

📍 **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, www.dholera-sir.com

✉ info@jjoshiinfrastructure.com 📱 SMS 'DHOLERA' to 56161

+91 88 66 822 822



J JOSHI

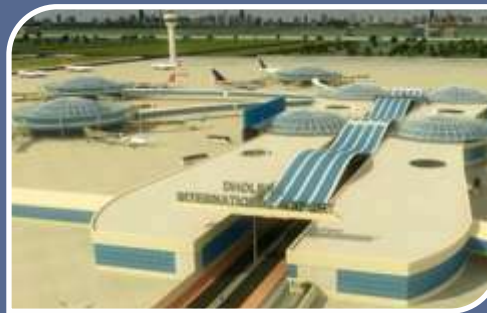
INFRA PROJECTS PVT. LTD

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



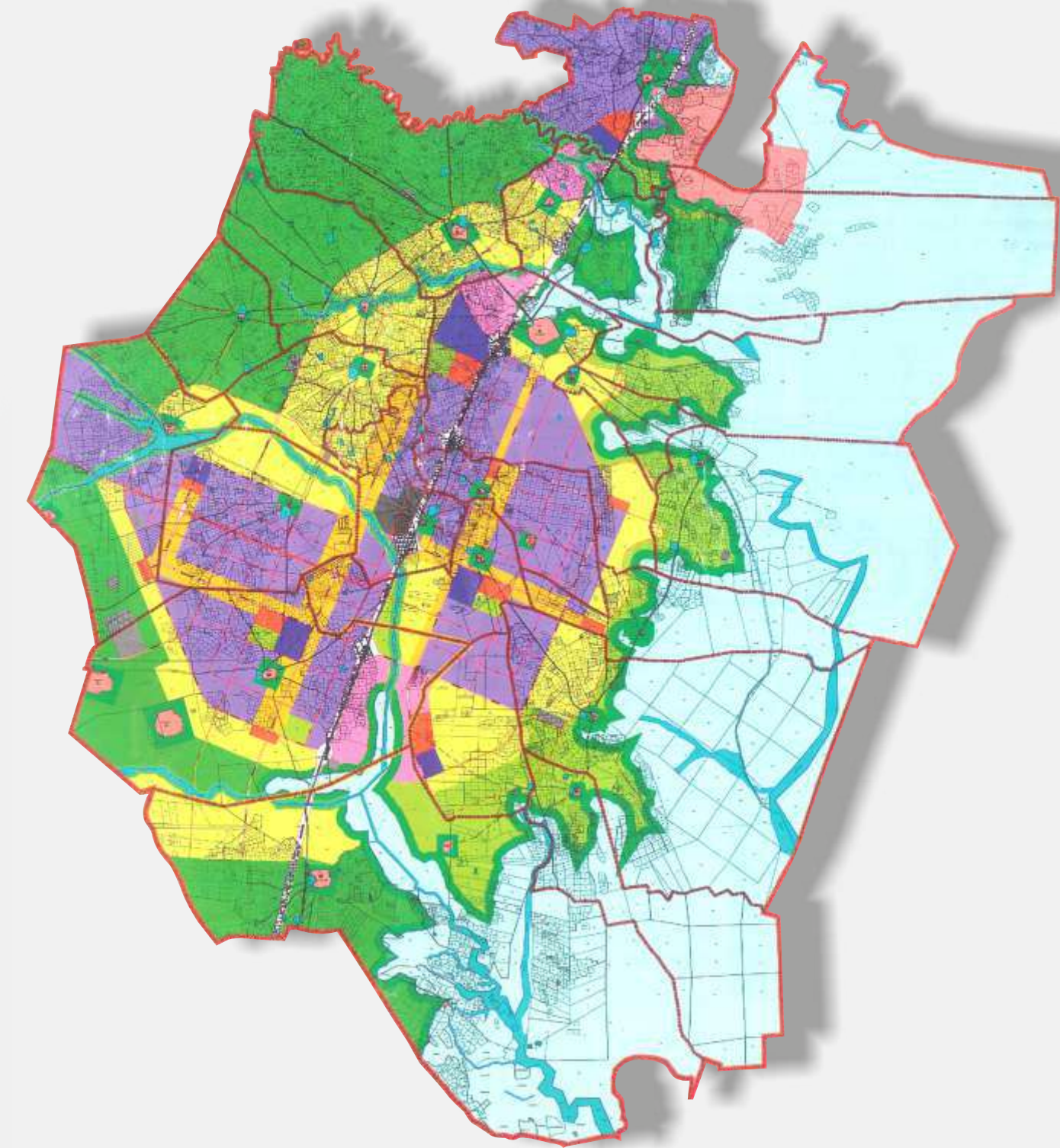
BLACKBUCK CENTURY



DHOLERA SEZ

DHOLERA SIR

India's first smart city
with Zoning Map



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

DHOLERA

1ST HIGH TECH SMART CITY OF INDIA



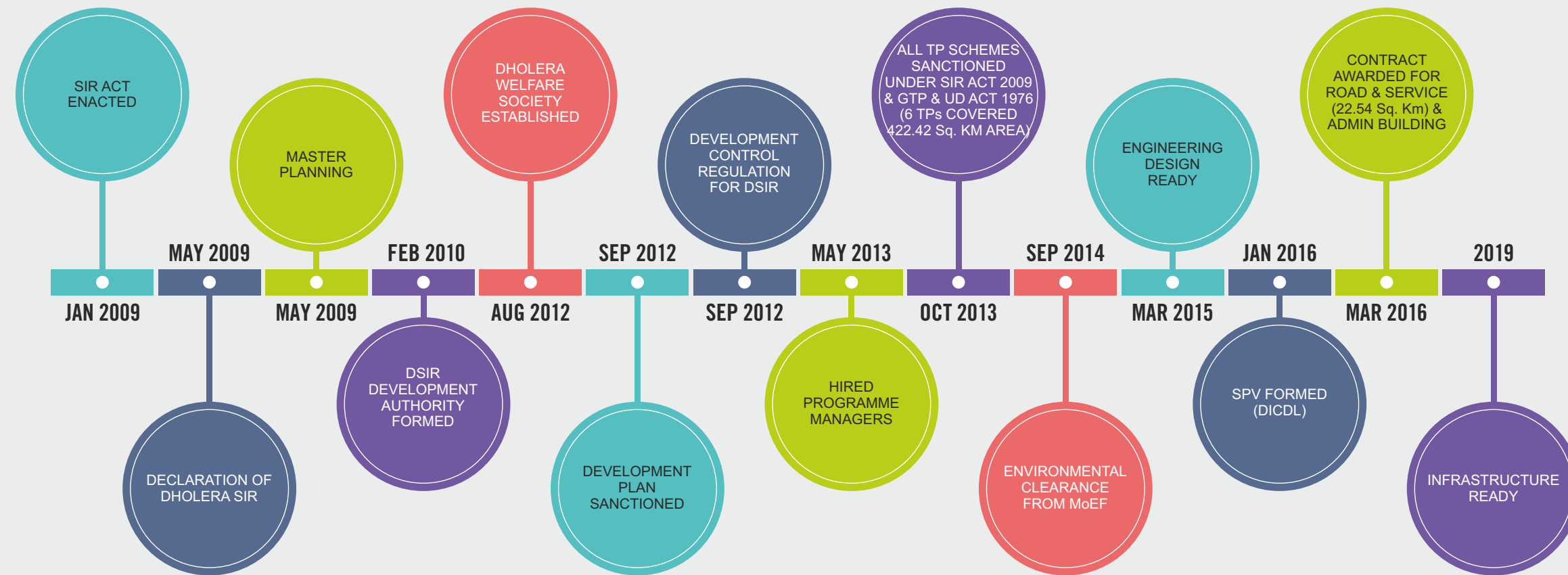
- ☑ TOTAL AREA 920 SQ.KM (2,27,336 acres)
- ☑ DEVELOPABLE AREA 567.39 SQ. KM (1,40, 108 acres)
- ☑ MASTER PLANNING OF DHOLERA SIR BY HALCROW COMPANY, U.K.
- ☑ Dholera SIR 1st smart city of India and pet project of Hon'ble PM Mr. Narendra Modi.
- ☑ Dholera SIR India's 1st High-Tech Smart City with better 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

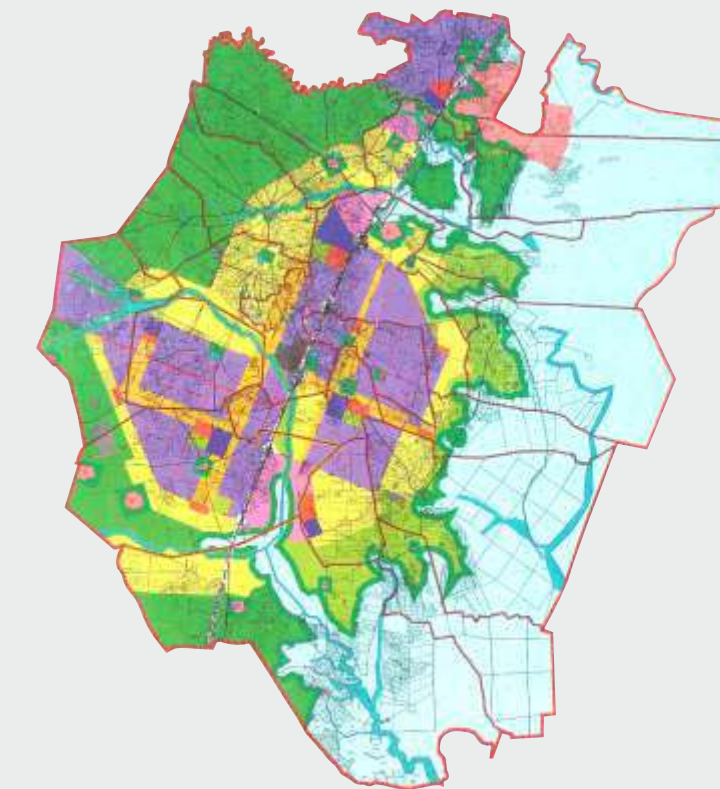


TP NO.	PART VILLAGES
1	Ambli, Kadipur, Bhadiad & Gogla
2	Kadipur, Bhadiad, Gorasu, Otaria, Sandhida, Dholera, Mundi, Khun, Bhimtalav & Rahatalav
3	Sodhi, Sangasar, Sandhida, Panchi, Mundi, Dholera, Otaria & Cher
4	Dholera, Mundi, Bhangadh, Panchi, Hebatpur, Zankhi, Mahadevpura & Sandhida
5	Panchi, Bavaliyari,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

PROJECT DEVELOPMENT TIMELINE



DHOLERA INDUSTRIAL CITY THE SCALE - A CITY-COUNTRY



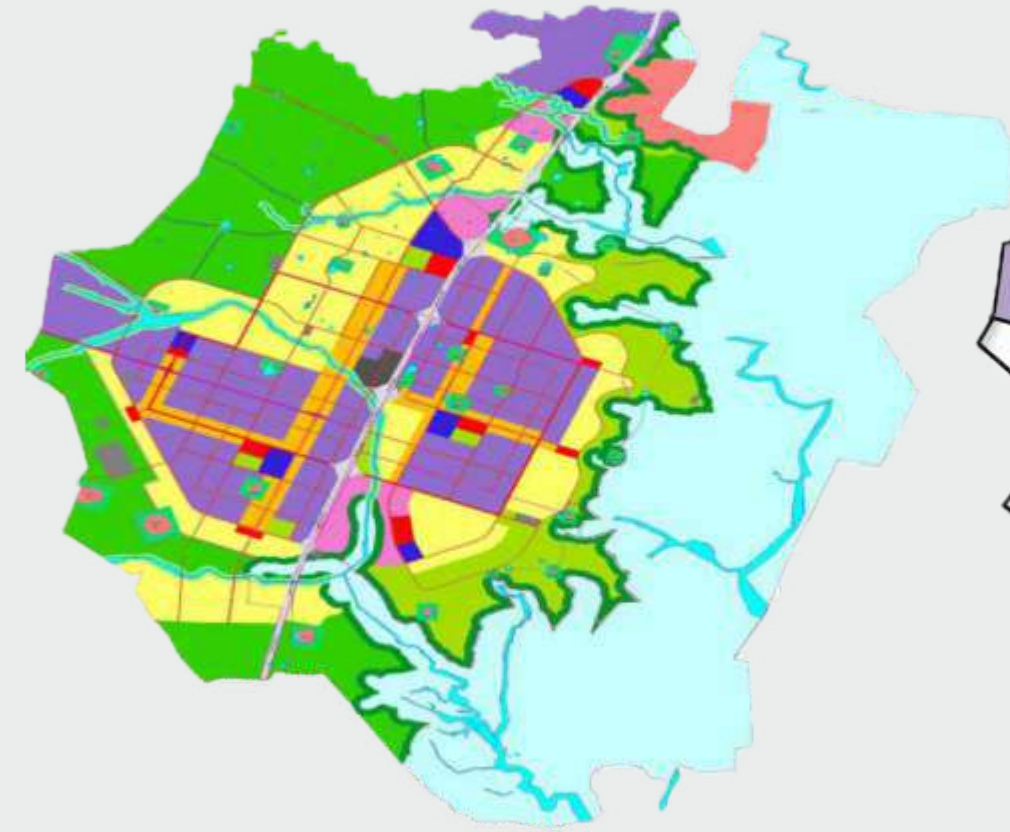
TOTAL AREA
91,970 Ha (920 sq km)

(DHOLERA SIR IS LARGER THAN SINGAPORE)

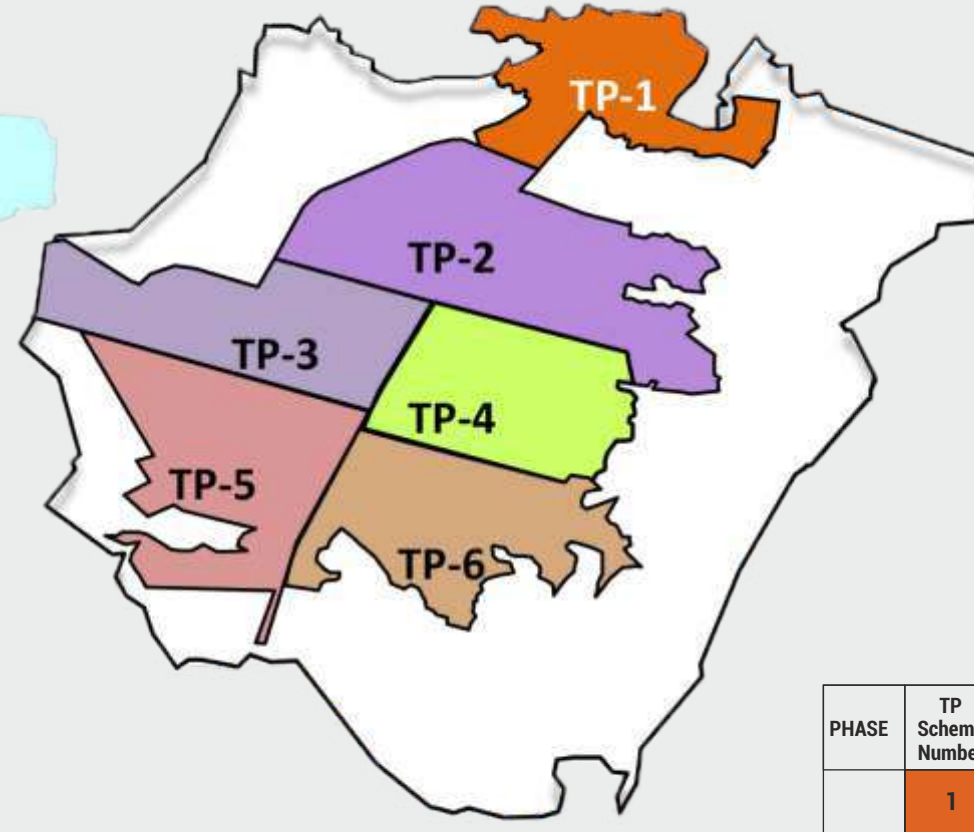


TOTAL AREA
71910 Ha (719 sq km)

DHOLERA - TOWN PLANNING SCHEME IMPLEMENTATION



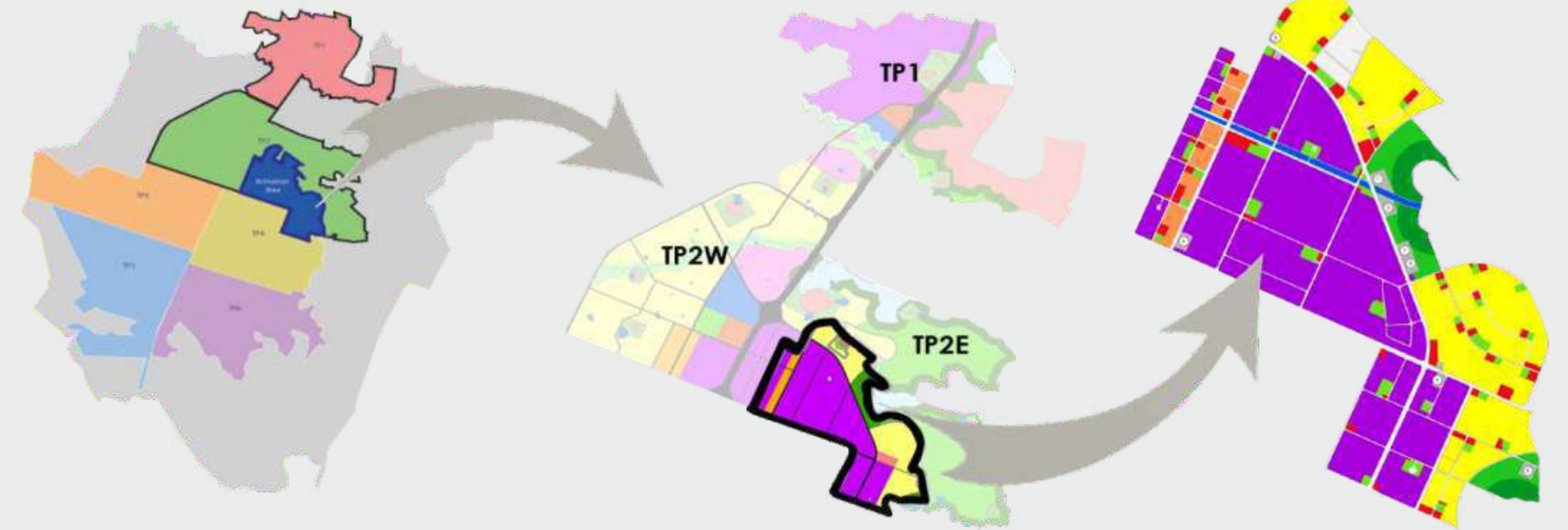
DEVELOPMENT PLAN
920 Sq. Km.



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.

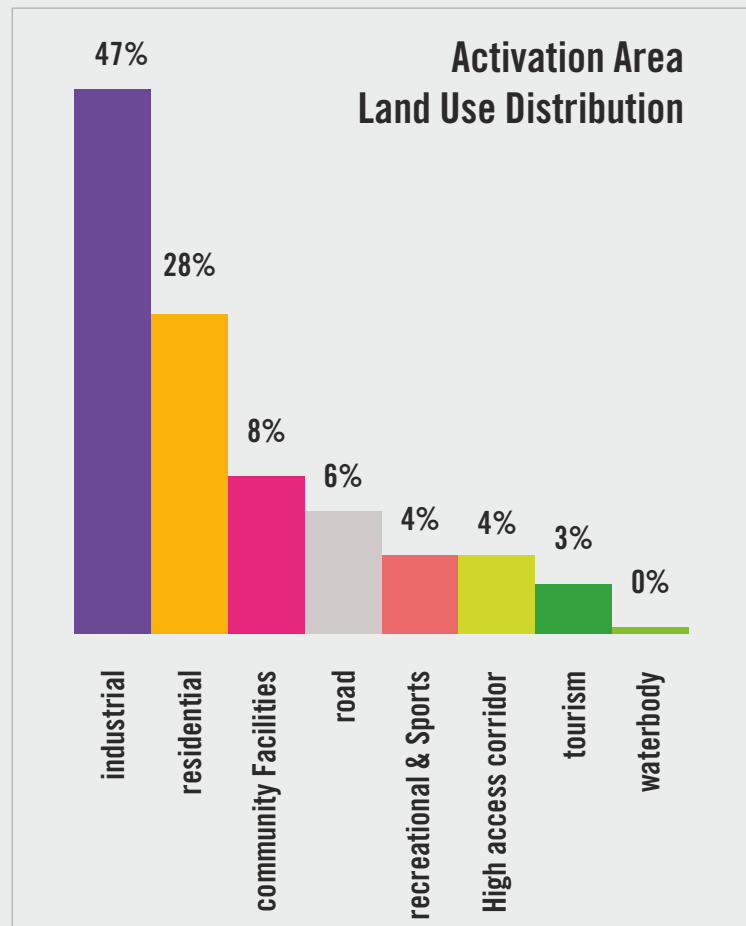
DHOLERA PHASE I (TP1 TO TP2)
158 Sq. Km.

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

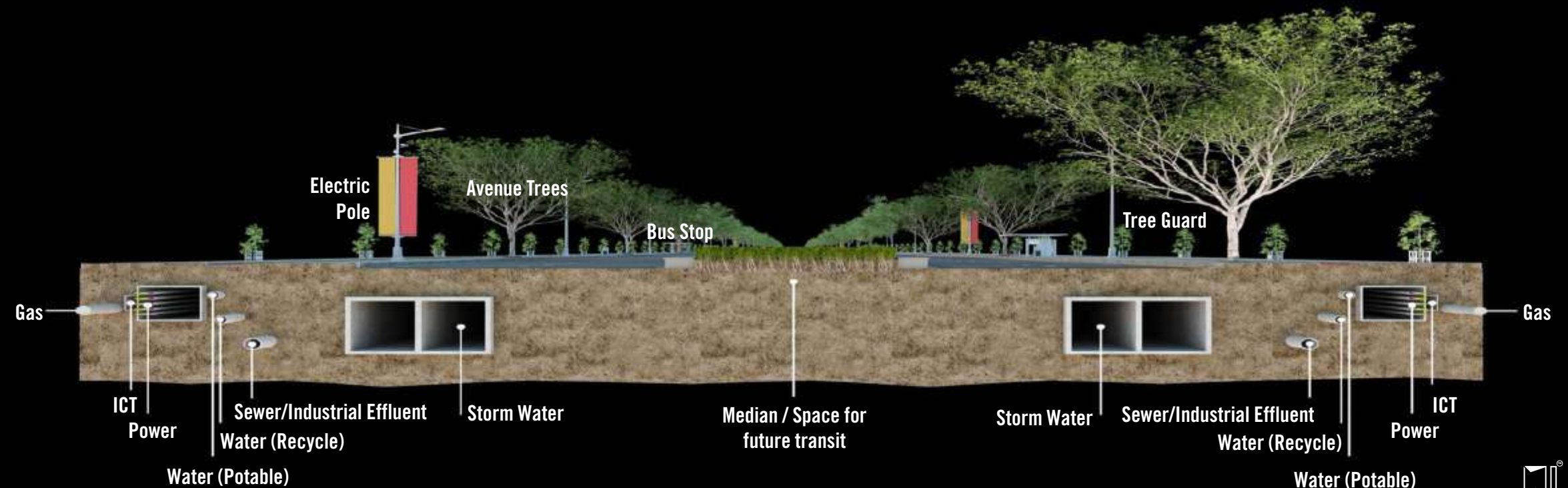
- ① Sewage Treatment Plant
- ② Common Effluent Treatment Plant
- ③ 66 KV Sub-Station
- ④ 220 KV Sub-Station
- ⑤ Solid Waste Management Site



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 1st 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

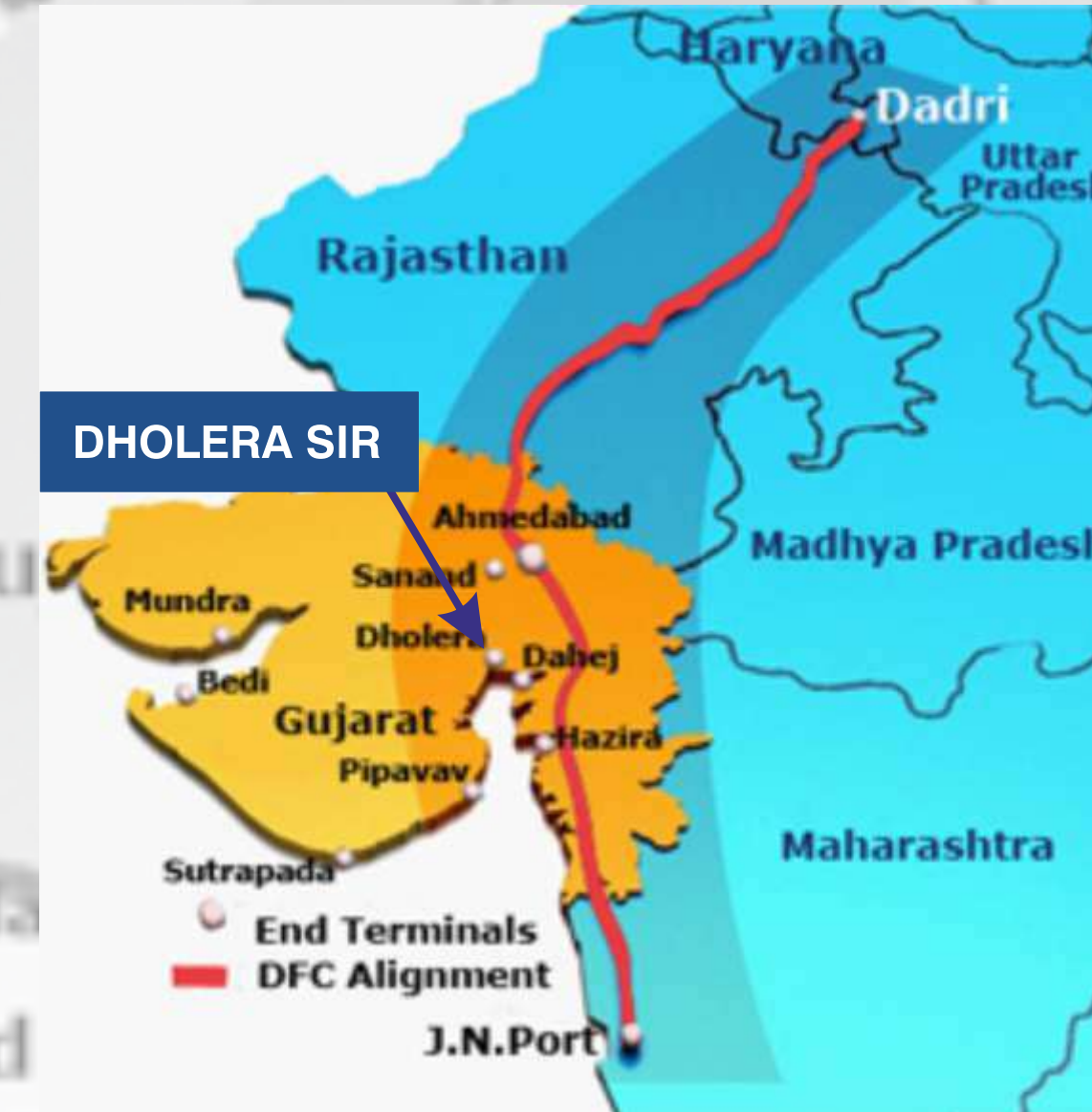
- ❖ 9 Mega Industrial Zones
- ❖ 6 Airports
- ❖ 3 Ports
- ❖ 6 Lane intersection free Express Highways
- ❖ Development of industrial Townships

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 વ્હીકલ 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	
CONNECTIVITY PROJECTS	
Ahmedabad-Dholera Expressway (by NH-1)	1800 Cr.
Dholera International Airport	2000 Cr.
Ahmedabad-Dholera MRTS	7000 Cr.
Bhavnagar-Dholera Rail Line	200 Cr.
PROJECTS UNDER PROGRESS	
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.
Pipil - Dholera Water Supply Pipeline	23 Cr.
UPCOMING PROJECTS	
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 3.3% કેન્દ્ર સરકારનો 1.૬% હિસ્સો રહેશે
ધોલેરા એરપોર્ટનો ૫૧% હિસ્સો એરપોર્ટ
ઓથોરિટી ઓફ ઇન્ડિયા ખરીદશે

Ahmedabad-Dholera Expressway gets green signal, tenders issued

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

Gujarat aims to do a GIFT with Dholera

CRRG 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
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

શકાર.com દિવા ભાસ્કર, અમદાવાદ, જુલાઈ, 13 ને, 2015

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

LARGE PLAYERS IN DHOLERA SIR

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 દેરવે 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

- 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)

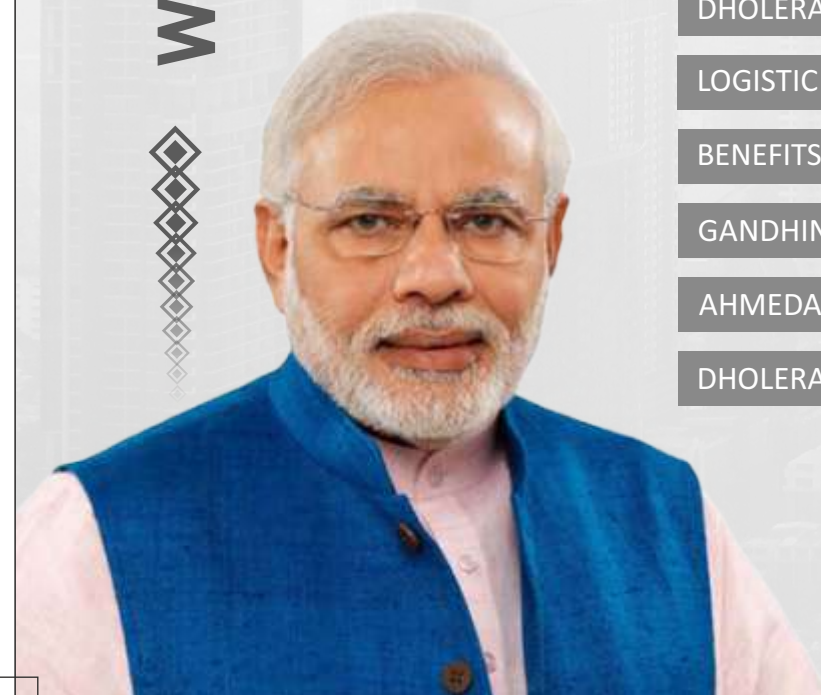
BENEFITS OF THE HIGH IMPACT DELHI-MUMBAI INDUSTRIAL CORRIDOR (DMIC)

GANDHINAGAR-AHMEDABAD-DHOLERA METRO PROJECT

AHMEDABAD TO DHOLERA SIX LANE - TEN LAN HIGHWAY PROJECT

DHOLERA PORT TO BE DEVELOPED FOR IMPORT-EXPORT

WHAT IS SIR ?



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)
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				
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 ²
Developable Area	567km ²
Economical Area	360km ²
Activation Area	22.54km ²
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



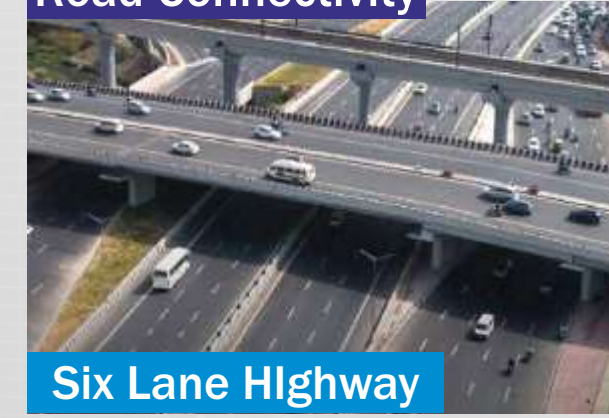
Kalpsar Project

Road Connectivity



10 Lane Expressway

Road Connectivity



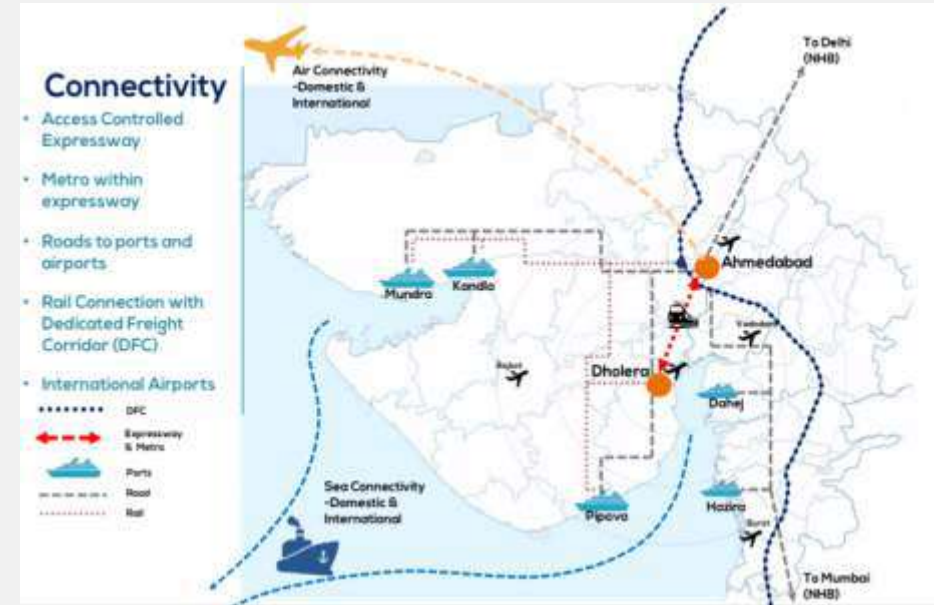
Six Lane Highway

DHOLERA SIR

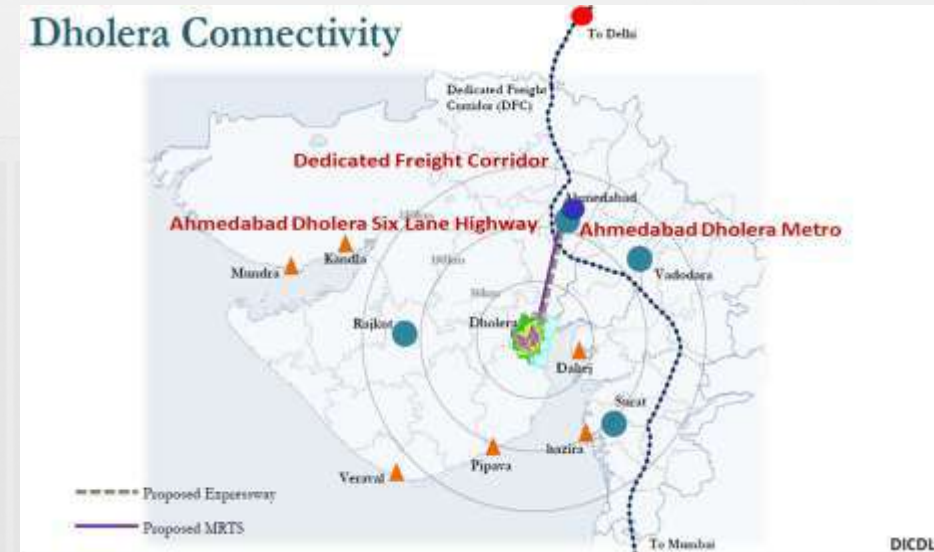
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DHOLERA SIR SPECIAL INVESTMENT REGION



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

MEDIA NEWS

Canada to invest ₹6k cr in Dholera SIR

ધોલેરા સંરક્ષણ ઉપાલના કેન્દ્ર તરીકે ઊભરી રહ્યું છે

Lockheed, Boeing and Airbus take off for Guj

Airbus eyes copter plant in Gujarat

Tata Chemicals to set up Li-ion Battery for electric bus

Ahmedabad-Dholera Expressway gets green signal, tenders issued

Tata Chemicals to set up Li-ion Battery for electric bus

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 Planning Its 4000 Cr Li-ion Battery Manufacturing Plant in Gujarat

Tata Chemicals Starts Li-ion Battery Recycling Operations in Mumbai

Govt promoting Dholera as investment destination for defence manufacturing

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

તમે ખોખો, ધોલેરા ભવિષ્યમાં સિંગાપોરનો પાછળ રાખી દેશે...

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MEDIA NEWS

ધોલેરા ડેવલપમેન્ટ કંપની સાથે એરોસ્પેસ અને ડિફેન્સ ક્લસ્ટર માટે કરાર કરાયા

ફાસ્ટટ્રેડ અંતર્ગત સીટીમાં કામ શરૂ કરશે

NSE ફેબ્રુઆરીથી ગિફ્ટ સિટીમાં કામ શરૂ કરશે

6નારે 40 મેગાવોટના સોલાર પ્લાન્ટ માટે એમઓયુ કર્યા છે.

પટેલે ઉમેર્યું કે પુસ્ત અને જાપાન તરફથી ઈલેક્ટ્રોનિક્સ, સ્માર્ટ સિટી, એમએસએમઈ સહિતના ક્ષેત્રોમાં રોકાણ માટે રસ દાખવ્યો છે આથી તેમને યોગ્ય માર્ગદર્શન માટે સિનિપર અધિકારીઓનું વર્કિંગ ગ્રુપ બનાવ્યું છે તેઓ આ બંને દેશોના પ્રતિનિધિઓ સાથે યજમાન કરશે. આદિવાસી વિસ્તારની હસ્તકલાની વીજ વસ્તુઓના ઓનલાઇન વેચાણ માટે ગુજરાત સરકારે એમેઝોન કંપની સાથે એમઓયુ કર્યા છે.

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ધોલેરા સ્માર્ટ સિટીનું માઈક્રો મોડલ

2000 કરોડના કામો શરૂ કરવા પહેલાં GIDB દ્વારા RFP ડેન્ડર હોય

420 થો. કિલોમીટર લંબાઈ ધરાવતું સ્માર્ટ સિટી ગુજરાતમાં ડેવલપ થશે

2018 સુધી ૨૨ થો. કિમીનો 'એસ્ટિમેશન એરિયા' તૈયાર કરશે

ધોલેરા TP-૨ ૩૦ વર્ષની ટર્મિનાલ

ધોલેરા સંરક્ષણ ઉપાલના કેન્દ્ર તરીકે ઊભરી રહ્યું છે

Lockheed, Boeing and Airbus take off for Guj

Airbus eyes copter plant in Gujarat

Tata Chemicals to set up Li-ion Battery for electric bus

Ahmedabad-Dholera Expressway gets green signal, tenders issued

Tata Chemicals to set up Li-ion Battery for electric bus

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 Planning Its 4000 Cr Li-ion Battery Manufacturing Plant in Gujarat

Tata Chemicals Starts Li-ion Battery Recycling Operations in Mumbai

Govt promoting Dholera as investment destination for defence manufacturing

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

તમે ખોખો, ધોલેરા ભવિષ્યમાં સિંગાપોરનો પાછળ રાખી દેશે...

અમદાવાદ જિલ્લો

ધોલેરાને હું બે દિલ્હી જેટલું બનાવીશ: મોદી

ધોલેરા SIRમાં જાપાનીઝ ડેવલોપમેન્ટની મુલાકાત

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

Dholera in Gujarat to have largest greenfield smart city

AHMEDABAD, FEBRUARY 9

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

A SPV has been created to manage the township on a sustainable basis. Cuse Construction Engineering Ltd will construct the Administrative and Business Centre at Dholera, a company spokesman said.

EPC contract

ધોલેરા સંરક્ષણ ઉપાલના કેન્દ્ર તરીકે ઊભરી રહ્યું છે

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DHOLERA SEZ

NATIONAL INDUSTRIAL CORRIDOR DEVELOPMENT AND IMPLEMENTATION TRUST

INDIA'S INDUSTRIAL CORRIDOR NETWORK

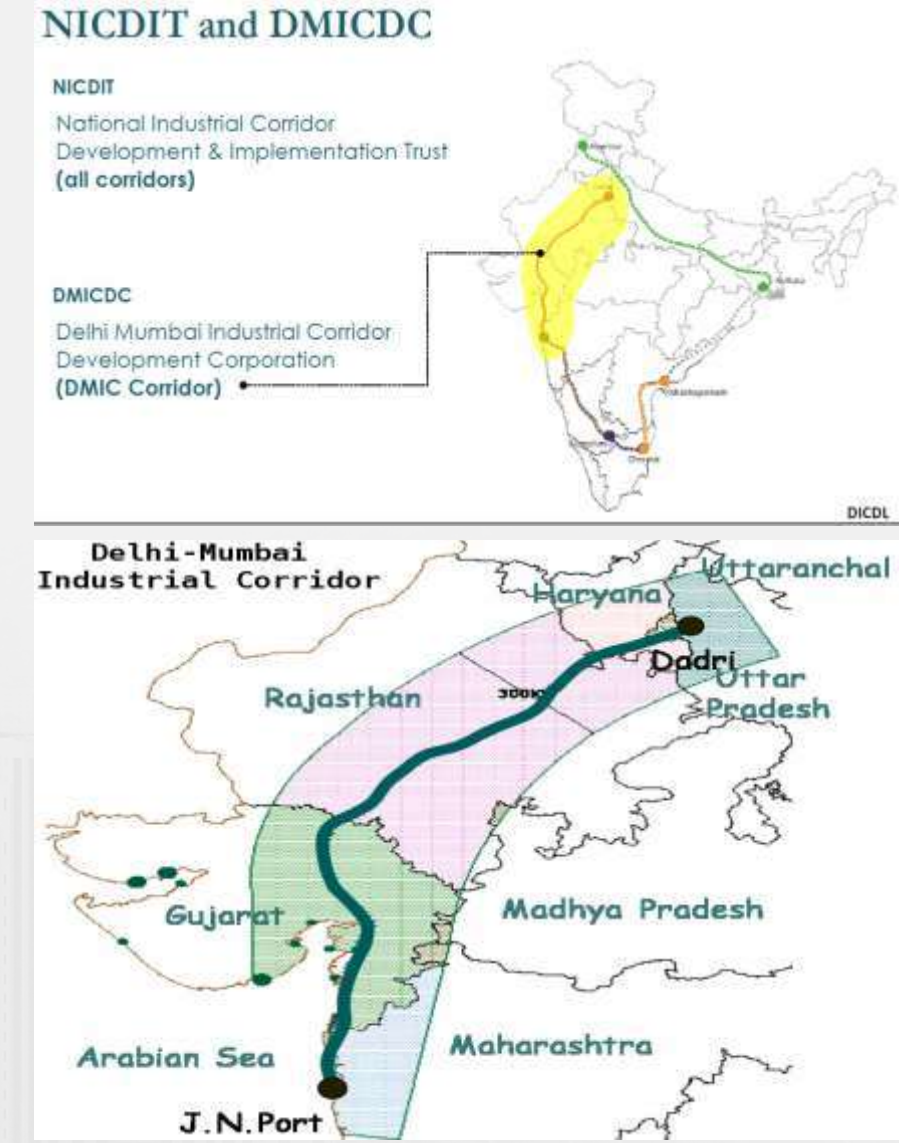
- Delhi - Mumbai Industrial Corridor (DMIC)
- Bengaluru-Mumbai Industrial Corridor (BMIC)
- Chennai-Bengaluru Industrial Corridor (CBIC)
- Vizag-Chennai Industrial Corridor (VCIC)
- Amritsar-Kolkata Industrial Corridor (AKIC)
- Vizag-Kolkata Industrial Corridor (VKIC)



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



DELHI MUMBAI INDUSTRIAL CORRIDOR

TOWNSHIPS UNDER DMIC

EIGHT NODES BEING DEVELOPED IN DMIC PHASE - 1

1. Dadri - Noida Ghaziabad IR, UP200 sqkm
2. Manesar - Bawal IR, Haryana402 sqkm
3. Neemrana - Kushkhera - Bhiwari IR, RJ165 sqkm
4. Pithampur - Dhar - Mhow IR, MP372 sqkm
5. Jodhpur Pali Marwar, Rajasthan 72 sqkm
6. Ahmedabad - Dholera SIR, GJ.920 sqkm
7. Shendra - Bidkin Industrial Park, MH84 sqkm
8. Dighi Port IA, Maharashtra 253 sqkm

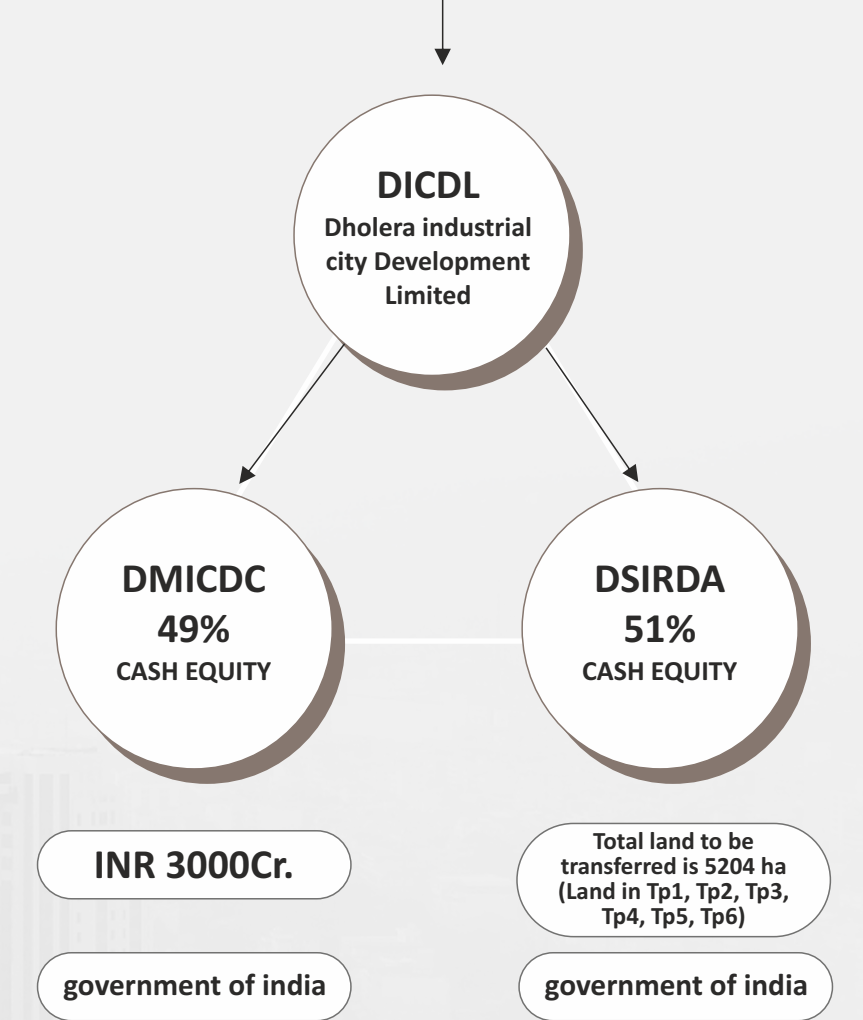


Dholera is the biggest Node under DMICDC

DELHI MUMBAI INDUSTRIAL CORRIDOR



SPECIAL PURPOSE VEHICLE (SVP) - DICDL



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

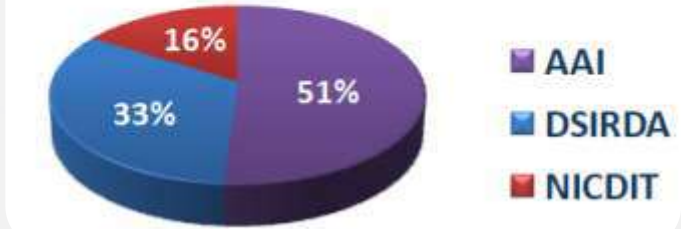


WESTERN DFC	
STATE	DISTANCE COVERED
HARYANA	177KM
RAJASTHAN	567KM
GUJARAT	565KM
MAHARASHTRA	177KM
UTTAR PRADESH	18KM
TOTAL	1504KM

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

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

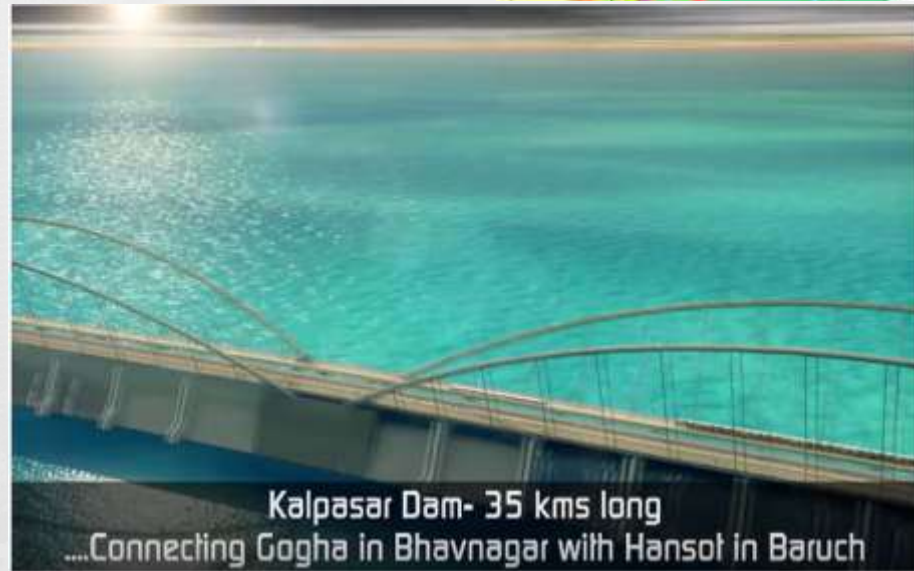


8. KALPSAR PROJECT

- 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

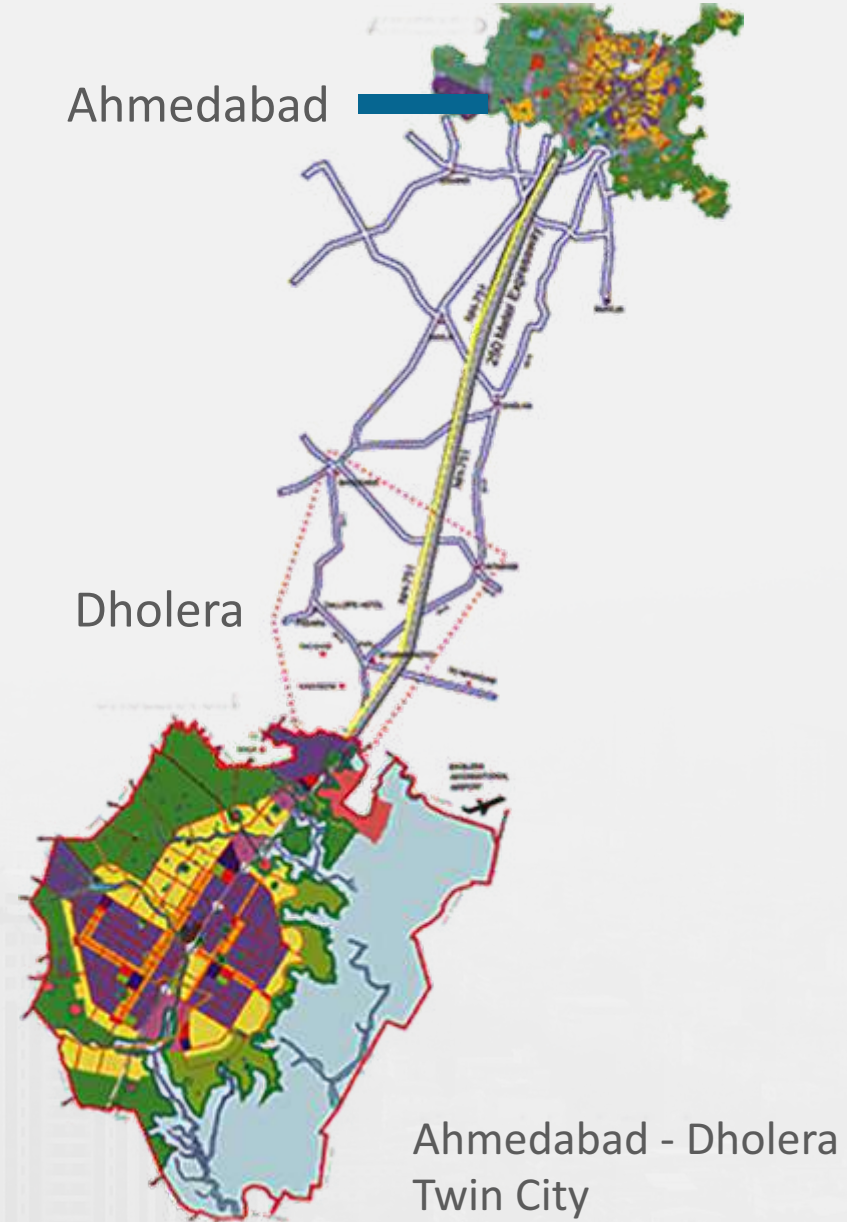
9. DHOLERA METRO RAIL

- 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
1st Phase Length 61.55km 2nd 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.



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

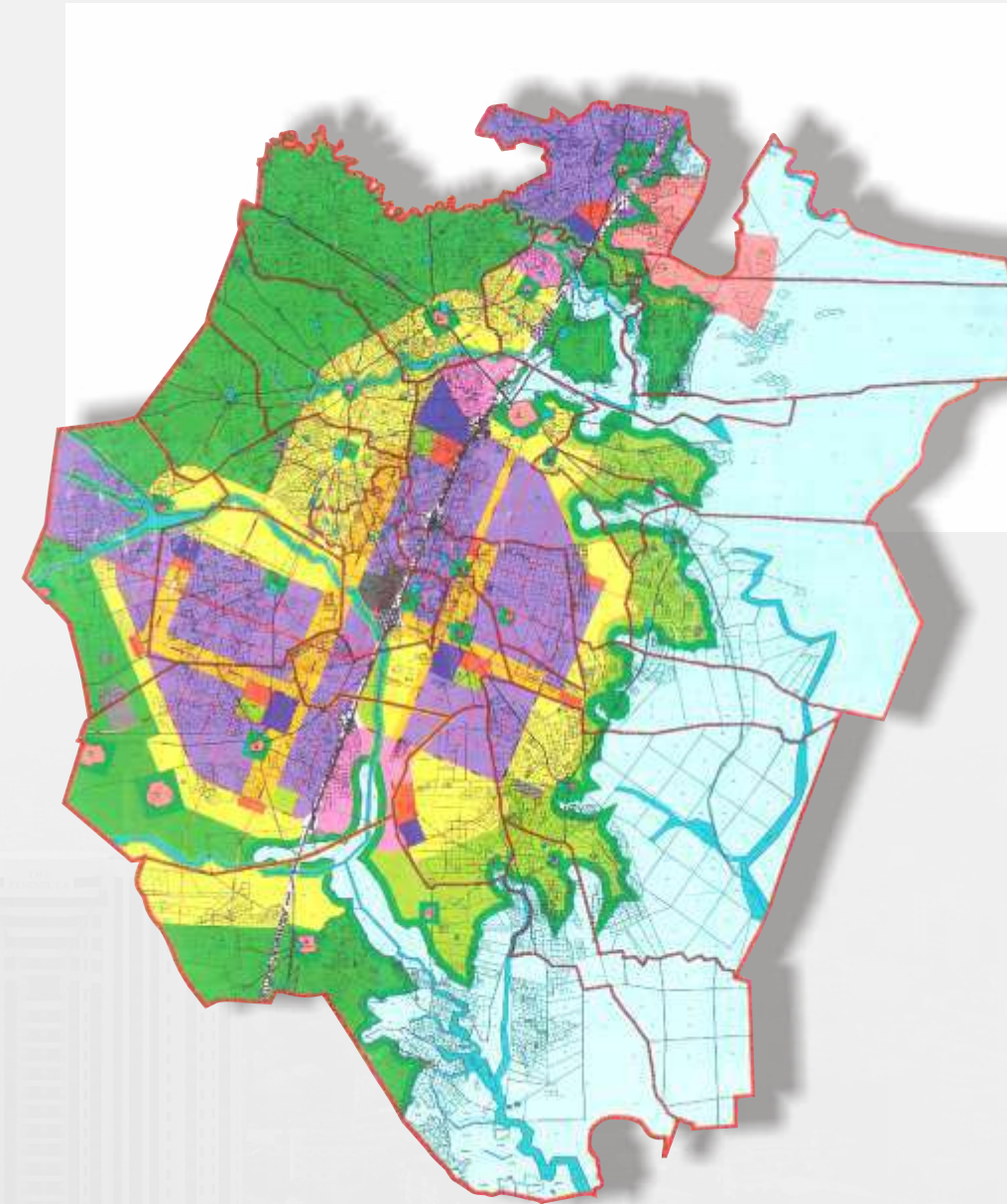
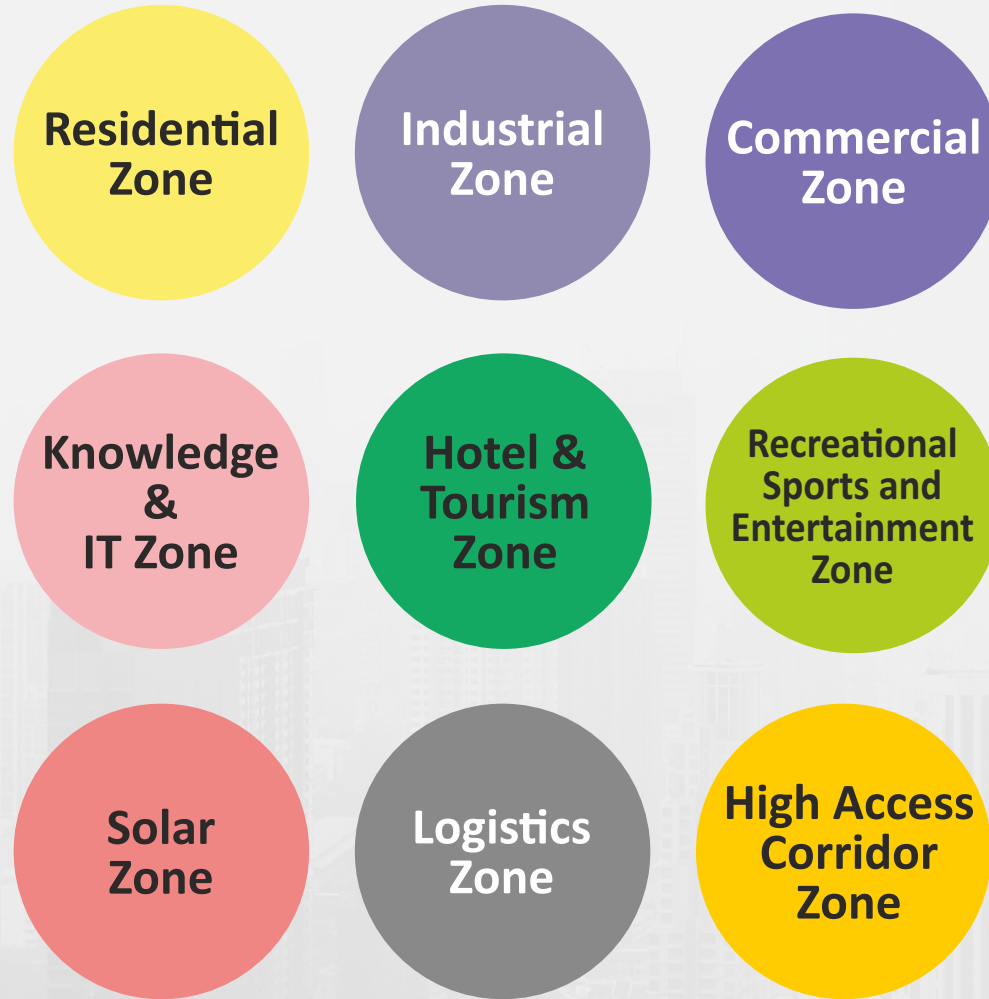
- 5000MW Solar Power Plant - 25000Cr.
- Power Distribution Network - 1100Cr.
- ICT - 400Cr.
- Sukhbhadar River Bunding - 400Cr.
- Solid Waste Management - 130Cr.
- City Integrated Operation Center (CIOC) 120Cr.

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 1st 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

Meadows-2

Buranpur



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

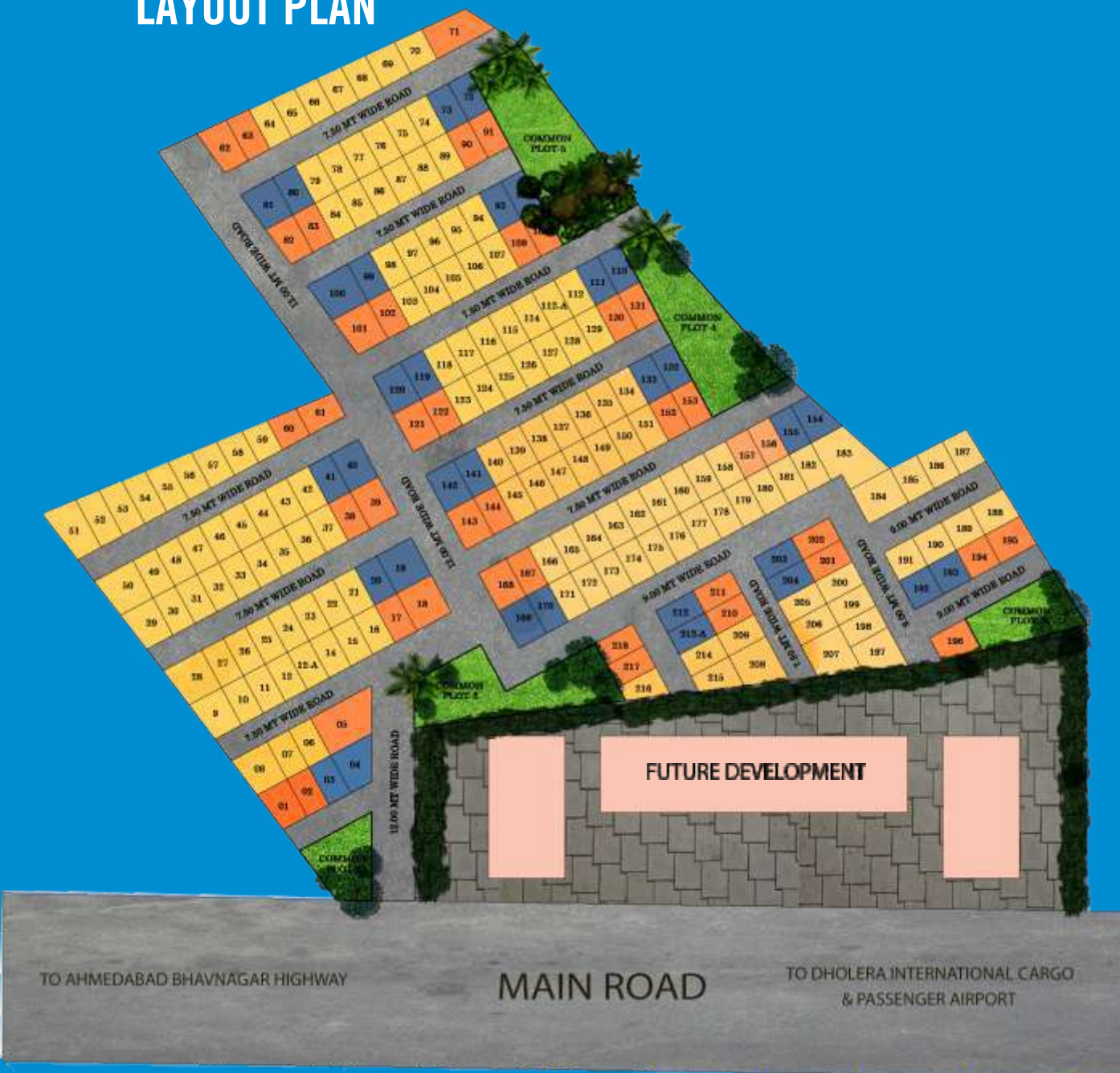
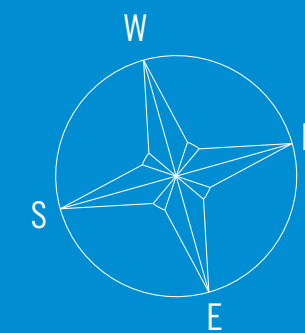
FIRST AIRPORT ENTRY - 0 KM

- 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

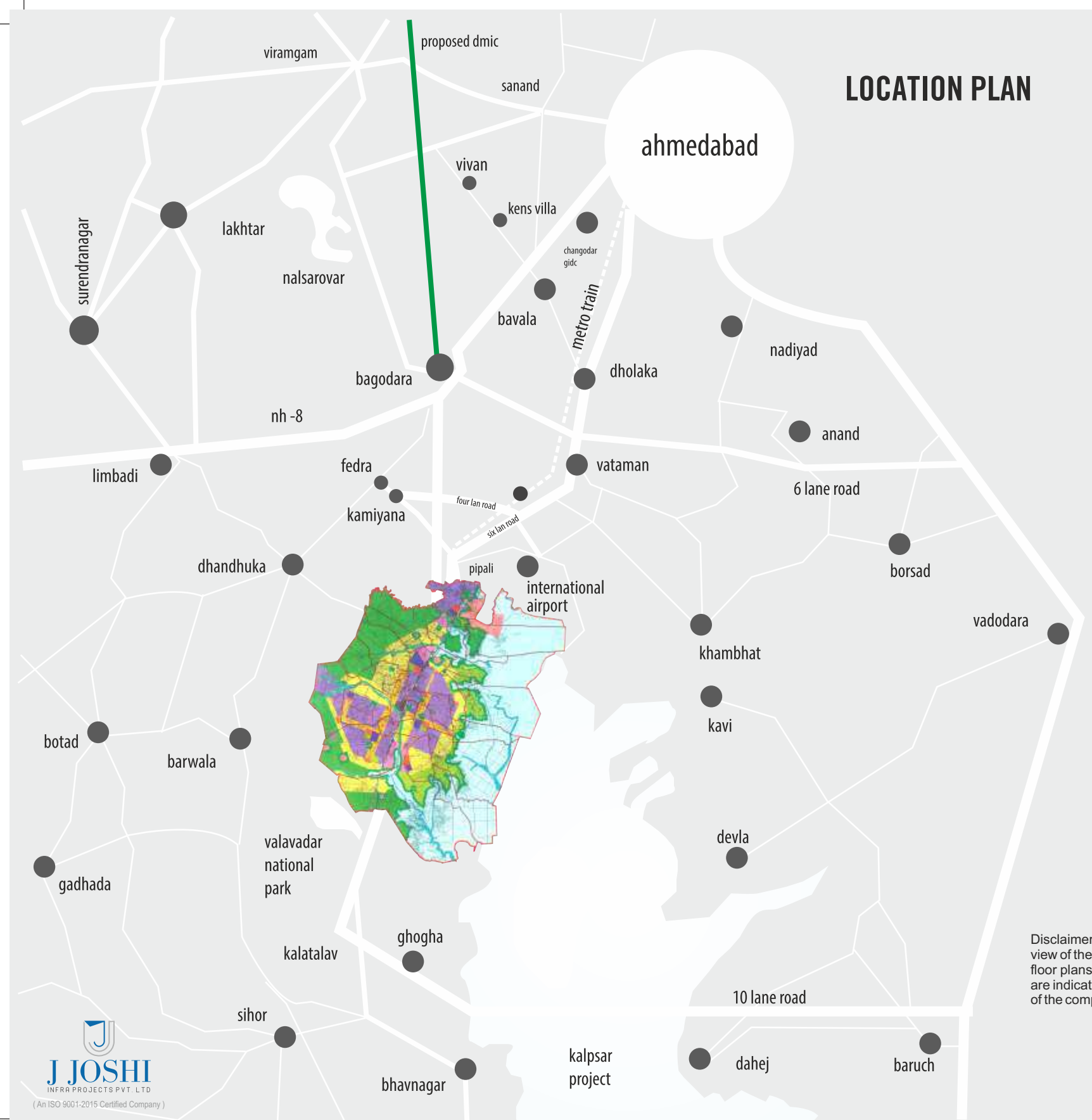
- Kamiyana Hanuman Temple - 4 KM
- Dholera Gam - 9 KM
- Nearby Ahmedabad - Dholera Metro Route
- ABCD Building - 11 KM

LAYOUT PLAN




PLOT NO.	AREA IN SQ.MT	AREA IN SQ.YD	ADD AREA	TOTAL AREA IN SQ.MT	TOTAL AREA ON SQ.YD
1	102.48	122.57	74.803	177.29	212.03
2	83.65	100.05	61.056	144.71	173.07
3	83.65	100.05	61.056	144.71	173.07
4	117.32	143.32	85.533	202.96	242.73
5	188.99	225.92	137.974	326.77	396.91
6	83.65	100.05	61.056	144.71	173.07
7	83.65	100.05	61.056	144.71	173.07
8	124.71	149.15	91.025	215.73	258.02
9	113.08	135.25	82.540	195.62	238.97
10	83.65	100.05	61.056	144.71	173.07
11	83.65	100.05	61.056	144.71	173.07
12	83.65	100.05	61.056	144.71	173.07
13	83.65	100.05	61.056	144.71	173.07
14	83.65	100.05	61.056	144.71	173.07
15	83.65	100.05	61.056	144.71	173.07
16	83.65	100.05	61.056	144.71	173.07
17	83.65	100.05	61.056	144.71	173.07
18	129.52	154.90	94.536	224.05	267.97
19	129.52	154.90	94.536	224.05	267.97
20	83.65	100.05	61.056	144.71	173.07
21	83.65	100.05	61.056	144.71	173.07
22	83.65	100.05	61.056	144.71	173.07
23	83.65	100.05	61.056	144.71	173.07
24	83.65	100.05	61.056	144.71	173.07
25	83.65	100.05	61.056	144.71	173.07
26	83.65	100.05	61.056	144.71	173.07
27	83.65	100.05	61.056	144.71	173.07
28	135.31	161.83	98.742	234.07	279.95
29	112.80	134.91	82.332	195.13	238.38
30	83.65	100.05	61.056	144.71	173.07
31	83.65	100.05	61.056	144.71	173.07
32	83.65	100.05	61.056	144.71	173.07
33	83.65	100.05	61.056	144.71	173.07
34	83.65	100.05	61.056	144.71	173.07
35	83.65	100.05	61.056	144.71	173.07
36	83.65	100.05	61.056	144.71	173.07
37	83.65	100.05	61.056	144.71	173.07
38	83.65	100.05	61.056	144.71	173.07
39	105.62	126.32	77.091	182.71	218.52
40	105.62	126.32	77.091	182.71	218.52
41	83.65	100.05	61.056	144.71	173.07
42	83.65	100.05	61.056	144.71	173.07
43	83.65	100.05	61.056	144.71	173.07
44	83.65	100.05	61.056	144.71	173.07
45	83.65	100.05	61.056	144.71	173.07
46	83.65	100.05	61.056	144.71	173.07
47	83.65	100.05	61.056	144.71	173.07
48	83.65	100.05	61.056	144.71	173.07
49	83.65	100.05	61.056	144.71	173.07
50	136.59	163.36	99.698	236.29	282.40
51	140.44	167.97	102.509	242.95	290.57
52	104.46	124.93	76.246	180.71	216.12
53	99.50	119.00	72.626	172.13	205.66
54	94.54	113.07	69.007	163.55	195.60

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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