

**Dholera Special Investment Regional  
Development Authority  
Gandhinagar**

# **Annual Report And Annual Accounts**

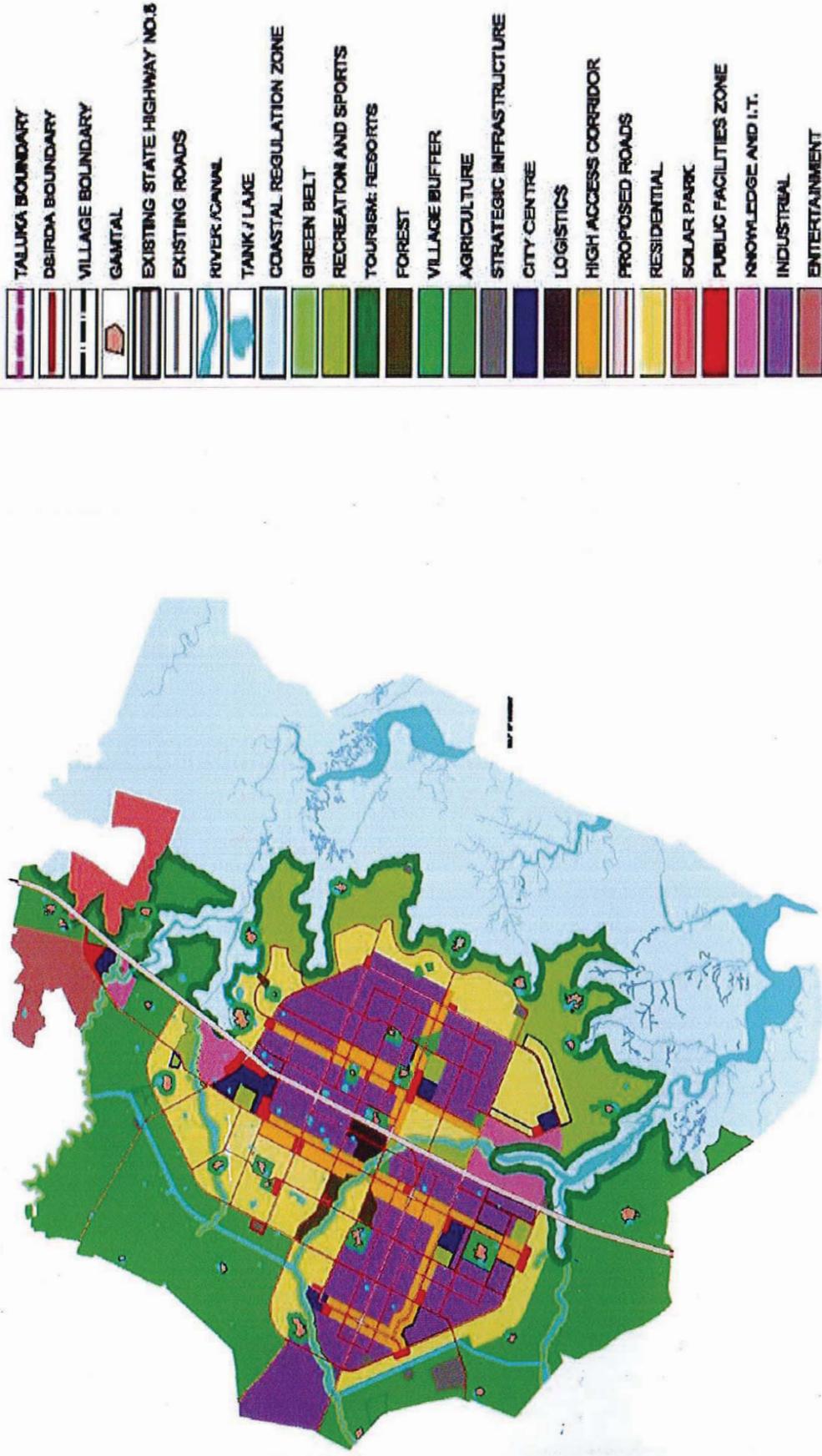
**2022 - 2023**



**Block No. 11/12, 3rd Floor, Udhyog Bhavan,  
Sector - 11, Gandhinagar-382017.  
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# Dholera Special Investment Regional Development Authority

## DRAFT DEVELOPMENT PLAN



Draft Development Plan published U/s 17 of The Gujarat SIR Act, 2009 and U/s 13 of The Gujarat Town Planning & Urban Development Act, 1976 on 05/01/2011

# **Annual Report And Annual Accounts**

**2022 - 2023**

**Dholera Special Investment Regional  
Development Authority  
(DSIRDA)**

**:: REGISTERED OFFICE ::**

**Block No. 11/12, 3rd Floor, Udhog Bhavan, Sector - 11,  
Gandhinagar-382017. Phone No. 079-232-40150-52-54**

**Fax No. 079-232-48443**

**Website : <http://dholera.gujarat.gov.in>**

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## **1.0 Introduction :**

- 1.1 Dholera Special Investment Region (DSIR) has been declared by Industries and Mines Department, Government of Gujarat Notification No. GHU-14/SIR/112009/253/(I)/(I) dates 22 May, 2009 under 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 Investments region Act-2009 was enacted from 6<sup>th</sup> 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 economics 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 major new industrial hub located on a Greenfield site at about 100 km south west from 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 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 totalling to approximately 920 sq km and encompasses 19 villages of Dhandhuka Taluka and 3 villages of Barwala Taluka; total 22 villages (at present Dholera taluka) of Ahmedabad District, making it the largest investment node proposed so far in the DMIC influenced 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 31,000 (census 2011), 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.

1.5 Dholera Special Investment Regional Development Authority, Gandhinagar has been constituted by Industries and Mines Department, Government of Gujarat Notification No. GHU/10/07/SIR/112010/81450/1 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.

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

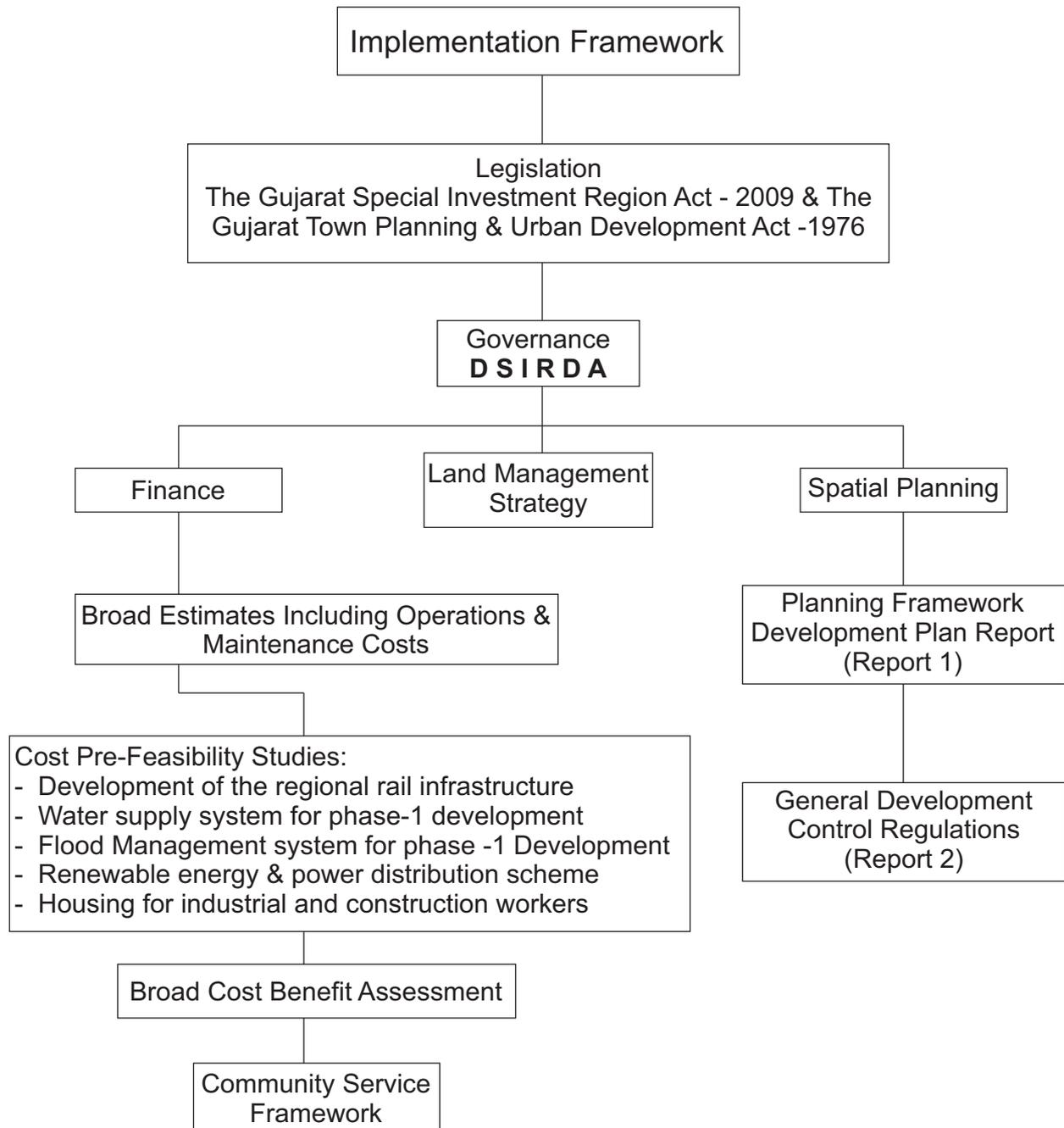
<b>No.</b>	<b>Name / Designation</b>	<b>Position in the Authority</b>
1.	Shri S. S. Rathore, Additional Chief Secretary (Rtd.) Roads and Building Department and Advisor to Chief Minister Gujarat	Chairperson
2.	Chief Executive Officer, Gujarat Infrastructure Development Board	Member
3.	Industries Commissioner	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.	President , Gujarat Chamber of Commerce and Industries, Ahmedabad	Member
8.	Chief Executive Officer, Dholera Special Investment Regional Development Authority	Member Secretary

### **3.0 Power and Function of Dholera Special Investments 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 power and perform the following function, namely :
  - (i) to classify and earmark the area of the Special Investment Region for various purpose and usages including economic activities, amenities and community service 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 purpose 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;
  - (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.
  - (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) if sub-section (2) of section 6;
  - (xiv) to remove encroachments and construction not duly authorized or made in violation of the regulations, direction and norms laid down by the Regional Development Authority;
  - (xv) to make arrangement 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 planing 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 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 civics 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 nay other stakeholder in the Special Investment region and the person, unit, entity, developer or as case may be, the stakeholder shall be bound by such directions.

#### 4.0 IMPLEMENTATION FRAME WORK



- 4.1** Accordingly Draft Development Plan, Report-1 & General Development Control Regulations (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 Conducted, by Institute of Seismological Research, Gandhinagar
  - Flood Vulnerability & Risk Assessment of Dholera SIR Carries out by M/s. WAPCOS, Gandhinagar.
  - WAPCOS is also exploring the feasibility for fresh water storage in and around DSIR area.
  - Environment Impact Assessment study of Dholera Special Investment Region done by M/s SENES Consultant India Pvt. Ltd. Mumbai
  - ICT Master Plan for Ahmedabad-Dholera Special Investment Region prepared by CISCO Systems B.V., New Delhi.

**4.2** The Draft Development Plan (DDP) - DSIRDA

The purpose of Draft Development Plan prepared by Dholera Special Investment Regional Development Authority (DSIRDA) is to set out the framework for long term growth of the area of 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 future of 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 DSIR and is complemented by Report 2, which contains 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, major infrastructure, utilities and services.

- 4.3** Draft Development Plan along with Report-1 & General Development Control Regulations Report-2 were prepared & submitted to Apex Authority, Gujarat Infrastructure Development Board (GIDB) on 24.12.2010 U/S 9(1) of 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 newspaper for inviting objections/suggestios 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 modification under section 14 of the GTP&UD Act, 1976 in the Draft Development Plan & General Development Control Regulations 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 and suggestion with respect to the proposed modifications within two months from the date of publication in Official Gazette vide notification No. SIRAA/01/2012/525 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 to 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 infrastructure and a plan that is robust, flexible and economical to develop with following land use proposals.

The spatial planning principles are:

- Creation of a compact city ;
- Integration of land uses;
- Accessibility of Industrial zones;
- Focus of the city internally away form 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 agriculture land;
- Protection of the Coastal Regulation Zone (CRZ)
- Development of a strong landscape strategy; and
- A phased development programme that allows incremental growth.

**4.6 Land use Budget- Draft Development Plan (DDP)**

Sr.	Broad land use Zone	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%
<b>A</b>	<b>Subtotal - Urban (1 to 10)</b>	<b>33,846</b>	<b>60%</b>	<b>37%</b>
11	Tourism - Resorts (CRZ III)	3888.83	7%	4.2%
12	Green spaces	1960.12	3%	2.1%
13	Village Buffer	1325.37	2%	1.4%
14	Existing Village Settlements	446.92	1%	0.5%
15	Agriculture	12804.15	23%	13.9%
16	Rivers, Canals and Other Water bodies	2467.71	4%	2.7%
<b>B</b>	<b>Subtotal Non-urban (11to16)</b>	<b>22,893</b>	<b>40%</b>	<b>24.9%</b>
<b>C</b>	<b>Developable Area (A+B)</b>	<b>56,739</b>	<b>100%</b>	<b>61.7%</b>
17	Solar Energy Park	1345.92	-	1.5%
18	Land under CRZ I	33885.23	-	36.8%
<b>D</b>	<b>Subtotal Land under CRZ I (17to18)</b>	<b>35,231</b>	<b>-</b>	<b>38.3%</b>
<b>E</b>	<b>Total Site Area (C+D)</b>	<b>91,970</b>	<b>-</b>	<b>100%</b>

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 and February-2011. The revised approximate delineated area of DTSPS 1 to 6 is as under:

DTSPS 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
<b>Total</b>	<b>422.42</b>	<b>42242</b>

In the process of making Draft Town Planning Schemes an intention for making Draft Town Planning Schemes 1 & 2 were 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, meeting of land owner as well as interested persons of DTSPS 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 Schemes 3 & 4 U/S 41(1) of the Act, 1976 were declared on 23.12.2011 vide Resolution No. 5/6 of the Authority and for Draft Town Planning Schemes 5 & 6, intention were declared on 23.12.2011 vide Resolution No. 5/8 of the Authority and meetings of land owners & interested persons for Draft Town Planning Schemes 3 & 4 were called during February- 2012 and for Draft Town Planning Schemes 5 & 6 during April- 2012 as per provision of Rule-17 of the GTP&UD Rules, 1979. The objection / suggestion received in owners' meeting of Draft Town Planning Schemes (DTSPS) 1 & 2- 762, Draft Town Planning Schemes (DTSPS) 3 & 4- 128, Draft Town Planning Schemes (DTSPS) 5 & 6 - 400 were considered by the Authority & approved the incorporation of the objections / suggestions on merits for publication of Draft Town Planning Schemes (DTSPS) 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.

<b>DTPS No.</b>	<b>Date of publication in official Gazette U/S 42 (1) of the GTP&amp;UD Act, 1976</b>	<b>No. of objection / suggestions received</b>	<b>Objections/ Suggestions considered in Authority's Meeting</b>
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 sanctioned DTPS 1 & 2 & same were published in the Extra ordinary Gazette on 03.10.2012. The Apex Authority (GIDB) has sanctioned DTPS 3,4,5 & 6 and same were published in the Extra Ordinary Gazette on 24.10.2013.

#### 4.8 Advantages of Town Planning Scheme.

- Effective tool to implement the Development Plan (D.P.) proposal.
- Prospects of development activities increase.
- Regular shape & build ability of plot increases.
- Accessibility & better linkages will be improved.
- Finance will be generated by selling saleable plots.
- On the sanction of Draft Town Planning Scheme all land required by the authority for

roads shall vest absolutely in the authority free from all encumbrances.

- On the sanction of Preliminary Town Planning scheme all final plots allotted to authority shall vest absolutely in the authority free from all encumbrances.
- Providing regular shaped plots with proper access.

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

#### **5.0 Brief note of decisions taken by the Authority in the Financial Year 2022-23:**

1. Out of 27 divided draft town planning schemes of Dholera Special Investment Regional Development Administration, the number of 4 town planning schemes were amended as suggested by the town planning officer.

**CA Urjit Ravat**  
M.Com., A.C.A., C.S.

**NPKU & Associates**  
**CHARTERED ACCOUNTANTS**  
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Vejalpur, Ahmedabad, Gujarat-380051,  
Mobile : +91 9426767141 | Phone : +91 7940324567/68  
E-mail : caurjitravat@yahoo.in

## **AUDITORS' REPORT**

1. We have audited the accompanying financial statements of DHOLERA SPECIAL INVESTMENT REGIONAL DEVELOPMENT AUTHORITY ("The Authority"), which comprise the Balance Sheet as at 31st March 2023 and the Statement of Income and Expenditure for the year then ended and a summary of significant accounting policies and notes to accounts. These financial statements are the responsibility of the Authority's management. Our responsibility is to express an opinion on these financial statements based on our audit.
2. We conducted our audit in accordance with the standards on auditing issued by the Institute of Chartered Accountants of India. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatements.
3. An audit involves performing procedures to obtain audit evidence about the amounts and disclosure in the financial statements. The procedure selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor consider internal control relevant to the Authority's preparation and fair presentation of the financial statements in order to design audit procedure that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of accounting policies used and the reasonable of the accounting estimates made by the management, as well as evaluating the overall presentation of the financial statements.
4. We believe that the audit evidence, we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the financial statement.
5. Further to our comments, we report that

We have obtained all information and explanations, which to the best of our knowledge and belief were necessary for the purpose of our audit.

In our opinion, proper books of accounts have been kept by the authority so far as appears from our examination of such books.

The Balance Sheet and Income & Expenditure Account dealt with this report are in agreement with the books of accounts.

In our opinion and to the best of our information and belief, the said accounts read with the significant accounting policies, gives true and fair view in conformity with the accounting principal generally accepted in India :

- i. In case of Balance Sheet of state of affairs of the Authority as at 31st March 2023;
- ii. In the case of Income & Expenditure Account of the excess of expenditure over income for the period ended on that date.

**For N P K U & Associates  
Chartered Accountants  
(Firm Reg. No. 127079W)**

**Sd/-  
(Urjit H. Ravat)  
Partner  
Membership No. : 135555**

**Place : Ahmedabad  
Date : 16/09/2023  
UDIN : 23135555BGWFRV5687**

**DHOLERA SPECIAL INVESTMENT REGIONAL DEVELOPMENT AUTHORITY  
BLOCK NO 11-12, 3RD FLOOR, UDHYOG BHAVAN, GANDHINAGAR**

(Constituted under Section 8 of The Gujarat Special Investment Region Act, 2009)

**Balance Sheet as on 31/03/2023** (Amount in Rs.)

Funds and liabilities	Sch No.	As on 31-03-2023	As on 31-03-2022	Property and Assets	Sch No.	As on 31-03-2023	As on 31-03-2022
CAPITAL FUND	1	3,96,00,933	3,78,23,916	FIXED ASSETS	3	51,44,183	52,72,954
CURRENT LIABILITIES	2	29,20,54,45,491	29,15,96,17,070	CURRENT ASSETS			
				INVESTMENTS	4	28,98,49,65,310	28,98,49,65,310
				CASH & BANK BALANCES	5	2,90,24,395	13,42,52,510
				ADVANCES & DEPOSITS	6	20,75,68,811	5,70,41,415
				Other CURRENT ASSETS	7	18,37,117	9,171
				INCOME & EXPENDITURE A/C			
				Opening balance		1,58,99,626	1,51,86,684
				Add: Excess of Expenditure over Income of current year		6,06,982	7,12,942
				<b>TOTAL</b>		<b>1,65,06,608</b>	<b>1,58,99,626</b>
		<b>29,24,50,46,424</b>	<b>29,19,74,40,986</b>			<b>29,24,50,46,424</b>	<b>29,19,74,40,986</b>

**Note on Accounts and Significant Accounting policies**

As per Report of our Even Date

For N P K U & Associates  
Chartered Accountants  
(Firm Reg. No. 127079W)

Sd/-  
(Urjit H Ravat)  
Partner

Membership No. : 135555

Place : Ahmedabad  
Date : 16/09/2023

UDIN : 23135555BGWFRV5687

For DHOLERA SPECIAL INVESTMENT REGIONAL DEVELOPMENT AUTHORITY

Sd/-  
(Archita Jayswal)  
Accounts Officer

Sd/-  
(Vijay Nehra, IAS)  
Chief Executive Officer

Place : Gandhinagar  
Date : 16/09/2023

**DHOLERA SPECIAL INVESTMENT REGIONAL DEVELOPMENT AUTHORITY**  
**BLOCK NO 11-12, 3RD FLOOR, UDHYOG BHAVAN, GANDHINAGAR**  
 (Constituted under Section 8 of The Gujarat Special Investment Region Act, 2009)

**Income & Expenditure Account**  
**For the Period from 1st April 2022 to 31st March 2023** (Amount in Rs.)

Expenditure	Sch No.	For the period 01/04/2022 to 31/03/2023	For the period 01/04/2021 to 31/03/2022	Income	Sch No.	For the period 01/04/2022 to 31/03/2023	For the period 01/04/2021 to 31/03/2022
Establishment Expense Including Expenses on Functioning of Authority	9	31,95,21,082	21,44,30,114	Collection of Fees	8	18,53,375	17,35,231
Depreciation	3	6,06,982	7,12,942	Grant (Revenue)		31,76,67,707	21,26,94,883
				Excess of expenditure over Income - transferred to		6,06,982	7,12,942
		32,01,28,064	21,51,43,056			32,01,28,064	21,51,43,056

**Notes on Accounts and Significant Accounting Policies 10**

As per Report of our Even Date

For N P K U & Associates  
 chartered Accountants  
 (Firm Reg. No. 127079W)

Sd/-  
 (Urjit H Ravat)  
 Partner  
 Membership No. : 135555  
 Place : Ahmedabad  
 Date : 16/09/2023  
 UDIN : 23135555BGWFRV5687

For DHOLERA SPECIAL INVESTMENT REGIONAL DEVELOPMENT  
 AUTHORITY

Sd/-  
 (Archita Jayswal)  
 Accounts Officer  
 Place : Gandhinagar  
 Date : 16/09/2023

Sd/-  
 (Vijay Nehra, IAS)  
 Chief Executive Officer

**DHOLERA SPEICAL INVESTMENT REGIONAL DEVELOPMENT AUTHORITY  
BLOCK NO 11-12, 3RD FLOOR, UDHYOG BHAVAN, GANDHINAGAR  
(Constituted under Section 8 of The Gujarat Special Investment Region Act, 2009)  
Schedule Forming Part of Balance Sheet as at 31/03/2023**

<b>Capital Fund</b>			
<b>Schedule - 1</b>			
<b>PARTICULARS</b>	<b>BALANCE AS ON 01/04/2022</b>	<b>ADDITION DURING 2022-23</b>	<b>BALANCE AS ON 31/03/2023</b>
Grant (Asset)	2,11,72,582	-	2,11,72,582
Development Charges (Land)	33,20,761	5,22,863	38,43,624
Ammenities Fees / Betterment Charges	1,15,20,499	10,86,970	1,26,07,469
Development Charges (Construction)	17,28,075	1,67,184	18,95,259
U & D Fees (Construction)	82,000	-	82,000
	<b>3,78,23,916</b>	<b>17,77,017</b>	<b>3,96,00,933</b>

<b>Current liabilities</b>		
<b>Schedule - 2</b>		
<b>PARTICULARS</b>	<b>AS ON 31/03/2023</b>	<b>AS ON 31/03/2022</b>
Grant from Govt. of Guarat		
Opening Balance	15,41,39,019	11,68,33,902
Add: Received during the year	41,01,01,000	44,69,71,000
Less: Return of Grant to Govt. of Gujarat during the year		19,69,71,000
	56,42,40,019	36,68,33,902
Less: Transferred	5,00,00,000	
To Grant (Revenue)	31,76,67,707	21,26,94,883
To Grant (Assets)	-	-
	<b>19,65,72,312</b>	<b>15,41,39,019</b>
Payable for Land to GOG		
Land to DICDL	28,98,49,65,310	28,98,49,65,310
Current Liabilites		
Interest to be refunded to Government	1,76,64,507	1,19,76,608
Earnest Money Deposits	1,01,130	1,74,000
TDS Payable	2,97,547	31,219
GST TDS Payable	39,743	(7,024)
Other Deposits	5,000	5,000
Performance Guarantee	2,00,000	2,00,000
Security Deposite	4,57,391	3,88,256
Dholera Industrial City Development Ltd.	39,510	39,510
Sundry Creditors	300	26,66,274
Labour Cess	37,82,241	34,56,150
Tree Deposit	13,20,500	12,11,500
Retension Money (Indomer Coastal Hydraulics Pvt. Ltd.)	-	3,71,250
	<b>2,39,07,869</b>	<b>2,05,12,741</b>
<b>Total</b>	<b>29,20,54,45,491</b>	<b>29,15,96,17,070</b>

<b>Investments</b>		
<b>Schedule - 4</b>		
<b>PARTICULARS</b>	<b>AS ON 31/03/2023</b>	<b>AS ON 31/03/2022</b>
Equity Investment for Land DICDL (SPV)	28,98,49,65,310	28,98,49,65,310
<b>Total</b>	<b>28,98,49,65,310</b>	<b>28,98,49,65,310</b>

**DHOLERA SPECIAL INVESTMENT REGIONAL DEVELOPMENT AUTHORITY, GANDHINAGAR**

<b>Cash &amp; Bank Balances</b>		
<b>Schedule - 5</b>		
<b>PARTICULARS</b>	<b>AS ON 31/03/2023</b>	<b>AS ON 31/03/2022</b>
Cash	-	-
Bank Balances		
Corporation Bank A/c -140038	2,90,24,395	13,40,10,751
Bank of Maharashtra A/c -116755	-	2,41,759
<b>Total</b>	<b>2,90,24,395</b>	<b>13,42,52,510</b>

<b>ADVANCES &amp; DEPOSITS</b>		
<b>Schedule - 6</b>		
<b>PARTICULARS</b>	<b>AS ON 31/03/2023</b>	<b>AS ON 31/03/2022</b>
<b>Deposits</b>		
Electricity Deposit	37,200	37,200
Petrol Deposit	6,000	6,000
Security Deposit to Post	40,000	40,000
Sardar Sarovar Narmada Nigam Ltd.	5,00,00,000	5,00,00,000
Deposit to GWIL	54,77,852	-
	<b>5,55,61,052</b>	<b>5,00,83,200</b>
<b>Advances</b>		
Advances to TP Office		29,891
Dholera SIR Welfare Society	6,000	6,000
Advances to Deputy Executive Engineer	8,21,779	12,99,990
Gujarat Water Infrastructure Ltd.		38,68,752
Admin Officer	-	-
CETP Pipe Line Advance Position		4,35,332
Gujarat State Financial Services	15,04,20,000	4,20,000
Gujarat Institute of Desert Ecology	-	1,38,270
Mandal Bechraji Sir Development Authority	7,59,980	7,59,980
	<b>15,20,07,759</b>	<b>69,58,215</b>
<b>Total</b>	<b>20,75,68,811</b>	<b>5,70,41,415</b>

<b>Other Current Assets</b>		
<b>Schedule - 7</b>		
<b>PARTICULARS</b>	<b>FOR THE PERIOD 01/04/2022 TO 31/03/2023</b>	<b>FOR THE PERIOD 01/04/2021 TO 31/03/2022</b>
Interest Accrued on GSFS	18,37,117	9,171
	<b>18,37,117</b>	<b>9,171</b>

<b>Collection of Fees</b>		
<b>Schedule - 8</b>		
<b>PARTICULARS</b>	<b>FOR THE PERIOD 01/04/2022 TO 31/03/2023</b>	<b>FOR THE PERIOD 01/04/2021 TO 31/03/2022</b>
D P Part Plan Fees	3,19,840	1,68,240
Engg./Arc/Str. De/CoW/Dev. Registration Fees	1,85,967	1,54,000
F Form	2,69,600	1,41,960
Map Fees	16,800	30,800
Re Validation Fees	1,200	2,400
RTI Fees	228	-
Scrutiny & Sub Division Fees	1,07,140	8,25,981
Tender Form Fees	1,65,200	-
T p Part Plan Fees	5,14,200	2,62,650
Zoning Certificate Fees	2,72,700	1,49,200
GDCR book Fees	500	-
	<b>18,53,375</b>	<b>17,35,231</b>

**Establishment Expenses**

Schedule - 9

PARTICULARS	FOR THE PERIOD 01/04/2022 TO 31/03/2023	FOR THE PERIOD 01/04/2021 TO 31/03/2022
Advertisement	18,78,475	56,631
Software Charges	11,469	-
Bank Charges	1,63,722	8,071
Bird Migration Project Expenses	16,31,586	10,87,724
Compensation for land Acquisition	26,94,20,814	18,29,79,222
Electricity	4,22,724	4,37,518
Environment Monitoring Exps.	-	20,414
E-Tendering Rent Exps	4,425	-
Accounting Services	2,16,401	1,61,400
Vehicle & Other Insurance	12,837	14,516
Web Dev. & Internet Expenses	1,07,262	-
Newspaper Expenses	4,201	3,031
Office Expenses	15,185	27,927
Petrol & Diesel Expenses	2,08,916	1,66,779
Postage/Courier/Stamp Expenses	11,000	1,94,483
Plumbing Advance to CETP	4,35,332	
Processing Fees	10,000	
Professional Fees	16,04,456	16,13,013
Property Tax	15,161	12,186
Refreshment Exp.	24,900	31,320
Rent Expenses	5,66,875	-
Repairs & Maintenance	1,58,361	2,99,115
Salary	21,97,545	11,19,125
Security Charges	8,39,361	6,10,841
Printing/Stationery/Xerox Expenses	4,03,681	3,13,272
Statutory Audit Fees	1,19,184	-
Studies & Surveys Exp.	2,09,10,591	1,40,24,645
Telephone Expenses	40,636	30,837
TPO office Expenses	30,891	49,230
TPO Postage & Curior Exps	5,000	2,000
TPO Advertising Exps.	24,131	
TPO Printing Exp.	-	1,500
TPO Professional Exp.	1,47,90,403	80,83,547
TPO Wages	8,29,479	9,26,458
Travelling Expenses	7,91,700	8,56,717
Wages Expenses	16,14,378	12,96,821
Web Hosting Expences	-	1,770
	<b>31,95,21,082</b>	<b>21,44,30,113</b>

**Fixed Assets  
Schedule-3**

Sr.	Description	Opening Block			Total depreciation during the FY 22-23	Closing Block As On 31/03/2023
		As on 01/04/2022	Addition	Total		
<b>A</b>	<b>Land &amp; Building</b>					
1	Office Premises	23,96,967	-	23,96,967	2,39,697	21,57,270
	<b>Total - A</b>	<b>23,96,967</b>	<b>-</b>	<b>23,96,967</b>	<b>2,39,697</b>	<b>21,57,270</b>
<b>B</b>	<b>Computer, Printer Scanner, Laptop Etc.</b>					
1	Computer	13,218	-	13,218	5,287	7,931
2	Gswan Connection	63	-	63	25	38
3	Laptop	17	-	17	7	10
4	Printer	36,105	-	36,105	14,442	21,663
5	Software	1,457	-	1,457	583	874
6	TPO Computer	41,595	-	41,595	16,638	24,957
7	Digital Multifunction Printers	47,663	-	47,663	19,065	28,598
	<b>Total - B</b>	<b>1,40,118</b>	<b>-</b>	<b>1,40,118</b>	<b>56,047</b>	<b>84,071</b>
<b>C</b>	<b>Furniture &amp; Fixture</b>					
1	Office Furniture	12,51,774	-	12,51,774	1,25,177	11,26,597
2	TPO Office Furniture	7,31,101	-	7,31,101	73,110	6,57,991
	<b>Total - C</b>	<b>19,82,875</b>	<b>-</b>	<b>19,82,875</b>	<b>1,98,287</b>	<b>17,84,588</b>
<b>D</b>	<b>Office Equipment</b>					
1	A.C	1,43,410	-	1,43,410	21,512	1,21,898
2	Copier Machine	49,774	-	49,774	7,466	42,308
3	Data Card	774	-	774	116	658
4	Digital Camera	906	-	906	136	770
5	EPABX System	36,296	-	36,296	5,444	30,852
6	Fax Machine	2,217	-	2,217	333	1,884
7	Multi Media Projector	28,570	-	28,570	4,286	24,284
8	Projector Screen	2,779	-	2,779	417	2,362
9	R.O. Plant	10,505	-	10,505	1,576	8,929
10	Sumo Car	87,170	-	87,170	13,076	74,094
11	Water Cooler	5,399	-	5,399	810	4,589
12	Maruti Ciaz Car	3,85,193	-	3,85,193	57,779	3,27,414
13	Office Rennovation	-	4,78,211	4,78,211	-	4,78,211
	<b>Total - D</b>	<b>7,52,994</b>	<b>4,78,211</b>	<b>12,31,205</b>	<b>1,12,951</b>	<b>11,18,254</b>
	<b>Total (A+B+C+D)</b>	<b>52,72,954</b>	<b>4,78,211</b>	<b>57,51,165</b>	<b>6,06,982</b>	<b>51,44,183</b>
	<b>Previous Year</b>	<b>59,85,896</b>	<b>-</b>	<b>59,85,896</b>	<b>7,12,942</b>	<b>52,72,954</b>

**DHOLERA SPECIAL INVESTMENT REGIONAL DEVELOPMENT AUTHORITY  
(DSIRDA)**

BLOCK NO 11-12, 3RD FLOOR, UDHYOG BHAVAN, GANDHINAGAR  
(Constituted under Section 8 of The Gujarat Special Investment region Act, 2009)

**SCHEDULE ATTACHED TO BALANCE SHEET FOR THE YEAR  
ENDED ON 31ST MARCH,2023**

**SCHEDULE - 10 : Significant Accounting Policy & Notes on Accounts**

**PART A : SIGNIFICANT ACCOUNTING POLICIES**

1. Basis of Preparation of financial statements:
  - a) Financial Statements have been prepared under the historical cost convention in accordance with the generally accepted accounting principles in India.
  - b) Expenditure pertaining to bills is accounted on the basis when such bills are approved and paid.
2. Use of Estimates :

The preparation of financial statements is in conformity with generally accepted accounting principles which require estimates and assumptions to be made that affect the reported amount of income and expenditure during the reporting period. Difference between the actual result and estimates are recognized in the period in which the results are known and materialized.
3. General :

All other accounting policies not specifically referred to are consistent with Generally accepted accounting principles.
4. Other:

The authority has adopted accounting treatment whereby fees received in the nature of Betterment / Authorities, Development Charges and charges for development without prior legitimate permission for land and construction in all cases has been considered as Capital receipts.

Any other fees in the nature of Development & Engineer Registration Fees, Map Fees, Publication Fees Scrutiny Fees (Land & Construction) and Sub-Division & Amalgamation of Land Fees or any other fees in similar nature have been considered as a revenue nature.

Publication Fees includes DP Sheet & NOC Fees, GDCR Book Fees, Part Plan Fees, Zoning certificate Fees.

The authority has adopted treatment whereby consolidated Grant received is treated as liability at the time of receipt. Therefore, to the extent of revenue or capital expenditure is incurred, the same is transferred to Grant (Revenue) or Grant (Asset) and shown as Revenue Receipt in Income & Expenditure Account for the period or as Capital Receipt in Balance Sheet as on the end of financial period, respectively.

B) NOTES ON ACCOUNTS :

1. Dholera Special Investment Regional Development Authority (DSIRDA) constituted under the provision of the Gujarat Special Investment Region Act, 2009 was notified as constituted vide notification no. GHU/10/07/SIR/112010/8145/I dated 16th February, 2010.
2. In the opinion of the Chief Executive Officer and to the best of their knowledge and belief the value of Investment, Advances and Liabilities is not less than the value at which they are stated in the Balance Sheet.
3. Revenue Department, Government of Gujarat has allotted land measuring 28502-89-40 Hectare-RA-Sq. Meter to DSIRDA vides GR No. JMN/Industry/1610/4033/A.1 dated 12/01/2011. Industries and Mines Department, Government of Gujarat vide GR No. SIR-1120125-23-I dated 03/06/2015 has authorized DSIRDA to transfer 5205 hectare of land as equity participation on behalf of State Government in DICDL.

In view of the above DSIRDA has executed conveyance deed dated 01/02/2016 for 1173-95-00 hectare, dated 12/09/2016 for 527-13-85 hectare and dated 02/11/2017 539-00-00 hectare and dated 31/12/2018 for 782-89-05 hectare of land and dated 20/09/2019 for 433-67-35 hectare and dated 26/06/2020 for 260-20-41 hectare and dated 17/12/2020 for 138-77-55 and dated 29/12/2020 for 566-20-41 and dated 28/01/2022 for 403-99-14 of land out of 5205 hectare in favor of New SPV (Special Purpose Vehicle) namely Dholera industrial City Development Limited (DICDL). The SPV has been formed with the object to work as a Project Development Agency for development of Dholera SIR.

Hence, Value of land transferred to DICDL (SPV) by execution of conveyance deed is shown as Equity Investment in SPV by DSIRDA in the books of

accounts. On the other side of Balance sheet the value of the land is shown as liability as the amount is payable to Government to Gujarat.

4. Balance of Parties and agencies, in debit / Credit are subject to confirmation, reconciliation and consequential adjustment thereof, if any required.
5. Figures are rounded to the nearest income.
6. Figures of previous years have been regrouped wherever necessary.

For N P K U & Associates  
chartered Accountants  
(Firm Reg. No. 127079W)

For DHOLERA SPECIAL INVESTMENT REGIONAL DEVELOPMENT  
AUTHORITY

Sd/-  
(Urjit H Ravat)  
Partner  
Membership No. : 135555  
Place : Ahmedabad  
Date : 16/09/2023  
UDIN : 23135555BGWFRV5687

Sd/-  
(Archita Jayswal)  
Accounts Officer  
Place : Gandhinagar  
Date : 16/09/2023

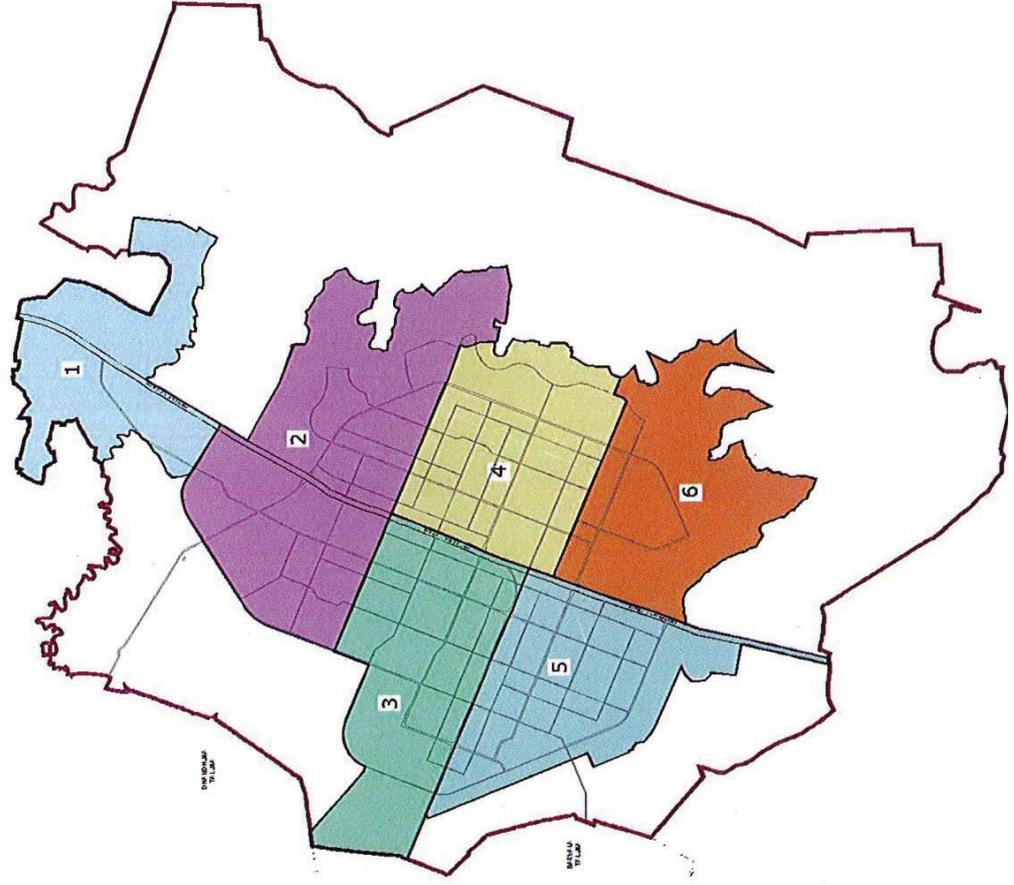
Sd/-  
(Vijay Nehra, IAS)  
Chief Executive Officer

**DHOLERA SPECIAL INVESTMENT REGIONAL DEVELOPMENT AUTHORITY,  
GANDHINAGAR Explanation on auditor's comment / reports - 2022-23**

SR NO.	COMMENTS / REPORTS	EXPLANATION
1	We have audited the attached Balance sheet of DHOLERA SPECIAL INVESTMENT REGIONAL DEVELOPMENT AUTHORITY, GANDHINAGAR as on 31 <sup>st</sup> March, 2023 and also the income & Expenditure Account for the period ended on that date annexed thereto. These financial statements are the responsibility of the Board's Management. Our responsibility is to express an opinion on these financial statements based on our audit.	Statement of facts and hence not comments
2	We conducted our audit in accordance with auditing standards generally accepted in India. These standards requires that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes assessing the accounting principal used and significant estimates made by management, as well as evaluating the overall financial statements presentation. We believe that our audit provides a reasonable basis for our opinion	Statement of facts and hence not comments
3	Further to our comments, We report that	Statement of facts and hence not comments
(a)	We have obtained all the information and explanations, which to the best of our knowledge and belief were necessary for the purpose of our audit.	
(b)	In our opinion, proper book of account have been kept by the Board so far as appears from our examination of such books.	
(c)	The Balance Sheet and Income & Expenditure Account detail with this report are in agreement with the book of account.	
4	In our opinion and to the best of our information and belief, the said accounts read with the significant accounting policies, gives a true and fair view in conformity with the accounting principles generally accepted in India.	Statement of facts and hence not comments
(i)	In the case of the Balance Sheet of the affairs of the Board as at 31 <sup>st</sup> March, 2023	
(ii)	In the case of Income & Expenditure Account of the excess of expenditure for the period ended on that date.	

# Dholera Special Investment Regional Development Authority

## DRAFT TOWN PLANNING SCHEMES No. 1 - 6



Code	DTPS No.	Area	
		Sq.kms	Hectares
	1	51.40	5,140
	2	102.34	10,234
	3	66.60	6,660
	4	60.00	6,000
	5	62.83	6,283
	6	63.04	6,304
<b>Total</b>		<b>406.21</b>	<b>40,621</b>