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Dholera Industrial City

For development of Dholera, The Government of India through Delhi Mumbai Industrial Corridor (DMIC Trust) and the Government of Gujarat through Dholera Special Investment Regional Development Authority (DSIRDA) have formed a Special Purpose Vehicle (SPV), ‘Dholera Industrial City Development Ltd’ (DICDL) on Jan 28, 2016. The SPV comprises of 51% stake of Government of Gujarat through DSIRDA and 49% stake of Government of India through DMIC Trust.

DICDL has been formed with an initial capital of Rs. 6000 crore out of which Rs. 900 crore has already been released by the DMIC Trust against equity contribution for the Activation Area work. The equity on part of GoG through DSIRDA is in the form of land, which is allocated to DICDL. The DMIC trust has approved INR 4400 Crores for the Activation trunk infrastructure projects.

The Indian Green Building Council (IGBC) has awarded the prestigious “Platinum Rating” for Green Cities to Dholera Special Investment Region (DSIR). Dholera is the first city in India and probably the world having achieved a Platinum rating.

“Dholera has truly surpassed all expectations in green design and is the role model for future India”
Dr Prem Jain, IGBC Chairman
DICDL Board of Directors

M K Das, IAS,
Chairman
Principal Secretary, IMD, Gujarat

Jai Prakash Shivahare, IAS
Managing Director
Chief Executive Officer, DSIRDA

Alkesh Kumar Sharma, IAS
Director
Chief Executive Officer & Managing Director, DMICDC

Sanjiv Kumar, IAS
Director
Secretary (Economic Affairs), Finance Department, Gujarat

Pradeep Kumar Agarwal
Director
Chief Finance Officer, DMICDC

Abhishek Chaudhary
Director
Vice President & Company Secretary, DMICDC

V C Pisipati Prasad
Director
Chief Town Planner, GIDB
NICDIT is an apex body under the administrative control of DIPP for coordinated and unified development of all the industrial corridors in the country. It will channelize the Government of India (GoI) funds as well as institutional funds while ensuring that the various corridors are properly planned and implemented keeping in view the broad national perspectives regarding industrial and city development and will appraise and approve projects and support project development activities. It will coordinate all central efforts for the development of Industrial Corridor projects and will monitor their implementation.
Delhi Mumbai Industrial Corridor Development Corporation  DMICDC

Delhi - Mumbai Industrial Corridor (DMIC) is India’s most ambitious infrastructure programme aiming to develop new industrial cities as “Smart Cities” and converging next generation technologies across infrastructure sectors. The objective is to expand India’s Manufacturing & Services base and develop DMIC as a “Global Manufacturing and Trading Hub”. The programme will provide a major impetus to planned urbanization in India with manufacturing as the key driver. In addition to new Industrial Cities, the programme envisages development of infrastructure linkages like power plants, assured water supply, high capacity transportation and logistic facilities as well as softer interventions like skill development programme for employment of the local populace. In the first phase eight new industrial cities are being developed. The programme has been conceptualized in partnership and collaboration with the Government of Japan.
India: Electronics Sector

Highlights

One of the largest growing electronics market in the world

- By 2020, the electronics market in India is expected to increase with CAGR of 41.4% to USD 400 billion from USD 100 billion in 2016.

Promotion of LED products to boost demand

- By 2020, the LED market in India is expected to expand to USD 35 billion from USD 0.41 billion in FY16

Digitization to drive growth in DTH market

- By 2018, the number of DTH subscribers in India is expected to rise to 200 million from 84.80 million in FY16

Rising demand and availability of talent to boost growth in the semiconductor design market

- By 2020, the semiconductor design market is expected to increase with CAGR of 29.4% to USD 52.58 billion from USD 14.5 billion in 2015.

World’s 3rd largest TV market

- By 2020, the TV industry in India is expected to expand to USD 16.8 billion from USD 9.4 billion in 2016

Rising teledensity in India is leading to higher demand for telecom equipment

- By 2020, the demand for telecom equipment in India is expected to rise to USD 30 billion from USD 20 billion in FY16.

Notes: CAGR - Compound Annual Growth Rate; DTH - Direct to Home; LED - Light Emitting Diodes; F=Forecasted Source: Department of Electronics and Information Technology, TRAI, Indian Semiconductor Association; FICCI; TechSci Research
2. Electronics Sector

Electronics Production in India is growing at a rapid pace

- Total production of electronics hardware goods in India reached US$ 31.6 million in FY15 and is expected to reach US$ 104 billion by 2020.
- Production expanded at a CAGR of 10.1% during FY 07 - 15
- High production is majorly contributed by accelerating demand for advanced TVs, mobile phones, computers and defence related equipments during FY 07 - 15.

Rising Incomes, Credit Availability and Government Spending are Growth Drivers

- Government is one of the biggest consumers of electronics. Electronics facilitates e-governance, developmental schemes and initiatives launched by Government.
- Strong demand and favourable investment climate are attracting investments in R&D as well as manufacturing.
- Increasing demand for defence equipments has boosted the production of electronic goods up to a considerable level.
- Rapid urbanization have unravelled new markets for consumer goods; easy financing options have made consumer goods affordable.
Electronic Exports have Outpaced Total Production

- Electronic Exports from India reached US$ 6.1 billion in FY15. Over FY 07 - 15, exports from the sector has CAGR of 10.2%.
- Consumer Electronics have shown a positive growth over the years with the growth in the production of LCD/LED TVs rising to almost 40% in 2013-14 as compared to 11% in 2012-13.

Notes: CAGR = Compound Annual Growth Rate; Data of FY16 is only upto August 2016
Source: OMF, World Bank, TechSci Research
### Advantage India

- Demand from households is set to accelerate given rising disposable incomes, changing lifestyles and easier access to credit
- Government and corporate spending will also contribute to growth in demand

- The Electronics market is expected to expand at a CAGR of 41.4 per cent during 2016-20
- Intended reduction in Government’s import bill is likely to boost domestic electronic manufacturers
- Sector has attracted strong investments in the form of M&As and other FDI inflows
- Companies are set to augment investments in production, distribution and R&D in the next few years
- Government has received investment proposals for USD 17.5 mn for which they intend to provide incentives under M-SIPS scheme.

- 100% FDI allowed in the electronics hardware manufacturing sector under the automatic route
- Initiatives like M-SIPS will provide a capex subsidy of 20-25%
- As per Make in India initiative, Electronics Development Fund Policy has been approved

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Notes: FDI – Foreign Direct Investment; FY – Indian Financial Year (April–March); USD – US dollar; CAGR – Compound Annual Growth Rate
Source: Corporate Catalyst India; Department of Information Technology; Make in India, TechSci Research
Gujarat - The Ideal Investment Destination

Market Opportunity

The size of IT Industry in Gujarat was estimated at around US$ 880 million in FY15. The state has formulated the IT Policy (2016 - 2021) to attract investments with following objectives:

- To generate US$ 15 billion from IT sector in Gujarat
- To increase the current investment in IT/ITeS sector by ten times
- To increase IT exports from the state up to US$ 2 billion
- To promote and develop employment opportunities in the IT and ITeS and provide direct employment to 1 million people

The state has formulated the Electronics Policy (2016 - 2021) to attract investments with following objectives:

- To generate US$ 16 billion by 2021 and an investment of US$ 6 billion creating employment for 5 lakh people.
- To create opportunities for earning forex by import substitution and export promotion up to US$ 5 billion by 2021.

Proximity to Sea Ports

The coastline of Gujarat has gives access to 45 major and minor ports. The import of raw materials is cheap and the State has fantastic last mile connectivity through road and rail.

Proximity to Airports

Air cargo facilities are extremely essential for electronic industries. Dholera with its own international airport is a unique advantage in addition to three existing airports at Bhavnagar, Ahmedabad & Baroda

Gujarat is set to become Global Hub due to proposed developments

More than 1,500 electronics and IT-ITeS companies are registered in Gujarat, of which more than 400 are members of the Gujarat Electronics and Software Industries Association (GESIA).

Ready Infrastructure is available at various locations in Gujarat such as Garima Park - Gandhinagar, GNFC Infotower, Astron IT Tech Park - Ahmedabad, Creative infocity - Gandhinagar and L&T Technology Park in Vadodara.

The stretch between Ahmedabad and Gandhinagar is being developed as knowledge corridor. Land has been allotted for development of several IT parks and centre of excellence

India’s only global Financial and IT hub, Gujarat International Finance Tec-City (GIFT City) is under construction.
Other Advantages

Flourishing economy
Gujarat contributes 7.2% of the nation’s GDP and shows leadership in many areas of manufacturing and infrastructure sectors. Gujarat’s SDP (State Domestic Product) at current price registered a growth of 11% during the FY 2014-15.

Strategic location and excellent infrastructure
Located on the west coast of India, Gujarat is well connected to the major cities of the world by air and sea routes. The state has 45 ports, 12 domestic airports and 1 international airport in addition to an extensive rail and road network.

Easy availability of raw materials
MSMEs play an important role in the electronic goods manufacturing supply chain as most large companies use MSMEs to deliver significant parts of their projects. Gujarat has ESDM clusters in and around Ahmedabad, Vadodara, and Gandhinagar district.

Skill development
Gujarat has good infrastructure for education with premier institutes in engineering, management, design and infrastructure planning. There are industrial training institutes in each district to train manpower for the shop floor level. The government has encouraged skill development programmes. The skill development budget has increased from INR 107 crores in FY 2001-02 to INR 1000 crores in FY 2013-14.

Better social infrastructure
Gujarat has one of the lowest cost of living amongst the Indian states, is safer and relatively less congested & polluted, offering better living standards to inhabitants and providing a better environment to work.

Source: Vibrant Gujarat Summit 2017 - Government of Gujarat
# Measures Supporting Growth of Electronic Goods Manufacturing Industry

## Government of India

<table>
<thead>
<tr>
<th>Measures</th>
<th>Details</th>
</tr>
</thead>
</table>
| **Encouragement to FDI, SEZs**                | - 100% FDI is allowed under the automatic route in ESDM subject to all applicable regulations and laws  
- In case of electronics items for defence, FDI up to 49% is allowed under the government approval, whereas above 49% is allowed through approval of cabinet committee |
| **Customs Duty relaxation**                  | - No customs duty on 217 tariff lines under the Information Technology Agreement of the WTO  
- Peak rate for basic customs duty is 10% |
| **Uniform Tax structure through GST**         | - GST rates for most of the goods and services are 5%, 12%, 18% and 28%. Electronic goods are mostly at 18%. Cellular mobile handsets are at 12% |
| **Electronic Development Fund Policy**       | - Under the Union Budget 2017, Government has increased the allocation of the MSIPS and the Electronic Development Fund to US$ 110.81 million to create and ecosystem to make India a global manufacturing hub. |
| **EPCG, EHTP schemes**                       | - EHTP provides benefits such as duty waivers and tax incentives, to companies which replace certain imports with local manufacturing |
| **Intellectual Property Rights**             | - Intellectual Property Rights (IPR) are a key determinant of progress in R&D and innovation in the electronics sector. |
| **M-SIPS**                                   | - Scheme was notified in July 2015 to attract investments in electronics manufacturing. Incentives would be provided under MSIPS on the proposals received. |
| **EMC Scheme**                               | - Total number of EMCs approved in last 1 year have become 21; 16 for Greenfield EMCs, 3 for Brownfield EMCs in 7 states. |

Notes: FDI - Foreign Direct Investment; EPCG – Export Promotion Capital Goods Scheme; EHTP – Electronic Hardware Technology Park Scheme; IPR – Intellectual Property Rights  
Source: Department of Commerce, Government of India; Department of Electronics and Information Technology; TechSci Research
## Government of Gujarat

### Development of New Electronic Parks
- GIDC has planned to establish major electronic parks in Khoraj village near Sanand

### Development of New Fabrication Manufacturing Facilities
- Gujarat will have two semiconductor wafer fabrication manufacturing facilities in Prantij

### Skill Development
- Establishment of Colleges, Universities, Government funded ITIs, etc.

### Industry Infrastructure
- Establishment of Gujarat Informatics Limited (GIL)

### Policies and Incentives
- Incentives provided by Government of Gujarat to boost Indian Electronics sector through Electronics Policy (2016-21) and IT Policy (2016-21). Incentives are mentioned in next section

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Notes: GIDC - Gujarat Industrial Development Corporation; ITI - Industrial Training Institute
## Incentives

### Government of India

<table>
<thead>
<tr>
<th><strong>Export linked</strong></th>
<th><strong>Activity based</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Export Oriented Unit scheme</strong></td>
<td><strong>Weighted Deduction for R&amp;D facilities</strong></td>
</tr>
<tr>
<td>Exemption/Refund of various indirect taxes such as customs duty, excise duty on the procurement of capital goods and inputs (as the case be) for permitted operations</td>
<td>In-house R&amp;D facility eligible for deduction @ 200% under the Act</td>
</tr>
<tr>
<td><strong>Export promotion capital goods</strong></td>
<td><strong>Employment of New Workmen</strong></td>
</tr>
<tr>
<td>Allows duty-free procurement of capital goods by exporters, subject to the fulfillment of export obligation and other specified conditions</td>
<td>Deduction equivalent to 30% of additional wages/salary (over and above expenditure on wages/salary) available for three years in respect of new workmen employed</td>
</tr>
<tr>
<td><strong>Duty Free Import Authorization Scheme</strong></td>
<td></td>
</tr>
<tr>
<td>Permit the import of inputs without customs duty, subject to the fulfillment of value-added norms and export obligation</td>
<td></td>
</tr>
<tr>
<td><strong>Served from India Scheme</strong></td>
<td></td>
</tr>
<tr>
<td>Available to specified service providers having service exports of ₹ 1 million or more – for import/procurement of spares, office equipment, furniture and consumables</td>
<td></td>
</tr>
<tr>
<td>Post export benefit allowed by way of duty credit scrip equivalent to 10% of the net foreign exchange earned in the current financial year</td>
<td></td>
</tr>
<tr>
<td><strong>Duty drawback</strong></td>
<td></td>
</tr>
<tr>
<td>Post export benefit to allows rebate of taxes and duty paid on inputs and input services used in the manufacture of exported goods at prescribed rates</td>
<td></td>
</tr>
<tr>
<td><strong>Focus Product Scheme</strong></td>
<td></td>
</tr>
<tr>
<td>Post export benefit allowed by way of duty credit scrip equivalent to a specified percentage of the FOB value of exports of specified products to any country/all products to notified countries</td>
<td></td>
</tr>
</tbody>
</table>

Source: Tax Incentives in India, Ernst & Young
## Modified Special Incentive Package Scheme (M-SIPS)

<table>
<thead>
<tr>
<th>Category</th>
<th>Investment Threshold</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Electronic Products including Nano - Electronic and Telecom Products</strong></td>
<td>Investment threshold of ₹ 10 Crores; 20 - 25% of the capital cost + Reimbursement of tax on capital equipment</td>
</tr>
<tr>
<td><strong>Nano Electronic Components</strong></td>
<td>Investment threshold of ₹ 200 Crores; 20 - 25% of the capital cost + Reimbursement of tax on capital equipment</td>
</tr>
<tr>
<td><strong>Semiconductor Wafering</strong></td>
<td>Investment threshold of ₹ 1000 Crores; 20 - 25% of the capital cost + Reimbursement of taxes and duties as applicable</td>
</tr>
<tr>
<td><strong>Logic Microprocessors, Microcontrollers, DSP and ASICS</strong></td>
<td>Investment threshold of ATMP of ₹ 500 Crores and Fab of ₹ 2000 Crores; 20 - 25% of the capital cost + Reimbursement of taxes and duties</td>
</tr>
<tr>
<td><strong>Memory</strong></td>
<td>Investment threshold of ATMP of ₹ 400 Crores and Fab of ₹ 5000 Crores; 20 - 25% of the capital cost + Reimbursement of taxes and duties</td>
</tr>
<tr>
<td><strong>Chip Components</strong></td>
<td>Investment threshold of ATMP of ₹ 75 Crores and Fab of ₹ 200 Crores; 20 - 25% of the capital cost + Reimbursement of taxes and duties</td>
</tr>
<tr>
<td><strong>Discrete Semiconductors like transistors, Diodes</strong></td>
<td>Investment threshold of ATMP of ₹ 10 Crores and Fab of ₹ 25 Crores; 20 - 25% of the capital cost + Reimbursement of taxes and duties</td>
</tr>
<tr>
<td><strong>Power Semiconductors like FETs, MOSFETs, SCRs, GTDs, IGBTs</strong></td>
<td>Investment threshold of ATMP of ₹ 50 Crores and Fab of ₹ 100 Crores; 20 - 25% of the capital cost + Reimbursement of taxes and duties</td>
</tr>
<tr>
<td><strong>Polysilicon Technology Ingots and/or wafers Cells or Cells Modules</strong></td>
<td>Investment threshold of Fab in range of ₹ 100 - 650 Crores; 20 - 25% of the capital cost + Reimbursement of taxes and duties</td>
</tr>
<tr>
<td><strong>Thin Film Technology</strong></td>
<td>Investment threshold of Fab in range of ₹ 250 - 300 Crores; 20 - 25% of the capital cost + Reimbursement of taxes and duties</td>
</tr>
<tr>
<td><strong>LCD Fabrication</strong></td>
<td>Investment threshold of ATMP of ₹ 250 Crores and Fab of ₹ 4000 Crores; 20 - 25% of the capital cost + Reimbursement of taxes and duties</td>
</tr>
<tr>
<td><strong>LCD Glass Substrate</strong></td>
<td>Investment threshold of ATMP of ₹ 100 Crores and Fab of ₹ 250 Crores; 20 - 25% of the capital cost + Reimbursement of taxes and duties</td>
</tr>
<tr>
<td><strong>Passive Components, Electro-mechanical parts and consumables</strong></td>
<td>Investment threshold of ₹ 5 Crores; 20 - 25% of the capital cost + Reimbursement of taxes and duties</td>
</tr>
</tbody>
</table>

Note: ATMP - Assembly, Testing, Marking and Packaging
Source: Department of Electronics and Information Technology, Government of India
Incentives
Government of Gujarat

Industrial Policy, 2015

Industrial undertakings are given Tax Reimbursement benefits under this scheme. Under the new GST developments, the policy will be modified to maintain the same quantum of incentives as was available during VAT. The eligible incentive up to the extent of state GST will be reimbursed.

**CATEGORY OF INDUSTRY AS PER POLICY**

<table>
<thead>
<tr>
<th>Category</th>
<th>Capital Investment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ultra Mega</td>
<td>More than ₹ 4000 Cr</td>
</tr>
<tr>
<td>Mega</td>
<td>More than ₹ 1000 Cr but less than 4000 Cr</td>
</tr>
<tr>
<td>Large</td>
<td>Higher than maximum prescribed for medium enterprise under MSME Development Act 2006 but less than ₹ 1000 Cr</td>
</tr>
</tbody>
</table>

An industrial undertaking will be eligible for incentive according to the classification of project (Ultra mega, Mega, Large, MSME), the category of the taluka and the eligible fixed capital investment.

Source: Industrial Policy 2015, Government of Gujarat

Incentives to EMCs

| Capital Investment Subsidy | 1) Greenfield EMCs set up in area less than 200 acres shall be entitled to 25% of project cost up to maximum of ₹ 25 crores.  
2) Greenfield EMCs set up in area more than 200 acres shall be entitled to 25% of project cost up to maximum of ₹ 100 crores. |
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Land</td>
<td>1) Greenfield EMCs will be entitled to 100% reimbursement of the stamp duty as well as registration fee paid to Government towards lease/sale/transfer of land.</td>
</tr>
</tbody>
</table>
| Power Tariff Subsidy      | 1) EMC will be given power tariff subsidy at ₹ 1 per unit in the billed amount for period of 5 years  
2) EMC will be given 100% reimbursement for electricity duty paid by it for period of 5 years from the date of approval of EMC |
| What is Greenfield EMC as per Electronics Policy | It will be assigned as per the GoI notification no. (50)/2011-IPHW dated 22.10.2012, and as amended from time to time. |

Note: EMC - Electronics Manufacturing Cluster
Source: Electronics Policy (2016-21), Government of Gujarat
## Incentives to ESDM Units

<table>
<thead>
<tr>
<th>Capital Investment</th>
<th>Subsidy</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1) @10% of GFCI up to ₹ 10 Crores with ceiling of ₹ 1 Crore.</td>
</tr>
<tr>
<td></td>
<td>2) ₹ 1 Crore plus 5% of incremental GFCI between ₹ 10 to 1000 Crores</td>
</tr>
<tr>
<td></td>
<td>with ceiling of ₹ 25 Crores</td>
</tr>
<tr>
<td></td>
<td>3) ₹ 25 Crores plus 5% of incremental GFCI above ₹ 1000 Crores with</td>
</tr>
<tr>
<td></td>
<td>ceiling of ₹ 100 Crores</td>
</tr>
<tr>
<td>Interest Subsidy</td>
<td>1) ECB up to ₹ 10 Crores; @7% per annum with ceiling limit of ₹ 1 Crore</td>
</tr>
<tr>
<td></td>
<td>2) ECB between ₹ 10 to 1000 Crores; 1 Crore plus 2% of ECB with</td>
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<tr>
<td></td>
<td>ceiling of ₹ 5 Crores per annum</td>
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<tr>
<td></td>
<td>3) ECB above ₹ 1000 Crores; ₹ 5 Crores plus 1% of ECB with ceiling</td>
</tr>
<tr>
<td></td>
<td>limit of ₹ 10 Crores per annum</td>
</tr>
<tr>
<td>Land</td>
<td>100% reimbursement of the stamp duty as well as registration fee paid</td>
</tr>
<tr>
<td></td>
<td>to Government towards lease/sale/transfer of land for first transaction.</td>
</tr>
<tr>
<td>GST Reimbursement</td>
<td>SGST will be reimbursed which will not be higher than the rate of VAT</td>
</tr>
<tr>
<td></td>
<td>subject to overall ceiling of 90% of GFCI as maximum eligibility for</td>
</tr>
<tr>
<td></td>
<td>reimbursement. It will be allowed for 10 years from the date of</td>
</tr>
<tr>
<td></td>
<td>production</td>
</tr>
<tr>
<td>Power Tariff and</td>
<td>1) Subsidy@ ₹ 1 per unit in the billed amount for 5 years</td>
</tr>
<tr>
<td>Electricity Duty</td>
<td>2) 100% reimbursement for electricity duty paid for 5 years</td>
</tr>
<tr>
<td>EPF Contribution</td>
<td>Reimbursement of EPF contribution for their employees for 5 years</td>
</tr>
<tr>
<td></td>
<td>with ceiling of ₹ 1 Crore per annum subject to following:</td>
</tr>
<tr>
<td></td>
<td>1) 100% EPF amount in case of female employees</td>
</tr>
<tr>
<td></td>
<td>2) 75% EPF amount for male employees</td>
</tr>
<tr>
<td>Patent Assistance</td>
<td>1) @50% with ceiling of ₹ 2 lakhs per patent for domestic patents and</td>
</tr>
<tr>
<td></td>
<td>₹ 5 lakhs per patent for international patents</td>
</tr>
<tr>
<td></td>
<td>2) Total quantum limited to ₹ 25 lakhs for international and ₹ 10</td>
</tr>
<tr>
<td></td>
<td>lakhs for domestic patent per unit / institution</td>
</tr>
<tr>
<td>Market Development</td>
<td>1) Participation in International Trade Fairs outside India @ 50%</td>
</tr>
<tr>
<td>Support</td>
<td>expenditure with ceiling of 2 lakhs</td>
</tr>
<tr>
<td></td>
<td>2) Industry association participation to International Trade Fair as</td>
</tr>
<tr>
<td></td>
<td>Gujarat Pavilion outside India @ 50% expenditure with ceiling of 10</td>
</tr>
<tr>
<td>Quality Certification</td>
<td>Assistance for maximum of 3 industry standard quality certifications</td>
</tr>
<tr>
<td></td>
<td>@ 50% cost of quality certification with overall ceiling of ₹ 6</td>
</tr>
<tr>
<td></td>
<td>lakhs in 5 years</td>
</tr>
</tbody>
</table>

Note: ESDM - Electronic System Design and Manufacturing; GFCI - Gross Fixed Capital Investment; ECB - External Commercial Borrowing; GST - Goods and Service Tax; VAT - Value Added Tax; EPF - Employee Provident Fund
Source: Electronics Policy (2016-21), Government of Gujarat
Incentives

**R&D Support**
1) 60% of project cost excluding land and building subject to maximum of ₹ 50 lakhs

**Single Window Clearance**

Single Window Clearance Act, 2017 is in force to provide speedy process of various licenses, clearances and certificates for setting up industrial units and also to provide investor friendly environment in the state.

Advantage Dholera

Dholera in the state of Gujarat is the largest Greenfield Smart city being built under the DMIC. It is planned for 920 square kilometres over 30 years. An Activation Area, the first phase of 22.54 square kilometres (5600 acre) is under construction and will be ready for operation in 2019. Activation Area majorly consist of industrial land use and residential land use with 50% and 28% respectively. Along with it, Activation area also includes Mixed land use (High Access Corridor), Recreational & Sports and Tourism land uses.

Large & Contiguous land parcels

Dholera offers the largest land parcels in any city in India and perhaps South Asia. Land parcels range from 5 hectares to 140 hectares and can be combined to produce parcel size up to 750 hectares.

The plot size requirement of Electronic industries vary from 1 hectares to 40 hectares. Dholera has large land parcels which can be utilized to form Electronic Manufacturing Cluster (EMC) / Electronic park for manufacturing industries.
World Class Infrastructure

Exceeds world class standards for performance and sustainability. Dholera will use ICT as an underlying enabler in all spheres of the city and will integrate multiple essential disciplines, facilitate ease of doing business and ease of living along with a platform for efficient operations and administration. Dholera’s Command and Control Centre is designed to oversee safety & security and will provide collaboration among city departments e.g. utilities, traffic management, emergency response for orchestrated functioning thus enhancing city livability.

Sustainability

Zero waste discharge by treating, recycling & reusing 100% of the wastewater generated to tertiary standards for non-potable and industrial use while implementing best practices such as smart metering and SCADA to minimize losses.

Capture storm water runoff to minimize flooding and property damage. Implement a rain water harvesting system through an open earthen canal which will allow aquifer recharge and reuse of water for irrigation.

100% collection of solid waste with no sights of public dumping and foul odour. Biodegradable solid waste will be treated for use as compost and to generate energy.
Plug & Play

Building this city from the ground up, the vision is to have a ‘Plug & Play’ approach wherein all land parcels are fully ICT enabled and completely built up infrastructure is offered right at the plot level. Dholera is unique in that, it is the first city in India where all underground utilities Gas, Power, Potable water, Recycled water, Sewage pipes and Storm water are pre-planned for implementation, with the capability of handling the growing demands of the city.

Live Work Play

True to its name, Dholera Industrial City focuses on catering to the needs of businesses and industries. While the businesses and industries will create jobs for people to come to Dholera for work, the residential zones will ensure that the employees and their families can walk to work & improve their quality of life in a pre-planned city ensuring the requirement of its citizens to fulfill their aspirations.

There is a paradigm shift in the manner in which cities are being planned and designed; the problems our existing cities face in terms of safety, traffic congestion, lack of open green spaces or social/cultural facilities directly informs what all we need to address or incorporate in our future cities. Research has consistently shown that cities where people walk more and drive less are healthier cities. The automobile is losing out to the transit and pedestrians, and people (resident, visitors and workers) are the main focus of city-building. In Dholera planning, the distribution of open green spaces and social infrastructure builds upon the core strategy of creating a city for the people. Based upon this strategy, the guiding principle of Live-Work-Play was adopted. The guiding principle emphasizes creating a People Centric City; creating a Smart City with smart social and physical infrastructure with more pedestrians and cycle tracks and creating a city that integrates arts, culture, and education for socio-economic growth of its inhabitants.
Walkability Index

Neighbourhood park - 400 meter
Community park - 800 meter
Linear park - 1500 meter
Regional park - 4000 meter

5% of total area earmarked for parks and open green spaces

Provision of walkways and cycle track in Row

Shaded pathways and large green public activity spaces
Open space framework

Neighbourhood park

Community park

Linear park

Regional park
Utilities (Water & Waste Water)

**24 X 7 Potable water supply**
Permanent source of 100 MLD Raw water
Smart metering with 100% coverage
50 MLD Water Treatment Plant (WTP) is under construction

Potable water quality parameters are as below:

<table>
<thead>
<tr>
<th>Parameters</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Color, Hazen units, Max.</td>
<td>Not more than 5</td>
</tr>
<tr>
<td>pH</td>
<td>6.5 - 8.5</td>
</tr>
<tr>
<td>Turbidity (NTU)</td>
<td>&lt;1</td>
</tr>
<tr>
<td>Total suspended solids (mg/l)</td>
<td>Not more than 1</td>
</tr>
<tr>
<td>Taste</td>
<td>Unobjectionable</td>
</tr>
<tr>
<td>Odour</td>
<td>Unobjectionable</td>
</tr>
</tbody>
</table>

**24 X 7 Recycled water supply**
Dual plumbing system for residential areas
Smart metering with 100% coverage

Electronic Industries are allowed to dispose effluent in city network after treating to following effluent parameters:

<table>
<thead>
<tr>
<th>Parameters</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>pH</td>
<td>5.5 - 9</td>
</tr>
<tr>
<td>Colour (Hazem)</td>
<td>&lt;100</td>
</tr>
<tr>
<td>Oil &amp; Grease (mg/l)</td>
<td>&lt;100</td>
</tr>
<tr>
<td>Liquid Temperature (max.)</td>
<td>450 C</td>
</tr>
<tr>
<td>BODs (mg/l)</td>
<td>500 - 600</td>
</tr>
<tr>
<td>COD (mg/l)</td>
<td>1200 - 1500</td>
</tr>
<tr>
<td>Total suspended solids (mg/l)</td>
<td>&lt; 500</td>
</tr>
<tr>
<td>Chlorides (mg/l)</td>
<td>500 - 600</td>
</tr>
</tbody>
</table>

**100% collection of domestic waste water and Industrial effluent**
100% recycling and reuse
10 MLD Sewage treatment Plant (STP) is under construction
20 MLD Common Effluent treatment Plant (CETP) is under construction
Utilities (Solid waste, Power & ICT)

100% waste collection
City Integrated waste management system for domestic, Industrial and hazardous waste

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Organic waste treatment through Bio-methanation Plant</td>
<td>Treatment of recyclable material such as Glass, metal, plastic, paper etc through registered vendors</td>
<td>Landfill site for disposal of inert waste</td>
<td>Incineration Plant for Treating industrial waste</td>
<td>Dedicated E-waste recycling in Integrated SWM Facility</td>
</tr>
</tbody>
</table>

24 X 7 Power supply
Dual circuit network with redundant power source for backup
100% underground power distribution network
Power quality parameters are as below:

<table>
<thead>
<tr>
<th>Parameters</th>
<th>Value</th>
<th>Type of System</th>
</tr>
</thead>
<tbody>
<tr>
<td>Technical Loss</td>
<td>Less than 5%</td>
<td>Energy Management System (EMS)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Gas Insulated Switchgears and SVCs</td>
</tr>
<tr>
<td>Commercial Loss</td>
<td>Less than 5%</td>
<td>Distribution Management System (DMS)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Advanced Metering Infrastructure (AMI)</td>
</tr>
<tr>
<td>Scalability</td>
<td>-</td>
<td>SCADA</td>
</tr>
<tr>
<td>Voltage Variation</td>
<td>+5</td>
<td>Static Var Compensator (SVC) are part of the AC transmission system device regulating voltage and harmonics</td>
</tr>
<tr>
<td>Total Harmonic Distortion</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Power Factor Correction</td>
<td>Less than 15%</td>
<td>Automatic Power Factor Controller Panels (APFC)</td>
</tr>
<tr>
<td>Zero Outage</td>
<td></td>
<td>Smart grid with Fault passage indicators</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Outage Management System (OMS)</td>
</tr>
</tbody>
</table>

100% Coverage with Fiber Optical cables
ICT enabled city infrastructure
Integrated City Operation Centre (CIOC) to control and manage city operations
City wide WiFi and networking
Housing Provision

As per the report of National Skill Development Corporation (NSDC) in 2014, the manpower from the different sectors of Electronics and IT Hardware industry consists of the following:

- **Experts**: 4 - 5%
- **Supervisory staff / Technical**: 49 - 50%
- **Non - Technical Staff**: 25 - 27%
- **Field staff**: 19 - 21%

Approximately more than two - third of the manpower consists of Supervisory staff, Non-Technical and field staff, the Electronic industry requires housing provision for Economic Weaker section (EWS) or Middle Income Housing (MIG).

Activation Area consist of almost 650 hectares of land dedicated for residential development which accommodate High, Medium and Low density development. During the planning phase, housing provision for Economic Weaker Section (EWS) has been considered and land is reserved. The map below shows the identified EWS housing clusters within Activation Area:
### External Connectivity

- **Ahmedabad to Dholera 6 lane expressway** 100km
- **Ahmedabad to Dholera Mass Rapid Transit System (MRTS)** line 87km
- **Dedicated Freight Rail** line connecting to DFC 35km
- **Dholera International Airport**

### Distances

- **Mundra Port** - 6 hours
- **Pipava Port** - 2 hours
- **Ahmedabad Airport** - 2 hours
- **Dedicated Freight Corridor (DFC)** - 1.5 hours
- **Dholera Airport** - 15 mins

### Proposed Infrastructure

- **Ahmedabad to Dholera 6 lane expressway** 100km
- **Ahmedabad to Dholera Mass Rapid Transit System (MRTS)** line 87km
- **Dedicated Freight Rail** line connecting to DFC 35km
- **Dholera International Airport**
Development Scenario

Dholera will be a sustainable Greenfield Industrial City planned and located approximately 100km south of Ahmedabad. The project as envisaged will be the first initiative from DMIC-DC to create a linear zone of industrial clusters and the nodes will be developed in the influence area of Western Dedicated Freight Corridor (DFC). As a new city by 2040, Dholera will cater to a population of 2 million and an employment base of over 8,00,000.

The Development Plan for Dholera has been prepared and sanctioned. It is divided into three phases with phase-I constituting an area covering 158sqkm.

To trigger the development of Dholera, an Activation Area is identified which acts as a catalyst for further investments and attracts local and global investors. The Activation Area is spread across an area of approximately 22.5sqkm. The area has approximately 72kms of roads and an optimum mix of land use comprising of industrial, residential, mixed use, recreation and tourism. The area selected is based on immediate availability of land and its future status after implementation of TP schemes (area with the highest opportunity of commencement of site work).

Development at a glance

<table>
<thead>
<tr>
<th>Description</th>
<th>Area (square kilometers)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total area of Dholera</td>
<td>920</td>
</tr>
<tr>
<td>Developable area</td>
<td>422</td>
</tr>
<tr>
<td>Area to be developed in Phase I</td>
<td>158</td>
</tr>
<tr>
<td>Activation area (Part of Phase I)</td>
<td>22.54</td>
</tr>
</tbody>
</table>
The Activation Area is approximately 4.25% of the total developable area of Dholera. It can cater to a residential population of 1.2 lakhs with an employment of approximately 80,000 people by 2020. The Activation Area has a major portion of Government land (approx. 80%) which will provide ready to move plots with all the major trunk infrastructure at the door steps of each plot.
Smart Governance

Unified agency for all city operations:
DICDL is the unified company to maintain and operate the city

Environment Clearance:
City wide environment clearance obtained from the Ministry of Environment, Forest and Climate Change

Dholera Integrated Operation Centre (DIOC):
Centralized city wide operation centre to operate and manage the entire city

Land Allotment & Pricing

- As per the approved Land Allotment Policy of DICDL, appropriate discount up to 50% on land price is provided to Anchor tenants
- Discount on 50% land price is provided for developing social infrastructure (health facility, educational facility and other public amenities) as per policy
- Transparent process of land allotment for different land uses

Highlights
Land allotment within 17 days
Land possession within 90 Days

Land Pricing

<table>
<thead>
<tr>
<th>Land use</th>
<th>Rate (per sq m)</th>
<th>Rate (per acre)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>INR</td>
<td>USD</td>
</tr>
<tr>
<td>Industrial</td>
<td>2750</td>
<td>42.79</td>
</tr>
<tr>
<td>Residential</td>
<td>4125</td>
<td>64.19</td>
</tr>
<tr>
<td>High Access Corridor</td>
<td>3438</td>
<td>53.50</td>
</tr>
<tr>
<td>Tourism and Resort</td>
<td>5500</td>
<td>85.58</td>
</tr>
<tr>
<td>Recreation &amp; Sports</td>
<td>2750</td>
<td>42.79</td>
</tr>
</tbody>
</table>

USD1 = INR64.28 on Feb 09, 2018
Land Allotment process
Shortest time frame for land allotment and land possession

Procedure of Land Allotment – FCFS Method

Online Application by Applicant

Submission of Application Form with Processing Fee

Presentation of Applicant’s proposal before Screening Committee

Screening of Proposal

Selection of Plot by Applicant

Allotment Letter

Down Payment (10%)

Balance Payment (90%)

Execution of Lease Agreement and possession of site

Form 1: Application Form

Form 2: Allotment Letter

Form 3: Allotment Letter

Form 4: Form of Agreement

Timeline (days)

PF = Processing Fee

AL = Allotment Letter

BP = Balance Payment

LA = Lease Agreement

DP = Down Payment

Ext. of time for bal. payment

Down Payment Forfeited

LA and possession

FCFS - First come first served
Ease of Doing Business

Electronic Land Allotment System

- Online transparent system of Land Allotment
- Identified land bank – use of Web GIS to view parcels
- Hassle free online document submission
- Live updates on applications status

Direct link for Land Allotment: https://elas.dicdl.in

Direct link for WebGIS: http://dicdl.in/land-parcel-map/
Construction Timeline

Activation Area is scheduled to complete by September 2019.
Timeline

It shows time required to set up of manufacturing unit overlapped on construction timeline of Activation Area.

- Land allotment
- Land possession
- Planning & Design
- EIA & other statutory approvals
- Manufacturing industry setup
- Activation area
- Water, S
- Sep 2018
- Administrative & Business Centre for Dholera
4. Project Timeline

- Jun 2019
  Sewage & Common Effluent Treatment Plants

- Sep 2019
  72km Roads & Underground services

- Month 15
  Construction

- Month 24
  Activation area ready for operation

- Month 36
  Operation & production

- Month 48
To know more and get in touch with us:

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