

1.0 Introduction:

- 1.1 Dholera Special Investment Region (DSIR) has been declared by Government of Gujarat, Industries and Mines Department Notification No. GHU-14/SIR/112009/253/(I)/(I) dated 22nd May, 2009 under the provision of section-3 & 4 of the Gujarat Special Investment Region Act – 2009. This was the first Special Investment Region of its kind in India. In the year 2009 the Gujarat Special Investment Region Act – 2009 was enacted from 6th January-2009, which provides a statutory status to Special Investment Regions in Gujarat, with an objective to provide for 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, centers of excellence and proactive policy framework; and for setting up an organizational structure with that purpose and for matters connected therewith or incidental thereto.
- 1.2 The Dholera Special Investment Region (DSIR) will be a major new industrial hub located on a Greenfield site at about 100 km south of Ahmedabad and at about 130 km from Gandhinagar. The project is the first Investment Region to be designated under the proposed Delhi - Mumbai Industrial Corridor project (DMIC), a joint Indian and

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Japanese Government initiative to create a linear zone of industrial development nodes along a Dedicated Freight Corridor (DFC) Railway Line.

- 1.3 The Dholera Special Investment Region covers a substantial area of land totaling to approximately 920 sq km and encompasses 19 villages of Dhandhuka Taluka and 3 villages of Barwala Taluka; total 22 villages of Ahmedabad District, making it the largest of the investment nodes proposed so far in the DMIC influence region, the site is strategically situated between the main industrial centres 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, although there is a current proposal to develop a new international airport to the north-east of the Dholera Special Investment Region (DSIR) at Navagam village.

- 1.4 The existing population within Dholera Special Investment Region (DSIR) area is only about 37,000 (census 2001), inhabiting small settlements. Agriculture is the principal land use and activity within the area, although the land is generally of poor quality and saline, especially close to the sea, and farm output is not high. Land values are therefore relatively low.

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- 1.5 Dholera Special Investment Regional Development Authority, Gandhinagar has been constituted by Government of Gujarat, Industries and Mines Department notification No. GHU/10/07/SIR/112010/81450/I dated 16.02.2010, under the provisions of Gujarat Special Investment Region Act-2009. As per provision of section 5 of Gujarat Special Investment Region Act 2009, The Gujarat Infrastructure Development Board (GIDB), established under section 17 of the Gujarat Infrastructure Development Act, 1999 has been declared and designated as the Special Investment Region Apex Authority for the purpose of the Act 2009.

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**2.0 DHOLERA SPECIAL INVSETMENT REGIONAL DEVELOPMENT
AUTHORITY, GANDHINAGAR consists of the following members.**

No	Name / Designation	Position in the Authority
1	Principal Secretary Industries & Mines Department	Chairperson
2	Chief Executive Officer Gujarat Infrastructure Development Board	Member
3	Industries Commissioner	Member
4	Collector, Ahmedabad	Member
5	District Development Officer, Ahmedabad	Member
6	Director, School of Planning Centre for Environmental Planning and Technology (CEPT), Ahmedabad	Member
7	Shri U.S. Mehta (Retired Town Planner)	Member
8	President, Guajrat Chamber of Commerce and Industries	Member
9	Chief Executive Officer, Dholera Special Investment Regional Development Authority	Member Secretary

3.0 Powers and functions of Dholera Special Investment Regional Development Authority, Under Section 15 of the Gujarat Special Investment Region Act, 2009

- (1) The Regional Development Authority shall secure planned development of the Special Investment Region and shall take steps for its effective regulation and efficient management so as to bring and enhance general welfare, convenience, productivity and excellence.
- (2) Without prejudice to the generality of foregoing provisions, the Regional Development Authority shall undertake the management and planning of land resource and Infrastructure of the Special Investment Region.
- (3) The Regional Development Authority shall, in particular, exercise the following powers and perform the following functions, namely:-
 - (i) to classify and earmark the area of the Special Investment Region for various purposes and usages including economic activities, amenities and community services as it deems fit;
 - (ii) to prepare the development plan for whole or part of the area of the Special Investment Region;
 - (iii) to undertake preparation and execution of town planning scheme for whole or part of the Special Investment Region;
 - (iv) to regulate the development of the periphery area of the Special Investment Region;
 - (v) to acquire, hold and manage moveable or immovable property as it may deem necessary subject to general or specific directions of the State Government in this regard;
 - (vi) to acquire land in the Special investment Region, by sale, lease, grant, allocation, donation, town planning scheme, consent agreement or through proceedings under the Land Acquisition Act, 1894 for the purposes of this Act;
 - (vii) to sale, lease, transfer or dispose off any land or building belonging to it subject to the regulations made by the Apex Authority;

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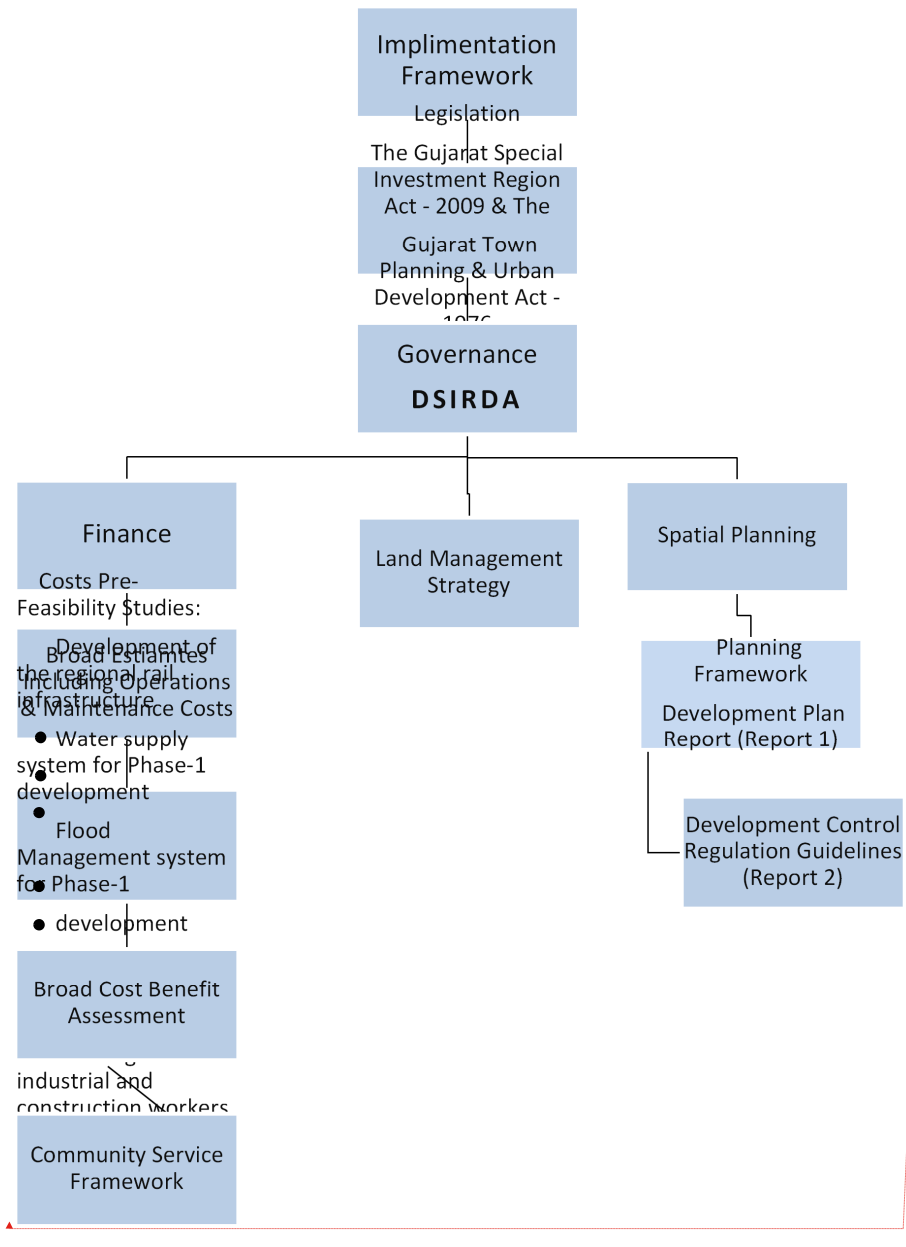
- (viii) to carry out surveys in the Special Investment Region for the preparation of development plans and town planning schemes;
- (ix) to prepare, issue and Implement the direction, standards and the norms for building structure, infrastructure development and other construction activities in the Special Investment Region.
- (x) to enter into contracts, agreements or concession agreement with any person, entity, developer or organization as it may deem necessary for performing its functions;
- (xi) to execute, co-ordinate and supervise works in connection with infrastructure or provision of other services and amenities in the Special Investment Region;
- (xii) to provide for disaster management and mitigation in the Special Investment Region;
- (xiii) to levy and collect such fees, development charges. or user charges as may be ascertained and fixed by the Apex Authority under clause (vii) of sub-section (2) of section 6;
- (xiv) to remove encroachments and constructions not duly authorized or made in violation of the regulations, directions and norms laid down by the Regional Development Authority;
- (xv) to make arrangements for observance and promotion of safety, order, health and environmental safeguards within the Special Investment Region;
- (xvi) to guide, assist and co-ordinate with other authorities functioning in the Special Investment Region in matters pertaining to planning and use of land and development of the Special Investment Region;
- (xvii) to control the development activities in accordance with the development plan and to bring aesthetics, efficiency and economy in the process of development;
- (xviii) to ensure and make provision for sufficient civic amenities and services including hospitals and medical services, schools, fire services, public

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parks, markets and shopping places, play grounds, entertainment areas and disposal of waste and provision of drainage.

- (xix) to make sustainable arrangements for providing and maintaining the highest standards in civic amenities and services particularly for cleanliness, aesthetics, health and hygiene;
 - (xx) to make enquiry, inspection, examination or measurement of any land and building in any part of the Special Investment Region;
 - (xxi) to exercise such other powers and discharge such other functions as may be prescribed by the rules or regulations.
- (4) (a) Notwithstanding anything contained in the relevant State Acts, rules or any existing instructions of the State Government, the Regional Development Authority may frame its own General Development Regulations and the same shall prevail for developments in the Special Investment Region.
- (b) Every person, unit or developer or any other stakeholder in special Investment Region shall be required to get the plans of the building approved by the Regional Development Authority before commencing any construction and shall obtain the approval of the Regional Development Authority necessary and incidental thereto, after the completion and before the use of such premises.
- (c) For the purpose of this section and with any other requirement for proper planning, management and development of the Special Investment Region, the Regional Development Authority may issue such direction or instruction as it may consider necessary to any person, unit, entity, developer or any other stakeholder in the Special Investment Region and the person, unit, entity, developer or, as the case may be, the stakeholder shall be bound by such directions.

4.0 IMPLEMENTATION FRAME WORK



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4.1 Accordingly Draft Development Plan, Report-1 & General Development Control Regulation (GDCR)-Report-2 for Dholera Special Investment Regional Development Authority were prepared with following ongoing studies, assigned by the Gujarat Infrastructure Development Board (GIDB).

- Seismic study of Dholera Special Investment Region by Institute of Seismological Research, Gandhiangar
- Flood Vulnerability & Risk Assessment of Dholera SIR by M/s. WAPCOS, Gandhinagar.
- WAPCOS is also exploring the feasibility for fresh water storage in and around DSIR area.
- Environmental Impact Assessment of Dholera Special Investment Region in Gujarat by M/s SENES Consultant India Pvt. Ltd. Mumbai.
- ICT Master Plan for Ahmedabad – Dholera Special Investment Region by CISCO Systems B.V., New Delhi.

4.2 The Draft Development Plan (DDP) - DSIRDA

The purpose of the Draft Development Plan for the Dholera Special Investment Regional Development Authority (DSIRDA) is to set out the framework for the long term growth of the area of the DSIR for a period of 30 years starting from 2010. It is intended to provide a broad development guide to all people with an interest in the future of the DSIR – including Central and State Governments, public and private bodies and corporations and the existing local inhabitants and landowners living within and adjoining boundaries of the designated area. Report 1, The Draft Development Plan; presents the background, overall vision and elements for the DSIR and is complemented by Report 2, which contains the General Development Control Regulations (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.

4.3 Draft Development Plan along with Report-1 & General Development Control Regulation Report-2 were prepared & submitted to Apex Authority, Gujarat Infrastructure Development Board (GIDB) on 24.12.2010 U/S 9(1) of

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the Gujarat Town Planning & Urban Development Act, 1976 (GTP&UD Act,1976) and same were published U/S 15(3)(ii) of the Gujarat Special Investment Region Act, 2009 and U/S 13 of the GTP&UD Act-1976 in Extraordinary Gazette on 05.01.2011 and Gujarati daily newspapers for inviting objections / suggestions from any person with respect to Draft Development Plan within a period of two months from the date of publication in Extraordinary Gazette. The Authority considered all the objections / suggestions received and approved the modifications under section 14 of the GTP&UD Act, 1976 in the Draft Development Plan & General Development Control Regulation (GDCR) published U/S 13 of GTP&UD Act, 1976. The Draft Development Plan and General Development Control Regulation with all approved modifications U/S 14 of the GTP&UD Act, 1976 were published U/S 15 of the GTP&UD Act, 1976 & U/S 17 of the Gujarat SIR Act, 2009 on 05.01.2012 in Official Extraordinary Gazette for public objections / suggestions with respect to the proposed modifications within two months from the date of publication in Official Gazette. The Authority considered all the objections / suggestions received for the Draft Development Plan published under section 15 of the GTP&UD Act, 1976 and the same was submitted under section 16(1)(2) of the GTP&UD Act, 1976 under section 17 (1)(2) of Gujarat Special Investment Region Act, 2009 to Apex Authority (Gujarat Infrastructure Development Board) for sanction on 31.05.2012. It was sanctioned by the Apex Authority (GIDB) & published in Official Gazette on 10.09.2012

4.4 The Draft Development Plan provides for the Development of an integrated and largely self contained new city with the potential to grow upto and beyond a target population of 2 million (20 lakh) with following vision.

- (i) A world class centre of industrial excellence and economic activity.
- (ii) A city with high quality infrastructure, community and leisure Facilities.

- (iii) A socially mixed & integrated urban area that provides jobs and houses all sectors of society.
- (iv) A protected environment that takes a sustainable approach to the use of scarce resources including water, energy and farmland.

4.5 The Draft Development plan is based upon the application of twelve spatial planning principles that will ensure a consistent and coherent urban structure and a plan that is robust, flexible and economical to develop, with following land use proposals.

The spatial planning principles are the:

- 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 programme that allows incremental growth.

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4.6 Land use Budget – Draft Development Plan (DDP)

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	Subtotal - Urban (1 to 10)	33,846	60%	36.80%
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%	14%
16	Rivers, Canals and Other Water bodies	2467.71	4%	2.7%
B	Subtotal Non-urban (11 to 16)	22,893	40%	24.80%
C	Developable Area (A+B)	56,739	100%	61.7%
17	Solar Energy Park	1345.92	-	1.5%
18	Land under CRZ I	33885.23	-	36.8%
D	Subtotal Land under CRZ I (17 to 18)	35,231	-	38.3%
E	Total Site Area (C+D)	91,970	-	100%

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4.7 It was decided by the Dholera Authority to implement the Draft Development Plan proposals by making six Draft Town Planning Schemes and work of preparation, finalization, sanction & implementation of Draft Town Planning Schemes 1 to 6 was assigned to Four Town Planning Consultants through tender process and after proper evaluation in the month of November-2010, January-2011 & February-2011. The revised approximate delineated area of DTPS 1 to 6 is as under.

DTPS No.	Approx. Area	
	Sq. km	Hector
1	51.40	5140
2	102.34	10234
3	66.60	6660
4	60.00	6000
5	74.75	7475
6	67.33	6733
Total	422.42	42242

In the process of making Draft Town Planning Schemes an intention for making Draft Town Planning Scheme 1 & 2 was declared by the Authority U/S 41(1) of GTP&UD Act, 1976 in the meeting held on 24.06.2011 by Resolution No. 4/17 and as resolved, meetings of land owners as well as interested persons of DTPS 1 & 2 were called during August – September, 2011 as per provision of Rule 17 of the Gujarat Town Planning & Urban Development Rules, 1979 (GTP&UD Rules, 1979). Subsequently intention for making Draft Town Planning Scheme 3 & 4 U/S 41(1) of the Act, 1976 was declared on 23.12.2011 vide Resolution No. 5/6 of the Authority and for Draft Town Planning Scheme 5 & 6, intention was declared on 23.12.2011 vide Resolution No. 5/8 of the Authority and meetings of land owners & interested persons for Draft Town Planning Scheme 3 & 4 were called during February – 2012 and for Draft Town Planning Scheme 5 & 6 during April – 2012 as per provision of Rule-17 of the GTP&UD Rules, 1979. The objection / suggestion received in owners’ meetings of Draft Town Planning Schemes (DTPS)

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1 & 2 – 762, Draft Town Planning Schemes (DTPS) 3 & 4 – 128, Draft Town Planning Schemes (DTPS) 5 & 6 – 400 were considered by the Authority & approved the incorporation of the objections / suggestions on merits for publication of Draft Town Planning Schemes (DTPS) 1 to 6 under section 42 (1) of the GTP&UD Act, 1976 and under rule 18 of the GTP&UD Rules, 1979. All Draft Town Planning Schemes (DTPS) 1 to 6 were published in Official Gazette under section 42 (1) & Rule – 18 with an announcement that any person affected by the scheme should communicate in writing his objections / suggestion to the Authority within one month from the date of publication of Draft Schemes in the Official Gazette. The following are details related to Draft Town Planning Schemes 1 to 6.

DTPS No	Date of publication in official Gazette U/S 42 (1) of the GTP&UD Act, 1976	No. of objection / suggestions received	Objections/ suggestions considered in Authority's meeting
1 & 2	20.06.2012	1563	Resolution No. 7/4 date 05.09.12
3 & 4	15.09.2012	355	Resolution No. 8/6 date 02.04.13
5 & 6	15.09.2012	397	Resolution No. 8/6 date 02.04.13

Draft Town Planning Schemes 1 to 6 were submitted within statutory time limit to the Apex Authority (GIDB) for sanction under section 48 (1) of the GTP&UD Act, 1976 and under section 6 (2) (iv) & 17 of the Gujarat SIR Act, 2009. The Apex Authority (GIDB) has sanction DTPS 1 & 2 & same were published in the Extra Ordinary Gazette on 03.10.2012.

4.8 Advantages of Town Planning Scheme.

- Effective tool to implement the D.P. proposals.
- Prospects of development activities increases.
- Regular shape & build ability of plot increases.
- Accessibility & better linkages will be improved.
- Finance will be generated by selling saleable plots.
- DSIRDA will get ownership of land for Draft Development Plan/Town Planning Schemes roads on sanction of Draft Town Planning Schemes without acquisition / cost.
- DSIRDA will get ownership of land for public purpose plots on sanction of preliminary Town Planning Scheme without acquisition / cost.
- Providing regular shaped plots with proper access.

This is first time in the Town Planning history that single Town Planning Scheme is of a huge area to the tune of approx. 51 sq.km. to 102 sq.kms.

5.0 A brief note on the decisions taken by the Dholera Authority in the year 2014-15.

- 1 On the basis of section 17(1), SIR Act, 2009 and section 63, GTP & UD Act, 1976 Draft Town Planning Scheme 2, Area 102.34 sq.Km has been divided into two schemes. Namely two draft town planning scheme, DTSP 2A area 17.19 sq. Km and DTSP 2B area 85.15 has been formed from Draft Town Planning Scheme 2 for better implementation on TP scheme.
- 2 On the basis of section 17(1), SIR act 2009 and section 63, GTP&UD Act, 1976 Draft Town Planning 4, Area 60 sq.Km has been divided into two schemes. Namely two draft town planning scheme, DTSP 4A area 5.35 Sq.Km. and DTSP 4B area 54.65 sq.km. has been formed from Draft Town Planning Scheme 4 for better implementation on TP Scheme.
- 3 Consultant has been appointed for physical survey and Demarcation work of Draft Town Planning Scheme 2 and Activation Area.
- 4 To publish RFP cum RFQ for physical survey and Demarcation work of Draft 1 and DTSP 4 and appoint a consultant for the work.
- 5 To transfer the land to SPV (Special Purpose Vehicle) between DSIRDA and DMICDC as an Equity partner. Shareholders Agreement (SHA) between DMIC Trust and Dholera Authority. It was resolved to fix authorized share capital of SPV will be Rs.6000 cr. and paid up capital will be Rs.1387 cr. and Chief Executive Officer, DSIRDA authorized to carry out all the activities regarding the formation of SPV.

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- 6 To approve Annual Report of Dholera Special Investment Regional Development Authority for the Year 2013-14.
- 7 To approve the Auditor's Report of Dholera Special Investment Regional Development Authority for Financial year 2013-14.
- 8 To appoint Virk H.P.Singh & Co., Chartered Accountants as an Statutory Auditor for Dholera Special Investment Regional Development Authority for the financial year 2014-15.

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