

Project Summary

Name of the Project: Mandal Becharaji Special Investment Region (MBSIR), near Villages Mandal and Becharaji, Dist. Ahmedabad and Mehsana, Gujarat

Mandal Becharaji Special Investment Region (**MBSIR**) is proposed as a systematically planned, industrial and social infrastructure hub being planned in the north-west direction of Ahmedabad near Becharaji Town and is located at a distance of about 90 km from Ahmedabad and about 85 km from Gandhinagar, Gujarat. MBSIR is planned over an area of around 102 sq.km and covers revenue lands of eight villages of Ahmedabad and Mehsana district. MBSIR Area is divided into two clusters: viz. Cluster-A comprising three villages (50.60 sq.km) and Cluster-B comprising five villages (51.50 sq.km), and mainly comprises/will comprise automobile, manufacturing and auxiliary industries. MBSIR will be developed through five Town Planning Schemes in these two clusters under the framework of the Gujarat Town Planning and Urban Development Act, 1976 - a unique area development model in vogue in Gujarat. The TP scheme model involves pooling of land under different ownership, redistribution and reconstitution after deducting land for roads and public purposes. No relocation of village habitations is proposed/involved in the project.

Conceptual Master Plan, Draft Development Plan and Final Development Plan have been prepared for the MBSIR. Final Development Plan was sanctioned u/s 6(2)(iv) and 17(2) of the GSIR Act 2009 and U/S 17(1)(a)(i) and U/S 17(1)(d)&(e) of the GTP&UD Act 1976 on 15th March, 2016 by the Apex Authority (GIDB) and published by Mandal Becharaji Special Investment Regional Development Authority (MBSIRDA), Gandhinagar.

Vide' Notification No. GHU/2013/16/SIR/112012/1276/I on 14th August, 2013 published in Government Gazette, Industries and Mines Department, Government of Gujarat, MBSIR now comprises two villages of Detroj Taluka and five villages of Mandal Taluka from Ahmedabad district; and one village from Becharaji Taluka of Mehsana district. The total area is spread over eight villages, is about 101.72 sq.km as per Notification, and is about 102.10 sq.km as measured on base map.

Key specification of the MBSIR are as follows:

- Total area: approx. 10,200 ha
- Two clusters:
 - Cluster **A**, approx. 5060 ha (3 villages, falling in Ahmedabad and Mehsana districts)
 - Cluster **B** approx. 5150 ha (5 villages, falling in Ahmedabad district)
- Interconnected by approx. 18 km, SH 07, and SH 133
- Village habitations not proposed under development footprint (300 m buffer proposed), no easement disturbed
- No forest land involved
- Over 15 km away from National Parks/Sanctuaries/Critically Polluted Areas

- Phases: Phase I (approx. 1800 ha immediate), Subsequent phases depending on demand realization)

Project Components:

- (a) Industrial plots, warehousing/logistics and reserve greens
- (b) Residential and Commercial, Knowledge/IT Park, etc.
- (c) Roads, linear utility services in trenches in service corridor (water, sewage, industrial effluent, treated water, power, gas, telecom)
- (d) Storm water network, area drainage
- (e) Water Treatment plant(s); Source of water – Narmada Main Canal about 16 km east, by pipeline
- (f) Power through u/g cabling, HT by overhead transmission line(s)
- (g) Sewage Treatment Plant(s)
- (h) CETP(s), water reclamation for irrigation and treated water back to industries and residential (dual plumbing by HyPnu system) by pipeline
- (i) Municipal solid waste treatment and sanitary landfilling (WtE if feasible, in phases), collection system
- (j) Ecological buffer areas (Bioswales, conservation of natural water bodies, ecological greens, RWH System, recreational parks)
- (k) Approx. 26 km last mile (BG, single track) rail feeder line connecting both cluster, sidings and yards in logistics areas in both Clusters)

Source & Quantity of Water

Domestic water demand of the existing settlements is catered by GWSSB, from GWIL off-take point, Zinzuwada Branch Canal at Chainage + 552.0 km. From this branch canal about 18 MLD of water is drawn for supplying to Mandal & Detroj Taluka villages. Water supply to Becharaji Taluka villages is through water drawn from Narmada Main Canal Off-take Point at Chainage + 313.63 Km. Bore well / tube well are the other source of water for the villages in the project area.

For the proposed development, water will be sourced from Narmada main canal. Expected fresh water requirement is about 161 KLD.

Power Supply

At present the electricity is supplied to the project villages through Uttar Gujarat Vij Company Ltd. (UGVCL) and the electricity is available 24 hours without interruption.

Project Cost

The cost estimates for Cluster-A & Cluster-B comes to around Rs. 7,231 Crores & Rs. 3,968 Crores respectively.