

# SPECIAL INVESTMENT REGION: CASE STUDY OF DHOLERA SIR

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**Abstract**— *Special Investment Region (SIR) is a concept similar to Special Economic Zone. However, this is a unique term applied in the territory of one of the states in India called Gujarat. SIR refers to an existing or proposed Investment Region with an area of more than 100 sq. Kms or Industrial Area with an area of 50-100 sq. kms declared so by the Government of Gujarat under Section 3 of the Gujarat Special Investment Region Act – 2009 as a SIR to set up world class hubs of economic activity. Only Gujarat Government is empowered to establish, develop, operate and regulate the Special Investment Regions (SIR).*

**Index Terms**—*Concept of SIR, Case Study*

## I. INTRODUCTION

Special Investment Regions (SIR) are global investment destinations, with the objective of achieving high economic growth for the country with massive employment generation. SIRs host industries across various sectors supported by modern infrastructure, premium civic amenities, centers of excellence and proactive policy framework. Special Investment Region (SIR) is a concept similar to Special Economic Zone. However, this is a unique term applied in the territory of one of the states in India called Gujarat. SIR refers to an existing or proposed Investment Region with an area of more than 100 sq. Kms or Industrial Area with an area of 50-100 sq. kms declared so by the Government of Gujarat under Section 3 of the Gujarat Special Investment Region Act – 2009 as a SIR to set up world class hubs of economic activity. Only Gujarat Government is empowered to establish, develop, operate and regulate the Special Investment Regions (SIR).

A four tier administrative mechanism is set up for establishment, operation, regulation and management of the SIRs. The administrative mechanism comprises of an Apex Authority -the highest policy making body (Gujarat Infrastructure Development Board -GIDB), a Regional Development Authority (RDA) for each SIR, a Project Development Agency (Government has already formed such a project development company in the name of “Gujarat Industrial Corridor Company” (GICC)) and project specific special purpose vehicle (SPVs). This review paper highlights basic ideas about the Special Investment Region (SIR) and case study of Dholera SIR.

### Purpose of SIR:

- To create large size Investment Regions / Industrial areas and develop them as Global Hubs for economic activity supported by world class infrastructure.
- The SIR(s) would be the global investment destinations to achieve high economic growth for the country with massive employment generation opportunities.
- To create a legal framework which empowers the State Government and its agencies for Establishment, Operation, Regulation and Management of the SIR.
- An Act provides for private participation in infrastructure development.

### SIR ACT 2009:

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 pro-active policy framework; and for setting up an organizational structure with that purpose and for matters connected therewith or incidental thereto

- It enables State Government to establish, develop, operate and regulate SIRs.
- Government is empowered to declare Investment Region or Industrial Area.
- SIRs have a minimum area of 100 sq. km. (10,000 ha.), Industrial Area a minimum of 50 sq. km. (5,000 ha.).
- A 4-tier administrative mechanism set up for establishment, operation and management of SIRs.

### Features of SIR

- Provide World class infrastructure.
- Gives Better Connectivity
- Specific policy framework
- Cluster development are done.
- Dedicated administrative mechanism
- Single window contact and clearance facility
- Project specific SPVs (Special Purpose Vehicle)
- Similar legislation envisaged by other States

**Case Study**

**Dholera, SIR**

**Project Vision:**

- To develop Dholera Special Investment Region (SIR) as global manufacturing and trading hub i.e. "The engine for economic resurgence of the country" which is supported by world class infrastructure.
- "The Development Plan, taking into account the DMIC objectives and goals, should focus towards creating and enabling environment to protect local industries, enhance investment climate, improve quality of life, upgrade human skills, create world class infrastructure and attract global investment".

**Location Profile:**

- DHOLERA is situated in Ahmedabad district in the Gulf of Khambhat
- Strategically located, the Ahmedabad-Dholera industrial region lies within 100 km from the Dedicated Freight Corridor (DFC) in Southern Gujarat
- National Highway 8 connects the Dholera Special Investment Region with Ahmedabad, Bhavnagar and Mumbai.
- In order to make the region more assessable, an airport and a port are proposed in this region.



**Figure 1: Location of Dholera SIR**

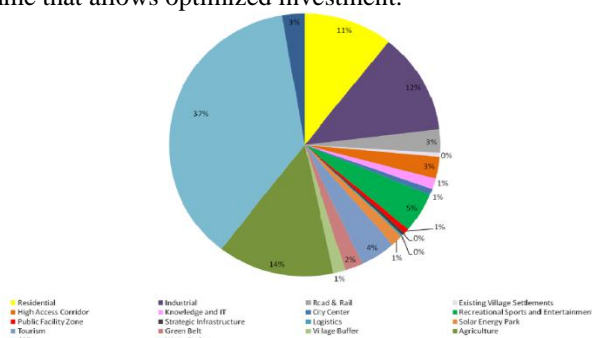
Total Area: 360 sq. kms a green field location

- World-class infrastructure & connectivity: within & outside
- Central spine express way & Metro Rail to link the SIR with mega cities
- Airport & Sea Port in the vicinity
- Benefit of sea coast, nature park, golf course
- Premium civic amenities
- Capable to cater to both International & Domestic Market
- Close to Gujarat International Finance Tech City (GIFT)
- Close to Petro-chemicals and Petroleum Inv. Region (PCPIR)
- Logistic support of the Dedicated Freight Corridor (DFC)
- Proximity to mega cities: Ahmedabad, Bhavnagar, Vadodara, Baruch &Surat
- Benefits of the high impact Delhi Mumbai Industrial Corridor (DMIC)
- Public investment in core infrastructure

**The Land Use Allocations**

The land use is allocated based upon twelve spatial planning principles:

- 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 optimized investment.



**Figure 2 A summary of the land use allocations proposed in the DSIR**

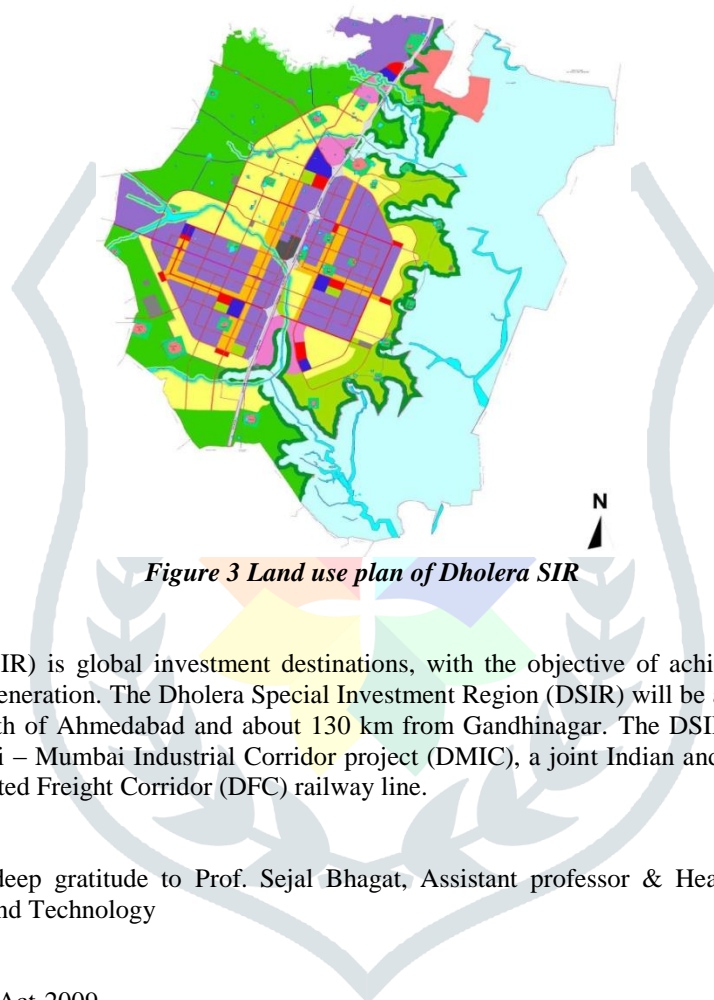
### About Project

The Dholera Special Investment Region (DSIR) will be a major new industrial hub located on a Greenfield site about 100 km south of Ahmedabad and 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 Japanese Government initiative to create a linear zone of industrial development nodes along a Dedicated Freight Corridor (DFC) railway.

The DSIR 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 DSIR at Navagam Village.

The existing population within the study 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.



*Figure 3 Land use plan of Dholera SIR*

### II. CONCLUSION

Special Investment Regions (SIR) is global investment destinations, with the objective of achieving high economic growth for the country with massive employment generation. The Dholera Special Investment Region (DSIR) will be a major new industrial hub located on a Greenfield site about 100 km south of Ahmedabad and about 130 km from Gandhinagar. The DSIR is the first investment region to be designated under the proposed Delhi – Mumbai Industrial Corridor project (DMIC), a joint Indian and Japanese initiative to create a linear zone of development along a Dedicated Freight Corridor (DFC) railway line.

### III. ACKNOWLEDGEMENT

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### IV. REFERENCE

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