dholera
A NEW ERA

EXPRESSION OF INTEREST FOR
PHARMACEUTICAL INDUSTRIES
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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: Pharmaceutical Sector

### Highlights

| Leading pharma producer | • India is estimated to account for 3.1 - 3.6% of the global pharmaceutical industry in value terms and 10% in volume terms.  
• It is expected to grow US$100 billion by 2025 |
|--------------------------|----------------------------------------------------------------------------------------------------------|
| One of the highest exports | • India accounts for 20% of the global exports in generics.  
• India’s pharmaceutical exports stood at US$ 16.84 billion in 2016-17 and is expected to reach US$ 20 billion by 2020. |
| Among fastest growing industries | • It is expected to expand at a CAGR of 12.89% over 2015 - 20 to reach US$ 55 billion.  
• India is second largest contributor of global biotech and pharmaceutical workforce. |
| Rapidly growing healthcare sector | • It is expected to cross US$ 372 billion by 2022 |
| High potential generic market | • The generic market stood at US$ 26.1 billion in 2016. |
| Robust growth in biotech industry | • By 2024-25, India’s biotech industry is estimated to increase to US$ 100 billion from US$ 11 billion in FY 2015-16 |

Notes: CAGR - Compound Annual Growth Rate  
Source: India Biz, PWC, Department of industrial Policy and Promotion, Delloite, PharmBiz, Frost and Sullivan Report on Indian Pharmaceutical Market, McKinsey, Make in India
Pharma export to continue witnessing high growth

- Indian pharma companies are capitalizing on export opportunities in regulated and semi-regulated markets
- Indian drugs are exported to more than 200 countries in the world with US as the key market
- India is the largest producer of generic medicines, the country’s generic drug account for 20% of global generic drug exports
- Around 40% of India's US$ 16.8 billion pharmaceutical exports in 2016-17 were to the American continent followed by a 19.7% to Europe, 19.1% to Africa and 18.8% to Asian countries.

Government Expenditure in the Pharma Sector on an Uptrend

- Expenditure expanded at a CAGR of 18.1% over 2008-16 to reach US$ 53 billion
- Under Union Budget 2017-18, new 5000 post graduates seats in medical colleges were announced by the government to ensure availability of specialist doctors.

Source: Department of Commerce India, Department of Pharmaceuticals, India Business News, BMI
Growing Per Capita Sales of Pharmaceuticals

- Economic prosperity would improve affordability for generic drugs in the market and improve per capita sales of pharmaceuticals.
- Per capita sales expanded at a CAGR of 17.6% to US$ 33 in 2016.
India became the third largest global generic API merchant market in 2016, with a 7.2 per cent market share. By 2020, India is likely to be among the top three pharmaceutical markets by incremental growth and 6th largest market globally in absolute size. The Indian pharmaceutical market will witness growth of CAGR of 11% from FY11 to FY 20 in terms of revenue.
Gujarat - The Ideal Investment Destination

Gujarat – Pharmaceutical Market

35% of India's drugs produced by volume
Only manufacturer of doxorubicin HCL liposome injection globally at present
Only manufacturer of Vitamin C and dapsone in India

40% of pharmaceutical machinery manufactured in Gujarat
250 WHO-GMP certified manufacturing facilities in Gujarat of which 155 are formulations

40% of CRAMS companies in India located in Gujarat

33% Gujarat's contribution in pharmaceutical industry turnover of India
30,000 pharma sales units in Gujarat with 48% retailers, 42% wholesalers and 10% in both the categories

28% Gujarat's contribution in pharma export of India (Gujarat's export breakup – 40% bulk and 60% formulations

Proximity to Ports

India imports 70 – 80% of API requirement from China
Proximity to pharmaceutical clusters located near ports

Gujarat has four existing clusters dedicated to the pharmaceutical industry –

1) Ahmedabad, dedicated to formulations, APIs, biologicals and contract manufacturing
2) Vadodara, dedicated to manufacturing formulations and biogenerics
3) Bharuch and Ankleshwar, dedicated for APIs, formulations and vaccines
4) Valsad, dedicated to formulations, APIs, device and diagnostics

The cluster growth is reinforced by the fact that, post GST, local Food and Drug Control Administration (FDCA) is handling 30-40 applications every week for brownfield and greenfield units as against 10-12 per week earlier.

This would require expansion of the existing clusters or creation of new clusters in proximity to existing clusters.
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 pharmaceutical manufacturing supply chain as most large companies use MSMEs to deliver significant parts of their projects. Gujarat has pharmaceutical MSME clusters in and around Ahmedabad, Vadodara, Bharuch, Ankleshwar and Valsad as mentioned earlier.

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 professional intake capacity of Pharmacy colleges is approximately 4500 in Gujarat. 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: Indian Brand Equity Foundation
# Measures Supporting Growth of Pharmaceutical Industry

## Government of India

<table>
<thead>
<tr>
<th>Measures</th>
<th>Details</th>
</tr>
</thead>
</table>
| **Reduction in approval time for new facilities** | - Steps taken to reduce approval time for new facilities  
  - NOC for export license issued in two weeks compared to 12 weeks earlier                                                                                                                                 |
| **Collaborations**                            | - MoUs with USFDA, WHO, Health Canada, etc. to boost growth in the India Pharma sector benefiting from their expertise                                                                                   |
| **Support for technology and FDIs**          | - Union Cabinet has given nod to allow FDI up to 100% under the automatic route for manufacturing of medical devices  
  - Government to create a digital platform to regulate and track the sale of quality drugs, and it can be used anywhere in the world                                                                       |
| **Industry Infrastructure**                  | - Under the Union Budget 2016-17, Government has announced to set up 1.5 lakh Health Care centres and open two new AIIMS in Jharkhand and Gujarat.                                                        |
| **Pharma Vision 2020**                       | - Government aims to make India a major hub for end-to-end drug discovery                                                                                                                                |
| **Bulk Drug Parks**                          | - Plan to set up mega bulk drug parks in order to reduce industry’s dependency on raw material imports                                                                                                 |
| **OTC drugs**                                 | - A new category of over the counter (OTC) drugs has been given in-principle approval. The category includes muscle relaxants, decongestants, anti-inflammatory drugs, antacids, external preparation for skin and hormonal contraceptives |
| **Online Pharmacies**                         | - Plan to set up an electronic platform to regulate online pharmacies under a new policy                                                                                                                   |

Source: Union Budget 2016-17
## Government of Gujarat

### Development of New Pharma parks
- Three landmark parks will be developed in Gujarat one each for API, Formulations and Medical Devices

### Promotions of Generic Drugs
- Preference is given in Government purchases

### Skill Development
- Establishment of National Institute for Pharmaceutical Education and Research (NIPER) for human resource development

### Industry Infrastructure
- Establishment of Gujarat Genomics Initiative, Genetic Diagnostic centres and Gene Banks.

### Support for Technology
- IT application for issuance of sales license and product license implemented by FDCA

### Policies and Incentives
- Incentives provided by Government of Gujarat to boost Indian Pharma sector. Incentives are mentioned in next section

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Source: Union Budget 2016-17
# Incentives

## Government of India

### Export linked

<table>
<thead>
<tr>
<th>Scheme</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Export Oriented Unit scheme</td>
<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>
</tr>
<tr>
<td>Export promotion capital goods</td>
<td>Allows duty-free procurement of capital goods by exporters, subject to the fulfillment of export obligation and other specified conditions</td>
</tr>
<tr>
<td>Duty Free Import Authorization Scheme</td>
<td>Permit the import of inputs without customs duty, subject to the fulfillment of value-added norms and export obligation</td>
</tr>
</tbody>
</table>
| Served from India Scheme                | Available to specified service providers having service exports of ₹ 1 million or more – for import/procurement of spares, office equipment, furniture and consumables.  
  Post export benefit allowed by way of duty credit scrip equivalent to 10% of the net foreign exchange earned in the current financial year. |
| Duty drawback                           | 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      |
| Focus Product Scheme                    | 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 |

### Activity based

<table>
<thead>
<tr>
<th>Scheme</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Weighted Deduction for R&amp;D facilities</td>
<td>In-house R&amp;D facility eligible for deduction @ 200% under the Act</td>
</tr>
<tr>
<td>Employment of New Workmen</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>
</tbody>
</table>
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>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.

**Incentives to MSME Industries**

- **Capital Investment Subsidy**
  1) 10% - 15% of the loan amount to maximum of ₹ 5 lakhs in Municipal areas
  2) 15% - 20% of the loan amount to maximum of ₹ 25 lakhs in other areas

- **Interest Subsidy**
  1) @ 5% with maximum of ₹ 25 lakhs p.a. for 5 years in Municipal areas
  2) @ 7% with maximum of ₹ 30 lakhs p.a. for 5 years in other areas
  3) 1% additional subsidy to SC/ST, Woman and physically disabled entrepreneurs
  4) 1% additional subsidy to young entrepreneurs below age of 35 years

- **Venture Capital**
  GVFL will release fund of 20% of project cost with maximum of ₹ 50 lakhs

- **Quality Certification**
  1) 50-65% of capital cost for installing ERP up to maximum of ₹ 1,00,000
  2) 50-65% of capital cost related to ICT facilities up to maximum of ₹ 5,00,000
  3) 50% of all charges for obtaining ISO Certification and other required certifications up to maximum amount of ₹ 50,000

Source: Industrial Policy 2015, Government of Gujarat

Feb 15, 2018
Incentives

**Quality Certification**

4) 50% of fee payable to International certification Authority and 50% cost of testing equipment required for that certification up to maximum of ₹ 10 lakhs

**Other Support**

1) Assistance for Technology Acquisition by way of 50-65% of the cost up to maximum of ₹ 50 lakhs
2) Assistance for Patent Registration – 75% of cost incurred up to maximum of ₹ 25 lakhs
3) 75% of cost reimbursement of cost of water and energy audit
4) Reimbursement of 100% annual service fee paid for availing collateral free term loan under CGTSME for 5 years for SC/ST, Woman, physically disabled entrepreneur

**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.*

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.

Advantage Dholera

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 Pharmaceutical industries vary from 2 hectares to 25 hectares. Dholera has large land parcels which can be utilized to form pharmaceutical cluster / Pharma park for API/Bulk drugs and Formulations industries.
3. Advantage Dholera

**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

3. Advantage Dholera

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
Pharma 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>100</td>
</tr>
<tr>
<td>Liquid Temperature (max.)</td>
<td>450 C</td>
</tr>
<tr>
<td>BOD5 (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>

<table>
<thead>
<tr>
<th>Parameters</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total dissolved solids (mg/l)</td>
<td>&lt;2100</td>
</tr>
<tr>
<td>Sulphate (mg/l)</td>
<td>400 - 500</td>
</tr>
<tr>
<td>Total Kjeldahl Nitrogen (TKN)(mg/l)</td>
<td>&lt;100</td>
</tr>
<tr>
<td>Total Phosphorus (mg/l)</td>
<td>&lt;15</td>
</tr>
<tr>
<td>Hardness (mg/l)</td>
<td>500 - 600</td>
</tr>
<tr>
<td>Coliforms</td>
<td>Present</td>
</tr>
<tr>
<td>E-coli</td>
<td>Present</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 facility in ISWMF</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

The manpower in pharmaceutical industries consists of the following:

- **Technical**: 32%
- **Non-Technical**: 31%
- **Field Staff**: 36%

Approximately two-thirds of the manpower consists of Non-Technical, support and field staff, the pharmaceutical 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**

**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</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total area of Dholera</td>
<td>920</td>
<td>square kilometers</td>
</tr>
<tr>
<td>Developable area</td>
<td>422</td>
<td>square kilometers</td>
</tr>
<tr>
<td>Area to be developed in Phase I</td>
<td>158</td>
<td>square kilometers</td>
</tr>
<tr>
<td>Activation area(Part of Phase I)</td>
<td>22.54</td>
<td>square kilometers</td>
</tr>
</tbody>
</table>
Activation Area

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

1. Online Application by Applicant
2. Submission of Application Form with Processing Fee
3. Presentation of Applicant's proposal before Screening Committee
   - Yes: Screening of Proposal
   - No: Resubmission or Cancellation of Application
4. Screening of Proposal
   - Yes: Selection of Plot by Applicant
   - No: Cancellation of Application
5. Selection of Plot by Applicant
   - Yes: Allotment Letter
6. Down Payment (10%)
   - Yes: Balance Payment (90%)
   - No: Cancellation of Application
7. Balance Payment (90%)
   - Yes: Ext. of time for bal. payment
   - No: Down Payment Forfeited
8. Ext. of time for bal. payment
   - Yes: Execution of Lease Agreement and possession of site
   - No: Form 3: Allotment Letter
   - Yes: Form 4: Form of Agreement
9. Execution of Lease Agreement and possession of site

Timeline (days):
- PF: Presentation
- AL: Allotment Letter
- DP: Down Payment
- BP: Balance Payment
- LA: Lease Agreement
- Ext.: Ext. of time for bal. payment
- LA and possession: LA and possession

PF = Processing Fee
AL = Allotment Letter
BP = Balance Payment
LA = Lease Agreement
DP = Down Payment

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

- 0 Month
- 3 Month
- 6 Month
- 9 Month
- 12 Month

Activation area

Water, Sewage & Common Effluent Treatment Plants

Sep 2018
Administrative & Business Centre for Dholera
4. Project Timeline

- **Sep 2019**: 72km Roads & Underground services
- **Jun 2019**: Sewage & Common Effluent Treatment Plants

**Operation & production**

- **Month 15**: Month ready for operation
- **Month 24**: Construction
- **Month 36**: Operation & production
- **Month 48**: Autumn area ready for operation
To know more and get in touch with us:

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**E:** hr@dicdl.in | **W:** www.dicdl.in

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