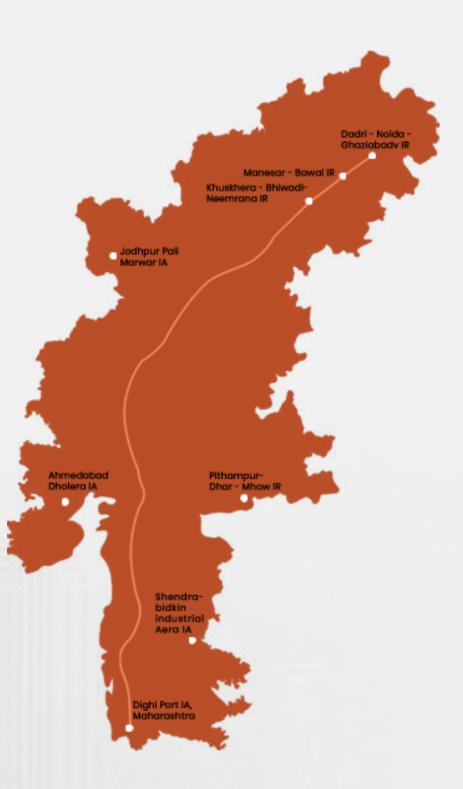


### DELHI MUMBAI INDUSTRIAL CORRIDOR

### **TOWNSHIPS UNDER DMIC EIGHT NODES BEING DEVELOPED IN DMIC PHASE - 1**

1. Dadri	- Noida Ghaziabad IR, UP	200 sqkm
2. Mane	esar - Bawal IR, Haryana	402 sqkm
3. Neem	nrana - Kushkhera - Bhiwari IR, RJ	165 sqkm
4. Pithar	mpura - Dhar - Mhow IR, MP	372 sqkm
5. Jodh	our Pali Marwar, Rajasthan	72 sqkm
6. Ahme	edabad - Dholera SIR, GJ	920 sqkm
7. Shend	dra - Bidkin Industrial Park, MH	84 sqkm
8. Dighi	Port IA, Maharashtra	253 sqkm

### **Dholera is the biggest Node under DMICDC**





### DELHI MUMBAI INDUSTRIAL CORRIDOR

### , શેન્દ્રા-બિડકીન માટે DMIC ટ્સ્ટ ₹6,000 કરોડ કાળવશે

ઇસી 100 અબજ ડોલરથી પણ વધુનું રોકાણ આકર્પજ

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GUJARAT SUMERY TRACT OF AND A MORE DATASE.

Centre okays ₹4,318cr for DMIC projects in state, Maha

Tame New News	GROWTH HUBS	123	CM thanks PI
New Delbi. The provergent or flattering approved the Linklin entro-located rank reads and ba- nic approximet at two landstrial regiment in Calibratic and Mohar	<ul> <li>Etolera Igeniar Investment Regimi and Standra Sidkin Industrial Area will be completed in there to foar years</li> </ul>	Annolyse Contractor	for largesse Gandhinagar: Chie Heriter Association
radura taster the Tella Mura- bai industrial Corndor (DARC) present.	<ul> <li>The total cost of the DBH project to 12,394,85 store and at the SBIA project to 11,313,45 error</li> </ul>	stepan allow	Priese Minister Name Visit for approving phase 1 of physical
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#### DICDL invites domestic, global firms to set up biz in Dholera

Press Trust of Iredia, ( Murrissi and Unitative of Distance (1), 2010 Table 1

#### ALSO READ

Gujarat to have 16 new industrial estates: Rupani UP GoM meets to draft new industrial policy HC seeks to know status or order to close polluting industries

Maha farmers setting up first 'cooperative MIDC' state

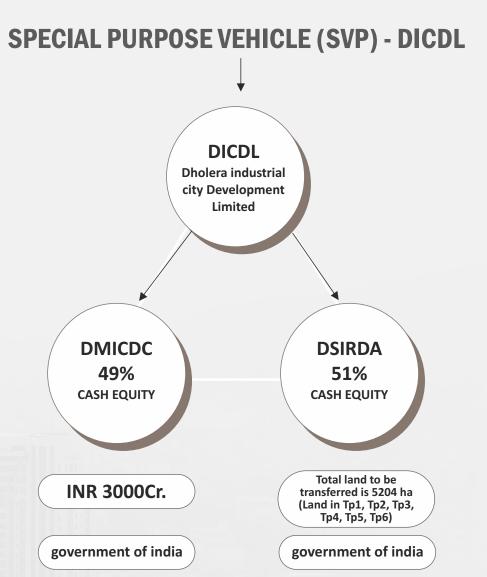
UP plans to shift polluting industries away from Ganga

With nearly 35 per cent of trunk infrastructure in place, the Dholera Industrial City Development (DECDL) has urged large players from the aerospace. defence and heavy goods manufacturing industries to set up their production facilities here.

DICOL a part of the government's ambitious Dehi Mumbai Industrial Comdor project, is expecting large companies in the space of defence and aviation maintenance, repair and operations, heavy engineering, and machinery and auto components suy land parcel in Dhotera in Gularat.

'We are inviting domestic and global investors and businesses and offering land parcels to a multitude of industries with the goal of starting commercial production in the zone by 2019," DICDL Managing Director Jai Prakash Shivahare said here today.

The DICOL, a joint venture between DMIC Trust and Gujarat government, has committed USD-600 millio for infrastructure rollout in the activation area and instruction on the site is in progress with almost 3





### 6. DHOLERA AIRPORT

#### TUESDAY 22-07-2014

### મોદી સરકારની મંજૂરી મળતાં ધોલેરામાં એરપોર્ટ બનશે

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project the release stated.

ि स्वार्थण के स्वतंत्र प्रति का सुविध के स्वार्थण के स्वार्थण के स्वार्थण करते हैं। जिन्दर्गक का संवर्ध क्या कर्ष करते के सुवध के स्वार्थण के स्वार्थण करते के अन्य स्वार्थ के ता के से अनुस्य नोडिया करता की सुवध के प्रति के सुविध के स्वार्थण करते के स्वार्थ (ने स्वार्थण करते क्या के स्वार्थण करते के सुवध के अन्य के स्वार्थण करते के सुविध के स्वार्थण करते के सुविध के स्वार्थण के स्वार्थण करते के स्वार्थण करते के सुवध के स्वार्थण करते के सुवध के स्वार्थण करते के सुवध के स्वार्थण



21221 4th December-2015

મંઘવી અધી છે.

ભારત જૂલ તથા હત્વરનેશનલ એરપોર્ટ કંપનીની આવેલું છે. ુજરાતમાં વિશ્વ કશાનું પોલેશ સ્થાપના કરી છે. પોલેશ એરપોર્ટનાં એરપોર્ટ ઓપોરિટી ઓક ઇન્ડિયા એરવોર્ટ અમદાવાદ વિલ્લાના આ ભદુદેતુક પ્રોજકેટ ધોલેરા દારા તૈયાર કરાવેલા પ્રોજકેટ રિપોર્ટ નવાગામમાં 1426 તે કટેરની વમીન, સંવીયયલ, ઈન્વેસ્ટમેન્ટ, દિવિધાન, પ્રમાણ આ પ્રોવેપ્ટ તથા ભાગમાં કલ વિસ્તારમાં એરપોર્ટ ઓયોપિટી એક ઉપરાંત, પોલેસ નક્ષત્રના વડેકસ, 1721 કરોડની સિંગ્સે વિકસવામાં ઇન્ડિયાના પ્રોજેક્ટ રિપોર્ટ અનુસાર રાજકોટ, ભાવનગર, નડિયાદ, આવશે, પ્રથમ ઢેડમાં પ્રોજેક્ટની 1721 કરોડની ક્રિમતે વિકસાવામાં ખેડા અને આંધારની જરૂરિયાતોની આંડજીત ક્રિયત 716 કરોડ પેટલી આવશે. એરપોર્ટના પ્રાથમિક આપૂર્તિ કરનારી બનાવાનો થશે.

કરવામાં આવશે. જેમાં, એરપોર્ટ રક્ષા મંત્રાલય દ્વારા આ પ્રોજેક્ટ અને પર્ચાવરણ તથા કલાયમેટ પ્રોજેક્ટને કેન્દ્ર સરકારે પર્યાવરહીય ઓપકામ માટેના વાંધા પ્રમાણપત્ર ચેઇન્જ વિભાગે આ મંજુરીનો તેમજ નામરિક ઉક્ષળ મંત્રાલય પ્રત્ર સુચિત યોલેરા ઇન્ટરનેશનલ રાજ્ય સરકારે પોલેરા હારા સાઇટ કલીપરના આપવામાં એરપોર્ટે કંપનીને પાડળો છે.

#### गुजरात के धोलेरा हवाई अड्डे पर काम जल्द शुरू होगा

W Upinhit 25 Jun 2019, 10:15 PM

मूंबई, 26 जून (भाषा) गुजरात में बहुप्रतीक्षित नए धोलेग अंतरराष्ट्रीय हवाई अहे (डीआईएसीएल) पर... 🚿

मुंबई, 26 जून (भाषा) गुजरात में बहुप्रतीक्षित नए धोलेरा अंतरराष्ट्रीय हवाई अड्डे (डीआईएसीएल) पर काम जल्द शुरू होगा। डीआईएसीएल ने इस परियोजना पर काम तेजी से आगे बढाने का फैसला 🙃 किया है। यह परियोजना 2012 से अटकी हई है। ए × Shemily of Civil Adabat. marrer

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

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### TOP NEWS BRIEFS VIDEOS DELHEPOLLS TWESTOP Work to start on international airport in Dholer

in 2019



talks and discussions, finally, the state overnment is taking concrete steps to rea the new Dholera international airport roject, which will be named the New Annedabad Airport. The state government is in the final stages of signing a joint venture 2018, work expected to begin by 2019, and the by 2022, said sources close to the development.

With Sardar Vallabhbhai Patel Internationa 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

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

#### PTU Updated Dec 8 2015 09 15 PM IST



s ambitique Choleta amort project at Navi village near the city has received envisormental clearance from

AHMEDABAD: Gujarat government's ambitiou 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 કવાયત

#### 10 mic 2018 2:34 PM

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

સરકાર કહે છે કે આ એરપોર્ટ માટે જમીન સંપાદનમાં કોઇ મુશ્કેલી નથી તેથી તેની ઝડપ વધશે. આ એરપોર્ટ માટે પર્યાવરણિય મંજૂરીઓ આપી દેવામાં આવી છે. પ્રોજેક્ટ રિપોર્ટ પણ તૈયાર છે. કેન્દ્રની જેમ રાજ્ય સરકારની તમામ મંજૂરીઓ મેળવી લેવાઇ છે

#### JOSHI QUALITY | TRUST | SATISFACTION (An ISO 9001-2015 Certified Company)

tate government's ambitious Diplera airport project at Navagam villagement Abmedabad 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 Dholesa International Albein Company, a Special Purpose Vehicle created by The airport will be developed in three phases the state government, an official release stated.

AhmedabadMirror a report orceward 4, 2015

**Dholera airport project gets** 

environmental clearance

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

The proposed apport project, which is part of proposed Dholera Special Investment Re- SIR, this multipurpose aleport project would gion (SIR), will come up in 1,426 hectanes of to cater to nearby cities of Vadodans, Anand, and near Navarannat acost of Fa L712 crune. Hallest, Bhavmagar and Nadiad.

The project has already received a no-object port, about 30 km from hope, will be developed tion, certificate from Ministry of Defence in in three phases. As per the project report per-pared by the Airport Authorny of Industry Analysis given Site clearance in the part. After this crist becore would be gent in the first phase of the nonmental clearance, the state government hopes to get in-particular approvals from the Apart from catering to the needs of Dholera Civil Aviation Ministry by January next year.





agreement with the Airports Authority of India (AAI) to develop the new alrport situated about 80km from Ahmedabad. The agreement is expected to be signed in June new airport expected to become operational





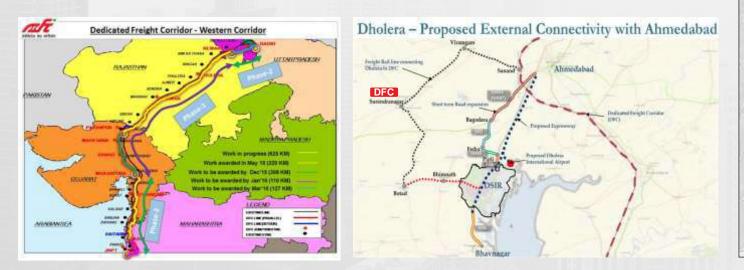






### **5. DEDICATED FREIGHT CORRIDOR**

- 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		
TOTAL	1504KM		

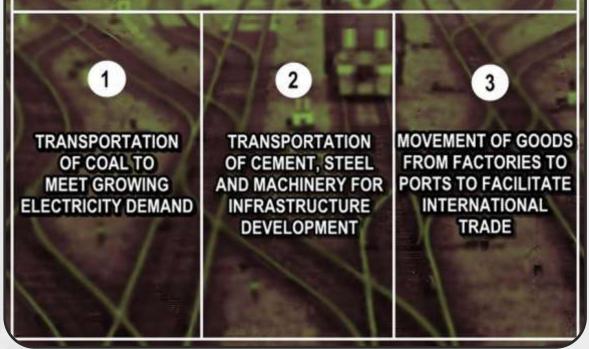


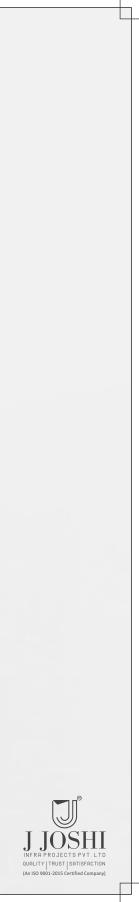
### DEDICATED FREIGHT CORRIDOR

- 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



### WHY DEDICATED FREIGHT CORRIDOR?





### **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 Khambat.
- 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.

#### **NEULSER.**⊆

Kalpasar Project (Yojana) : World's Largest Lake





he Kalpasar Project (Yojana) - Gujarat under the gulf of Khambhat development project is mainly water resources project by way of building an Over the Sea dam across the gulf of Khambhat, this s also called as Kalpsar Yosena

and huge trent water reservor for meeting demand of drinking, engate



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#### South Korea to Build Sea Wall in India

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#### Gujarat plans first over-the-sea dam

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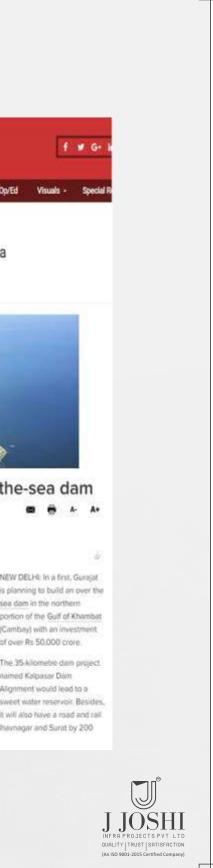
Personal Loan Interest rates from just 10,75%

PTI / Laplastert: Oct 25, 2010, 2145 (57

kilometre



overbridge, which will reduce the distance between Bharmagar and Surat by 200









### 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.

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neladed Vibrant Gu- Rs 746 crore on public-private-parts ning special invest- basis. Road linking Raikot and Bhavnas ng Deihà-Mumhai In- will be converted into a four-lane corrido C), the Gujarat gov- The state government will spend

Rs 2200 crore to con- Rs 100 crore for linking villages of suburbs Tholera SIR through having population of less than 500 through state budget. DOCCS FOR ject will be the first A provision of Rs 425 crore has b

Guiarat, It would made to purchase 3000 new buses for road Rel 39 Julch errore stations will be modernise

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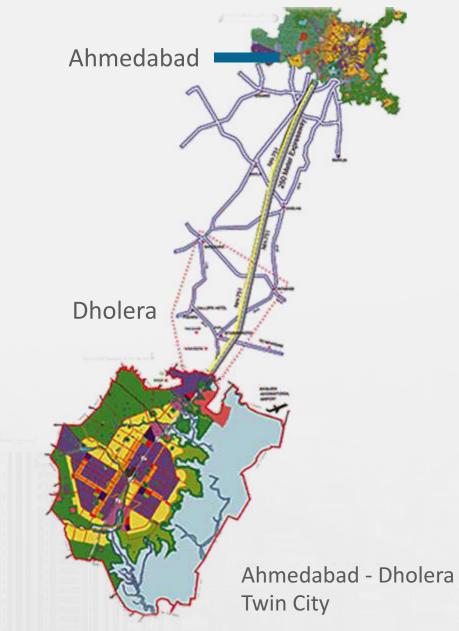


### **10. AHMEDABAD - DHOLERA SIX LANE HIGHWAY**

- National Highway No. 751
- Total Length121.8 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 NHAI under Bharatmala Project
- Connecting other Nodes of DMIC
- Linked with Dholera Cargo Airport and Port
- Accessibility for Import and Export via Dholera Port

#### મુખ્યમંત્રી વિજય રૂપાલીના હસ્તે ધોલેરામાં બે મહત્વકાંલી પ્રોજેક્ટનો શિલાવાસ ધોલેરાને રૂપિયા ૩ હજાર કરોડના ખચેવિશ્વનું સર્વશ્રેષ્ઠ સ્માર્ટ સિટી બનાવવામાં આવશે

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### **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.





0MW પ્રાજક્ટમાં કોલેગમાં પ્રત્યાંગીએ મૌથી પોટ a 200 mil su i he hi a netd

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### **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**





### **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 cana
- Art, culture and public activities along canal



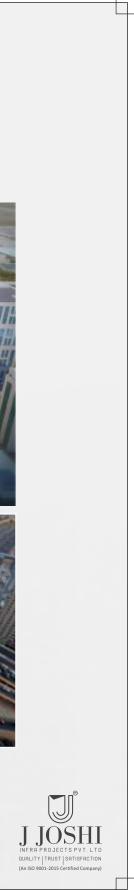
### **Dholera Footprint - 2020**











### **ACTIVATION AREA**

The **DSIR** will become a sigeable 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**.

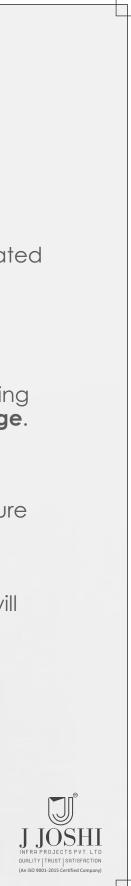
The Phase 2 about 36 percent and Phase 3 about 30 percent of the land under urbanizable zones. Development of the DSIR is recommended to start from **Ambli Village** in the north side, close to the existing State Highway (SH – 6) and then proceed southward on either side of the expressway to Bavariyari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









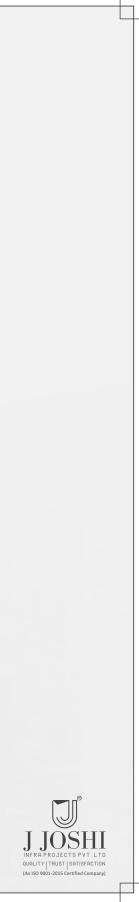


DHOLERA

DEVELOPMENT

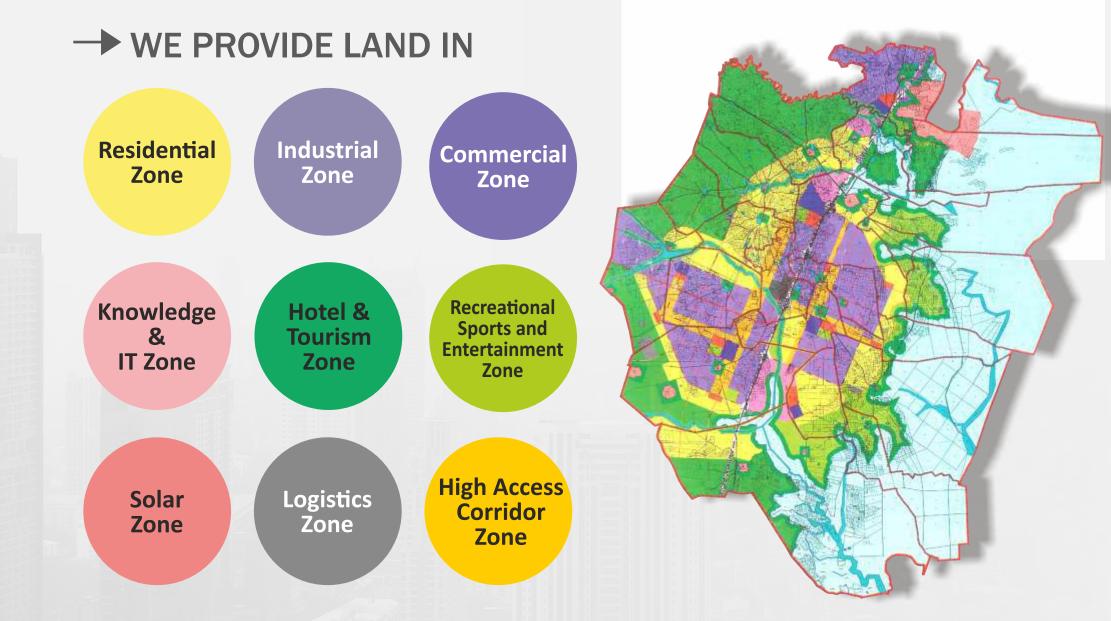


### **CREATING INDIA'S FIRST SMART CITY AT A GLANCE Connectivity Projects** Upcoming Projects • 5000MW Solar Power Plant - 25000Cr. • Ahmedabad – Dholera Expressway (by NHAI) - 6000Cr. • Power Distribution Network - 1100Cr. • Dholera International Airport - 2000Cr. • ICT - 400Cr. • Ahmedabad – Dholera MRTS - 7000Cr. • Sukhbhadar River Bunding - 400Cr. • Bhimnath – Dholera Rail Line - 300Cr. • 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

JOSHI INFRA PROJECTS PVT. LTD



J JOSHI J JOSHI UNERA PROJECTS PVT. LTD UNALITY (TRUST ISATION (IN 1990)-2015 Certified Company)

### **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

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** 

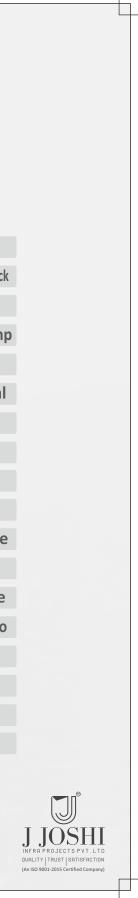
INDUSTRIAL ZONE

#### **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**

**CITY CENTER ZONE** 

### 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/Radioloy 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

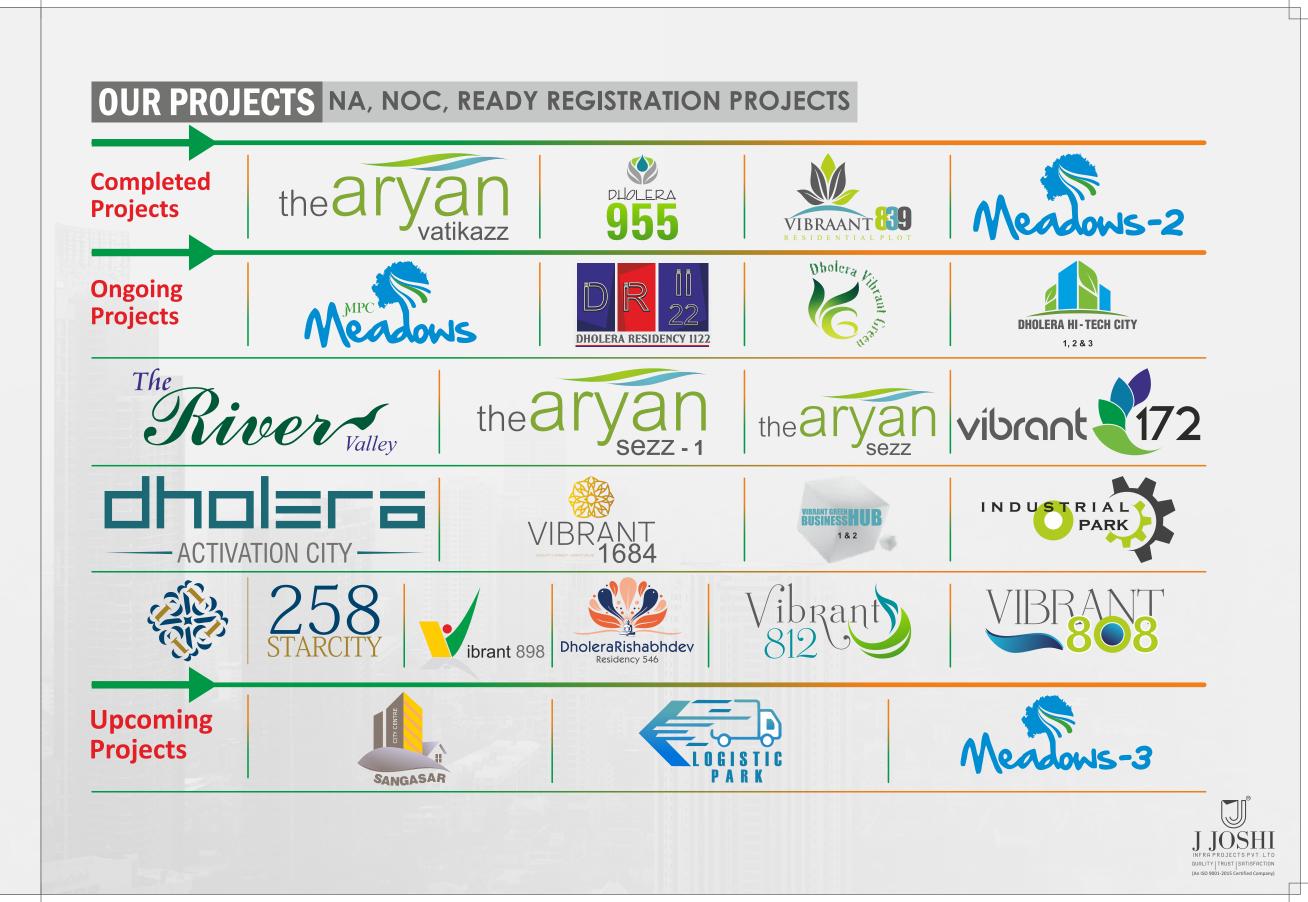
**KNOWLEDGE AND IT** PARK BENEFITS **Business IT Park University Campus** 5/4/3 Star Hotels **Utility Building Multiplex Cinema Hall Professional College Commercial Retail Store** Dispensary Food Plazas/Streets Multi-Level Parking **Commercial Office Commercial Retail Day Care Center** Villa/Bunglow/Row 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







# WHY INVEST IN



#### WHY INVESTIN 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?

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.

DUALITY TRUST SATISFACTION



# WHY INVEST IN

#### 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 form 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.











#### 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 alway 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 :

J J JOSH





YOUNG ACHIEVER AWARD

MID DAY ICONIC DEVELOPER OF SMART CITY DHOLERA 2018













CNN NEWS18 TRANSPARENT

**BUILDER OF THE YEAR IN THE FIRST** 

SMART CITY OF INDIA



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REAL ESTATE & BUSINESS

EXCELLENCE AWARD



MID DAY ICONIC DEVELOPER MID DAY ICONIC DEVELOPER IN DEVELOPER OF THE YEAR EMERGING DEVELOPER THE GOLDEN GLOBE TIGERS AWARD Assocham Excellence Award 2016



ET NOW BEST DEVELOPER OF SMART CITY CATEGORY





CERTIFICATE FOR BEST DEVELOPER OF SMART CITY

(Carl





**COVID WARRIORS AWARD - 2020** for the Best Developer in Smart City Most Innovative Entrepreneur of the Year of Ahmedabad



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



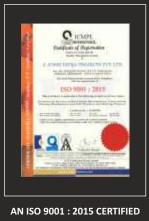


COVID WARRIORS AWARD 2020











GIHED CREDAI CERTIFICATE









### FOLLOWING ARE THE BENEFITS OF THE PROJECT MEADOWS-2

- Six Lane Highway 500 MTR
- Dholera SIR Limit 5.5 KM
- IT Park 7.5 KM

#### FIRST AIRPORT ENTRY - 0 KM

- Industrial Zone 5.5 KM
- 5000MW Solar Park 10 KM
- First Residential Zone 9 KM
- Proposed Pipli Metro Station 5 KM

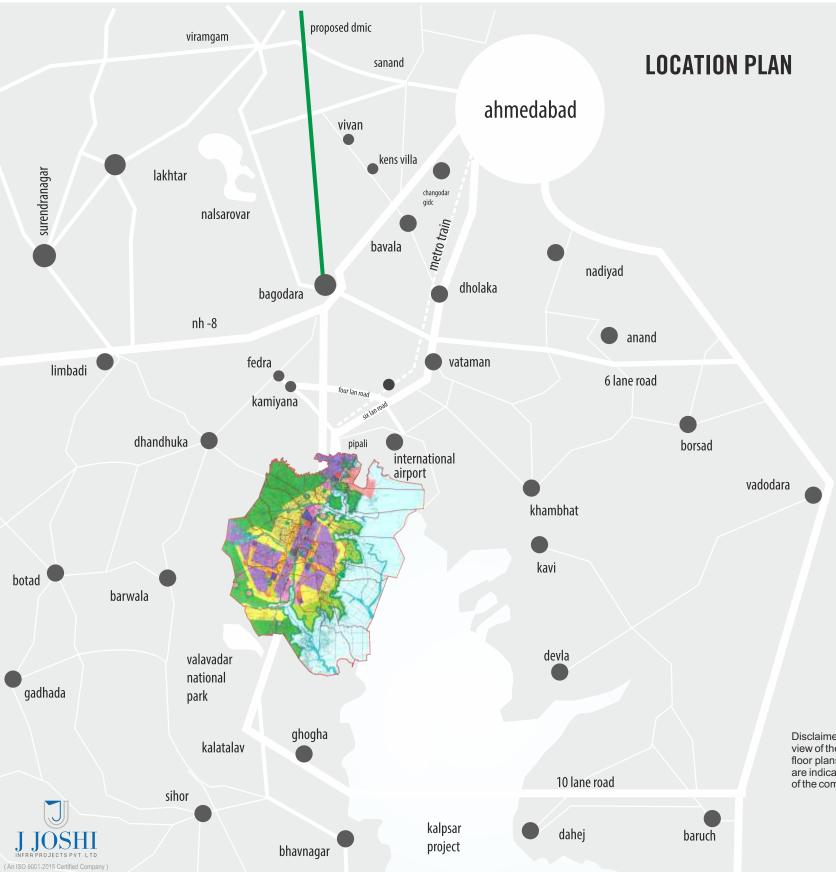
#### DHOLERA AIRPORT - 4 KM

- Dholera Gam 9 KM
- Nearby Ahmedabad Dholera Metro Route
- ABCD Building 11 KM



			IOTAL	
REA IN	ADD	TOAL AREA IN	AREA ON	
Q.YD	AREA	SQ.MT	SQ.YD	
00.05	61.056		173.07	
00.05	61.056	144.71	173.07	
23.11	75.129	178.06	212.96	
23.11	75.129	178.06	212.96	
00.05	61.056	144.71	173.07	
00.05	61.056	144.71	173.07	
00.05	61.056	144.71	173.07	
00.05	61.056	144.71	173.07	
00.05	61.056	144.71	173.07	
00.05	61.056	144.71	173.07	
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00.05	61.056	144.71	173.07	
00.05	61.056	144.71	173.07	
00.05	61.056	144.71	173.07	
00.05	61.056	144.71	173.07	
45.42	149.773	354.97	424.54	
67.54	102.247	242.33	289.83	
08.76	66.377	157.32	188.15	
07.27	65.465	155.16	185.57	
01.79	62.123	147.24	176.09	
19.44	72.895	172.76	206.63	
00.13	61.109	144.83	173.22	
00.13	61.109	144.83	173.22	
00.13	61.109	144.83	173.22	
00.13	61.109	144.83	173.22	
00.13	61.109	144.83	173.22	
00.13	61.109	144.83	173.22	
25.33	76.487	181.28	216.81	
18.82	72.512	171.86	205.54	
42.19	86.774	205.66	245.97	
00.05	61.056	144.71	173.07	
00.05	61.056	144.71	173.07	
00.05	61.056	144.71	173.07	
00.05	61.056	144.71	173.07	
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00.05	61.056	144.71	173.07	
00.05	61.056	144.71	173.07	
00.05	61.056	144.71	173.07	
75.70	107.226	254.13	303.94	
67.45	107.226	234.13	289.68	
00.05	61.056	144.71	173.07	
00.05	61.056	144.71	173.07	
00.05	61.056	144.71	173.07	
00.05	61.056	144.71	173.07	
00.05	61.056	144.71	173.07	
00.05	61.056	144.71	173.07	
00.92	61.591	145.97	174.58	
2.68	56.559	134.05	160.32	
00.05	61.056	144.71	173.07	
00.05	61.056	144 71	173.07	

#### JJJOSHI UNFRAPROJECTS PVT. LTD DURLITY [TRUST]SSTISFACTION



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.



