

Dholera SIR

What is Dholera SIR?

Dholera Special Investment Region (DSIR) is a Greenfield Industrial City planned and located approximately 100km South West of Ahmedabad.

Government of Gujarat has created legislative framework for formation of a Special Investment Region Act 2009. Under the act, a regional development authority for DSIR has been established. The Dholera Special Investment Region Development Authority (DSIRDA) has the responsibility of planning and development of DSIR and will encompass the function of administering government land within DSIR.

An SPV named Dholera Industrial City Development Limited (DICDL) is created between Central Government (DMICDC Trust) and State Government (DSIRDA) Gujarat to implement the project.

Delhi Mumbai Industrial Corridor Development Corporation Limited (DMICDC), a special purpose company, was incorporated to establish, promote and facilitate development of the DMIC Project.

DSIR

DSIR spanning approximately 920 Sq. KMS, encompassing 22 villages of Dholera Taluka in the District of Ahmedabad, will be bigger than the city of Ahmedabad, as we know it today. It is strategically located between the industrial cities of Ahmedabad, Baroda, Rajkot and Bhavnagar.

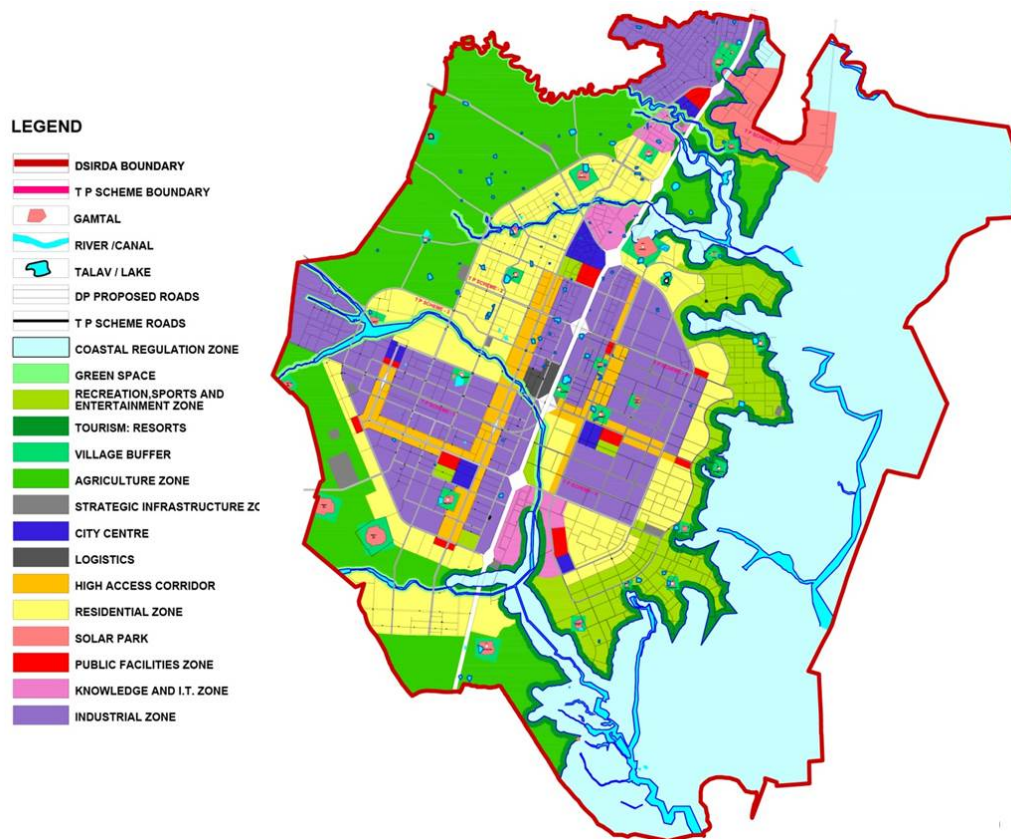
Dholera City will have its own self-sustaining eco-system consisting of economic drivers through industrialisation, utility & logistic infrastructure, Social Infrastructure including education, healthcare and other public amenities.

DMICDC, with the support of the Government of Gujarat, plans to create an economically and socially balanced new-age city with world class infrastructure and highest quality-of-life standards with sustainability in the urban form including a sustainable urban transportation system within and mobile/efficient regional connectivity with neighbouring cities and the rest of the country.

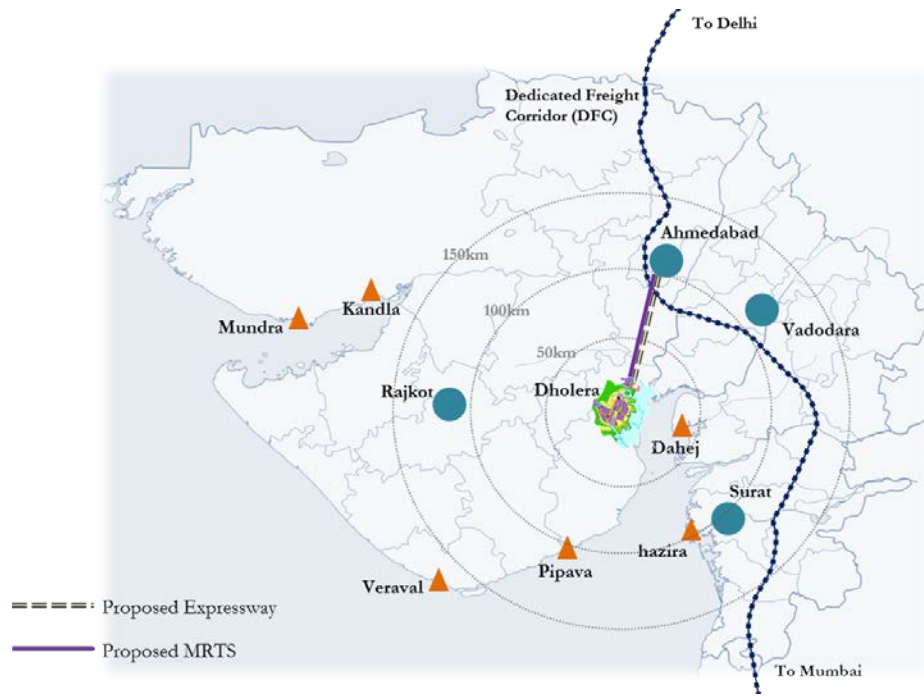
It will be connected with Ahmedabad by a 6-lane access controlled expressway & MRTS (Metro Rail) in one common corridor providing seamless connectivity & Rail-Road transition as an effective means of transportation between the 2 cities.

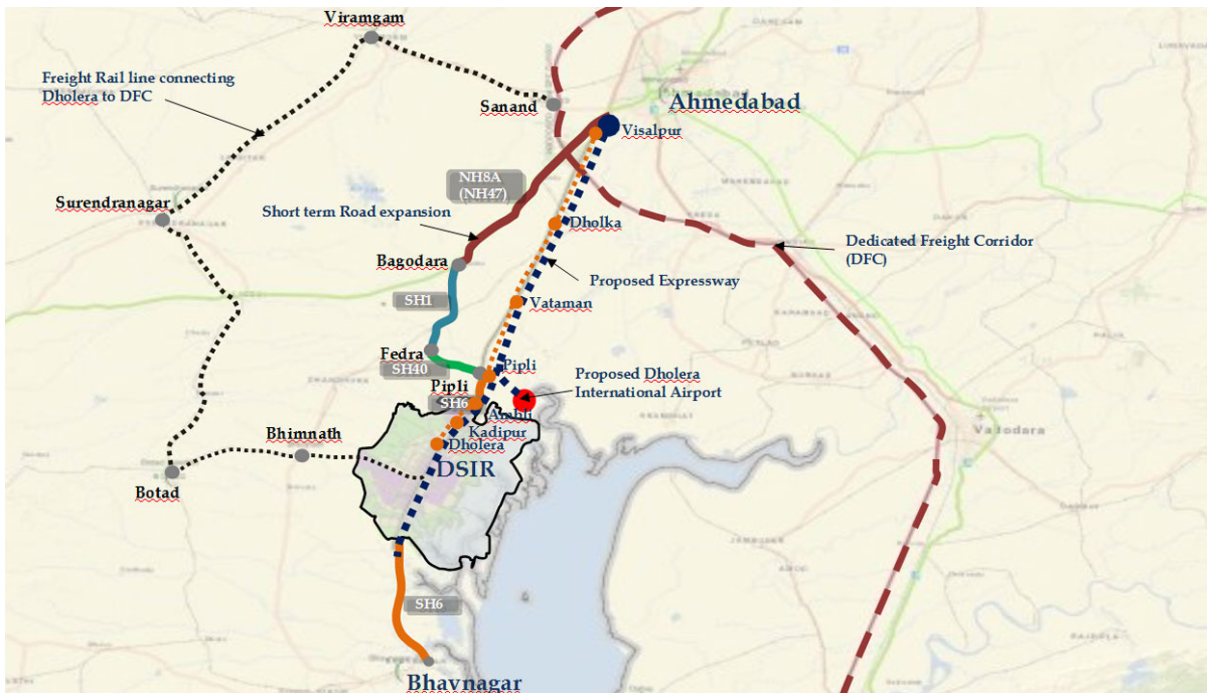
An international airport is being developed to the North-East of DSIR by a SPV called Dholera International Airport Company Limited (DIACL). Airport has already received Environmental & Site clearance.

Map of Dholera SIR



Location of Dholera SIR





Connectivity to DSIR

Air

Ahmedabad International Airport & Bhavnagar's Domestic Airport are 2 hour's drive from the SIR

Dholera's own International Airport has received site & environment clearance

Rail

Indian Railways will connect Dholera SIR with the rail network in India at Bhimnath(30km).

DFC is 1.5 hours drive.

MRTS will connect Dholera SIR with Ahmedabad

Road

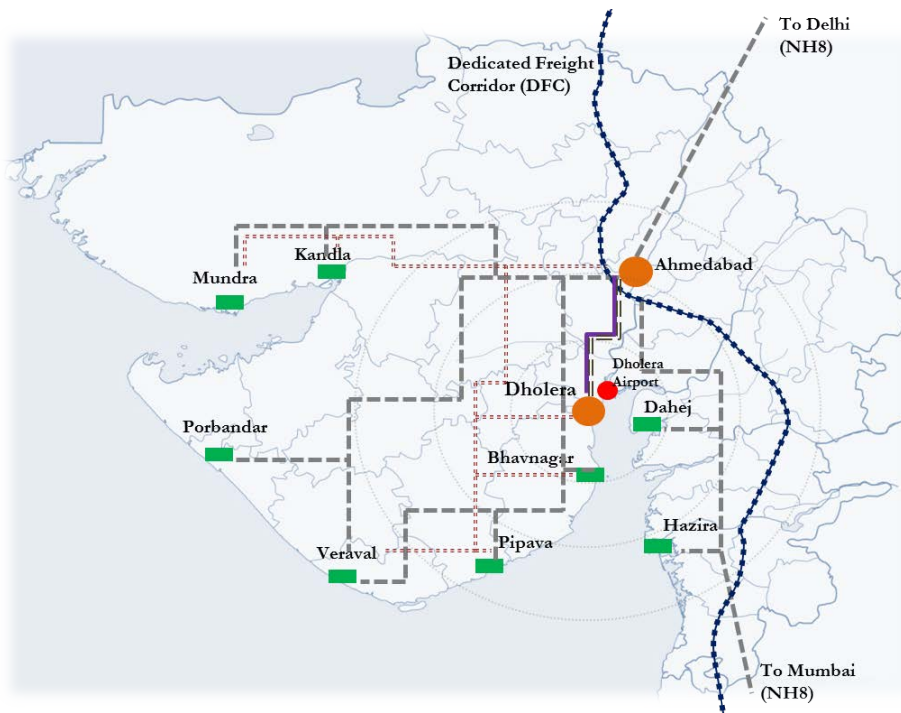
Existing State highways are being expanded to 4 lane roads which will provide immediate connectivity

A 6 lane access controlled expressway has been planned between Ahmedabad–Dholera

Sea

Sea ports are considered gateways for industrial parks. Gujarat has about 45 ports with

Pipavav being the closest port with the capability of handling Container, Bulk & Liquid cargo. Mundra&Kandla ports are only 6 hour's drive.



Industry in DSIR

Defence, Aviation, Electronics, High-tech emerging technologies, Pharmaceuticals & Biotechnology, Heavy engineering, Auto & Auto ancillary, General Manufacturing, Agro & Food processing, Metals & Metallurgical products, etc. are sectors identified with high potential for Dholera industrial city among other sectors. DSIR will be home to non-polluting industries promoting a clean, green and sustainable urban development which can contribute to the growth of the region and India.

Government of Gujarat and DSIRDA have adopted the mechanism of Town Planning Schemes (TPS) to ensure delivery of serviced land that can benefit the local population and the private sector. TP schemes are being implemented under the Gujarat Town Planning and Urban Development Act, 1976 (GTPUD). The developable area in DSIR is divided into six (6) Town Planning (TP) Schemes and all 6 draft schemes have been sanctioned. Town Planning Schemes 1 and 2 cover the development in Phase-I. TP 1 is spread over approximately 51 Sq KMS or 12750 acres & TP 2 over 102 Sq KMS or 25000 acres.

TP 1 will have approximately 186 Kms of roads & TP 2, 340Kms. Right of Way (ROW) varies from 12 m to 70 m that is 2 to 6 lane roads have been master planned. Services and utilities running parallel to the roads & within the ROW will include Storm water drainage, Water supply, Sewerage/waste Water, Recycled Water, Power, Telecom and PNG.

Project background – DSIR Phase I

The Development Plan for DSIR has been prepared and sanctioned by DSIRDA. Phase-I constitutes TP1 and TP2 covering 153sq. km.

Apart from urban development, overall trunk and external infrastructure will be developed to support the development at DSIR. These include the following:

1. Overall Trunk infrastructure projects

- Roads and services/utilities
- Raw water transmission line from source
- Wastewater treatment and recycle
- Solid waste management
- Power T&D network
- Information Communication Technology (ICT) network
- Administrative and Business Centre of Dholera (ABCD)

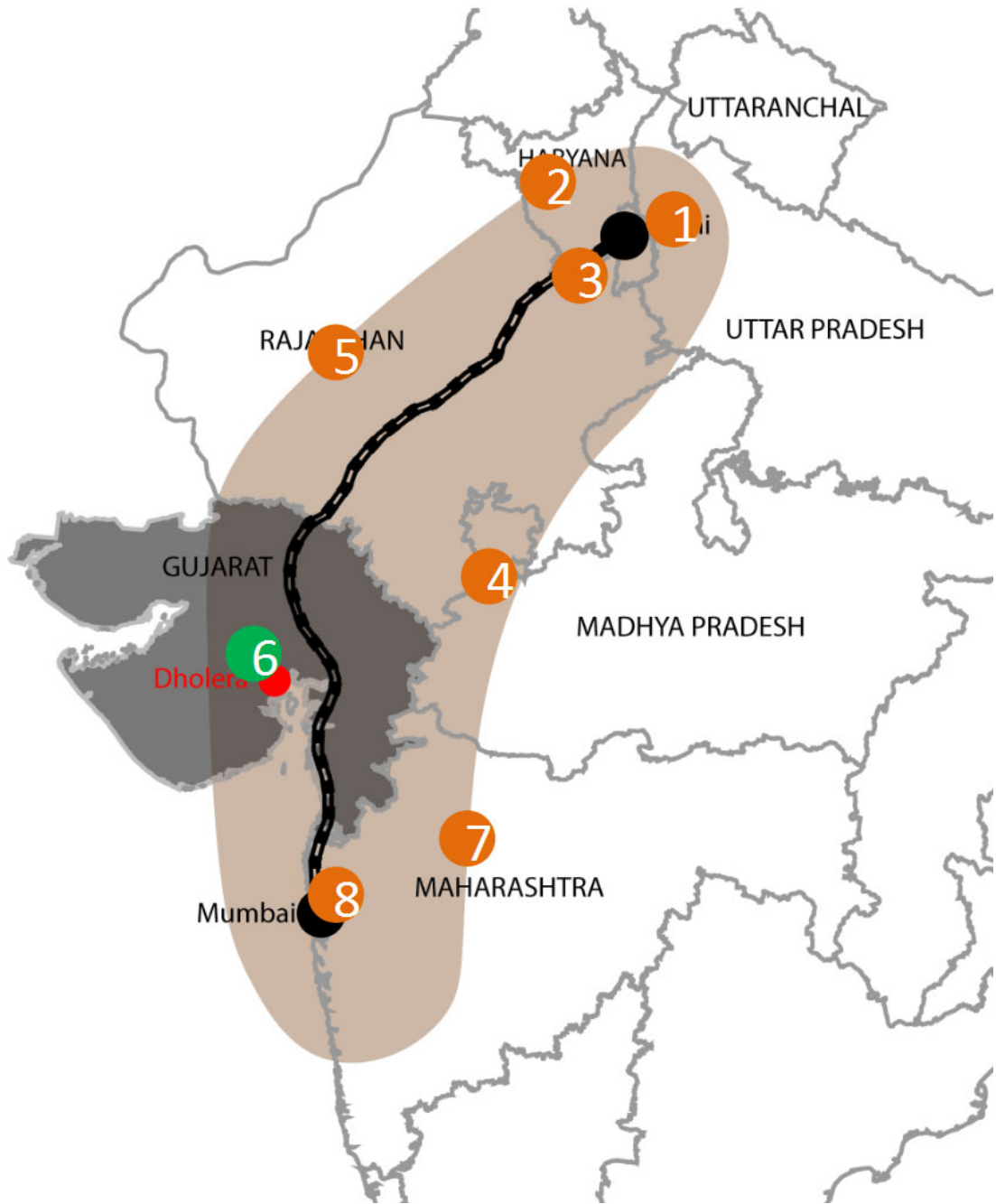
2. External infrastructure projects

- River bunding for flood management
- Ahmedabad – Dholera Expressway
- Ahmedabad – Dholera MRTS
- Freight rail from DSIR to Bhimnath for connection to DFC
- Dholera International Airport

Dholera's immediate City development area of approximately 5600 acres is expected to be operational by 2019 while the full city is expected to be fully developed by 2030.

Dholera on DMIC

- The Delhi-Mumbai Industrial Corridor Project is an Industrial Development Project of the Government of India.
- Includes 24 industrial regions and nodes under which eight smart cities, two airports, five power projects, two mass rapid transit systems and two logistical hubs.
- Gujarat's share of the corridor : **38%**
- Dholera, the Biggest Node under **DMICDC**
- Work already underway and progressing at a rapid pace with the Dedicated Freight Corridor expected to be **completed by 2018**

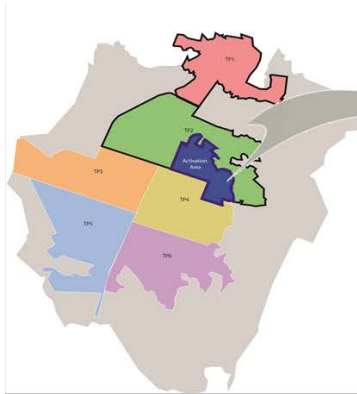


The Promoters

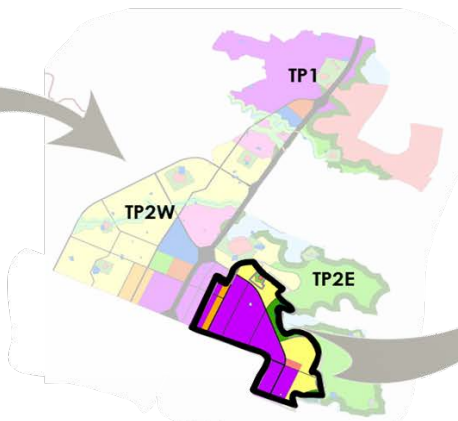
- Dholera development is an initiative of DMICDC (Central Government) + GIDB (State Government)
- City Level SPV formed – Dholera Industrial City Development Limited (DICDL) (DSIRDA : 51% stake and DMICDC : 49% stake)
- Comprehensive City management structure for post development being evolved



Master plan of activation area or the immediate development area of 22.54 Sq. kms or 5600 acres



Dholera (TP1 to TP6)
422 Sq Km

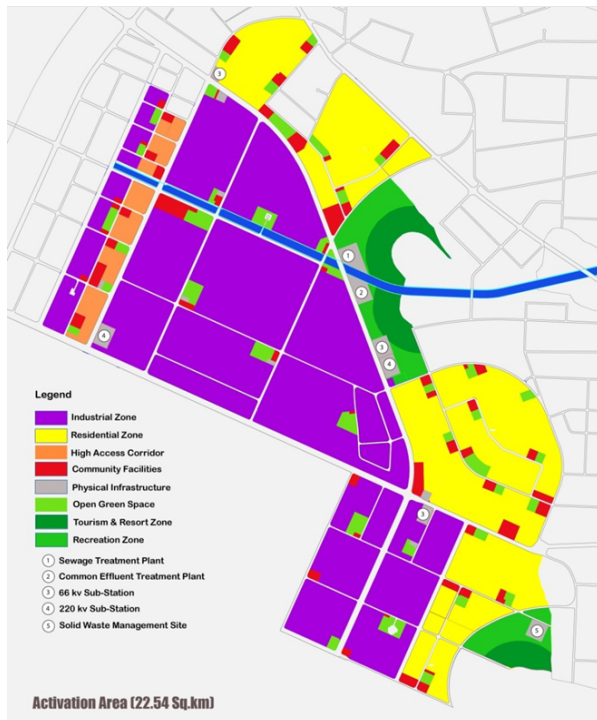


Dholera Phase I (TP1 & TP2)
153 Sq Km

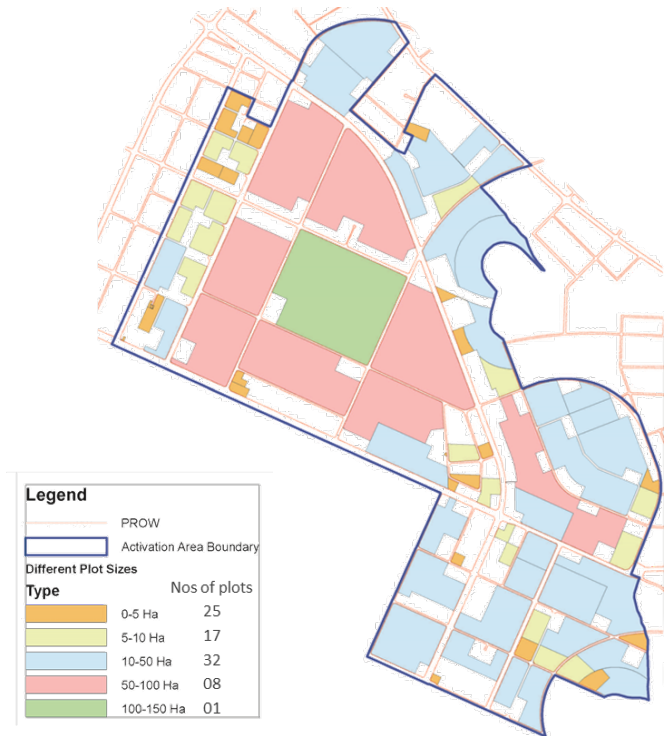


Activation Area
22.54 Sq Km

Land parcel details – Plots & Sizes, plot layout, land use plan

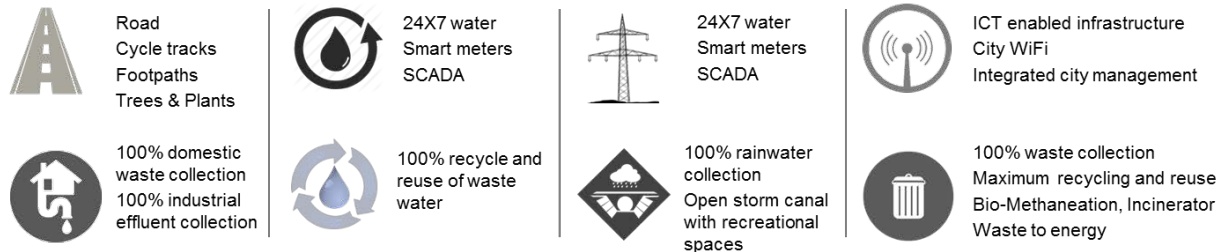


Land use



Land parcels

Utility Infrastructure



Projects

1) Roads and Services –

Tender has been awarded to L&T @ INR. 1734 Cr. L&T has mobilised on site & work has already commenced.

2) ABCD Building

Tender has been awarded to Cube Construction @ INR. 72.31 Cr. Cube Construction has mobilised on site & work has already commenced.

3) Water Treatment Plant

Tender has been awarded to SPML @ INR. 90 Cr. recently. A water treatment plant of 50 MLD will be established.

4) Sewage Treatment Plant

Tender has been awarded to L&T. L&T will be establishing a Sewage treatment plant of 10 MLD

5) Common Effluent Treatment Plant (CETP) - A CETP is required in Dholera Industrial City – Tender has been floated for the same & bidding is under progress for a 20 MLD CETP.