



# ATOM CAPITOL

*making big moves together*

## THE FUTURE OF PROPERTY INVESTING

WE REIMAGINE THE CONNECTION BETWEEN YOU & PROPERTY. FOR BETTER.

### DHOLERA SMART CITY



1990





2020







# Sheikh Zayed Road, Dubai

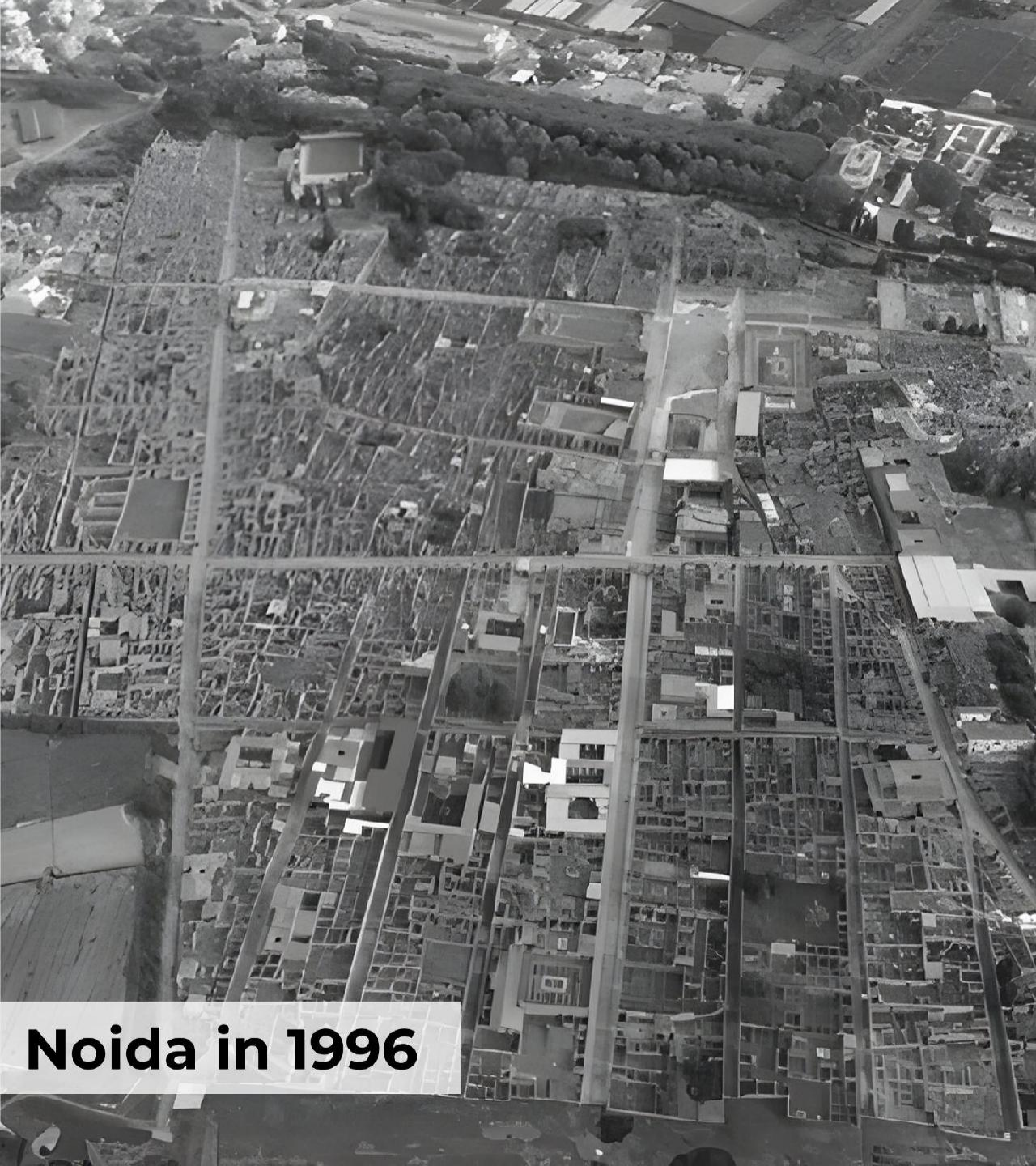
30 Years



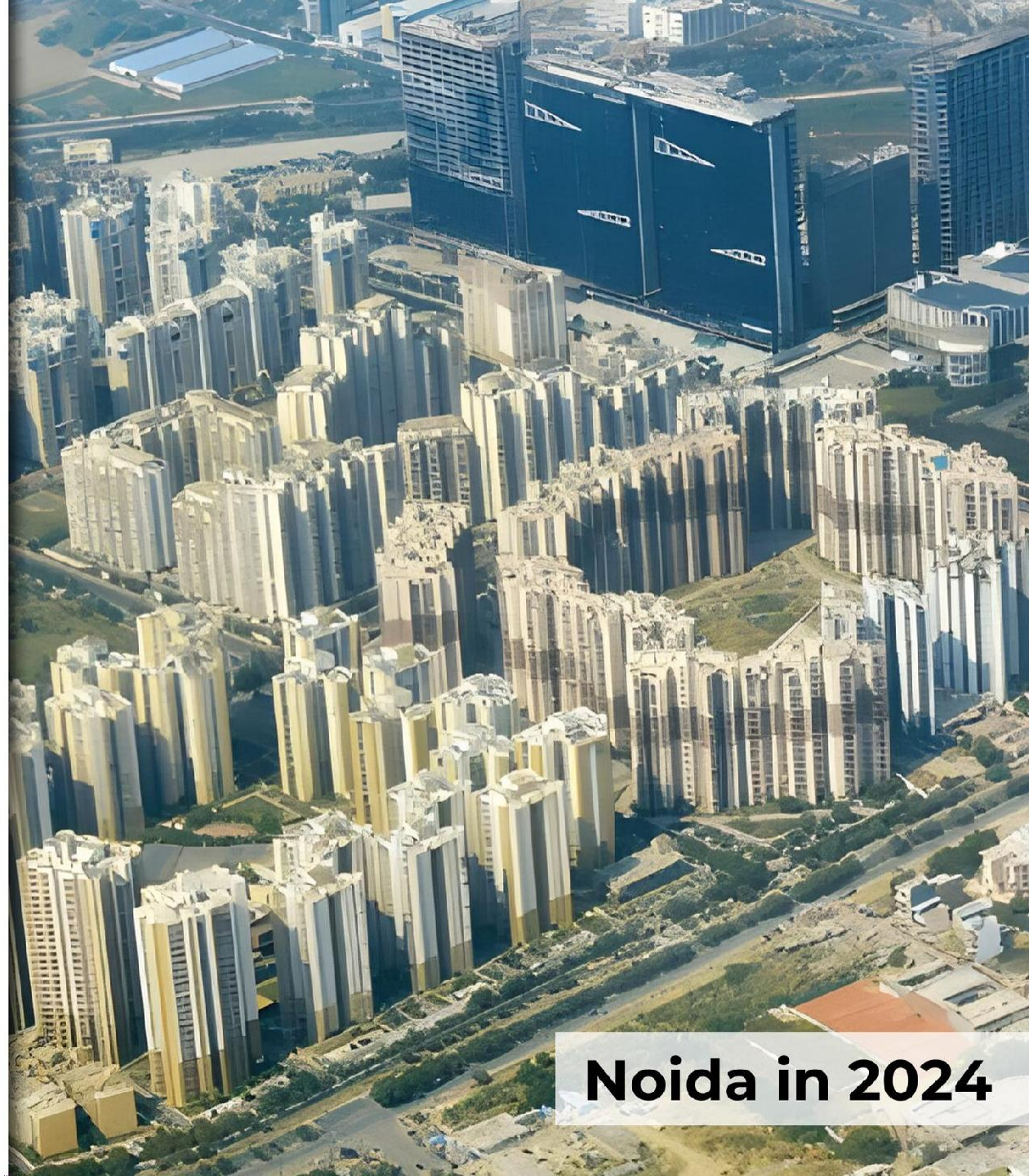
Infrastructure







**Noida in 1996**



**Noida in 2024**



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



**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!**

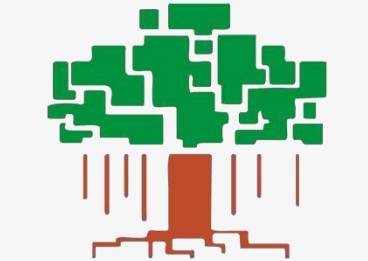




## INDIA'S MOST VISIONARY INFRASTRUCTURE PROJECT

{ **TIMELINE : 2008-2024** }





DELHI MUMBAI INDUSTRIAL CORRIDOR  
DEVELOPMENT CORPORATION

# India Reimagined

## DMIC

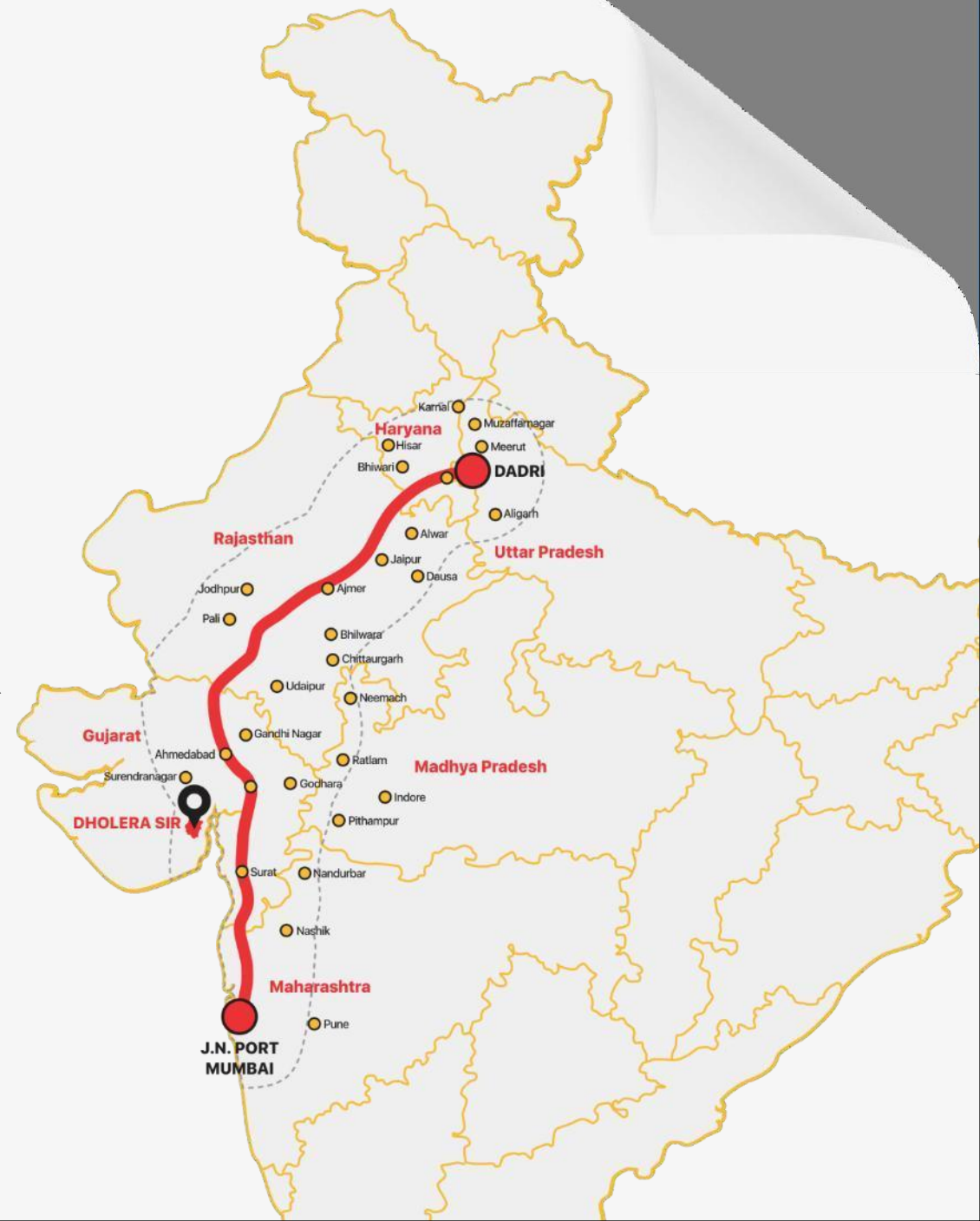
# DELHI MUMBAI INDUSTRIAL CORRIDOR

**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**

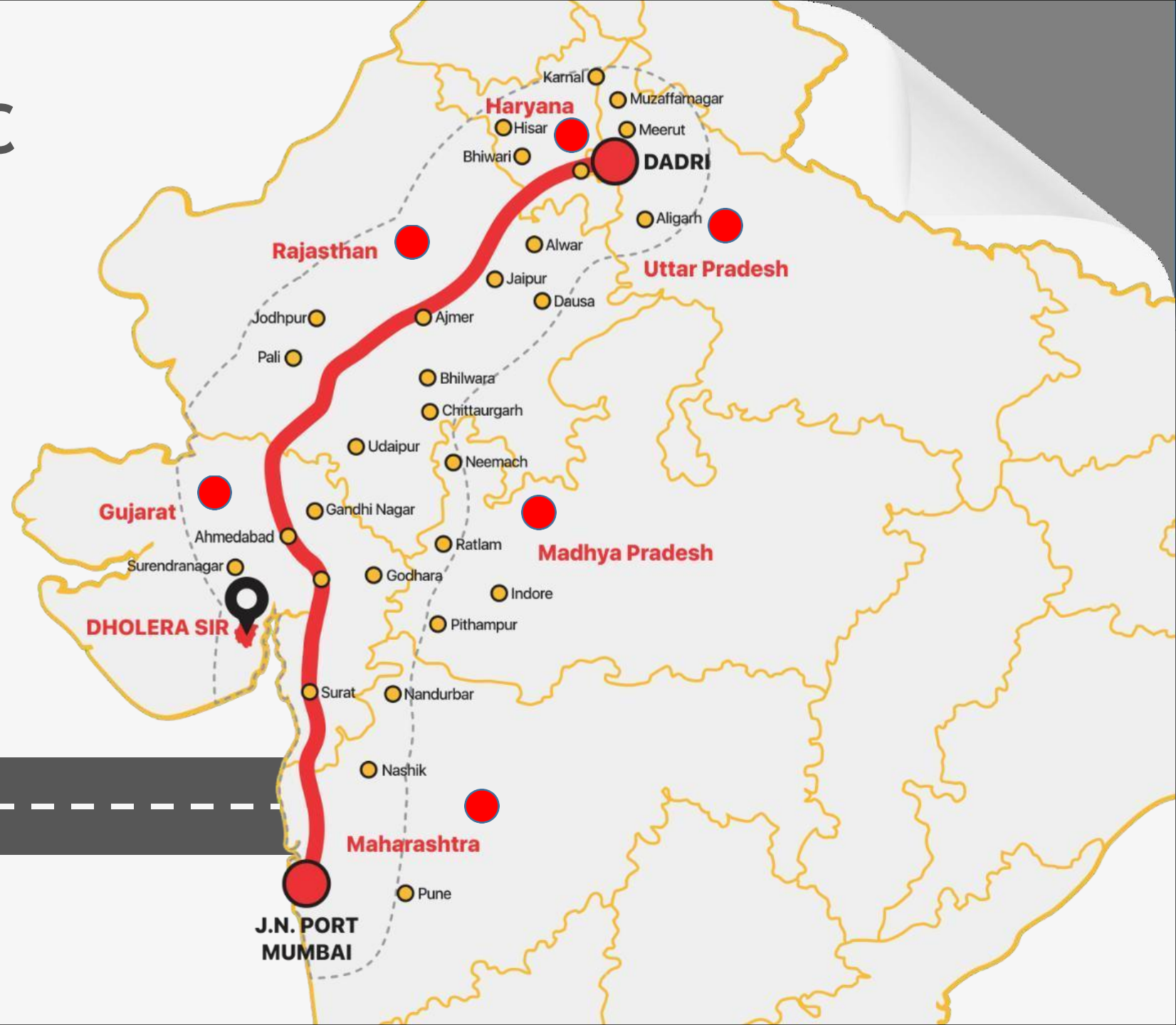
INR 73,65,14,55,00,000



# 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**



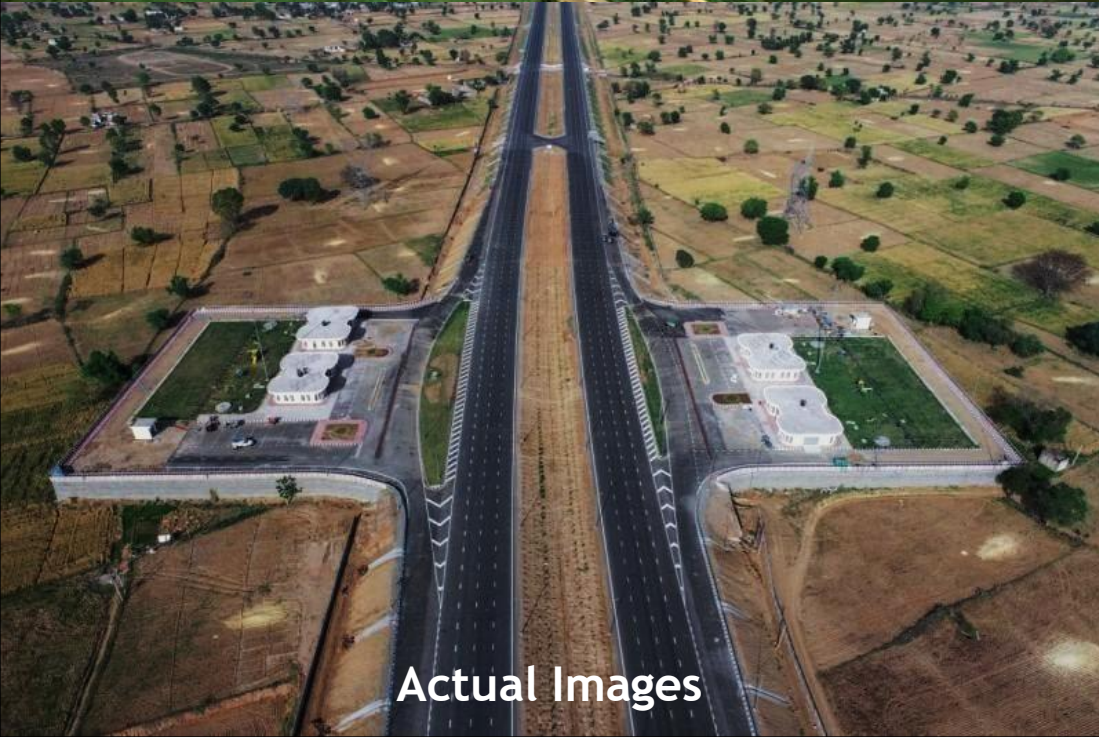
**RAIL**



**AIR**



**SEA**



Actual Images

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





# TRANSPORTATION



ROAD



RAIL



AIR



SEA



# DFC

## DEDICATED FRIEGHT CORRIDOR

## Operational

## 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 boundry states:







**BUT WHERE IN GUJARAT?**



# dholera<sup>®</sup>

— A NEW ERA —

GREENFIELD INDUSTRIAL SMART CITY

**INDIA'S FIRST PLATINUM RATED  
GREENFIELD INDUSTRIAL SMART CITY**

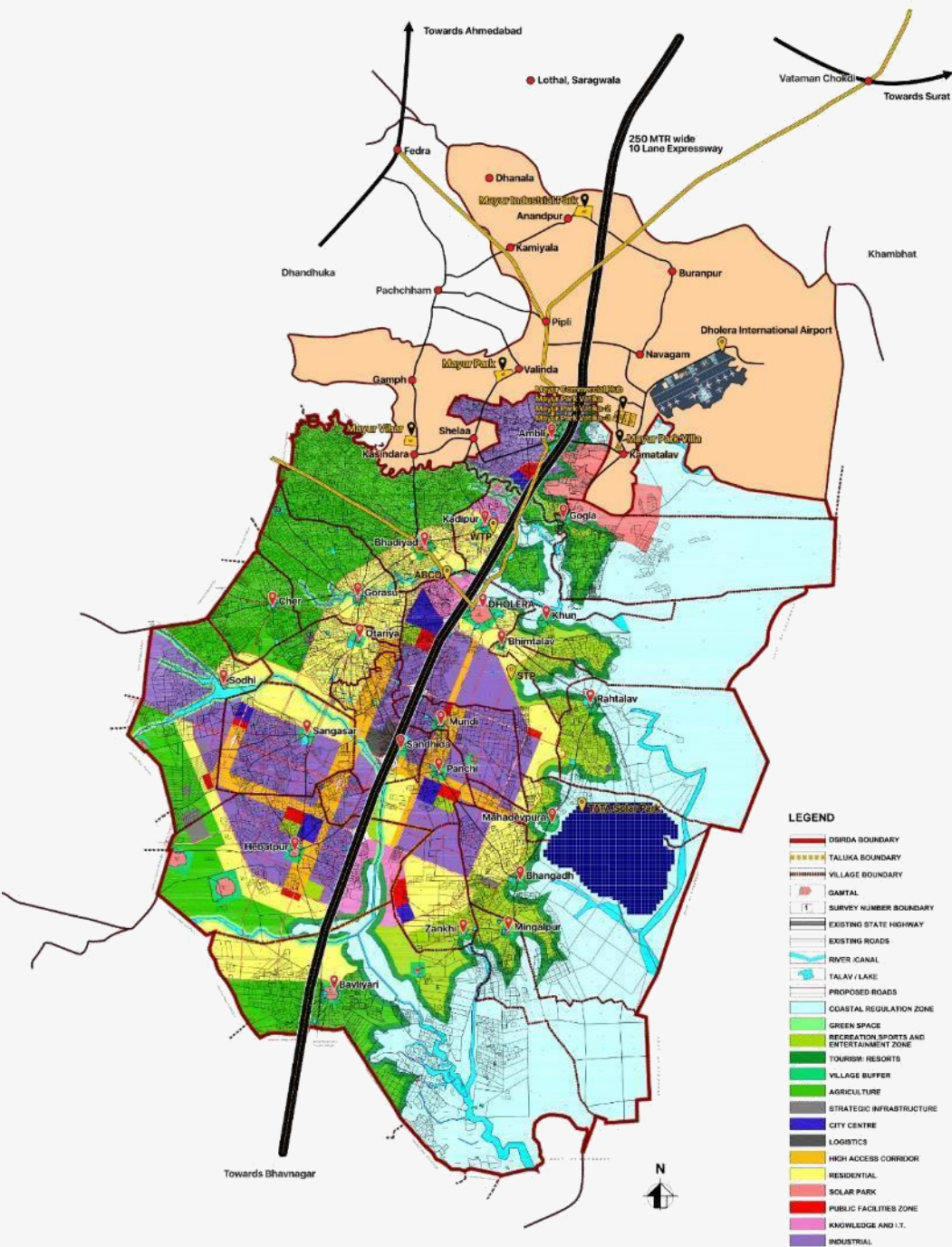
**WHERE OPPORTUNITY MEETS SUSTAINIBILITY**



# 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**<sup>®</sup>

## **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**

## 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<br>153 sq.km } |
| Phase-2 (2032) | { TP3 & TP4<br>127 sq.km } |
| Phase-3 (2042) | { TP5 & TP6<br>142 sq.km } |

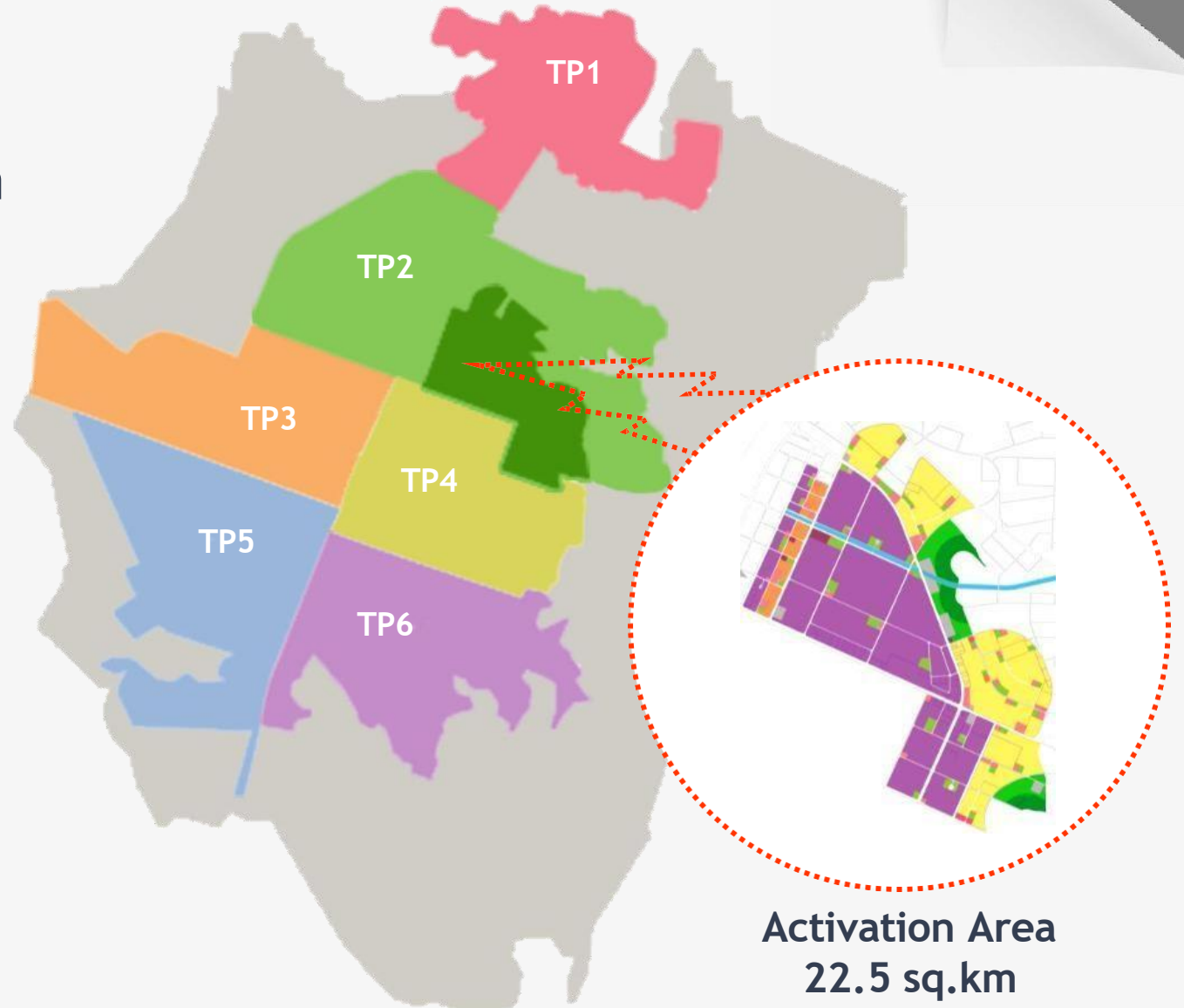




Table 3-2: Land Use Budget

| 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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— A NEW ERA —

GREENFIELD INDUSTRIAL SMART CITY

## WHY INVEST IN DHOLERA SIR?



HIGH RISE IN LAND PRICES

Estimated  
Growth

10

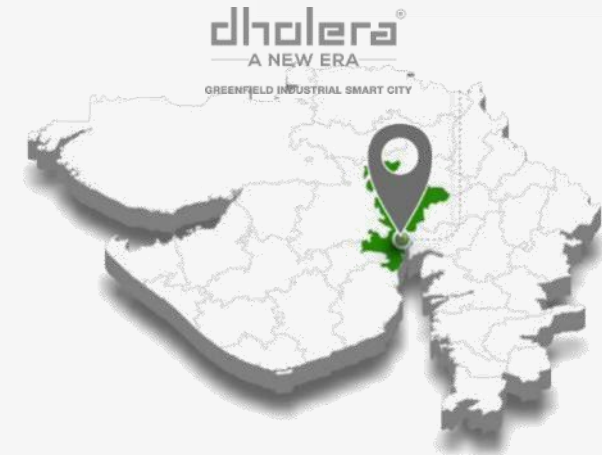
TIMES  
YEARS



# DHOLERA INTERNATIONAL AIRPORT

## LARGEST CARGO & PASSENGER AIRPORT

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GREENFIELD INDUSTRIAL SMART CITY



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



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**  
**TATA ADVANCED SYSTEMS**  
+  
**AIRBUS**

 **AIRBUS**  
HELICOPTERS



# 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

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 **4400 MW**

**TOTAL CONSUMPTION OF  
BIHAR STATE**





# POTENTIAL FOCUS SECTORS

IN INDIA'S FIRST GREENFIELD INDUSTRIAL SMART CITY



Aerospace and  
Defence



Electronics



Pharmaceutical and  
Biotechnology



Agro and  
Food Processing



Solar Industries



Heavy Engineering

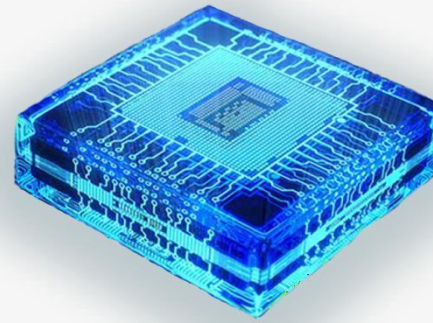
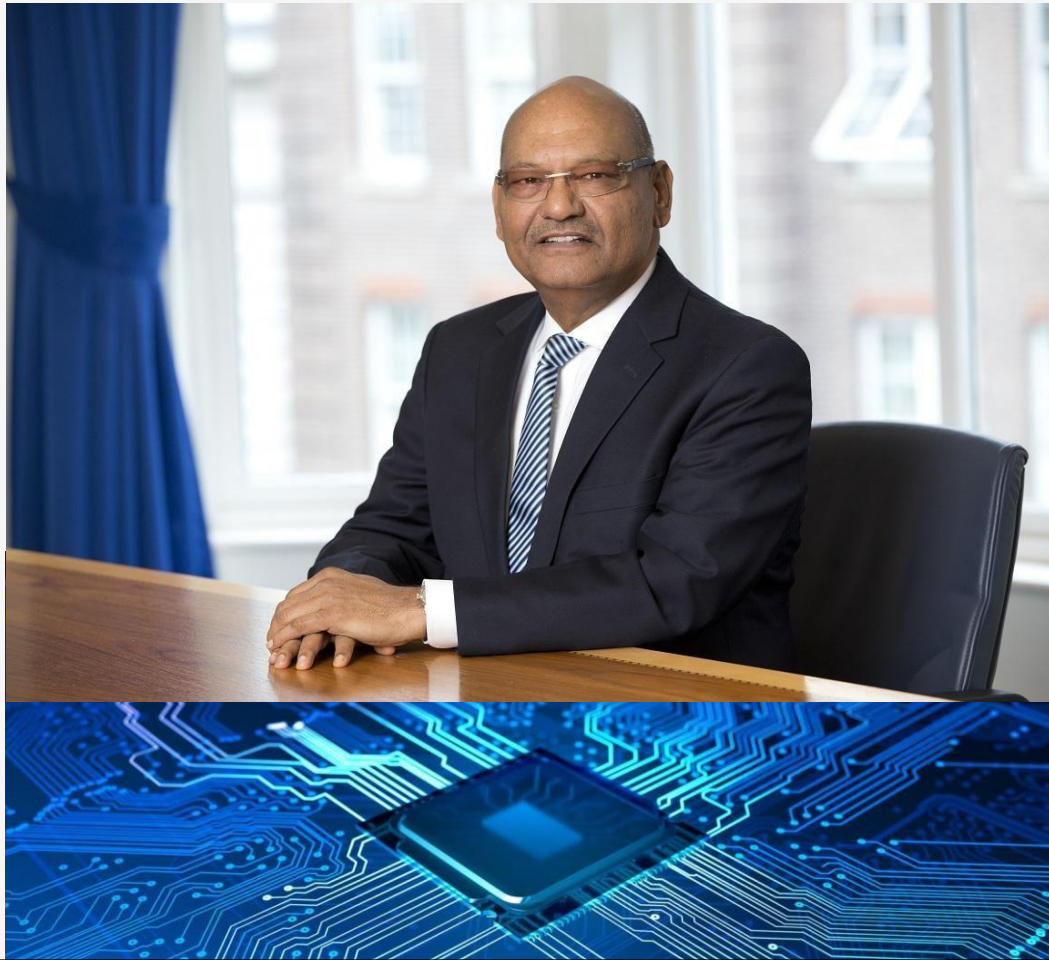


Automobiles and  
Auto Ancillary



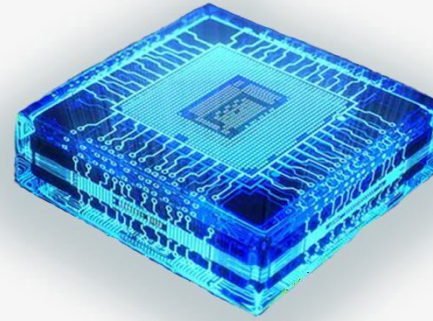
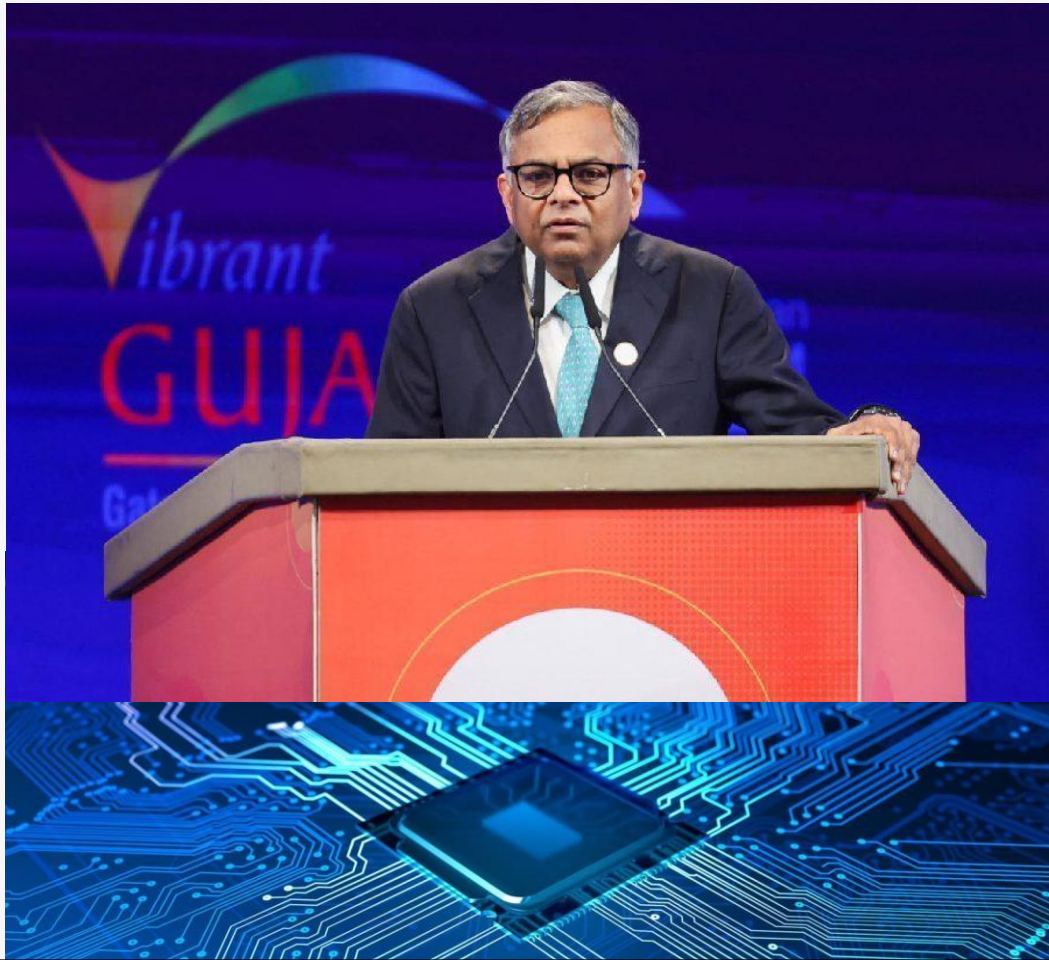
IT/ITeS

# 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



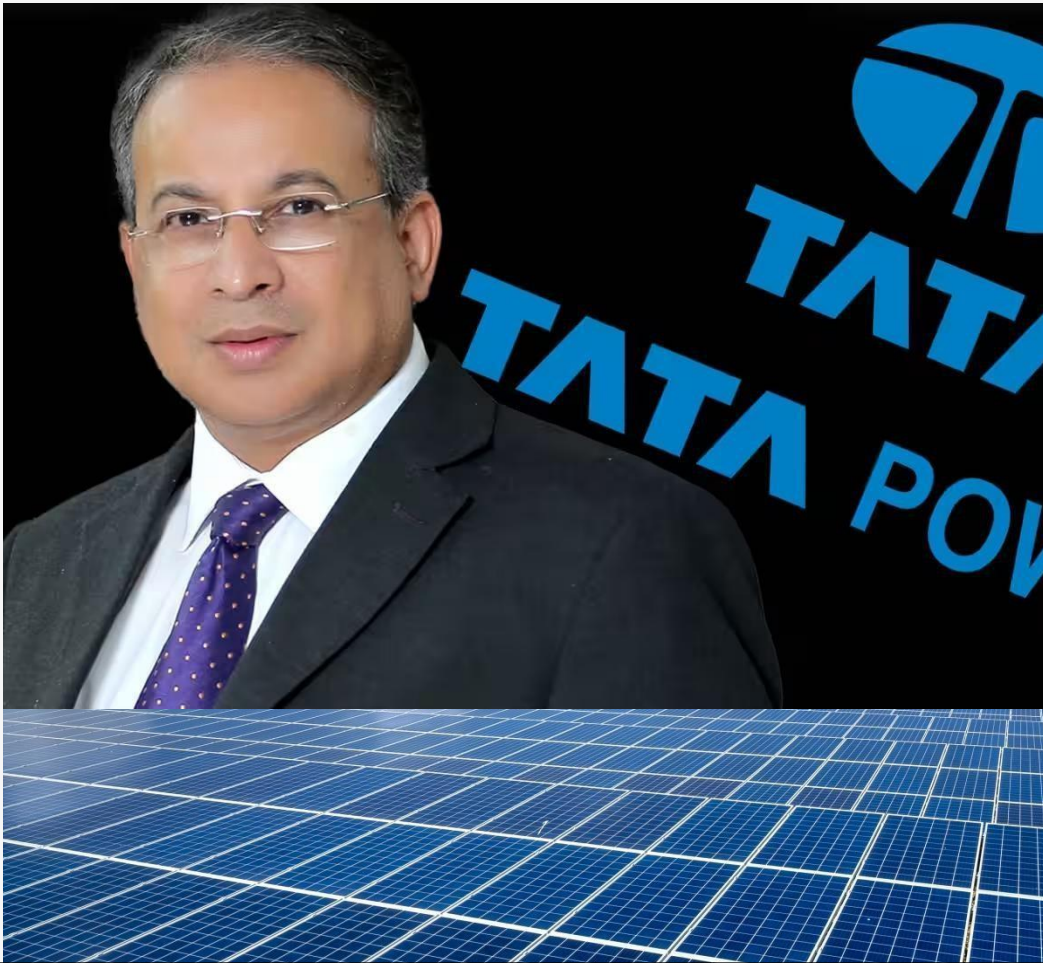
**TATA** ADVANCED SYSTEMS



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



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

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— A NEW ERA —  
GREENFIELD INDUSTRIAL SMART CITY



+



many more...Just naming a few





**LIFE@**  
**dholera**<sup>®</sup>  
— A NEW ERA —  
**GREENFIELD INDUSTRIAL SMART CITY**

# 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-model 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



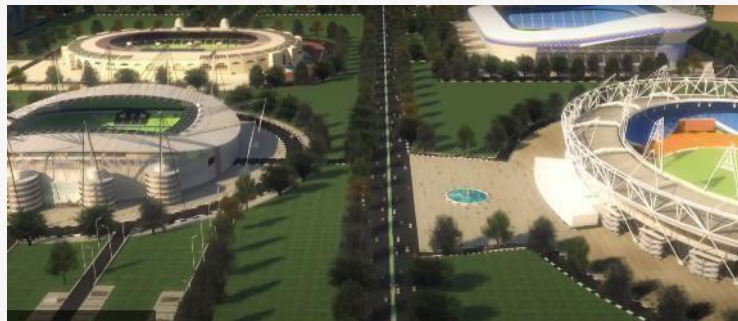
## Signature Golf Course



## Super-Speciality Hospital



## Sports Stadiums



## Entertainment Zones



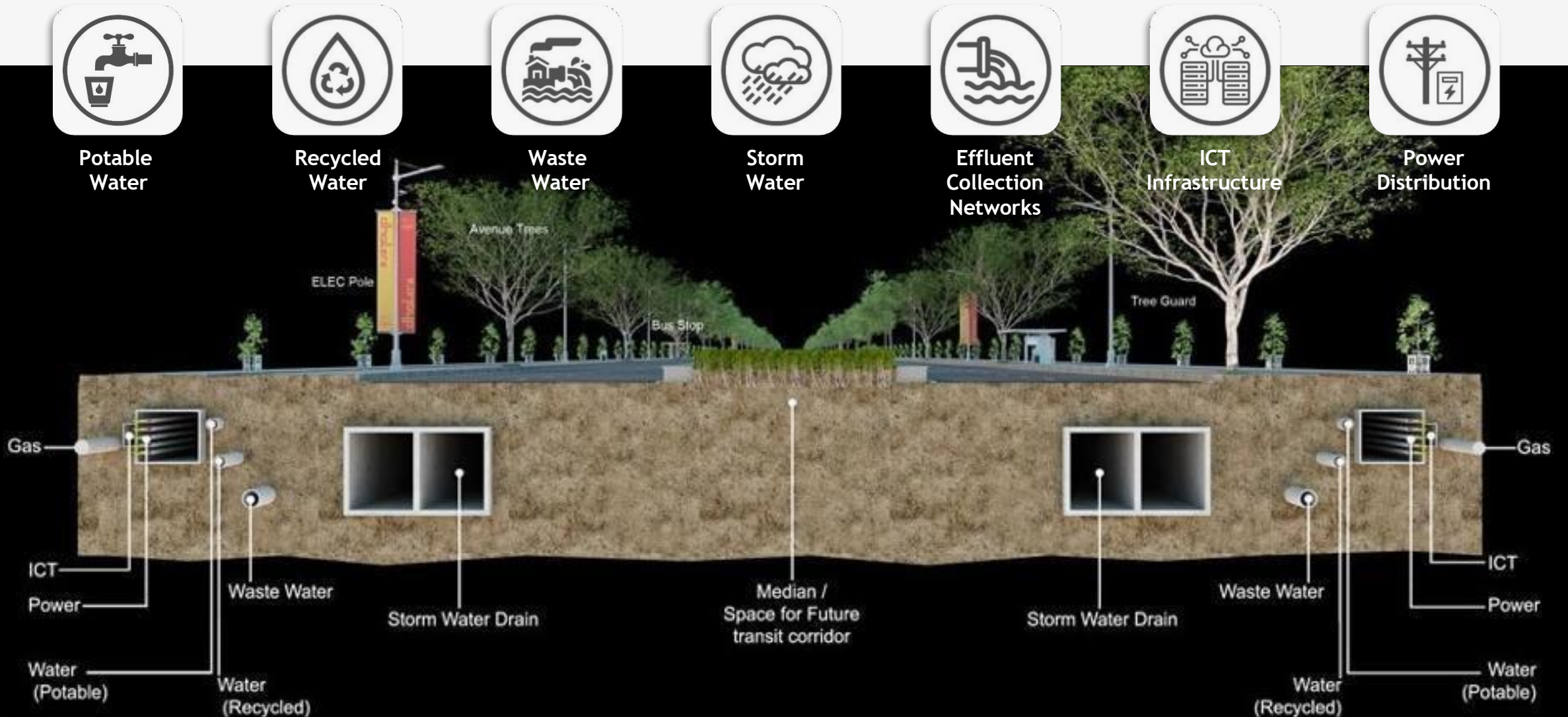
# BENCHMARKING

## WORLD CLASS INFRASTRUCTURE FOR DSIR



# UTILITIES

Roads Structure: All Service Utilities are underground





# CASE STUDY - TATA NANO

Village Sanad, Gujarat

100 Sq.Yd.  
Open Plot

Price in 2010 ?

Rs.70,000 to 80,000

Manufacturing Plant



nano

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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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ATOM CAPITOL

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