



**THE FUTURE OF PROPERTY INVESTING**  
WE REIMAGINE THE CONNECTION BETWEEN YOU & PROPERTY. FOR BETTER.

**DHOLERA SMART CITY AWARENESS PROGRAM**

MIRRIKH INFRA TECH PVT. LTD.

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1990



2020





# Sheikh Zayed Road, Dubai



30 Years



Infrastructure

“American roads are not good because America is rich, but America is rich because American roads are good”

“अमेरिकी सड़कें इसलिए अच्छी नहीं कि अमेरिका अमीर है, बल्कि सड़कें अच्छी हैं इसलिए अमेरिका अमीर है।”



US President: John F Kennedy

(May 29, 1917 - November 22, 1963)

# **WORLD'S LARGEST INFRASTRUCTURE PROJECT?**

# DUBAI'S PALM JUMEIRAH

1991 - 2008

\$12  
BILLION



Design consultant for The Boardwalk  
by USA based Company

**Jacobs** Formerly known as  
*Halcrow*



**One of the Largest Infrastructure  
Project in the world!**





## INDIA'S MOST VISIONARY INFRASTRUCTURE PROJECT

{ **TIMELINE : 2008-2024** }



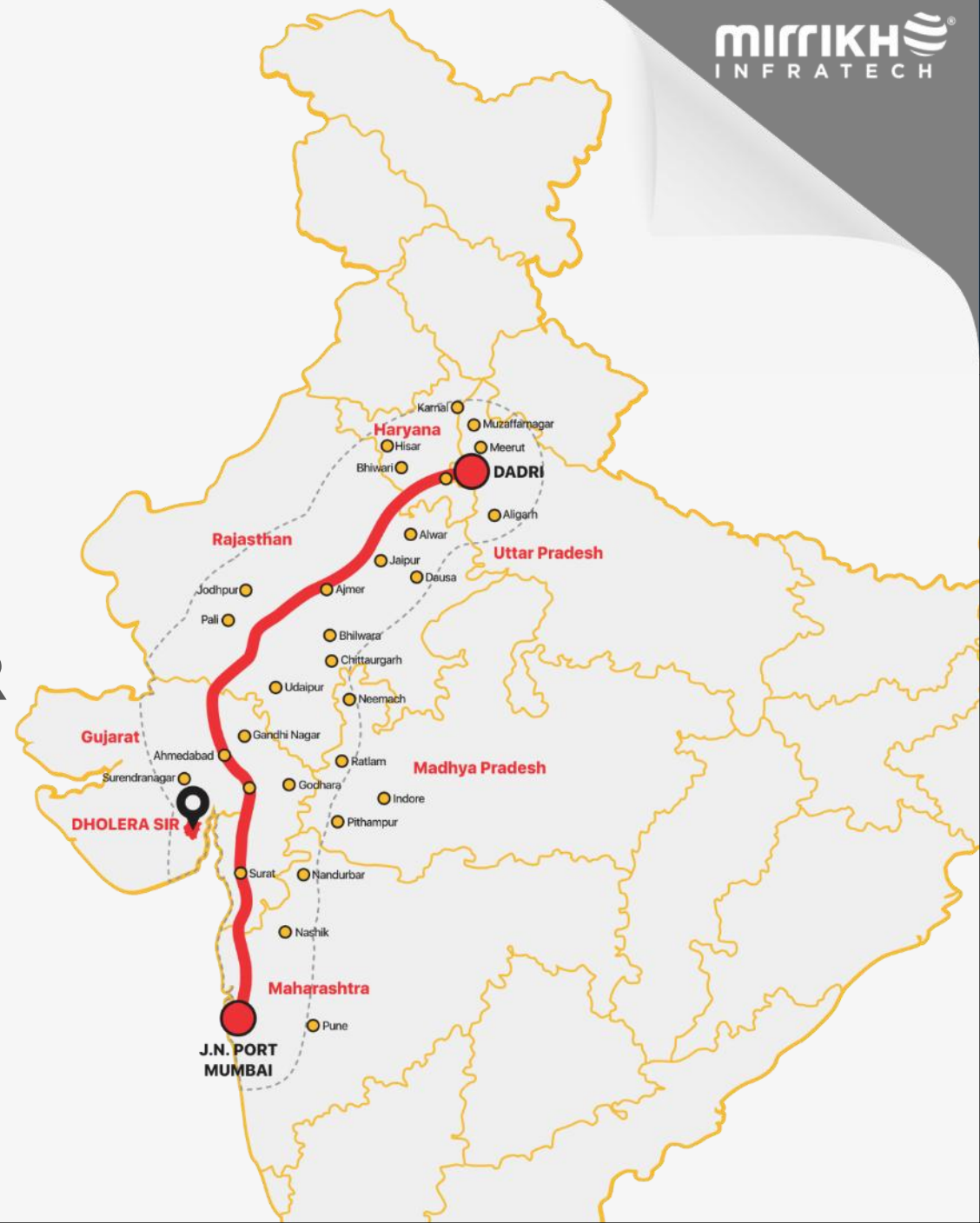
# DMIC DELHI MUMBAI INDUSTRIAL CORRIDOR

MANAGEMENT BY  
USA BASED

**AECOM**

MASTER PLANNING  
BY USA BASED

**Jacobs**



# DELHI MUMBAI INDUSTRIAL CORRIDOR

GOVERNMENT

**UPA**  
CENTRAL GOVERNMENT  
IN 2008

PARTNERS

Joint Venture

INDIA



JAPAN

50% - 50%

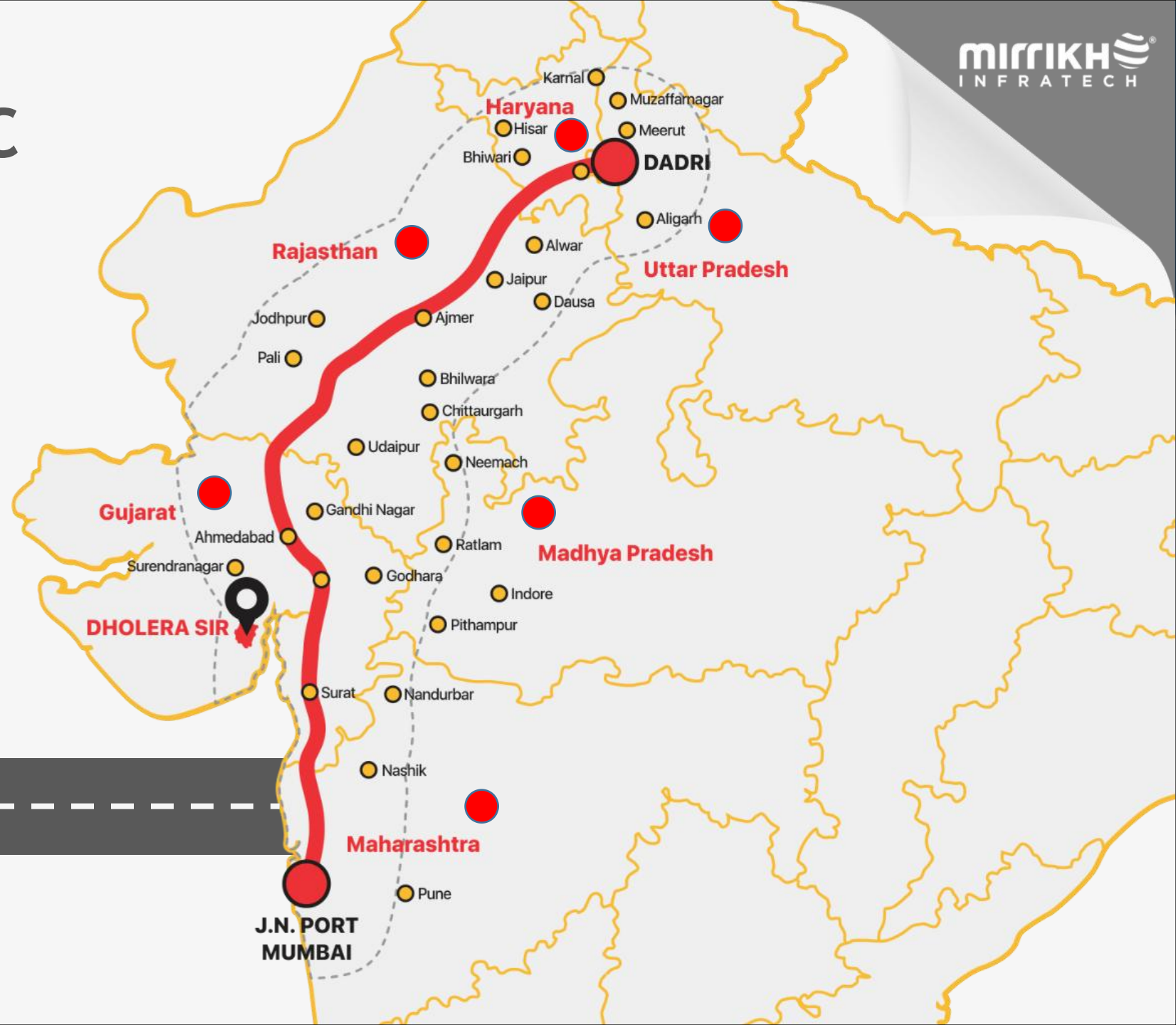
COST

PROJECT COST  
**\$90 BILLION**

INR 73,65,14,55,00,000

# 6 STATES OF DMIC

1. UTTAR PRADESH
2. HARYANA
3. RAJASTHAN
4. MADHYA PRADESH
5. GUJARAT
6. MAHARASHTRA



1480  
KM



IN 2008  
INDIA'S GDP WAS 4.7%



**+10%**

**HOW?**

**WHAT ARE THE TWO MAJOR FACTORS  
WHICH AFFECT THE GDP DIRECTLY?**

# TWO MAJOR FACTORS



## TRANSPORTATION

ROAD | RAIL | AIR | SEA



## PRODUCTION

GOODS | SERVICES



# TRANSPORTATION



ROAD



RAIL



AIR



SEA



1480 KM

## 8 LANE EXPRESSWAY

DADRI - JN PORT MUMBAI

Operational

Sohna- Haryana to Dausa -Rajasthan

4 LANE GREEN CORRIDOR 

FACILITIES AT EVERY 40KM RESTROOMS, HOTEL,  
RESTAURANTS, FUEL PUMP, CNG PUMP

TRAUMA CENTRES WITH HELIPAD  
AT EVERY 100KM

Actual Images



# TRANSPORTATION



ROAD



RAIL



AIR



SEA

1506 KM

# DFC DEDICATED FREIGHT CORRIDOR

DADRI - JN PORT NAVI MUMBAI

Operational

Dadri -UP to Palanpur-Gujarat

HEAVY DUTY TRACKS

DOUBLE CAPACITY





# TRANSPORTATION



ROAD



RAIL



AIR



SEA

# CONTRIBUTION COUNTER

**8.3%**

in India's  
GDP

**40%**

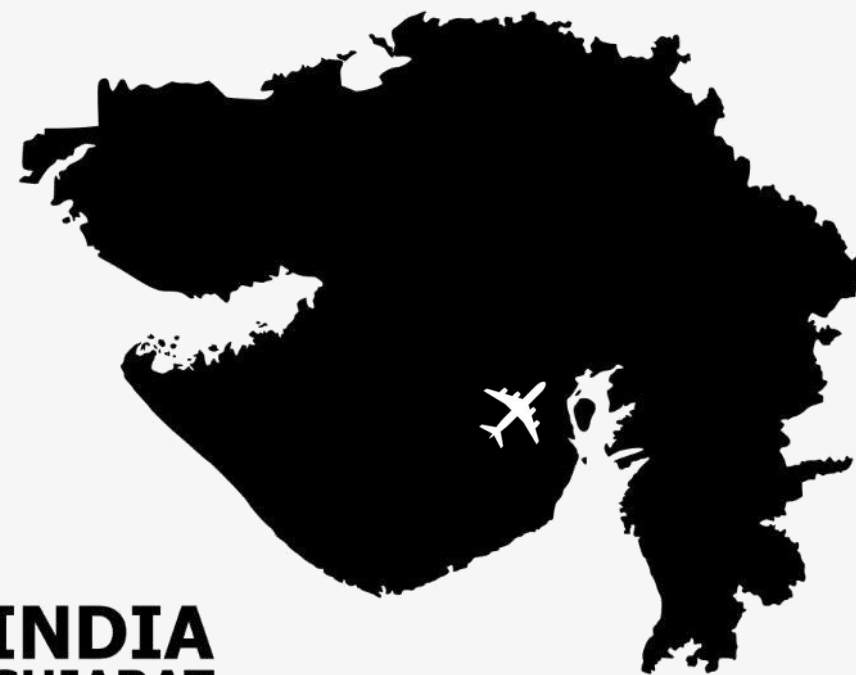
of India's Port  
Cargo handling

**+20%**

of India's  
Total Exports

**20.9%**

share in India's  
fixed capital  
investment



**INDIA**  
**GUJARAT**



# TRANSPORTATION



ROAD



RAIL



AIR



SEA

# SEA PORT

Coastal boundary states:





**BUT WHERE IN GUJARAT?**



# dhulera<sup>®</sup>

— A NEW ERA —

GREENFIELD INDUSTRIAL SMART CITY

INDIA'S FIRST PLATINUM RATED  
GREENFIELD INDUSTRIAL SMART CITY

WHERE OPPORTUNITY MEETS SUSTAINABILITY

**MIRRIKH**<sup>®</sup>  
INFRA TECH

# CONNECTIVITY

Dholera SIR is strategically located just 100 km from Ahmedabad having excellent connectivity by air, road, rail and sea. Well connected to other major cities of Gujarat including Vadodara, Bhavnagar and Rajkot



# **dholera**®

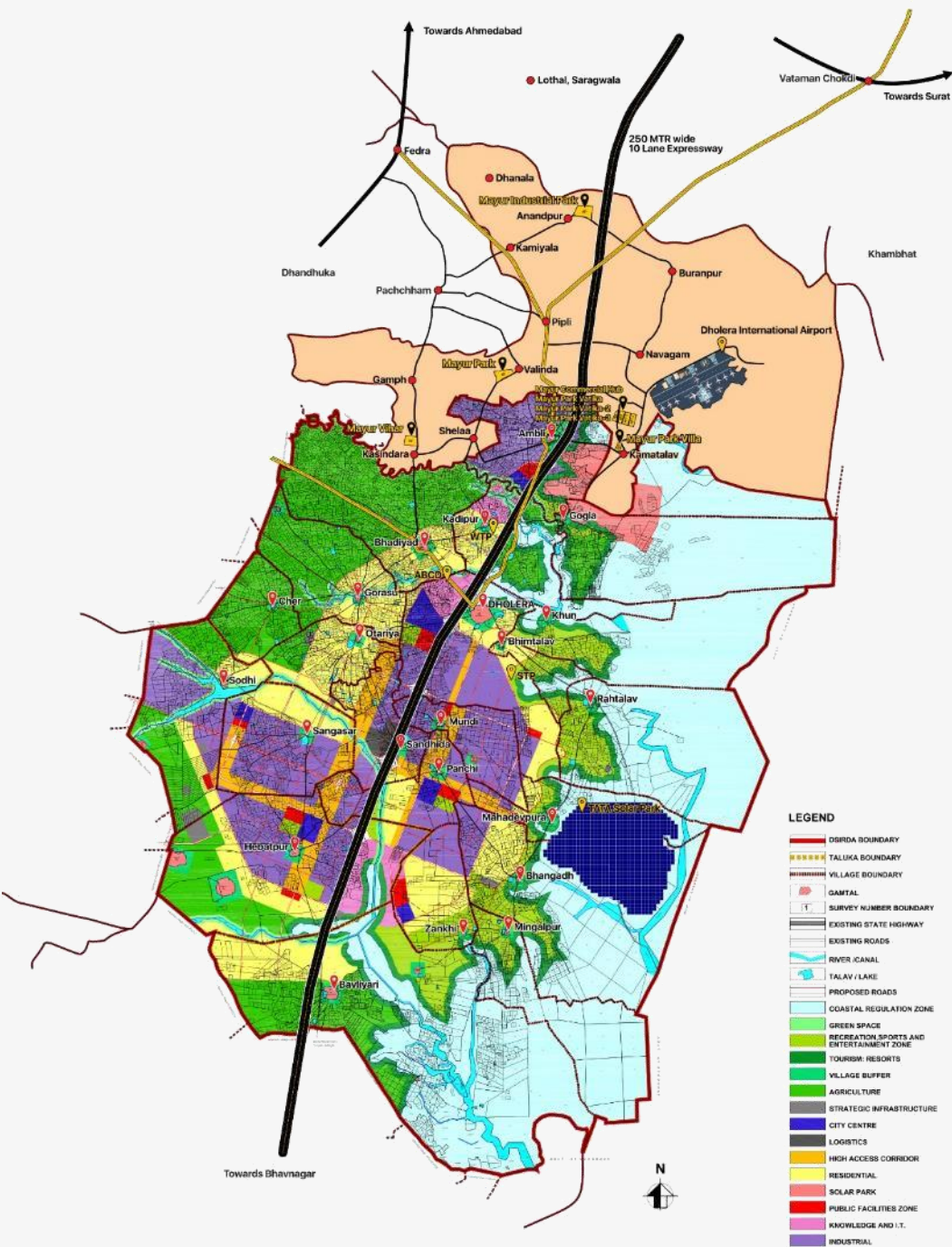
## A NEW ERA

**GREENFIELD INDUSTRIAL SMART CITY**

**Total SIR Area: 91970 Ha (920 Sq.Km)**

**In 2015, Dholera Taluka was by Combining 33 villages**

**SIR Act enabled in 22 villages  
Among 33 Villages, 22 Villages under DSIR**



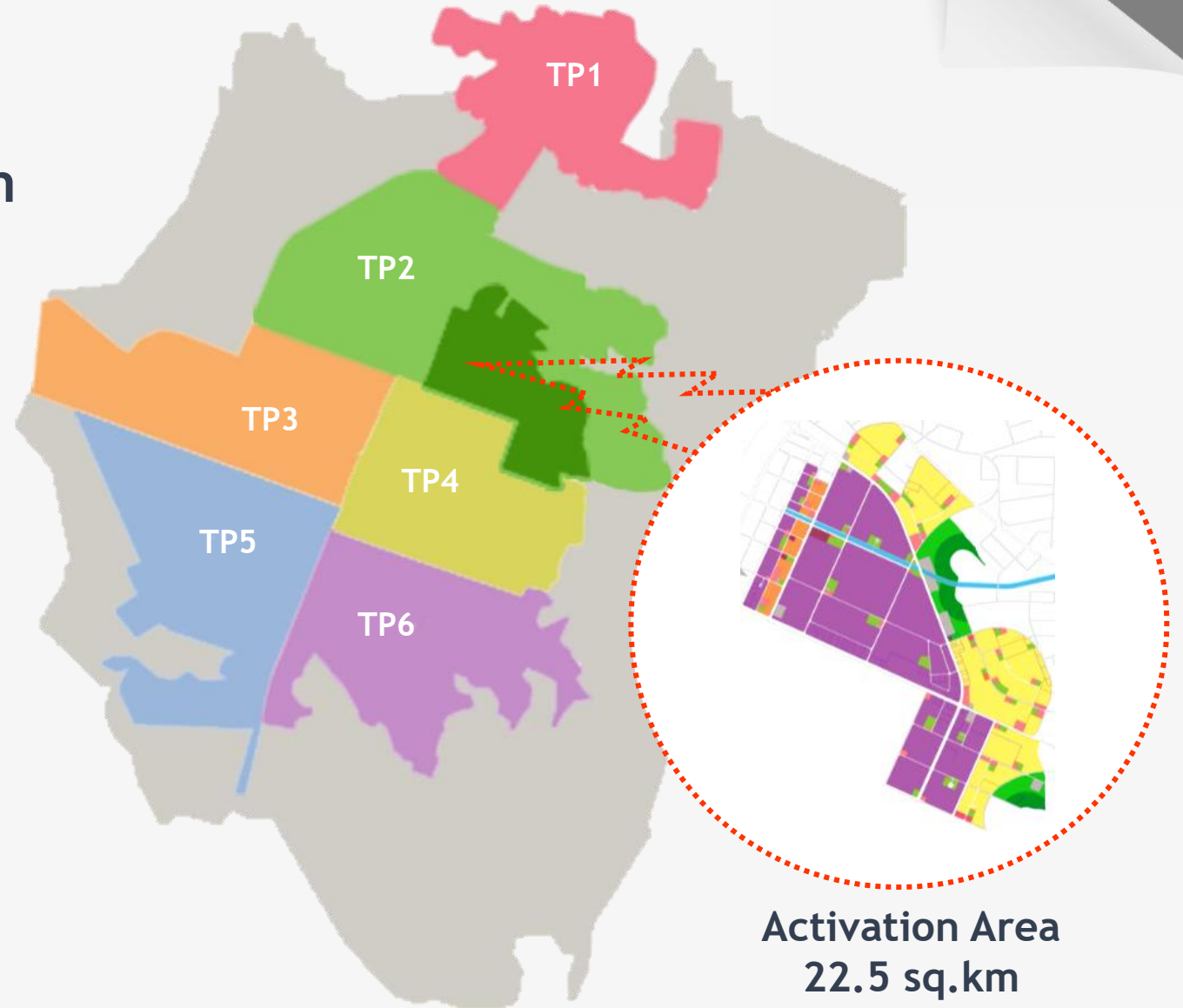
- LEGEND**
- DSIRDA BOUNDARY
  - TALUKA BOUNDARY
  - VILLAGE BOUNDARY
  - GAMTAL
  - SURVEY NUMBER BOUNDARY
  - EXISTING STATE HIGHWAY
  - EXISTING ROADS
  - RIVER / CANAL
  - TALAV / LAKE
  - PROPOSED ROADS
  - COASTAL REGULATION ZONE
  - GREEN SPACE
  - RECREATION SPORTS AND ENTERTAINMENT ZONE
  - TOURISM: RESORTS
  - VILLAGE BUFFER
  - AGRICULTURE
  - STRATEGIC INFRASTRUCTURE
  - CITY CENTRE
  - LOGISTICS
  - HIGH ACCESS CORRIDOR
  - RESIDENTIAL
  - SOLAR PARK
  - PUBLIC FACILITIES ZONE
  - KNOWLEDGE AND I.T.
  - INDUSTRIAL

## DHOLERA INDUSTRIAL CITY DEVELOPMENT PLAN

Total development area 570 sq.km

TP1-TP6 Township Planning  
Area Covered: 422 sq.km

Phase-1 (2026)	{ TP1 & TP2 153 sq.km }
Phase-2 (2032)	{ TP3 & TP4 127 sq.km }
Phase-3 (2042)	{ TP5 & TP6 142 sq.km }



**Table 3-2: Land Use Budget**

Sr. No.	BROAD LAND USE ZONES	AREA (HA)	PERCENT OF DEVELOPABLE AREA	PERCENT OF TOTAL AREA
1	Residential	9780.26	17%	10.6%
2	High Access Corridor	2465.11	4%	2.7%
3	City Centre	679.08	1%	0.7%
4	Industrial	11457.36	20%	12.5%
5	Logistics	203.64	0%	0.2%
6	Knowledge and IT	1229.97	2%	1.3%
7	Recreation Sports and Entertainment	4500.29	8%	4.9%
8	Roads	2644.51	5%	2.9%
9	Strategic Infrastructure	323.33	1%	0.4%
10	Public Facility Zone	562.11	1%	0.6%
A	<b>Subtotal - Urban (1 to 10)</b>	<b>33,846</b>	<b>60%</b>	<b>37%</b>
11	Tourism - Resorts (CRZ III)	3888.83	7%	4.2%
12	Green spaces	1960.12	3%	2.1%
13	Village Buffer	1325.37	2%	1.4%
14	Existing Village Settlements	446.92	1%	0.5%
15	Agriculture	12804.15	23%	13.9%
16	Rivers, Canals and Other Water bodies	2467.71	4%	2.7%
B	<b>Subtotal Non-urban (11 to 16)</b>	<b>22,893</b>	<b>40%</b>	<b>24.9%</b>
C	<b>Developable Area (A+B)</b>	<b>56,739</b>	<b>100%</b>	<b>61.7%</b>
17	Solar Energy Park	1345.92	-	1.5%
18	Land under CRZ I	33885.23	-	36.8%
D	<b>Subtotal Land under CRZ I (17 to 18)</b>	<b>35,231</b>	<b>-</b>	<b>38%</b>
E	<b>Total Site Area (C+D)</b>	<b>91,970</b>	<b>-</b>	<b>100%</b>

# WHAT IS SIR?



## THE SPECIAL INVESTMENT REGION (SIR) ACT - 2009

The State government has enacted a legal framework for the SIR - The Gujarat Special Investment Region Act - 2009,

**It has come into effect from 6th January, 2009.  
Amendment appended: November, 2016**

The State Government has enacted the legal framework to provide establishment, operation, regulation and management of large size Investment Regions and Industrial Areas in the State of Gujarat and to specially enable their development as Global Hubs of Economic Activity supported by World Class Infrastructure, Premium Civic Amenities, Centre of Excellence and Pro-active Policy Framework.

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GREENFIELD INDUSTRIAL SMART CITY

## WHY INVEST IN DHOLERA SIR?



HIGH RISE IN LAND PRICES

Estimated  
Growth

10

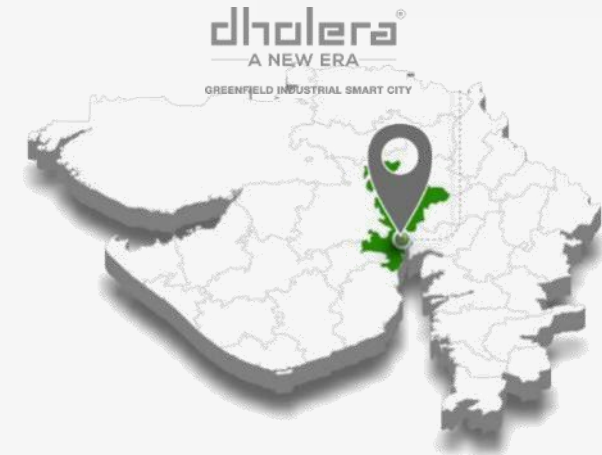
TIMES  
YEARS

# DHOLERA INTERNATIONAL AIRPORT

## LARGEST CARGO & PASSENGER AIRPORT

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- Passenger Terminal
- Cargo Terminal
- 1426 hectares at Navagam, Dholera





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**MIRRIKH**<sup>®</sup>  
INFRA TECH

Maintenance, Repair and Operations

## MRO HUB

Airframe, Body, Paint,  
Engine MRO and Services  
of level of C&D checks

**AIRBUS**





# AviationZone

Aircraft manufacturing units,  
Aviation Academy, Flight training  
institute



TATA ADVANCED SYSTEMS

+

**AIRBUS**



# DHOLERA SEA PORT

Due to coastal boundary, proposed port will be the key element in handling large cargo



Pipavav, Bhavnagar is the closest port to DSIR, which is approximately 200 km away

# RAIL LINK TO DFC


From Bhimnath to Sanand via Botad Junction will be connected to DFC

## Dholera Railway Station

- New rail line from bhimnath to dholera special investment region
- Dholera railway station proposed in DSIR will be connected to bhimnath railway station.
- Dedicated freight corridor (DFC) is 1.5 hours from DSIR.



# WORLD'S LARGEST SOLAR POWER PLANT

 **4400 MW**

**TOTAL CONSUMPTION OF  
BIHAR STATE**



# POTENTIAL FOCUS SECTORS

IN INDIA'S FIRST GREENFIELD INDUSTRIAL SMART CITY

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Aerospace and  
Defence



Electronics



Pharmaceutical and  
Biotechnology



Agro and  
Food Processing



Solar Industries



Heavy Engineering

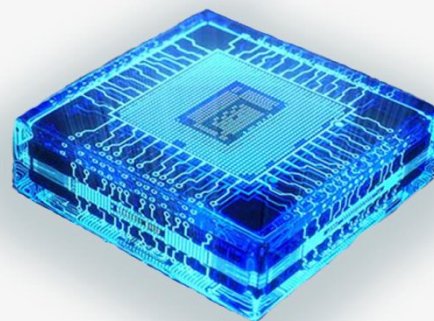
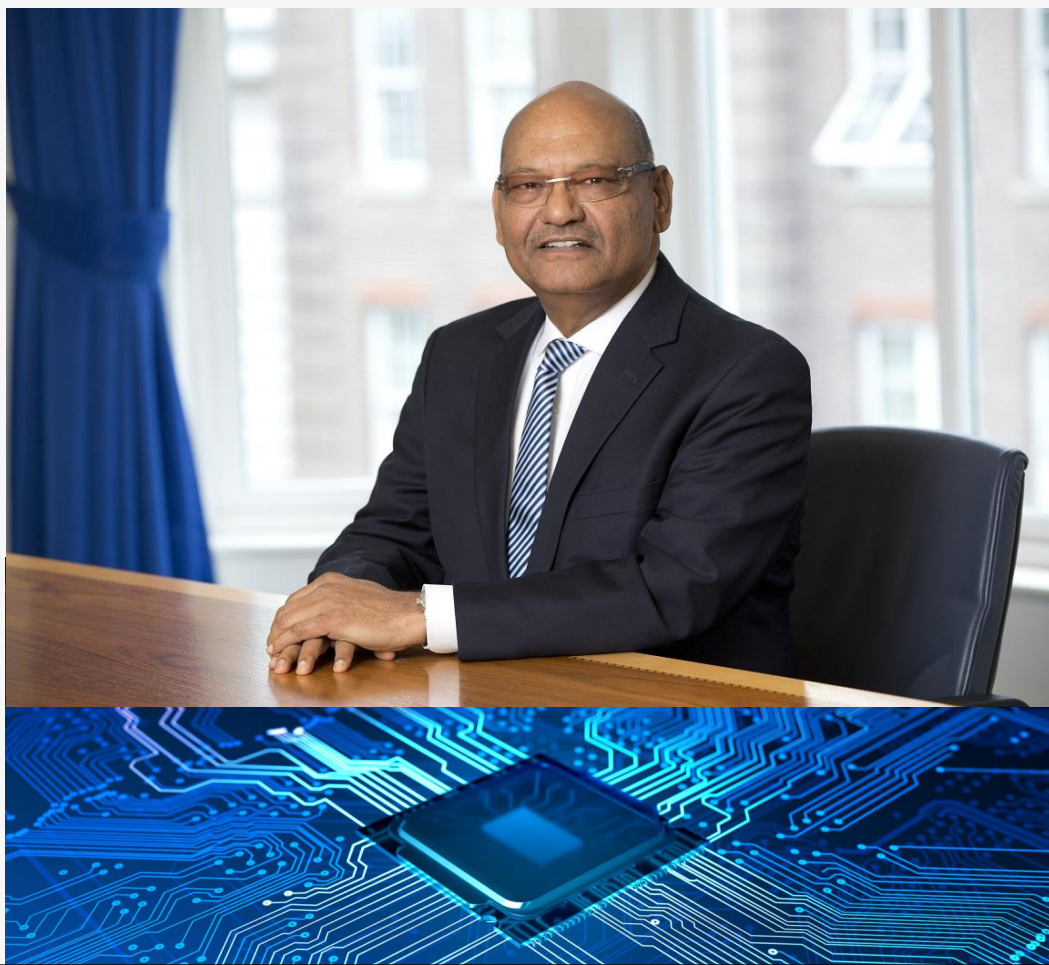


Automobiles and  
Auto Ancillary



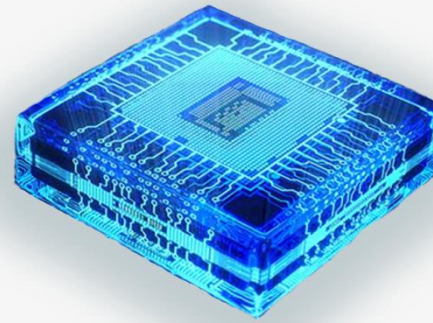
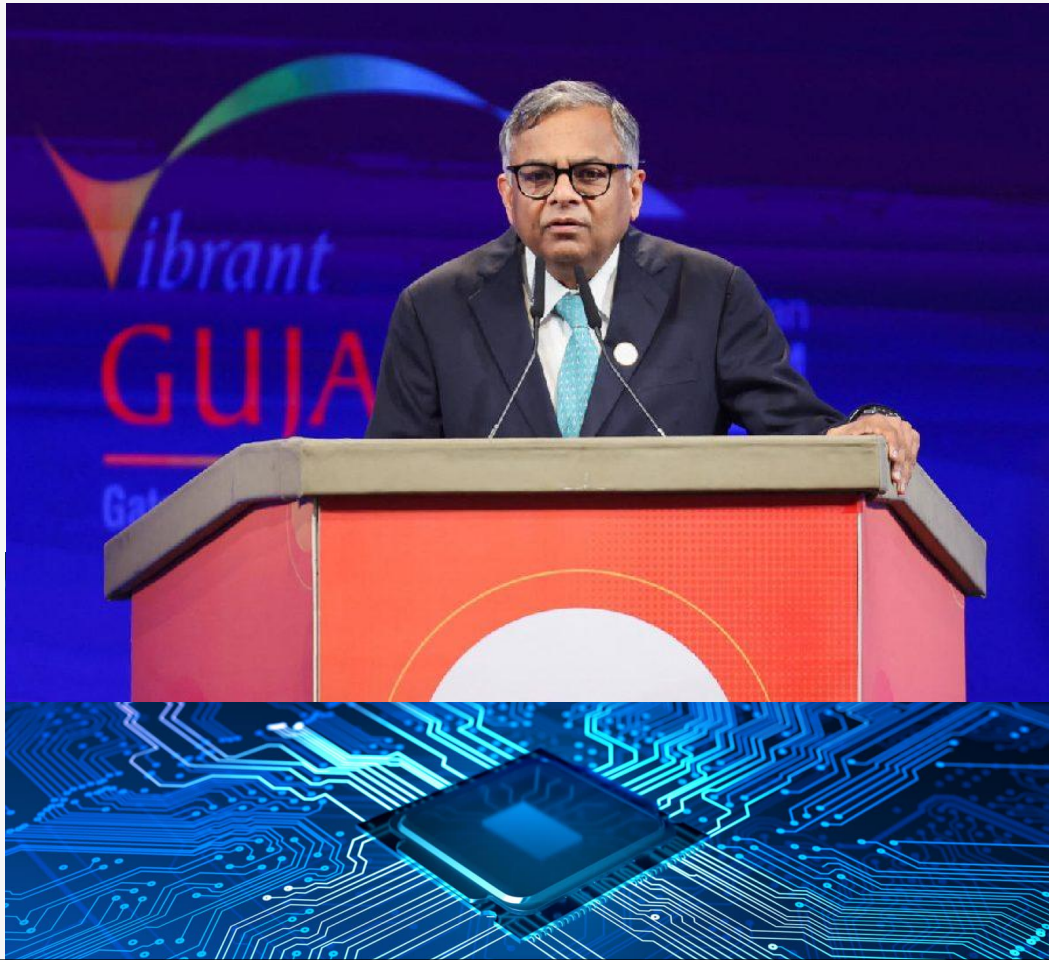
IT/ITeS

# INDUSTRIES IN DHOLERA



“Vedanta Group is "fully committed" to building India's first **Semiconductor & Display Fabs** in Dholera Special Investment Region in Ahmedabad district, Gujarat.”

# INDUSTRIES IN DHOLERA



Tata Group to set up  
**Semiconductor Plant** in  
Dholera this year  
Anticipated to commence operations in 2024



# INDUSTRIES IN DHOLERA



A CHIRIPAL GROUP VENTURE



Grew Energy seals **Rs 3,800 crore** deal for 2.8 GW solar facility in Dholera with Gujarat government



# INDUSTRIES IN DHOLERA

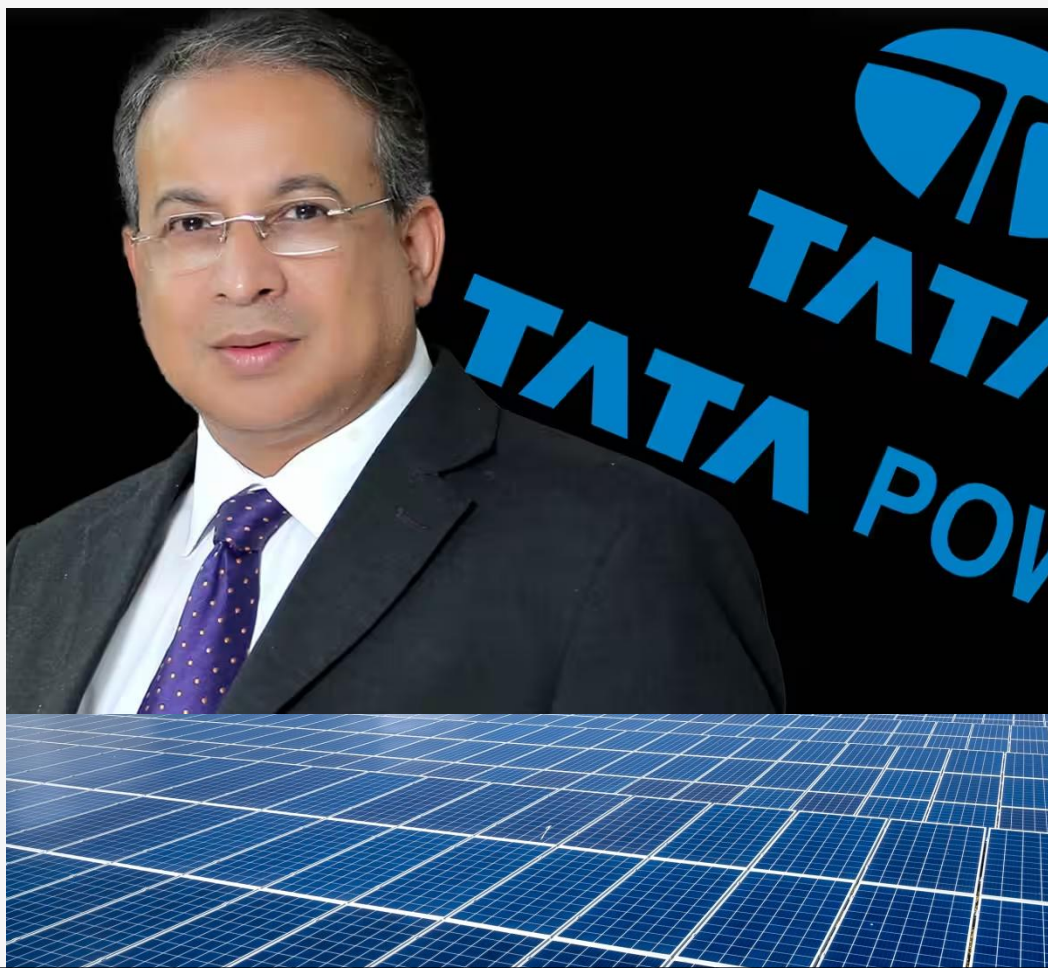


**TATA** ADVANCED SYSTEMS



Tata Group is engaged in the construction of the **C295 defence aircraft** in Vadodara, with plans to extend manufacturing operations to Dholera.

# INDUSTRIES IN DHOLERA



Tata Power Solar has commissioned a **300 MW** project in Dholera, Gujarat. It is India's largest single-axis solar tracker system. The project generates 774 MUs annually.

# INDUSTRIES IN DHOLERA

**ReNew**  
POWER



**Land : 100 Acres**  
**Initial capacity : 2 GW**  
**Operational : within next year**

**Plant to be vertically integrated  
for the manufacturing of solar  
cells and modules**

# INDUSTRIES IN DHOLERA



AJU Group of Japanese Hotels expands its footprint, wins bid to develop **5-star hotel** in Dholera SIR, Gujarat

# INDUSTRIES INVESTED

IN INDIA'S FIRST GREENFIELD INDUSTRIAL SMART CITY



+



many more...Just naming a few



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# ABCD Building

## Administration Cum Business Center for Dholera



ACTUAL IMAGE

- Development Authority Office
- Central admin office of Dholera Greenfield Smart city
- Single window clearance
- Command & control center for ICT & scada sensors
- Located in KNOWLEDGE AND IT ZONE of TP2



# GTC - Gujarat Trade Center

“The engine for economic resurgence of the country



- An Iconic Building
- Multi-modal Transport System
- AIR, ROAD & RAIL Connectivity
- Center for all Export Activities
- MNC Corporate offices, Malls, Hotels

# 10 LANE EXPRESSWAY in DHOLERA

## Ahmedabad-Dholera Expressway

4 Lane Access controlled Expressway (Expandable to 8 Lane)

To be operational in 2024

- Ahmedabad to Dholera Distance reduced to 71 KM, Making it a 45 Min Journey.
- In Dholera SIR, Multi-purpose corridors, bicycle tracks, service roads, shaded and pedestrian-friendly walkways for comfort and safety.
- Constant monitoring by CCTV cameras and a dynamic and intelligent Traffic Management system.



# METRO (MRTS)

MRTS (METRO) is planned which will connect DSIR with Gandhinagar.

Phase 1: Ahmedabad & Gandhinagar

Phase 2: Gandhinagar to Dholera via GIFT City



# Activation Area

22.5 SQ.KM area in Dholera SIR is ready to use for Industries  
With all the required amenities & infrastructure



## University



## Blackbuck Sanctuary



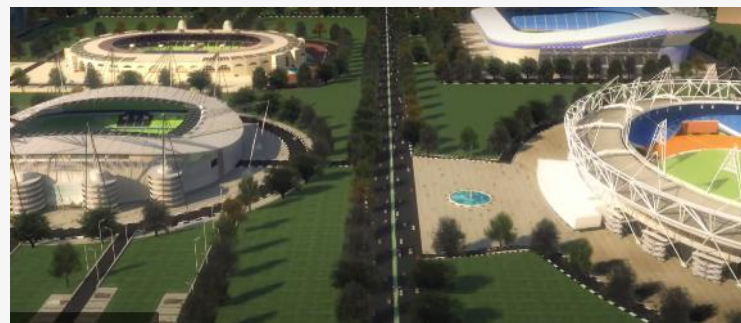
## Signature Golf Course



## Super-Speciality Hospital



## Sports Stadiums



## Entertainment Zones



# BENCHMARKING

## WORLD CLASS INFRASTRUCTURE FOR DSIR



# UTILITIES

Roads Structure: All Service Utilities are underground



Potable Water



Recycled Water



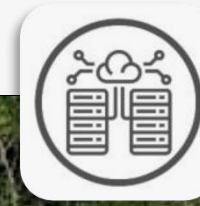
Waste Water



Storm Water



Effluent Collection Networks



ICT Infrastructure



Power Distribution



# CASE STUDY - TATA NANO

Village Sanad, Gujarat

## Manufacturing Plant



nano



100 Sq.Yd.  
Open Plot

Price in 2010 ?

Rs.70,000 to 80,000



Price Now

Rs.14 Lac - 16 Lac

current price of the same plot

20 Times



10 Years



TO EXPERIENCE IT  
PLAN A VISIT



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